

## Schedule A: Project Cash Flow

	Annual							
	Total	1987	1988	1989	1990	1991	1992	1993
<b>DEVELOPMENT/CAPITAL ACCTS</b>								
Depr. assets acquired	-1,270,750	-1,270,750						
Land Development								
Building Cost	-2,899,014	-2,899,014						
Service structures								
Architecture & Engineering								
Elevator/Escalator								
Furniture & Equipment	-653,936	-653,936						
Misc. Administration	-2,594	-2,594						
Dev. Costs Expensed								
Grants & Reimbursements								
Contingency								
Land	-1,015,000	-1,015,000						
Financing Fees	-2,736,406	-219,120	-2,517,286					
Construction Interest	-575,492	-276,341	-299,151					
Internal Interest								
Accounting Transfers	575,492	276,341	299,151					
Capitalized Cost	-8,577,700	-6,060,414	-2,517,286					
Capital Replacement	-360,056	-9,731	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355
Ending Value .	13,137,194							
Capital Before Fin	4,199,438	-6,070,145	-2,540,641	-23,355	-23,355	-23,355	-23,355	-23,355
Principal Flows .	3,182,503	6,007,755	469,495	433,950	433,950	433,950	433,950	364,650
Developers Capital	7,381,941	-62,390	-2,071,146	410,595	410,595	410,595	410,595	341,295
<b>OPERATIONS</b>								
Income	16,143,739	422,251	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099
Expenses .	-6,457,734	-272,231	-416,835	-411,967	-411,916	-411,878	-411,852	-411,840
Net Avail. for D.S.	9,686,005	150,020	631,264	636,132	636,183	636,221	636,247	636,259
Debt Service	-8,900,270	-87,630	-565,249	-597,403	-597,141	-596,854	-596,540	-596,194
Ground Rent								
Participation .								
Cash Flow	785,735	62,390	66,015	38,729	39,042	39,367	39,707	40,065
Amortization .	443,503		13,237	15,774	17,296	18,966	20,797	22,804
Earnings B.N.C.C.	1,229,238	62,390	79,251	54,503	56,339	58,333	60,504	62,869
Non-Cash Charges .	-4,667,583	-211,193	-435,733	-389,631	-356,700	-342,978	-324,482	-318,191
Taxable Income	-3,438,345	-148,803	-356,481	-335,128	-300,361	-284,646	-263,978	-255,322
<b>FINANCING SUMMARY</b>								
Project Cash Flow.	18,120,031	-5,697,505	707,554	712,422	712,473	712,511	712,537	712,549
Developer	4,823,693	-51,606	69,979	444,738	444,745	444,751	444,758	375,465
Lender	7,311,609	-206,932	-5,616,209	553,932	553,819	553,696	553,561	553,412
Investor	3,330,923	71,396	99,266	82,339	76,700	74,241	70,965	104,348
Other Entities	6,536,359	-5,215,671	6,734,714	205,122	200,356	198,196	195,347	228,788
Public	-3,882,553	-294,692	-580,196	-573,709	-563,147	-558,372	-552,093	-549,464

	1994	1995	1996	1997	1998	1999	2000	2001
<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	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355
Ending Value .								
Capital Before Fin	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355
Principal Flows .								
Developers Capital	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355	-23,355
<b>OPERATIONS</b>								
Income	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099	1,048,099
Expenses .	-411,845	-411,866	-411,907	-411,967	-412,051	-412,160	-412,295	-412,461
Net Avail. for D.S.	636,254	636,233	636,192	636,132	636,048	635,939	635,804	635,638
Debt Service	-595,816	-595,401	-594,946	-594,447	-593,899	-593,301	-592,643	-551,574
Ground Rent								
Participation .								
Cash Flow	40,438	40,832	41,246	41,685	42,149	42,638	43,161	84,064
Amortization .	25,005	27,419	30,065	32,967	36,149	39,639	43,465	47,660
Earnings B.N.C.C.	65,443	68,250	71,311	74,652	78,298	82,277	86,626	131,725
Non-Cash Charges .	-261,501	-253,331	-247,493	-245,061	-261,745	-273,659	-253,330	-247,493
Taxable Income	-196,058	-185,080	-176,182	-170,409	-183,447	-191,382	-166,704	-115,769
<b>FINANCING SUMMARY</b>								
Project Cash Flow.	712,544	712,523	712,482	712,422	712,338	712,229	712,094	711,928
Developer	10,823	10,831	10,839	10,848	10,857	10,867	10,877	11,695
Lender	553,249	553,071	552,875	552,660	552,424	552,167	551,884	551,574
Investor	276,982	275,346	274,067	175,008	39,771	41,333	37,478	49,035
Other Entities	402,950	401,400	400,123	300,950	165,018	166,005	162,500	134,796
Public	-531,459	-528,124	-525,421	-327,043	-55,731	-58,142	-50,645	-35,171

	<b>2002</b>
<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	-23,355
Ending Value .	13,137,194
Capital Before Fin	13,113,839
Principal Flows .	-5,395,197
Developers Capital	7,718,642
<b>OPERATIONS</b>	
Income	1,048,099
Expenses .	-412,659
Net Avail. for D.S.	635,440
Debt Service	-551,234
Ground Rent	
Participation .	
Cash Flow	84,206
Amortization .	52,261
Earnings B.N.C.C.	136,467
Non-Cash Charges .	-245,061
Taxable Income	-108,595
<b>FINANCING SUMMARY</b>	
Project Cash Flow.	13,848,925
Developer	2,563,227
Lender	5,946,431
Investor	1,582,647
Other Entities	1,855,765
Public	1,900,855