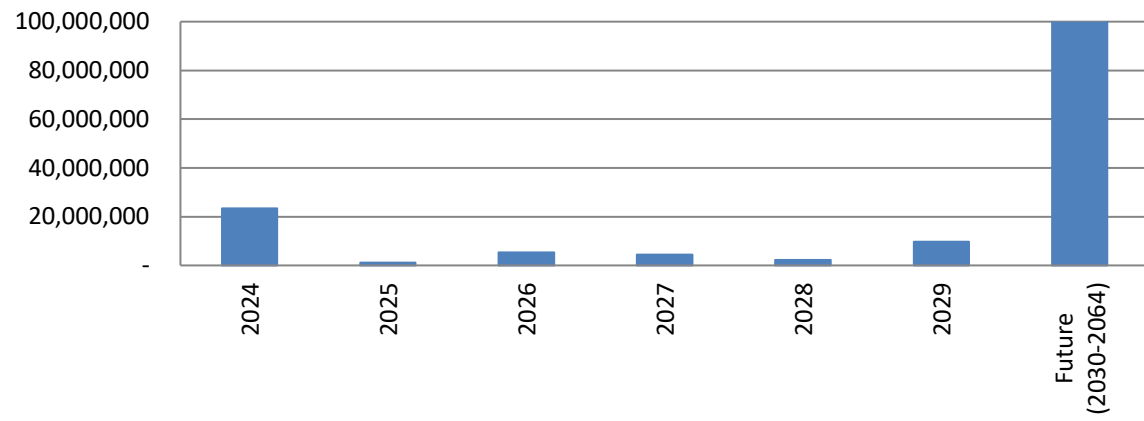


CITY OF NEWPORT BEACH FACILITIES FINANCIAL PLANNING DASHBOARD

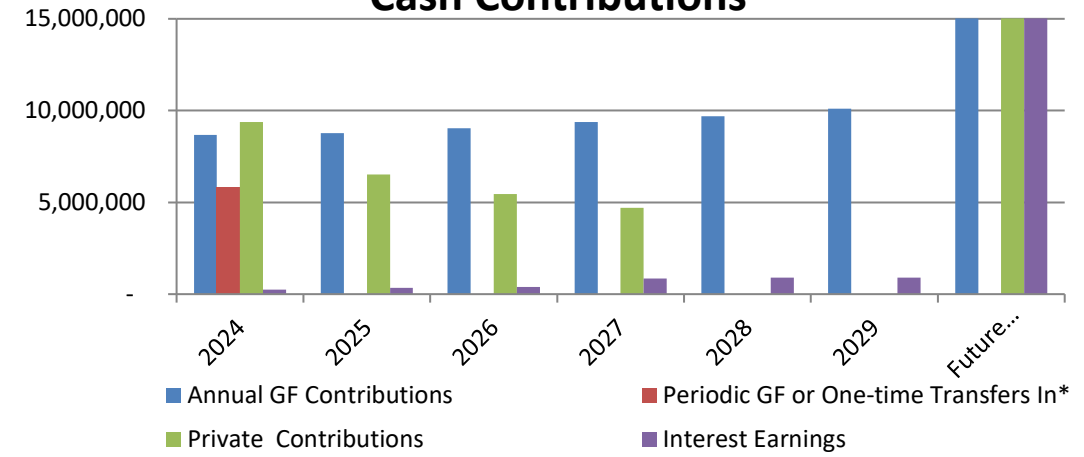
- GF contributions equal to \$8.6m/year (level dollar)
- GF contributions equal to 5% of annual General Fund revenue
- GF contributions equal to 3% of annual General Fund revenue
- GF contributions equal 3% but not less than \$8.6m/year
- GF contributions equal 3% but not less than \$8.6m/year (highest of debt service) | 50% of Development Fees received

