

MEMORANDUM

To: John Roberts and Kim Burns, The Natomas Basin Conservancy
From: Allison Shaffer and Sean Fisher
Subject: Natomas Basin Habitat Conservation Plan Fee Update—2016;
EPS #152113
Date: November 25, 2015

Introduction

Economic & Planning Systems, Inc. (EPS) has updated the Cash Flow Model (model) used to estimate the Natomas Basin Habitat Conservation Plan (NBHCP) mitigation fee (fee). This memorandum details the updated cost and revenue assumptions used to derive the 2016 proposed fee.

The fee contains components for the following five funds:

- Land Acquisition
- Restoration and Enhancement (R&E)
- Administration/Operations and Maintenance (Admin/O&M)
- O&M Endowment
- Supplemental Endowment

Figure 1 illustrates the purpose of and interaction among the five fee components. **Table 1** summarizes the fee history for each of the five components since the fee was implemented in 1996. **Table 2** summarizes the fee-funded cost per acre of habitat and the proposed fee by fee component. The proposed fee level is based on the assumed current NBHCP mitigation requirement of one-half acre of mitigation land for each gross acre of developed land. **Table 3** estimates the percentage change in each fee component and subcomponent for the 2016 proposed fee as compared to the current fee.

A cash flow analysis was developed for each fund to estimate the annual revenues, expenditures, and balances and to inform the fee estimates.

Table 4 summarizes these cash flow analyses, which are further detailed in **Appendix A**.

The assumptions used in the cash flow analysis are presented in **Tables 5** through **18**. **Table 19** shows The Natomas Basin Conservancy (TNBC)'s proposed 2016 budget (2016 Budget). For comparison purposes, this budget table also shows the estimated 2015 revenues and expenditures, as well as the source of the 2015 estimates.

The Economics of Land Use



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Both the 2015 and 2016 budget amounts in **Table 19** are reflected in the cash flow tables. The budget amounts are based on a variety of factors, including model assumptions, actual experience by TNBC with particular activities, expected development, and TNBC’s knowledge of other expected activities (e.g., participation in the Natomas Central Mutual Water Company (NCMWC) groundwater exchange program) in the coming year. The 2016 Budget contains a discussion of the source of each revenue and cost estimate.

Proposed 2016 Fee

The table below shows the fee history and the proposed 2016 fee.

Year	Total Mitigation Fee	Less Land Cost Portion	Total Mitigation Fee Excluding Land Cost Portion [1]	Pct. Change in Total Mitigation Fee	Pct. Change in Mitigation Fee Excluding Land Cost Portion
<i>per acre</i>					
1996/97	\$2,240		\$2,240		
1998	\$2,656		\$2,656	18.6%	
1999	\$3,292		\$3,292	23.9%	
2000	\$3,941		\$3,941	19.7%	
2001	\$10,021		\$10,021	154.3%	
2002	\$11,962		\$11,962	19.4%	
2003	\$12,270	(\$4,500)	\$7,770	2.6%	
2004	\$16,124	(\$7,500)	\$8,624	31.4%	11.0%
2005	\$24,897	(\$12,500)	\$12,397	54.4%	43.7%
2006	\$41,182	(\$22,500)	\$18,682	65.4%	50.7%
2007	\$38,445	(\$20,000)	\$18,445	(6.6%)	(1.3%)
2008	\$38,133	(\$17,500)	\$20,633	(0.8%)	11.9%
2009	\$38,133	(\$17,500)	\$20,633	0.0%	0.0%
2010	\$44,050	(\$17,500)	\$26,550	15.5%	28.7%
2011	\$37,547	(\$15,000)	\$22,547	(14.8%)	(15.1%)
2012	\$32,861	(\$11,250)	\$21,611	(12.5%)	(4.2%)
2013	\$27,419	(\$8,750)	\$18,669	(16.6%)	(13.6%)
2014	\$32,259	(\$11,250)	\$21,009	17.7%	12.5%
2015	\$32,259	(\$11,250)	\$21,009	0.0%	0.0%
2016 (proposed)	\$31,923	(\$11,250)	\$20,673	(1.0%)	(1.6%)

[1] Land dedication requirement instituted in 2003, requiring most developers to dedicate land in lieu of paying the land cost portion of the fee. The total fee excluding the land cost portion includes land transaction costs and contingencies. Current land cost is estimated at \$22,500 per acre.

The fee currently charged by the City of Sacramento (City) is \$32,259 per acre of development. This fee is the same as the 2014 fee. Although the memorandum prepared by EPS last year proposed a decreased in the 2015 fee, the TNBC Board of Directors and City Council approved keeping the 2015 fee at the same level as the 2014 fee.

The proposed fee is \$31,923 per acre. Nearly all mitigation land, however, is acquired by TNBC through land dedication because all but a few small-acreage developers are required to dedicate land in lieu of paying the land cost portion of the fee. The City Council re-authorized this land dedication requirement without a sunset provision at its February 13, 2007, meeting. The proposed balance of the fee (non-land acquisition portion) to fee payers is \$20,673 per acre, approximately \$300 less than the current fee amount of \$21,009 per acre.

Table 3 estimates the change in the fee from the current level for each fee component and various subcomponents of the Admin/O&M component. The proposed 2016 fee represents a small decrease from the 2015 fee level. As discussed above, the 2015 fee was kept at the 2014 level, so the comparison in **Table 3** is between cost and revenue assumptions from the 2014/2015 fee update and this 2016 fee update.

Most of the estimated fee decrease is attributable to increased revenue assumptions with a slight decrease in costs. EPS reconciled the actual account activity through 2014 with TNBC's financial statements, which resulted in greater revenue across all funds than projected in the 2014 model (on which the 2015 fee was based, as discussed above). In addition, in 2014, TNBC increased some of the revenue assumptions in future years, such as the level of farm lease revenue. The overall costs remained relatively unchanged. There were small increases in some costs that were more than offset by decreases in other costs and the increased revenue projections. The updated cost and revenue assumptions are detailed in the following section.

Updated Model Assumptions

The updated fee amount was estimated using a revised cash flow analysis prepared by EPS for each of the five funds. For each fund, EPS both reconciled the actual account activity through 2014 with TNBC's financial statements and updated cost and revenue assumptions. Many of the changes reflect new estimated costs and revenues based on recent experience and input from TNBC. The updated assumptions are described below.

Cash Flow Adjustments

Table 4 summarizes the cash flow analyses for each of the five funds. Detailed cash flow analyses for each fund are provided in **Appendix A**.

In each cash flow analysis, EPS updated costs and revenues for 2013 through the end of the 50-year NBHCP timeframe in 2053. The updates for particular years and ranges of years are described below.

2013 and 2014

In each cash flow analysis, EPS reconciled 2013 and 2014 account activity to TNBC'S 2013 and 2014 end-of-year financial statements, respectively, to reflect actual revenues and expenditures. These reconciliations resulted in a combined fund ending balance in 2014 that was approximately \$1.3 million greater than projected in last year's model.

2015

As discussed previously, the source of each of the 2015 revenue and expense amounts is shown in the 2016 Budget proposal table (**Table 19**). All fee revenue and investment income amounts were updated to reflect the activity through September 2015, the last month for which financial statements were available. Additional fee revenue was not projected because TNBC did not

expect any additional developer fees through the end of the year. In addition, to be conservative, no further investment income was projected through the end of the year for the Land Acquisition, R&E, and Admin/O&M accounts. The investment income for the O&M Endowment and Supplemental Endowment funds was set equal to the amounts earned in those accounts as of November 6, 2015.

For all funds except Admin/O&M, many of the 2015 costs were updated to reflect the activity through September 2015, as reported on the September 2015 financial statements. The September 2015 account statements were used because they were the most current statements available and significant additional costs were not expected through the end of the year.

For most Admin/O&M fund cost items, however, where there are substantial ongoing Admin/O&M costs each month, the costs through September 2015 were adjusted to more closely estimate costs that would be incurred through the end of the year. Most of the cost items were increased to include estimated costs for the remaining 3 months of the year, based on the average monthly costs through September 2015. For several items, however, the 2015 cost adjustments (e.g., property taxes, office lease costs, farm rent revenue, and the biological monitoring contract amount) were based on TNBC's knowledge of the remaining expected costs through the end of the year. Note that the 2015 estimated miscellaneous income and the 2016 budgeted amount are much larger than in previous years because TNBC expects to participate in the NCMWC groundwater exchange program in these years and anticipates netting approximately \$900,000 of revenue in 2015 and \$700,000 in 2016.

2016

The 2016 revenue and expense amounts for all funds were obtained from the proposed 2016 Budget (see **Table 19**).

2017 through 2053

In each cash flow analysis, the revenue and cost estimates for 2017 through 2053 were updated to reflect the updated model assumptions presented in **Tables 5** through **18** and discussed in the remainder of this memorandum.

Cost Assumptions

Tables 5 through **18** detail the assumptions used to estimate costs for 2017 and later.

Land Acquisition Costs

Table 5 shows the land acquisition cost assumptions used to derive the Land Acquisition fee. The estimated land acquisition cost per acre remained unchanged from 2015 at \$22,500 per acre. This cost estimate is taken from a slightly broader range of potential land values in the Natomas area than previous years and is based on TNBC's knowledge of confirmed recent land transactions, supported by a professional real estate appraisal. Land transaction and contingency cost estimates remained unchanged at \$1,500 per acre.

R&E Costs

Table 6 shows the R&E cost assumptions used to derive the R&E fee. At \$2,621 per habitat acre, there was a slight increase in the overall R&E cost estimate. This increase was due to a change in the model assumption about the initial composition of acquired acres and the resulting number of acres that would need to be converted to upland. In past years, it was assumed that

all acquired habitat would be 75 percent rice and 25 percent upland. This year, this assumption was updated to 90 percent rice and 10 percent upland, based on TNBC's previous experience. This new assumption results in a very small increase in conversion costs, as a small amount of additional acres (adjusted by the surplus the conservancy currently holds in upland uses) will need to be converted to upland to obtain the required division of land uses of 25 percent marsh, 50 percent rice, and 25 percent upland. There was no change in the estimated conversion cost per acre. The cost estimates are discussed below.

Base R&E Costs

The cost to convert rice acres into managed marsh was estimated at \$8,750 per acre. Because managed marsh will represent 25 percent of the total acquired acres, the conversion cost was multiplied by 25 percent to arrive at a cost of \$2,188 per acquired habitat acre.

The cost to convert rice acres into upland acres remained at the 2015 level of \$300 per acre. The conversion cost is applied to the number of projected acres that need to be converted from rice to upland to reach the 25-percent upland requirement. With the new assumption discussed above that only 10 percent of the acquired habitat is upland, an additional 15 percent would need to be converted to upland. Thus, the conversion cost was multiplied by 15 percent to arrive at a cost of \$45 per acquired habitat acre.

Biological Site Assessment and Preconstruction Survey Costs

The cost to conduct a formal biological site assessment and preconstruction survey for acquired mitigation land, as required by the 2003 NBHCP, was estimated at \$150 per acre, based on information provided by TNBC.

Contingency Costs

The contingency component of the R&E costs is essential to ensure adequate funding for R&E, particularly given the lag time between when the fee is paid (and the habitat preserves are acquired) and when the R&E actually occurs. TNBC has 3 years to restore and enhance the designated preserves after approval of the Site-Specific Management Plan (SSMP), which comes 1 year after acquisition. Biological studies also need to be completed within that time frame.

A 10-percent contingency is assumed, which is the same as in the 2015 model.

Admin/O&M Cost Estimates

The Admin/O&M and O&M Endowment fee components together provide funding for the Admin/O&M costs through the end of the NBHCP in 2053. The net costs to be funded by these fee components decreased slightly from the 2014 fee update model.

There were small increases in cost estimates for some items, such as property taxes and special district water costs, which were offset by small decreases in cost estimates for other items, such as administration costs.

The Admin/O&M cost estimates are summarized in **Table 7** and discussed below.

O&M Costs

O&M costs are divided into the following three categories:

- O&M costs included in the land management contract for managing the marsh portion of the mitigation land.
- Annual O&M costs not included in the land management contract.
- Estimated TNBC costs for the replacement of fixed assets.

As summarized in **Table 7**, the O&M land management cost per acre is estimated as the 2016 land management contract amount divided by the current habitat size in acres. **Table 8** shows the ongoing O&M costs that are not part of the O&M land management contract. These costs were updated based on estimates from TNBC. **Table 9** includes an accounting of TNBC's fixed assets for which replacement costs are estimated. This table shows the original fixed asset costs, as well as the costs updated to 2016 levels, using a 3-percent annual inflation rate to estimate the current replacement costs for the fixed assets.

Special Assessments

Special assessments consist of NCMWC and Reclamation District 1000 (RD-1000) costs. These special assessment costs constitute a significant portion of the Admin/O&M costs and are summarized in **Table 7**. The NCMWC cost estimate per habitat acre is detailed in **Table 10**. The assumptions concerning the NCMWC rates and the ability of the farmers to reimburse TNBC for the NCMWC assessments are summarized below:

- The rates shown on **Table 10** are the NCMWC current published rates. It is assumed that 15 percent of the acres will be excluded from NCMWC assessments.¹
- For rice acreage, it is assumed that TNBC will pay all NCMWC costs and subsequently will be reimbursed by farmers for the lesser of either half of the water costs or \$65 per acre. In addition, TNBC has included a bad debt allowance of 5 percent of the NCMWC costs to cover

¹ TNBC's Finance Model now contemplates that 15 percent of TNBC land holdings will not be assessed the NCMWC tariff rate. The 15-percent factor is used in this calculation because not all land owned by TNBC lies in the NCMWC service area; therefore, the acreage outside the NCMWC service area would not incur NCMWC charges. This 15-percent factor for excluded land is used as an approximation in lieu of attempting to calculate and accurately predict many dynamic variables. Accounting for all variables could subject the Finance Model to risk levels believed by TNBC management to be unacceptable. These variables include the fact that decisions often are made late to fallow crop land or change from one crop to another, which would influence the amount of charges assessed by NCMWC. The Finance Model also does not reflect any late-year demand for water because of precipitation and other hydrological conditions, which largely are unpredictable. The Finance Model does not account for as-yet-made determinations regarding ground water well substitution (from TNBC wells) over NCMWC-supplied water, which is somewhat dependent on the ultimate NCMWC-approved tariffs and the breakdown between water usage charges and other components of the NCMWC fee structure. Moreover, a substantial portion of the total water costs assessed by NCMWC is assessed on shareholders of the NCMWC, regardless of whether they purchase irrigation water or not; this variable has not yet been published by the NCMWC Board of Directors but is expected to be different from those in recent years. It is assumed that the generalized approach noted above (85 percent of total landholdings are assessed NCMWC charges per acre per year) is adequate to estimate future water cost-recovery needs.

the situation in which farmers fail to reimburse TNBC for their portion of the costs. These assumptions rest on the following split:

- The farm tenant pays for the approximate cost of water used in the production of the crop.
- TNBC pays the approximate cost of administrative and related fees and charges.

TNBC is required, as stated in the 2003 NBHCP, to ensure that rice is produced on mitigation lands; TNBC believes this water cost arrangement works toward accomplishing this requirement and is fair to both parties.

- For uplands acreage, it is assumed that TNBC will pay all NCMWC costs and subsequently will be reimbursed by farmers for the water toll portion of the costs.
- TNBC pays the full cost of water applied to managed-marsh complexes.

Table 11 details the RD-1000 annual cost per acre for 2014, 2015, and 2016. The 2014 and 2015 amounts are actual costs based on property tax bills. The 2016 cost is estimated as the total RD-1000 levy on the 2015/2016 property tax bills divided by the habitat size in acres.

Property Taxes

The land acquisition cost per acre is estimated at \$22,500. Although this is the same estimate as in last year's model, it is anticipated that land values generally will increase over time. The method of estimating property taxes was changed in 2010, both to adequately capture the projected increasing cost and assessed value of new habitat land, as well as to reflect the recent suspension of state funding to support the Williamson Act. Some additional changes for estimating habitat property taxes were made in subsequent years. The current method of projecting property taxes is described below, and the property tax calculation is detailed in **Table 11** and **Table 12**:

- **Existing Habitat Properties.** Sutter County has instituted the option to decrease Williamson Act contracts from 10 years to 9 years, as permitted by state law. This option caused an increase in the property taxes on Sutter County properties with Williamson Act contracts. The annual increase was included in the 2014/2015 and 2015/2016 property tax bills. Although Senate Bill (SB) 1265 (the reduction in Williamson Act contract lengths) was set to expire in 2015, another senate bill was recently passed that incorporated reduction of the contract lengths into the Williamson Act with no termination date. Therefore, it is assumed in the model that this provision will be extended indefinitely, and the Sutter County tax burden will continue at the higher rates.

In addition, property taxes could increase if Sacramento County also chooses the option to decrease the length of Williamson Act contracts. To reflect the uncertainty of maintaining the lowered property tax levels for Williamson Act properties, the annual property taxes for existing habitat are estimated as the actual property taxes levied for Fiscal Year 2015/2016, plus a 3-percent contingency.

- **Future Habitat Properties.** In light of the loss of state funding for Williamson Act contracts, TNBC staff believes that new properties will not be granted Williamson Act contracts. Consequently, the annual property taxes for future habitat still to be acquired are

calculated as 1.3 percent of the estimated full assessed value of future habitat. This factor consists of the 1-percent property tax and an additional 0.3 percent to cover the additional taxes and assessments on the property tax bills. The only assessment not included in the 0.3 percent is the RD-1000 assessment, which is accounted for separately in the O&M costs discussed above.

From 2017 on, the model is based on the assumption that, on average, mitigation land acquisition costs will escalate by 3 percent annually, net of inflation, and that the assessed value per acre of new habitat acquisitions will track this 3-percent escalation. TNBC believes the 3-percent net increase closely reflects the actual average increases in habitat land values in the region over the past decade. Annual taxes on new properties are estimated at 1.3 percent of the average assessed value per acre multiplied by the number of new habitat acres.

Mitigation Monitoring and Adaptive Management Costs

The mitigation monitoring and adaptive management costs in the 2016 biological effectiveness-monitoring contract² were the same as those in the 2015 contract (see **Table 13**). Other than the costs associated with the NBHCP-required midpoint program reviews, the preacquisition biological reconnaissance (included as a Land Acquisition cost), and the SSMPs, all mitigation monitoring costs are inflated by 3 percent annually after 2016 until habitat buildout to reflect both likely cost increases, as mitigation land acreage increases to 8,750 acres (the ultimate buildout level of the 2003 NBHCP), and anticipated increases in labor and related monitoring costs throughout the life of the NBHCP.

SSMP Costs

The cost of preparing the SSMPs for acquired mitigation land decreased from past levels. The SSMP preparation cost was decreased from \$225 to \$160 per acquired acre, based on TNBC's recent experience (see **Table 7**).

The SSMP update cost was estimated at \$8 per acre, also based on TNBC'S recent experience (see **Table 7**). This is a sizable reduction from the per-acre update cost of the previous year's model because the cost is now applied to total habitat acres as opposed to only newly acquired acres as assumed in previous years. Overall, this change results in a small increase in the total SSMP costs through the end of the NBHCP in 2053.

Administrative Costs

Annual administrative costs were revised based on TNBC's current budget estimates. They also include a 5-percent contingency, which is the same as last year's contingency. This represents a decrease from the 2014 contingency to reflect TNBC's increased level of experience with habitat administration. The overall administrative costs remained consistent with the 2014 and 2015 model estimates of approximately \$1.0 million annually (see **Table 14**).

² Currently, ICF International (formerly Jones & Stokes) is conducting all the biological effectiveness monitoring on behalf of TNBC.

Supplemental Endowment Cost Estimates

The Supplemental Endowment fund serves two purposes and is divided into two components: the Land Purchase Contingency component and the Changed Circumstance Contingency component. The Land Purchase Contingency component provides for acquisition of the last 200 acres of habitat, and the Changed Circumstance Contingency component is to be used in the event of unforeseen circumstances, such as a natural disaster or the listing of a new species.

Supplemental Endowment costs primarily are driven by the Land Acquisition cost assumption. There was no change in this assumption of \$22,500 per acre from last year's model. Because the estimated Supplemental Endowment fund investment earnings and fee revenue through 2014 were higher than projected in the 2014 model, however, the Supplemental Endowment costs to be funded by fees decreased slightly from \$1,100 to \$1,054 per habitat acre (a 4.2-percent decrease—see **Table 15**).

