

## Schedule A: Project Cash Flow

	Total	Annual					
		1987	1988	1989	1990	1991	1992
<b>DEVELOPMENT/CAPITAL ACCTS</b>							
Depr. assets acquired	-959,580	-479,790	-479,790				
Land Development							
Building Cost	-50,057,841	-25,028,921	-25,028,920				
Service structures							
Architecture & Engineering							
Elevator/Escalator							
Furniture & Equipment	-3,077,863	-1,538,932	-1,538,931				
Misc. Administration							
Dev. Costs Expensed	-257,503	-106,641	-150,862				
Grants & Reimbursements							
Contingency							
Land	-3,844,500	-3,844,500					
Financing Fees	-12,474,346	-4,555,055		-7,919,291			
Construction Interest	-4,697,001	-4,697,001					
Internal Interest							
Accounting Transfers	257,503	106,641	150,862				
Capitalized Cost	-75,111,131	-40,144,199	-27,047,641	-7,919,291			
Capital Replacement	-4,435,440			-115,506	-277,215	-277,215	-277,215
Ending Value .	74,261,478						
Capital Before Fin	-5,285,093	-40,144,199	-27,047,641	-8,034,797	-277,215	-277,215	-277,215
Principal Flows .	17,937,736	35,940,304	27,198,503	16,525,447			
Developers Capital	12,652,643	-4,203,895	150,862	8,490,650	-277,215	-277,215	-277,215
<b>OPERATIONS</b>							
Income	160,355,056			4,740,830	10,358,943	10,372,978	10,387,716
Expenses .	-74,955,754	-106,641	-150,862	-2,647,583	-4,798,819	-4,812,854	-4,827,593
Net Avail. for D.S.	85,399,302	-106,641	-150,862	2,093,246	5,560,124	5,560,124	5,560,123
Debt Service	-81,221,375			-1,977,742	-5,282,909	-5,282,908	-5,282,909
Ground Rent							
Participation .							
Cash Flow	4,177,926	-106,641	-150,862	115,504	277,215	277,215	277,215
Amortization .	1,937,736			-84,580	-173,295	-128,732	-80,675
Earnings B.N.C.C.	6,115,662	-106,641	-150,862	30,924	103,920	148,483	196,540
Non-Cash Charges .	-47,113,134			-1,548,180	-2,828,218	-2,761,460	-2,690,460
Taxable Income	-40,997,472	-106,641	-150,862	-1,517,256	-2,724,298	-2,612,977	-2,493,920
<b>FINANCING SUMMARY</b>							
Project Cash Flow.	97,415,555	-30,868,784	-27,198,503	1,977,740	5,282,909	5,282,909	5,282,908
Developer	4,295,609	-4,310,536		8,606,154			
Lender	57,275,898			-52,807,472	4,328,040	4,335,754	4,344,092
Investor	23,284,374	-9,077,000		-5,030,485	3,474,129	3,436,658	3,396,584
Other Entities	39,309,088	-17,481,248	-27,198,503	52,785,722	954,868	947,154	938,816
Public	-26,749,415			-1,576,179	-3,474,129	-3,436,658	-3,396,584

	1993	1994	1995	1996	1997	1998	1999
<b>DEVELOPMENT/CAPITAL ACCTS</b>							
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	-438,924	-277,215	-277,215	-277,215	-277,215	-277,215	-277,215
Ending Value .							
Capital Before Fin	-438,924	-277,215	-277,215	-277,215	-277,215	-277,215	-277,215
Principal Flows .							
Developers Capital	-438,924	-277,215	-277,215	-277,215	-277,215	-277,215	-277,215
<b>OPERATIONS</b>							
Income	10,403,191	10,352,666	10,366,388	10,380,796	10,395,925	10,352,666	10,366,388
Expenses .	-4,681,359	-4,792,542	-4,806,265	-4,820,673	-4,835,801	-4,792,543	-4,806,265
Net Avail. for D.S.	5,721,832	5,560,124	5,560,123	5,560,123	5,560,124	5,560,123	5,560,123
Debt Service	-5,282,909	-5,282,909	-5,282,909	-5,282,909	-5,282,910	-5,282,909	-5,282,908
Ground Rent							
Participation .							
Cash Flow	438,923	277,214	277,214	277,214	277,214	277,214	277,214
Amortization .	-28,847	27,050	87,336	152,361	-42,819	-6,212	87,695
Earnings B.N.C.C.	410,076	304,264	364,551	429,575	234,395	271,002	364,909
Non-Cash Charges .	-2,840,237	-2,807,038	-2,818,369	-2,874,207	-2,673,231	-2,807,128	-2,900,303
Taxable Income	-2,430,160	-2,502,774	-2,453,818	-2,444,632	-2,438,836	-2,536,126	-2,535,394
<b>FINANCING SUMMARY</b>							
Project Cash Flow.	5,282,908	5,282,909	5,282,908	5,282,908	5,282,909	5,282,908	5,282,908
Developer		-1	-1	-1	-1	-1	-1
Lender	4,353,104	4,362,845	4,373,373	4,384,752	4,397,052	4,410,345	4,424,713
Investor	3,375,122	3,399,564	3,383,085	3,379,993	3,378,042	3,410,790	2,028,737
Other Entities	929,805	920,064	909,536	898,157	885,857	872,564	1,174,531
Public	-3,375,122	-3,399,564	-3,383,085	-3,379,993	-3,378,042	-3,410,790	-2,345,073

	2000	2001	2002	2003	2004
<b>DEVELOPMENT/CAPITAL ACCTS</b>					
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	-277,215	-277,215	-277,215	-277,215	-277,215
Ending Value .					74,261,478
Capital Before Fin	-277,215	-277,215	-277,215	-277,215	73,984,263
Principal Flows .					-61,726,518
Developers Capital	-277,215	-277,215	-277,215	-277,215	12,257,745
<b>OPERATIONS</b>					
Income	10,380,796	10,395,925	10,352,666	10,366,388	10,380,796
Expenses .	-4,820,672	-4,835,802	-4,792,543	-4,806,264	-4,820,673
Net Avail. for D.S.	5,560,124	5,560,123	5,560,123	5,560,124	5,560,123
Debt Service	-5,282,909	-5,282,909	-5,282,910	-5,282,909	-5,282,909
Ground Rent					
Participation .					
Cash Flow	277,215	277,215	277,213	277,215	277,214
Amortization .	189,024	298,361	416,346	543,664	681,060
Earnings B.N.C.C.	466,239	575,575	693,559	820,879	958,274
Non-Cash Charges .	-3,002,528	-3,114,746	-3,340,160	-3,478,579	-4,628,288
Taxable Income	-2,536,290	-2,539,171	-2,646,601	-2,657,700	-3,670,015
<b>FINANCING SUMMARY</b>					
Project Cash Flow.	5,282,909	5,282,908	5,282,908	5,282,909	79,544,385
Developer			-2		-1
Lender	4,440,244	4,457,029	4,475,173	5,024,470	47,972,382
Investor	853,715	854,685	890,846	894,582	1,235,327
Other Entities	842,665	825,879	807,737	258,439	19,037,045
Public	-853,715	-854,685	-890,846	-894,582	11,299,633