Project Expenditures



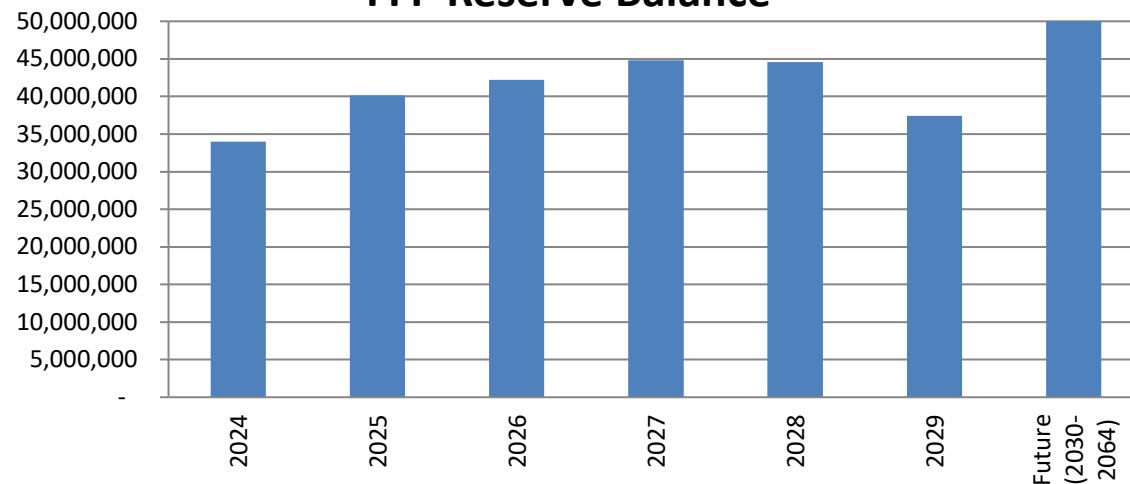
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Cash Contributions



