

**SFY 2008-700 Georgia Dream Single Family Development Program  
Checklist**

<b>Tab Nbr</b>	<b>Required Application Tabs</b>	<b>Required Tab Contents and Specified Order</b>	<b>Included in App Binder</b>	<b>Due if Requesting Development &amp; Home Buyer Subsidy</b>	<b>Home Buyer Subsidy Only Required</b>	<b>Habitat Affiliates</b>
--		Completed Application Tabs Checklist		*	*	*B
1	Core Application Form	Completed Core Application Form & Project Summary		*	*	*B
2	Core Application Form Attachments	Application Certification Letter		*	*	*A
		Local Government Notification Letter		*	*	*B
		Current State CHDO Certification Letter (if applicable)		*	*	*A
		HUD HOME Certification for Contracts and Cooperative Agreements		*	*	*A
		HUD HOME Disclosure of Lobbying Activities		*	*	*A
		HUD HOME Applicant/Recipient Disclosure Update Report		*	*	*A
		HUD Debarment and Clearance Form		*	*	*A
		Voluntary Acquisition Notice (SFD 14)		*	*	*B
		Experience: Letter/Certificates of Occupancy 3 units in past 24 months				
MBE/WBE Outreach Plan		*	*	*A		
3	Neighborhood Characteristics & Services	Photographs of each site (photos must be color in all copies)		*	*	*B
		Map showing distance between sites for each development budget		*	*	*B
		EZ/EC Renewal Community certifying designation in program area		*	*	*A
		Historic Area boundary and project map (if applicable)		*	*	*A
		Location Map detailing services and facilities		*	*	*B
4	Site Control documentation for each site	Executed Warranty Deed, Sales Option Contract		*	*	*B
		Survey		*	*	*B
		Legal Description of Property		*	*	*B
		Seller's Occupancy Certification letter for each site (SFD-13)		*	*	*B
		URA Notice forms if existing properties		*	*	*B
5	Property Appraisals	Property Appraisals		*	*	

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<b>6</b>	Site Characteristics/ Environmental Requirements	Environmental Screening Checklist, if less than 5 units on one site		*	*	*B
		Standard Mitigation Plan (if applicable)				*B
		Lead Base Paint inspections (Pre 1978 Rehab project only)		*	*	*B
		Wetlands Delineation map/ certification documentation		*	*	*B
		Floodplain Delineation map/certification documentation		*	*	*A
<b>7</b>	Site Zoning	Documentation from authorized Local Government Official that details zoning, land use classification and conditions of zoning, explanation of requirements, and any conditions of zoning and classification.		*	*	*B
<b>8</b>	Operating Utility Availability Original Letters	Gas		*	*	*B
		Electricity		*	*	*B
		Letter of Availability and Capacity from Local Public Water Authority		*	*	*B
		Letter of Availability and Capacity from Local Public Sewer Authority		*	*	*B
		Engineer's certification of design and capacity for private well		*	*	*B
		Engineer's certification of design & capacity for on-site septic system		*	*	*B
		Verification of annexation or improvements to the site, if applicable		*	*	*B
<b>9</b>	Design & Schematic Documents	Title Sheet, include Physical Address		*	*	*B
		Site Plans/Floor Plans		*	*	*B
		Utility/Infrastructure Plans (New construction subdivision only)		*	*	*B
		Physical Needs Assessment (Rehab projects only for each unit)		*	*	
		Elevations		*	*	*B
		Construction specifications		*	*	*B

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<b>10</b>	Architectural or Professional Certifications	Plans meet DCA Accessibility Standards		*	*	*B
		Plans meet All Applicable Building Codes (if applicable)		*	*	*B
		Plans meet Georgia Energy Requirements		*	*	*B
		Plans meet Energy Star Standards (if applicable)		*	*	
		Plans meet Easy Living design standards (if applicable)		*	*	
		Self Certification of Accessibility Requirements (SFD 15)		*	*	*B
		Builder's Warranty (10 year structural 1 year workmanship)		*	*	*B
		Project Design Certification Form SFD-9(Subdivision, Infill, Sub/Infill)		*	*	*B
<b>11</b>	Evidence of Other Resources Provide original letters/notices (If applicable)	Local Municipal Waivers, Donations, Grants, & Financial Assistance		*	*	
		Development Donations (Labor & Material)		*	*	
		Development Grants (non local)		*	*	
		Home buyer/down payment assistance		*	*	
		Acquisition loan		*	*	
		Habitat Mortgage Terms and Conditions Form		*	*	*A
<b>12</b>	Applicant Organization Documents (If applicable)	Articles of Incorporation (if applicable not for profit only)		*	*	*A
		Financial Statements (if applicable not-for-profit)		*	*	*A
		501 (c) 3 determination letter by IRS (if applicable not-for-profit only)		*	*	*A
		By-Laws (if applicable not for profit only)		*	*	*A
		Certificate of Existence		*	*	*A
<b>13</b>	Home Buyer Education/ Georgia Dream Participating Lender	Certification for Employees		*	*	*A
		HUD Certification for Agency		*	*	*A
		DCA Approved Housing Counseling Agency		*	*	*A
		Partnership Agreement (if applicable) with Housing Counseling Org.		*	*	*A
		Letter of commitment from DCA Participating Lender(s)		*	*	*A

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14	Contracts for Development "A"	Construction Term Financing Commitment Letter		*		
		Architectural Contract (if applicable)		*		
		Civil Engineering Contract (if applicable)		*		
		Applicant Procurement Policy (Must conform to 24 CFR 85.36)		*		
		Construction Contract		*		
		Contractor Prepared Schedule of Values		*		
		Contractor Prepared Construction Schedule		*		
		Real Estate Marketing/Commission Contract (if applicable)		*		
15	Contracts for Development "B"	Construction Term Financing Commitment Letter		*		
		Architectural Contract (if applicable)		*		
		Civil Engineering Contract (if applicable)		*		
		Applicant Procurement Policy (Must conform to 24 CFR 85.36)		*		
		Construction Contract		*		
		Contractor Prepared Schedule of Values		*		
		Contractor Prepared Construction Schedule		*		
		Real Estate Marketing/Commission Contract (if applicable)		*		

Application Date

7/4/2007

DCA Application #  
For DCA Use Only

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Total Development Subsidy Request  
Total Home Buyer Subsidy Request  
Total GDSFDP Request

\$	68,309
\$	69,837
\$	138,146

\$	690.73
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Application Fee Due

**Development A**

Average Development Subsidy Request  
Average Home Buyer Subsidy Request  
Cost Per Square Foot

\$	17,077
\$	17,459
\$	93

**A Cost Certification & Audit is required and Developer's Profit is limited to 15%**

**Development B**

Average Development Subsidy Request  
Average Home Buyer Subsidy Request  
Cost Per Square Foot

#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!

