# Georgia Department of Community Affairs Low Income Housing Tax Credits Final Allocation Application New Forest Glen Apartments, LLC

# **Tab 4 Independent Auditor's Report and Certification of Actual Costs**

Auditor's Report and Certification of Actual Costs for New Forest Glen Apartments, LLC prepared by Dixon Hughes Goodman LLP is attached. Also attached are work papers supporting the allocation of land cost and the calculations for the 50% test aggregate basis.

# New Forest Glen Apartments, LLC

Forest Glen Village

Schedules of Certification of Actual Cost and Opinion as to Eligible Basis and Building by Building Credit Allocation Together with Auditors' Report





#### INDEPENDENT AUDITORS' REPORT

Owner's Name: New Forest Glen Apartments, LLC

Project Name: Forest Glen Village Project Number: TCAA # 2011-511

We have audited the costs included in the accompanying Georgia Department of Community Affairs ("DCA") Final Cost Certification Schedules of Certification of Actual Cost and Opinion as to Eligible Basis and the Building by Building Credit Allocation (the "Schedules") of New Forest Glen Apartments, LLC (the "Owner") for Forest Glen Village ("the Project") as of October 10, 2014.

#### Management's Responsibility for the Schedules

Management is responsible for the preparation and fair presentation of the Schedules in accordance with accounting principles prescribed by the Internal Revenue Service under the accrual method of accounting and in conformity with the format and Qualified Allocation Plan rules set by DCA. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedules that are free from material misstatement, whether due to error or fraud.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Schedules based on our audit. We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedules are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts in the Schedules. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Schedules, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Schedules in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Schedules.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



#### **Opinion**

In our opinion, the Schedules present fairly, in all material respects, the actual costs of \$3,269,276 and eligible basis of \$2,872,018 of the Owner for the Project as of October 10, 2014, on the basis of accounting described below.

#### **Basis of Accounting**

The accompanying Schedules were prepared in conformity with the accounting practices prescribed by the Internal Revenue Service under the accrual method of accounting and in conformity with the format and qualified allocation plan rules set by DCA, which is a comprehensive basis of accounting other than generally accepted accounting principles.

#### **Restrictions on Use**

This report is intended solely for the information and use of the Owner and the Owner's management, and for filing with DCA, and should not be used for any other purpose.

Dixon Hughes Goodman LLP

High Point, North Carolina December 3, 2014

#### PART FOUR - USES OF FUNDS - Forest Glen Village - 2011-511

#### CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

DEVE	ELOPMENT COST SCHEDULE	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-I	DEVELOPMENT COSTS			PRE-DEVELO	PMENT COSTS	
•	erty Appraisal	5,368			5,014	354
	et Study	3,000 15,792			3,000	
	onmental Report(s) sorings	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3.011.11 (A.1.1)	1	15,792	2
	dary and Topographical Survey		10			
	g/Site Plan Fees				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Other:	: Alta Survey, Capital Needs Assessmen				8,466	386
		Subtotal 33,012	-	-	32,272	740
ACQL	JISITION			ACQU	ISITION	
Land		82,614				82,614
Demo						
	sition Legal Fees (if existing structures)					A12 11 11 11 11 11 11 11 11 11 11 11 11 1
Existir	ng Structures	1,171,331 Subtotal 1,253,945		1,471,331 1,171,331		82,614
	$\epsilon$	Subtotal 1,253,945		1,171,001		62,014
	IMPROVEMENTS			SITE IMPR	OVEMENTS	
	reparation (On-site)	146,735	and		146,735	
Site P	reparation (Off-site)	Subtotal 146,735			146,735	
		Subtotal 140,733	<u> </u>	<u> </u>		L
	BUILDING CONSTRUCTION			UNIT/BUILDING	CONSTRUCTION	
	uilding Construction/New Construction uilding Construction/Rehab	998,221			998,221	
	t Amenities / Accessory Buildings	23 1000 1000 1000 1000 1000 1000 1000 10				W 10.11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Construction Costs Outside of Contract	14,467			14,467	
		Subtotal 1,012,688	-		1,012,688	-
CONT	RACTOR SERVICES			CONTRACTO	OR SERVICES	
	er's Overhead: 2.00%	22,899 21,316			21,316	
	er Profit: 6.00%	68,697 63,952			63,952	
	al Requirements 6.00%	68,697 63,952			63,952	e and the second
	ent/performance bond or		MEL 1 1 - F. (1222) 4 11 4 11 4 1		440,000	
	of-credit fee or premium	Subtotal 149,220	-		149,220	-
Total (	Construction Costs 28,448.76 per u 1,308,643 42.18 per s					
L	1,300,043 42.10 per 8	y it				

