

**EXHIBIT - 4**

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Bond Amount: \$11,332,466  
 Issuance costs: (\$395,636)  
 Net Proceeds \$10,935,830

Year	1	2	3	4	5	6	7	8	9
Gross Revenues - operations	2,090,000	2,184,050	2,282,332	2,385,037	2,492,364	2,579,597	2,669,882	2,763,328	2,860,045
Revenue - name rights	0	0	0	0	0	0	0	0	0
Gross Revenue	2,090,000	2,184,050	2,282,332	2,385,037	2,492,364	2,579,597	2,669,882	2,763,328	2,860,045
Less Direct Expenses	(79,420)	(82,994)	(86,729)	(90,631)	(94,710)	(98,025)	(101,456)	(105,006)	(108,682)
Gross Income	2,010,580	2,101,056	2,195,604	2,294,406	2,397,654	2,481,572	2,568,427	2,658,322	2,751,363
Less: Operating Expenses:									
Payroll, incl. Skating school & hockey	(541,134)	(581,990)	(605,270)	(629,480)	(654,660)	(680,846)	(708,080)	(736,403)	(765,859)
Payroll taxes, workers comp., & benefits	(166,094)	(178,690)	(185,838)	(193,271)	(201,002)	(209,042)	(217,404)	(226,100)	(235,144)
Resurfacer repairs, maintenance, & fuel	(11,855)	(12,791)	(13,303)	(13,835)	(14,368)	(14,964)	(15,562)	(16,185)	(16,832)
Auto Expenses	(1,111)	(1,151)	(1,197)	(1,245)	(1,295)	(1,347)	(1,400)	(1,456)	(1,515)
Bank charges	(9,138)	(9,849)	(10,243)	(10,653)	(11,079)	(11,522)	(11,983)	(12,462)	(12,961)
Travel, seminars	(7,162)	(7,675)	(7,982)	(8,301)	(8,633)	(8,979)	(9,338)	(9,711)	(10,100)
Uniforms	(3,828)	(4,093)	(4,257)	(4,427)	(4,604)	(4,788)	(4,980)	(5,179)	(5,386)
Printing	(20,252)	(21,745)	(22,615)	(23,519)	(24,460)	(25,439)	(26,456)	(27,514)	(28,615)
Dues & subscriptions	(1,482)	(1,535)	(1,596)	(1,660)	(1,727)	(1,796)	(1,868)	(1,942)	(2,020)
Insurance	(62,239)	(66,897)	(69,573)	(72,356)	(75,250)	(78,260)	(81,390)	(84,646)	(88,032)
Sanitation	(6,175)	(6,651)	(6,917)	(7,194)	(7,481)	(7,781)	(8,092)	(8,416)	(8,752)
Legal & accounting	(19,141)	(20,593)	(21,417)	(22,273)	(23,164)	(24,091)	(25,055)	(26,057)	(27,099)
Licenses & fees	(4,816)	(5,116)	(5,321)	(5,533)	(5,755)	(5,985)	(6,224)	(6,473)	(6,732)
Office supplies	(17,165)	(18,419)	(19,156)	(19,922)	(20,719)	(21,548)	(22,410)	(23,306)	(24,238)
Building & grounds	(22,969)	(24,687)	(25,674)	(26,701)	(27,770)	(28,880)	(30,036)	(31,237)	(32,486)
Equipment repairs & maintenance	(17,165)	(18,419)	(19,156)	(19,922)	(20,719)	(21,548)	(22,410)	(23,306)	(24,238)
Advertising & promotions	(40,505)	(43,617)	(45,362)	(47,176)	(49,063)	(51,026)	(53,067)	(55,189)	(57,397)
Outside services	(5,681)	(6,140)	(6,386)	(6,641)	(6,907)	(7,183)	(7,470)	(7,769)	(8,080)
Operating supplies	(18,153)	(19,570)	(20,353)	(21,167)	(22,014)	(22,894)	(23,810)	(24,762)	(25,753)
Telephone	(7,039)	(7,547)	(7,849)	(8,163)	(8,489)	(8,829)	(9,182)	(9,549)	(9,931)
Utilities	(206,105)	(221,924)	(230,801)	(240,033)	(249,634)	(259,620)	(270,004)	(280,805)	(292,037)
Capital account (operations)	0	(20,000)	(20,800)	(21,632)	(22,497)	(23,397)	(24,333)	(25,306)	(26,319)
Miscellaneous expenses	(5,000)	(5,200)	(5,408)	(5,624)	(5,849)	(6,083)	(6,327)	(6,580)	(6,843)
Total Operating Expenses	(1,234,902)	(1,304,298)	(1,356,470)	(1,410,729)	(1,467,158)	(1,525,844)	(1,586,878)	(1,650,353)	(1,716,367)
Operating Income	775,678	796,758	839,134	883,677	930,496	955,728	981,549	1,007,969	1,034,996
Less management fee:									
Gross fee	(100,000)	(104,000)	(108,160)	(112,486)	(116,986)	(121,665)	(126,532)	(131,593)	(136,857)
payment on promissory note	40,000	41,600	43,264	44,995	46,794	48,666	50,613	52,637	54,743
net fee	(60,000)	(62,400)	(64,896)	(67,492)	(70,192)	(72,999)	(75,919)	(78,956)	(82,114)
Less Ground Lease (SCE)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
Net Operating Income	675,678	694,358	734,238	776,185	820,305	842,728	865,630	889,013	912,882
Less COP Debt Service	(685,945)	(706,396)	(675,872)	(716,319)	(754,988)	(776,883)	(792,595)	(812,317)	(835,954)
Debt coverage ratio	0.99	0.98	1.09	1.08	1.09	1.08	1.09	1.09	1.09
Capital Reserve Account	0	0	(68,470)	(71,551)	(74,771)	(77,388)	(80,096)	(82,900)	(85,801)
Net Cash Flow	(10,267)	(12,038)	(10,104)	(11,685)	(9,453)	(11,541)	(7,061)	(6,203)	(8,773)
City Contribution	0	0	0	0	0	0	0	0	0
Net Cash Flow	(10,267)	(12,038)	(10,104)	(11,685)	(9,453)	(11,541)	(7,061)	(6,203)	(8,773)
Cash flow as a percentage of gross revenue	-0.49%	-0.55%	-0.44%	-0.49%	-0.38%	-0.45%	-0.26%	-0.22%	-0.31%