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**1 General Information**

Name of Applicant  
Office Street Address  
City  
Name of Principal  
Phone Number  
E-mail Address  
Federal Tax ID #

Tifton Land Development Inc.		
123 Main Street		
Tifton	State	GA
Tiny Tift	Zip Code	31794
229-555-1234	Fax #	229-555-1235
ttift@bellnorth.org	Cellular #	229-555-1236
98-951753	Website	www.tiftldc.com

**2 Team Information**

Development Consultant  
Office Street Address  
City  
Name of Principal  
Phone Number  
E-mail Address  
Federal Tax ID #

n/a		
	State	
	Zip Code	
	Fax #	
	Cellular #	
	Website	

**A Participating Lender (1)**

Office Street Address  
City  
Name of Principal  
Phone Number  
E-mail Address  
Federal Tax ID #

Tift Bank & Trust		
12 Main Street		
Tifton	State	GA
Mr. Bucks	Zip Code	31794
229-555-4567	Fax #	229-555-1267
<a href="mailto:mrb@tbt.com">mrb@tbt.com</a>	Cellular #	229-555-3467
64-578324	Website	<a href="http://www.tbt.com">www.tbt.com</a>

**B Participating Lender (2)**

Office Street Address  
City  
Name of Principal  
Phone Number  
E-mail Address

Cobb County Savings & Loan		
21 Magnolia Street		
Acworth	State	GA
Ms. Moneytree	Zip Code	30101
478-555-9878	Fax #	770-555-9517
<a href="mailto:tree@ccsl.net">tree@ccsl.net</a>	Cellular #	770-555-3564

Federal Tax ID #	98-951357	Website	<a href="http://www.ccsl.net">www.ccsl.net</a>
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<b>A</b> General Contractor (1)	Able Construction		
	Office Street Address 98 Main		
	City	Tifton	State GA
	Name of Principal	Mr. Nails Hammer	Zip Code 31794
	Phone Number	229-555-9871	Fax # 229-555-3214
	E-mail Address	<a href="mailto:nails@abc.com">nails@abc.com</a>	Cellular # 229-555-6541
	Federal Tax ID #	35-654128	Website <a href="http://www.able.com">www.able.com</a>
	<b>B</b> General Contractor (2)	Baker Construction	
Office Street Address 58 Center Street			
City		Acworth	State GA
Name of Principal		Ms. Nancy Handy	Zip Code 30101
Phone Number		770-555-9513	Fax # 770-555-9637
E-mail Address		<a href="mailto:handy@bcc.com">handy@bcc.com</a>	Cellular # 770-555-6528
Federal Tax ID #		22-456987	Website <a href="http://www.baker.com">www.baker.com</a>

**Provide a copy of the housing counseling materials provided to potential home buyers. The description must include all housing counseling and education classes offered and the duration of each class. Place the materials and the description in TAB 13**

<b>3A</b> Counseling Organization	AAA Credit Counseling Corp.		
	Office Street Address 15 Pine Street		
	City	Tifton	State GA
	Primary Contact	John Niceguy	Zip Code 31794
	Phone Number	229-555-8529	Fax # 229-654-9872
	E-mail Address	<a href="mailto:jnice@aaa.org">jnice@aaa.org</a>	Cellular # 229-654-3219
	Federal Tax ID #	96-852741	Website <a href="http://www.aaa.org">www.aaa.org</a>
	Years of experience providing counseling	5	
	Is the organization certified by HUD?	Yes	
	Are counselors certified?	Yes	
Is the organization approved by DCA?	No		
<b>B</b> Counseling Organization	Same as Above		
	Office Street Address		
	City		State
	Primary Contact		Zip Code
	Phone Number		Fax #
	E-mail Address		Cellular #
	Federal Tax ID #		Website
	Years of experience providing counseling		
	Is the organization certified by HUD?		
	Are counselors certified?		
Is the organization approved by DCA?			

**4 Other Team Members**

<b>A</b> Surveyor	Laser Surveying Co.		
	Office Street Address 987 N. Oak		
	City	Tifton	State GA
	Name of Principal	Johney Laser Sr.	Zip Code 31794

Phone Number	229-555-9815	Fax #	229-987-6541
E-mail Address	<a href="mailto:jlaser@lsc.com">jlaser@lsc.com</a>	Cellular #	229-654-3214
Federal Tax ID #	55-987154	Website	<a href="http://www.lasersrus.com">www.lasersrus.com</a>
<b>B</b> Surveyor	Son of Laser Surveying Co.		
Office Street Address	789 S. Oak		
City	Acworth	State	GA
Name of Principal	Johney Laser II	Zip Code	31794
Phone Number	770-555-6249	Fax #	770-951-6237
E-mail Address	<a href="mailto:jlaser@solsc.net">jlaser@solsc.net</a>	Cellular #	770-951-6238
Federal Tax ID #	61-951847	Website	<a href="http://www.laserii.com">www.laserii.com</a>

<b>A</b> Environmental Firm	N/A		
Office Street Address			
City		State	
Name of Principal		Zip Code	
Phone Number		Fax #	
E-mail Address		Cellular #	
Federal Tax ID #		Website	

<b>B</b> Environmental Firm	Dredge Consulting Company		
Office Street Address	98 Dead Squirrel Road		
City	Atlanta	State	GA
Name of Principal	Dr. Duncan Dredge	Zip Code	30339
Phone Number	404-555-8574	Fax #	404-555-6542
E-mail Address	<a href="mailto:ddd@dsrproductions.net">ddd@dsrproductions.net</a>	Cellular #	404-555-9584
Federal Tax ID #	55-896523	Website	<a href="http://www.dsrproductions.net">www.dsrproductions.net</a>

<b>A</b> Civil Engineer	N/A		
Office Street Address			
City		State	
Name of Principal		Zip Code	
Phone Number		Fax #	
E-mail Address		Cellular #	
Federal Tax ID #		Website	

<b>B</b> Civil Engineer	Nice Guys Engineering		
Office Street Address	951 Peachtree		
City	Atlanta	State	GA
Name of Principal	Janet Nice	Zip Code	30338
Phone Number	404-555-9173	Fax #	404-555-9467
E-mail Address	<a href="mailto:janet@nge.org">janet@nge.org</a>	Cellular #	404-555-2468
Federal Tax ID #	66-996633	Website	<a href="http://www.nge.org">www.nge.org</a>

<b>A</b> Property Appraisal Firm	Get What You Pay For Appraisal		
Office Street Address	64 Winding Hill Road		
City	Tifton	State	GA
Name of Principal	Mr. Bend Mi-Arm	Zip Code	31794
Phone Number	229-555-8889	Fax #	229-555-8888
E-mail Address	<a href="mailto:bend@gwypfa.com">bend@gwypfa.com</a>	Cellular #	229-555-9999
Federal Tax ID #	88-995511	Website	<a href="http://www.gwypfa.com">www.gwypfa.com</a>

Appraiser License #	5469-9875		
<b>B</b> Property Appraisal Firm	Fill In the Plank Appraisal Co.		
Office Street Address	46 Flat Plain Avenue		
City	Rome	State	GA
Name of Principal	Ms. Break Mi-Leg	Zip Code	303389
Phone Number	678-555-4422	Fax #	678-555-5522
E-mail Address	break@fitbac.com	Cellular #	678-555-6622
Federal Tax ID #	55-668844	Website	www.fitbac.com
Appraiser License #	8855-2299		

<b>A</b> Architectural Firm	NA		
Office Street Address			
City		State	
Name of Principal		Zip Code	
Phone Number		Fax #	
E-mail Address		Cellular #	
Federal Tax ID #		Website	

<b>B</b> Architectural Firm	Square & Associates		
Office Street Address	Post Office Box 11		
City	Curthbert	State	GA
Name of Principal	Ms. Dona Square	Zip Code	30654
Phone Number	229-555-1143	Fax #	229-555-1144
E-mail Address	square@square.com	Cellular #	229-555-1142
Federal Tax ID #	77-889944	Website	www.square.com

<b>A</b> Real Estate Professional	Century 22 of Usellum		
Office Street Address	77 Ubuyum		
City	Usellum	State	GA
Name of Principal	Mr. Darn Perky	Zip Code	30333
Phone Number	405-555-6644	Fax #	405-555-4646
E-mail Address	Usellum@ubuyem.com	Cellular #	405-555-4466
Federal Tax ID #	75-395175	Website	www.ubuyem.com

<b>B</b> Real Estate Professional	NA		
Office Street Address			
City		State	
Name of Principal		Zip Code	
Phone Number		Fax #	
E-mail Address		Cellular #	
Federal Tax ID #		Website	

**5 General Site Information**

**a** Does any site contain wetlands? No

If yes, how many acres are wetlands?

