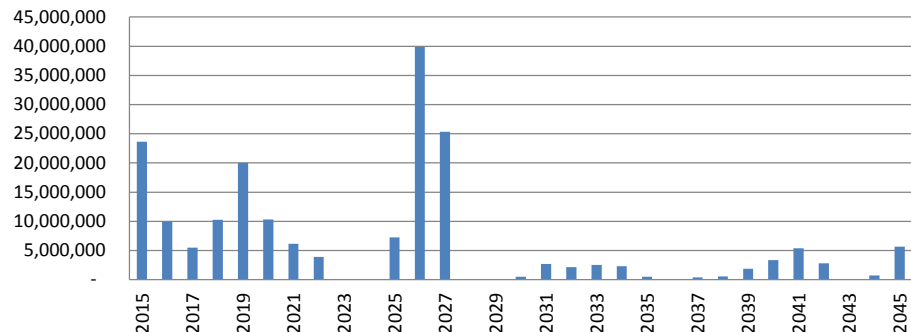
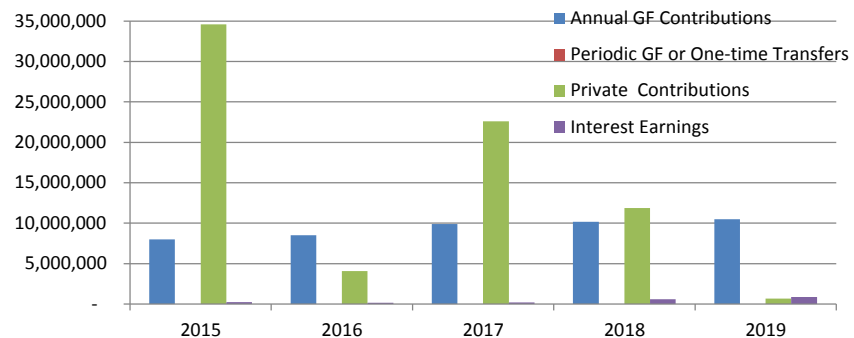