Note that it is assumed in the model that the Land Acquisition fund is used to purchase all of the required habitat, including the last 200 acres. The Land Purchase Contingency component of the Supplemental Endowment fund provides a contingency for purchasing the last 200 acres of the 8,750-acre habitat, in the event that the cost of habitat acres dramatically increases as the supply decreases. In this event, rather than imposing a large increase in the habitat fee for later development, the Supplemental Endowment fund would be used to supplement the acquisition of the last 200 acres. Currently in the model, a spike in land prices is not assumed, so the Supplemental Endowment funds are not shown as being used for land acquisition. Rather, the model shows the Land Purchase Contingency component funds being transferred to the O&M Endowment fund once all required habitat land has been acquired. Thus, it is assumed the Supplemental Endowment Land Purchase Contingency component funds will be used to help fund the ongoing administration, operations, and maintenance of the habitat, if they are not needed for land acquisition. The potential transfer of the Land Purchase Contingency component funds to the Endowment fund helps to keep the Admin/O&M and O&M Endowment fees lower.

The Changed Circumstance Contingency component funds are not assumed to be transferred to the O&M Endowment fund after the purchase of all habitat. This component is treated differently in the model because a natural disaster, listing of a new species, or other unforeseen circumstance that may require additional funding could occur at any time, even after the acquisition of all habitat. The Changed Circumstances Contingency component is assumed to remain in place to provide this revenue if needed.

Revenue Assumptions

Rice and Other Crop Revenue Estimates

Rice Revenue

The model continues to be based on the assumption that rent revenue will be earned on 90 percent of the total rice acres in the habitat. The average annual revenue rate is estimated at \$275 per rice acre, consistent with last year's model. This estimate accounts for a blend of highly productive rice fields, which produce higher cash rents, and low-yielding rice land, which can produce lower rent yields. This estimate also considers required fallow fields which produce very low or no cash rents. The following steps detail the process for projecting the annual rice acres on which revenue will be earned in future years:

1. Begin with the previous year's estimated rice acres.
2. Add the rice acres assumed to be acquired during the year (see **Table A-3**). The rice acres acquired annually are assumed to be 90 percent of the total mitigation acres acquired. This is an increased percentage from last year's model based on information provided by TNBC. Further, the model is based on the assumption that the annual number of mitigation acres acquired will equal approximately the number of acres needed to maintain or achieve the annual habitat size required by the NBHCP (one-half of the number of acres for which fees have been paid, plus a 200-acre surplus).
3. Deduct the rice acres assumed to be converted to marsh and upland (see **Table A-3**). No acquired land that historically has produced rice was converted to marsh or upland in 2015. TNBC estimates that no rice acres will be converted to marsh or upland in 2016. TNBC estimates that 100 acres of rice will be converted to marsh in 2017, and 80 acres will be converted to marsh in 2018. Beginning in 2019, the model is based on the assumption that enough rice acres will be converted to marsh and upland so the mitigation land use allocation required by the NBHCP (25 percent marsh, 50 percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.
4. Multiply the resulting number of acres by 90 percent to arrive at the estimated number of rice acres on which revenue will be earned.³

Other Crop Revenue

It is assumed that half of the habitat upland acreage will be committed to commercial farming of crops other than rice, and the other half will not be farmed. The average annual revenue rate for crops other than rice is estimated at \$50 per acre, consistent with last year's model. This estimate is based on TNBC's actual earnings from non-rice farm leases in recent years. The following steps detail the process for estimating the annual upland acres on which crop revenue will be earned in future years:

1. Begin with the previous year's estimated upland acres (referred to as "other" acres in the model).
2. Add the upland acres assumed to be acquired during the year (see **Table A-3**). The upland acres acquired annually are assumed to be 10 percent of the total habitat acres acquired. This is a decreased percentage from last year's model based on information provided by TNBC. Further, the model is based on the assumption that the annual number of acres acquired will equal approximately the number of acres needed to maintain or achieve the annual mitigation land size required by the NBHCP (one-half of the number of acres for which fees have been paid, plus a 200-acre surplus).
3. Add the rice acres assumed to be converted to upland (see **Table A-3**). No acres were converted to upland in 2015, and TNBC estimates that no acres will be converted until 2019. From 2019 on, the model is based on the assumption that enough acres will be converted to

³ The 2003 NBHCP requires that 10 percent of all mitigation land holdings used to produce rice will be fallowed each year.

and from upland so the mitigation land use allocation required by the NBHCP (25 percent marsh, 50 percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.

4. Multiply the resulting number of acres by 50 percent to arrive at the estimated number of upland acres on which revenue will be earned.

Hunting Revenues

Below are the two main assumptions used to project hunting revenues:

- Annual hunting income is estimated at \$10 per acre.
- The percentage of mitigation land used for hunting is estimated at 20 percent per year. This percentage is approximately equal to the current percentage of habitat on which hunting occurs.

Investment Earnings

Investment income is calculated for all funds. It is estimated differently for different years, as summarized below.

2015

For the Land Acquisition, R&E, and Admin/O&M funds, 2015 investment income is estimated as the interest earnings from the September 2015 financial statements. For the O&M Endowment and Supplemental Endowment funds, 2015 investment income is based on financial statements obtained on November 6, 2015.

2016

Investment income for 2016 is projected by applying various percentages, depending on the particular fund, to the September 2015 fund balances. These percentages are listed below:

- Land Acquisition: 1.75%
- R&E: 1.75%
- Admin/O&M: 1.75%
- O&M Endowment: 3.00%
- Supplemental Endowment: 3.00%

2017 through 2053

Investment income projected for 2017 and beyond is estimated as 3 percent of the prior year's ending balance. While this rate may be more or less applicable in the short term, the interest rate is appropriate for use over a long period of time. This interest rate represents a "real rate of return." Because the cost and revenue projections in the model are expressed in constant dollars and exclude inflation, the projected annual return on investments also should exclude inflation. The assumed real rate of return of 3 percent, used to project investment income, represents the annual rate of return that could be expected over and above inflation.

Development Assumptions

It is assumed that all development will be achieved by 2038, with 17,300 acres of the total 17,500 acres developed. A 200-acre allowance for unusable acres in the City is included in the

model, as shown in **Table 16**. This is a new assumption based on conversations between the City and TNBC staff. Although not all acres will be developed, it is assumed that 8,750 dedicated acres of habitat will still be required, but the last 100 acres acquired will be 100-percent rice and will not be converted to marsh or upland.

Habitat Acquisition and Conversion

Table 17 details the habitat acquisition schedule. This schedule was updated to reflect habitat acquisitions actually made or projected over the last year and to update the projected annual habitat acquisitions in future years. In 2015, no habitat acres were acquired. The projected habitat conversion schedule for converting habitat acres to upland and marsh also was updated. **Table A-3** details this schedule. TNBC estimates that no habitat conversion will take place until 2017.



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Figure 1
NBHCP 2016 Fee Update
Cash Flow Model and Interaction of Funds

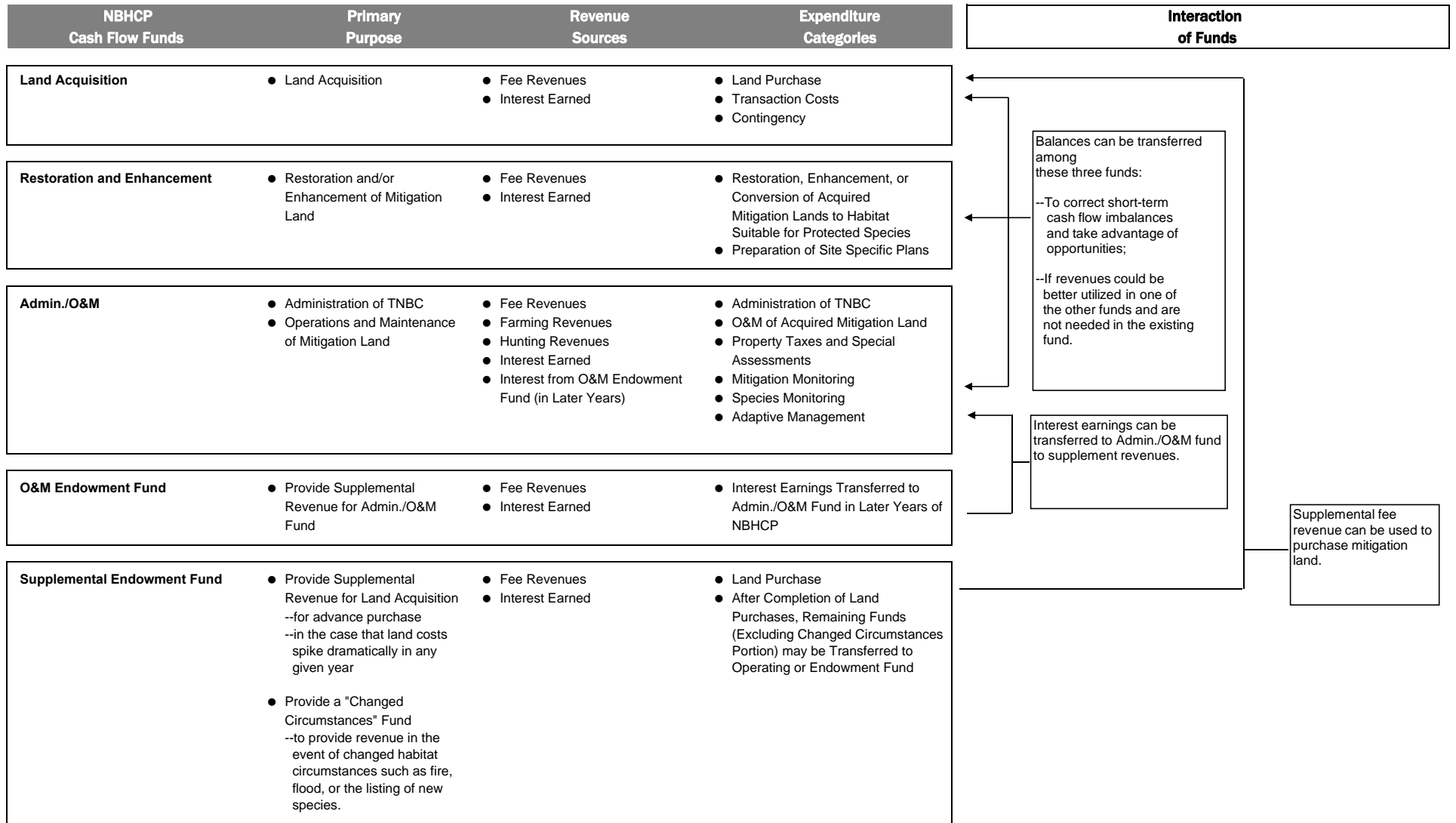


Table 1
NBHCP 2016 Fee Update
NBHCP Mitigation Fee Summary 1996-2016

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	Land Acq.[1]	Land Acq. Settlement [2]	R & E	Admin/O&M	O & M Endowment	Supp. Endowment	Subtotal	Fee Collection Admin.	Total	Pct. Change	Land Cost Portion of Land Acq. [3]	Total Excluding Land Cost [3]	Pct. Change
Actual													
1996/97	\$1,830		\$140	\$150	\$75	\$0	\$2,195	\$45	\$2,240			\$2,240	
1998	\$1,830		\$198	\$475	\$100	\$0	\$2,603	\$53	\$2,656	19%		\$2,656	19%
1999	\$2,036		\$200	\$800	\$190	\$0	\$3,226	\$66	\$3,292	24%		\$3,292	24%
2000	\$2,500		\$423	\$750	\$190	\$0	\$3,863	\$78	\$3,941	20%		\$3,941	20%
2001	\$3,000	\$3,947	\$368	\$1,555	\$800	\$150	\$9,820	\$201	\$10,021	154%		\$10,021	154%
2002	\$3,750	\$3,947	\$782	\$1,555	\$1,500	\$188	\$11,722	\$240	\$11,962	19%		\$11,962	19%
2003	\$5,275		\$970	\$3,450	\$1,900	\$430	\$12,025	\$245	\$12,270	3%	\$4,500	\$7,770	(35%)
2004	\$7,750		\$935	\$4,154	\$2,490	\$473	\$15,802	\$322	\$16,124	31%	\$7,500	\$8,624	11%
2005	\$12,750		\$1,023	\$6,243	\$3,745	\$638	\$24,399	\$498	\$24,897	54%	\$12,500	\$12,397	44%
2006	\$23,250		\$1,278	\$9,255	\$5,555	\$1,020	\$40,358	\$824	\$41,182	65%	\$22,500	\$18,682	51%
2007	\$20,750		\$1,275	\$9,213	\$5,530	\$908	\$37,676	\$769	\$38,445	(7%)	\$20,000	\$18,445	(1%)
2008	\$18,250		\$1,141	\$10,737	\$6,440	\$803	\$37,370	\$763	\$38,133	(1%)	\$17,500	\$20,633	12%
2009	\$18,250		\$1,141	\$10,737	\$6,440	\$803	\$37,370	\$763	\$38,133	0%	\$17,500	\$20,633	0%
2010	\$18,250		\$1,267	\$14,269	\$8,560	\$823	\$43,169	\$881	\$44,050	16%	\$17,500	\$26,550	29%
2011	\$15,750		\$1,165	\$11,983	\$7,190	\$723	\$36,811	\$736	\$37,547	(15%)	\$15,000	\$22,547	(15%)
2012	\$12,000		\$1,167	\$11,549	\$6,929	\$572	\$32,216	\$644	\$32,861	(12%)	\$11,250	\$21,611	(4%)
2013	\$9,500		\$1,117	\$9,876	\$5,925	\$463	\$26,881	\$538	\$27,419	(17%)	\$8,750	\$18,669	(14%)
2014	\$12,000		\$1,287	\$11,118	\$6,671	\$550	\$31,626	\$633	\$32,259	18%	\$11,250	\$21,009	13%
2015	\$12,000		\$1,287	\$11,118	\$6,671	\$550	\$31,626	\$633	\$32,259	0%	\$11,250	\$21,009	0%
Proposed													
2016	\$12,000		\$1,311	\$10,912	\$6,547	\$527	\$31,297	\$626	\$31,923	(1.0%)	\$11,250	\$20,673	(1.6%)

fee hist

- [1] Land acquisition cost includes land cost, transaction costs, and contingency costs.
 Current land costs estimated at \$22,500 per acre. Transaction costs and contingencies estimated at \$1,500 per acre.
 [2] Fee component in 2001 and 2002 only.
 [3] Includes land transaction costs and contingencies.

Table 2
NBHCP 2016 Fee Update
Estimation of Habitat Mitigation Fee (2016 \$)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Fee-Funded Cost per Acre of Habitat	Mitigation Fee per Acre of Development	Percentage of Base Fee	Notes
Land Acquisition	<i>a</i>	<i>b=a x .5</i>		
Land Cost	\$22,500	\$11,250		
Transaction Costs and Contingency	\$1,500	\$750		
Subtotal Land Acquisition	\$24,000	\$12,000	38%	See Table 5.
Restoration & Enhancement	\$2,621	\$1,311	4%	See Table 6.
Administration/O&M [1]	\$21,825	\$10,912	35%	See Tables 7 - 14.
O&M Endowment [1]	\$13,095	\$6,547	21%	See Table A-7.
Supplemental Endowment Fund	\$1,054	\$527	2%	See Table 15.
Subtotal Mitigation Fee	\$62,595	\$31,297	100%	
Fee Collection Administration		\$626		2% of fee for collection
Total Mitigation Fee		\$31,923		
Total Mitigation Fee Excluding Land Cost Portion of Land Acquisition Component [2]		\$20,673		

fee sum 1

[1] Administration/O&M and O&M Endowment fees are set based on the cash flow analysis, ensuring that fund balances are positive in year 50 (2053) and that annual interest earnings in the endowment fund equal the drawdown by the Admin/O&M fund in 2053. See **Tables 7-14** for Admin/O&M cost assumptions.

[2] In some cases developers may dedicate land to satisfy the land acquisition component of the NBHCP. Any land dedication will be subject to the terms of the NBHCP.

Table 3
NBHCP 2016 Fee Update
Habitat Mitigation Fee Component Changes (2015 to 2016)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Fee Component	2015 Fee	2016 Proposed Fee	Fee Increase/ (Decrease)	Percentage Increase/ (Decrease)
Land Acquisition				
Land	\$11,250	\$11,250	\$0	0.0%
Transaction	\$375	\$375	\$0	0.0%
Contingency	\$375	\$375	\$0	0.0%
Total Land Acquisition	\$12,000	\$12,000	\$0	0.0%
Restoration & Enhancement	\$1,287	\$1,311	\$24	1.9%
Administration/O&M and O&M Endowment				
Administration/O&M	\$11,118	\$10,912	(\$206)	(1.8%)
O&M Endowment Fund	\$6,671	\$6,547	(\$124)	(1.9%)
Total Admin/O&M and O&M Endowment	\$17,789	\$17,459	(\$330)	(1.9%)
Fee Subcomponent Estimates [1]				
O&M	\$6,035	\$5,988	(\$47)	(0.8%)
Administration	\$4,113	\$3,807	(\$306)	(7.4%)
Species and Habitat Monitoring	\$1,899	\$2,177	\$278	14.6%
Special Districts	\$2,549	\$3,012	\$462	18.1%
Property Taxes	\$5,755	\$6,096	\$341	5.9%
Crop and Hunting Revenue Offset	(\$2,563)	(\$3,621)	(\$1,058)	41.3%
Total Admin/O&M and O&M Endowment	\$17,789	\$17,459	(\$330)	(1.9%)
Supplemental Endowment Fund	\$550	\$527	(\$23)	(4.2%)
Subtotal Mitigation Fee	\$31,626	\$31,297	(\$329)	(1.0%)
Fee Collection Administration	\$633	\$626	(\$7)	(1.1%)
Total Mitigation Fee	\$32,259	\$31,923	(\$336)	(1.0%)
Summary of Land-Related Fee Components				
Land Acquisition	\$12,000	\$12,000	\$0	0.0%
Property Taxes	\$5,755	\$6,096	\$341	5.9%
Supplemental Endowment	\$550	\$527	(\$23)	(4.2%)
Fee Collection Administration for Land Components	\$366	\$372	\$6	1.7%
Subtotal of Land-Related Components	\$18,671	\$18,996	\$325	1.7%
All Other Fee Components				
Special Districts (Water and RD 1000)	\$2,549	\$3,012	\$462	18.1%
O&M, Administration, Species and Habitat Monitoring	\$12,047	\$11,972	(\$75)	(0.6%)
Crop and Hunting Revenue Offset	(\$2,563)	(\$3,621)	(\$1,058)	41.3%
Restoration and Enhancement	\$1,287	\$1,311	\$24	1.9%
Fee Collection Administration for All Other Components	\$266	\$253	(\$13)	(4.9%)
Subtotal of All Other Fee Components	\$13,587	\$12,928	(\$660)	(4.9%)
Total Mitigation Fee	\$32,259	\$31,923	(\$335)	(1.0%)

fee increase

[1] Subcomponent costs not calculated on a per-acre basis for purposes of fee calculation. Per-acre amounts estimated here for illustrative purposes.