If not, place certification is not located in wetlands in **Tab 6** x

**b** Is any site within a designated flood hazard area? No

If yes, attach a map of each site noting flood hazard area in **Tab 6**

If not, place certification is not located in wetlands in **Tab 6** x

- c Is any site within an Historic District? Yes  
If yes, attach a map showing boundaries of historic district and location of each site
- d Are there any hazardous waste sites within a 2 mile radius of any site? No  
If yes, attach a separate narrative in **Tab 6** describing the hazardous site.
- e Is any site or any buildings located on the site listed, nominated or eligible for listing on the National Register of Historic Places? No

**6 Home Buyer Subsidy From Other Resources**

Total Number of NON DCA Units  
 Total Number of DCA Units  
 Other Home Buyer Subsidy  
 Apply to All units or DCA units  
 Average Other Home Buyer Subsidy for each DCA Unit  
 Home Buyer Subsidy for All Units

	Development A	Development B
Total Number of NON DCA Units	0	0
Total Number of DCA Units	4	0
Other Home Buyer Subsidy	\$ 20,000	
Apply to All units or DCA units	DCA	
Average Other Home Buyer Subsidy for each DCA Unit	\$ 5,000	\$ -
Home Buyer Subsidy for All Units	\$ -	\$ -

**7 Project Summary:** Describe the proposed project. Applicants should state the process and procedures for managing each of these components: land or site acquisition, locational characteristics, new construction or rehabilitation, construction term financing plan; support from other resources if any, housing counseling plan, marketing, and the time frame needed to complete the project. Place in **Tab 1**.

Yes    DCA  
 No     ALL

**SFY 2008-700 Georgia Dream Single Family Development Program  
Development Budget (Does Not Apply to Habitat Affiliates)**

Development Budget A		Development Budget B		Total Development Budget	
<b>Project Expenses</b>		<b>Project Expenses</b>		<b>Project Expenses</b>	
Vacant Land	\$ 280,000	Vacant Land		Vacant Land	\$ 280,000
Land and Buildings	\$ 8,000	Land and Buildings		Land and Buildings	\$ 8,000
Legal/Title/Closing		Legal/Title/Closing		Legal/Title/Closing	\$ -
Sub Total Acquisition	\$ 288,000	Sub Total Acquisition	\$ -	Sub Total Acquisition	\$ 288,000
<b>Site Preparation</b>		<b>Site Preparation</b>		<b>Site Preparation</b>	
Landscaping	\$ 4,000	Landscaping		Landscaping	\$ 4,000
Road Construction		Road Construction		Road Construction	\$ -
Utilities/Storm Sewer		Utilities/Storm Sewer		Utilities/Storm Sewer	\$ -
Residential Construction	\$ 100,000	Residential Construction		Residential Construction	\$ 100,000
Contingency	\$ 7,000	Contingency		Contingency	\$ 7,000
Actual Contingency	7%	Actual Contingency	#DIV/0!	Actual Contingency	7%
Subtotal Construction	\$ 111,000	Subtotal Construction	\$ -	Subtotal Construction	\$ 111,000
Construction Cost/Square Ft.	\$ 22	Construction Cost/Square Ft.	#DIV/0!	Construction Cost/Square Ft.	\$ 22
<b>Permits/Surveys</b>		<b>Permits/Surveys</b>		<b>Permits/Surveys</b>	
Permits/Surveys	\$ 2,000	Permits/Surveys		Permits/Surveys	\$ 2,000
Loan Fees	\$ 1,000	Loan Fees		Loan Fees	\$ 1,000
Architectural Fees	\$ 1,000	Architectural Fees		Architectural Fees	\$ 1,000
Engineering		Engineering		Engineering	\$ -
Legal		Legal		Legal	\$ -
Insurance	\$ 2,000	Insurance		Insurance	\$ 2,000
Construction Inspection		Construction Inspection		Construction Inspection	\$ -
Property Taxes	\$ 4,000	Property Taxes		Property Taxes	\$ 4,000
Utility Hook-up Fees		Utility Hook-up Fees		Utility Hook-up Fees	\$ -
Impact Fees		Impact Fees		Impact Fees	\$ -
Appraisals	\$ 1,000	Appraisals		Appraisals	\$ 1,000
Accounting	\$ 1,000	Accounting		Accounting	\$ 1,000
Marketing	\$ 500	Marketing		Marketing	\$ 500
Construction Interest	\$ 1,509	Construction Interest		Construction Interest	\$ 1,509
Other		Other		Other	\$ -
Other		Other		Other	\$ -
Subtotal Soft Costs	\$ 14,009	Subtotal Soft Costs	\$ -	Subtotal Soft Costs	\$ 14,009
<b>Developer's Profit</b>		<b>Developer's Profit</b>		<b>Developer's Profit</b>	
Developer's Profit	\$ 60,000	Developer's Profit		Developer's Profit	\$ 60,000
Developer's Profit %	15%	Developer's Profit %	#DIV/0!	Developer's Profit %	
<b>Developer's Profit is limited to 15%</b>		<b>#DIV/0!</b>			
Total Development Cost	\$ 473,009	Total Development Cost	\$ -	Total Development Cost	\$ 473,009
<b>Other Fees/Cost Reduction</b>		<b>Other Fees/Cost Reduction</b>		<b>Other Fees/Cost Reduction</b>	
Waived Taxes/Fees		Waived Taxes/Fees		Waived Taxes/Fees	\$ -
Donated Land		Donated Land		Donated Land	\$ -
Waived Hook-up Fees		Waived Hook-up Fees		Waived Hook-up Fees	\$ -
Donated Labor/Material		Other Fees		Other Fees	\$ -
Total Fees/Cost Reduction	\$ -	Total Fees/Cost Reduction	\$ -	Total Fees/Cost Reduction	\$ -
<b>Financial Cost Reductions</b>		<b>Financial Cost Reductions</b>		<b>Financial Cost Reductions</b>	
Grant 1		Grant 1		Grant 1	\$ -
Grant 2		Grant 2		Grant 2	\$ -
Total Financial Resources	\$ -	Total Financial Resources	\$ -	Total Financial Resources	\$ -
Total Leverage	0.0%	Total Leverage	#DIV/0!	Total Leverage	0.0%
<b>Apply Other Resources to All units or DCA Units</b>		<b>Apply Other Resources to All units or DCA Units</b>			
Average DCA only cost Reduction		Average DCA only cost Reduction			
Assisted Net Budget	\$ 473,009	Assisted Net Budget	\$ -	Assisted Net Budget	\$ 473,009

