

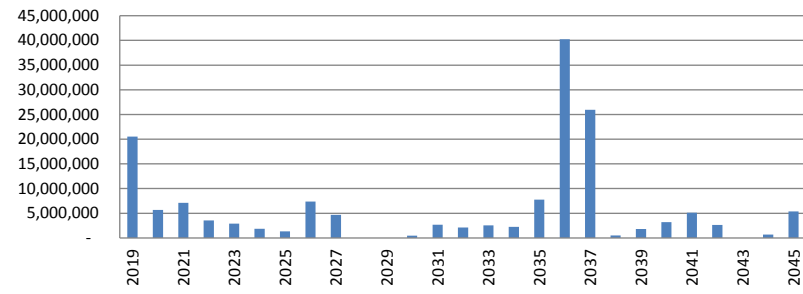
CITY OF NEWPORT BEACH FACILITIES FINANCIAL PLANNING DASHBOARD

Last Updated

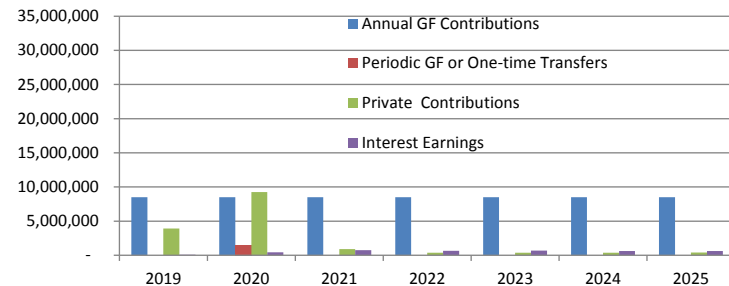
1/30/2019

- 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

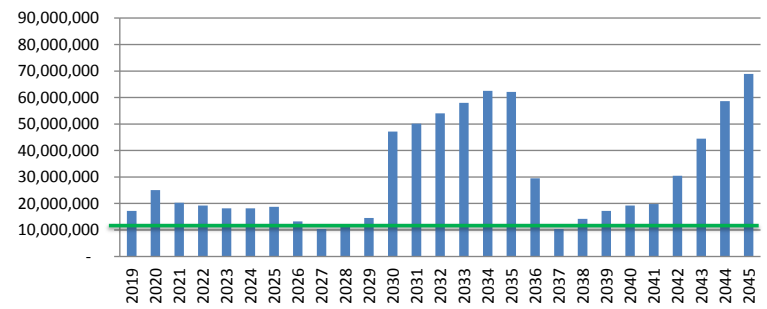
Project Expenditures



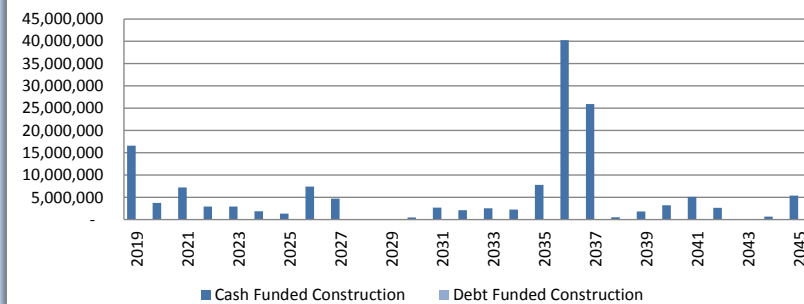
Cash Contributions



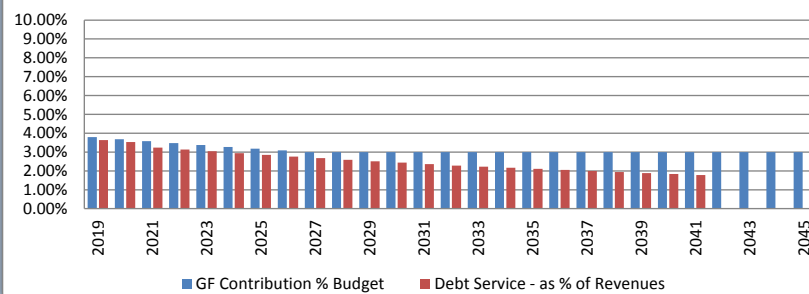
FFP Reserve Balance



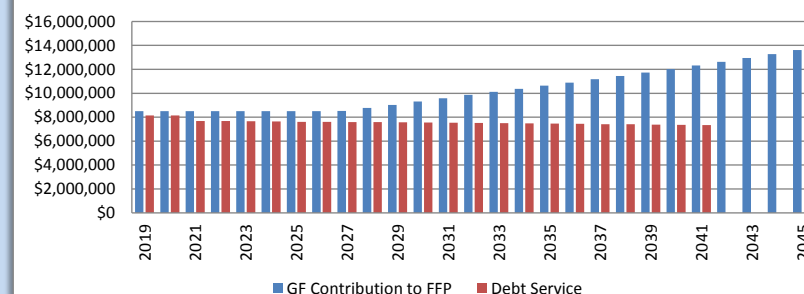
Project Funding



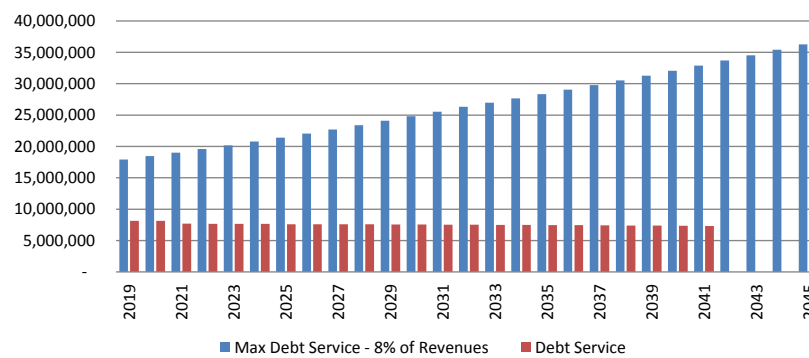
GF Contribution to FFP as a Percent of GF Revenue



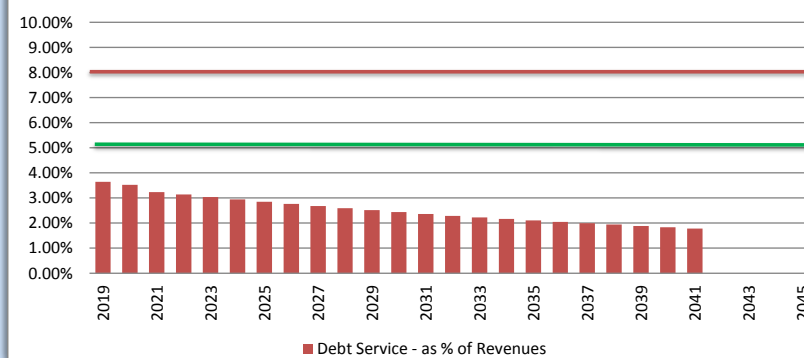
GF Contribution to FFP Compared to Debt Service



Debt Service Capacity



Debt Service as % of GF Revenues



Near-Term Projects	Est. Project Cost	Date (Design)	Date (Construction)
FS 1 - Peninsula (& Library)	5,298,302	2020	2022
FS 2 - Lido	9,907,394	2019	2020
FS 3 - Santa Barbara	9,509,486	2022	2025
Newport Jr. Guard Building (1)	-	2019	2021
Sunset View Park w/Ped Bridges & Dog Park	8,629,431	2018	2020
Grant Howald Park Sport Field Rehabilitation	6,041,094	2019	2020
FS 1 - Peninsula (& Library)	5,298,302	2020	2022
Girls & Boys Club (East Bluff Park) (2)	-	2020	2022
FS 3 - Santa Barbara	9,509,486	2022	2025

(1) Offset with private contributions of \$3,703,427  
 (2) Offset with private contributions of \$7,814,995

Total 54,193,495

Key Metric

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

Council Debt Mgmt Policy (F-6)

Target	Max
NA	< 8.0%
\$8,162	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
GF Contribution to FFP (000's)	\$8,500	\$10,370	\$8,972
Debt Service (000's)	\$7,477	\$8,154	\$7,657
GF Contributions to FFP as % Rev	3.00%	3.8%	3.2%
Debt Svc as % of Revenues	2.16%	3.6%	2.8%
FFP Balance (000's)	\$10,319	\$62,552	\$28,690