**Table 4
NBHCP 2016 Fee Update
Cash Flow Summary**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6	2002 7	2003 8	2004 9	2005 10
LAND ACQUISITION											
Beginning Balance	\$0	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775	\$80,655	\$418,988
Total Revenues	\$161,169,207	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,287,471	\$3,198,070	\$2,569,079	\$9,072,846	\$469,564	\$1,002,010
Total Expenditures	(\$138,679,020)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)	(\$8,854,102)	(\$6,411,966)	(\$81,231)	(\$220,786)
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061,520	(\$2,582,000)	(\$50,000)	\$100,414
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$863,462)
Ending Balance	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775	\$80,655	\$418,988	\$437,164
RESTORATION AND ENHANCEMENTS											
Beginning Balance	\$0	\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)	\$384,545	(\$20,841)
Total Revenues	\$18,080,198	\$4,257	\$14,814	\$273,883	\$299,292	\$150,525	\$146,644	\$363,017	\$1,123,471	\$334,400	\$653,695
Total Expenditures	(\$17,482,294)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)	(\$880,182)	(\$739,786)	(\$40,344)
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	\$0	\$0	\$0	\$600,000	(\$153,500)	\$153,500	\$0	(\$110,899)
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	(\$160,713)	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)	\$384,545	(\$20,841)	\$481,611
ADMINISTRATION/O&M											
Beginning Balance	\$0	\$0	\$4,561	\$70,261	\$621,109	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813
Total Revenues	\$203,744,041	\$4,561	\$65,700	\$657,778	\$739,027	\$509,413	\$816,275	\$1,624,402	\$3,949,924	\$2,207,942	\$4,117,856
Drawdown on Endowment Fund	\$38,194,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,339,276)	\$0	\$0	(\$106,930)	(\$205,505)	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)	(\$1,738,522)	(\$1,890,845)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	(\$600,000)	(\$3,908,020)	\$2,428,500	\$50,000	\$10,485
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,111,959	(\$2,111,959)	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$274,310	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$267,256)
Ending Balance	\$0	\$4,561	\$70,261	\$621,109	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813	\$5,414,053
O&M ENDOWMENT											
Beginning Balance	\$0	\$0	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065
Total Revenues	\$203,928,808	\$2,280	\$10,490	\$262,268	\$278,626	\$140,135	\$502,695	\$764,048	\$2,718,446	\$1,378,566	\$2,438,050
Total Expenditures	(\$2,569,221)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$24,671)	\$0	(\$92,534)
Transfers From Other Funds	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$38,194,281)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065	\$8,148,581
SUPPLEMENTAL ENDOWMENT											
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254	\$558,090
Total Revenues	\$10,784,089	\$0	\$0	\$0	\$0	\$0	\$36,390	\$147,320	\$533,036	\$202,734	\$443,136
Total Expenditures [1]	(\$10,784,089)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)	(\$100,898)	(\$216,673)
Ending Balance	a (\$0)	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254	\$558,090	\$784,553
Changed Circumstances Fund Balance	b \$8,671,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492	\$361,390	\$563,082
Total Sup. Endowment Ending Balance	a+b \$8,671,663	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$716,746	\$919,480	\$1,347,635
Total Ending Balance	\$195,102,945	\$66,739	\$349,709	\$3,962,766	\$2,821,477	\$3,158,691	\$4,651,283	\$2,010,684	\$8,530,838	\$10,564,505	\$15,829,044

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2016 Fee Update
Cash Flow Summary

	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	1996 - 2053	21	22	23	24	25	26	27	28	29	30
LAND ACQUISITION											
Beginning Balance	\$0	\$2,613,829	\$3,383,829	\$3,603,543	\$3,829,849	\$4,062,944	\$4,303,032	\$4,550,322	\$4,805,031	\$5,067,381	\$5,337,602
Total Revenues	\$161,169,207	\$770,000	\$1,301,515	\$3,209,115	\$6,504,133	\$6,511,126	\$6,518,329	\$6,525,747	\$6,533,389	\$6,541,259	\$6,549,366
Total Expenditures	(\$138,679,020)	\$0	(\$1,081,801)	(\$2,982,809)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$3,383,829	\$3,603,543	\$3,829,849	\$4,062,944	\$4,303,032	\$4,550,322	\$4,805,031	\$5,067,381	\$5,337,602	\$5,615,930
RESTORATION AND ENHANCEMENTS											
Beginning Balance	\$0	\$1,742,904	\$1,851,564	\$1,156,387	\$811,060	\$487,096	\$153,412	(\$190,282)	(\$115,122)	(\$39,961)	\$35,199
Total Revenues	\$18,080,198	\$108,660	\$186,584	\$373,315	\$722,023	\$712,304	\$702,294	\$697,691	\$697,691	\$697,691	\$698,747
Total Expenditures	(\$17,482,294)	\$0	(\$881,761)	(\$718,643)	(\$1,045,988)	(\$1,045,988)	(\$1,045,988)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$1,851,564	\$1,156,387	\$811,060	\$487,096	\$153,412	(\$190,282)	(\$115,122)	(\$39,961)	\$35,199	\$111,415
ADMINISTRATION/O&M											
Beginning Balance	\$0	\$4,508,239	\$3,608,157	\$2,397,048	\$2,740,185	\$5,895,094	\$8,974,944	\$11,874,517	\$14,805,128	\$17,664,560	\$20,447,433
Total Revenues	\$203,744,041	\$2,137,587	\$1,802,192	\$3,503,026	\$6,518,252	\$6,627,608	\$6,734,713	\$6,856,190	\$6,978,599	\$7,098,873	\$7,216,850
Drawdown on Endowment Fund	\$38,194,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,339,276)	(\$3,037,668)	(\$3,013,301)	(\$3,159,889)	(\$3,363,343)	(\$3,547,757)	(\$3,835,140)	(\$3,925,579)	(\$4,119,168)	(\$4,316,000)	(\$4,516,172)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$3,474,326	\$2,263,217	\$2,606,354	\$5,761,263	\$8,841,113	\$11,740,686	\$14,671,297	\$17,530,729	\$20,313,602	\$23,014,280
O&M ENDOWMENT											
Beginning Balance	\$0	\$16,418,418	\$17,241,238	\$18,363,176	\$20,555,929	\$24,608,469	\$28,782,584	\$33,081,924	\$37,510,243	\$42,071,412	\$46,769,416
Total Revenues	\$203,928,808	\$872,820	\$1,171,937	\$2,242,754	\$4,102,539	\$4,224,116	\$4,349,339	\$4,478,319	\$4,611,169	\$4,748,004	\$4,888,944
Total Expenditures	(\$2,569,221)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$38,194,281)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$17,241,238	\$18,363,176	\$20,555,929	\$24,608,469	\$28,782,584	\$33,081,924	\$37,510,243	\$42,071,412	\$46,769,416	\$51,608,360
SUPPLEMENTAL ENDOWMENT											
Beginning Balance	\$0	\$1,611,469	\$1,665,889	\$1,733,565	\$1,847,154	\$2,040,053	\$2,238,740	\$2,443,387	\$2,654,173	\$2,871,284	\$3,094,907
Total Revenues	\$10,784,089	\$111,620	\$102,677	\$188,193	\$336,009	\$341,796	\$347,756	\$353,896	\$360,219	\$366,733	\$373,441
Total Expenditures [1]	(\$10,784,089)	(\$57,200)	(\$35,000)	(\$74,604)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)
Ending Balance	a	(\$0)	\$1,665,889	\$1,733,565	\$1,847,154	\$2,040,053	\$2,238,740	\$2,443,387	\$2,654,173	\$2,871,284	\$3,094,907
Changed Circumstances Fund Balance	b	\$8,671,663	\$1,132,759	\$1,191,742	\$1,292,098	\$1,463,970	\$1,640,999	\$1,823,338	\$2,011,147	\$2,204,591	\$2,403,837
Total Sup. Endowment Ending Balance	a+b	\$8,671,663	\$2,798,648	\$2,925,307	\$3,139,252	\$3,504,024	\$3,879,739	\$4,266,725	\$4,665,320	\$5,075,874	\$5,934,301
Total Ending Balance		\$195,102,945	\$28,749,605	\$28,311,631	\$30,942,445	\$38,423,795	\$45,959,880	\$53,449,374	\$61,536,770	\$69,705,434	\$77,954,563

[1] Includes transfers to Changed Circumstances subfund.

**Table 4
NBHCP 2016 Fee Update
Cash Flow Summary**

	TOTAL 1996 - 2053	2026 31	2027 32	2028 33	2029 34	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
LAND ACQUISITION											
Beginning Balance	\$0	\$5,615,930	\$5,902,607	\$6,197,885	\$6,502,021	\$6,815,281	\$7,137,939	\$7,470,276	\$7,812,584	\$8,165,161	\$8,528,315
Total Revenues	\$161,169,207	\$6,557,716	\$6,566,316	\$6,575,174	\$6,584,298	\$6,593,696	\$6,603,376	\$6,613,346	\$6,623,615	\$4,600,183	\$4,611,078
Total Expenditures	(\$138,679,020)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$4,237,029)	(\$4,237,029)
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$5,902,607	\$6,197,885	\$6,502,021	\$6,815,281	\$7,137,939	\$7,470,276	\$7,812,584	\$8,165,161	\$8,528,315	\$8,902,364
RESTORATION AND ENHANCEMENTS											
Beginning Balance	\$0	\$111,415	\$189,918	\$270,776	\$354,059	\$439,841	\$528,197	\$619,203	\$712,939	\$809,487	\$888,741
Total Revenues	\$18,080,198	\$701,034	\$703,389	\$705,815	\$708,313	\$710,887	\$713,537	\$716,268	\$719,080	\$499,866	\$502,244
Total Expenditures	(\$17,482,294)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$420,613)	(\$420,613)
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$189,918	\$270,776	\$354,059	\$439,841	\$528,197	\$619,203	\$712,939	\$809,487	\$888,741	\$970,371
ADMINISTRATION/O&M											
Beginning Balance	\$0	\$23,148,111	\$25,760,686	\$28,278,972	\$30,696,490	\$33,006,456	\$35,201,770	\$37,275,006	\$39,218,391	\$41,066,001	\$40,992,296
Total Revenues	\$203,744,041	\$7,332,361	\$7,445,229	\$7,555,268	\$7,662,285	\$7,766,074	\$7,866,424	\$7,963,112	\$8,055,904	\$6,284,966	\$6,306,058
Drawdown on Endowment Fund	\$38,194,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,339,276)	(\$4,719,786)	(\$4,926,943)	(\$5,137,751)	(\$5,352,319)	(\$5,570,759)	(\$5,793,189)	(\$6,019,727)	(\$6,208,295)	(\$6,358,671)	(\$6,525,792)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$25,626,855	\$28,145,141	\$30,562,659	\$32,872,625	\$35,067,939	\$37,141,175	\$39,084,560	\$40,932,170	\$40,858,465	\$40,638,730
O&M ENDOWMENT											
Beginning Balance	\$0	\$51,608,360	\$56,592,472	\$61,726,108	\$67,013,753	\$72,460,027	\$78,069,689	\$83,847,642	\$89,798,932	\$95,928,762	\$101,132,765
Total Revenues	\$203,928,808	\$5,034,112	\$5,183,636	\$5,337,645	\$5,496,274	\$5,659,662	\$5,827,952	\$6,001,291	\$6,179,830	\$5,254,003	\$5,410,123
Total Expenditures	(\$2,569,221)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$38,194,281)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$56,592,472	\$61,726,108	\$67,013,753	\$72,460,027	\$78,069,689	\$83,847,642	\$89,798,932	\$95,928,762	\$101,132,765	\$106,492,888
SUPPLEMENTAL ENDOWMENT											
Beginning Balance	\$0	\$3,325,239	\$3,562,481	\$3,806,840	\$4,058,531	\$4,317,771	\$4,584,789	\$4,859,818	\$5,143,097	\$5,434,875	\$5,688,455
Total Revenues	\$10,784,089	\$380,351	\$387,468	\$394,799	\$402,350	\$410,127	\$418,138	\$426,389	\$434,887	\$354,313	\$361,921
Total Expenditures [1]	(\$10,784,089)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$143,109)	(\$100,734)	(\$100,734)
Ending Balance	a	(\$0)	\$3,562,481	\$3,806,840	\$4,058,531	\$4,317,771	\$4,584,789	\$4,859,818	\$5,143,097	\$5,434,875	\$5,949,642
Changed Circumstances Fund Balance	b	\$8,671,663	\$2,820,443	\$3,038,165	\$3,262,419	\$3,493,401	\$3,731,312	\$3,976,360	\$4,228,760	\$4,488,732	\$4,714,128
Total Sup. Endowment Ending Balance	a+b	\$8,671,663	\$6,382,924	\$6,845,005	\$7,320,950	\$7,811,172	\$8,316,101	\$8,836,178	\$9,371,858	\$10,402,583	\$10,895,927
Total Ending Balance	\$195,102,945	\$94,694,776	\$103,184,915	\$111,753,441	\$120,398,946	\$129,119,865	\$137,914,474	\$146,780,873	\$155,759,188	\$161,810,868	\$167,900,281

[1] Includes transfers to Changed Circumstances subfund.

**Table 4
NBHCP 2016 Fee Update
Cash Flow Summary**

	TOTAL 1996 - 2053	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46	2042 47	2043 48	2044 49	2045 50
LAND ACQUISITION											
Beginning Balance	\$0	\$8,902,364	\$9,287,634	\$10,129,234	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$161,169,207	\$4,622,299	\$4,633,857	\$4,659,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$138,679,020)	(\$4,237,029)	(\$3,792,257)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	(\$14,788,340)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$9,287,634	\$10,129,234	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
RESTORATION AND ENHANCEMENTS											
Beginning Balance	\$0	\$970,371	\$1,054,451	\$1,408,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$18,080,198	\$504,693	\$507,215	\$517,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,482,294)	(\$420,613)	(\$153,211)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	(\$1,926,291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$1,054,451	\$1,408,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M											
Beginning Balance	\$0	\$40,772,561	\$40,409,220	\$40,001,776	\$39,607,391	\$35,240,652	\$30,742,911	\$26,110,237	\$21,338,584	\$16,423,780	\$11,361,533
Total Revenues	\$203,744,041	\$6,322,770	\$6,344,477	\$6,332,254	\$2,359,900	\$2,228,897	\$2,093,965	\$1,954,985	\$1,811,835	\$1,664,391	\$1,512,524
Drawdown on Endowment Fund	\$38,194,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,339,276)	(\$6,686,111)	(\$6,751,920)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$40,275,389	\$39,867,945	\$39,473,560	\$35,106,821	\$30,609,080	\$25,976,406	\$21,204,753	\$16,289,949	\$11,227,702	\$6,013,587
O&M ENDOWMENT											
Beginning Balance	\$0	\$106,492,888	\$112,013,815	\$117,700,369	\$147,053,314	\$151,414,914	\$155,907,361	\$160,534,582	\$165,300,620	\$170,209,638	\$175,265,927
Total Revenues	\$203,928,808	\$5,570,927	\$5,736,554	\$5,907,151	\$4,411,599	\$4,542,447	\$4,677,221	\$4,816,037	\$4,959,019	\$5,106,289	\$5,257,978
Total Expenditures	(\$2,569,221)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$23,495,794	\$0	\$0	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$38,194,281)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$112,013,815	\$117,700,369	\$147,053,314	\$151,414,914	\$155,907,361	\$160,534,582	\$165,300,620	\$170,209,638	\$175,265,927	\$180,473,905
SUPPLEMENTAL ENDOWMENT											
Beginning Balance	\$0	\$5,949,642	\$6,218,664	\$6,495,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$10,784,089	\$369,756	\$377,827	\$386,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$10,784,089)	(\$100,734)	(\$100,734)	(\$6,881,897)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	a	(\$0)	\$6,218,664	\$6,495,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Fund Balance	b	\$8,671,663	\$5,185,408	\$5,431,705	\$5,685,390	\$5,845,951	\$6,011,330	\$6,181,670	\$6,357,120	\$6,537,833	\$6,723,968
Total Sup. Endowment Ending Balance	a+b	\$8,671,663	\$11,404,072	\$11,927,462	\$5,685,390	\$5,845,951	\$6,011,330	\$6,181,670	\$6,357,120	\$6,537,833	\$6,915,688
Total Ending Balance	\$195,102,945	\$174,035,361	\$181,033,466	\$192,212,264	\$192,367,686	\$192,527,771	\$192,692,658	\$192,862,492	\$193,037,421	\$193,217,597	\$193,403,179

[1] Includes transfers to Changed Circumstances subfund.

**Table 4
NBHCP 2016 Fee Update
Cash Flow Summary**

	TOTAL 1996 - 2053	2046 51	2047 52	2048 53	2049 54	2050 55	2051 56	2052 57	2053 58
LAND ACQUISITION									
Beginning Balance	\$0	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$161,169,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$138,679,020)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$18,080,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,482,294)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$6,147,418	\$776,880	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Total Revenues	\$203,744,041	\$1,356,100	\$1,194,984	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693
Drawdown on Endowment Fund	\$38,194,281	\$0	\$4,888,606	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946
Total Expenditures	(\$248,339,276)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$643,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0
O&M ENDOWMENT									
Beginning Balance	\$0	\$180,473,905	\$185,838,122	\$186,474,660	\$186,467,954	\$186,461,047	\$186,453,932	\$186,446,604	\$186,439,057
Total Revenues	\$203,928,808	\$5,414,217	\$5,575,144	\$5,594,240	\$5,594,039	\$5,593,831	\$5,593,618	\$5,593,398	\$5,593,172
Total Expenditures	(\$2,569,221)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$38,194,281)	\$0	(\$4,888,606)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$185,838,122	\$186,474,660	\$186,467,954	\$186,461,047	\$186,453,932	\$186,446,604	\$186,439,057	\$186,431,282
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$10,784,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$10,784,089)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	a (\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Fund Balance	b \$8,671,663	\$7,113,158	\$7,316,553	\$7,526,049	\$7,741,831	\$7,964,086	\$8,193,008	\$8,428,799	\$8,671,663
Total Sup. Endowment Ending Balance	a+b \$8,671,663	\$7,113,158	\$7,316,553	\$7,526,049	\$7,741,831	\$7,964,086	\$8,193,008	\$8,428,799	\$8,671,663
Total Ending Balance	\$195,102,945	\$193,594,329	\$193,791,213	\$193,994,003	\$194,202,878	\$194,418,018	\$194,639,613	\$194,867,855	\$195,102,945

cash flow

[1] Includes transfers to Changed Circumstances subfund.

Table 5
NBHCP 2016 Fee Update
Land Acquisition Cost (2016 \$)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Cost per Acre	Assumed in Financial Analysis	Notes
In-Basin Lands	\$22,500	100%	Price based on a review and analysis by a real estate appraiser of recent sales transactions and on consultations with landowners and real estate brokers.
Out-of-Basin Lands	NA		
Average Land Value	\$22,500		Assumes all acquisition occurs at the average in-basin land value.
Plus Transaction Costs and Contingency	\$1,500		Includes pre-acquisition field reconnaissance, surveys, Phase 1 environmental report, legal fees, and closing costs. Transaction costs assumed at 1/2 of total, contingency at 1/2 of total.
Average Land Acquisition Cost per Acquired Acre	\$24,000		Beginning in 2015.

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Source: The Natomas Basin Conservancy.

Table 6
NBHCP 2016 Fee Update
Restoration and Enhancement Assumptions (2016 \$)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Estimated Cost Per Acquisition	Estimated Cost per Habitat Acre	Note
Biological Site Assessment and Pre-Construction Survey			
NBHCP Biological Site Assessment	\$15,000	\$83 Per Acquired Acre	Baseline Biological site assessments for: -Tri-Colored Blackbird -Valley Elderberry Longhorn Beetle -Delta Tule Pea -Sanford Arrowhead Assessment for Species Introduction: -Delta Tule Pea -CTS -ST -Pond Turtle -Sanford Arrowhead -Vernal Pool Plant Species, -Other Covered Plant Species
NBHCP Pre-Construction Survey	\$12,000	\$67 Per Acquired Acre	Formal pre-construction site survey for restoration and enhancement, including: -Assessment of Swainsons Hawk nest disturbance -Assessment of Other Avian Species nest disturbance -Assessment of Valley Elderberry Longhorn Beetle
Subtotal Biological Site Assess. & Pre-Construction Survey		\$150 per habitat acre	Note [1]
Restoration and Enhancement Conversion Costs			
Expended at Time Land Is Acquired	<u>Use of Land</u>	<u>Initial Cost</u>	<u>Weighted Cost [5]</u>
Marsh	0%	\$0	\$0 Note [2], [3]
Existing Rice	90%	\$0	\$0 Note [3]
Dry Converted to Rice	0%	\$0	\$0 Note [3]
Other Upland	10%	\$0	\$0 Note [3]
Subtotal	100%		\$0
Expended at Time Land Is Converted			
Rice/Other Converted to Marsh	25%	\$8,750	\$2,188 Note [4], [5]
Rice Converted to Upland/Other	15%	\$300	\$45 Note [5]
Subtotal Restoration and Enhancement Conversion Costs			\$2,233
Subtotal of All Restoration and Enhancement Costs per Acre			\$2,383
Restoration and Enhancement Contingency per Acre (10%)			\$238
Total Restoration and Enhancement Costs per Acre			\$2,621

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Source: The Natomas Basin Conservancy.

- [1] A formal biological site assessment and pre-construction survey are required by the Final HCP -- April 2003.
 [2] Initial marsh land estimated at 0% because TNBC estimates that little to no marsh land is available for acquisition. Rice land will be converted to marsh.
 [3] Initial costs of all types of habitat land have been set to zero as no initial restoration or enhancement costs are anticipated.
 [4] Based on estimates from Westervelt Ecological Services, as provided by TNBC staff.
 [5] The cost of restoration and enhancement is weighted by the percentage of acres assumed to be converted or used for that particular land use.