**1 a Street Address**

12 Pecan Ave			
City	Tifton	State	Georgia
Zip Code	31794	County	tift
Census Tract	30.1254	State Senate District	2
Congressional District	10	State House District	32
Site Control	Deed	Option	X

**b Development Budget**

**c Is the site and all units within the site located within a Targeted County outside the Atlanta MSA for DCA's GA Dream program, a target Census Tract for DCA's GA Dream Program, an Enterprise Community, Empowerment Zone, or Renewal Community as designated by DCA's GA Dream Program or USDA or HUD?**

**d Will each unit within the site be built to Easy Living Home Standards?**

**e Will each unit within the site be built to Energy Star standards?**

	<b>Development</b>	<b>Home Buyer</b>	<b>Total</b>
<b>e Subsidy Cap Calculations</b>	<b>\$ 22,000</b>	<b>\$ 22,000</b>	<b>\$ 44,000</b>

**f Type of Construction:** New Construction  Reconstruction  Rehab

**Lead Hazard Abatement Lead Base Paint Provisions Apply**

**g Site Utilities**

Public Water	Public Sewer	Electricity	Natural Gas	Well	Septic System
x	x	x			

**h Bedrooms/Bath/Styles**

<b>3/2 ranch</b>				<b>Total</b>
Unit Square Foot	1,200			1,200
Number of <b>NON</b> DCA Assisted Units				0
Number of <b>DCA</b> Assisted Units <b>Only</b>	1			1
Unit Appraised Value or Sales Price	\$ 103,000			\$ 103,000
Sales Commission	\$ 5,150			\$ 5,150
<b>Purchase Price Limit Test</b>	<b>PASS</b>			

**Development Subsidy Calculation**

Average Cost of Project Unit(s)	\$ 118,252	\$ -	\$ -	\$ -	
Average Cost Reduction From Dev. Bud	\$ -	\$ -	\$ -	\$ -	<b>Total For All</b>
Net Sales Revenue	\$ 97,850	\$ -	\$ -	\$ -	<b>DCA Units</b>
Calculated Development Subsidy	\$ 20,402	\$ -	\$ -	\$ -	\$ 20,402
<b>Development Subsidy Test</b>	<b>PASS</b>				

**Home Buyer Subsidy Calculation**

Appraised Value/Sales Price	\$ 103,000	\$ -	\$ -	\$ -	
Value of Home Based on 65% of AMI	\$ 84,041	\$ 84,041	\$ 84,041	\$ 84,041	
(Less) Other Home Buyer Subsidy	\$ 5,000	\$ -	\$ -	\$ -	<b>Total For All</b>
Indicated Home Buyer Subsidy	\$ 13,959	\$ -	\$ -	\$ -	<b>DCA Units</b>
Maximum Home Buyer Subsidy	\$ 13,959	\$ -	\$ -	\$ -	\$ 13,959

**Home Buyer Minimum Calculation**

	<b>O.K.</b>				<b>Total For All</b>
	<b>PASS</b>				<b>DCA Units</b>

**Home Buyer Feasibility Test**

Home Buyer + Development Subsidy	\$ 34,361	\$ -	\$ -	\$ -	\$ 34,361
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**Program Feasibility Test**

	<b>PASS</b>				
--	-------------	--	--	--	--

**2 a Street Address**

12 Live Oak			
City	Tifton	State	Georgia
Zip Code	31794	County	Tift
Census Tract		State Senate District	
Congressional District		State House District	
Site Control	Deed <input checked="" type="checkbox"/>	Option	<input type="checkbox"/>

**b Development Budget**

**c Is the site and all units within the site located within a Targeted County outside the Atlanta MSA for DCA's GA Dream program, a target Census Tract for DCA's GA Dream Program, an Enterprise Community, Empowerment Zone, or Renewal Community as designated by DCA's GA Dream Program or USDA or HUD?**

**d Will each unit within the site be built to Easy Living Home Standards?**

**e Will each unit within the site be built to Energy Star standards?**

	<b>Development</b>	<b>Home Buyer</b>	<b>Total</b>
<b>e Subsidy Cap Calculations</b>	\$ 22,000	\$ 22,000	\$ 44,000

**f Type of Construction:**

New Construction	Reconstruction	Rehab
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lead Hazard Abatement Lead Base Paint Provisions Apply

**g Site Utilities**

Public Water	Public Sewer	Electricity	Natural Gas	Well	Septic System
x	x	x			

**h Bedrooms/Bath/Styles**

<b>3/2 ranch</b>				<b>Total</b>
Unit Square Foot	1,400			1,400
Number of <b>NON</b> DCA Assisted Units				0
Number of <b>DCA</b> Assisted Units <b>Only</b>	1			1
Unit Appraised Value or Sales Price	\$ 110,000			\$ 110,000
Sales Commission	\$ 5,500			\$ 5,500
<b>Purchase Price Limit Test</b>	<b>PASS</b>			

**Development Subsidy Calculation**

Average Cost of Project Unit(s)	\$ 118,252	\$ -	\$ -	\$ -	
Average Cost Reduction From Dev. Bud	\$ -	\$ -	\$ -	\$ -	<b>Total For All</b>
Net Sales Revenue	\$ 104,500	\$ -	\$ -	\$ -	<b>DCA Units</b>
Calculated Development Subsidy	\$ 13,752	\$ -	\$ -	\$ -	\$ 13,752
<b>Development Subsidy Test</b>	<b>PASS</b>				

**Home Buyer Subsidy Calculation**

Appraised Value/Sales Price	\$ 110,000	\$ -	\$ -	\$ -	
Value of Home Based on 65% of AMI	\$ 84,041	\$ 84,041	\$ 84,041	\$ 84,041	
(Less) Other Home Buyer Subsidy	\$ 5,000	\$ -	\$ -	\$ -	<b>Total For All</b>
Indicated Home Buyer Subsidy	\$ 20,959	\$ -	\$ -	\$ -	<b>DCA Units</b>
Maximum Home Buyer Subsidy	\$ 20,959	\$ -	\$ -	\$ -	\$ 20,959

**Home Buyer Minimum Calculation**

<b>O.K.</b>					<b>Total For All</b>
<b>PASS</b>					<b>DCA Units</b>

**Home Buyer Feasibility Test**

<b>Home Buyer + Development Subsidy</b>	\$ 34,711	\$ -	\$ -	\$ -	\$ 34,711
<b>Program Feasibility Test</b>	<b>PASS</b>				

**3 a Street Address**

12 Pine Street			
City	Tifton	State	Georgia
Zip Code	31794	County	Tift
Census Tract	30.2222	State Senate District	2
Congressional District	10	State House District	32
Site Control	Deed	Option	<b>X</b>

**b Development Budget**

**A**

**c Is the site and all units within the site located within a Targeted County outside the Atlanta MSA for DCA's GA Dream program, a target Census Tract for DCA's GA Dream Program, an Enterprise Community, Empowerment Zone, or Renewal Community as designated by DCA's GA Dream Program or USDA or HUD?**

