

Schedule A: Project Cash Flow

	Total	Annual						
		2002	2003	2004	2005	2006	2007	2008
DEVELOPMENT/CAPITAL ACCTS								
Depr. assets acquired								
Land Development	-3,195,573	-3,195,573						
Building Cost	-8,151,702	-8,151,702						
Service structures								
Architecture & Engineering								
Elevator/Escalator								
Furniture & Equipment								
Misc. Administration	-1,141,238	-1,141,238						
Dev. Costs Expensed								
Grants & Reimbursements								
Contingency	-407,585	-407,585						
Land	-990,000	-990,000						
Financing Fees								
Construction Interest								
Internal Interest								
Accounting Transfers								
Capitalized Cost	-13,886,098	-13,886,098						
Capital Replacement	-720,001		-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
Ending Value .	13,886,098							
Capital Before Fin	-720,001	-13,886,098	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
Principal Flows .	8,999,428	13,346,848						
Developers Capital	8,279,426	-539,250	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
OPERATIONS								
Income	24,385,524		1,311,126	1,350,460	1,390,974	1,432,703	1,475,684	1,519,955
Expenses .	-11,466,481		-577,236	-599,705	-623,049	-647,301	-672,498	-698,675
Net Avail. for D.S.	12,919,043		733,890	750,755	767,925	785,402	803,186	821,279
Debt Service	-7,212,981		-480,865	-480,865	-480,865	-480,865	-480,865	-480,865
Ground Rent								
Participation .								
Cash Flow	5,706,062		253,025	269,890	287,060	304,536	322,321	340,414
Amortization .	1,569,080		63,037	67,328	71,922	76,840	82,107	87,748
Earnings B.N.C.C.	7,275,142		316,062	337,217	358,981	381,377	404,428	428,162
Non-Cash Charges .	-6,409,941		-544,294	-553,894	-563,494	-573,094	-582,694	-359,247
Taxable Income	865,201		-228,233	-216,677	-204,513	-191,718	-178,266	68,915
FINANCING SUMMARY								
Project Cash Flow.	12,199,041	-13,886,098	685,890	702,755	719,925	737,401	755,187	773,279
Developer	-394,003	-539,250	2,050	2,219	2,391	2,565	2,743	2,924
Lender	5,513,313	-5,567,000	463,554	463,554	463,554	463,554	463,554	463,554
Investor	4,346,776	-7,430,348	274,672	287,057	299,532	312,089	324,724	258,983
Other Entities	493,706	-349,500	22,437	22,859	23,288	23,725	24,170	24,622
Public	2,239,248		-76,823	-72,934	-68,839	-64,532	-60,004	23,197

	2009	2010	2011	2012	2013	2014	2015	2016
DEVELOPMENT/CAPITAL ACCTS								
Depr. assets acquired								
Land Development								
Building Cost								
Service structures								
Architecture & Engineering								
Elevator/Escalator								
Furniture & Equipment								
Misc. Administration								
Dev. Costs Expensed								
Grants & Reimbursements								
Contingency								
Land								
Financing Fees								
Construction Interest								
Internal Interest								
Accounting Transfers								
Capitalized Cost								
Capital Replacement	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
Ending Value .								
Capital Before Fin	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
Principal Flows .								
Developers Capital	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000	-48,000
OPERATIONS								
Income	1,565,553	1,612,520	1,660,895	1,710,722	1,762,044	1,814,905	1,869,353	1,925,433
Expenses .	-725,872	-754,126	-783,481	-813,979	-845,663	-878,581	-912,780	-948,311
Net Avail. for D.S.	839,682	858,393	877,414	896,744	916,381	936,324	956,572	977,122
Debt Service	-480,865	-480,865	-480,865	-480,865	-480,865	-480,865	-480,865	-480,865
Ground Rent								
Participation .								
Cash Flow	358,816	377,528	396,549	415,878	435,516	455,459	475,707	496,257
Amortization .	93,788	100,257	107,186	114,608	122,559	131,076	140,200	149,975
Earnings B.N.C.C.	452,604	477,785	503,735	530,487	558,074	586,535	615,907	646,232
Non-Cash Charges .	-359,247	-359,247	-359,247	-359,247	-359,247	-359,247	-359,247	-359,247
Taxable Income	93,358	118,539	144,489	171,240	198,827	227,288	256,660	286,985
FINANCING SUMMARY								
Project Cash Flow.	791,682	810,393	829,414	848,743	868,381	888,324	908,572	929,123
Developer	3,108	3,295	3,485	3,679	3,875	4,075	4,277	4,483
Lender	463,554	463,554	463,554	463,554	463,554	463,554	463,554	463,554
Investor	268,514	278,094	287,715	297,363	307,027	316,693	326,345	335,969
Other Entities	25,082	25,550	26,025	26,509	27,000	27,498	28,004	28,518
Public	31,424	39,900	48,635	57,639	66,925	76,505	86,392	96,599

	2017
DEVELOPMENT/CAPITAL ACCTS	
Depr. assets acquired	
Land Development	
Building Cost	
Service structures	
Architecture & Engineering	
Elevator/Escalator	
Furniture & Equipment	
Misc. Administration	
Dev. Costs Expensed	
Grants & Reimbursements	
Contingency	
Land	
Financing Fees	
Construction Interest	
Internal Interest	
Accounting Transfers	
Capitalized Cost	
Capital Replacement	-48,000
Ending Value .	13,886,098
Capital Before Fin	13,838,098
Principal Flows .	-4,347,420
Developers Capital	9,490,677
OPERATIONS	
Income	1,983,196
Expenses .	-985,224
Net Avail. for D.S.	997,972
Debt Service	-480,865
Ground Rent	
Participation .	
Cash Flow	517,107
Amortization .	160,449
Earnings B.N.C.C.	677,555
Non-Cash Charges .	-359,247
Taxable Income	318,308
FINANCING SUMMARY	
Project Cash Flow.	14,836,070
Developer	100,078
Lender	4,590,561
Investor	7,602,347
Other Entities	487,919
Public	2,055,164