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Bond Amount: \$11,332,466  
 Issuance costs: (\$396,636)  
 Net Proceeds \$10,935,830

Year	10	11	12	13	14	15	16	17	18
Gross Revenues - operations	2,960,146	3,063,752	3,170,983	3,281,967	3,396,836	3,515,725	3,638,776	3,766,133	3,897,948
Revenue - name rights	0	0	0	0	0	0	0	0	0
Gross Revenue	2,960,146	3,063,752	3,170,983	3,281,967	3,396,836	3,515,725	3,638,776	3,766,133	3,897,948
Less Direct Expenses	(112,486)	(116,423)	(120,497)	(124,715)	(129,080)	(133,598)	(138,273)	(143,113)	(148,122)
Gross Income	2,847,661	2,947,329	3,050,486	3,157,253	3,267,756	3,382,128	3,500,502	3,623,020	3,749,826
Less: Operating Expenses:									
Payroll, incl. Skating school & hockey	(796,494)	(828,353)	(861,487)	(895,947)	(931,785)	(969,056)	(1,007,818)	(1,048,131)	(1,090,056)
Payroll taxes, workers comp., & benefits	(244,550)	(254,332)	(264,505)	(275,085)	(286,088)	(297,532)	(309,433)	(321,811)	(334,683)
Resurfacer repairs, maintenance, & fuel	(17,505)	(18,206)	(18,934)	(19,691)	(20,479)	(21,298)	(22,150)	(23,036)	(23,957)
Auto Expenses	(1,575)	(1,638)	(1,704)	(1,772)	(1,843)	(1,916)	(1,993)	(2,073)	(2,156)
Bank charges	(13,479)	(14,018)	(14,579)	(15,162)	(15,769)	(16,399)	(17,055)	(17,737)	(18,447)
Travel, seminars	(10,504)	(10,924)	(11,361)	(11,815)	(12,288)	(12,779)	(13,291)	(13,822)	(14,375)
Uniforms	(5,602)	(5,826)	(6,059)	(6,301)	(6,553)	(6,815)	(7,088)	(7,371)	(7,666)
Printing	(29,760)	(30,950)	(32,188)	(33,475)	(34,814)	(36,207)	(37,655)	(39,162)	(40,728)
Dues & subscriptions	(2,101)	(2,185)	(2,272)	(2,363)	(2,458)	(2,556)	(2,658)	(2,764)	(2,875)
Insurance	(91,553)	(95,215)	(99,024)	(102,985)	(107,104)	(111,388)	(115,844)	(120,478)	(125,297)
Sanitation	(9,102)	(9,466)	(9,845)	(10,239)	(10,648)	(11,074)	(11,517)	(11,978)	(12,457)
Legal & accounting	(28,183)	(29,310)	(30,483)	(31,702)	(32,970)	(34,289)	(35,660)	(37,087)	(38,570)
Licenses & fees	(7,002)	(7,282)	(7,573)	(7,876)	(8,191)	(8,519)	(8,859)	(9,214)	(9,582)
Office supplies	(25,208)	(26,216)	(27,265)	(28,355)	(29,489)	(30,669)	(31,896)	(33,172)	(34,498)
Building & grounds	(33,786)	(35,137)	(36,543)	(38,005)	(39,525)	(41,106)	(42,750)	(44,460)	(46,238)