**d Will each unit within the site be built to Easy Living Home Standards?**

**e Will each unit within the site be built to Energy Star standards?**

	<b>Development</b>	<b>Home Buyer</b>	<b>Total</b>
<b>e Subsidy Cap Calculations</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 40,000</b>

**f Type of Construction:**

New Construction	Reconstruction	Rehab
		<b>X</b>

**Lead Hazard Abatement Lead Base Paint Provisions Apply**

**g Site Utilities**

Public Water	Public Sewer	Electricity	Natural Gas	Well	Septic System
x	x	x			

**h Bedrooms/Bath/Styles**

<b>3/2 ranch</b>				<b>Total</b>
Unit Square Foot	1,200			1,200
Number of <b>NON</b> DCA Assisted Units				0
Number of <b>DCA</b> Assisted Units <b>Only</b>	1			1
Unit Appraised Value or Sales Price	\$ 110,000			\$ 110,000
Sales Commission	\$ 5,500			\$ 5,500
<b>Purchase Price Limit Test</b>	<b>PASS</b>			

**Development Subsidy Calculation**

Average Cost of Project Unit(s)	\$ 118,252	\$ -	\$ -	\$ -	
Average Cost Reduction From Dev. Bud	\$ -	\$ -	\$ -	\$ -	<b>Total For All</b>
Net Sales Revenue	\$ 104,500	\$ -	\$ -	\$ -	<b>DCA Units</b>
Calculated Development Subsidy	\$ 13,752	\$ -	\$ -	\$ -	\$ 13,752
<b>Development Subsidy Test</b>	<b>PASS</b>				

**Home Buyer Subsidy Calculation**

Appraised Value/Sales Price	\$ 110,000	\$ -	\$ -	\$ -	
Value of Home Based on 65% of AMI	\$ 84,041	\$ 84,041	\$ 84,041	\$ 84,041	
(Less) Other Home Buyer Subsidy	\$ 5,000	\$ -	\$ -	\$ -	<b>Total For All</b>
Indicated Home Buyer Subsidy	\$ 20,959	\$ -	\$ -	\$ -	<b>DCA Units</b>
Maximum Home Buyer Subsidy	\$ 20,959	\$ -	\$ -	\$ -	\$ 20,959

**Home Buyer Minimum Calculation**

<b>FAIL</b>					<b>Total For All</b>
<b>FAIL</b>					<b>DCA Units</b>

**Home Buyer Feasibility Test**

Home Buyer + Development Subsidy	\$ 34,711	\$ -	\$ -	\$ -	\$ 34,711
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**Program Feasibility Test**

<b>FAIL</b>					
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**4 a Street Address**

12 Magnolia			
City	Tifton	State	Georgia
Zip Code	31794	County	Tift
Census Tract	30.5536	State Senate District	2
Congressional District	10	State House District	32
Site Control	Deed	Option	X

**b Development Budget**

**c Is the site and all units within the site located within a Targeted County outside the Atlanta MSA for DCA's GA Dream program, a target Census Tract for DCA's GA Dream Program, an Enterprise Community, Empowerment Zone, or Renewal Community as designated by DCA's GA Dream Program or USDA or HUD?**

**d Will each unit within the site be built to Easy Living Home Standards?**

**e Will each unit within the site be built to Energy Star standards?**

	<b>Development</b>	<b>Home Buyer</b>	<b>Total</b>
<b>e Subsidy Cap Calculations</b>	<b>\$ 22,000</b>	<b>\$ 22,000</b>	<b>\$ 44,000</b>

**f Type of Construction:** New Construction  Reconstruction  Rehab

**Lead Hazard Abatement Lead Base Paint Provisions Apply**

**g Site Utilities**

Public Water	Public Sewer	Electricity	Natural Gas	Well	Septic System
x	x	x			

**h Bedrooms/Bath/Styles**

<b>3/2 ranch</b>				<b>Total</b>
Unit Square Foot	1,300			1,300
Number of <b>NON</b> DCA Assisted Units				0
Number of <b>DCA</b> Assisted Units <b>Only</b>	1			1
Unit Appraised Value or Sales Price	\$ 103,000			\$ 103,000
Sales Commission	\$ 5,150			\$ 5,150
<b>Purchase Price Limit Test</b>	<b>PASS</b>			

**Development Subsidy Calculation**

Average Cost of Project Unit(s)	\$ 118,252	\$ -	\$ -	\$ -	
Average Cost Reduction From Dev. Bud	\$ -	\$ -	\$ -	\$ -	<b>Total For All</b>
Net Sales Revenue	\$ 97,850	\$ -	\$ -	\$ -	<b>DCA Units</b>
Calculated Development Subsidy	\$ 20,402	\$ -	\$ -	\$ -	\$ 20,402
<b>Development Subsidy Test</b>	<b>PASS</b>				

**Home Buyer Subsidy Calculation**

Appraised Value/Sales Price	\$ 103,000	\$ -	\$ -	\$ -	
Value of Home Based on 65% of AMI	\$ 84,041	\$ 84,041	\$ 84,041	\$ 84,041	
(Less) Other Home Buyer Subsidy	\$ 5,000	\$ -	\$ -	\$ -	<b>Total For All</b>
Indicated Home Buyer Subsidy	\$ 13,959	\$ -	\$ -	\$ -	<b>DCA Units</b>
Maximum Home Buyer Subsidy	\$ 13,959	\$ -	\$ -	\$ -	\$ 13,959

**Home Buyer Minimum Calculation**

	<b>O.K.</b>				<b>Total For All</b>
	<b>PASS</b>				<b>DCA Units</b>

**Home Buyer Feasibility Test**

Home Buyer + Development Subsidy	\$ 34,361	\$ -	\$ -	\$ -	\$ 34,361
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**Program Feasibility Test**

	<b>PASS</b>				
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A  
B

X

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>Development "A"</b>		<b>Months</b>							
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>1</b>	<b>Number of Housing Starts</b>				1			1	
<b>2</b>	<b>Project Expenses</b>								
	Acquisition	\$ 288,000	\$ 288,000						
	Construction	\$ 111,000	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250
	Construction Term Interest Rate	7%	\$ 127	\$ 182	\$ 237	\$ 292	\$ 348	\$ -	\$ 54
	Soft Costs (Less Construction Interest)	\$ 12,500	\$ 12,500						
	<b>Total Monthly Project Expenses</b>	\$ 309,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ 9,598	\$ 9,250	\$ 9,304
<b>2a</b>	<b>Cumulative Project Expenses</b>	\$ 309,750	\$ 319,127	\$ 328,558	\$ 338,045	\$ 347,587	\$ 357,185	\$ 366,435	\$ 375,739
<b>3</b>	<b>Number of NON DCA Housing Closings</b>								
	<b>Number of DCA Assisted Housing Closings</b>						1		
<b>4</b>	<b>Project Revenue</b>								
	Sales						\$ 103,000		
	(Less Sales Commission)						\$ 5,150		
	Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,077	\$ -	\$ -
	<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>5</b>	<b>Cash Flow</b>								
	Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,927	\$ -	\$ -
	(Less Total Monthly Project Expenses (2))	\$ 309,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ 9,598	\$ 9,250	\$ 9,304
	<b>Cash Flow</b>	\$ (309,750)	\$ (9,377)	\$ (9,432)	\$ (9,487)	\$ (9,542)	\$ 105,330	\$ (9,250)	\$ (9,304)
<b>6</b>	<b>Uses of Cash Flow</b>								
<b>a</b>	If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,330	\$ -	\$ -
<b>b</b>	Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,588	\$ -	\$ -
<b>c</b>	Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,742	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7</b>	<b>Sources of Cash Flow</b>								
<b>a</b>	If (5) is Negative	\$ (309,750)	\$ (9,377)	\$ (9,432)	\$ (9,487)	\$ (9,542)	\$ -	\$ (9,250)	\$ (9,304)
<b>b</b>	Construction Loan	\$ 21,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ -	\$ 9,250	\$ 9,304
<b>c</b>	Applicant Equity	\$ 288,000							
<b>d</b>	Grants/Fee and Cost Reductions								
	<b>Balance must equal "0"</b>	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0
<b>INVESTMENT SUMMARY</b>									
<b>Outstanding Debt</b>									
	Previous Month's Outstanding Debt		\$ 21,750	\$ 31,127	\$ 40,559	\$ 50,046	\$ 59,588	\$ -	\$ 9,250
	- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,588	\$ -	\$ -
	+ This Month's Invested Debt (#7b)	\$ 21,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ -	\$ 9,250	\$ 9,304
	<b>Outstanding Debt</b>	\$ 21,750	\$ 31,127	\$ 40,559	\$ 50,046	\$ 59,588	\$ -	\$ 9,250	\$ 18,554
<b>Equity Invested</b>									
	Previous Month's Equity Invested		\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 242,258	\$ 242,258
	- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,742	\$ -	\$ -
	+ This Month's Equity Invested (#7c)	\$ 288,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Equity Invested</b>	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 242,258	\$ 242,258	\$ 242,258

