

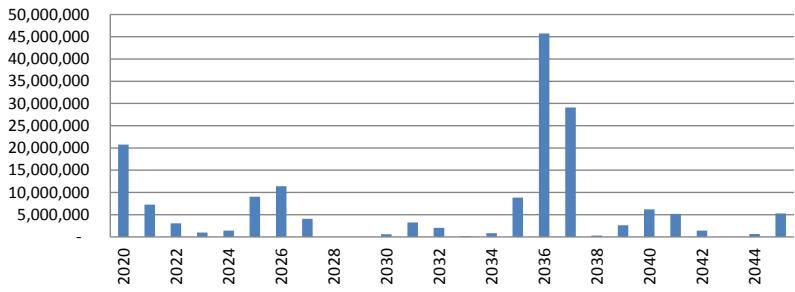
ATTACHMENT B
FACILITIES FINANCIAL PLAN (FFP)

- ☐ GF contributions equal to \$8.5m/year (level dollar)
- ☐ GF contributions equal to 5% of annual General Fund revenue
- ☐ GF contributions equal to 3% of annual General Fund revenue
- ☒ GF contributions equal to 3% GF Rev but not < than \$8.5M

CITY OF NEWPORT BEACH FACILITIES FINANCIAL PLANNING DASHBOARD
MODIFIED (DRAFT)

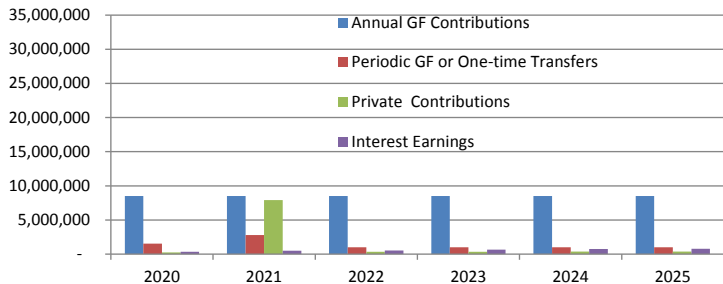
Last Updated 1/22/2020

Project Expenditures



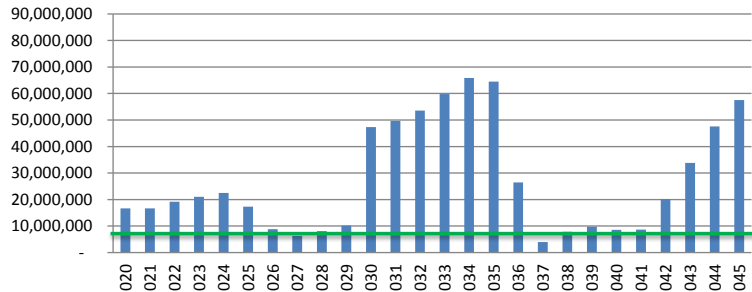
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Cash Contributions



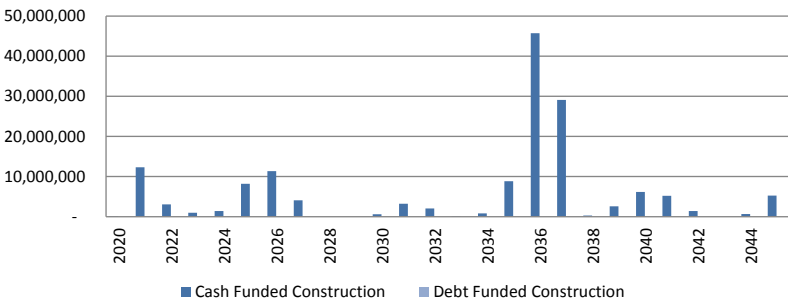
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FFP Reserve Balance



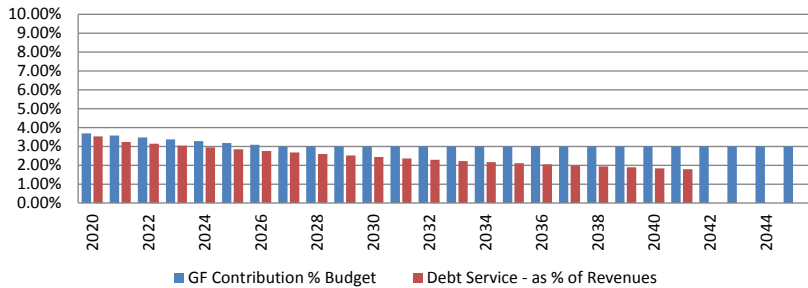
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Project Funding