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
GF Contribution to FFP (000's)	\$8,500	\$15,018	\$10,779
Debt Service (000's)	\$0	\$8,154	\$5,623
GF Contributions to FFP as % Rev	3.00%	3.8%	3.1%
Debt Svc as % of Revenues	0.00%	3.6%	1.9%
FFP Reserve Balance (000's)	\$10,317	\$120,445	\$39,157

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):

\$ 150.2 Million

Active Projects

ProjNo	Function	Project	YR Built	Repl Sq Ft	Est \$ /Sq Ft	Current Age:	Useful Life	Years to Start	Cost Est. Date	Project Estimate	FY Design Start Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contributions	Net Proposed Cost
						2018									
1	Gen Gov	Civic Center	2013	100,000	675	5	60	55	Jun-13	67,500,000	2070	2073	-	-	-
4	Gen Gov	Council Chambers	2013	29,000	675	5	60	55	Jun-13	19,575,000	2070	2073	-	-	-
41	Gen Gov	Civic Center Parking Structure	2013	450	16,000	5	60	55	Jun-13	7,200,000	2070	2073	-	-	-
2	Police	Police Station	1973	60,000	800	45	50	17	Jan-19	48,000,000	2032	2035	73,037,677	-	73,037,677
52	Police	Land Purchase for New Station (4 acres)		174,000		**			Jan-19		2028	2031	-	-	-
40	Municipal Operations	Big Canyon Aux. Yard	2015	9,000	575	3	50	51	May-12	-	2062	2065	-	-	-
3	Fire	FS 1 - Peninsula (& Library)	1962	6,000	800	56	50	4	Jan-19	4,800,000	2020	2022	5,298,302	-	5,298,302
5	Fire	FS 2 - Lido	1952	11,500	820	66	50	2	Jan-19	9,430,000	2019	2020	9,907,394	-	9,907,394
6	Fire	FS 3 - Santa Barbara	1971	10,000	800	47	50	7	Jan-19	8,000,000	2022	2025	9,509,486	-	9,509,486
7	Fire	FS 4 - Balboa Island	1994	4,400	800	24	50	26	Jan-19	3,520,000	2041	2044	6,689,030	-	6,689,030
8	Fire	FS 5 - CDM (& Library)	2019	6,513	855	-1	50	52	Jan-19	5,568,615	2069	2070	-	-	-
9	Fire	FS 6 - Mariners (apparatus bay only)	2018	1,436	866	0	50	0	Jan-19	1,243,576	2069	2070	1,243,576	-	1,243,576
47	Fire	FS 6 - Mariners (Living Area Rebuild)	1957	3,000	800	61		7		2,400,000	2024	2025	2,852,846	-	2,852,846
10	Fire	FS 7 - SAH	2007	6,500	800	11	50	39	Jan-19	5,200,000	2054	2057	13,621,787	-	13,621,787
11	Fire	FS 8 - Npt. Coast	1995	11,027	800	23	50	27	Jan-19	8,821,600	2042	2045	17,182,713	-	17,182,713
12	Fire	Lifeguard HQ Replacement		5,500	800	**	25	22	Jan-19	4,400,000	2038	2040	7,574,914	-	7,574,914
13	Fire	Newport Jr. Guard Building	0	4,900	700	**		3		3,439,000	2019	2021	3,703,427	3,703,427	-
15	Library	Library-Balboa (Construct w/ FS-1)	1962	3,000	650	56	50	44	Jan-19	-	2059	2062	-	-	-
16	Library	Library-CDM (Construct w/ FS-5)	2019	3,800	600	-1	50	52	Jan-19	-	2069	2070	-	-	-
17	Library	Library-Mariners	2006	15,305	600	12	50	38	Jan-19	-	2053	2056	-	-	-
18	Library	Library-Central	1997	65,000	600	21	50	34	Jan-19	39,000,000	2049	2052	90,297,563	-	90,297,563
TBD	Library	Library Lecture Hall	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
20	Rec Facility	Marina Park	2015	22,000	600	3	50	47	Jan-19	13,200,000	2062	2065	42,130,402	-	42,130,402
21	Rec Facility	Newport Coast Ctr	2007	16,865	600	11	50	39	Jan-19	10,119,000	2054	2057	26,507,474	-	26,507,474
22	Rec Facility	Newport Theatre Arts Center	1973	12,000	600	45	50	12	Jan-19	7,200,000	2027	2030	9,683,200	4,841,600	4,841,600
23	Rec Facility	OASIS Sr. Ctr	2010	43,232	600	8	60	42	Jan-19	25,939,200	2057	2060	73,174,359	-	73,174,359
25	Rec Facility	Sunset View Park w/Ped Bridges & Dog Park	0	NA		**	∞	2	Mar-14	10,450,000	2018	2020	10,979,031	2,349,600	8,629,431
29	Rec Facility	Bonita Creek - Artificial Turf	2015	NA		3	10	7	Jan-19	900,000	2025	2025	1,069,817	-	1,069,817
33	Rec Facility	Community Youth Center (CYC) - Grant Howald	1988	5,146	600	30	50	14	Jan-19	3,087,600	2029	2032	4,362,698	-	4,362,698
34	Rec Facility	Caroll Beek Center	1980	1,555	600	38	50	15	Jan-19	933,000	2030	2033	1,351,262	-	1,351,262
35	Rec Facility	Bonita Creek Community Ctr.	1988	2,876	600	30	50	20	Jan-19	1,725,600	2035	2038	2,827,597	-	2,827,597
36	Rec Facility	Cliff Drive Community Room	1960	750	600	58	50	18	Jan-19	450,000	2033	2036	701,846	-	701,846
37	Rec Facility	Girls & Boys Club (East Bluff Park)	1965	11,800	600	53	50	4	Jan-19	7,080,000	2020	2022	7,814,995	7,814,995	-
51	Rec Facility	Grant Howald Park Sport Field Rehabilitation				**	50	2	Jan-19	5,750,000	2019	2020	6,041,094	-	6,041,094
38	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	2,750	575	44	50	21	Mar-14	1,581,250	2036	2039	2,655,839	-	2,655,839
										<b>326,513,441</b>			<b>430,218,328</b>	<b>18,709,622</b>	<b>411,508,706</b>