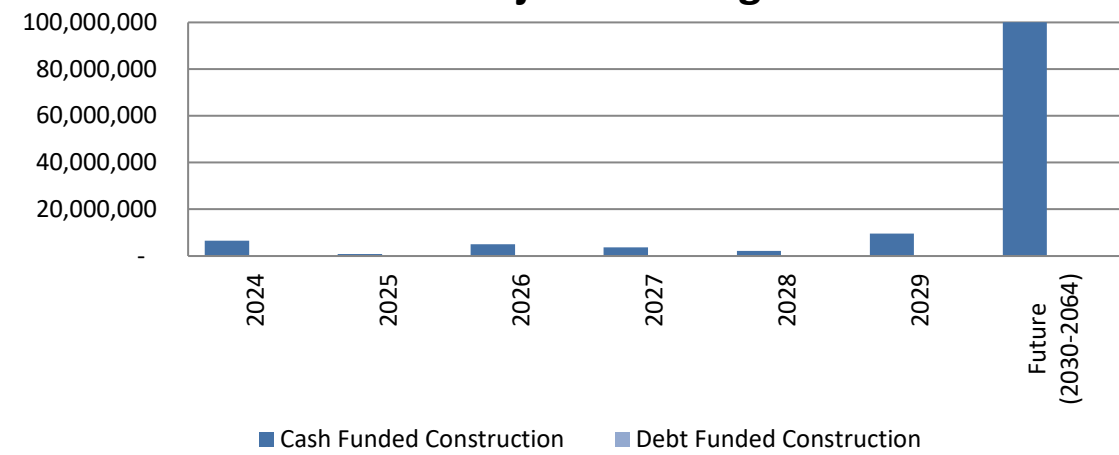
2

FFP Reserve Balance



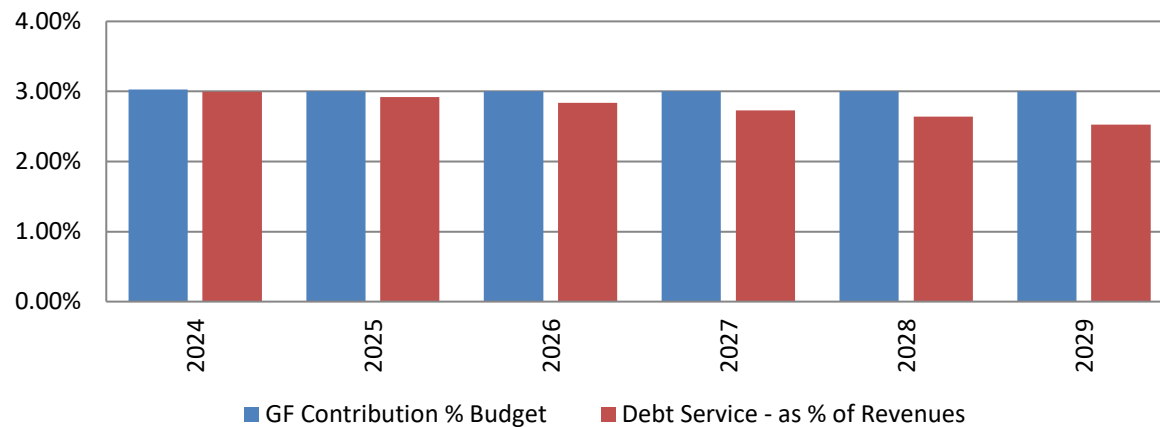
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Project Funding



