Exhibit VIII

Financial Pro forma Template - Operating Expenses

		1 2005	2 2006	3 2007	4 2008	5 2009	6 2010	7 2011	8 2012	9 2013	10 2014	11 2015	12 2016	13 2017	14 2018	15 2019	16 2020	17 2021	18 2022	19 2023	20 2024
Generation		2003	2000	2001	2000	2003	2010	2011	2012	2013	2014	2013	2010	2017	2010	2013	2020	2021	ZUZZ	2023	2024
Nameplate Capacity	Mw	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual Availability Factor	%																				
Net Capacity Factor	%	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Net Annual Generation	GWH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Revenues																					
Nameplate Capacity	Mw	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Annual Generation	GWH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proposed Capacity Rate	\$/kW-yr.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proposed Energy Rate	\$/MWh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Gross Revenues	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expense																					
Turbine O&M (Service Agreement)	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Turbine O&M (Owner)	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Labor	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Maintenance - Substation	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Maintenance - Site	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Parasitic Power	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Spare Parts	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
O&M Fee	\$000's																				
Other	\$000's	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total O&M	\$000's								-		-										

General & Administration Expense																					
Project Administration	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	\$000's																				
Labor	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Tax	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Letter of Credit Fees	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Decommission Surety Bond	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royalty to Land Owner	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total G&A	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Incremental Capital Expenditures	\$000's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Exhibit VIII

Financial Pro forma Template - Capital Costs

Project Capital Cost

Capital Costs	<u>\$000</u>
Land	-
Development Costs	-
Salaries	-
Travel Expenses	-
Preliminary Engineering	-
Permitting	-
Public Affairs	-
Legal	-
Market Assessment	-
Development Fees	-
Other	-
Overhead	-
Site Preparation	-
Facility Costs	-
Major equipment	-
Balance of plant equipment	-
Substations	-
Computer equipment	-
Transmission Interconnection	-
Cables	-
Building and structures	
Other	-
Start-up Testing	_
Credit for sales of start-up test power	_
Construction G&A	_
O&M Mobilization	_
Initial Spare Parts	_
Title Insurance	_
Property Taxes during construction	_
Insurance during construction	_
Initial Debt Service Reserve Fund	_
Initial Working Capital	_
Contingency	_
Total Capital Costs	
Τοταί Θαριταί Θοστο	
Financing Costs	
Construction Loan Closing Costs/Fees	-
Non-Recourse Loan Interest	-
Equity Bridge Loan Interest	-
Lenders Closing Costs	-
Construction Loan Commitment Fees	_
Working Capital Facility Commitment Fee Construction	_
Debt Service Reserve Commitment Fee	_
Term Loan Fees	_
Total Financing Costs	_
. Start manning 555to	_
Total Project Costs	_
· · · · · · · · · · · · · · · · · · ·	

Exhibit VIII

Financial Pro forma Template - Capital Structure

Capital Structure

Construction Financing (\$ in thousands):	% of Total	\$ 000	<u>Rate</u>	<u>Term</u>
Senior Debt	-	-	-	-
Equity	_	-	-	-
Total Project Cost	-	-		
Permanent Financing (\$ in thousands):				
Senior Debt	-	-	-	-
Equity	_	-		
Total Project Cost	-	-		