**Table 7
NBHCP 2016 Fee Update
Operations and Maintenance Assumptions (2016 \$)**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount	Notes
Operations and Maintenance Costs		
Land Management	\$96.83 per acre	Land Management estimated costs of \$400,000 divided by the current habitat size of 4,131 acres (including supplemental mitigation)
TNBC Costs	\$92.33 per acre	See Table 8
Fixed Assets	\$23.02 per acre	Based on TNBC's inventory of fixed assets (see Table 9)
Subtotal	\$212.18 per acre	
Select Special Assessments		
NCMWC	\$92.88 per acre	See Table 10.
Reclamation District #1000	\$14.07 per acre	See Table 11.
Subtotal	\$106.95 per acre	
Property Taxes for Existing Habitat	\$55.23 per acre	See Table 11.
Preparation of Site Specific Management Plan	\$160 per acquired acre	Based on information from contracts regarding cost of SSMPs prepared to date. For cash flow modeling, applies to 2016 and beyond.
Update of Site Specific Management Plan	\$8 per acre	Based on expected costs. For cash flow modeling, applies to 2016 and beyond.
Mitigation Monitoring and Adaptive Management		
One-Time/Fixed Costs	\$100,000 in 2021	See Table 13 for detail; ongoing monitoring costs increase by 3% per year until habitat buildout
On-Going Monitoring	\$315,316 per year	
Administrative Costs		
During Development	\$1,019,376 per year	See Table 14 for detail
After All Land Acquired	\$1,019,376 per year	
Operations and Maintenance Revenues		
Crop Land Leases		
Planted Rice Base Acreage	\$275 per acre	Estimate of average revenue per rice acre; revenue on 90% of rice acres
Other Crops	\$50 per acre	Estimate of average revenue per upland/other acre; revenue on 50% of other/upland acres
Hunting Revenue	\$10 per acre	Revenue on 20% of the acres

om assumps

Source: The Natomas Basin Conservancy.

Table 8
NBHCP 2016 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2016 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2016 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Water Management							
berm maintenance	Land Management Contract	annual					
water-control structure maintenance/repair	Land Management Contract	annual					
water-control structure replacement	Land Management Contract	annual					
pump maintenance							
lift pump	Land Management Contract	annual					
well pump	Land Management Contract	annual					
electricity	Land Management Contract	annual					
water management operation							
water cost							
summer water	TNBC (see Table 10 -- NCMWC)	annual					
winter water - farm	TNBC (see Table 10 -- NCMWC)	annual					
winter water - marsh	TNBC (see Table 10 -- NCMWC)	annual					
electricity/fuel for wells	TNBC	annual	\$5,000	10	\$50,000	1	\$50,000
channel and outlet siltation control	TNBC	accrued			\$1,100,000	8	\$137,500
reclamation district fee	TNBC (See Table 11)	annual					
well reserve (Betts)	TNBC (added by TNBC in 2004)	accrued			\$9,600	1	\$9,600
Subtotal Water Management							\$197,100
Vegetation Management							
marsh-plant management							
labor	Land Management Contract	annual					
marsh water level management labor	Land Management Contract	annual					
upland-plant management							
mowing perimeter	Land Management Contract	annual					
crop protection materials	TNBC	annual			\$80,000	1	\$80,000
vegetation management advisor	TNBC (see Table 14 -Contract)	annual					
Subtotal Vegetation Management							\$80,000

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Table 8
NBHCP 2016 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2016 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2016 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Pest Management							
pest management (beaver/muskrat/mosquito)							
muskrat traps	Land Management Contract						
beaver traps	Land Management Contract						
labor for beaver and muskrat control	Land Management Contract						
cottonwood/willow protection	Land Management Contract						
Subtotal Pest Management							\$0
Agriculture Management (rice and alfalfa farming)							
coordination with farmers and grazing tenants	TNBC (See Table 14)	annual			\$0	1	\$0
field leveling and cleanup	TNBC	annual	\$200	200 acres	\$40,000	2	\$20,000
Subtotal Agricultural Management							\$20,000
Hunting Management							
manage hunting program	TNBC (See Table 14)	annual			\$0	1	\$0
coordinate with Sacramento Int. Airport	TNBC (See Table 14)	annual			\$0	1	\$0
Subtotal Hunting Management							\$0
Public Access and Interpretation							
provide guided tours	TNBC (See Table 14)	annual					\$0
prepare handbooks and misc. interpretive material	TNBC (See Table 14)						\$0
Subtotal Public Access and Interpret.							\$0
Monitoring							
general field-monitoring of veg. and wildlife	TNBC (See Table 13)	annual					\$0
site-specific multispecies wildlife survey	TNBC (See Table 13)	accrued					\$0
waterfowl activities	TNBC (See Table 13)	annual					\$0
prepare reports	TNBC (See Table 13)	annual					\$0
general agency coordination	TNBC (See Table 13)	annual					\$0
Subtotal Monitoring							\$0
Adaptive Management							
labor to implement changes to various management practices	TNBC (See Table 13)	annual					\$0
Subtotal Adaptive Management							\$0

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Table 8
NBHCP 2016 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2016 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2016 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Miscellaneous							
mosquito and vector control [1]	TNBC	annual	\$10	1,312 acres	\$13,100	1	\$13,100
site security	TNBC	annual			\$20,000	1	\$20,000
trash clean-up	TNBC	annual			\$5,000	1	\$5,000
truck	Land Management Contract						
atv	Land Management Contract						
trailer for atv	Land Management Contract						
hand tools	Land Management Contract						
backpack sprayer	Land Management Contract						
weed eater	Land Management Contract						
fuels and oils	Land Management Contract						
tractor with implements	Land Management Contract						
trailer for tractor	Land Management Contract						
misc. equipment maintenance	Land Management Contract						
road maintenance	Land Management Contract						
access gate (heavy duty)	Land Management Contract						
access gate (light duty)	Land Management Contract						
perimeter fence (6 strand barbed wire)	Land Management Contract						
perimeter fence (mesh + 2 strand barbed wire)	Land Management Contract						
fence maintenance	TNBC	accrued	\$10,000	1	\$10,000	1	\$10,000
signage	TNBC	annual			\$500	1	\$500
burrowing owl boxes	TNBC	accrued	\$180	4	\$720	15	\$48
insurance	TNBC (see Table 14)	annual					\$0
winter bird management	TNBC	annual			\$1,000	1	\$1,000
project management/administration/misc.							
project coordination (10% of work year)	Land Management Contract	annual					
Subtotal Miscellaneous							\$49,648
Subtotal All Costs							\$346,748
Contingency						10%	\$34,675
Total Costs							\$381,423
Acre Allocation							4,131
Estimated Cost per Acre							\$92.33

om tnbc

Source: Sopwith Farms and TNBC.

[1] Estimated as \$10 per acre on 75% of Sacramento County acres.

**Table 9
NBHCP 2016 Fee Update
Estimated TNBC Fixed Asset Annual Costs**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2016 \$)	Annual Cost
<i>3% annual inflation</i>									
ALG	Fencing, gates, signs	2002	20	7		1	\$1,131	\$1,711	\$86
All properties	Signs	2007	10	2	\$12	100	\$1,446	\$1,887	\$189
All properties	Risers	2007	20	12	\$275	5	\$1,375	\$1,794	\$90
All properties	Pipes	2007	10	2	\$13	260	\$3,388	\$4,420	\$442
All properties	Fencing (goat fencing and panels)	2008	15	8			\$2,539	\$3,217	\$214
All properties	Fencing	2008	15	8			\$4,192	\$5,311	\$354
ATKE	Gate	2003	20	8	\$450	1	\$450	\$661	\$33
BENN	Well - 16" dia.	2006	20	11	\$47,160	1	\$47,160	\$63,379	\$3,169
BENN	Weir & gasket pipe	2006	20	11	\$2,354	1	\$2,354	\$3,163	\$158
BENN	Pump - 60 hp @ 100'	2007	20	12	\$37,211	1	\$37,211	\$48,552	\$2,428
BENN	Water Control Structures and culverts	2007	50	42			\$69,138	\$90,209	\$1,804
BENN	Fencing	2008	15	8			\$4,880	\$6,182	\$412
BENN	Fencing	2008	15	8			\$49,634	\$62,875	\$4,192
BENN	Duck blinds & installation	2008	20	13			\$12,010	\$15,214	\$761
BENN	Irrigation supplies - drain line & riser box	2008	20	13			\$1,849	\$2,342	\$117
BENS	Gate - 16' (Dbl Wide)	2004	15	4	\$375	1	\$375	\$535	\$36
BENS	Gate - 14'	2005	15	5	\$275	3	\$825	\$1,142	\$76
BENS	Fencing - 3-strand BW	2004	15	4		1,600 ft	\$6,240	\$8,897	\$593
BENS	Fencing & signs	2006	15	6			\$7,346	\$9,873	\$658
BKS	Fencing - 5-strand BW	2000	20	5		9,632.59 ft	\$18,302	\$29,369	\$1,468
BKS	Stock Gates - 16'	2000	20	5		4	\$460	\$738	\$37
BKS	Fencing - 5-strand BW	2001	20	6		3,959 ft	\$7,522	\$11,719	\$586
BKS	Stock Gates - 16'	2001	20	6		3	\$370	\$576	\$29
BKS	Stock Gates and set up - 16'	2001	20	6		1	\$275	\$428	\$21
BKS	Fencing - 5-strand BW	2001	20	6		2,293.3 ft	\$4,365	\$6,801	\$340
BKS	Fencing - 2-strand BW	2001	15	6		621 ft	\$2,329	\$3,629	\$242
BKS	Fencing - 5-strand BW	2001	20	6		1,749 ft	\$1,185	\$1,846	\$92
BKS	Stock Gates	2001	20	6		2	\$200	\$312	\$16
BKS	Fencing	2007	20	12			\$11,155	\$14,555	\$728
BKS	Water Control Structures, culverts, pipes and canal gates	2001	50	36			\$167,355	\$260,734	\$5,215
BOLN	Gates (incl Dbl Wide)	2005	20	10		1	\$4,000	\$5,537	\$277
BOLN	Security Gate	2009	20	14		1	\$2,740	\$3,370	\$168
BOLS	Well & pump (60 hp)	2006	20	11		1	\$95,000	\$127,672	\$6,384
BTS	Well & Pump (residential)	2011	20	16		1	\$11,500	\$13,332	\$667

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**Table 9
NBHCP 2016 Fee Update
Estimated TNBC Fixed Asset Annual Costs**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2016 \$)	Annual Cost
<i>3% annual inflation</i>									
BTS	Gate (residential)	2008	20	13			\$4,330	\$5,485	\$274
BTS	Fencing - 5-strand BW	2002	20	7		1,340 ft	\$3,015	\$4,560	\$228
BTS	Fencing	2009	20	14			\$12,809	\$15,754	\$788
CMS	13' Security Gate with Lock Boxes and Hangars	2002	20	7	\$450	2	\$900	\$1,361	\$68
CMS	Gates (incl Dbl Wide)	2004	15	4		4	\$3,105	\$4,427	\$295
CMS	Fencing	2004	15	4		7,400 ft	\$33,300	\$47,478	\$3,165
CMS	Water Control Structures and gates	2004	50	39			\$21,401	\$30,513	\$610
CMS	Well & pump (20 hp)	2004	20	9		1	\$80,000	\$114,061	\$5,703
CMS	Fencing	2006	15	6			\$1,092	\$1,468	\$98
ELSE	Irrigation supplies - riser boxes	2008	20	13			\$1,485	\$1,881	\$94
FRZ	Well & pump (50 hp)	2004	20	9		1	\$80,000	\$114,061	\$5,703
FRZ	Gates, panels & signs	2006	15	6			\$1,746	\$2,346	\$156
FRZ	Electrical upgrades	2008	20	13			\$3,448	\$4,368	\$218
KSM	Box car bridge	2009	20	14		1	\$5,988	\$7,364	\$368
KSM	Fencing	2009	20	14			\$2,468	\$3,035	\$152
KSM	Water lift pump, standpipe, pipeline assembly (Pond K)	2001	25	11	\$57,753	1	\$57,753	\$89,977	\$3,599
LB2	Water Control Structures and grates	2002	50	37			\$59,955	\$90,687	\$1,814
LB2	Security Gates and Gateways	2002	15	2			\$2,922	\$4,420	\$295
LB2	21' Custom made Security Gates with Lock Boxes and Hangars	2002	20	7	\$450	5	\$2,250	\$3,403	\$170
LUCN	Well & pump (75 hp)	2004	20	9		1	\$95,000	\$135,447	\$6,772
LUCN	RV electrical hook-up	2008	20	13			\$1,240	\$1,571	\$79
LUCN/FRZ	Gates (incl Dbl Wide)	2003	20	8		5	\$2,473	\$3,632	\$182
LUCN/FRZ	Water Control Structures and grates	2004	50	39			\$50,460	\$71,944	\$1,439
NAF	Well & pump (60 hp)	2001	20	10		1	\$95,000	\$148,007	\$7,400
NAF	Bollards around well	2005	50	40		8	\$2,237	\$3,097	\$62
NAF	BW Fencing 10-strand *	2005	20	10		4,500 ft	\$35,821	\$49,585	\$2,479
NEST	Irrigation supplies - drain line, riser box	2008	20	13			\$1,786	\$2,263	\$113
Rosa	Fencing - 10-strand BW	2006	20	11		2350 ft.	\$16,450	\$22,107	\$1,105
Rosa	Gates, signs, painting	2006	20	11		5	\$8,155	\$10,960	\$548
RUR	Gate (Dbl Wide)	2003	20	8	\$450	2	\$900	\$1,322	\$66
SLLS	Gate - 15' wih Lock Boxes and Hangars	2002	20	7	\$450	2	\$900	\$1,361	\$68

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Table 9
NBHCP 2016 Fee Update
Estimated TNBC Fixed Asset Annual Costs

2016 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2016 \$)	Annual Cost
								<i>3% annual inflation</i>	
SLLS	Culverts and pipes	2006	10	1		2	\$6,517	\$8,758	\$876
SLLS	Irrigation supplies - drain line & riser box	2008	20	13			\$3,302	\$4,183	\$209
SLV	Well & Pump (Quonset hut - domestic)	1999	20	0		1	\$18,700	\$30,908	\$1,545
SLV	Well & Pump (Northern barn - new well & pump)	2006	20	11		1	\$78,563	\$105,583	\$5,279
SLV	Ayala culvert crossing labor	2008	20	13			\$13,032	\$16,508	\$825
SLV	Ayala culvert crossing - Pipes & risers	2008	20	13			\$7,748	\$9,815	\$491
SLV	Box car bridge	2008	20	13			\$9,065	\$11,483	\$574
SLV	Gate (Dbl Wide)	2008	20	13			\$5,227	\$6,621	\$331
SLV	Electric Gate	2008	20	13			\$8,069	\$10,221	\$511
SLV	Box car bridge	2009	20	14		1	\$14,988	\$18,433	\$922
SLV	Hand rails for bridges	2009	20	14			\$3,109	\$3,823	\$191
SLV	Fencing	2001	20	6		730 ft	\$1,643	\$2,559	\$128
SLV	Fencing - 3-strand BW	2003	15	3		350 ft	\$1,365	\$2,005	\$134
SLV	Fencing - 1-strand BW	2003	15	3		526 ft	\$2,051	\$3,013	\$201
SLV	Gates	2003	25	13	\$450	6	\$2,700	\$3,965	\$159
SLV	Cultivator (S/N # 1658, Model # GSC8, Soil Conditioner)	2008	15	8			\$3,488	\$4,419	\$295
SLV	Fencing	2009	20	14			\$9,749	\$11,990	\$600
SOU	Fencing	2006	15	6			\$1,675	\$2,251	\$150
SOU/NAF	Fencing *	2003	15	3		11,210 ft	\$43,719	\$64,203	\$4,280
SOU/NAF	Gates (incl Rainey)	2003	15	3		6	\$4,635	\$6,807	\$454
SOU/NAF	Water Control Structures and grates	2002	50	37			\$19,505	\$29,503	\$590
VES	Fencing & signs	2006	15	6			\$1,889	\$2,539	\$169
	TOTAL						\$1,529,428	\$2,169,513	\$95,106
	Habitat Acres								4,131
	Cost per Habitat Acre								\$23.02

fixed assets

Source: TNBC.

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Table 10
NBHCP 2016 Fee Update
NCMWC Cost Estimate for 2016-2053 (2016 \$)

Item	Pct. of Acres in NCMWC	Rice	Marsh	Uplands	Total
Percentage of Acres		50%	25%	25%	
NCWMC Rate per Acre					
Administration Fee per Acre		\$ 35.26	\$ 35.26	\$ 35.26	
Standby Service Charge per Acre		\$ 51.22	\$ 51.22	\$ 51.22	
Annual Water Toll per Acre [1]		\$ 52.65	\$ 60.75	[2]	
Winter Water Rate		\$ 16.20	\$ 16.20	[2]	
Total		\$ 155.33	\$ 163.43	\$ 86.48	
Weighted Average Cost per Acre		\$ 77.67	\$ 40.86	\$ 21.62	\$ 140.14
Farmer Reimbursements					
Reimbursement [3]		(\$ 65.00)	\$ 0.00	[2]	
Plus Bad Debt Allowance on Reimbursement (5%)		\$ 3.25	\$ 0.00	[2]	
Total		(\$ 61.75)	\$ 0.00	\$ 0.00	
Weighted Average Reimbursement per Acre		(\$ 30.88)	\$ 0.00	\$ 0.00	(\$ 30.88)
Net Weighted Average Cost per Habitat Acre					
Percentage of Acres in NCWMC	85%				
Adjusted Weighted Average Cost Per Acre		\$ 66.02	\$ 34.73	\$ 18.38	\$ 119.12
Less Adjusted Weighted Average Reimb. per Acre		(\$ 26.24)	\$ 0.00	\$ 0.00	(\$ 26.24)
Net Weighted Average Cost per Acre		\$ 39.77	\$ 34.73	\$ 18.38	\$ 92.88
Total Estimated 2016 Cost					
2016 Acres					4,131.1
Total Annual NCMWC Costs					\$ 492,103
Less Estimated Annual Reimbursements					(\$ 108,416)
Net Annual NCMWC Cost					\$ 383,687

ncmwc

[1] Assumes 3 waterings a year at a rate of \$8.10 per acre foot of water.

[2] Water toll and winter water rates vary by land usage. It is assumed that the farmer reimburses the full amount of the water toll and winter rate.

[3] Half of cost up to maximum of \$65 per acre for rice; \$0 for marsh.

Table 11
NBHCP 2016 Fee Update
Actual and Estimated Property Taxes: Past, Current, and Budget Year

Item	General Property Tax (1%)	Other Taxes and Assessments <i>(excl. RD-1000)</i>	Subtotal	RD-1000	Total
2014 TAXES - Actual					
2013-14 Taxes	\$ 157,369	\$ 47,607	\$ 204,976	\$ 58,138	\$ 263,114
2014-15 Taxes	\$ 168,896	\$ 42,025	\$ 210,921	\$ 58,138	\$ 269,059
Total	\$ 326,265	\$ 89,632	\$ 415,897	\$ 116,276	\$ 532,173
Total Amount Paid in 2014 (half of total)	\$163,133	\$44,816	\$ 207,949	\$ 58,138	\$ 266,087
2015 TAXES - Actual					
2014-15 Taxes	\$ 168,896	\$ 42,025	\$ 210,921	\$ 58,138	\$ 269,059
2015-16 Taxes	\$ 178,082	\$ 46,698	\$ 224,780	\$ 58,138	\$ 282,918
Total	\$ 346,978	\$ 88,723	\$ 435,701	\$ 116,276	\$ 551,977
Total Amount Paid in 2015 (half of total)	\$ 173,489	\$ 44,362	\$ 217,850	\$ 58,138	\$ 275,988
2016 TAXES - Estimated					
2015-16 Taxes	\$ 178,082	\$ 46,698	\$ 224,780	\$ 58,138	\$ 282,918
Increase/Contingency (3% on all taxes except RD-1000) [1]	\$ 2,671	\$ 700	\$ 3,372	\$ 0	\$ 3,372
Total Estimated 2016 Taxes	\$ 180,753	\$ 47,398	\$ 228,151	\$ 58,138	\$ 286,289
Existing Habitat Acres			4,131	4,131	4,131
2016 Taxes per Acre			\$ 55.23	\$ 14.07	\$ 69.30

prop tax 2014

[1] Increase on second 2016 payment only; first 2016 payment is determined. Assumes no increase on RD-1000 rate.