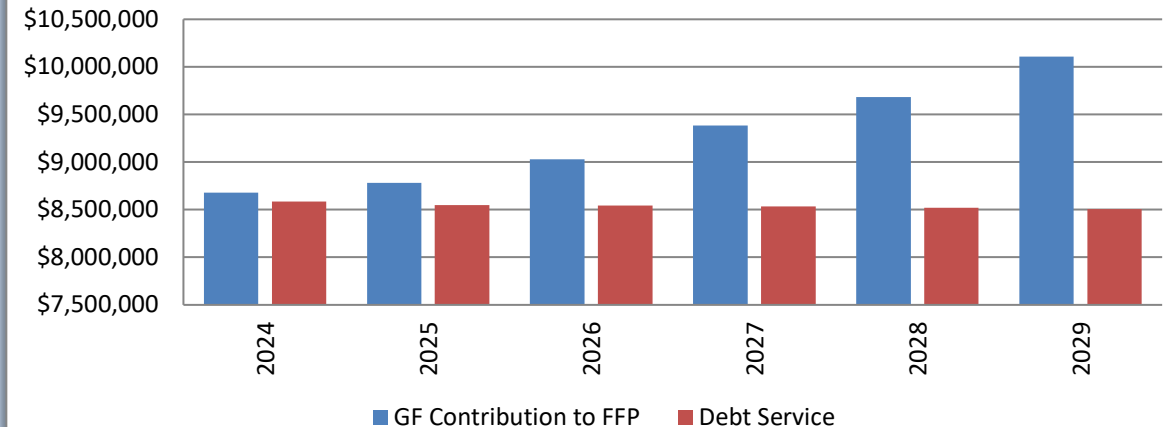
4

GF Contribution to FFP as a Percent of GF Revenue



5

GF Contribution to FFP Compared to Debt Service



6

Active Projects			Current Age From:													
Ref	New/Repl acement	Function	Project	Yr Built / Refurb	OG yr Built	Repl Sq Ft	Est \$/Sq Ft	2024	Useful Life	Years to Start	Project Estimate	FY Design Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contribtions	Net Proposed Cost
5	R	Municipal Operations	Corporation Yard (Fueling and Transfer Station)	TBD	TBD	NA			40	0	6,900,000	2023	2024	6,900,000	4,941,281	1,958,719
4	R	Gen Gov	15th Street Beach Restroom	1961	1961	1,100	1,200	63	60	1	1,320,000	2023	2025	1,353,000		1,353,000
6	R	Fire/Library	FS 1 - Peninsula/Balboa Library	1962	1962	9,925	1,000	62	60	1	9,925,000	2023	2025	10,173,125		10,173,125
7	R	Rec Facility	Bonita Creek - Artificial Turf Replacement	2015	2015	157,355	12	9	10	2	1,888,260	2025	2026	1,983,853		1,983,853
36	R	Harbor	Balboa Yacht Basin Buildings	1950	1950	18,000	800	74	60	4	14,400,000	2025	2028	15,894,906		15,894,906
37	N	Gen Gov	PCH Ped Bridge at Superior	TBD	TBD					5	20,000,000	2026	2029	22,628,164	13,576,899	9,051,266
38	R	Rec Facility	Grant Howald - Artificial Turf Replacement	2021	2021	66,000	12	3	10	7	792,000	2030	2031	941,439		941,439
8	R	Police	Police Station	1973	1973	60,000	900	51	60	9	54,000,000	2030	2033	67,438,600		67,438,600
9	R	Rec Facility	Newport Theatre Arts Center	1973	1973	7,950	900	51	60	9	7,155,000	2030	2033	8,935,615	4,467,807	4,467,807
11	R	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	1974	2,750	800	50	60	10	2,200,000	2031	2034	2,816,186		2,816,186
3	R	Rec Facility	Arroyo Park Synthetic Turf Field	2024	2024	102,500	12	0	10	10	1,230,000	2032	2034	1,574,504		1,574,504
12	R	Fire	FS 3 - Santa Barbara	1971	1971	13,500	900	53	60	11	12,150,000	2032	2035	15,941,853		15,941,853
13	R	Fire	Lifeguard HQ Replacement	1988	1965	3,000	900	36	50	14	2,700,000	2035	2038	3,815,029		3,815,029
15	R	Rec Facility	Community Youth Center (CYC) - Grant Howald	2008	1988	5,658	850	16	30	14	4,809,300	2035	2038	6,795,415		6,795,415
10	R	Fire	FS 6 - Mariners (living area rebuild)	2009	1957	3,000	850	15	30	15	2,550,000	2036	2039	3,693,160		3,693,160
14	R	Rec Facility	Carroll Beek Center	2010	1980	1,500	1,000	14	30	16	1,500,000	2037	2040	2,226,758		2,226,758
17	R	Rec Facility	Cliff Drive Community Room	2022	1960	761	1,000	2	30	28	761,000	2051	2052	1,519,333		1,519,333
18	R	Fire	FS 4 - Balboa Island	1994	1994	4,600	900	30	60	30	4,140,000	2051	2054	8,683,930		8,683,930
16	R	Rec Facility	Bonita Creek Community Ctr.	2024	1988	2,876	850	0	30	30	2,444,600	2051	2054	5,127,714		5,127,714
19	R	Fire	FS 8 - Npt. Coast	2002	1995	7,000	900	22	60	31	6,300,000	2052	2055	13,545,043		13,545,043
20	R	Library	Library-Central	2013	1997	65,000	850	11	60	33	55,250,000	2054	2057	124,801,510		124,801,510
2	R	Rec Facility	Newport Coast Pickleball Court	2024	2024	28,700	45	0	40	40	1,291,500	2062	2064	3,467,760		3,467,760
21	R	Library	Library-Mariners	2006	2006	15,300	850	18	60	42	11,478,750	2063	2066	32,381,499		32,381,499
22	R	Fire	FS 7 - SAH	2007	2007	11,000	900	17	60	43	9,900,000	2064	2067	28,626,049		28,626,049
23	R	Rec Facility	Newport Coast Community Ctr.	2007	2007	16,900	850	17	60	43	14,365,000	2064	2067	41,536,686		41,536,686
39	R	Rec Facility	CDM Concessions/LGHQ	2007	2007	2,338	850	17	60	43	1,987,300	2064	2067	5,746,318		5,746,318
24	R	Rec Facility	Girls & Boys Club (East Bluff Park)	2019	1971	11,800	850	5	50	45	10,030,000	2066	2069	30,470,170		30,470,170
25	R	Rec Facility	OASIS Senior Ctr.	2010	2010	43,200	850	14	60	46	36,720,000	2067	2070	114,340,604		114,340,604
26	R	Gen Gov	Civic Center	2013	2013	123,000	850	11	60	49	104,550,000	2070	2073	350,585,089		350,585,089
27	R	Gen Gov	Council Chambers	2013	2013	5,600	850	11	60	49	4,760,000	2070	2073	15,961,598		15,961,598
28	R	Rec Facility	Marina Park	2015	2015	24,390	850	9	60	53	20,731,500	2074	2077	76,735,370		76,735,370
29	R	Fire	FS 6 - Mariners (apparatus bay only)	2018	1957	1,436	900	6	60	54	1,292,400	2075	2078	4,903,269		4,903,269
30	R	Fire/Library	FS 5 and CDM Library	2019	2019	10,300	900	5	60	55	9,270,000	2076	2079	36,048,926		36,048,926
31	R	Police	Animal Shelter	2022	1955	2,320	850	2	60	58	1,972,000	2079	2082	8,258,309		8,258,309
32	R	Fire	FS 2 - Fire Station No 2	2022	1952	11,600	900	2	60	58	10,440,000	2080	2082	43,720,457		43,720,457
33	R	Fire	Newport Jr. Guard Building	2024	2024	5,400	850	0	60	60	4,590,000	2081	2084	20,195,035		20,195,035
1	R	Library	Library Lecture Hall	2025	2025	9,814	1,800	0	60	61	17,665,200	2082	2085	79,666,245		79,666,245
34	R	Gen Gov	Civic Center Parking Structure (450 Stalls)	2013	2013	450	22,000	11	75	64	9,900,000	2085	2088	48,079,792		48,079,792
35	R	Gen Gov	Superior Ped/Bike Bridge	2024	2024	3,820	550	0	75	75	2,101,000	2096	2099	13,388,008		13,388,008
Total																1,257,914,331