## Sources and Uses Proforma

	2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026
<b>AFFORDABILITY ASSUMPTIONS</b>								
General Fund Revenues	224,031,045	230,751,976	237,674,536	244,804,772	252,148,915	259,713,382	267,504,784	275,529,927
GF Revenue Growth Assumption	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
FFP Contributions @ 3% of GF Revenues	6,720,931	6,922,559	7,130,236	7,344,143	7,564,467	7,791,401	8,025,144	8,265,898
GF Annual Contribution % of Revenue (as)	3.79%	3.68%	3.58%	3.47%	3.37%	3.27%	3.18%	3.08%
Debt Service as % of GF Revenues	3.64%	3.53%	3.23%	3.14%	3.04%	2.95%	2.85%	2.76%
<b>FFP SOURCES</b>								
Beginning FFP Balance	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000
Sources	29,494,420	17,230,691	25,039,533	20,302,622	19,204,469	18,155,088	18,152,138	18,706,178
Annual GF Contributions	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000
Periodic GF or One-time Transfers In	-	1,500,000						
Private Contributions	3,912,029	9,249,361	903,823	361,722	368,956	376,336	383,862	391,540
Interest Earnings	90,884	430,767	751,186	659,835	672,156	635,428	635,325	654,716
<b>Total Sources:</b>	<b>12,502,913</b>	<b>19,680,128</b>	<b>10,155,009</b>	<b>9,521,557</b>	<b>9,541,113</b>	<b>9,511,764</b>	<b>9,519,187</b>	<b>9,546,256</b>
Uses								
Debt Service	(8,153,810)	(8,138,841)	(7,688,278)	(7,676,638)	(7,665,428)	(7,649,308)	(7,610,933)	(7,603,024)
Debt Funding								
Other Fiscal Charges	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
Project Uses	(16,601,832)	(3,721,446)	(7,192,642)	(2,932,072)	(2,914,066)	(1,854,406)	(1,343,214)	(7,387,683)
<b>Total Uses:</b>	<b>(24,766,642)</b>	<b>(11,871,287)</b>	<b>(14,891,920)</b>	<b>(10,619,710)</b>	<b>(10,590,494)</b>	<b>(9,514,714)</b>	<b>(8,965,147)</b>	<b>(15,001,707)</b>
<b>Projected FFP Balance</b>	<b>17,230,691</b>	<b>25,039,533</b>	<b>20,302,622</b>	<b>19,204,469</b>	<b>18,155,088</b>	<b>18,152,138</b>	<b>18,706,178</b>	<b>13,250,727</b>

