



## Miami Beach Milestone and Predevelopment Schedule

<b>Projected Financial Closing</b>	<b>Dec-21</b>
Projected Expenditures until Financial Closing	<b>1,306,250</b>

Milestone	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21
FERC award recommendation	▲						
City Commission contract award	▲						
Planning Board approval of ground lease		▲					
Feasibility Studies			20,000				
City Commission approval of development agreement/ground lease			▲				
Retainer of Local Architect, Shulman + Associates			15,000				
Preapplication Meeting				▲			
Submit SDs to HPB					▲		
HPB approval of design							▲
HPB Fees Due							30,000
Shulman Fees					18,750	18,750	18,750
City Commission approval of unit size waivers							▲
Planning Board recommendation of unit size waiver							
PGAL Fees					16,500	16,500	16,500
Permitting							
Third Party Consultant Fees Due							
Estimating and financial expenses		2,143	2,143	2,143	2,143	2,143	2,143
Travel expenses		3,571	3,571	3,571	3,571	3,571	3,571
Miscellaneous expenses		2,143	2,143	2,143	2,143	2,143	2,143
Legal expenses		8,929	8,929	8,929	8,929	8,929	8,929
Accounting and bookkeeping expenses		1,429	1,429	1,429	1,429	1,429	1,429
Financial Close and Break Ground							
Opening							

Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
18,750  	18,750	18,750	18,750	18,750				
30,938	30,938	30,938	30,938	49,500	49,500	49,500	49,500 90,000	
46,875	46,875	46,875	46,875	46,875	46,875	46,875	46,875	
2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	
3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,571	
2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	
8,929	8,929	8,929	8,929	8,929	8,929	8,929	8,929	
1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	