Unfunded/Unapproved Potential Projects																
A	Rec Facility	Pool Complex									8,000,000					8,000,000
B	Municipal Operations	Utilities Yard	1970	1970	56,882	800	54	60	6		45,505,600	2027	2030	52,772,545		52,772,545
C	Municipal Operations	Corporation Yard	1984	1984	88,243	800		60	20		70,594,400	2041	2044	115,677,144		115,677,144
D	Rec Facility	Back Bay Science Center	2007	2007	12,925	800		50	43		10,340,000	2064	2067	29,898,318		29,898,318
E	Rec Facility	West Newport Community Center	TBD	TBD	11,000	850					9,350,000			9,350,000		9,350,000

Sources and Uses Proforma

	5	6	7	8	9	10
	2024	2025	2026	2027	2028	2029
AFFORDABILITY ASSUMPTIONS						
General Fund Revenues	286,350,986	292,742,708	300,948,927	312,739,958	322,789,557	336,938,664
GF Revenue Growth Assumption	0.54%	2.23%	2.80%	3.92%	3.21%	4.38%
FFP Contributions @ 3% of GF Revenues	8,590,530	8,782,281	9,028,468	9,382,199	9,683,687	10,108,160
GF Annual Contribution % of Revenue (assuming \$8.6 M/yr or 3%, whichever is greater)	● 3.03%	● 3.00%	● 3.00%	● 3.00%	● 3.00%	● 3.00%
Debt Service as % of GF Revenues	● 3.00%	● 2.92%	● 2.84%	● 2.73%	● 2.64%	● 2.52%
SUMMARY FFP FUND SOURCES AND USES						
Beginning FFP Balance	24,800,490	33,978,978	40,141,802	42,217,469	44,837,726	44,604,223
Sources						
Annual GF Contributions	8,677,620	8,782,281	9,028,468	9,382,199	9,683,687	10,108,160
Periodic GF or One-time Transfers In	5,845,391					
Private Contributions	9,377,120	6,529,498	5,453,848	4,700,000	-	-
Park In Lieu	154,000	-	846,076	-	-	-
Interest Earnings	248,005	339,790	401,418	844,349	896,755	892,084
Debt Funding	-	-	-	-	-	-
Total Sources:	24,302,136	15,651,569	15,729,810	14,926,548	10,580,441	11,000,244
Uses						
Debt Service	(8,587,208)	(8,550,433)	(8,542,924)	(8,535,855)	(8,519,104)	(8,507,217)
Other Fiscal Charges	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)
Project Uses	(6,525,439)	(927,313)	(5,100,219)	(3,759,436)	(2,283,839)	(9,647,325)
Total Uses:	(15,123,647)	(9,488,745)	(13,654,143)	(12,306,292)	(10,813,944)	(18,165,542)
Projected FFP Balance	● 33,978,978	● 40,141,802	● 42,217,469	● 44,837,726	● 44,604,223	● 37,438,926
Projected FFP Balance reserved for park in lieu	-	-	846,076	846,076	846,076	846,076