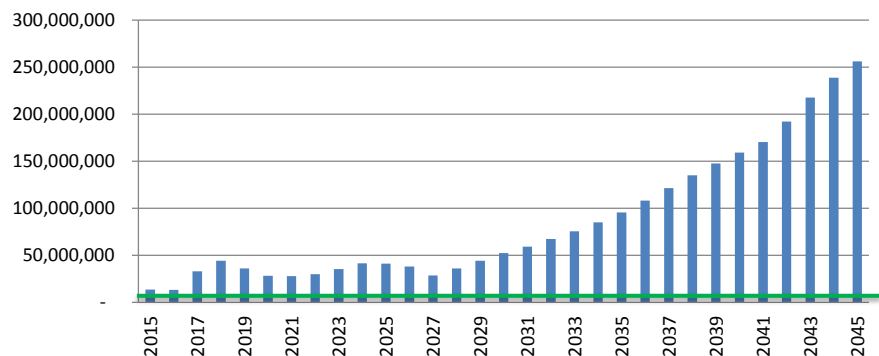
Project Expenditures



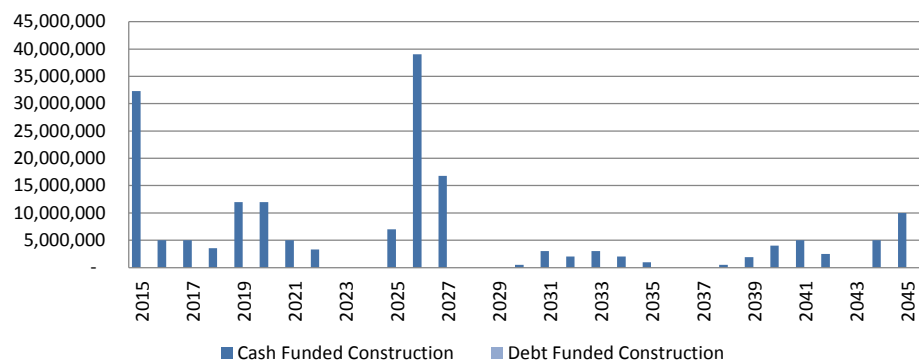
Cash Contributions



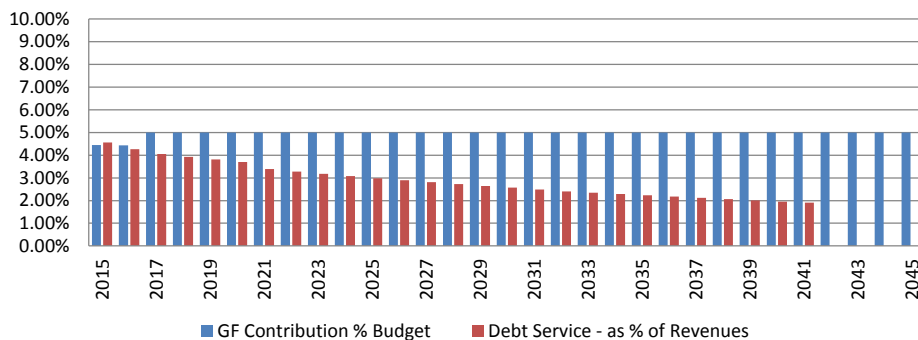
FFP Reserve Balance



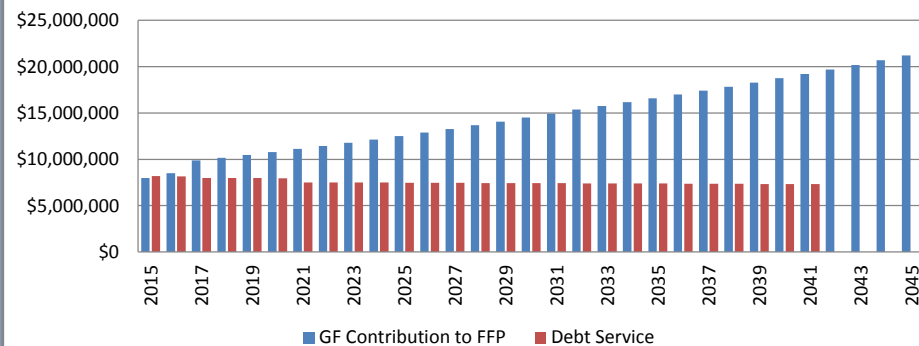
Project Funding



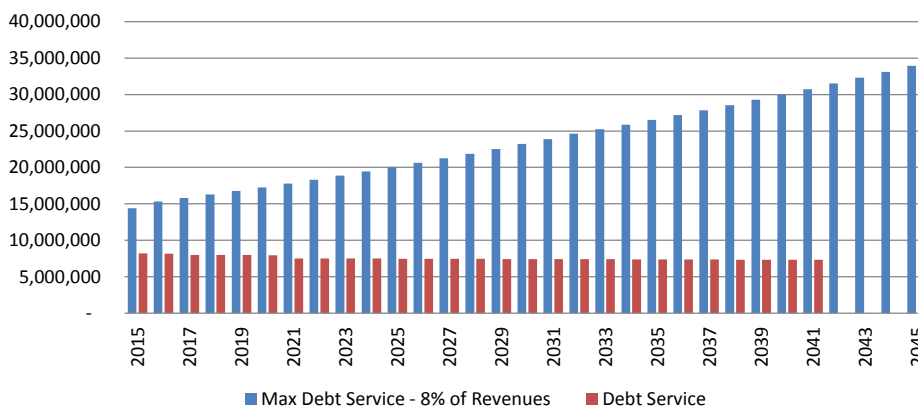
GF Contribution to FFP as a Percent of GF Revenue



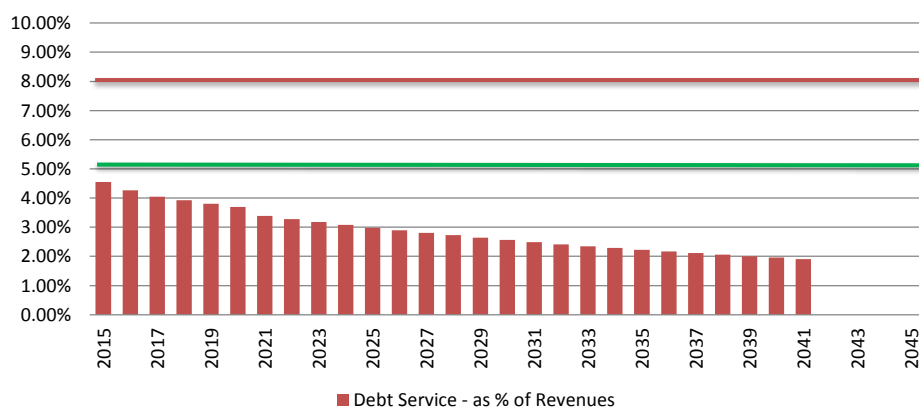
GF Contribution to FFP Compared to Debt Service



Debt Service Capacity



Debt Service as % of GF Revenues



Priority Projects	Est. Project Cost	Start Date (Design)	Start Date (Construction)
20 Marina Park	37,000,000	2011	2014
29 Bonita Creek - Artificial Turf	2,000,000	2025	2025
5 FS 2 - Lido	8,000,000	2016	2017
8 FS 5 - CDM (& Library)	7,460,000	2015	2016
9 FS 6 - Mariners (apparatus bay only)	1,200,000	2015	2016
25 Sunset View Park w/Ped Bridges & Dog Park	10,450,000	2016	2018
26 West Newport Comm Ctr (incl pool)	25,000,000	2015	2018
39 Utilities/Corporate Yard Merge- Phase I	4,000,000	2018	2020
3 FS 1 - Peninsula (& Library)	6,100,000	2018	2020
6 FS 3 - Santa Barbara	8,000,000	2022	2025
2 Police Station at Corporate Yard	48,000,000	2022	2025

Total 157,210,000

Scenario Highlights

2016	2018
Marina Park Completion	Sunset View Park w/Ped Bridges & Dog Park
Bonita Creek - Artificial Turf	West Newport Comm Ctr (incl pool)
FS 2 - Lido	
FS 5 - CDM (& Library)	
FS 6 - Mariners (apparatus bay only)	
2020	2025
Utilities/Corporate Yard Merge- Phase I	FS 3 - Santa Barbara
FS 1 - Peninsula (& Library)	Police Station at Corporate Yard
FS 3 - Santa Barbara	

Council Debt Mgmt Policy (F-6)