Equipment repairs & maintenance	(25,208)	(26,216)	(27,265)	(28,355)	(29,489)	(30,669)	(31,896)	(33,172)	(34,498)
Advertising & promotions	(59,693)	(62,081)	(64,564)	(67,146)	(69,832)	(72,626)	(75,531)	(78,552)	(81,694)
Outside services	(8,403)	(8,739)	(9,089)	(9,452)	(9,830)	(10,224)	(10,632)	(11,058)	(11,500)
Operating supplies	(26,783)	(27,854)	(28,968)	(30,127)	(31,332)	(32,585)	(33,889)	(35,244)	(36,654)
Telephone	(10,329)	(10,742)	(11,171)	(11,618)	(12,083)	(12,566)	(13,069)	(13,592)	(14,135)
Utilities	(303,718)	(315,867)	(328,502)	(341,642)	(355,307)	(369,520)	(384,301)	(399,673)	(415,659)
Capital account (operations)	(27,371)	(28,466)	(29,605)	(30,789)	(32,021)	(33,301)	(34,634)	(36,019)	(37,460)
Miscellaneous expenses	(7,117)	(7,401)	(7,697)	(8,005)	(8,325)	(8,658)	(9,005)	(9,365)	(9,740)
Total Operating Expenses	(1,785,022)	(1,856,423)	(1,930,680)	(2,007,907)	(2,088,223)	(2,171,752)	(2,258,622)	(2,348,967)	(2,442,926)
Operating Income	1,062,639	1,090,906	1,119,806	1,149,346	1,179,533	1,210,376	1,241,880	1,274,053	1,306,900
Less management fee:									
Gross fee	(142,331)	(148,024)	(153,945)	(160,103)	(166,507)	(173,168)	(180,094)	(187,298)	(194,790)
payment on promissory note	47,049	0	0	0	0	0	0	0	0
net fee	(95,282)	(148,024)	(153,945)	(160,103)	(166,507)	(173,168)	(180,094)	(187,298)	(194,790)
Less Ground Lease (SCE)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
Net Operating Income	927,357	902,882	925,860	949,242	973,026	997,208	1,021,786	1,046,755	1,072,110
Less COP Debt Service	(843,011)	(819,386)	(836,147)	(856,721)	(875,912)	(898,720)	(919,948)	(939,595)	(962,662)
Debt coverage ratio	1.10	1.10	1.11	1.11	1.11	1.11	1.11	1.11	1.11
Capital Reserve Account	(88,804)	(91,913)	(95,129)	(98,459)	(101,905)	(105,472)	(109,163)	(112,984)	(116,938)
Net Cash Flow	(4,457)	(8,416)	(5,415)	(5,937)	(4,790)	(6,983)	(7,324)	(5,823)	(7,490)
City Contribution	0	0	0	0	0	0	0	0	0
Net Cash Flow	(4,457)	(8,416)	(5,415)	(5,937)	(4,790)	(6,983)	(7,324)	(5,823)	(7,490)
Cash flow as a percentage of gross revenue	-0.15%	-0.27%	-0.17%	-0.18%	-0.14%	-0.20%	-0.20%	-0.15%	-0.19%