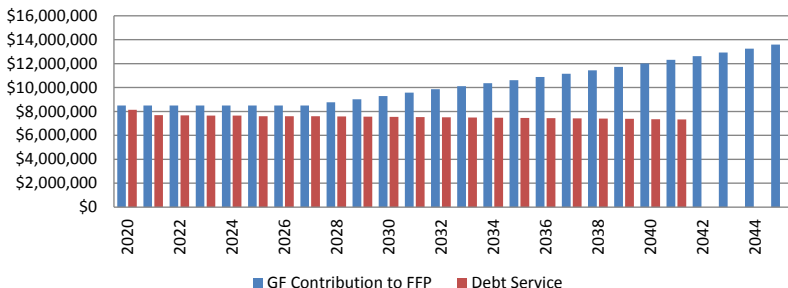
4

GF Contribution to FFP
as a Percent of GF Revenue



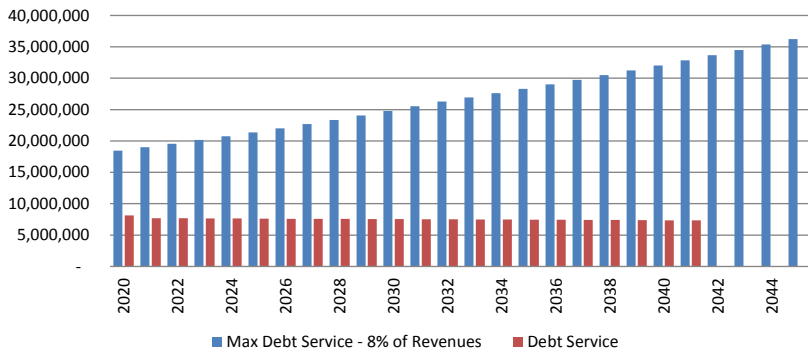
5

GF Contribution to FFP Compared
to Debt Service



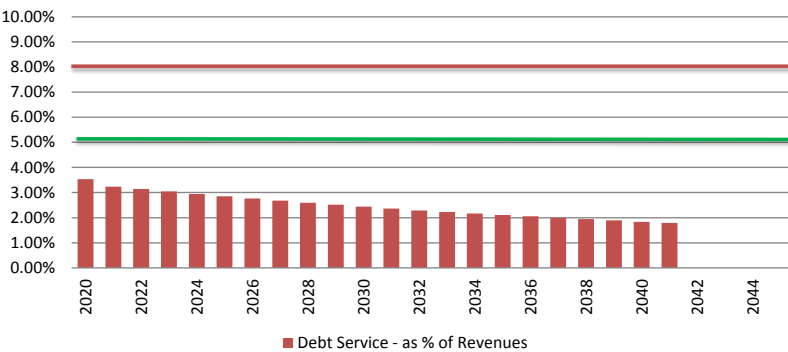
6

Debt Service Capacity



7

Debt Service as % of GF Revenues



8

Near-Term Projects

	Est. Project Cost	Start Date (Design)	Start Date (Construction)
Grant Howald Park Sport Field Rehabilitation (5/14/19 CC)	6,849,999	2019	2020
Newport Jr. Guard Building (includes 300k for site prep) (1)	2,325,000	2019	2021
Library Lecture Hall (2)	4,000,000	2020	2021
Cliff Drive Community Room	551,578	2020	2021
Sunset View Park w/Ped Bridges (3)	7,180,882	2019	2022
Balboa Yacht Basin Buildings	14,319,102	2022	2024
FS 1 - Peninsula	5,566,528	2022	2025
FS 6 - Mariners (living area rebuild)	2,783,264	2024	2025
Library-Balboa (Construct w/ FS-1)	2,261,402	2022	2025

- (1) Offset with private contributions of \$1,275,000
(2) Offset with private contributions of \$4,000,000
(3) Offset with private contributions of \$2,349,600

Total 45,837,756

Key Metric

Debt Svc as % of Revenues
Minimum FFP Reserve Balance (000's)

Council Debt Mgmt Policy (F-6)

Target	Max
NA	< 8.0%
\$8,139	NA

Key Statistics

GF Contribution to FFP (000's)
Debt Service (000's)
GF Contributions to FFP as % Rev
Debt Svc as % of Revenues
FFP Balance (000's)