Key Metric	Target	Max
Debt Svc as % of Revenues	NA	< 8.0%
Minimum FFP Reserve Balance (000's)	\$ 8,194	NA

Key Statistics

	Min	Max	Avg
GF Contribution to FFP (000's)	8,000	14,080	11,382
Debt Service (000's)	7,443	8,194	7,706
GF Contributions to FFP as % Rev	4.43%	5.0%	4.9%
Debt Svc as % of Revenues	2.64%	4.6%	3.4%
FFP Balance (000's)	\$ 13,513	\$ 44,365	\$ 32,902
Project Balance (000's)	\$ 0	\$ 29,764	\$ 11,609

Key Statistics

	Min	Max	Avg
GF Contribution to FFP (000's)	8,000	20,691	14,437
Debt Service (000's)	-	8,194	6,804
GF Contributions to FFP as % Rev	4.43%	5.0%	5.0%
Debt Svc as % of Revenues	0.00%	4.6%	2.6%
FFP Reserve Balance (000's)	\$ 13,513	\$ 238,886	\$ 80,706
Project Balance (000's)	\$ 0	\$ 29,764	\$ 6,205

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): \$ 95.4 Million

Function	Project	YR Built	Major Remodel	Current Sq Ft	Repl Sq Ft	Est \$ /Sq Ft	Current Age:	Useful Life	Years to Start	Project Estimate	FY	FY	FV	Private Contributions	Net
							2016				Design Start Year	Const Start Year	Cost Est @ 2.5% Growth		Proposed Cost
Gen Gov	Civic Center	2013		100,000	100,000	675	3	60	57	67,500,000	2070	2073	-		-
Gen Gov	Council Chambers	2013		29,000	29,000	675	3	60	57	19,575,000	2070	2073	-		-
Gen Gov	Civic Center Parking Structure	2013		450	450	16,000	3	60	57	7,200,000	2070	2073	-		-
Police	Police Station at Corporate Yard	1973		48,000	60,000	800	43	50	9	48,000,000	2022	2025	59,945,423		59,945,423
Municipal Operations	Utilities/Corporate Yard Merge- Phase I			138,185			**	50	4	4,000,000	2018	2020	4,415,252		4,415,252
Municipal Operations	Big Canyon Aux. Yard	2015		9,000	9,000	575	1	50	51	1,400,000	2062	2065	-		-
Fire	FS 2 - Land Purchase						**			-	2017	2017	-		-
Fire	FS 1 - Peninsula (& Library)	1962		3,423	8,000	763	54	50	4	6,100,000	2018	2020	6,733,259		6,733,259
Fire	FS 2 - Lido	1952		9,953	10,000	800	64	50	1	8,000,000	2016	2017	8,200,000		8,200,000
Fire	FS 3 - Santa Barbara	1971		13,605	10,000	800	45	50	9	8,000,000	2022	2025	9,990,904		9,990,904
Fire	FS 4 - Balboa Island	1994		4,597	4,400	800	22	50	28	3,520,000	2041	2044	7,027,662		7,027,662
Fire	FS 5 - CDM (& Library)	1950		2,495	9,800	761	66	50	0	7,460,000	2015	2016	7,460,000		7,460,000
Fire	FS 6 - Mariners (apparatus bay only)	1957		2,926	1,500	675	59	50	0	1,200,000	2015	2016	1,200,000		1,200,000
Fire	FS 6 - Mariners (Living Area Rebuild)	1957			3,000	800	59		9		2024	2025	-		-
Fire	FS 7 - SAH	2007		11,027	6,500	800	9	50	41	5,200,000	2054	2057	14,311,390		14,311,390
Fire	FS 8 - Npt. Coast	1995		11,027	11,027	800	21	50	29	8,821,600	2042	2045	18,052,587		18,052,587
Fire	Lifeguard HQ Replacement		2015	6,167	5,500	800	**	25	24	4,400,000	2038	2040	7,958,394		7,958,394
Fire	Newport Jr. Guard Building	0	2015		2,225	575	**		8	1,279,375	2022	2024	1,558,794	1,558,794	-
Library	Library-Balboa (Construct w/ FS-1)	1962		5,566	3,000	700	54	50	46	-	2059	2062	-		-
Library	Library-CDM (Construct w/ FS-5)	1958		4,323	3,800	700	58	50	46	-	2059	2062	-		-
Library	Library-Mariners	2006		15,305	15,305	575	10	50	40	-	2053	2056	-		-
Library	Library-Central	1997		50,930	65,000	575	19	50	36	37,375,000	2049	2052	90,916,007		90,916,007
Rec Facility	Marina Park	2015			22,000	575	1	50	-2	37,000,000	2011	2014	37,000,000	4,761,512	32,238,488
Rec Facility	Newport Coast Ctr	2007		16,865	16,865	575	9	50	41	9,697,375	2054	2057	26,689,023		26,689,023
Rec Facility	Newport Theatre Arts Center	1973		8,042	12,000	575	43	50	14	6,900,000	2027	2030	9,749,519	4,874,760	4,874,760
Rec Facility	OASIS Sr. Ctr	2010		36,467	43,232	575	6	60	44	24,858,400	2057	2060	73,675,527		73,675,527
Rec Facility	Sunset Ridge	2014		**	NA		2	∞	-2	8,020,754	2014	2014	8,020,754		8,020,754
Rec Facility	Sunset View Park w/Ped Bridges & Dog Park	0		**	NA		**	∞	2	10,450,000	2016	2018	10,979,031	5,000,000	5,979,031
Rec Facility	West Newport Comm Ctr (incl pool)	2017		11,980	25,000	575	-1	50	2	25,000,000	2015	2018	26,265,625		26,265,625
Rec Facility	Bonita Creek - Artificial Turf	2015		160,000	NA	12	1	15	9	2,000,000	2025	2025	2,497,726		2,497,726
Rec Facility	Community Youth Center (CYC) - Grant Howald	1988		5,146	5,146	575	28	50	16	2,958,950	2029	2032	4,392,578		4,392,578
Rec Facility	Caroll Beek Center	1980		1,555	1,555	575	36	50	17	894,125	2030	2033	1,360,517		1,360,517
Rec Facility	Bonita Creek Community Ctr.	1988		2,876	2,876	575	28	50	22	1,653,700	2035	2038	2,846,963		2,846,963
Rec Facility	Cliff Drive Community Room	1960		750	750	575	56	50	20	431,250	2033	2036	706,653		706,653
Rec Facility	Girls & Boys Club (East Bluff Park)	1965		11,800	11,800	575	51	50	6	6,785,000	2020	2022	7,868,520	7,868,520	-
Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974		2,750	2,750	575	42	50	23	1,581,250	2036	2039	2,790,291		2,790,291
										383,769,978			456,920,598		432,857,012