Table 12
NBHCP 2016 Fee Update
Estimated Property Taxes (2016-2053)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year Acquired	Acres [1]	Value per Acre	Existing Habitat	Future Habitat		Total Annual Taxes (2016 \$)
			Annual Taxes (2016 \$) [2]	New Taxes (2016 \$)	Annual Taxes (2016 \$)	
				<i>1.3% of total value [3]</i>		
				<i>3% annual inc. from 2016 on</i>		
1999-2015	4,131.1					
2016	25.0	\$ 22,500	\$ 228,151	\$ 7,313	\$ 7,313	\$ 235,464
2017	45.1	\$ 23,175	\$ 228,151	\$ 13,580	\$ 20,892	\$ 249,044
2018	124.3	\$ 23,870	\$ 228,151	\$ 38,567	\$ 59,459	\$ 287,611
2019	261.3	\$ 24,586	\$ 228,151	\$ 83,515	\$ 142,975	\$ 371,126
2020	261.3	\$ 25,324	\$ 228,151	\$ 86,021	\$ 228,995	\$ 457,147
2021	261.3	\$ 26,084	\$ 228,151	\$ 88,601	\$ 317,597	\$ 545,748
2022	261.3	\$ 26,866	\$ 228,151	\$ 91,259	\$ 408,856	\$ 637,007
2023	261.3	\$ 27,672	\$ 228,151	\$ 93,997	\$ 502,853	\$ 731,004
2024	261.3	\$ 28,502	\$ 228,151	\$ 96,817	\$ 599,670	\$ 827,822
2025	261.3	\$ 29,357	\$ 228,151	\$ 99,722	\$ 699,392	\$ 927,543
2026	261.3	\$ 30,238	\$ 228,151	\$ 102,713	\$ 802,105	\$ 1,030,256
2027	261.3	\$ 31,145	\$ 228,151	\$ 105,795	\$ 907,900	\$ 1,136,051
2028	261.3	\$ 32,080	\$ 228,151	\$ 108,968	\$ 1,016,868	\$ 1,245,019
2029	261.3	\$ 33,042	\$ 228,151	\$ 112,238	\$ 1,129,106	\$ 1,357,257
2030	261.3	\$ 34,033	\$ 228,151	\$ 115,605	\$ 1,244,710	\$ 1,472,862
2031	261.3	\$ 35,054	\$ 228,151	\$ 119,073	\$ 1,363,783	\$ 1,591,934
2032	261.3	\$ 36,106	\$ 228,151	\$ 122,645	\$ 1,486,428	\$ 1,714,579
2033	261.3	\$ 37,189	\$ 228,151	\$ 126,324	\$ 1,612,752	\$ 1,840,904
2034	176.5	\$ 38,305	\$ 228,151	\$ 87,912	\$ 1,700,664	\$ 1,928,815
2035	176.5	\$ 39,454	\$ 228,151	\$ 90,549	\$ 1,791,213	\$ 2,019,364
2036	176.5	\$ 40,638	\$ 228,151	\$ 93,265	\$ 1,884,478	\$ 2,112,629
2037	158.0	\$ 41,857	\$ 228,151	\$ 85,979	\$ 1,970,457	\$ 2,198,609
2038+	0.0	\$ 43,112	\$ 228,151	\$ 0	\$ 1,970,457	\$ 2,198,609
Total	8,932.5					

prop taxes

[1] Includes supplemental mitigation acres and taxes.

[2] See Table 11. This analysis assumes that SB 1265 (Williamson Act) does not sunset.

[3] Includes 1% of value for property taxes and 0.3% for other taxes and assessments on the property tax bill (excluding RD 1000).

Table 13
NBHCP 2016 Fee Update
Species and Habitat Monitoring Cost Assumptions (2016 \$)

2016 Fee Update
<i>17,500 acres of development</i>
<i>1/2 acre of mitigation land per gross acre of developed land</i>
<i>25% marsh, 50% rice, 25% other</i>

Task	Amount
BIOLOGICAL EFFECTIVENESS MONITORING (ICF International 2015 contract costs)	
Project Management	\$21,090
Vegetation Management	\$16,960
Other Covered Species Monitoring	\$46,080
Giant Garter Snake Monitoring	\$91,350
Swainson's Hawk Monitoring	\$12,180
Draft Annual Report	\$36,660
Final Annual Report	\$10,000
Direct Expenses	\$63,876
Total	\$298,196
Other Costs	
Connectivity -- Assessment	\$2,400
Connectivity -- O&M	\$5,000
Adaptive Management -- Periodic Review of NBHCP Monitoring Data	\$3,600
Adaptive Management -- Report to Review Adaptive Management.	\$6,120
Total	\$17,120
TOTAL SPECIES AND HABITAT MONITORING COSTS	\$315,316
Midpoint Program Reviews [1]	\$100,000

mon assump

Source: ICF International, TNBC

[1] Includes overall program review (\$90,000) and support for Sutter County midpoint review (\$10,000). These midpoint reviews are required when development reaches 8,750 acres, which is projected in 2021.

Table 14
NBHCP 2016 Fee Update
Estimated Administrative Costs

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Percent	2016 Budgeted Annual Cost	2015 Estimated Annual Cost [1]
<u>Administrative Expenses</u>			
Staff		\$384,471	\$377,411
Benefits and Charges		\$151,544	\$146,200
Board Expense		\$10,000	\$9,385
Subtotal		\$546,015	\$532,996
<u>Office Expenses</u>			
Rent [2]		\$49,620	\$77,158
Telecommunications		\$42,500	\$42,500
Copying and Printing		\$20,000	\$20,000
Office Supplies		\$16,000	\$16,000
Postage		\$2,000	\$1,500
Equipment		\$22,000	\$17,000
Auto Expense		\$25,200	\$25,200
Subtotal		\$177,320	\$199,358
<u>Miscellaneous Expenses</u>			
Insurance		\$49,000	\$47,000
Accounting		\$36,000	\$32,000
Legal		\$75,000	\$95,000
Fees and Taxes [3]		\$40,000	\$30,683
Subtotal		\$200,000	\$204,683
<u>Contract Work</u>			
Contract Work, Public Education, and Publications [4]		\$47,500	\$62,500
Subtotal Administrative Costs		\$970,834	\$999,537
Contingency	5%	\$48,542	\$99,954
Total Administrative Costs for 2015+		\$1,019,376	\$1,099,491

admin assumps

Source: TNBC FY 2016 proposed budget and 2015 model.

- [1] Figures shown here reflect estimates from the 2015 September Statement of Activities escalated by 12/9 to account for the remainder of 2015 or approved 2015 budget amounts.
- [2] \$6,180 per month for 2,806 square feet, with three months free rent in 2016.
- [3] The 2016 amount is 40% of the total budgeted amount. The remaining 60% is assumed to be for the Endowment and Supplemental Endowment fund management fees (50% Endowment/10% Supplemental Endowment, as reflected in the cash flow tables).
- [4] Excludes: Land management contract amount, which is included in the O&M costs in **Table 7** and monitoring costs, which are included in **Table 13**.

Table 15
NBHCP 2016 Fee Update
Estimated Supplemental Endowment Cost (2016 \$)

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount
200-Acre Reserve or Purchase of Final 200 Acres	
Total Cost per Acre	\$22,500
Acres	200
Total Estimated Acquisition Cost	\$4,500,000
Less Supplemental Endowment Fund Balance in 2015 <i>(excluding Changed Circum. portion)</i>	(\$1,611,469)
Total Remaining Cost	\$2,888,531
Remaining Development (acres)	10,420
Total Cost per Developed Acre	\$277
Total Cost per Habitat Acre	\$554
Changed Circumstance Contingency	
Total Cost per Habitat Acre	\$500
TOTAL COST PER HABITAT ACRE	\$1,054

se assumps

Source: The Natomas Basin Conservancy and EPS.

Table 16
NBHCP 2016 Fee Update
Development Projections

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	City of Sacramento	Metro Air Park	Sutter County	Total Acres	Adjustment for Acres with Prepaid Fees	Acres for Fee Calculations
Actual Acres						
1996	30.41			30.41		30.41
1997	104.90			104.90		104.90
1998	1,380.36			1,380.36		1,380.36
1999	1,466.45			1,466.45		1,466.45
2000	598.072			598.07		598.07
2001	242.60			242.60		242.60
2002	777.81			777.81		777.81
2003	[1] 925.22	116.75		1,041.97		1,041.97
2004	178.07			178.07	169.67	347.74
2005	848.06			848.06	(169.67)	678.39
2006	132.19			132.19		132.19
2007	103.15			103.15		103.15
2008	19.11			19.11		19.11
2009	21.08			21.08		21.08
2010	0.32			0.32		0.32
2011	[2]		50.00	50.00		50.00
2012	21.88		58.24	80.12		80.12
2013			0.05	0.05		0.05
2014				-		-
2015	5.65			5.65		5.65
Subtotal	6,855.32	116.75	108.29	7,080.36	-	7,080.36
Projected Acres						
2016	10.00	50.00	-	60.00		60.00
2017	50.00	50.00	-	100.00		100.00
2018	58.42	100.00	100.00	258.42		258.42
2019	58.42	111.08	362.94	532.44		532.44
2020	58.42	111.08	362.94	532.44		532.44
2021	58.42	111.08	362.94	532.44		532.44
2022	58.42	111.08	362.94	532.44		532.44
2023	58.42	111.08	362.94	532.44		532.44
2024	58.42	111.08	362.94	532.44		532.44
2025	58.42	111.08	362.94	532.44		532.44
2026	58.42	111.08	362.94	532.44		532.44
2027	58.42	111.08	362.94	532.44		532.44
2028	58.42	111.08	362.94	532.44		532.44
2029	58.42	111.08	362.94	532.44		532.44
2030	58.42	111.08	362.94	532.44		532.44
2031	58.42	111.08	362.94	532.44		532.44
2032	58.42	111.08	362.94	532.44		532.44
2033	58.42	111.08	362.94	532.44		532.44
2034			362.94	362.94		362.94
2035			362.94	362.94		362.94
2036			362.94	362.94		362.94
2037			362.94	362.94		362.94
2038			362.94	362.94		362.94
Unused	[3] 200.00	-	-	200.00		200.00
Subtotal	1,194.68	1,866.25	7,358.71	10,419.64	-	10,419.64
TOTAL	8,050.00	1,983.00	7,467.00	17,500.00	0.00	17,500.00

dev

[1] Excludes 200 acres of development required to pay supplemental habitat fees.

[2] Acres of development are for SYSCO project, which pre-paid fees in 2005.

[3] Includes an allocation of acres deemed unlikely to be developed by the City of Sacramento.

Table 17
NBHCP 2016 Fee Update
Habitat Acquisition Schedule

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	Annual Total Acres	Cumulative Acres Acquired	Annual Habitat Acres Acquired [1]	Cumulative Habitat Acres Acquired [1]	Required Habitat	Surplus/ (Shortage)
<i>Actual Acres</i>						
1996	30.41	30.41	0.00	0.00	15.20	(15.20)
1997	104.90	135.30	0.00	0.00	67.65	(67.65)
1998	1,380.36	1,515.66	0.00	0.00	757.83	(757.83)
1999	1,466.45	2,982.11	1,317.69	1,317.69	1,491.06	(173.37)
2000	598.07	3,580.18	333.98	1,651.67	1,790.09	(138.42)
2001	242.60	3,822.78	136.56	1,788.23	1,911.39	(123.16)
2002	777.81	4,600.59	1,010.01	2,798.24	2,300.30	497.94
2003	1,041.97	5,642.56	413.60	3,211.83	2,821.28	390.56
2004	347.74	5,990.30	147.95	3,359.78	2,995.15	364.64
2005	678.39	6,668.69	395.88	3,755.66	3,334.34	421.32
2006	132.19	6,800.88	211.66	3,967.32	3,400.44	566.88
2007	103.15	6,904.03	0.00	3,967.32	3,452.02	515.31
2008	19.11	6,923.14	0.00	3,967.32	3,461.57	505.75
2009	21.08	6,944.22	(6.57)	3,960.76	3,472.11	488.64
2010	0.32	6,944.54	(41.27)	3,919.48	3,472.27	447.21
2011	50.00	6,994.54	0.00	3,919.48	3,497.27	422.21
2012	80.12	7,074.66	29.12	3,948.60	3,537.33	411.27
2013	0.05	7,074.71	0.00	3,948.60	3,537.35	411.25
2014	0.00	7,074.71	0.00	3,948.60	3,537.35	411.25
2015	5.65	7,080.36	0.00	3,948.60	3,540.18	408.42
Subtotal	7,080.36	7,080.36	3,948.60	3,948.60	3,540.18	408.42
<i>Projected Acres</i>						
2016	60.00	7,140.36	25.00	3,973.60	3,570.18	403.42
2017	100.00	7,240.36	45.08	4,018.68	3,620.18	398.50
2018	258.42	7,498.77	124.28	4,142.96	3,749.39	393.57
2019	532.44	8,031.21	261.29	4,404.25	4,015.61	388.65
2020	532.44	8,563.65	261.29	4,665.55	4,281.82	383.72
2021	532.44	9,096.08	261.29	4,926.84	4,548.04	378.80
2022	532.44	9,628.52	261.29	5,188.13	4,814.26	373.87
2023	532.44	10,160.96	261.29	5,449.43	5,080.48	368.95
2024	532.44	10,693.39	261.29	5,710.72	5,346.70	364.02
2025	532.44	11,225.83	261.29	5,972.01	5,612.91	359.10
2026	532.44	11,758.27	261.29	6,233.31	5,879.13	354.17
2027	532.44	12,290.70	261.29	6,494.60	6,145.35	349.25
2028	532.44	12,823.14	261.29	6,755.89	6,411.57	344.32
2029	532.44	13,355.58	261.29	7,017.19	6,677.79	339.40
2030	532.44	13,888.01	261.29	7,278.48	6,944.01	334.47
2031	532.44	14,420.45	261.29	7,539.77	7,210.22	329.55
2032	532.44	14,952.89	261.29	7,801.07	7,476.44	324.62
2033	532.44	15,485.32	261.29	8,062.36	7,742.66	319.70
2034	362.94	15,848.26	176.54	8,238.90	7,924.13	314.77
2035	362.94	16,211.19	176.54	8,415.45	8,105.60	309.85
2036	362.94	16,574.13	176.54	8,591.99	8,287.06	304.92
2037	362.94	16,937.06	158.01	8,750.00	8,468.53	281.47
2038	362.94	17,300.00	0.00	8,750.00	8,650.00	100.00
Unused	200.00	17,500.00	N/A	8,750.00	8,750.00	0.00
Subtotal	10,419.64	17,500.00	4,801.40	8,750.00	8,750.00	0.00
Total	17,500.00	17,500.00	8,750.00	8,750.00	8,750.00	0.00

hab acq

[1] Excludes supplemental mitigation.

Table 18
NBHCP 2016 Fee Update
Habitat Status

2016 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Habitat Properties	Year Acquired	Total Acres	Hunting Acres	2014 (end of year)				2015 (end of year)				2016 (end of year)			
				Rice [4]	Marsh	Other	Total	Rice [4]	Marsh	Other	Total	Rice [4]	Marsh	Other	Total
Regular Mitigation															
Betts/Kismat/Silva	1999	338.7	338.7	0.0	192.5	146.1	338.7	0.0	192.5	146.1	338.7	0.0	192.5	146.1	338.7
Lucich North [1]	1999	268.0	0.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0
Lucich South [1]	1999	351.9	0.0	315.9	16.5	19.5	351.9	315.9	16.5	19.5	351.9	315.9	16.5	19.5	351.9
Bennett North	1999	226.7	226.7	151.9	74.2	0.5	226.7	151.9	74.2	0.5	226.7	151.9	74.2	0.5	226.7
Bennett South [2]	1999	132.5	0.0	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5
Frazer	2000	92.6	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6
Souza [3]	2001	40.0	0.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0
Natomas Farms [3]	2001	55.3	0.0	0.0	51.7	3.6	55.3	0.0	51.7	3.6	55.3	0.0	51.7	3.6	55.3
Sills	2002	436.4	218.2	416.4	0.0	20.0	436.4	416.4	0.0	20.0	436.4	416.4	0.0	20.0	436.4
Cummings [3]	2002	66.8	0.0	0.0	41.0	25.8	66.8	0.0	41.0	25.8	66.8	0.0	41.0	25.8	66.8
Alleghany [3]	2002	50.26	0.00	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3
Atkinson [2]	2003	199.2	0.0	49.4	0.0	149.8	199.2	49.4	0.0	149.8	199.2	49.4	0.0	149.8	199.2
Ruby Ranch [2]	2003	91.1	0.0	91.1	0.0	0.0	91.1	91.1	0.0	0.0	91.1	91.1	0.0	0.0	91.1
Huffman East	2003	116.7	0.0	116.7	0.0	0.0	116.7	116.7	0.0	0.0	116.7	116.7	0.0	0.0	116.7
Tufts	2004	148.0	148.0	138.3	0.0	9.7	148.0	138.3	0.0	9.7	148.0	138.3	0.0	9.7	148.0
Bolen North	2005	113.6	0.0	104.2	0.0	9.4	113.6	104.2	0.0	9.4	113.6	104.2	0.0	9.4	113.6
Bolen South	2005	102.4	0.0	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4
Rosa East [2]	2005	106.3	0.0	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3
Rosa Central [2]	2005	100.0	0.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0
Vestal South	2005	95.0	0.0	95.0	0.0	0.0	95.0	95.0	0.0	0.0	95.0	95.0	0.0	0.0	95.0
Nestor	2006	233.2	0.0	218.4	0.0	14.8	233.2	218.4	0.0	14.8	233.2	218.4	0.0	14.8	233.2
Bolen West	2006	155.1	0.0	146.7	0.0	8.4	155.1	146.7	0.0	8.4	155.1	146.7	0.0	8.4	155.1
Frazer South	2006	110.4	0.0	110.4	0.0	0.0	110.4	110.4	0.0	0.0	110.4	110.4	0.0	0.0	110.4
Bianchi West	2006	110.2	0.0	110.2	0.0	0.0	110.2	110.2	0.0	0.0	110.2	110.2	0.0	0.0	110.2
Elsie	2006	158.0	0.0	153.0	0.0	5.0	158.0	153.0	0.0	5.0	158.0	153.0	0.0	5.0	158.0
Silva South	2012	29.1	0.0	29.1	0.0	0.0	29.1	29.1	0.0	0.0	29.1	29.1	0.0	0.0	29.1
Easements															
Sills South-West Border	2005	12.6	0.0	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6
Sills South-East Border	2005	5.2	0.0	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2
Bianchi West	2006	3.5	0.0	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5
Subtotal		3,948.6	1,024.1	2,327.4	714.3	906.9	3,948.6	2,327.4	714.3	906.9	3,948.6	2,327.4	714.3	906.9	3,948.6
			26%												
Supplemental Mitigation															
Huffman East	2003	19.0	0.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0
Huffman West	2003	157.8	0.0	0.0	0.0	157.8	157.8	0.0	0.0	157.8	157.8	0.0	0.0	157.8	157.8
Easements															
RD1000 @ LUCS	2003	4.6	0.0	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6
RD1000 @ BENN	2003	1.1	0.0	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1
Subtotal		182.5	0.0	0.0	0.0	182.5	182.5	0.0	0.0	182.5	182.5	0.0	0.0	182.5	182.5
TOTAL MITIGATION		4,131.1	1,024.1	2,327.4	714.3	1,089.4	4,131.1	2,327.4	714.3	1,089.4	4,131.1	2,327.4	714.3	1,089.4	4,131.1

hab stat

[1] Hunting lease assigned to seller of property for extended term as a condition of property sale.

[2] Not hunted for safety reasons.

[3] Hunting precluded by Sacramento County "No Shoot Zone" ordinance.

[4] Fallowed rice is included in the rice column.