15 Year		
Min	Max	Avg
\$8,500	\$10,359	\$8,999
\$7,477	\$8,139	\$7,624
3.00%	3.7%	3.2%
2.17%	3.5%	2.7%
\$6,317	\$65,870	\$28,200

Key Statistics

GF Contribution to FFP (000's)
Debt Service (000's)
GF Contributions to FFP as % Rev
Debt Svc as % of Revenues
FFP Reserve Balance (000's)

30 Year		
Min	Max	Avg
\$8,500	\$15,003	\$10,846
\$0	\$8,139	\$5,539
3.00%	3.7%	3.1%
0.00%	3.5%	1.8%
\$3,988	\$107,882	\$34,805

Debt Service Description	Year	Project Proceeds	COI	Total Issue	Interest Rate	Term	Maturity
2010 Civic Center COPs	2011	123,000,000	1,289,442	124,289,442	4.4%	30	2041
Traunch 2	0		-	-	5.0%	30	30
Traunch 3	0	-	-	-	5.0%	30	30

Remaining Debt Capacity (Dbt. Svc < or = 8% of GF Rev):

\$ 158.4 Million

Project Planning Worksheet

2/6/2020

Changes from last version

Active Projects

Current Age From:

Ref	Function	Project	Yr Built	Repl Sq Ft	Est \$/Sq Ft	2019	Useful Life	Years to Start	Cost Est. Date	Project Estimate	FY Design Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contributions	Net Proposed Cost
1	Gen Gov	Civic Center	2013	100,000	750	6	60	54	Dec-20	75,000,000	2070	2073	284,544,368		284,544,368
4	Gen Gov	Council Chambers	2013	29,000	750	6	60	54	Dec-20	21,750,000	2070	2073	82,517,867		82,517,867
41	Gen Gov	Civic Center Parking Structure	2013	450	22,000	6	60	54	Dec-20	9,900,000	2070	2073	37,559,857		37,559,857
2	Police	Police Station	1973	60,000	800	46	60	16	Dec-20	48,000,000	2032	2035	71,256,270		71,256,270
52	Police	Land Purchase for New Station (4 acres)		174,000	230	**		12	Dec-20		2028	2031	-		-
40	Municipal Operations	Big Canyon Aux. Yard	2015	9,000	700	4	60	56	Dec-20	-	2072	2075	-		
53	Harbor	Balboa Yacht Basin Buildings	1950	18,080	700	69	60	5	Dec-20	12,656,000	2022	2024	14,319,102		14,319,102
3	Fire	FS 1 - Peninsula	1962	6,000	800	57	50	6	Dec-20	4,800,000	2022	2025	5,566,528		5,566,528
5	Fire	FS 2 - Lido	1952	11,500	820	67	55	1	Dec-20	9,430,000	2019	2020	9,665,750		9,665,750
6	Fire	FS 3 - Santa Barbara	1971	10,000	800	48	60	16	Dec-20	8,000,000	2032	2035	11,876,045		11,876,045
7	Fire	FS 4 - Balboa Island	1994	4,400	800	25	50	25	Dec-20	3,520,000	2041	2044	6,525,883		6,525,883
8	Fire and Library	FS 5 and CDM Library	2019	10,313	760	0	60	51	Dec-20	7,837,880	2069	2070	27,613,137		27,613,137
9	Fire	FS 6 - Mariners (apparatus bay only)	2018	1,436	866	1	50	51	Jan-19	1,243,576	2069	2070	4,381,164		4,381,164
47	Fire	FS 6 - Mariners (living area rebuild)	1957	3,000	800	62		6	Dec-20	2,400,000	2024	2025	2,783,264		2,783,264
10	Fire	FS 7 - SAH	2007	6,500	800	12	50	38	Dec-20	5,200,000	2054	2057	13,289,549		13,289,549
11	Fire	FS 8 - Npt. Coast	1995	11,027	800	24	50	26	Dec-20	8,821,600	2042	2045	16,763,622		16,763,622
12	Fire	Lifeguard HQ Replacement (major rehab)	1988	3,000	800	31	25	21	Dec-20	2,400,000	2038	2040	4,030,996		4,030,996
13	Fire	Newport Jr. Guard Building (includes 300k for site prep)	TBD	4,000	900			1	Dec-20	3,512,195	2019	2021	3,600,000	1,275,000	2,325,000
15	Library	Library-Balboa (Construct w/ FS-1)	1962	3,000	750	57	50	6	Dec-20	1,950,000	2022	2025	2,261,402		2,261,402
17	Library	Library-Mariners	2006	15,305	750	13	60	47	Dec-20	11,478,750	2063	2066	36,636,693		36,636,693
18	Library	Library-Central	1997	65,000	750	22	60	33	Dec-20	48,750,000	2049	2052	110,118,979		110,118,979
16	Library	Library Lecture Hall	TBD	7,000	1,114		60	2	Dec-20	7,804,878	2020	2021	8,000,000	4,000,000	4,000,000
20	Rec Facility	Marina Park	2015	22,000	750	4	50	46	Dec-20	16,500,000	2062	2065	51,378,539		51,378,539
21	Rec Facility	Newport Coast Ctr	2007	16,865	750	12	50	38	Dec-20	12,648,750	2054	2057	32,326,188		32,326,188
22	Rec Facility	Newport Theatre Arts Center	1973	12,000	750	46	50	11	Dec-20	9,000,000	2027	2030	11,808,780	5,904,390	5,904,390
23	Rec Facility	OASIS Sr. Ctr	2010	43,232	750	9	60	41	Dec-20	32,424,000	2057	2060	89,237,023		89,237,023
25	Rec Facility	Sunset View Park w/Ped Bridges	TBD	NA			∞	3	Dec-20	8,850,000	2019	2022	9,530,482	2,349,600	7,180,882
29	Rec Facility	Bonita Creek - Artificial Turf	2015	NA		4	10	6	Jan-19	900,000	2025	2025	1,043,724		1,043,724
33	Rec Facility	Community Youth Center (CYC) - Grant Howald	1988	5,146	700	31	50	20	Dec-20	3,602,200	2037	2039	5,902,624		5,902,624
34	Rec Facility	Caroll Beek Center	1980	1,555	700	39	50	14	Dec-20	1,088,500	2030	2033	1,538,022		1,538,022
35	Rec Facility	Bonita Creek Community Ctr.	1988	2,876	700	31	50	19	Dec-20	2,013,200	2035	2038	3,218,403		3,218,403
36	Rec Facility	Cliff Drive Community Room	1960	750	700	59	60	2	Dec-20	525,000	2020	2021	551,578		551,578
37	Rec Facility	Girls & Boys Club (East Bluff Park) - Major Rehab	2019	11,800	700	0	50	50	Dec-20	1,500,000	2059	2069	5,155,663	5,155,663	-
51	Rec Facility	Grant Howald Park Sport Field Rehabilitation (5/14/19 CC)		NA		**	50	1	May-19	6,682,926	2019	2020	6,849,999		6,849,999
38	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	2,750	575	45	50	20	Mar-14	1,581,250	2036	2039	2,591,062		2,591,062
										391,770,705			974,442,564	18,684,653	1,004,457,843