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Bond Amount: \$11,332,466  
 Issuance costs: (\$396,636)  
 Net Proceeds: \$10,935,830

Year	19	20	21	22	23	24	25	26	27
Gross Revenues - operations	4,034,376	4,175,579	4,321,724	4,472,985	4,629,539	4,791,573	4,959,278	5,132,853	5,312,502
Revenue - name rights	0	0	0	0	0	0	0	0	0
Gross Revenue	4,034,376	4,175,579	4,321,724	4,472,985	4,629,539	4,791,573	4,959,278	5,132,853	5,312,502
Less Direct Expenses	(153,306)	(158,672)	(164,226)	(169,973)	(175,922)	(182,080)	(188,453)	(195,048)	(201,875)
Gross Income	3,881,069	4,016,907	4,157,499	4,303,011	4,453,616	4,609,493	4,770,825	4,937,804	5,110,627
Less: Operating Expenses:									
Payroll, incl. Skating school & hockey	(1,133,659)	(1,179,005)	(1,226,165)	(1,275,212)	(1,326,220)	(1,379,269)	(1,434,440)	(1,491,817)	(1,551,490)
Payroll taxes, workers comp., & benefits	(348,070)	(361,993)	(376,473)	(391,532)	(407,193)	(423,481)	(440,420)	(458,037)	(476,358)
Resurfacer repairs, maintenance, & fuel	(24,916)	(25,912)	(26,949)	(28,027)	(29,148)	(30,314)	(31,526)	(32,787)	(34,099)
Auto Expenses	(2,242)	(2,332)	(2,425)	(2,522)	(2,623)	(2,728)	(2,837)	(2,950)	(3,068)
Bank charges	(19,185)	(19,952)	(20,750)	(21,580)	(22,444)	(23,341)	(24,275)	(25,246)	(26,256)
Travel, seminars	(14,950)	(15,548)	(16,170)	(16,817)	(17,490)	(18,189)	(18,917)	(19,673)	(20,460)
Uniforms	(7,973)	(8,292)	(8,623)	(8,968)	(9,327)	(9,700)	(10,088)	(10,492)	(10,911)
Printing	(42,357)	(44,051)	(45,813)	(47,646)	(49,552)	(51,534)	(53,595)	(55,739)	(57,969)
Dues & subscriptions	(2,990)	(3,110)	(3,234)	(3,363)	(3,498)	(3,638)	(3,783)	(3,935)	(4,092)
Insurance	(130,309)	(135,521)	(140,942)	(146,580)	(152,443)	(158,540)	(164,882)	(171,477)	(178,336)
Sanitation	(12,955)	(13,474)	(14,013)	(14,573)	(15,156)	(15,762)	(16,393)	(17,049)	(17,730)
Legal & accounting	(40,113)	(41,718)	(43,386)	(45,122)	(46,927)	(48,804)	(50,756)	(52,786)	(54,898)
Licenses & fees	(9,965)	(10,364)	(10,779)	(11,210)	(11,658)	(12,125)	(12,609)	(13,114)	(13,638)
Office supplies	(35,878)	(37,314)	(38,806)	(40,358)	(41,973)	(43,652)	(45,398)	(47,213)	(49,102)
Building & grounds	(48,088)	(50,011)	(52,012)	(54,092)	(56,256)	(58,506)	(60,846)	(63,280)	(65,812)