I.

#### PART FOUR - USES OF FUNDS - Forest Glen Village - 2011-511

#### CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

DEVELOPMENT COST SCHEDULE  TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING		CONSTRUCTION P	FRIOD FINANCING	
Construction Loan Fee	. Te			
Construction Loan Interest 5,58			4.289	1,299
Construction Legal Fees				
Construction Period Real Estate Tax 11.78			11,787	
Construction Insurance 9:25	50		9,250	
Bridge Loan Fee and Bridge Loan Interest				
Other:				
Subtotal 26,62	-		25,326	1,299
PROFESSIONAL SERVICES		PROFESSION	AL SERVICES	
Architectural Fee - Design 23,31			23,311	
Architectural Fee - Supervision 12,55	52		12,552	
Engineering 2.70	00		2,700	# * * * * * * * * * * * * * * * * * * *
Real Estate Attorney 6,16	<b>i8</b>	5,589		579
Accounting 10:00	00		10,000	
Other:				
Subtotal 54,73	<u> </u>	5 <u>,</u> 589	48,563	579
LOCAL GOVERNMENT FEES		LOCAL GOVER	RNMENT FEES	
Building Permits				
Impact Fees				
Water Tap Fees waived?				
Sewer Tap Fees waived?				
Real Estate Taxes				
Subtotal	-	-	-	-
PERMANENT FINANCING FEES		PERMANENT FI	NANCING FEES	
Permanent Loan Fees 19,60				19,600
Permanent Loan Legal Fees 12,56		1	<del>,, , , , , , , , , , , , , , , , , , ,</del>	12,564
Title and Recording Fees	50			150
As-Built Survey				
Bond Issuance Premium				38,290
Cost of Issuance / Underwriter's Discount 38.29				3,259
Other: Financial Advisor and Application Fees 3,25		<u> </u>		73,863
Subtotal 73,86	0.5			10,000

#### PART FOUR - USES OF FUNDS - Forest Glen Village - 2011-511

#### CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

l.	DEVELOPMENT COST SCHEDULE TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable of Non-Depreciable Basis
	DCA-RELATED COSTS  DCA Loan Application Fee  Tax Credit Application Fee  DCA Waiver Fees  LIHTC Allocation Processing Fee 6,433 6,494  LIHTC Compliance Monitoring Fee 32,200 6,900  DCA Front End Analysis Fee (when ID of Interest)  DCA Final Inspection Fee 500  Other: DCA Bond Allocation, DCA Bond Eligibility Option 6,070  Subtotal 22,964		DCA-RELA	TED COSTS	3,000 6,494 6,900 500 6,070 22,964
	EQUITY COSTS		EQUITY	COSTS	
	Partnership Organization Fees 160 Tax Credit Legal Opinion Other: Subtotal 160	<u> </u>	<u> </u>		160
	DEVELOPER'S FEE		DEVELOP		
	Developer's Overhead       159,170         Consultant's Fee       159,170         Developer's Fee       159,170         Subtotal       318,340		32,379 32,379 64,758	126,791 126,791 253,582	
	START-UP AND RESERVES		START-UP AN	D RESERVES	
	Marketing			3,624	5,500 138,774 1,920 146,194
	OTHER COSTS		OTHER		
	Relocation         580           Other:         Project Admin Expenses         241           Other:         Other Assets Purchased         26,355           Subtotal         27,176			580 580	241 26,355 26,596
	TOTAL DEVELOPMENT COST 3,269,276	-	1,241,678	1,672,590	355,009
	Per Unit         71,071.22           Per Square Foot         105.39				