Potential Projects

Rec Facility	Pool Complex (aquatic center)(\$5.5M) with Park(\$2.5M)	-2019	Dec-20	8,000,000		8,000,000
Rec Facility	Arroyo Park Synthetic Turf Field	-2019	Dec-20	1,300,000		1,300,000
Police	Animal Shelter (building/complex)					
Municipal Operations	Corporation Yard			TBD		
Municipal Operations	Utilities Yard			TBD		

Sources and Uses Proforma		1	2	3	4	5	6	7	8	9	10	11
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
AFFORDABILITY ASSUMPTIONS												
General Fund Revenues		230,514,506	237,429,941	244,552,839	251,889,425	259,446,107	267,229,491	275,246,375	283,503,767	292,008,880	300,769,146	309,792,220
GF Revenue Growth Assumption		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
FFP Contributions @ 3% of GF Revenues		6,915,435	7,122,898	7,336,585	7,556,683	7,783,383	8,016,885	8,257,391	8,505,113	8,760,266	9,023,074	9,293,767
GF Annual Contribution % of Revenue (assuming \$8.5 M/yr)		● 3.69%	● 3.58%	● 3.48%	● 3.37%	● 3.28%	● 3.18%	● 3.09%	● 3.00%	● 3.00%	● 3.00%	● 3.00%
Debt Service as % of GF Revenues		● 3.53%	● 3.24%	● 3.14%	● 3.04%	● 2.95%	● 2.85%	● 2.76%	● 2.68%	● 2.60%	● 2.52%	● 2.44%
SUMMARY FFP FUND SOURCES AND												
	FORMULAIC ENTRY OF ANNUAL GF CONTRIBUTIONS, EDIT ONLY IF CONTRIBUTION STANDARD OF \$8.5M CHANGES	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,505,113	8,760,266	9,023,074	9,293,767
Beginning FFP Balance		14,297,411	16,670,105	16,643,089	19,177,069	21,012,688	22,510,518	17,332,132	8,814,175	6,317,116	8,089,313	10,207,608
Sources												
Annual GF Contributions	ACTIVE SCENARIO FORMULA, DO NOT EDIT	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,505,113	8,760,266	9,023,074	9,293,767
Periodic GF or One-time Transfers In		1,520,333	2,779,870	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000				
Private Contributions		252,000	7,911,402	3,265,835	347,652	354,605	361,697	368,931	376,309	383,836	391,512	21,069,343
Park In Lieu		52,072	287,375	-	-	-	-	-	-	-	-	14,540,245
Interest Earnings		357,435	500,103	540,900	671,197	735,444	787,868	606,625	308,496	221,099	283,126	357,266
Debt Funding		-	-	-	-	-	-	-	-	-	-	-
Total Sources:		10,681,840	19,978,751	13,306,735	10,518,849	10,590,049	10,649,565	10,475,555	9,189,919	9,365,201	9,697,713	45,260,620
Uses												
Debt Service		(8,138,841)	(7,688,278)	(7,676,638)	(7,665,428)	(7,649,308)	(7,610,933)	(7,603,024)	(7,596,755)	(7,582,004)	(7,568,417)	(7,555,522)
Other Fiscal Charges		(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
Project Uses		(159,306)	(12,306,488)	(3,085,118)	(1,006,802)	(1,431,910)	(8,206,019)	(11,379,488)	(4,079,222)	-	-	(590,439)
Total Uses:		(8,309,147)	(20,005,766)	(10,772,756)	(8,683,230)	(9,092,219)	(15,827,951)	(18,993,513)	(11,686,977)	(7,593,004)	(7,579,417)	(8,156,961)
Projected FFP Balance		● 16,670,105	● 16,643,089	● 19,177,069	● 21,012,688	● 22,510,518	● 17,332,132	● 8,814,175	● 6,317,116	● 8,089,313	● 10,207,608	● 47,311,267
Projected FFP Balance reserved for park in lieu		4,282,582	-	-	-	-	-	-	-	-	-	14,540,245

