

Schedule *: Operating Cash Flow

	Annual								
	Total	1986	1987	1988	1989	1990	1991	1992	1993
CAPITAL ACCOUNTS									
Capital Replacement	-147,193	-3,523	-10900	-11554	-12247	-12982	-13761	-14587	-15462
Ending Value	5,703,600								
Capital Before Financing	2,614,008	-2,945,921	-10900	-11554	-12247	-12982	-13761	-14587	-15462
Principal Flows		2,500,000							
Equity Cash Flow	2,614,008	-445,921	-10900	-11554	-12247	-12982	-13761	-14587	-15462
Subtotal: CAPITAL ACCOUNTS	10,784,422	-895,365	-32700	-34662	-36742	-38946	-41283	-43760	-46386
OPERATING ACCOUNTS									
Income	4,504,366	141,523	331000	350860	371912	394226	417880	442953	469530
Expense	-1,542,124	-52,695	-113000	-119780	-126967	-134585	-142660	-151219	-160293
Net Avail. for DS	2,962,242	88,828	218000	231080	244945	259642	275220	291733	309237
Debt Service	-2,125,818	-75,818	-205000	-205000	-205000	-205000	-205000	-205000	-205000
Ground Rent									
Participation									
Cash Flow	836,424	13,011	13000	26080	39945	54642	70220	86733	104237
Amortization									
Earnings BNCC	836,424	13,011	13000	26080	39945	54642	70220	86733	104237
Depreciation	-942,667	-55,487	-83758	-84694	-85685	-86737	-87851	-89032	-90284
Taxable Income	-106,242	-42,477	-70758	-58614	-45741	-32095	-17631	-2299	13953
Subtotal: OPERATING ACCOUNTS	4,422,606	29,896	102484	166013	233353	304734	380398	460602	545618
Total	15,207,028	-865,469	69784	131351	196612	265788	339115	416842	499232

	1994	1995	1996
CAPITAL ACCOUNTS			
Capital Replacement	-16390	-17373	-18,415
Ending Value			5,703,600
Capital Before Financing	-16390	-17373	5,685,185
Principal Flows			-2,500,000
Equity Cash Flow	-16390	-17373	3,185,185
Subtotal: CAPITAL ACCOUNTS	-49169	-52119	12,055,554
OPERATING ACCOUNTS			
Income	497702	527564	559,218
Expense	-169910	-180105	-190,911
Net Avail. for DS	327791	347459	368,306
Debt Service	-205000	-205000	-205,000
Ground Rent			
Participation			
Cash Flow	122791	142459	163,306
Amortization			
Earnings BNCC	122791	142459	163,306
Depreciation	-91611	-93018	-94,509
Taxable Income	31180	49441	68,797
Subtotal: OPERATING ACCOUNTS	635735	731259	832,514
Total	586566	679140	12,888,068