#### PART FOUR - USES OF FUNDS - Forest Glen Village - 2011-511

I.	TAX CREDIT CALCULATION - BASIS METHOD	New Construction Basis	]	4% Acquisition		Rehabilitation		
	Subtractions From Eligible Basis	Dasis	j	Basis		Basis		
	Amount of federal grant(s) used to finance qualifying development costs		7			- <b>1</b>		
	Amount of federal below market rate loan		1.					
	Amount of nongualified nonrecourse financing		1					
	Costs of Nonqualifying units of higher quality		1					
	Nonqualifying excess portion of higher quality units		1			1111111111111111111111		
	Historic Tax Credit (Residential Portion Only)		† ·					
	Other GA Power Rebate		1			42,250		
	Total Subtractions From Basis:	0	j			42,250		
	Eligible Basis Calculation		-					
	Total Basis	0	1	1,241,678		1,672,590		
	Less Total Subtractions From Basis (see above)	0	1			42,250		
	Total Eligible Basis	0	1	1,241,678		1,630,340		
	Eligible Basis Adjustment for DDA/QCT Location					100.00%		
	Adjusted Eligible Basis	0	1	1,241,678		1,630,340		
	Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	1	100.00%		100.00%		
	Qualified Basis	0	1	1,241,678		1,630,340		
	Multiply Qualified Basis by Applicable Credit Percentage		1	3.20%		3.20%		
	Maximum Tax Credit Amount	0	1	39,734		52,171		
	Total Basis Method Tax Credit Calculation		'	91,905				
11.	TAX CREDIT CALCULATION - GAP METHOD							
	Equity Gap Calculation		1					
	Total Development Cost			3,269,276				
	Subtract Non-LIHTC (excluding deferred fee) Source of Funds			2,330,555				
	Equity Gap			938,721				
	Divide Equity Gap by 10		L	/ 10				
	Annual Equity Required			93,872		Federal		State
	Enter Final Federal and State Equity Factors (not including GP contribution	)		0.9600	=	0.7320	+	0.2280
	Total Gap Method Tax Credit Calculation	•		97,783				
V.	TAX CREDIT CARRYOVER ALLOCATION Allocation Year							
<b>/</b> .	FINAL TAX CREDIT ALLOCATION REQUEST			91,905				
	I certify that all information provided above is true, correct, complete and reflects the finentioned development.				apply	(or are expected to a	pply) t	o the above-
	AGIL	Joseph	P. Wild	czewski			44	12/14
	Owner Signature	Name - F		· · · · · · · · · · · · · · · · · · ·			~ /	<b>6</b> -

#### FINAL ALLOCATION APPLICATION

Office of Affordable Housing

### PART EIGHT - BUILDING BY BUILDING CREDIT ALLOCATION - Forest Glen Village - 2011-511

				• • • • • • • • • • • • • • • • • • • •				
	The state of the s		1 1990 200 1 1 1 1 1 1		<del>(1)                                      </del>			<del>-::::::::::::::::::::::::::::::::::::</del>
Cost Certification Date:	10/10/2014	Carryover Allocation Date:	N/A	Project Address:	1805 Edwina Drive	, Vidalia GA 3047	48964	
Type of Activitie	Acquisition	]			<u> </u>		· · · · · · · · · · · · · · · · · · ·	