SUMMARY PROJECT FUNDS SOURCES AND USES		Future Cost	Const Start Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Fire	FS 2 - Land Purchase	**	2018	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 2 - Lido	9,665,750	2020	(9,528,026)	(73,464)	-	-	-	-	-	-	-	-	-
Rec Facility	Grant Howald Park Sport Field Rehabilitation (5/14/19 CC)	6,849,999	2020	(5,732,301)	(1,009,999)	-	-	-	-	-	-	-	-	-
Fire	Newport Jr. Guard Building (includes 300k for site prep)	2,325,000	2021	-	(232,500)	(1,278,750)	(813,750)	-	-	-	-	-	-	-
Library	Library Lecture Hall	4,000,000	2021	(660,000)	(1,837,000)	(1,503,000)	-	-	-	-	-	-	-	-
Rec Facility	Cliff Drive Community Room	551,578	2021	-	(55,158)	(303,368)	(193,052)	-	-	-	-	-	-	-
Rec Facility	Sunset View Park w/Ped Bridges	7,180,882	2022	(3,131,532)	(4,030,482)	-	-	-	-	-	-	-	-	-
Harbor	Balboa Yacht Basin Buildings	14,319,102	2024	-	-	-	-	(1,431,910)	(7,875,506)	(5,011,686)	-	-	-	-
Fire	FS 1 - Peninsula	5,566,528	2025	-	-	-	-	-	(556,653)	(3,061,591)	(1,948,285)	-	-	-
Fire	FS 6 - Mariners (living area rebuild)	2,783,264	2025	-	-	-	-	-	(278,326)	(1,530,795)	(974,142)	-	-	-
Library	Library-Balboa (Construct w/ FS-1)	2,261,402	2025	-	-	-	-	-	(226,140)	(1,243,771)	(791,491)	-	-	-
Rec Facility	Bonita Creek - Artificial Turf	1,043,724	2025	-	-	-	-	-	(104,372)	(574,048)	(365,303)	-	-	-
Rec Facility	Newport Theatre Arts Center	5,904,390	2030	-	-	-	-	-	-	-	-	-	-	(590,439)
Police	Land Purchase for New Station (4 acres)	-	2031	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Caroll Beek Center	1,538,022	2033	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 3 - Santa Barbara	11,876,045	2035	-	-	-	-	-	-	-	-	-	-	-
Police	Police Station	71,256,270	2035	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Bonita Creek Community Ctr.	3,218,403	2038	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Community Youth Center (CYC) - Grant Howald	5,902,624	2039	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	2,591,062	2039	-	-	-	-	-	-	-	-	-	-	-
Fire	Lifeguard HQ Replacement (major rehab)	4,030,996	2040	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 4 - Balboa Island	6,525,883	2044	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 8 - Npt. Coast	16,763,622	2045	-	-	-	-	-	-	-	-	-	-	-
Library	Library-Central	110,118,979	2052	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 7 - SAH	13,289,549	2057	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Newport Coast Ctr	32,326,188	2057	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	OASIS Sr. Ctr	89,237,023	2060	-	-	-	-	-	-	-	-	-	-	-
Library	Library-Mariners	36,636,693	2066	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Girls & Boys Club (East Bluff Park) - Major Rehab	-	2069	-	-	-	-	-	-	-	-	-	-	-
Fire	FS 6 - Mariners (apparatus bay only)	4,381,164	2070	-	-	-	-	-	-	-	-	-	-	-
Fire and Library	FS 5 and CDM Library	27,613,137	2070	(1,440,632)	-	-	-	-	-	-	-	-	-	-
Gen Gov	Civic Center	284,544,368	2073	(56,707)	-	-	-	-	-	-	-	-	-	-
Gen Gov	Council Chambers	82,517,867	2073	-	-	-	-	-	-	-	-	-	-	-
Gen Gov	Civic Center Parking Structure	37,559,857	2073	-	-	-	-	-	-	-	-	-	-	-
Municipal Operations	Big Canyon Aux. Yard	-	2075	-	-	-	-	-	-	-	-	-	-	-
Rec Facility	Sunset Ridge Park			(102,499)	-	-	-	-	-	-	-	-	-	-
Municipal Operations	Facilities Strategic Planning (15F01)			(50,000)	-	-	-	-	-	-	-	-	-	-
Rec Facility	Marina Park Office Modifications (19F14)			(42,340)	-	-	-	-	-	-	-	-	-	-
TOTAL PROJECT USES				(20,744,037)	(7,238,603)	(3,085,118)	(1,006,802)	(1,431,910)	(9,040,998)	(11,421,891)	(4,079,222)	-	-	(590,439)