Equipment repairs & maintenance	(35,878)	(37,314)	(38,806)	(40,358)	(41,973)	(43,652)	(45,398)	(47,213)	(49,102)
Advertising & promotions	(84,962)	(88,360)	(91,894)	(95,570)	(99,393)	(103,369)	(107,503)	(111,804)	(116,276)
Outside services	(11,960)	(12,439)	(12,936)	(13,453)	(13,992)	(14,551)	(15,133)	(15,739)	(16,368)
Operating supplies	(38,120)	(39,645)	(41,231)	(42,880)	(44,595)	(46,379)	(48,234)	(50,164)	(52,170)
Telephone	(14,701)	(15,289)	(15,900)	(16,536)	(17,198)	(17,886)	(18,601)	(19,345)	(20,119)
Utilities	(432,286)	(449,577)	(467,560)	(486,263)	(505,713)	(525,942)	(546,980)	(568,859)	(591,613)
Capital account (operations)	(38,958)	(40,516)	(42,137)	(43,822)	(45,575)	(47,398)	(49,294)	(51,266)	(53,317)
Miscellaneous expenses	(10,129)	(10,534)	(10,956)	(11,394)	(11,850)	(12,324)	(12,817)	(13,329)	(13,862)
Total Operating Expenses	(2,540,643)	(2,642,269)	(2,747,959)	(2,857,878)	(2,972,193)	(3,091,081)	(3,214,724)	(3,343,313)	(3,477,045)
Operating Income	1,340,427	1,374,638	1,409,539	1,445,133	1,481,424	1,518,413	1,556,102	1,594,492	1,633,582
Less management fee:									
Gross fee	(202,582)	(210,685)	(219,112)	(227,877)	(236,992)	(246,472)	(256,330)	(266,584)	(277,247)
payment on promissory note	0	0	0	0	0	0	0	0	0
net fee	(202,582)	(210,685)	(219,112)	(227,877)	(236,992)	(246,472)	(256,330)	(266,584)	(277,247)
Less Ground Lease (SCE)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
Net Operating Income	1,097,845	1,123,953	1,150,427	1,177,257	1,204,432	1,231,941	1,259,771	1,287,908	1,316,335
Less COP Debt Service	(983,951)	(993,465)	(996,598)	(978,551)	(975,105)	(975,670)	(970,051)	(968,444)	(965,652)
Debt coverage ratio	1.12	1.13	1.15	1.20	1.24	1.26	1.30	1.33	1.36
Capital Reserve Account	(121,031)	(125,267)	(129,652)	(134,190)	(138,886)	(143,747)	(148,778)	(153,986)	(159,375)
Net Cash Flow	(7,136)	5,222	24,178	64,517	90,442	112,525	140,943	165,480	191,309
City Contribution	0	0	0	0	0	0	0	0	0
Net Cash Flow	(7,136)	5,222	24,178	64,517	90,442	112,525	140,943	165,480	191,309
Cash flow as a percentage of gross revenue	-0.18%	0.13%	0.56%	1.44%	1.95%	2.35%	2.84%	3.22%	3.60%

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Bond Amount: \$11,332,466  
 Issuance costs: (\$396,636)  
 Net Proceeds \$10,935,830