Sources and Uses Proforma			1	2	3	4	5	6	7	8	9	10													
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026											
AFFORDABILITY ASSUMPTIONS																									
General Fund Revenues			180,000,000	191,750,000	197,502,500	203,427,575	209,530,402	215,816,314	222,290,804	228,959,528	235,828,314	242,903,163	250,190,258	257,695,966											
Growth Assumption			3.20%	6.53%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%											
GF Annual Contribution %		●	4.44%	●	4.43%	●	5.00%	●	5.00%	●	5.00%	●	5.00%	●	5.00%										
Debt Service as % of GF Revenues		●	4.55%	●	4.26%	●	4.05%	●	3.93%	●	3.81%	●	3.69%	●	3.38%	●	3.28%	●	3.18%	●	3.08%	●	2.98%	●	2.89%
FFP SOURCES																									
Beginning FFP Balance			11,606,070	13,928,520	13,513,477	33,194,654	44,250,709	36,291,379	28,381,694	28,167,361	30,006,079	35,548,691	41,584,493	41,156,344											
Sources																									
Annual GF Contributions			8,000,000	8,500,000	9,875,125	10,171,379	10,476,520	10,790,816	11,114,540	11,447,976	11,791,416	12,145,158	12,509,513	12,884,798											
Periodic GF or One-time Transfers																									
Private Contributions			34,580,841	4,094,606	22,604,570	11,855,091	669,018	551,701	634,378	651,018	666,939	683,846	701,238	29,864,314											
Interest Earnings			237,935	174,106	202,702	580,906	885,014	725,828	567,634	563,347	600,122	710,974	831,690	823,127											
Total Sources:			42,818,776	12,768,712	32,682,398	22,607,376	12,030,552	12,068,345	12,316,552	12,662,342	13,058,477	13,539,977	14,042,441	43,572,239											
Uses																									
Debt Service			(8,194,455)	(8,172,755)	(7,990,221)	(7,990,321)	(7,978,881)	(7,967,030)	(7,519,886)	(7,511,985)	(7,504,864)	(7,493,175)	(7,459,589)	(7,457,662)											
Other Fiscal Charges			(4,572)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)											
Less: Cash Proj Funding			(32,297,299)	(5,000,000)	(5,000,000)	(3,550,000)	(12,000,000)	(12,000,000)	(5,000,000)	(3,300,640)	-	-	(7,000,001)	(39,057,657)											
Total Uses:			(40,496,326)	(13,183,755)	(13,001,221)	(11,551,321)	(19,989,881)	(19,978,030)	(12,530,886)	(10,823,624)	(7,515,864)	(7,504,175)	(14,470,590)	(46,526,319)											
Projected FFP Balance		●	13,928,520	●	13,513,477	●	33,194,654	●	44,250,709	●	36,291,379	●	28,381,694	●	28,167,361	●	30,006,079	●	35,548,691	●	41,584,493	●	41,156,344	●	38,202,264
PROJECT SOURCES																									
Beginning Balance			21,091,028	29,764,129	24,773,510	24,310,510	17,617,681	9,611,024	11,303,204	10,171,523	9,570,185	9,570,185	9,570,185	9,326,780											
CASH FUNDING FROM FFP			32,297,299	5,000,000	5,000,000	3,550,000	12,000,000	12,000,000	5,000,000	3,300,640	-	-	7,000,001	39,057,657											
PRIVATE CONTRIBUTIONS			-	-	-	-	-	-	-	-	-	-	-	-											
DEBT FUNDING			-	-	-	-	-	-	-	-	-	-	-	-											
2010 Civic Center COPs			-	-	-	-	-	-	-	-	-	-	-	-											
TOTAL DEBT FUNDING			-	-	-	-	-	-	-	-	-	-	-	-											
Interest on Debt Proceeds			-	-	-	-	-	-	-	-	-	-	-	-											
TOTAL PROJECT RESOURCES		●	53,388,327	●	34,764,129	●	29,773,510	●	27,860,510	●	29,617,681	●	21,611,024	●	16,303,204	●	13,472,163	●	9,570,185	●	9,570,185	●	16,570,185	●	48,384,437
PROJECT USES																									
	Future Cost		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026											
Fire	FS 1 - Peninsula & Library	6,733,259	-	-	-	-	-	(673,326)	(3,703,292)	(2,356,641)	-	-	-	-											
Fire	FS 2 - Lido	8,200,000	(69,137)	-	(820,000)	(4,440,863)	(2,870,000)	-	-	-	-	-	-	-											
Fire	FS 3 - Santa Barbara	9,990,904	-	-	-	-	-	-	-	-	-	-	(999,090)	(5,494,997)											
Fire	FS 4 - Balboa Island	7,027,662	-	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 5 - CDM & Library	7,460,000	-	(746,000)	(4,103,000)	(2,611,000)	-	-	-	-	-	-	-	-											
Fire	FS 6 - Mariners (apparatus bay only)	1,200,000	-	(660,000)	(540,000)	-	-	-	-	-	-	-	-	-											
Fire	FS 6 - Mariners (Living Area Rebuild)	-	-	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 7 - SAH	14,311,390	-	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 8 - Npt. Coast	18,052,587	-	-	-	-	-	-	-	-	-	-	-	-											
Fire	Lifeguard HQ Remodel	7,958,394	(154,999)	-	-	-	-	-	-	-	-	-	-	-											
Fire	Newport Jr. Guard Building	-	-	-	-	-	-	-	-	-	-	-	-	-											
Library	Library-Mariners	-	-	-	-	-	-	-	-	-	-	-	-	-											
Library	Library-Central	90,916,007	-	-	-	-	-	-	-	-	-	-	-	-											
MOD	Utilities/Corporate Yard Merge	4,415,252	(165,394)	-	-	-	-	(441,525)	(2,428,388)	(1,545,338)	-	-	-	-											
MOD	Big Canyon Aux. Yard	-	-	-	-	-	-	-	-	-	-	-	-	-											
Police	Police Station @ Current Cite.	59,945,423	-	-	-	-	-	-	-	-	-	-	(5,994,542)	(32,969,982)											
Rec	Marina Park	32,238,488	(17,414,817)	(8,584,619)	-	-	-	-	-	-	-	-	-	-											
Rec	Newport Coast Ctr	26,689,023	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Newport Theater Arts Center	4,874,760	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	OASIS Sr. Ctr	73,675,527	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Sunset Ridge	8,020,754	(2,996,700)	-	-	-	-	-	-	-	-	-	-	-											
Rec	Sunset View Park	5,979,031	-	-	-	(597,903)	(2,690,564)	-	-	-	-	-	-	-											
Rec	West Newport Comm Ctr (incl pool)	26,265,625	(33,500)	-	-	(2,593,063)	(14,446,094)	(9,192,969)	-	-	-	-	-	-											
Rec	Pedestrian Bridge at Superior/PCH	-	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Miscellaneous Projects	-	(2,520,011)	-	-	-	-	-	-	-	-	-	-	-											
Rec	Parking Structure at Superior/PCH	-	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Bonita Creek - Artificial Turf	2,497,726	-	-	-	-	-	-	-	-	-	-	(249,773)	(1,373,749)											
Rec	Carroll Beek Center	1,360,517	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Bonita Creek Community Ctr.	2,846,963	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Cliff Drive Community Room	706,653	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Girls & Boys Club (East Bluff Park)	-	-	-	-	-	-	-	-	-	-	-	-	-											
	TOTAL PROJECT EXPENDITURES	432,857,012	(23,624,198)	(9,990,619)	(5,463,000)	(10,242,829)	(20,006,658)	(10,307,820)	(6,131,681)	(3,901,979)	-	-	(7,243,405)	(39,838,729)											
	ENDING BALANCE OF PROJECT RESOURCES	●	29,764,129	●	24,773,510	●	24,310,510	●	17,617,681	●	9,611,024	●	11,303,204	●	10,171,523	●	9,570,185	●	9,570,185	●	9,570,185	●	16,570,185	●	8,545,708