**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
I. Revenue					
182,263	\$312,975	Mitigation fees-Sacramento	Assumes 10 acres of development in the City for which NBHCP fees will be paid. The budgeted fee amount is calculated based on the proposed 2016 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	Estimated 2015 year-end budget provided by TNBC
-	\$0	Mitigation fees-Sutter County	Assumes zero acres of development in Sutter County for which NBHCP fees will be paid. The budgeted fee amount is calculated based on the proposed 2016 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	Estimated 2015 year-end budget provided by TNBC
-	\$1,564,873	Mitigation fees-Metro Air Park	Assumes 50 acres of development for Metro Air Park. The budgeted fee amount is calculated based on the proposed 2016 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	Estimated 2015 year-end budget provided by TNBC
-	\$50,000	Mitigation Fees - Other	Additional one-time projects surface from time-to-time and this is a budgeted project placeholder. One such project could exceed this amount or no such funds could be received.	Table A-6: included in estimated annual fee revenue.	Estimated 2015 year-end budget provided by TNBC
\$13,139	\$50,000	Investment income-land acquisition fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 1.75% of prior year estimated fund ending balance.	Table A-4: estimated annual interest earnings	September 2015 Statement of Activities
\$9,563	\$90,000	Investment income-admin/o&m fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 1.75% of prior year estimated fund ending balance.	Table A-6: estimated annual interest earnings	September 2015 Statement of Activities

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
\$14,807	\$30,000	Investment income-restoration and enhancement fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 1.75% of prior year estimated fund ending balance.	Table A-5: estimated annual interest earnings	September 2015 Statement of Activities
\$112,738	\$480,000	Investment income-endowment fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 3% of prior year estimated fund ending balance.	Table A-7: estimated annual interest earnings	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$16,728	\$80,000	Investment income-supplemental endowment fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 3% of prior year estimated fund ending balance.	Table A-8: estimated annual interest earnings	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$452,839	\$452,839	Farm rent	Projected cash rent for farms currently under contract. In future years, rice rent is based on the model assumptions of \$275 per acre on 90% of rice acres, and rent for other crops is based on \$50 per acre on 50% of upland acres.	Table 7: assumptions for years after 2016. Table A-6: estimated annual rice and upland acres.	TNBC estimate based on actual and projected revenue through 2015.
\$900,000	\$890,000	Miscellaneous income	Gross rent from residences, SAFCA contract payments, and various reimbursements.	Table 7: hunting revenue assumptions for years after 2016. Table A-6: estimated annual hunting acres.	TNBC estimate based on actual and projected revenue through 2015.
\$1,702,078	\$4,000,687	Total revenue			

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
II. Expenditures					
Administration					
Administrative					
\$377,411	\$384,471	Staff	Estimate based on five staff members: Executive Director, Manager of Business and Accounting, Manager of Contracts and Compliance, Administrative Assistant and Field Services Assistant. (2.5% salary increase included.)	Table 14	TNBC estimate based on actual and projected costs through 2015.
\$146,200	\$151,544	Benefits and charges	Includes statutory wage payments, employment taxes (Social Security, Medicare, California Unemployment Insurance and Employment Training Tax) and benefits. Includes basic retirement plan and group health insurance plan (employer-sponsored high deductible health insurance plan with a health savings account net of employee contributions including dependent coverage of 50%; annual out-of-pocket maximum \$4,400 per individual/\$8,800 per family). The retirement plan, Simplified Employee Pension-Individual Retirement Account, involves no on-going liability to the Conservancy after employee separation and can be discontinued in any given year by action of the Board. Eligibility for participation in the plan at 13% of gross salary begins after completion of six months employment.	Table 14	TNBC estimate based on actual and projected costs through 2015.
\$9,385	\$10,000	Board expense	Includes \$100 per meeting fee; anticipates 10 Board members for entire year plus committee meetings. Includes small amount for miscellaneous Board expenses.	Table 14	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
		Office expense			
\$77,158	\$49,620	Office Rent	Based on rental contract for basic office space at 2150 River Plaza Drive, Suite 460 (\$6,180 per month for 2,806 square feet, with three months free rent).	Table 14	Rental contract for basic office space at 2150 River Plaza Drive, Suite 460.
\$42,500	\$42,500	Telecommunications	Basic telecommunications service.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$20,000	\$20,000	Copying & printing	Oversize photocopying, surveys, aerial photos, associated printing, electronic media, archives and copies.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$16,000	\$16,000	Office supplies	Essential and common office supplies.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$1,500	\$2,000	Postage	General postage.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$17,000	\$22,000	Equipment	Basic office equipment and furniture.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$25,200	\$25,200	Vehicle expense	Vehicle allowance and mileage expenses for TNBC staff and Board as needed.	Table 14	Estimated 2015 year-end budget provided by TNBC

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
Miscellaneous expense					
\$47,000	\$49,000	Insurance	Basic business insurance for TNBC.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$32,000	\$36,000	Accounting	General accounting work and fiscal year-end audit.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$95,000	\$75,000	Legal	General legal work.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$30,683	\$40,000	Fees- Administration Fund	General corporation fees and investment management fees.	Table 14	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$42,896	\$50,000	Fees - Endowment Fund	General corporation fees and investment management fees.	Table A-7	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$7,060	\$10,000	Fees - Supp. Endowment Fund	General corporation fees and investment management fees.	Table A-8	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
Contract work, monitoring, and contingency					
\$62,500	\$47,500	Contract work, public education and publications	Similar to last year's budget, and includes general contract work, public education, and publications. Includes \$20,000 for the Ag Water Waiver program instituted by regional and state water regulatory agencies.	Table 14	Estimated 2015 year-end budget provided by TNBC
\$0	\$48,542	Contingency	5% contingency on above administrative expense items (excluding endowment and supplemental endowment fees).	Table 14	
\$400,000	\$400,000	Land Management	This is an estimate of land management labor costs based on 2014 costs.	Table 7	September 2015 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$298,196	\$315,316	Biological monitoring	2016 contract amount with ICF International plus connectivity and adaptive management. Pertains exclusively to biological monitoring as required by the 2003 NBHCP. Amount may change based on completion and implementation of the Biological Effectiveness Monitoring Program.	Table 13	2015 contract amount with ICF International plus connectivity and adaptive management.
\$150,000	\$15,000	SSMP Preparation and Revision	Estimated amount by TNBC for SSMP revision. In future years, subject to model assumptions.	Table 7: estimated cost per acre.	Estimated 2015 year-end budget provided by TNBC
Mitigation land					
-	-	Mitigation land	For 2016, there are no mitigation land purchase requirements. Most land acquisition is covered by the "dedication" requirement, so there will be no direct outlay of cash proposed. Even if the dedication is not required, because the Conservancy has 12 months to mitigate fee-paid land, there is a good deal of fungibility.	Table 5: estimated cost per acre. Table 17: estimated annual acres acquired.	September 2015 Statement of Activities
Loan repayment					
-	-	Loan repayment	The Conservancy borrows from time-to-time on its line of credit with the City of Sacramento. No outstanding indebtedness exists at the end of 2015 so no loan repayments are forecast for 2016. When repayments are made, they are made at a rate of 75 percent of non-Endowment Fund fee income.		September 2015 Statement of Activities

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
\$217,850	\$228,151	Operations Property taxes	This estimate is based on the 2015/16 tax bill for general property taxes and other levies and includes a 3% increase for the second half of 2016. This figure also includes the amount assessed for the Sutter County Williamson Act reductions but excludes RD 1000.	Table 11	Property taxes paid in 2015 plus one-half of taxes on 2015/16 property tax bill.
\$446,139	\$441,825	Water -- RD 1000 and NCMWC	For RD 1000, the actual 2015/2016 assessment was used to estimate the 2016 costs. No increase was assumed for the second half of 2016. The Natomas Mutual Water Company's assessment rate for 2016 is projected based on a rate \$8.10 per acre-foot plus estimates of water tolls. Includes farmer reimbursements. Most rice and upland farmers reimburse TNBC for 50% of costs, but only up to \$65 per acre.	Table 10: NCMWC estimated cost per acre. Table 11: RD-1000 estimated cost per acre. Table A-6: estimated annual acres including supplemental mitigation.	RD-1000: Amount paid in 2015 plus one-half of amount on 2015/16 property tax bill. NCMWC: TNBC estimate based on actual and projected costs through 2015.
\$415,000	\$618,000	Property maintenance	General property maintenance items, including fences, signs, road maintenance, weed control, security and general repairs. This also includes selected field leveling. No channel clearing projects are scheduled for 2016. Also includes electricity costs for lights and irrigation pumps on various Conservancy properties.	Table 8: estimated operations and maint. cost per acre. Table 9: estimated fixed asset reserve costs per acre. Table A-6: estimated annual acres including supplemental mitigation.	Estimated 2015 year-end budget provided by TNBC
\$2,976,679	\$3,097,668	Subtotal			
-	-	Restoration and enhancement	There is no planned restoration and enhancement in 2016.	Table 6: estimated costs per acre Table A-5: estimated annual restoration and enhancement acres.	September 2015 Statement of Activities
\$2,976,679	\$3,097,668	Total expenses			

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**Table 19
NBHCP 2016 Fee Update
TNBC 2016 Budget Proposal**

2015 Est. Amount	2016 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2017+	Source of 2015 Estimated Amount
III. SAFCA NLIP Adjustments [1]					
\$4,577	\$20,000	Investment Income	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2016, assumes 2% of prior year estimated fund ending balance.		September 2015 Statement of Activities
\$69,160	\$69,160	SAFCA Contract	Non-HCP Income - SAFCA NLIP Contract Payment		TNBC estimate based on actual and projected revenue through 2015.
\$53,000	\$53,000	SAFCA Expenses	Non-HCP Expenses for SAFCA NLIP Management		TNBC estimate based on actual and projected costs through 2015.
\$126,737	\$142,160	Total SAFCA Adjustments			

budget

[1] SAFCA NLIP Adjustments do not factor into the NBHCP fee update.



APPENDIX A: NBHCP Cash Flow Analysis

Table A-1	Cash Flow Summary—Land Acquisition, Supplemental Endowment, and Restoration and Enhancement Funds	A-1
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Table A-1
NBHCP 2016 Fee Update
Cash Flow Summary (2016 \$)
Land Acquisition, Supplemental Endowment, and
Restoration and Enhancement Funds

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	TOTAL 1996 - 2053	1996	2000	2005	2015	2025	2035	2045	2053
LAND ACQUISITION									
Beginning Balance	\$0	\$0	\$750,754	\$418,988	\$2,532,890	\$5,337,602	\$8,528,315	\$0	\$0
Less Land Costs	(\$138,679,020)	\$0	(\$1,475,112)	(\$220,786)	\$0	(\$6,271,038)	(\$4,237,029)	\$0	\$0
Plus LA Fee Revenue	\$153,165,164	\$55,641	\$1,220,119	\$978,259	\$67,800	\$6,389,238	\$4,355,228	\$0	\$0
Plus Interest Earnings	\$5,478,052	\$0	\$67,352	\$23,751	\$13,139	\$160,128	\$255,849	\$0	\$0
Transfers To/From Other Funds	(\$22,693,566)	\$0	\$0	\$100,414	\$0	\$0	\$0	\$0	\$0
Plus Adjustment (to balance to 2000 end bal)	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Designated Amount	\$0	\$0	\$0	(\$863,462)	\$0	\$0	\$0	\$0	\$0
Land Trade Proceeds and Legal Settlement	\$2,525,991								
Ending Balance (1)	\$0	\$55,641	\$563,113	\$437,164	\$2,613,829	\$5,615,930	\$8,902,364	\$0	\$0
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$0	\$0	\$558,090	\$1,606,821	\$3,094,907	\$5,688,455	\$0	\$0
Less Changed Circumstance Fund Amount	(\$3,672,670)	\$0	\$0	(\$201,692)	(\$8,127)	(\$133,109)	(\$90,734)	\$0	\$0
Plus Supplemental Endowment Fee Revenue	\$6,947,383	\$0	\$0	\$361,478	\$3,107	\$280,594	\$191,267	\$0	\$0
Plus Interest Earnings	\$3,836,706	\$0	\$0	\$81,658	\$16,728	\$92,847	\$170,654	\$0	\$0
Less Fees and Taxes	(\$330,256)	\$0	\$0	(\$14,981)	(\$7,060)	(\$10,000)	(\$10,000)	\$0	\$0
Less Transfers	(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$784,553	\$1,611,469	\$3,325,239	\$5,949,642	\$0	\$0
Changed Circumstance Fund Balance [2]	\$8,671,663	\$0	\$0	\$563,082	\$1,085,559	\$2,609,062	\$4,946,286	\$6,915,688	\$8,671,663
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$592,246	(\$20,841)	\$1,720,825	\$35,199	\$888,741	\$0	\$0
Less Restoration/Enh. Costs	(\$17,482,294)	\$0	\$0	(\$40,344)	\$0	(\$622,531)	(\$420,613)	\$0	\$0
Plus R&E Fee Revenue	\$16,118,924	\$4,257	\$132,758	\$643,751	\$7,272	\$634,265	\$432,347	\$0	\$0
Plus Contingency Fee Revenue	\$1,210,267	\$0	\$0	\$0	\$0	\$63,426	\$43,235	\$0	\$0
Transfers To/From Other Funds	(\$437,190)	\$0	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0
Plus Interest Earnings	\$751,006	\$0	\$17,767	\$9,944	\$14,807	\$1,056	\$26,662	\$0	\$0
Plus adjustment (to balance to 2000 end bal)	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$4,257	\$742,771	\$481,611	\$1,742,904	\$111,415	\$970,371	\$0	\$0

cf sum1

[1] Balance if contingency fee revenue is not required.

[2] Balance if there is no drawdown on the supplemental endowment fund for changed circumstances.

Table A-2
NBHCP 2016 Fee Update
Cash Flow Summary (2016 \$)
Administration/Operations and Maintenance Fund,
Endowment Fund, and Ending Balances Summary for All Funds

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	TOTAL 1996 - 2053	1996	2000	2005	2015	2025	2035	2045	2053
ADMINISTRATION/OPERATIONS AND MAINTENANCE									
Beginning Balance		\$0	\$1,154,631	\$3,443,813	\$6,009,811	\$20,447,433	\$40,992,296	\$11,361,533	\$133,831
Less O&M Costs	(\$248,339,276)	\$0	(\$388,815)	(\$1,890,845)	(\$2,926,723)	(\$4,516,172)	(\$6,525,792)	(\$6,726,639)	(\$6,726,639)
Plus Admin/O&M Fee Revenue	\$129,842,185	\$4,561	\$474,774	\$3,781,296	\$62,748	\$5,810,193	\$3,960,522	\$0	\$0
Plus Rice, Other Crop, and Hunting Revenues	\$42,793,237	\$0	\$0	\$223,860	\$452,839	\$780,925	\$0	\$1,153,813	\$1,153,813
Plus Interest Earnings/Misc. Income	\$31,108,619	\$0	\$34,639	\$112,700	\$909,563	\$625,732	\$1,246,965	\$358,711	\$21,880
Subtotal Revenues	\$203,744,041	\$4,561	\$509,413	\$4,117,856	\$1,425,150	\$7,216,850	\$5,207,487	\$1,512,524	\$1,175,693
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$10,485	\$0	\$0	\$0	\$0	\$0
Plus Adjustment (to balance to 2000 end bal)	\$274,310	\$0	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0
Less Designated Amount	(\$133,831)	\$0	\$0	(\$267,256)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Drawdown on Endowment Fund	\$38,194,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,550,946
Subtotal of Fund Transfers and Adjustment	\$44,595,235	\$0	\$274,310	(\$256,771)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	\$5,417,115
Ending Balance	\$0	\$4,561	\$1,549,539	\$5,414,053	\$4,374,408	\$23,014,280	\$39,540,159	\$6,013,587	\$0
ENDOWMENT									
Beginning Balance	\$0	\$0	\$323,846	\$5,803,065	\$16,310,886	\$46,769,416	\$101,132,765	\$175,265,927	\$186,439,057
Less Drawdown on Endowment Fund	(\$38,194,281)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,550,946)
Less Expenses	(\$2,569,221)			(\$92,534)	(\$42,896)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Plus Endowment Fee Revenue	\$76,423,191	\$2,280	\$113,645	\$1,964,462	\$37,691	\$3,485,862	\$2,376,140	\$0	\$0
Plus Interest Earnings	\$127,244,271	\$0	\$26,490	\$473,588	\$112,738	\$1,403,082	\$3,033,983	\$5,257,978	\$5,593,172
Plus Transfers	\$23,495,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus Adjustment and Other Revenue	\$31,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,431,282	\$2,280	\$463,981	\$8,148,581	\$16,418,418	\$51,608,360	\$106,492,888	\$180,473,905	\$186,431,282
SUMMARY OF FUND ENDING BALANCES									
Land Acquisition	\$0	\$55,641	\$563,113	\$437,164	\$2,613,829	\$5,615,930	\$8,902,364	\$0	\$0
Supplemental Endowment [1]	\$0	\$0	\$0	\$784,553	\$1,611,469	\$3,325,239	\$5,949,642	\$0	\$0
Changed Circumstance	\$8,671,663	\$0	\$0	\$563,082	\$1,085,559	\$2,609,062	\$4,946,286	\$6,915,688	\$8,671,663
Restoration and Enhancements	\$0	\$4,257	\$742,771	\$481,611	\$1,742,904	\$111,415	\$970,371	\$0	\$0
Operations and Maintenance	\$0	\$4,561	\$1,549,539	\$5,414,053	\$4,374,408	\$23,014,280	\$39,540,159	\$6,013,587	\$0
Endowment	\$186,431,282	\$2,280	\$463,981	\$8,148,581	\$16,418,418	\$51,608,360	\$106,492,888	\$180,473,905	\$186,431,282
COMBINED FUNDS ENDING BALANCE	\$195,102,945	\$66,739	\$3,319,404	\$15,829,044	\$27,846,587	\$86,284,285	\$166,801,710	\$193,403,180	\$195,102,945

[1] Excludes changed circumstance fund amount.

**Table A-3
NBHCP 2016 Fee Update
Land Development and Habitat Acquisition**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Assumptions	Total 1996-2038	1 1996	2 1997	3 1998	4 1999	5 2000	6 2001	7 2002	8 2003
Annual Developed Acreage		17,300	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0
Cumulative Developed Acreage	17,500		30.4	135.3	1,515.7	2,982.1	3,580.2	3,822.8	4,600.6	5,642.6
Annual Mitigation Requirement	50%	8,469	15.2	52.4	690.2	733.2	299.0	121.3	388.9	521.0
Cumulative Mitigation <i>(Beginning in 2003, 200 surplus acres needed)</i>			15.2	67.7	757.8	1,491.1	1,790.1	1,911.4	2,300.3	2,821.3
Habitat Acquired [1]		0.0	0.0	0.0	0.0	1,317.7	334.0	136.6	1,010.0	413.6
Cumulative Habitat Acreage			0.0	0.0	0.0	1,317.7	1,651.7	1,788.2	2,798.2	3,211.8
Surplus/Shortfall Acquisition			-15.2	-67.7	-757.8	-173.4	-138.4	-123.2	497.9	390.6
Land Acquisition										
Out-of-Basin Lands		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands		8,750.0	0.0	0.0	0.0	1,317.7	334.0	136.6	1,010.0	413.6
Initial Use of Acquired Land										
Marsh	0%					0.0	0.0	0.0	0.0	0.0
Rice	90%					988.3	250.5	75.0	757.5	344.9
Other	10%					329.4	83.5	25.0	252.5	115.0
Subtotal						1,317.7	334.0	100.0	1,010.0	459.9
Conversion of Acres [2]										
Marsh		2,162.5				0.0	0.0	209.0	35.8	372.8
Rice		-2,879.6				0.0	0.0	-384.2	23.7	-295.8
Other		717.1				0.0	0.0	175.2	-59.5	-77.0
Subtotal		0.0				0.0	0.0	0.0	0.0	0.0
Cumulative Acreage										
Marsh		2,162.5				0.0	0.0	209.0	244.7	617.5
Rice		4,425.0				988.3	1,238.8	929.5	1,710.7	1,759.8
Other		2,162.5				329.4	412.9	613.1	806.2	844.2
Subtotal		8,750.0				1,317.7	1,651.7	1,751.6	2,761.6	3,221.5
Cumulative Acreage Percentage										
Marsh	25%					0%	0%	12%	9%	19%
Rice	50%					75%	75%	53%	62%	55%
Other	25%					25%	25%	35%	29%	26%
Subtotal										
Hunting										
Hunting Acreage as Percentage of Total [3]			0%	0%	0%	0%	0%	0%	0%	33%
Hunting Acreage			0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,043.9

Sources: City of Sacramento and The Natomas Basin Conservancy.

[1] Projections of amount of habitat acquired annually are based on the projected amount of urban development for the year.

[2] The acres of rice converted to marsh through 2016 are amounts provided by the Natomas Basin Conservancy. In each remaining year, these acres are estimated as the number of acres needed to reach and maintain the specified percentage of marsh.

[3] The HCP does not limit the number of acres eligible for hunting. The percentages represent the estimated hunting acres.