Sources and Uses Proforma		8	9	10	11			
		2027	2028	2029	2030			
<b>AFFORDABILITY ASSUMPTIONS</b>								
General Fund Revenues		283,795,825	292,309,700	301,078,991	310,111,361			
GF Revenue Growth Assumption		3.00%	3.00%	3.00%	3.00%			
FFP Contributions @ 3% of GF Revenues		8,513,875	8,769,291	9,032,370	9,303,341			
GF Annual Contribution % of Revenue (as)	●	3.00%	●	3.00%	●	3.00%		
Debt Service as % of GF Revenues	●	2.68%	●	2.59%	●	2.44%		
<b>FFP SOURCES</b>								
Beginning FFP Balance		13,250,727	10,318,740	12,263,540	14,561,222			
Sources								
Annual GF Contributions		8,513,875	8,769,291	9,032,370	9,303,341			
Periodic GF or One-time Transfers In								
Private Contributions		399,370	407,358	415,505	30,848,204			
Interest Earnings		463,775	361,156	429,224	509,643			
Total Sources:		9,377,020	9,537,805	9,877,098	40,661,188			
Uses								
Debt Service		(7,596,755)	(7,582,004)	(7,568,417)	(7,555,522)			
Debt Funding								
Other Fiscal Charges		(11,000)	(11,000)	(11,000)	(11,000)			
Project Uses		(4,701,252)	-	-	(484,160)			
Total Uses:		(12,309,007)	(7,593,004)	(7,579,417)	(8,050,682)			
<b>Projected FFP Balance</b>	●	<b>10,318,740</b>	●	<b>12,263,540</b>	●	<b>14,561,222</b>	●	<b>47,171,727</b>