Sources and Uses Proforma		11	12	13	14	15	16	17	18	19	20	21	22											
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038											
AFFORDABILITY ASSUMPTIONS																								
General Fund Revenues		265,426,845	273,389,650	281,591,340	290,039,080	298,740,252	307,702,460	315,395,021	323,279,897	331,361,894	339,645,941	348,137,090	356,840,517											
Growth Assumption		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%											
GF Annual Contribution %	●	5.00%	●	5.00%	●	5.00%	●	5.00%	●	5.00%	●	5.00%	●	5.00%										
Debt Service as % of GF Revenues	●	2.81%	●	2.72%	●	2.64%	●	2.56%	●	2.48%	●	2.41%	●	2.35%	●	2.29%	●	2.23%	●	2.17%	●	2.11%	●	2.06%
FFP SOURCES																								
Beginning FFP Balance		38,202,264	28,700,150	36,239,308	44,365,327	52,601,744	59,309,672	67,642,111	75,564,808	85,085,728	95,852,987	108,360,592	121,586,093											
Sources																								
Annual GF Contributions		13,271,342	13,669,483	14,079,567	14,501,954	14,937,013	15,385,123	15,769,751	16,163,995	16,568,095	16,982,297	17,406,855	17,842,026											
Periodic GF or One-time Transfers																								
Private Contributions		737,370	756,155	775,437	795,230	1,152,167	1,183,121	1,214,931	1,247,622	890,355	995,113	1,024,966	1,055,715											
Interest Earnings		764,045	574,003	724,786	887,307	1,052,035	1,186,193	1,352,842	1,511,296	1,701,715	1,917,060	2,167,212	2,431,722											
Total Sources:		14,772,758	14,999,641	15,579,790	16,184,490	17,141,214	17,754,437	18,337,524	18,922,913	19,160,164	19,894,470	20,599,032	21,329,463											
Uses																								
Debt Service		(7,457,661)	(7,449,483)	(7,442,771)	(7,437,073)	(7,422,286)	(7,410,998)	(7,403,827)	(7,390,993)	(7,381,905)	(7,375,865)	(7,362,532)	(7,356,134)											
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)	(11,000)											
Less: Cash Proj Funding		(16,806,211)	-	-	(500,000)	(3,000,000)	(2,000,000)	(3,000,000)	(2,000,000)	(1,000,000)	-	-	(500,000)											
Total Uses:		(24,274,872)	(7,460,483)	(7,453,771)	(7,948,073)	(10,433,286)	(9,421,998)	(10,414,827)	(9,401,993)	(8,392,905)	(7,386,865)	(7,373,532)	(7,867,134)											
Projected FFP Balance	●	28,700,150	●	36,239,308	●	44,365,327	●	52,601,744	●	59,309,672	●	67,642,111	●	75,564,808	●	85,085,728	●	95,852,987	●	108,360,592	●	121,586,093	●	135,048,421
PROJECT SOURCES																								
Beginning Balance		8,545,708	0	0	0	12,524	331,406	185,983	634,013	348,326	872,145	801,480	412,821											
CASH FUNDING FROM FFP		16,806,211			500,000	3,000,000	2,000,000	3,000,000	2,000,000	1,000,000			500,000											
PRIVATE CONTRIBUTIONS		-	-	-	-	-	-	-	-	-	-	-	-											
DEBT FUNDING																								
2010 Civic Center COPs		-	-	-	-	-	-	-	-	-	-	-	-											
TOTAL DEBT FUNDING		-	-	-	-	-	-	-	-	-	-	-	-											
Interest on Debt Proceeds		-	-	-	-	-	-	-	-	-	-	-	-											
TOTAL PROJECT RESOURCES	●	25,351,919	●	0	●	0	●	500,000	●	3,012,524	●	2,331,406	●	3,185,983	●	2,634,013	●	1,348,326	●	872,145	●	801,480	●	912,821
PROJECT USES																								
	Future Cost	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038											
Fire	FS 1 - Peninsula & Library	6,733,259	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 2 - Lido	8,200,000	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 3 - Santa Barbara	9,990,904	(3,496,816)	-	-	-	-	-	-	-	-	-	-											
Fire	FS 4 - Balboa Island	7,027,662	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 5 - CDM & Library	7,460,000	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 6 - Mariners (apparatus bay only)	1,200,000	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 6 - Mariners (Living Area Rebuild)	-	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 7 - SAH	14,311,390	-	-	-	-	-	-	-	-	-	-	-											
Fire	FS 8 - Npt. Coast	18,052,587	-	-	-	-	-	-	-	-	-	-	-											
Fire	Lifeguard HQ Remodel	7,958,394	-	-	-	-	-	-	-	-	-	-	-											
Fire	Newport Jr. Guard Building	-	-	-	-	-	-	-	-	-	-	-	-											
Library	Library-Mariners	-	-	-	-	-	-	-	-	-	-	-	-											
Library	Library-Central	90,916,007	-	-	-	-	-	-	-	-	-	-	-											
MOD	Utilities/Corporate Yard Merge	4,415,252	-	-	-	-	-	-	-	-	-	-	-											
MOD	Big Canyon Aux. Yard	-	-	-	-	-	-	-	-	-	-	-	-											
Police	Police Station @ Current Cite.	59,945,423	(20,980,898)	-	-	-	-	-	-	-	-	-	-											
Rec	Marina Park	32,238,488	-	-	-	-	-	-	-	-	-	-	-											
Rec	Newport Coast Ctr	26,689,023	-	-	-	-	-	-	-	-	-	-	-											
Rec	Newport Theater Arts Center	4,874,760	-	-	(487,476)	(2,681,118)	(1,706,166)	-	-	-	-	-	-											
Rec	OASIS Sr. Ctr	73,675,527	-	-	-	-	-	-	-	-	-	-	-											
Rec	Sunset Ridge	8,020,754	-	-	-	-	-	-	-	-	-	-	-											
Rec	Sunset View Park	5,979,031	-	-	-	-	-	-	-	-	-	-	-											
Rec	West Newport Comm Ctr (incl pool)	26,265,625	-	-	-	-	-	-	-	-	-	-	-											
Rec	Pedestrian Bridge at Superior/PCH	-	-	-	-	-	-	-	-	-	-	-	-											
	Miscellaneous Projects																							
Rec	Parking Structure at Superior/PCH	-	-	-	-	-	-	-	-	-	-	-	-											
Rec	Bonita Creek - Artificial Turf	2,497,726	(874,204)	-	-	-	-	-	-	-	-	-	-											
Rec	Carroll Beek Center	1,360,517	-	-	-	-	-	(136,052)	(748,284)	(476,181)	-	-	-											
Rec	Bonita Creek Community Ctr.	2,846,963	-	-	-	-	-	-	-	-	-	-	(284,696)											
Rec	Cliff Drive Community Room	706,653	-	-	-	-	-	-	-	-	(70,665)	(388,659)	(247,329)											
Rec	Girls & Boys Club (East Bluff Park)	-	-	-	-	-	-	-	-	-	-	-	-											
	TOTAL PROJECT EXPENDITURES	432,857,012	(25,351,918)	-	(487,476)	(2,681,118)	(2,145,424)	(2,551,970)	(2,285,687)	(476,181)	(70,665)	(388,659)	(532,025)											
ENDING BALANCE OF PROJECT RESOURCES	●	0	●	0	●	0	●	12,524	●	331,406	●	185,983	●	634,013	●	348,326	●	872,145	●	801,480	●	412,821	●	380,796