**Table A-3
NBHCP 2016 Fee Update
Land Development and Habitat Acquisition**

Item	9 2004	10 2005	11 2006	12 2007	13 2008	14 2009	15 2010	16 2011	17 2012	18 2013	19 2014
Annual Developed Acreage	178.1	848.1	132.2	103.2	19.1	21.1	0.3	50.0	80.1	0.0	0.0
Cumulative Developed Acreage	5,820.6	6,668.7	6,800.9	6,904.0	6,923.1	6,944.2	6,944.5	6,994.5	7,074.7	7,074.7	7,074.7
Annual Mitigation Requirement	89.0	424.0	66.1	51.6	9.6	10.5	0.2	25.0	40.1	0.0	0.0
Cumulative Mitigation <i>(Beginning in 2003, 200 surplus acres needed)</i>	2,910.3	3,334.3	3,400.4	3,452.0	3,461.6	3,472.1	3,472.3	3,497.3	3,537.3	3,537.4	3,537.4
Habitat Acquired [1]	148.0	395.9	211.7	0.0	0.0	(6.6)	(41.3)	0.0	29.1	0.0	0.0
Cumulative Habitat Acreage	3,359.8	3,755.7	3,967.3	3,967.3	3,967.3	3,960.8	3,919.5	3,919.5	3,948.6	3,948.6	3,948.6
Surplus/Shortfall Acquisition	449.5	421.3	566.9	515.3	505.8	488.6	447.2	422.2	411.3	411.2	411.2
Land Acquisition											
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	148.0	395.9	211.7	0.0	0.0	(6.6)	-41.3	0.0	29.1	0.0	0.0
Initial Use of Acquired Land											
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	76.7	296.9	154.4	0.1	-0.4	0.0	0.3	0.0	29.1	0.0	0.0
Other	25.6	99.0	51.5	0.0	-0.1	(6.1)	0.1	0.0	0.0	0.0	0.0
Subtotal	102.3	395.9	205.9	0.1	-0.5	(6.1)	0.4	0.0	29.1	0.0	0.0
Conversion of Acres [2]											
Marsh	0.0	40.0	61.1	-5.4	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	61.3	-339.3	138.9	-110.5	254.9	0.0	-244.9	97.0	153.0	0.0	0.0
Other	-61.3	299.3	-200.1	115.8	-255.9	0.0	244.9	-97.0	-153.0	0.0	0.0
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Acreage											
Marsh	617.5	657.5	718.7	713.3	714.3	714.3	714.3	714.3	714.3	714.3	714.3
Rice	1,897.8	1,855.4	2,148.8	2,038.4	2,292.9	2,292.9	2,048.3	2,145.2	2,327.4	2,327.4	2,327.4
Other	808.4	1,206.7	1,058.1	1,174.0	918.0	911.9	1,156.9	1,059.9	906.9	906.9	906.9
Subtotal	3,323.8	3,719.7	3,925.6	3,925.7	3,925.2	3,919.1	3,919.5	3,919.5	3,948.6	3,948.6	3,948.6
Cumulative Acreage Percentage											
Marsh	19%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%
Rice	57%	50%	55%	52%	58%	59%	52%	55%	59%	59%	59%
Other	24%	32%	27%	30%	23%	23%	30%	27%	23%	23%	23%
Subtotal											
Hunting											
Hunting Acreage as Percentage of Total [3]	33%	27%	26%	26%	26%	26%	26%	26%	26%	26%	20%
Hunting Acreage	1,092.0	1,023.9	1,023.9	1,023.9	1,023.9	1,023.7	1,023.7	1,023.7	1,024.1	1,024.1	789.7

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**Table A-3
NBHCP 2016 Fee Update
Land Development and Habitat Acquisition**

Item	20 2015	21 2016	22 2017	23 2018	24 2019	25 2020	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026
Annual Developed Acreage	5.7	60.0	100.0	258.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Cumulative Developed Acreage	7,080.4	7,140.4	7,240.4	7,498.8	8,031.2	8,563.6	9,096.1	9,628.5	10,161.0	10,693.4	11,225.8	11,758.3
Annual Mitigation Requirement	2.8	30.0	50.0	129.2	266.2	266.2	266.2	266.2	266.2	266.2	266.2	266.2
Cumulative Mitigation	3,540.2	3,570.2	3,620.2	3,749.4	4,015.6	4,281.8	4,548.0	4,814.3	5,080.5	5,346.7	5,612.9	5,879.1
<i>(Beginning in 2003, 200 surplus acres needed)</i>												
Habitat Acquired [1]	0.0	25.0	45.1	124.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3
Cumulative Habitat Acreage	3,948.6	3,973.6	4,018.7	4,143.0	4,404.3	4,665.5	4,926.8	5,188.1	5,449.4	5,710.7	5,972.0	6,233.3
Surplus/Shortfall Acquisition	408.4	403.4	398.5	393.6	388.6	383.7	378.8	373.9	368.9	364.0	359.1	354.2
Land Acquisition												
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	0.0	25.0	45.1	124.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3
Initial Use of Acquired Land												
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	0.0	22.5	40.6	111.9	235.2	235.2	235.2	235.2	235.2	235.2	235.2	235.2
Other	0.0	2.5	4.5	12.4	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1
Subtotal	0.0	25.0	45.1	124.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3
Conversion of Acres [2]												
Marsh	0.0	0.0	100.0	80.0	112.5	112.5	112.5	65.3	65.3	65.3	65.3	65.3
Rice	0.0	0.0	-100.0	-80.0	-188.1	-188.1	-188.1	-104.5	-104.5	-104.5	-104.5	-104.5
Other	0.0	0.0	0.0	0.0	75.7	75.7	75.7	39.2	39.2	39.2	39.2	39.2
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Acreage												
Marsh	714.3	714.3	814.3	894.3	1,006.8	1,119.2	1,231.7	1,297.0	1,362.4	1,427.7	1,493.0	1,558.3
Rice	2,327.4	2,349.9	2,290.5	2,322.3	2,369.3	2,416.4	2,463.4	2,594.1	2,724.7	2,855.4	2,986.0	3,116.7
Other	906.9	909.4	913.9	926.3	1,028.1	1,129.9	1,231.7	1,297.0	1,362.4	1,427.7	1,493.0	1,558.3
Subtotal	3,948.6	3,973.6	4,018.7	4,143.0	4,404.3	4,665.5	4,926.8	5,188.1	5,449.4	5,710.7	5,972.0	6,233.3
Cumulative Acreage Percentage												
Marsh	18%	18%	20%	22%	23%	24%	25%	25%	25%	25%	25%	25%
Rice	59%	59%	57%	56%	54%	52%	50%	50%	50%	50%	50%	50%
Other	23%	23%	23%	22%	23%	24%	25%	25%	25%	25%	25%	25%
Subtotal												
Hunting												
Hunting Acreage as Percentage of Total [3]	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Hunting Acreage	789.7	794.7	803.7	828.6	880.9	933.1	985.4	1,037.6	1,089.9	1,142.1	1,194.4	1,246.7

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**Table A-3
NBHCP 2016 Fee Update
Land Development and Habitat Acquisition**

Item	32 2027	33 2028	34 2029	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	532.4	532.4	362.9	362.9	362.9	362.9	362.9
Cumulative Developed Acreage	12,290.7	12,823.1	13,355.6	13,888.0	14,420.4	14,952.9	15,485.3	15,848.3	16,211.2	16,574.1	16,937.1	17,300.0
Annual Mitigation Requirement	266.2	266.2	266.2	266.2	266.2	266.2	266.2	181.5	181.5	181.5	181.5	181.5
Cumulative Mitigation	6,145.4	6,411.6	6,677.8	6,944.0	7,210.2	7,476.4	7,742.7	7,924.1	8,105.6	8,287.1	8,468.5	8,650.0
<i>(Beginning in 2003, 200 surplus acres needed)</i>												
Habitat Acquired [1]	261.3	261.3	261.3	261.3	261.3	261.3	261.3	176.5	176.5	176.5	158.0	0.0
Cumulative Habitat Acreage	6,494.6	6,755.9	7,017.2	7,278.5	7,539.8	7,801.1	8,062.4	8,238.9	8,415.4	8,592.0	8,750.0	8,750.0
Surplus/Shortfall Acquisition	349.2	344.3	339.4	334.5	329.5	324.6	319.7	314.8	309.8	304.9	281.5	100.0
Land Acquisition												
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	261.3	261.3	261.3	261.3	261.3	261.3	261.3	176.5	176.5	176.5	158.0	0.0
Initial Use of Acquired Land												
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	235.2	235.2	235.2	235.2	235.2	235.2	235.2	158.9	158.9	158.9	152.2	0.0
Other	26.1	26.1	26.1	26.1	26.1	26.1	26.1	17.7	17.7	17.7	5.8	0.0
Subtotal	261.3	261.3	261.3	261.3	261.3	261.3	261.3	176.5	176.5	176.5	158.0	0.0
Conversion of Acres [2]												
Marsh	65.3	65.3	65.3	65.3	65.3	65.3	65.3	44.1	44.1	44.1	14.5	0.0
Rice	-104.5	-104.5	-104.5	-104.5	-104.5	-104.5	-104.5	-70.6	-70.6	-70.6	-23.2	0.0
Other	39.2	39.2	39.2	39.2	39.2	39.2	39.2	26.5	26.5	26.5	8.7	0.0
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Acreage												
Marsh	1,623.7	1,689.0	1,754.3	1,819.6	1,884.9	1,950.3	2,015.6	2,059.7	2,103.9	2,148.0	2,162.5	2,162.5
Rice	3,247.3	3,377.9	3,508.6	3,639.2	3,769.9	3,900.5	4,031.2	4,119.5	4,207.7	4,296.0	4,425.0	4,425.0
Other	1,623.7	1,689.0	1,754.3	1,819.6	1,884.9	1,950.3	2,015.6	2,059.7	2,103.9	2,148.0	2,162.5	2,162.5
Subtotal	6,494.6	6,755.9	7,017.2	7,278.5	7,539.8	7,801.1	8,062.4	8,238.9	8,415.4	8,592.0	8,750.0	8,750.0
Cumulative Acreage Percentage												
Marsh	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Rice	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	51%	51%
Other	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Subtotal												
Hunting												
Hunting Acreage as Percentage of Total [3]	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Hunting Acreage	1,298.9	1,351.2	1,403.4	1,455.7	1,508.0	1,560.2	1,612.5	1,647.8	1,683.1	1,718.4	1,750.0	1,750.0

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**Table A-4
NBHCP 2016 Fee Update
Land Acquisition Cash Flow**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	<i>Assumptions (for years 2017+)</i>	TOTAL 1996 - 2053	1 1996	2 1997	3 1998	4 1999	5 2000	6 2001
Developed Acres								
Annual Developed Acreage		17,300	30.4	104.9	1,380.4	1,466.5	598.1	242.6
Adjustment for Acres with Prepaid Fees		0						
Annual Developed Acreage for Fee Calculation		17,300	30.4	104.9	1,380.4	1,466.5	598.1	242.6
<i>Cumulative Acres Developed</i>			30.4	135.3	1,515.7	2,982.1	3,580.2	3,822.8
Mitigation Lands								
Out-of-Basin Lands		0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands		8,550	0.0	0.0	0.0	1,317.7	334.0	136.6
200-Acre Preserve (In-Basin)		200						
Subtotal		8,750	0.0	0.0	0.0	1,317.7	334.0	136.6
<i>Cumulative Acres Acquired</i>						1,317.7	1,651.7	1,788.2
CASH FLOW								
Beginning Balance			\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113
Revenues								
LA Fee Revenue - Land	\$11,250 per dev acre	\$145,473,391	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,220,119	\$3,131,119
LA Fee Revenue - Transaction	\$375 per dev acre	\$3,859,407						
LA Fee Revenue - Contingency	\$375 per dev acre	\$3,832,366						
Land Trade/Sale Proceeds		\$2,463,924						
Legal Settlement		\$62,067						
Interest Earnings	3% of beg. balance	\$5,478,052	\$0	\$0	\$0	\$0	\$67,352	\$66,951
Total Revenues		\$161,169,207	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,287,471	\$3,198,070
Costs								
Land Cost	\$22,500 per habitat acre	(\$130,951,437)	\$0	\$0	\$0	(\$4,759,525)	(\$1,475,112)	(\$1,535,905)
Transaction and Contingency Costs	\$1,500 per habitat acre	(\$7,727,583)	\$0	\$0	\$0	(\$165,474)	\$0	\$0
Total Expenditures		(\$138,679,020)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)
Transfers/Adjustments								
Transfer to/from O&M		(\$7,005,640)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E		(\$899,586)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment		(\$14,788,340)	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)		\$203,379	\$0	\$0	\$0	\$203,379	\$0	\$0
Total Transfers/Adjustments		(\$22,490,187)	\$0	\$0	\$0	\$203,379	\$0	\$0
Ending Balance [1]		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Undesignated		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Designated		\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] The fund balance is transferred to the endowment fund after development ends.

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Table A-4
NBHCP 2016 Fee Update
Land Acquisition Cash Flow

Item	7 2002	8 2003	9 2004	10 2005	11 2006	12 2007	13 2008	14 2009	15 2010
Developed Acres									
Annual Developed Acreage	777.8	1,042.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3
Adjustment for Acres with Prepaid Fees			169.7	(169.7)					
Annual Developed Acreage for Fee Calculation	777.8	1,042.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3
<i>Cumulative Acres Developed</i>	<i>4,600.6</i>	<i>5,642.6</i>	<i>5,820.6</i>	<i>6,668.7</i>	<i>6,800.9</i>	<i>6,904.0</i>	<i>6,923.1</i>	<i>6,944.2</i>	<i>6,944.5</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	810.0	413.6	148.0	395.9	211.7	0.0	0.0	-6.6	-41.3
200-Acre Preserve (In-Basin)	200.0								
Subtotal	1,010.0	413.6	148.0	395.9	211.7	0.0	0.0	-6.6	-41.3
<i>Cumulative Acres Acquired</i>	<i>2,798.2</i>	<i>3,211.8</i>	<i>3,359.8</i>	<i>3,755.7</i>	<i>3,967.3</i>	<i>3,967.3</i>	<i>3,967.3</i>	<i>3,960.8</i>	<i>3,919.5</i>
CASH FLOW									
Beginning Balance	\$2,225,278	\$1,775	\$80,655	\$418,988	\$1,300,626	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534
Revenues									
LA Fee Revenue - Land	\$2,557,628	\$9,013,687	\$465,549	\$956,202	\$3,129,303	\$2,188,925	\$392,570	\$450,333	\$35,970
LA Fee Revenue - Transaction				\$22,057	\$4,984	\$0	\$0	\$0	\$0
LA Fee Revenue - Contingency						\$0	\$0	\$0	\$0
Land Trade/Sale Proceeds					\$155,844	\$0	\$0	\$1,039,920	\$0
Legal Settlement						\$62,067	\$0	\$0	\$0
Interest Earnings	\$11,451	\$59,159	\$4,015	\$23,751	\$127,921	\$187,655	\$222,557	\$159,911	\$140,123
Total Revenues	\$2,569,079	\$9,072,846	\$469,564	\$1,002,010	\$3,418,052	\$2,438,647	\$615,127	\$1,650,164	\$176,093
Costs									
Land Cost	(\$8,854,102)	(\$6,362,501)	\$0	(\$170,214)	(\$325,146)	\$0	\$0	\$0	\$0
Transaction and Contingency Costs	\$0	(\$49,465)	(\$81,231)	(\$50,572)	(\$20,461)	(\$17,922)	(\$21,832)	(\$88,201)	\$0
Total Expenditures	(\$8,854,102)	(\$6,411,966)	(\$81,231)	(\$220,786)	(\$345,607)	(\$17,922)	(\$21,832)	(\$88,201)	\$0
Transfers/Adjustments									
Transfer to/from O&M	\$3,908,020	(\$2,428,500)	(\$50,000)	\$0	(\$1,429,520)	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$153,500	(\$153,500)	\$0	\$100,414	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	4061520	(\$2,582,000)	(\$50,000)	\$100,414	(\$1,429,520)	\$0	\$0	\$0	\$0
Ending Balance [1]	\$1,775	\$80,655	\$418,988	\$1,300,626	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627
Undesignated	\$1,775	\$80,655	\$418,988	\$437,164	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627
Designated	\$0	\$0	\$0	\$863,462	\$0	\$0	\$0	\$0	\$0

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Table A-4
NBHCP 2016 Fee Update
Land Acquisition Cash Flow

Item	16 2011	17 2012	18 2013	19 2014	20 2015	21 2016	22 2017	23 2018	24 2019
Developed Acres									
Annual Developed Acreage	50.0	80.1	0.0	0.0	5.7	60.0	100.0	258.4	532.4
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calculation	50.0	80.1	0.0	0.0	5.7	60.0	100.0	258.4	532.4
<i>Cumulative Acres Developed</i>	<i>6,994.5</i>	<i>7,074.7</i>	<i>7,074.7</i>	<i>7,074.7</i>	<i>7,080.4</i>	<i>7,140.4</i>	<i>7,240.4</i>	<i>7,498.8</i>	<i>8,031.2</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	0.0	29.1	0.0	0.0	0.0	25.0	45.1	124.3	261.3
200-Acre Preserve (In-Basin)									
Subtotal	0.0	29.1	0.0	0.0	0.0	25.0	45.1	124.3	261.3
<i>Cumulative Acres Acquired</i>	<i>3,919.5</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,973.6</i>	<i>4,018.7</i>	<i>4,143.0</i>	<i>4,404.3</i>
CASH FLOW									
Beginning Balance	\$7,695,627	\$9,135,400	\$2,513,603	\$2,533,581	\$2,532,890	\$2,613,829	\$3,383,829	\$3,603,543	\$3,829,849
Revenues									
LA Fee Revenue - Land	\$125,000	\$1,295,393	\$436	\$0	\$67,800	\$675,000	\$1,125,000	\$2,907,195	\$5,989,910
LA Fee Revenue - Transaction	\$0	\$0	\$0	\$0	\$0	\$22,500	\$37,500	\$96,907	\$199,664
LA Fee Revenue - Contingency	\$0	\$0	\$0	\$0	\$0	\$22,500	\$37,500	\$96,907	\$199,664
Land Trade/Sale Proceeds	\$1,268,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,613	\$108,287	\$25,182	\$14,662	\$13,139	\$50,000	\$101,515	\$108,106	\$114,895
Total Revenues	\$1,466,773	\$1,403,680	\$25,618	\$14,662	\$80,939	\$770,000	\$1,301,515	\$3,209,115	\$6,504,133
Costs									
Land Cost	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,014,188)	(\$2,796,383)	(\$5,879,098)
Transaction and Contingency Costs	(\$27,000)	(\$25,477)	\$0	(\$15,353)	\$0	\$0	(\$67,613)	(\$186,426)	(\$391,940)
Total Expenditures	(\$27,000)	(\$25,477)	\$0	(\$15,353)	\$0	\$0	(\$1,081,801)	(\$2,982,809)	(\$6,271,038)
Transfers/Adjustments									
Transfer to/from O&M	\$0	(\$7,000,000)	(\$5,640)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	(\$1,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	(\$8,000,000)	(\$5,640)	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [1]	\$9,135,400	\$2,513,603	\$2,533,581	\$2,532,890	\$2,613,829	\$3,383,829	\$3,603,543	\$3,829,849	\$4,062,944
Undesignated	\$9,135,400	\$2,513,603	\$2,533,581	\$2,532,890	\$2,613,829	\$3,383,829	\$3,603,543	\$3,829,849	\$4,062,944
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Table A-4
NBHCP 2016 Fee Update
Land Acquisition Cash Flow

Item	25 2020	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026	32 2027	33 2028
Developed Acres									
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calculation	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
<i>Cumulative Acres Developed</i>	<i>8,563.6</i>	<i>9,096.1</i>	<i>9,628.5</i>	<i>10,161.0</i>	<i>10,693.4</i>	<i>11,225.8</i>	<i>11,758.3</i>	<i>12,290.7</i>	<i>12,823.1</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3
200-Acre Preserve (In-Basin)									
Subtotal	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3	261.3
<i>Cumulative Acres Acquired</i>	<i>4,665.5</i>	<i>4,926.8</i>	<i>5,188.1</i>	<i>5,449.4</i>	<i>5,710.7</i>	<i>5,972.0</i>	<i>6,233.3</i>	<i>6,494.6</i>	<i>6,755.9</i>
CASH FLOW									
Beginning Balance	\$4,062,944	\$4,303,032	\$4,550,322	\$4,805,031	\$5,067,381	\$5,337,602	\$5,615,930	\$5,902,607	\$6,197,885
Revenues									
LA Fee Revenue - Land	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910
LA Fee Revenue - Transaction	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664
LA Fee Revenue - Contingency	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664
Land Trade/Sale Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$121,888	\$129,091	\$136,510	\$144,151	\$152,021	\$160,128	\$168,478	\$177,078	\$185,937
Total Revenues	\$6,511,126	\$6,518,329	\$6,525,747	\$6,533,389	\$6,541,259	\$6,549,366	\$6,557,716	\$6,566,316	\$6,575,174
Costs									
Land Cost	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)
Transaction and Contingency Costs	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)
Total Expenditures	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)
Transfers/Adjustments									
Transfer to/from O&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [1]	\$4,303,032	\$4,550,322	\$4,805,031	\$5,067,381	\$5,337,602	\$5,615,930	\$5,902,607	\$6,197,885	\$6,502,021
Undesignated	\$4,303,032	\$4,550,322	\$4,805,031	\$5,067,381	\$5,337,602	\$5,615,930	\$5,902,607	\$6,197,885	\$6,502,021
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**Table A-4
NBHCP 2016 Fee Update
Land Acquisition Cash Flow**