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**



**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Development "A" Month	9	10	11	12	13	14	15	16	17
<b>1 Number of Housing Starts</b>									
<b>2 Project Expenses</b>									
Acquisition									
Hard Costs	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250					
Construction Interest	\$ 108	\$ -	\$ 54	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs (Less Construction Interest)									
<b>Total Monthly Project Expenses</b>	\$ 9,358	\$ 9,250	\$ 9,304	\$ 9,358	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a Cumulative Project Expenses</b>	\$ 385,097	\$ 394,347	\$ 403,651	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009
<b>3 Number of NON DCA Housing Closings</b>									
<b>3a Number of DCA Assisted Housing Closings</b>	1			1			1		
<b>4 Project Revenue</b>									
Sales	\$ 110,000			\$ 110,000			\$ 103,000		
(Less Sales Commission)	\$ 5,500			\$ 5,500			\$ 5,150		
Plus DCA Average Development Subsidy	\$ 17,077	\$ -	\$ -	\$ 17,077	\$ -	\$ -	\$ 17,077	\$ -	\$ -
<b>Net Monthly Project Revenue</b>	\$ 121,577	\$ -	\$ -	\$ 121,577	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>5 Cash Flow</b>									
Net Monthly Project Revenue (4)	\$ 121,577	\$ -	\$ -	\$ 121,577	\$ -	\$ -	\$ 114,927	\$ -	\$ -
(Less Total Monthly Project Expenses (2))	\$ 9,358	\$ 9,250	\$ 9,304	\$ 9,358	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow</b>	\$ 112,219	\$ (9,250)	\$ (9,304)	\$ 112,219	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>6 Uses of Cash Flow</b>									
a If (5) is Positive	\$ 112,219	\$ -	\$ -	\$ 112,219	\$ -	\$ -	\$ 114,927	\$ -	\$ -
b Debt Repayment	\$ 18,554	\$ -	\$ -	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
c Equity Repayment	\$ 93,665	\$ -	\$ -	\$ 93,665	\$ -	\$ -	\$ 114,927	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7 Sources of Cash Flow</b>									
a If (5) is Negative	\$ -	\$ (9,250)	\$ (9,304)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Construction Loan		\$ 9,250	\$ 9,304						
c Applicant Equity									
d Grants/Fee and Cost Reduction									
<b>Balance must equal "0"</b>	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INVESTMENT SUMMARY</b>									
<b>Outstanding Debt</b>									
Previous Month's Outstanding Debt	\$ 18,554	\$ -	\$ 9,250	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
- Cash Flow for Debt Repayment (#6b)	\$ 18,554	\$ -	\$ -	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Invested Debt (#7b)	\$ -	\$ 9,250	\$ 9,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outstanding Debt	\$ -	\$ 9,250	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Equity Invested</b>									
Previous Month's Equity Invested	\$ 242,258	\$ 148,593	\$ 148,593	\$ 148,593	\$ 54,928	\$ 54,928	\$ 54,928	\$ (59,999)	\$ (59,999)
- This Month's Equity Repayment (#6c)	\$ 93,665	\$ -	\$ -	\$ 93,665	\$ -	\$ -	\$ 114,927	\$ -	\$ -
+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**


Equity Invested	\$ 148,593	\$ 148,593	\$ 148,593	\$ 54,928	\$ 54,928	\$ 54,928	\$ (59,999)	\$ (59,999)	\$ (59,999)
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Development "A" Month	18	19	20	21	22	23	24	25	26
<b>1 Number of Housing Starts</b>									
<b>2 Project Expenses</b>									
Acquisition									
Hard Costs									
Construction Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs (Less Construction Interest)									
<b>Total Monthly Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a Cumulative Project Expenses</b>	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009
<b>3 Number of NON DCA Housing Closings</b>									
<b>3a Number of DCA Assisted Housing Closings</b>									
<b>4 Project Revenue</b>									
Sales									
(Less Sales Commission)									
Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>5 Cash Flow</b>									
Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Less Total Monthly Project Expenses (2))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>6 Uses of Cash Flow</b>									
a If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7 Sources of Cash Flow</b>									
a If (5) is Negative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Construction Loan									
c Applicant Equity									
d Grants/Fee and Cost Reduction									
<b>Balance must equal "0"</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INVESTMENT SUMMARY</b>									
<b>Outstanding Debt</b>									
Previous Month's Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Invested Debt (#7b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Equity Invested</b>									
Previous Month's Equity Invested	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)
- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Equity Invested	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>PROFIT AND LOSS STATEMENT FOR DEVELOPMENT "A"</b>		
	<b>From Cash Flow Statement</b>	<b>From Site Addresses</b>
Number of Non DCA Assisted Units	0	0
Number of DCA Assisted Units	4	4
<b>Revenue</b>		
Sale of Housing Units	\$ 426,000	\$ 426,000
Less Selling Costs	\$ 21,300	\$ 21,300
Plus DCA Development Subsidy	\$ 68,309	
<b>Total Revenue</b>	<u>\$ 473,009</u>	<b>From Development Budget</b>
<b>Expenses</b>		
Acquisition	\$ 288,000	\$ 288,000
Construction	\$ 111,000	\$ 111,000
Construction Interest	\$ 1,509	\$ 1,509
Soft Costs (Less Construction Interest)	\$ 12,500	\$ 12,500
(Less) Grants/Fees & Cost Reductions	\$ -	\$ -
<b>Total Expenses</b>	<u>\$ 413,009</u>	\$ 413,009
<b>Developer's Profit</b>	\$ 60,000	\$ 60,000
<b>Profit/Total Development Cost</b>	0.145275409	