DEBT SERVICE

Debt Service Description	Year	Project Proceeds	COI	Total Issue	Interest Rate	Term	Maturity	Avg	0	1	2	3	4	5	6	7	8
								Debt Service (Net)	2015	2016	2017	2018	2019	2020	2021	2022	2023
2010 Civic Center COPs	2011	123,000,000	1,289,442	124,289,442	4.4%	30	2041	(7,614,280)	(8,194,455)	(8,172,755)	(7,990,221)	(7,990,321)	(7,978,881)	(7,967,030)	(7,519,886)	(7,511,985)	(7,504,864)
Traunch 2	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 3	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 4	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 5	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 6	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 7	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 8	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 9	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-
Traunch 10	0	-	-	-	5.0%	30	30	-	-	-	-	-	-	-	-	-	-

TOTAL DEBT (7,614,280) (8,194,455) (8,172,755) (7,990,221) (7,990,321) (7,978,881) (7,967,030) (7,519,886) (7,511,985) (7,504,864)

DEVELOPMENT AGREEMENTS AND PRIVATE CONTRIBUTIONS

Agreement	REF	Description	Trigger	General			TOTAL		CHECK CELLS	
				Public Benefit	Park Benefit	Public Arts & Culture	FFP BENEFIT	Total		
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	500,000	-	-	500,000	500,000	500,000	OK
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	500,000	-	-	500,000	500,000	500,000	OK
Hoag OASIS Pledge		May 12, 2009 Pledge Letter	Payment Schedule	1,500,000	-	-	1,500,000	1,500,000	1,500,000	OK
				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	OK
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	OK
North Newport Center	4.1	In Lieu Park Fees 430 @\$26,046.51	Milestone Pmts	-	5,600,000		5,600,000	5,600,000	5,600,000	OK
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	OK
North Newport Center	4.2		1 Issuance of First Building Permit	13,545,000	-		13,545,000	13,545,000	13,545,000	OK
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	FIX
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	FIX
North Newport Center	4.4	Street Widening and Traffic Signals	Within 30 Days of Reimbursement Request	-			-	2,500,000	-	OK
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	200,000	OK
				33,212,000	13,648,372	(389,340)	46,471,032	48,971,032		
The Dart Development (24 units)(PA2012-146)				-	600,875		600,875	600,875	600,875	OK
Newport Bay Marina (27 units) (PA2001-210)				-	186,147		186,147	186,147	186,147	OK
Via Lido Mixed Use(2 units) (PA2010-081)				-	104,500		104,500	104,500	104,500	OK
2218 Channel Rd.Abell John & Helou Carol				-	26,125		26,125	26,125	26,125	OK
Plaza CDM (6 Units) (PA2010-061)				-	104,500		104,500	104,500	104,500	OK
214 Narcissus (1 Units) (PA2011-192)				-			-	-	-	OK
604 Acacia Ave (PA2012-005)				-	26,125		26,125	26,125	26,125	OK
610 Larkspur LLC (NP2013-003)				-	26,125		26,125	26,125	26,125	OK
416 Orchid Ave.				-	26,125		26,125	26,125	26,125	OK
Cohen Galina - 309 Goldenrod				-	26,125		26,125	26,125	26,125	OK
819 W. Balboa NP2012-010					26,125		26,125	26,125	26,125	OK
Friend of the Oasis				35,000			35,000	35,000	35,000	OK
				35,000	1,152,772	-	1,187,772	1,187,772		
Hoag DA # 5	8.2	Semeniuk Slough Study	\$200K Fee Eliminated with with DA amendment in 2008	-	-	-	-	-	-	OK
Hoag DA # 5	8.2	Reimb City related to Superior Ave Medians	Completion of Project Expenditures	-	-	-	-	1,500,000	-	OK
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	1,500,000	OK
Hoag DA # 5	8.4	Sunset View Park, Shrub & Groundcover	Pending Improvements	-	150,000	-	150,000	150,000	150,000	OK
				1,500,000	150,000	-	1,650,000	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	FIX
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	3,287,345	OK
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	2,061,834	OK
				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	27,663,555	-	-	27,663,555	27,663,555	-	UNKNOWN
Uptown Newport		\$32,500/Unit - 1,244 Units			-	-	-	-		
		Phase I - 680 Units a) 455 b) 225	PRIOR TO EACH BUILDING PERMIT	22,100,000		(442,000)	21,658,000	22,624,665	22,624,665	OK
		Phase II - 564 Units	PRIOR TO EACH BUILDING PERMIT	18,330,000		(366,600)	17,963,400	18,594,856	18,594,856	OK
		In Lieu Park Fees - Phase I	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	10,143,361		10,143,361	10,143,361	10,143,361	OK
		In Lieu Park Fees - Phase II	PRIOR TO EACH BUILDING PERMIT-Less Park Credits	-	10,550,389		10,550,389	10,550,389	10,550,389	OK
				40,430,000	20,693,750	(808,600)	60,315,150	61,913,271		
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	562,196	FIX
Dunes Settlement	Section C(e)	Restaurant on Parcel B2	Issuance of Building Permit	50,000	-	(1,000)	49,000	49,000	49,000	OK
Dunes Settlement	Section C(f)	Family Inn	Issuance of Building Permit	100,000	-	(2,000)	98,000	98,000	98,000	OK
Dunes Settlement	Section C(g)	Family Inn	Prior to Occupancy	410,402	-	(8,208)	402,194	402,194	402,194	OK
				560,402	-	(11,208)	549,194	549,194		
Golf Reality Fund (GRF)	3.1	Tennis Club Reconstruction 3,725 x \$10.00	Issuance of Building Permit	37,250		(745)	36,505	36,505	36,505	OK
Golf Reality Fund (GRF)	3.1	Single Family Homes \$5 x \$93,000	Single Family Homes	465,000		(9,300)	455,700	455,700	455,700	OK
				502,250	-	(10,045)	492,205	492,205		
Land Re Use Decisions										
Monrovia Property Sale	Actual						5,639,096	5,639,096	5,639,096	OK
Lido House Hotel Lease	Lease	Ground Lease	> of Base Rent or Percent Rents				-	-	Per Lease	Per Lease
Police Facility	Concord	Estimated Annual Financial Benefit	Not Used	1,706,000			1,706,000	1,706,000	-	UNKNOWN
West Newport Gym - Lease	Lease	Ground Lease		289,055			289,055	289,055	5,938,288	Per Lease
				1,995,055	-	-	7,634,151	7,634,151		
				115,960,458	37,706,728	(1,330,437)	157,975,845	163,573,966		181,448,503

