

EXHIBIT D

PROJECT BUDGET

Phase 1 Historic Preservation Improvements	Total Project Costs	Private Funding	Historic Tax Credits	TIF
Show Horse Arena (remaining payments)*	-	-	-	-
Portion of Mansion Rehabilitation	\$1,100,000	-	-	\$1,100,000
Pergola Rehabilitation	\$900,000	-	-	\$900,000
Barn Stabilization	\$650,000	-	-	\$650,000
Lake Rehabilitation	\$350,000	-	-	\$350,000
Professional Services	\$300,000	-	-	\$300,000
Farm Office and Dairy Manager House Rehabilitation/North Arch	\$150,000	-	-	\$150,000
Contingency	\$200,000	-	-	\$200,000
Phase 1 TIF Subtotal				\$3,650,000
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Phase 2 Private-Only Improvements	\$55,012,500	\$55,012,500	-	-
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Phase 2 Historic Preservation Improvements				
Lake Rehabilitation	\$150,000	-	-	\$150,000
Mansion Renovation & Temporary Structure Rehab	\$2,347,700	\$473,571	\$474,129	\$1,400,000
Farm Office and Dairy Manager House	\$1,743,000	\$543,000	-	\$1,200,000
Barns Redevelopment	\$17,805,285	\$3,361,041	\$4,794,244	\$9,650,000
Mansion Permanent Structure	\$1,704,550	\$204,550	-	\$1,500,000
Interfund Loan Repayment, Restructuring Costs & Contingency	\$3,039,463	-	-	\$3,039,463
Phase 2 TIF Subtotal				\$16,939,463
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Grand Total	\$85,452,498	\$59,594,662	\$5,268,373	\$20,589,463

*Subject to reconciliation with Hawthorn Bank as provided in **Section 3.03** prior to initiating the City Loan, the Parties are in agreement that reimbursement for the Show Horse Arena has been completed as of the Effective Date of this Contract. If it is later determine that a balance remains to be reimbursed, then the Phase 1 Contingency line item shall be reduced by an equal amount such that the total Phase 1 TIF reimbursement remains equal to \$3,650,000.