Year	28	29	30
Gross Revenues - operations	5,498,440	5,690,885	5,890,066
Revenue - name rights	0	0	0
Gross Revenue	5,498,440	5,690,885	5,890,066
Less Direct Expenses	(208,941)	(216,254)	(223,823)
Gross Income	5,289,499	5,474,632	5,666,244
Less: Operating Expenses:			
Payroll, incl. Skating school & hockey	(1,613,550)	(1,678,092)	(1,745,215)
Payroll taxes, workers comp., & benefits	(495,413)	(515,229)	(535,838)
Resurfacer repairs, maintenance, & fuel	(35,463)	(36,881)	(38,356)
Auto Expenses	(3,191)	(3,319)	(3,452)
Bank charges	(27,306)	(28,398)	(29,534)
Travel, seminars	(21,279)	(22,130)	(23,015)
Uniforms	(11,348)	(11,802)	(12,274)
Printing	(60,287)	(62,699)	(65,207)
Dues & subscriptions	(4,256)	(4,426)	(4,603)
Insurance	(185,470)	(192,889)	(200,604)
Sanitation	(18,440)	(19,177)	(19,944)
Legal & accounting	(57,093)	(59,377)	(61,752)
Licenses & fees	(14,184)	(14,751)	(15,341)
Office supplies	(51,066)	(53,109)	(55,233)
Building & grounds	(68,444)	(71,182)	(74,029)
Equipment repairs & maintenance	(51,066)	(53,109)	(55,233)
Advertising & promotions	(120,927)	(125,764)	(130,794)
Outside services	(17,023)	(17,704)	(18,412)
Operating supplies	(54,257)	(56,428)	(58,685)
Telephone	(20,924)	(21,761)	(22,631)
Utilities	(615,278)	(639,889)	(665,484)
Capital account (operations)	(55,449)	(57,667)	(59,974)
Miscellaneous expenses	(14,417)	(14,994)	(15,593)
Total Operating Expenses	(3,616,127)	(3,760,772)	(3,911,203)
Operating Income	1,673,372	1,713,860	1,755,041
Less management fee:			
Gross fee	(288,337)	(299,870)	(311,865)
payment on promissory note	0	0	0
net fee	(288,337)	(299,870)	(311,865)
Less Ground Lease (SCE)	(40,000)	(40,000)	(40,000)
Net Operating Income	1,345,035	1,373,989	1,403,176
Less COP Debt Service	(966,673)	(961,313)	0
Debt coverage ratio	1.39	1.43	#DIV/0!
Capital Reserve Account	(164,953)	(170,727)	(176,702)
Net Cash Flow	213,411	241,951	#DIV/0!
City Contribution	0	0	0
Net Cash Flow	213,411	241,951	#DIV/0!
Cash flow as a percentage of gross revenue	3.88%	4.25%	#DIV/0!

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Year	1	2	3	4	5	6	7	8	9
Operator Promissory Note amortization									
Balance beginning of period	350,000	329,250	305,759	279,311	249,679	216,617	179,865	139,145	94,160
interest accrued @ 5.50% payment	19,250	18,109	16,817	15,362	13,732	11,914	9,893	7,653	5,179
balance end of period	329,250	305,759	279,311	249,679	216,617	179,865	139,145	94,160	44,596
<b>Management Fee</b>									
Base Management Fee	100,000	104,000	108,160	112,486	116,986	121,665	126,532	131,593	136,857
Bonus Calculation:									
Base Gross Revenue	2,000,000	2,080,000	2,163,200	2,249,728	2,339,717	2,433,306	2,530,638	2,631,864	2,737,138
Threshold Gross Revenue	2,200,000	2,288,000	2,379,520	2,474,701	2,573,689	2,676,636	2,783,702	2,895,050	3,010,852
Gross Operating Revenue less Direct Expenses	2,010,580	2,101,056	2,195,604	2,294,406	2,397,654	2,481,572	2,568,427	2,658,322	2,751,363
Bonus Payment earned?	No	No	No	No	No	No	No	No	No
Amount of Bonus Payment	0	0	0	0	0	0	0	0	0
Total Management Fee	100,000	104,000	108,160	112,486	116,986	121,665	126,532	131,593	136,857