DEVELOPMENT AGREEMENT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Agreement	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Hoag OASIS Pledge																					
Hoag OASIS Pledge																					
Hoag OASIS Pledge																					
Friends of Oasis Pledge																					
North Newport Center																					
North Newport Center	5,600,000																				
North Newport Center T2																					
North Newport Center																					
North Newport Center	13,545,000																				
North Newport Center T2	5,922,000																				
North Newport Center																					
North Newport Center					200,000																
The Dart Development (24 units)(PA2012-2		600,875																			
Newport Bay Marina (27 units) (PA2001-2																					
Via Lido Mixed Use(2 units) (PA2010-081)																					
2218 Channel Rd.Abell John & Helou Carol																					
Plaza CDM (6 Units) (PA2010-061)																					
214 Narcissus (1 Units) (PA2011-192)																					
604 Acacia Ave (PA2012-005)																					
610 Larkspur LLC (NP2013-003)																					
416 Orchid Ave.																					
Cohen Galina - 309 Goldenrod																					
819 W. Balboa NP2012-010																					
Friend of the Oasis																					
Hoag DA # 5																					
Hoag DA # 5																					
Hoag DA # 5																					
Hoag DA # 5	150,000																				
Santa Barbara Condos																					
Santa Barbara Condos	1,645,566																				
Santa Barbara Condos		3,287,345																			
Santa Barbara Condos (NP2005-014)	1,384,625																				
Banning Ranch																					
Uptown Newport																					
			14,491,750	8,132,915																	
														18,594,856							
			6,785,909	3,357,452																	
														10,550,389							
NB Country Club	562,196																				
Dunes Settlement			49,000																		
Dunes Settlement			98,000																		
Dunes Settlement			402,194																		
Golf Reality Fund (GRF)			36,505																		
Golf Reality Fund (GRF)			455,700																		
Land Re Use Decisions																					
Monrovia Property Sale	5,639,096																				
Lido House Hotel Lease			75,000	150,000	250,000	328,303	338,152	348,868	358,746	369,488	380,594	392,011	403,772	415,885	428,361	441,212	791,069	814,801	839,245	864,422	
Police Facility																					
West Newport Gym - Lease	132,358	206,385	210,513	214,723	219,018	223,398	296,226	302,150	308,193	314,357	320,644	327,057	333,598	340,270	347,076	354,017	361,098	368,320	375,686	383,200	
	34,580,841	4,094,606	22,604,570	11,855,091	669,018	551,701	634,378	651,018	666,939	683,846	701,238	29,864,314	737,370	756,155	775,437	795,230	1,152,167	1,183,121	1,214,931	1,247,622	