Development Agreements and Private Contributions				General			TOTAL	Non FFP			4	5	6	7	8	9	10	11	12	13	14
Agreement	REF	Description	Trigger	Public Benefit	Park Benefit	Public Arts & Culture	FFP BENEFIT	Traffic Circulation	Other	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	500,000	-	-	500,000	-	-	500,000											
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	500,000	-	-	500,000	-	-	500,000											
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	1,500,000	-	-	1,500,000	-	-	1,500,000											
				2,500,000	-	-	2,500,000	-	-	2,500,000											
Friends of Oasis Pledge		Oasis Construction	Restricted for Oasis Only	2,000,000	-	-	2,000,000	-	-	2,000,000											
North Newport Center	4.1	In Lieu Park Fees	Paid within 5 Days of Award of OASIS Contract	-	5,600,000		5,600,000			5,600,000											
North Newport Center	4.1	In Lieu Park Fees 430 \$526,046.51	Milestone Pmts	-	5,600,000		5,600,000			5,600,000											
North Newport Center T2	4.1	94 Units x \$26,046.51	Milestone Pmts		2,448,372		2,448,372														
North Newport Center	4.2		1 Issuance of First Building Permit	13,545,000	-		13,545,000			13,545,000											
North Newport Center	4.2	Public Benefit Fee - 430 Units @ \$31,500	Issuance of remaining 430 Residential Building Permits	13,545,000	-	(270,900)	13,274,100			13,274,100											
North Newport Center T2	Amended Agrmt	Public Benefit Fee - 94 Units @ \$63,000	Issuance of 431 st permit - 524 th permit	5,922,000		(118,440)	5,803,560			5,803,560											
North Newport Center	4.4	Street Widening and Traffic Signals	Within 30 Days of Reimbursement Request	-			-	2,500,000		2,500,000											
North Newport Center	Amended Agrmt	Bayside Drive Walkway Connection	Within 90 Days of written notice after award of contract	200,000			200,000			200,000											
				33,212,000	13,648,372	(389,340)	46,471,032	2,500,000	-	48,971,032											
The Dart Development (24 units)(PA2012-146)				-	600,875		600,875			600,875											
Newport Bay Marina (27 units) (PA2001-210)				-	186,147		186,147			186,147											
Via Lido Mixed Use(2 units) (PA2010-081)				-	104,500		104,500			104,500											
2218 Channel Rd.Abell John & Helou Carol				-	26,125		26,125			26,125											
Plaza CDM (6 Units) (PA2010-061)				-	156,750		156,750			156,750											
Park Fees (One off)																					
Friend of the Oasis				35,000			35,000			35,000											
				35,000	2,067,099	-	2,102,099	-	-	2,102,099											
Hoag DA # 5	8.2	Semeniuk Slough Study	\$200K Fee Eliminated with with DA amendment in 2008	-	-	-	-	-	-	-											
Hoag DA # 5	8.2	Reimb City related to Superior Ave Medians	Completion of Project Expenditures	-	-	-	-	1,500,000	-	1,500,000											
Hoag DA # 5	8.2	Public Benefit (Park or Pub Safety)	Paid June 2009 Xfred to Facilities Reserve	1,500,000	-	-	1,500,000			1,500,000											
Hoag DA # 5	8.4	Sunset View Park, Shrub & Groundcover	Pending Improvements	-	150,000	-	150,000	-	-	150,000											
Extension pending																					
				1,500,000	150,000	-	1,650,000	1,500,000	-	3,150,000											
Santa Barbara Condos						-	-	-	-	-											
Santa Barbara Condos	Section 3.3 of MOA	Unrestricted Public Benefit	Concurrent with Certificate of Occupancy	1,645,566	-	(32,911)	1,612,655	-	-	1,612,655											
