

New County Office Building
Revised Financing Plan
09/15/04

Combined Project	A financing Example: (excluding any hot water or steam savings)								
	1	2	3	4	5	6	7	8	9
	2007	2008	2009	2010	2011	2012	2013	2014	2015
\$77,500,000									
Estimated Costs									
\$66,000,000	5,973,765	5,973,765	5,973,765	5,973,765	5,973,765	5,973,765	5,973,765	5,973,765	5,973,765
\$11,500,000	1,043,857	1,043,857	1,043,857	1,043,857	1,043,857	1,043,857	1,043,857	1,043,857	1,043,857
\$3,500,000	236,249	243,336	250,636	258,155	265,900	273,877	282,093	290,556	299,273
\$300,000	21,047	21,678	22,329	22,999	23,689	24,399	25,131	25,885	26,662
\$900,000	87,289	87,289	87,289	87,289	87,289	87,289	87,289	87,289	87,289
\$82,300,000	7,362,207	7,369,925	7,377,876	7,386,065	7,394,499	7,403,187	7,412,135	7,421,352	7,430,845
Revenues:									
\$71,500,000	4,949,952	5,058,928	5,197,671	5,340,316	5,486,975	5,637,763	5,792,797	5,966,581	6,145,579
\$4,600,000	315,697	322,647	331,496	340,594	349,947	359,564	369,452	380,535	391,951
\$0	-	-	-	-	-	-	-	-	-
\$19,500,000	1,264,643	1,370,824	1,411,949	1,454,307	1,497,936	1,542,874	1,589,161	1,636,836	1,685,941
\$2,900,000	195,750	201,623	207,671	213,901	220,318	226,928	233,736	240,748	247,970
\$98,500,000	6,726,042	6,954,022	7,148,787	7,349,118	7,555,177	7,767,129	7,985,146	8,224,700	8,471,441
\$16,200,000	(636,164)	(415,904)	(229,089)	(36,947)	160,677	363,942	573,010	803,348	1,040,596
NPV-28 years									
	(636,164)	(1,052,068)	(1,281,157)	(1,318,104)	(1,157,426)	(793,484)	(220,474)	582,874	1,623,469
Initial Balance (6 months revenues)	2,632,824								
Cumulative Fund Balance	1,996,660	1,580,756	1,351,667	1,314,721	1,475,398	1,839,340	2,412,350	3,215,698	4,256,294
Required RSF NN lease rate for breakeven	\$20.49	\$20.13	\$19.99	\$19.85	\$19.71	\$19.56	\$19.41	\$19.25	\$19.09
Effective RSF NN achieved w savings	\$18.28	\$18.69	\$19.20	\$19.73	\$20.27	\$20.82	\$21.40	\$22.04	\$22.70