	Building	Total Nbr of	Total Residential	Nbr of Low	Low Income	e common	QCT/	Building's	Building's	Building's	Date Placed	Applic.	Tax		edit Allocatio uest
Building Address	Identification Number	Residntl <u>Units</u>	Square Footage	Income <u>Units</u>	Square Footage	Eligible <u>Basis</u>	DDA Boost	Adjusted <u>Basis</u>	Applicable Fraction	Qualified Basis	In Service	Credit	Credit Amount	Building's Qualified Basis	Tax Credit Amount
1805 Edwina Drive Vidalia, GA 30474	GA-94-00101	8.	5,413 :	8	5,413	216,667	100%	216,667	100.00%	216,667	7/25/2013	3.20%	6,932	216,667	6,932
1805 Edwina Drive Vidalia, GA 30474	GA-94-00102	8	5,289	8	5,289	211,704	100%	211,704	100.00%	211,704	7/25/2013	3.20%	6,775	211,704	6,775
1805 Edwina Drive Vidalia, GA 30474	GA-94-00103	6	4,214	6	4,214	168,674	100%	168,674	100.00%	168,674	7/25/2013	3.20%	5,398	168.674	5.398
1805 Edwina Drive Vidalia, GA 30474	GA-94-00104	7	4,751	7	4,751	190,168	100%	190,168	100.00%	190,168	7/25/2013	3.20%	6,085	190,168	6,085
1805 Edwina Drive Vidalia, GA 30474	GA-94-00105	5	3,305	- 5	3,305	132,289	100%	132,289	100.00%	132,289	7/25/2013	3.20%	4,233	132,289	4,233
1805 Edwina Drive Vidalia, GA-30474	GA-94-00106	4	2,683	4	2,683	107,392	100%	107,392	100.00%	107,392	7/25/2013	3.20%	3,437	107,392	3,437
1805 Edwina Drive Vidalia, GA 30474	GA-94-00107	4	2,683	4	2,683	107,392	100%	107,392	100.00%	107,392	7/25/2013	3.20%	3,437	107,392	3,437
1805 Edwina Drive Vidalia, GA 30474	GA-94-00108	4	2,683	4	2,683	107,392	100%	107,392	100.00%	107,392	7/25/2013	3.20%	3,437	107,392	3,437
	01.0-00.00		2,000		<b>-</b> 1900	1011002	10070	107,502	1,00.0070	101,002		0.20 %	0, .0.	101,002	<b>V</b> , IV.
		e S		1 2 2 2 2 2					2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			l			
	5; 44 - 44 - 44 - 45 - 45 - 45 - 45 - 45														
															1 1 1
									1						Contract.
						11000				alifa se se i	(1111)				
			er, een geer en de s			3 11 11 13									
		1, 1,									And the second		1. 1. 1. 11.		
								1304.1				i :		Laria da	
															7.17
		7.7										m 25.			
							V. 5.					7.5.			
		Table Park													
				2 1 2 2 2											
	2 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -						37-31-6					1.1.	1.11		
													1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	460 B				ALS VIII										
															4.13.14.
													1.51		
						7 112									15.
															a. Hille
									14.75			\$1, 5, 5			7. T. P.
<u>an ann an </u>		46	31,021	46	31,021	1,241,678	20 A CONTRACTOR OF THE CONTRAC	1,241,678		1,241,678		<u> </u>	39,733	1,241,678	39,734

## PART EIGHT - BUILDING BY BUILDING CREDIT ALLOCATION - Forest Glen Village - 2011-511

Cost Certification Date:	10/10/2014	Carryover Allocation Date:	N/A	Project Address:	1805 Edwina Dr	ive, Vidalia G/	304748964	grafia i
Type of Activity:	Rehabilitation							

Please do NOT include common space employee units!