Santa Barbara Condos	Section 3.3 of MOA	Unrestricted Public Benefit	Concurrent with Certificate of Occupancy	3,354,434	-	(67,089)	3,287,345	-	-	3,287,345											
Santa Barbara Condos (NP2005-014)	Section 3.2 of MOA	79 Units x \$26,046.51	Fee due at building permit issue		2,061,834	-	2,061,834	-	-	2,061,834											
				5,000,000	2,061,834	(100,000)	6,961,834	-	-	6,961,834											
Banning Ranch	Section 3.1	1375 x 30,909 x 80% (Haircut Assumption)	Each Building Permit	-	-	-	-	-	-	-											
Uptown Newport		\$32,500/Unit - 1278 Units			-	-	-	-	-	-											
		Phase I - 620 Units a) 462 b)30 Units c) 150 Units	PRIOR TO EACH BUILDING PERMIT	20,150,000		(403,000)	19,747,000	966,665	-	20,713,665											
		Phase II - 636 Units	PRIOR TO EACH BUILDING PERMIT	20,670,000			20,670,000	631,456	-	21,301,456											
PA2011-134		In Lieu Park Fees - Phase I	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	2,895,687		2,895,687			2,895,687											
		In Lieu Park Fees - Phase I.b	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	651,990		651,990			651,990											
		In Lieu Park Fees - Phase I.c	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	3,259,950		3,259,950			3,259,950											
		In Lieu Park Fees - Phase II	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	14,540,245		14,540,245			14,540,245											
				40,820,000	21,347,872	(403,000)	61,764,872	1,598,121	-	63,362,993											
NB Country Club	3.1	54,819 x 10.00 Golf Club Clubhouse	Issuance of First Building Permits	562,196	-	(11,244)	550,952	-	-	550,952											
Dunes Settlement	Section C(e)	Restaurant on Parcel B2	Issuance of Building Permit	50,000	-	-	50,000	-	-	50,000											
Dunes Settlement	Section C(f)	Family Inn	Issuance of Building Permit	100,000	-	-	100,000	-	-	100,000											
Dunes Settlement	Section C(g)	Family Inn	Prior to Occupancy	410,402	-	-	410,402	-	-	410,402											
				560,402	-	-	560,402	-	-	560,402											
Harbor Point Senior Living		Covers ambulance unit, remainder unallocated		1,000,000	-	-	1,000,000	-	-	1,000,000											
Vivante																					
Residential units		3,150,000 - flat fee within 60 days of permit issuance		3,150,000	-		3,150,000			3,150,000											
Santa Ana Cottages		net 6 units at \$26,125 per unit			156,750	-	156,750			156,750											
O'Hill																					
Residential units		5 units @ 93,000 per unit		465,000			465,000			465,000											
Clubhouse		3,725 sf @ \$10 per SF		37,250			37,250			37,250											
		In Lieu Park Fees- Residential units- 5 units @ 26,125		-	130,625	-	130,625			130,625											
				502,250	130,625	-	632,875	-	-	632,875											
Land Re Use Decisions																					
Monrovia Property Sale	Actual						5,639,096			5,639,096											
Police Facility	Concord	Estimated Annual Financial Benefit	Not Used	1,706,000			1,706,000	-	-	1,706,000											
West Newport Gym - Lease	Lease	Ground Lease		289,055			289,055	-	-	289,055											
				1,995,055	-	-	7,634,151	-	-	7,634,151											
TOTAL				92,836,903	39,405,802	(903,584)	136,978,217	5,598,121	-	142,576,338	304,072	8,198,777	3,265,835	347,652	354,605	361,697	368,931	376,309	383,836	391,512	35,609,588