**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Year	10	11	12	13	14	15	16	17	18
Operator Promissory Note amortization									
Balance beginning of period	44,596	0	0	0	0	0	0	0	0
interest accrued @ 5.50%	2,453	0	0	0	0	0	0	0	0
payment	47,049	0	0	0	0	0	0	0	0
balance end of period	0	0	0	0	0	0	0	0	0
Management Fee									
Base Management Fee	142,331	148,024	153,945	160,103	166,507	173,168	180,094	187,298	194,790
Bonus Calculation:									
Base Gross Revenue	2,846,624	2,960,489	3,078,908	3,202,064	3,330,147	3,463,353	3,601,887	3,745,962	3,895,801
Threshold Gross Revenue	3,131,286	3,256,537	3,386,799	3,522,271	3,663,162	3,809,688	3,962,076	4,120,559	4,285,381
Gross Operating Revenue less Direct Expenses	2,847,661	2,947,329	3,050,486	3,157,253	3,267,756	3,382,128	3,500,502	3,623,020	3,749,826
Bonus Payment earned?	No	No	No	No	No	No	No	No	No
Amount of Bonus Payment	0	0	0	0	0	0	0	0	0
Total Management Fee	142,331	148,024	153,945	160,103	166,507	173,168	180,094	187,298	194,790

Pasadena Ice Skating Center (PISC)

City of Pasadena

Estimated Cash Flow  
With Bonded Debt

Year	19	20	21	22	23	24	25	26	27
Operator Promissory Note amortization									
Balance beginning of period	0	0	0	0	0	0	0	0	0
interest accrued @ 5.50%	0	0	0	0	0	0	0	0	0
payment	0	0	0	0	0	0	0	0	0
balance end of period	0	0	0	0	0	0	0	0	0
Management Fee									
Base Management Fee	202,582	210,685	219,112	227,877	236,992	246,472	256,330	266,584	277,247
CPI 4.00%									
Bonus Calculation:									
Base Gross Revenue	4,051,633	4,213,698	4,382,246	4,557,536	4,739,838	4,929,431	5,126,608	5,331,673	5,544,940
Threshold Gross Revenue	4,456,796	4,635,068	4,820,471	5,013,290	5,213,821	5,422,374	5,639,269	5,864,840	6,099,434
Gross Operating Revenue less Direct Expenses	3,881,069	4,016,907	4,157,499	4,303,011	4,453,616	4,609,493	4,770,825	4,937,804	5,110,627
Bonus Payment earned?	No	No	No	No	No	No	No	No	No
Amount of Bonus Payment	0	0	0	0	0	0	0	0	0
Total Management Fee	202,582	210,685	219,112	227,877	236,992	246,472	256,330	266,584	277,247



**Pasadena Ice Skating Center (PISC)**

**City of Pasadena**

**Estimated Cash Flow  
With Bonded Debt**

Year	28	29	30
Operator Promissory Note amortization			
Balance beginning of period	0	0	0
interest accrued @ 5.50%	0	0	0
payment	0	0	0
balance end of period	0	0	0
Management Fee			
Base Management Fee	288,337	299,870	311,865
Bonus Calculation:			
Base Gross Revenue	5,766,737	5,997,407	6,237,303
Threshold Gross Revenue	6,343,411	6,597,147	6,861,033
Gross Operating Revenue less Direct Expenses	5,289,499	5,474,632	5,666,244
Bonus Payment earned?	No	No	No
Amount of Bonus Payment	0	0	0
Total Management Fee	288,337	299,870	311,865