		Total	Total	Nbr	Low						Date	1		FINAL Tax Cr	edit Allocation
	Building	Nbr of	Residential	of Low	Income	Building's	QCT/	Building's	Building's	Building's	Placed	Applic.	Tax <sup>-</sup>	Requ	uest
	Identification	Residntl	Square	Income	Square	Eligible	DDA	Adjusted	Applicable	Qualified	· · : In	Credit	Credit	Building's	Tax Credit
Building Address	<u>Number</u>	<u>Units</u>	<u>Footage</u>	<u>Units</u>	<u>Footage</u>	<u>Basis</u>	Boost	<u>Basis</u>	Fraction	<u>Basis</u>	<u>Service</u>	<u>%</u>	<u>Amount</u>	Qualified Basis	<u>Amount</u>
1805 Edwina Drive Vidalia, GA 30474	GA-94-00101	. 8	5,413	- 8	5,413	. 284,485	100%	284,485	100.00%	284,485	2/28/2014	3.20%	9,105	284,485	9,105
1805 Edwina Drive Vidalia, GA 30474	GA-94-00102	В	5,289	∵8	5,289	277,968	100%	277,968	100.00%	277,968	2/28/2014	3.20%	8,895	277,968	8,895
1805 Edwina Drive Vidalia, GA 30474	GA-94-00103	6	4,214	6	4,214	221,471	:100%	221,471	100.00%	221,471	2/28/2014	3.20%	7,087	221,471	7,087
1805 Edwina Drive Vidalia, GA 30474	GA-94-00104	7	4,751	7.	4,751	249,694	100%	249,694	100.00%	249,694	2/28/2014	3.20%	7,990	249,694	7,990
1805 Edwina Drive Vidalia, GA 30474	GA-94-00105	5	3,305	. 5	3,305	173,698	100%	173,698	100.00%	173,698	2/28/2014	3.20%	5,558	173,698	5,558
1805 Edwina Drive Vidalia, GA 30474	GA-94-00106	4	2,683	4	2,683	141,008	100%	141,008	100.00%	141,008	2/28/2014	3.20%	4,512	141,008	4,512
1805 Edwina Drive Vidalla, GA 30474	GA-94-00107	4	2,683	4	2,683	141,008	100%	141,008	100.00%	141,008	2/28/2014	3.20%	4,512	141,008	4,512
1805 Edwina Drive Vidalia, GA 30474	GA-94-00108	4	2,683	4	2,683	141,008	100%	141,008	100.00%	141,008	2/28/2014	3.20%	4,512	141,008	4,512
			¥												. 11.
				3.43											
			tuses is the second	- A											
													14.16 tv	Maria A	
															<u>. franti – .</u>
				N 30 1 T 4											
		and the		a 1441 A											; ;
							(4.74.74								
		S. 1.3					4								
		7 - 1 - 1 A	V.	72.55.22.2		17.1									
				5 5											
				I /											
		4.7	200												
		<del> </del>					1 2 2 2								
											Alaba Valla			Fire Anti-	4.1
															v. 2.
		3						72.112.1					111111	Prince L	54.5129
		1, 34% 0.0		100											ile di S
		7 - 1 5v													
							(	-							
					la de la composição de la		3.4	v. + 3 - 41 )							
가는 사용을 위한 것을 다시 수 있는 것으로 가는 것이 되었다. 하는 사람들은 경기를 가장하는 것을 하는 것을 하는 것이 되었다.															
, altw. a. en lefskut far 44 <u>july 30</u> es de frie Afri	SECRETAL TO LONG TO T	46	31,021	46	31.021	1,630,340	ass in suil	1,630,340	Aug - 12 (12.1 114	1,630,340	<u> </u>	l:	52.172	1.630.340	52,171

#### New Forest Glen Apartments, LLC Cost Allocation of Purchase Price

Sales Price 1,409,752.97 🗸 5101 Reallocation Draw #8 (161.00) Add'l Recording Costs 182.66 Draw #8 Settlement Charges 9,298.82 5101 1,419,073.45

Acq Costs Title/Rec Total 5102 <del>¥</del> 165,127.73 165,127.73 (138,773.45) Other Purchased Assets 26,354.28 1410 0 Land 1 82,000.00 614.06 82,614.06 1410 ineligible Building 1,162,625.24 1,171,331.66 1410 eligible 8,706.42

9,320.48 1,419,073.45

Σ 1 1,244,625.24 Total land and building agrees to WP 5102 analysis

ineligible

Title/Recording 9,320.48 Allocation: 614.06 Land Building 8,706.42

Assigned Values: Land Appraised Value **Building Value** 

82,000.00 See appraisal report at PF-1408 1,162,625.24

1,244,625.24

1,409,752.97

Allocation % Land Building

6.59% 93.41% 🗹

#### Cells to enter data

♣Reserves of \$138,773.45 were purchased at acquisition and are included in the other purchased assets. An AJE has been made to break out the required reserve amount on a separate line. Per Kyle Harrelson at Boyd Management, entire reserves purchased at closing were replacement reserves.