Facilities Financial Plan - Ten-Year Comparison (2020-2030) of Prior and Currently Proposed Project Construction Schedule

All Costs are Net of Private Contributions

Table A: Net Proposed Cost by Construction Year 2020 through 2030 as Currently Proposed (December 2019)

Sum of Net Proposed Cost		Column Labels					
Row Labels	2020	2021	2022	2024	2025	2030	Grand Total
Fire		2,325,000			8,349,793		10,674,792
FS 1 - Peninsula					5,566,528		5,566,528
FS 6 - Mariners (living area rebuild)					2,783,264		2,783,264
Newport Jr. Guard Building (includes 300k for site prep)		2,325,000					2,325,000
Harbor				14,319,102			14,319,102
Balboa Yacht Basin Buildings				14,319,102			14,319,102
Library		4,000,000			2,261,402		6,261,402
Library Lecture Hall		4,000,000					4,000,000
Library-Balboa (Construct w/ FS-1)					2,261,402		2,261,402
Rec Facility	6,849,999	551,578	7,180,882		1,043,724	5,904,390	21,530,573
Bonita Creek - Artificial Turf					1,043,724		1,043,724
Cliff Drive Community Room		551,578					551,578
Grant Howald Park Sport Field Rehabilitation (5/14/19 CC)	6,849,999						6,849,999
Newport Theatre Arts Center						5,904,390	5,904,390
Sunset View Park w/Ped Bridges			7,180,882				7,180,882
Grand Total	6,849,999	6,876,578	7,180,882	14,319,102	11,654,919	5,904,390	52,785,870

Table B: Net Proposed Cost by Construction Year 2020 through 2030 as reviewed by Finance Committee (February 2019)

Sum of Net Proposed Cost		Column Labels					
Row Labels	2020	2021	2022	2024	2025	2030	Grand Total
Fire		-	5,298,302		12,362,332		17,660,634
FS 1 - Peninsula (& Library)			5,298,302				5,298,302
FS 3 - Santa Barbara					9,509,486		9,509,486
FS 6 - Mariners (Living Area Rebuild)					2,852,846		2,852,846
Newport Jr. Guard Building		-					-
Rec Facility	14,670,525				1,069,817	4,841,600	20,581,942
Bonita Creek - Artificial Turf					1,069,817		1,069,817
Girls & Boys Club (East Bluff Park) - Major Rehab	-						-
Grant Howald Park Sport Field Rehabilitation	6,041,094						6,041,094
Newport Theatre Arts Center						4,841,600	4,841,600
Sunset View Park w/Ped Bridges & Dog Park	8,629,431						8,629,431
Grand Total	14,670,525	-	5,298,302	-	13,432,149	4,841,600	38,242,576

VARIANCE TABLE A - TABLE B:	(7,820,526)	6,876,578	1,882,580	14,319,102	(1,777,230)	1,062,790	14,543,295
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