**A Cost Certification & Audit is required and  
Developer's Profit is limited to 15%**

Must Balance

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>Development "B"</b>		<b>Months</b>								
		1	2	3	4	5	6	7	8	
<b>1</b>	<b>Number of Housing Starts</b>							1		
<b>2</b>	<b>Project Expenses</b>									
	Acquisition	\$ -								
	Construction	\$ -								
	Construction Interest		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Soft Costs (Less Construction Interest)	\$ -								
	<b>Total Monthly Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>2a</b>	<b>Cumulative Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>3</b>	<b>Number of NON DCA Housing Closings</b>									
	<b>Number of DCA Assisted Housing Closings</b>									
<b>4</b>	<b>Project Revenue</b>									
	Sales									
	(Less Sales Commission)									
	Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>5</b>	<b>Cash Flow</b>									
	Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	(Less Total Monthly Project Expenses (2))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Cash Flow</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>6</b>	<b>Uses of Cash Flow</b>									
a	If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
b	Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
c	Equity Repayment									
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>7</b>	<b>Sources of Cash Flow</b>									
a	If (5) is Negative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
b	Construction Loan									
c	Applicant Equity									
d	Grants/Fee and Cost Reductions									
	<b>Balance must equal "0"</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>INVESTMENT SUMMARY</b>									
	<b>Outstanding Debt</b>									
	Previous Month's Outstanding Debt		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	+ This Month's Invested Debt (#7b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Outstanding Debt</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Equity Invested</b>									
	Previous Month's Equity Invested		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Equity Invested</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Development "B" Month	9	10	11	12	13	14	15	16	17
<b>1 Number of Housing Starts</b>									
<b>2 Project Expenses</b>									
Acquisition									
Hard Costs									
Construction Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs (Less Construction Interest)									
<b>Total Monthly Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a Cumulative Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>3 Number of NON DCA Housing Closings</b>									
<b>3a Number of DCA Assisted Housing Closings</b>									
<b>4 Project Revenue</b>									
Sales									
(Less Sales Commission)									
Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>5 Cash Flow</b>									
Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Less Total Monthly Project Expenses (2))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>6 Uses of Cash Flow</b>									
a If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7 Sources of Cash Flow</b>									
a If (5) is Negative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Construction Loan									
c Applicant Equity									
d Grants/Fee and Cost Reduction									
<b>Balance must equal "0"</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INVESTMENT SUMMARY</b>									
<b>Outstanding Debt</b>									
Previous Month's Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Invested Debt (#7b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Equity Invested</b>									
Previous Month's Equity Invested	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Equity Invested	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Development "B" Month	18	19	20	21	22	23	24	25	26
<b>1 Number of Housing Starts</b>									
<b>2 Project Expenses</b>									
Acquisition									
Hard Costs									
Construction Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs (Less Construction Interest)									
<b>Total Monthly Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a Cumulative Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>3 Number of NON DCA Housing Closings</b>									
<b>3a Number of DCA Assisted Housing Closings</b>									
<b>4 Project Revenue</b>									
Sales									
(Less Sales Commission)									
Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>5 Cash Flow</b>									
Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Less Total Monthly Project Expenses (2))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>6 Uses of Cash Flow</b>									
a If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7 Sources of Cash Flow</b>									
a If (5) is Negative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b Construction Loan									
c Applicant Equity									
d Grants/Fee and Cost Reduction									
<b>Balance must equal "0"</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INVESTMENT SUMMARY</b>									
<b>Outstanding Debt</b>									
Previous Month's Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Invested Debt (#7b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outstanding Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Equity Invested</b>									
Previous Month's Equity Invested	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Equity Invested	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>PROFIT AND LOSS STATEMENT FOR DEVELOPMENT "B"</b>		
	<b>From Cash Flow Statement</b>	<b>From Site Addresses</b>
Number of Non DCA Assisted Units	0	0
Number of DCA Assisted Units	0	0
<b>Revenue</b>		
Sale of Housing Units	\$ -	\$ -
Less Selling Costs	\$ -	\$ -
Plus DCA Development Subsidy	\$ -	
<b>Total Revenue</b>	<u>\$ -</u>	<b>From Development Budget</b>
<b>Expenses</b>		
Acquisition	\$ -	\$ -
Construction	\$ -	\$ -
Construction Interest	\$ -	\$ -
Soft Costs (Less Construction Interest)	\$ -	\$ -
(Less) Grants/Fees & Cost Reductions	\$ -	\$ -
<b>Total Expenses</b>	<u>\$ -</u>	\$ -
<b>Developer's Profit</b>	\$ -	\$ -
<b>Profit/Total Development Cost</b>	#DIV/0!	



**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>DEVELOPMENT A &amp; B</b>		<b>Months</b>							
		1	2	3	4	5	6	7	8
<b>1</b>	<b>Number of Housing Starts</b>	0	0	0	1	0	0	2	0
<b>2</b>	<b>Project Expenses</b>								
	Acquisition	\$ 288,000	\$ 288,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hard Costs	\$ 111,000	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250
	Construction Interest	\$ -	\$ 127	\$ 182	\$ 237	\$ 292	\$ 348	\$ -	\$ 54
	Soft Costs (Less Construction Interest)	\$ 12,500.00	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Monthly Project Expenses</b>	\$ 309,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ 9,598	\$ 9,250	\$ 9,304
<b>2a</b>	<b>Cumulative Project Expenses</b>	\$ 309,750	\$ 319,127	\$ 328,558	\$ 338,045	\$ 347,587	\$ 357,185	\$ 366,435	\$ 375,739
<b>3</b>	<b>Number of NON DCA Housing Closings</b>	0	0	0	0	0	0	0	0
	<b>Number of DCA Assisted Housing Closings</b>	0	0	0	0	0	1	0	0
<b>4</b>	<b>Project Revenue</b>								
	Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,000	\$ -	\$ -
	(Less Sales Commission)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150	\$ -	\$ -
	Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,077	\$ -	\$ -
	<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>5</b>	<b>Cash Flow</b>								
	Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,927	\$ -	\$ -
	(Less Total Monthly Project Expenses (2))	\$ 309,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ 9,598	\$ 9,250	\$ 9,304
	<b>Cash Flow</b>	\$ (309,750)	\$ (9,377)	\$ (9,432)	\$ (9,487)	\$ (9,542)	\$ 105,330	\$ (9,250)	\$ (9,304)
<b>6</b>	<b>Uses of Cash Flow</b>								
<b>a</b>	If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,330	\$ -	\$ -
<b>b</b>	Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,588	\$ -	\$ -
<b>c</b>	Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,742	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7</b>	<b>Sources of Cash Flow</b>								
<b>a</b>	If (5) is Negative	\$ (309,750)	\$ (9,377)	\$ (9,432)	\$ (9,487)	\$ (9,542)	\$ -	\$ (9,250)	\$ (9,304)
<b>b</b>	Construction Loan	\$ 21,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ -	\$ 9,250	\$ 9,304
<b>c</b>	Applicant Equity	\$ 288,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>d</b>	Grants/Fee and Cost Reductions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Balance must equal "0"</b>	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0
	<b>INVESTMENT SUMMARY</b>								
	<b>Outstanding Debt</b>								
	Previous Month's Outstanding Debt	\$ -	\$ 21,750	\$ 31,127	\$ 40,559	\$ 50,046	\$ 59,588	\$ -	\$ 9,250
	- Cash Flow for Debt Repayment (#6b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,588	\$ -	\$ -
	+ This Month's Invested Debt (#7b)	\$ 21,750	\$ 9,377	\$ 9,432	\$ 9,487	\$ 9,542	\$ -	\$ 9,250	\$ 9,304
	<b>Outstanding Debt</b>	\$ 21,750	\$ 31,127	\$ 40,559	\$ 50,046	\$ 59,588	\$ -	\$ 9,250	\$ 18,554
	<b>Equity Invested</b>								
	Previous Month's Equity Invested	\$ -	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 242,258	\$ 242,258
	- This Month's Equity Repayment (#6c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,742	\$ -	\$ -
	+ This Month's Equity Invested (#7c)	\$ 288,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Equity Invested</b>	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 288,000	\$ 242,258	\$ 242,258	\$ 242,258