Corporate Office

355 E. Campus View Blvd. Suite 150 Columbus, OH 43235 tel 614.431.3332 fax 614.431.3376 www.crownappraisal.com

April 15, 2013

Greystone Servicing Corporation, Inc. Attn: Jane Sadler 1715 Aaron Brenner Drive, Suite 500 Memphis, TN 38120

Re: Forest Glen Village Apartments 1805 Edwina Drive Vidalia, Georgia

#### Dear Jane Sadler:

At your request, we have completed an inspection and analysis of the referenced property for the purpose of developing and reporting an opinion of value for the property. The specific real property interest, real estate, type of report, and type of value are detailed within the body of the accompanying report. The accompanying report has been prepared in conformance with the requirements established by the Appraisal Institute. The appraisal is in conformance with USPAP requirements. The liability of Crown Appraisal Group, Inc. and its employees is limited to the fee collected for the preparation of the appraisal report. There is no accountability or liability to any third party. Based on discussions with market participants, the marketing period and exposure period for the property is estimated at 12 months. The following summarizes the interest being appraised, types of values, effective dates of values, and value opinions.

Competitive Rent Comparable Unit Conclu	sions (CRCU)		
Prospective (Renovated) CRCU	<u>1 Bedroom</u> 510	2 Bedroom 550	
Value Opinions		Date of Value	Value
As-is Market Value, unrestricted rents		April 1, 2013	\$2,140,000
Prospective Market Value, restricted rents (Fl	NMA)	June 30, 2013	\$1,780,000
Prospective Market Value, restricted rents (R	D)	April 1, 2015	\$2,080,000
Prospective Market Value subject to unrestric	eted rents	April 1, 2015	\$2,500,000
Land Value		April 1, 2013	\$82,000
Interest Credit Subsidy Value (Existing 515 L	Loan)	April 1, 2013	\$663,100
LIHTC Value		April 1, 2015	\$890,660
Insurable Value		April 1, 2015	\$1,670,000

#### New Forest Glen Apartments, LLC Calculation of the Fifty Percent (50%) Test Aggregate Approach

Description Land Acquisition (cell 19)	Residential Costs 82,614	Amortizable Costs \$ -	Depreciable Costs -	Land \$ 82,614	Other Costs/ Expense \$ -	Eligible Basis	(A) Land & Building Basis \$ 82,614	(B) Costs Financed By Tax-Exempt Bonds \$ -
Building Acquisition/Other Assets Purchased (cells 22 & 127)	1,197,686	-	1,129,081	-	68,605	1,129,081	1,129,081	144,269
Rehab/New Construction (cells 26, 32, 34, 38-40)	1,308,643	-	1,308,643	-	-	1,308,643	1,308,643	1,308,643
Soft Costs (cells 9-15, 51-57, 61-66, 78-80, 120, 125)	150,885	32,499	115,954	1,134	1,298	115,954	117,088	117,088
Financing Fees & Expenses (cells 83 & 84)	41,549	41,549	-	-	-	-	-	-
Other Costs (cells 93-100, 104, 126)	23,365	22,964	-	-	401	-	-	-
Developer Costs (cells 111 & 112)	318,340	-	318,340	-	-	318,340	318,340	-
Development Reserves (cells 118, 119 & 121)	146,194 \$ 3,269,276	\$ 97,012	\$ 2,872,018	\$ 83,748	<b>146,194</b> \$ 216,498	\$ 2,872,018	\$2,955,766	\$ 1,570,000

50% Test Percentage Calculation

(B/A)

53.12%