DEVELOPMENT AGREEMENTS AND PRIVATE CONTRIBUTIONS

Agreement	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030
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Miscellaneous Park Fees							
410-412 29th Sail House(4 units)(PA2017-059)							
1820 Ocean Front W (1 unit)(PA2017-233)							
1501 Mesa Drive (6 units)(PA2017-218)							
20452 Santa Ana Ave (4 units)(PA2016-069)							
Residence at Newport Center(28 units)(PA2020-020)			846,076				
The Dart Development (24 units)(PA2012-146)							
422 Orchard Ave (1 unit)(PA2018-017)							
602 Acacia Ave (1 unit)(PA2018-203)							
Park Fees (One off)	154,000						
Friend of the Oasis							
Subtotal	154,000	-	846,076	-	-	-	-

Uptown Newport							
\$32,500/Unit - 1244 Units (subject to CPI)							
Phase I - 558 Units a) 462 b) 30 Units c) 60 Units d) 77 units	1,152,120		5,261,348				
Phase II - 686 Units							22,295,000
In Lieu Park Fees - Phase I PA2011-134 - 462 units							
Public benefit Fee (\$13,500/unit with CPI increases) - Phase I.b - 30 units				2,700,000			
In Lieu Park Fees - Phase I.b (credit exceeded payment due)	1,350,000						
In Lieu Park Fees - Phase I.c (credit exceeded payment due)							
In Lieu Park Fees - Phase II							14,540,245
Subtotal	2,502,120	-	5,261,348	2,700,000	-	-	36,835,245

Dunes Settlement							
Dunes Settlement		50,000					
Dunes Settlement		100,000					
Dunes Settlement		410,402					
Subtotal	-	560,402	-	-	-	-	-

O'Hill							
Residential units		634,950					
Clubhouse		50,846					
In Lieu Park Fees- Residential units- 5 units @ 26,125			192,500				
Subtotal	-	685,796	192,500	-	-	-	-

Newport Airport Village - 444 Units apartments							
Public Benefit Fee (3 installments of \$2M adjusted for CPI) 1st installment paid, 2nd due at building ermit, 3rd at CoFo		2,000,000		2,000,000			
Subtotal	-	2,000,000	-	2,000,000	-	-	-

Residences at 4400 Von Karman							
	6,500,000	1,000,000					
Subtotal	6,500,000	1,000,000	-	-	-	-	-

Newport Crossings at 1660 Dove							
Public Safety Fee \$750,000 (1st 1/2 paid; 2nd half due 6 mon after permit issuance)	375,000						
Subtotal	375,000	-	-	-	-	-	-

1300 Bristol -77 units subject to Uptown DA							
Public Benefit Fees (need input from Chelsea)							
Park Fees (need input from Chelsea)							
Subtotal	-	-	-	-	-	-	-

1401 Quail St- 67 for-sale residential units (PC Approved 12/22/23, Needs CC Approval s							
Public Safety Fee (Prior to Buiding permit) adjust for CPI		1,628,400					
Park In-Lieu Fee (Prior to building permit)		513,300					
General Public Benefit fee (Prior to builing permit)		141,600					
Subtotal	-	2,283,300	-	-	-	-	-

1400 Bristol St- 229 apartments (PC Approved 12/7/23, Needs CC Approval still)							
Under Negotiation - Public Safety Fee (Prior to Building permit) adjust for CPI							
Under Negotiation - Park In-Lieu Fee (Prior to building permit)							
Under Negotiation - General Public Benefit fee (Prior to builing permit)							
Subtotal	-	-	-	-	-	-	-

GRAND TOTAL	9,531,120	6,529,498	6,299,924	4,700,000	-	-	36,835,245
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