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>DEVELOPMENT A &amp; B</b>		9	10	11	12	13	14	15	16	17
<b>1</b>	<b>Number of Housing Starts</b>	0	0	0	0	0	0	0	0	0
<b>2</b>	<b>Project Expenses</b>									
	Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hard Costs	\$ 9,250	\$ 9,250	\$ 9,250	\$ 9,250	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Interest	\$ 108	\$ -	\$ 54	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -
	Soft Costs (Less Construction Interest)									
	<b>Total Monthly Project Expenses</b>	\$ 9,358	\$ 9,250	\$ 9,304	\$ 9,358	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a</b>	<b>Cumulative Project Expenses</b>	\$ 385,097	\$ 394,347	\$ 403,651	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009
<b>3</b>	<b>Number of NON DCA Housing Closings</b>	0	0	0	0	0	0	0	0	0
<b>3a</b>	<b>Number of DCA Assisted Housing Closings</b>	1	0	0	1	0	0	1	0	0
<b>4</b>	<b>Project Revenue</b>									
	Sales	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ 103,000	\$ -	\$ -
	(Less Sales Commission)	\$ 5,500	\$ -	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,150	\$ -	\$ -
	Plus DCA Average Development Subsidy	\$ 17,077	\$ -	\$ -	\$ 17,077	\$ -	\$ -	\$ 17,077	\$ -	\$ -
	<b>Net Monthly Project Revenue</b>	\$ 121,577	\$ -	\$ -	\$ 121,577	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>5</b>	<b>Cash Flow</b>									
	Net Monthly Project Revenue (4)	\$ 121,577	\$ -	\$ -	\$ 121,577	\$ -	\$ -	\$ 114,927	\$ -	\$ -
	(Less Total Monthly Project Expenses (2))	\$ 9,358	\$ 9,250	\$ 9,304	\$ 9,358	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Cash Flow</b>	\$ 112,219	\$ (9,250)	\$ (9,304)	\$ 112,219	\$ -	\$ -	\$ 114,927	\$ -	\$ -
<b>6</b>	<b>Uses of Cash Flow</b>									
a	If (5) is Positive	\$ 112,219	\$ -	\$ -	\$ 112,219	\$ -	\$ -	\$ 114,927	\$ -	\$ -
b	Debt Repayment	\$ 18,554	\$ -	\$ -	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
c	Equity Repayment	\$ 93,665	\$ -	\$ -	\$ 93,665	\$ -	\$ -	\$ 114,927	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7</b>	<b>Sources of Cash Flow</b>									
a	If (5) is Negative	\$ -	\$ (9,250)	\$ (9,304)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b	Construction Loan	\$ -	\$ 9,250	\$ 9,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c	Applicant Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
d	Grants/Fee and Cost Reduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Balance must equal "0"</b>	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>INVESTMENT SUMMARY</b>									
	<b>Outstanding Debt</b>									
	Previous Month's Outstanding Debt	\$ 18,554	\$ -	\$ 9,250	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
	- Cash Flow for Debt Repayment (#6b)	\$ 18,554	\$ -	\$ -	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -
	+ This Month's Invested Debt (#7b)	\$ -	\$ 9,250	\$ 9,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Outstanding Debt</b>	\$ -	\$ 9,250	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Equity Invested</b>									
	Previous Month's Equity Invested	\$ 242,258	\$ 148,593	\$ 148,593	\$ 148,593	\$ 54,928	\$ 54,928	\$ 54,928	\$ (59,999)	\$ (59,999)
	- This Month's Equity Repayment (#6c)	\$ 93,665	\$ -	\$ -	\$ 93,665	\$ -	\$ -	\$ 114,927	\$ -	\$ -
	+ This Month's Equity Invested (#7c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Equity Invested	\$ 148,593	\$ 148,593	\$ 148,593	\$ 54,928	\$ 54,928	\$ 54,928	\$ (59,999)	\$ (59,999)	\$ (59,999)
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>DEVELOPMENT A &amp; B</b>		18	19	20	21	22	23	24	25	26
<b>1</b>	<b>Number of Housing Starts</b>	0	0	0	0	0	0	0	0	0
<b>2</b>	<b>Project Expenses</b>									
	Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hard Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Soft Costs (Less Construction Interest)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Monthly Project Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>2a</b>	<b>Cumulative Project Expenses</b>	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009	\$ 413,009
<b>3</b>	<b>Number of NON DCA Housing Closings</b>	0	0	0	0	0	0	0	0	0
<b>3a</b>	<b>Number of DCA Assisted Housing Closings</b>	0	0	0	0	0	0	0	0	0
<b>4</b>	<b>Project Revenue</b>									
	Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	(Less Sales Commission)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Plus DCA Average Development Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Net Monthly Project Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>5</b>	<b>Cash Flow</b>									
	Net Monthly Project Revenue (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	(Less Total Monthly Project Expenses (2))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Cash Flow</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>6</b>	<b>Uses of Cash Flow</b>									
a	If (5) is Positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b	Debt Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c	Equity Repayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7</b>	<b>Sources of Cash Flow</b>									
a	If (5) is Negative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b	Construction Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c	Applicant Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
d	Grants/Fee and Cost Reduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Balance must equal "0"</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

Equity Invested	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)	\$ (59,999)
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**SFY 2008-700 Georgia Dream Single Family Development Program  
Cash Flow Statement (Does Not Apply to Habitat Affiliates)**

<b>PROFIT AND LOSS STATEMENT FOR DEVELOPMENT A &amp; B</b>		
	<b>From Cash Flow Statement</b>	<b>From Site Addresses</b>
Number of Non DCA Assisted Units	0	0
Number of DCA Assisted Units	4	4
<b>Revenue</b>		
Sale of Housing Units	\$ 426,000	\$ 426,000
Less Selling Costs	\$ 21,300	\$ 21,300
Plus DCA Development Subsidy	<u>\$ 68,309</u>	
<b>Total Revenue</b>	<u>\$ 473,009</u>	<b>From Development Budget</b>
<b>Expenses</b>		
Acquisition	\$ 288,000	\$ 288,000
Hard Costs	\$ 111,000	\$ 111,000
Construction Interest	\$ 1,509	\$ 1,509
Soft Costs (Less Construction Interest)	\$ 12,500	\$ 12,500
(Less) Grants/Fees & Cost Reductions	<u>\$ -</u>	<u>\$ -</u>
<b>Total Expenses</b>	<u>\$ 413,009</u>	\$ 413,009
<b>Developer's Profit</b>	\$ 60,000	
<b>Profit/Total Development Cost</b>	0.145275409	