



**Exhibit VIII**

## Financial Pro forma Template - Capital Costs

**Project Capital Cost**

<b><u>Capital Costs</u></b>	<b><u>\$000</u></b>
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	-
<b><u>Financing Costs</u></b>	
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	-
<b>Total Project Costs</b>	-

**Exhibit VIII**

Financial Pro forma Template - Capital Structure

**Capital Structure**

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