**DEVELOPMENT AGREEMENTS AND PRIVATE CONTRIBUTIONS**

Agreement	REF	Description	Trigger	General			TOTAL	Non FFP		Total	Paid Status Amount Paid	3	4	5	6	7	8	9	10	11	12	13	14
				Public Benefit	Park Benefit	Public Arts & Culture	FFP BENEFIT	Circulation	Other			2019	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	500,000												
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	500,000	-	-	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	1,500,000												
				2,500,000	-	-	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	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	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	5,600,000												
North Newport Center T2	4.1	94 Units x \$26,046.51	Milestone Pmts	-	2,448,372	-	2,448,372	-	-	2,448,372	2,448,372												
North Newport Center	4.2		Issuance of First Building Permit	13,545,000	-	-	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	13,545,000												
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	5,922,000												
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	48,971,032												
The Dart Development (24 units)(PA2012-146)				-	600,875	-	600,875	-	-	600,875	600,875												
Newport Bay Marina (27 units) (PA2001-210)				-	186,147	-	186,147	-	-	186,147	186,147												
Via Lido Mixed Use(2 units) (PA2010-081)				-	104,500	-	104,500	-	-	104,500	104,500												
2218 Channel Rd.Abell John & Helou Carol				-	26,125	-	26,125	-	-	26,125	26,125												
Plaza CDM (6 Units) (PA2010-061)				-	156,750	-	156,750	-	-	156,750	156,750												
Park Fees (One off)				-	-	-	-	-	-	-	-												
214 Narcissus (1 Units) (PA2011-192)				-	-	-	-	-	-	-	-												
604 Acacia Ave (PA2012-005)				-	26,125	-	26,125	-	-	26,125	26,125												
610 Larkspur LLC (NP2013-003)				-	26,125	-	26,125	-	-	26,125	26,125												
819 W. Balboa NP2012-010				-	26,125	-	26,125	-	-	26,125	26,125												
501-507 L St(PA2016-010)				-	78,375	-	78,375	-	-	78,375	78,375												
416 Orchid Ave.				-	26,125	-	26,125	-	-	26,125	26,125												
Cohen Galina - 309 Goldenrod				-	26,125	-	26,125	-	-	26,125	26,125												
112 30th St. MW (PA2015-149)				-	26,125	-	26,125	-	-	26,125	26,125												
1560 Placentia (PA2014-110)				-	209,000	-	209,000	-	-	209,000	209,000												
115 30th St(PA2014-146)				-	26,125	-	26,125	-	-	26,125	26,125												
415 38th St(PA2006-005)				-	26,125	-	26,125	-	-	26,125	26,125												
3238 Clay (PA2015-114)				-	26,125	-	26,125	-	-	26,125	26,125												
128 29th St (PA2007-067)				-	26,125	-	26,125	-	-	26,125	26,125												
710 Goldenrod Ave (PA2016-036)				-	26,125	-	26,125	-	-	26,125	26,125												
612 Acacia Ave (PA2015-177)				-	26,125	-	26,125	-	-	26,125	26,125												
3125 Bayside Dr (PA2011-007)				-	26,125	-	26,125	-	-	26,125	26,125												
715 Heliotrope (PA2014-144)				-	26,125	-	26,125	-	-	26,125	26,125												
716 Larkspur (PA2014-068)				-	26,125	-	26,125	-	-	26,125	26,125												
422 Heliotrope (PA2015-071)				-	26,125	-	26,125	-	-	26,125	26,125												
715 Marigold (PA2015-046)				-	26,125	-	26,125	-	-	26,125	26,125												
404 Heliotrope (PA2015-081)				-	26,125	-	26,125	-	-	26,125	26,125												
129 34th St (PA2016-104)				-	26,125	-	26,125	-	-	26,125	26,125												
701 Poppy Ave (PA2016-154)				-	26,125	-	26,125	-	-	26,125	26,125												
211 Dahlia Ave(PA2016-146)				-	26,125	-	26,125	-	-	26,125	26,125												
712 Heliotrope(PA2016-054)				-	26,125	-	26,125	-	-	26,125	26,125												
514 Fernleaf(PA2016-051)				-	26,125	-	26,125	-	-	26,125	26,125												
607 Carnation Ave(PA2016-82)				-	26,077	-	26,077	-	-	26,077	26,077												
608 Heliotrope(PA2016-166)				-	26,125	-	26,125	-	-	26,125	26,125												
216 33rd St(PA2016-176)				-	26,125	-	26,125	-	-	26,125	26,125												
308 Fernleaf(PA2017-052)				-	26,125	-	26,125	-	-	26,125	26,125												
Friend of the Oasis				35,000	-	-	35,000	-	-	35,000	35,000												
				35,000	2,067,099	-	2,102,099	-	-	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	1,500,000												
Hoag DA # 5	8.2	Public Benefit (Park or Pub Safety)	Paid June 2009 Xfired to Facilities Reserve	1,500,000	-	-	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	150,000												
Extension pending				1,500,000	150,000	-	1,650,000	1,500,000	-	3,150,000	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	1,645,566												
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	3,354,434												
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	(100,000)	2,061,834	-	-	2,061,834	2,061,834												
				5,000,000	2,061,834	(100,000)	6,961,834	-	-	6,961,834	7,061,834												
Banning Ranch	Section 3.1	1375 x 30,909 x 80% (Haircut Assumption)	Each Building Permit	-	-	-	-	-	-	-	-												
Uptown Newport		\$32,500/Unit - 1,244 Units		-	-	-	-	-	-	-	-												
		Phase I - 620 Units a) 462 b) 158	PRIOR TO EACH BUILDING PERMIT	20,150,000	-	(403,000)	19,747,000	966,665	-	20,713,665	16,089,612		5,801,918										
		Phase II - 624 Units	PRIOR TO EACH BUILDING PERMIT	20,280,000	-	(405,600)																	