Item	34 2029	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
Developed Acres										
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees										
Annual Developed Acreage for Fee Calculation	532.4	532.4	532.4	532.4	532.4	362.9	362.9	362.9	362.9	362.9
<i>Cumulative Acres Developed</i>	<i>13,355.6</i>	<i>13,888.0</i>	<i>14,420.4</i>	<i>14,952.9</i>	<i>15,485.3</i>	<i>15,848.3</i>	<i>16,211.2</i>	<i>16,574.1</i>	<i>16,937.1</i>	<i>17,300.0</i>
Mitigation Lands										
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	261.3	261.3	261.3	261.3	261.3	176.5	176.5	176.5	158.0	0.0
200-Acre Preserve (In-Basin)										
Subtotal	261.3	261.3	261.3	261.3	261.3	176.5	176.5	176.5	158.0	0.0
<i>Cumulative Acres Acquired</i>	<i>7,017.2</i>	<i>7,278.5</i>	<i>7,539.8</i>	<i>7,801.1</i>	<i>8,062.4</i>	<i>8,238.9</i>	<i>8,415.4</i>	<i>8,592.0</i>	<i>8,750.0</i>	<i>8,750.0</i>
CASH FLOW										
Beginning Balance	\$6,502,021	\$6,815,281	\$7,137,939	\$7,470,276	\$7,812,584	\$8,165,161	\$8,528,315	\$8,902,364	\$9,287,634	\$10,129,234
Revenues										
LA Fee Revenue - Land	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$5,989,910	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027
LA Fee Revenue - Transaction	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101
LA Fee Revenue - Contingency	\$199,664	\$199,664	\$199,664	\$199,664	\$199,664	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101
Land Trade/Sale Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$195,061	\$204,458	\$214,138	\$224,108	\$234,378	\$244,955	\$255,849	\$267,071	\$278,629	\$303,877
Total Revenues	\$6,584,298	\$6,593,696	\$6,603,376	\$6,613,346	\$6,623,615	\$4,600,183	\$4,611,078	\$4,622,299	\$4,633,857	\$4,659,105
Costs										
Land Cost	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$5,879,098)	(\$3,972,215)	(\$3,972,215)	(\$3,972,215)	(\$3,555,241)	\$0
Transaction and Contingency Costs	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$391,940)	(\$264,814)	(\$264,814)	(\$264,814)	(\$237,016)	\$0
Total Expenditures	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$6,271,038)	(\$4,237,029)	(\$4,237,029)	(\$4,237,029)	(\$3,792,257)	\$0
Transfers/Adjustments										
Transfer to/from O&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$14,788,340)
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$14,788,340)
Ending Balance [1]	\$6,815,281	\$7,137,939	\$7,470,276	\$7,812,584	\$8,165,161	\$8,528,315	\$8,902,364	\$9,287,634	\$10,129,234	\$0
Undesignated	\$6,815,281	\$7,137,939	\$7,470,276	\$7,812,584	\$8,165,161	\$8,528,315	\$8,902,364	\$9,287,634	\$10,129,234	\$0
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

dev_cost

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Table A-5
NBHCP 2016 Fee Update
Restoration and Enhancement Cash Flow

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	Assumptions (for years 2017+)	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6	2002 7
Developed Acres									
Annual Developed Acreage		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8
Adjustment for Acres with Prepaid Fees		0.0							
Annual Developed Acreage for Fee Calc.		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8
Habitat Acres									
Marsh		0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice		7,304.6	0.00	0.00	0.00	988.27	250.48	74.97	757.51
Other Converted to Rice		0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other		1,445.4	0.00	0.00	0.00	329.42	83.49	24.99	252.50
Subtotal		8,750.0	0.00	0.00	0.00	1,317.69	333.98	99.97	1,010.01
<i>Cumulative Acreage</i>						1,317.7	1,651.7	1,751.6	2,761.6
Rice/Other Converted to Marsh		2,162.5	0.00	0.00	0.00	0.00	0.00	208.96	35.78
<i>Cumulative Converted to Marsh</i>								209.0	244.7
Percentage of Year End Total								11.9%	8.9%
Rice Converted to Other		1,445.5						-	-
CASH FLOW									
Beginning Balance			\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280
Revenues									
R&E Fee Revenue [1]	\$1,191 per dev acre	\$16,118,924	\$4,257	\$14,686	\$273,311	\$290,504	\$132,758	\$117,416	\$353,639
Contingency Fee Revenue	\$119 per dev acre	\$1,210,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balance	\$751,006	\$0	\$128	\$572	\$8,789	\$17,767	\$29,228	\$9,378
Total Revenues		\$18,080,198	\$4,257	\$14,814	\$273,883	\$299,292	\$150,525	\$146,644	\$363,017
Costs									
<u>Development Costs</u>									
Rice/Other Converted to Marsh	\$8,750 per conv. Acre	(\$16,379,490)	\$0	\$0	\$0	\$0	\$0	(\$909,712)	(\$490,041)
Rice Converted to Other	\$300 per conv.. acre	(\$235,635)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Biological Site Assessment</u>	\$150 per hab. acre	(\$867,170)	\$0	\$0	\$0	\$0	\$0	(\$150,710)	\$0
Total Expenditures		(\$17,482,294)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)
Transfers/Adjustments									
Transfer to O&M/Admin. Fund		\$589,515	\$0	\$0	\$0	\$0	\$0	\$600,000	\$0
Transfer to/from Land Acquisition Fund		\$899,586	\$0	\$0	\$0	\$0	\$0	\$0	(\$153,500)
Transfer to/from Endowment Fund		(\$1,926,291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)		(\$160,713)	\$0	\$0	\$0	\$0	(\$160,713)	\$0	\$0
Total Transfers/Adjustments		(\$597,903)	\$0	\$0	\$0	\$0	(\$160,713)	\$600,000	(\$153,500)
Ending Balance [2]		\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)
Undesignated		\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)
Designated		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] The 2013 amount represents Metro Airpark catch-up fees from 2006.

[2] The fund balance is transferred to the endowment fund after development ends.

Table A-5
NBHCP 2016 Fee Update
Restoration and Enhancement Cash Flow

Item	2003 8	2004 9	2005 10	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16	2012 17
Developed Acres										
Annual Developed Acreage	1,042.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3	50.0	80.1
Adjustment for Acres with Prepaid Fees		169.7	(169.7)							
Annual Developed Acreage for Fee Calc.	1,042.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3	50.0	80.1
Habitat Acres										
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	344.91	76.70	296.91	154.43	0.09	(0.36)	0.00	0.27	0.00	29.12
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	114.97	25.57	98.97	51.48	0.03	(0.12)	(6.10)	0.09	0.00	0.00
Subtotal	459.89	102.27	395.88	205.90	0.12	(0.48)	(6.10)	0.36	0.00	29.12
<i>Cumulative Acreage</i>	3,221.5	3,323.8	3,719.7	3,925.6	3,925.7	3,925.2	3,919.1	3,919.5	3,919.5	3,948.6
Rice/Other Converted to Marsh	372.80	0.00	40.00	61.14	(5.38)	1.00	0.00	0.00	0.00	0.00
<i>Cumulative Converted to Marsh</i>	617.5	617.5	657.5	718.7	713.3	714.3	714.3	714.3	714.3	714.3
Percentage of Year End Total	19.2%	18.6%	17.7%	18.3%	18.2%	18.2%	18.2%	18.2%	18.2%	18.1%
Rice Converted to Other	-	-	299.3	-	115.8	-	0.0	244.9	-	-
CASH FLOW										
Beginning Balance	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187	\$409,628
Revenues										
R&E Fee Revenue [1]	\$1,111,045	\$326,875	\$643,751	\$178,841	\$146,005	\$24,153	\$28,146	\$2,457	\$21,150	\$189,842
Contingency Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,426	\$7,525	\$9,944	\$23,272	\$119,600	\$13,072	\$8,537	\$7,220	\$3,291	\$16,131
Total Revenues	\$1,123,471	\$334,400	\$653,695	\$202,113	\$265,605	\$37,225	\$36,683	\$9,677	\$24,441	\$205,973
Costs										
<u>Development Costs</u>										
Rice/Other Converted to Marsh	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	\$0	\$0	\$0	\$0
Rice Converted to Other	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0
<u>Biological Site Assessment</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	(\$0)	\$0	\$0	\$0
Transfers/Adjustments										
Transfer to O&M/Admin. Fund	\$0	\$0	(\$10,485)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$153,500	\$0	(\$100,414)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$153,500	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Ending Balance [2]	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187	\$409,628	\$1,615,601
Undesignated	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187	\$409,628	\$1,615,601
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Table A-5
NBHCP 2016 Fee Update
Restoration and Enhancement Cash Flow

Item	2013 18	2014 19	2015 20	2016 21	2017 22	2018 23	2019 24	2020 25	2021 26	2022 27
Developed Acres										
Annual Developed Acreage	0.0	0.0	5.7	60.0	100.0	258.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees										
Annual Developed Acreage for Fee Calc.	0.0	0.0	5.7	60.0	100.0	258.4	532.4	532.4	532.4	532.4
Habitat Acres										
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	0.00	0.00	0.00	22.50	40.57	111.86	235.16	235.16	235.16	235.16
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	2.50	4.51	12.43	26.13	26.13	26.13	26.13
Subtotal	0.00	0.00	0.00	25.00	45.08	124.28	261.29	261.29	261.29	261.29
<i>Cumulative Acreage</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,973.6</i>	<i>4,018.7</i>	<i>4,143.0</i>	<i>4,404.3</i>	<i>4,665.5</i>	<i>4,926.8</i>	<i>5,188.1</i>
Rice/Other Converted to Marsh	0.00	0.00	0.00	0.00	100.00	80.00	112.47	112.47	112.47	65.32
<i>Cumulative Converted to Marsh</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>814.3</i>	<i>894.3</i>	<i>1,006.8</i>	<i>1,119.2</i>	<i>1,231.7</i>	<i>1,297.0</i>
Percentage of Year End Total	18.1%	18.1%	18.1%	18.0%	20.3%	21.6%	22.9%	24.0%	25.0%	25.0%
Rice Converted to Other	-	-	-	-	-	-	75.7	75.7	75.7	39.2
CASH FLOW										
Beginning Balance	\$1,615,601	\$1,701,798	\$1,720,825	\$1,742,904	\$1,851,564	\$1,156,387	\$811,060	\$487,096	\$153,412	(\$190,282)
Revenues										
R&E Fee Revenue [1]	\$71,482	\$0	\$7,272	\$78,660	\$119,125	\$307,840	\$634,265	\$634,265	\$634,265	\$634,265
Contingency Fee Revenue	\$0	\$0	\$0	\$0	\$11,913	\$30,784	\$63,426	\$63,426	\$63,426	\$63,426
Interest Earnings	\$14,715	\$19,027	\$14,807	\$30,000	\$55,547	\$34,692	\$24,332	\$14,613	\$4,602	\$0
Total Revenues	\$86,197	\$19,027	\$22,079	\$108,660	\$186,584	\$373,315	\$722,023	\$712,304	\$702,294	\$697,691
Costs										
<u>Development Costs</u>										
Rice/Other Converted to Marsh	\$0	\$0	\$0	\$0	(\$875,000)	(\$700,000)	(\$984,096)	(\$984,096)	(\$984,096)	(\$571,579)
Rice Converted to Other	\$0	\$0	\$0	\$0	\$0	\$0	(\$22,698)	(\$22,698)	(\$22,698)	(\$11,758)
<u>Biological Site Assessment</u>	\$0	\$0	\$0	\$0	(\$6,761)	(\$18,643)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)
Total Expenditures	\$0	\$0	\$0	\$0	(\$881,761)	(\$718,643)	(\$1,045,988)	(\$1,045,988)	(\$1,045,988)	(\$622,531)
Transfers/Adjustments										
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [2]	\$1,701,798	\$1,720,825	\$1,742,904	\$1,851,564	\$1,156,387	\$811,060	\$487,096	\$153,412	(\$190,282)	(\$115,122)
Undesignated	\$1,701,798	\$1,720,825	\$1,742,904	\$1,851,564	\$1,156,387	\$811,060	\$487,096	\$153,412	(\$190,282)	(\$115,122)
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Table A-5
NBHCP 2016 Fee Update
Restoration and Enhancement Cash Flow

Item	2023 28	2024 29	2025 30	2026 31	2027 32	2028 33	2029 34	2030 35	2031 36	2032 37
Developed Acres										
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees										
Annual Developed Acreage for Fee Calc.	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Habitat Acres										
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	235.16	235.16	235.16	235.16	235.16	235.16	235.16	235.16	235.16	235.16
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13
Subtotal	261.29	261.29	261.29	261.29	261.29	261.29	261.29	261.29	261.29	261.29
<i>Cumulative Acreage</i>	<i>5,449.4</i>	<i>5,710.7</i>	<i>5,972.0</i>	<i>6,233.3</i>	<i>6,494.6</i>	<i>6,755.9</i>	<i>7,017.2</i>	<i>7,278.5</i>	<i>7,539.8</i>	<i>7,801.1</i>
Rice/Other Converted to Marsh	65.32	65.32	65.32	65.32	65.32	65.32	65.32	65.32	65.32	65.32
<i>Cumulative Converted to Marsh</i>	<i>1,362.4</i>	<i>1,427.7</i>	<i>1,493.0</i>	<i>1,558.3</i>	<i>1,623.7</i>	<i>1,689.0</i>	<i>1,754.3</i>	<i>1,819.6</i>	<i>1,884.9</i>	<i>1,950.3</i>
Percentage of Year End Total	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Rice Converted to Other	39.2	39.2	39.2	39.2	39.2	39.2	39.2	39.2	39.2	39.2
CASH FLOW										
Beginning Balance	(\$115,122)	(\$39,961)	\$35,199	\$111,415	\$189,918	\$270,776	\$354,059	\$439,841	\$528,197	\$619,203
Revenues										
R&E Fee Revenue [1]	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265	\$634,265
Contingency Fee Revenue	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426	\$63,426
Interest Earnings	\$0	\$0	\$1,056	\$3,342	\$5,698	\$8,123	\$10,622	\$13,195	\$15,846	\$18,576
Total Revenues	\$697,691	\$697,691	\$698,747	\$701,034	\$703,389	\$705,815	\$708,313	\$710,887	\$713,537	\$716,268
Costs										
<u>Development Costs</u>										
Rice/Other Converted to Marsh	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)	(\$571,579)
Rice Converted to Other	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)	(\$11,758)
<u>Biological Site Assessment</u>	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)	(\$39,194)
Total Expenditures	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)	(\$622,531)
Transfers/Adjustments										
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [2]	(\$39,961)	\$35,199	\$111,415	\$189,918	\$270,776	\$354,059	\$439,841	\$528,197	\$619,203	\$712,939
Undesignated	(\$39,961)	\$35,199	\$111,415	\$189,918	\$270,776	\$354,059	\$439,841	\$528,197	\$619,203	\$712,939
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Table A-5
NBHCP 2016 Fee Update
Restoration and Enhancement Cash Flow

Item	2033 38	2034 39	2035 40	2036 41	2037 42	2038 43
Developed Acres						
Annual Developed Acreage	532.4	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	532.4	362.9	362.9	362.9	362.9	362.9
Habitat Acres						
Marsh	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	235.16	158.89	158.89	158.89	152.21	0.00
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00
Other	26.13	17.65	17.65	17.65	5.80	0.00
Subtotal	261.29	176.54	176.54	176.54	158.01	0.00
<i>Cumulative Acreage</i>	<i>8,062.4</i>	<i>8,238.9</i>	<i>8,415.4</i>	<i>8,592.0</i>	<i>8,750.0</i>	<i>8,750.0</i>
Rice/Other Converted to Marsh	65.32	44.14	44.14	44.14	14.50	0.00
<i>Cumulative Converted to Marsh</i>	<i>2,015.6</i>	<i>2,059.7</i>	<i>2,103.9</i>	<i>2,148.0</i>	<i>2,162.5</i>	<i>2,162.5</i>
Percentage of Year End Total	25.0%	25.0%	25.0%	25.0%	24.7%	24.7%
Rice Converted to Other	39.2	26.5	26.5	26.5	8.7	-
CASH FLOW						
Beginning Balance	\$712,939	\$809,487	\$888,741	\$970,371	\$1,054,451	\$1,408,456
Revenues						
R&E Fee Revenue [1]	\$634,265	\$432,347	\$432,347	\$432,347	\$432,347	\$432,347
Contingency Fee Revenue	\$63,426	\$43,235	\$43,235	\$43,235	\$43,235	\$43,235
Interest Earnings	\$21,388	\$24,285	\$26,662	\$29,111	\$31,634	\$42,254
Total Revenues	\$719,080	\$499,866	\$502,244	\$504,693	\$507,215	\$517,836
Costs						
<u>Development Costs</u>						
Rice/Other Converted to Marsh	(\$571,579)	(\$386,188)	(\$386,188)	(\$386,188)	(\$126,898)	\$0
Rice Converted to Other	(\$11,758)	(\$7,944)	(\$7,944)	(\$7,944)	(\$2,610)	\$0
<u>Biological Site Assessment</u>	(\$39,194)	(\$26,481)	(\$26,481)	(\$26,481)	(\$23,702)	\$0
Total Expenditures	(\$622,531)	(\$420,613)	(\$420,613)	(\$420,613)	(\$153,211)	\$0
Transfers/Adjustments						
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	(\$1,926,291)
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	(\$1,926,291)
Ending Balance [2]	\$809,487	\$888,741	\$970,371	\$1,054,451	\$1,408,456	\$0
Undesignated	\$809,487	\$888,741	\$970,371	\$1,054,451	\$1,408,456	\$0
Designated	\$0	\$0	\$0	\$0	\$0	\$0

re costs

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Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	Assumptions (2017+)	2016 Fee Update				
		TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4
		17,500 acres of development 1/2 acre of mitigation land per gross acre of developed land 25% marsh, 50% rice, 25% other				
		Assumes: 0.0% Inflation 3.0% Interest Rate				
Developed Acres						
Annual Developed Acreage		17,300.0	30.4	104.9	1,380.4	1,466.5
Adjustment for Acres with Prepaid Fees		0.0				
Annual Developed Acreage for Fee Calc.		17,300.0	30.4	104.9	1,380.4	1,466.5
Rice Land Acre						
Upland/Fallow	10%	442.5	0.0	0.0	0.0	98.8
Leased Rice Base Land	90%	3,982.5	0.0	0.0	0.0	889.4
Total Rice Lands		4,425.0	0.0	0.0	0.0	988.3
Other Land Type Acreage						
Marsh		2,162.5	0.0	0.0	0.0	0.0
Other (Required Mitigation)		2,162.5	0.0	0.0	0.0	329.4
Other (Supplemental Mitigation)		182.5				
Total Other		4,507.5	0.0	0.0	0.0	329.4
Total Habitat Acres		8,932.5	0.0	0.0	0.0	1,317.7
Hunting (including Supplemental Mitigation)			0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$0	\$4,561	\$70,261	\$621,109
Revenues						
Rice Base Land Lease	\$275					
Other Crop Land Lease [1]	\$50					
Subtotal		\$42,793,237	\$0	\$0	\$0	\$0
Admin/O&M Portion of Mitigation Fees [2]	\$10,912	\$129,842,185	\$4,561	\$65,563	\$655,671	\$720,394
Misc. (Hunting Rev. only after budget yr.)	\$10	\$2,830,900	\$0	\$0	\$0	\$0
Interest/Other Earned [3]	3%	\$28,277,718	\$0	\$137	\$2,108	\$18,633
Total Admin/O&M Revenues		\$203,744,041	\$4,561	\$65,700	\$657,778	\$739,027
Costs						
O&M Costs (Prop Maint & Land Mgmt)	\$212.18	(\$72,743,795)				
Property Taxes (See Table 10)		(\$64,645,610)	\$0	\$0	\$0	\$0
Special Assessments (RD 1000+NCMWC)	\$106.95	(\$34,943,408)				
SSMPs (Preparation & Update) [4]		(\$3,238,508)				
Administration		(\$50,493,197)	\$0	\$0	(\$106,930)	(\$205,505)
Monitoring One-time/Fixed Costs [5]		(\$100,000)				
Monitoring Ongoing Costs	3%	(\$22,174,759)				
Total Admin/O&M Costs		(\$248,339,276)	\$0	\$0	(\$106,930)	(\$205,505)
Transfers/Adjustments						
Transfer to/from RE Fund		(\$605,025)	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund		\$6,875,000	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund		(\$9,500)	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve		\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund		\$38,194,281	\$0	\$0	\$0	\$0
Fund Balance Adjustment		\$274,310	\$0	\$0	\$0	\$0
Total Transfers/Adjustments		\$44,729,066	\$0	\$0	\$0	\$0
Ending Balance		\$133,831	\$4,561	\$70,261	\$621,109	\$1,154,631
Undesignated		\$0	\$4,561	\$70,261	\$621,109	\$1,154,631
Designated		\$133,831	\$0	\$0	\$0	\$0

[1] Other crop revenue assumed on 50% of upland/other acres.

[2] The 2013 amount represents Metro Airpark catch-up fees from 2006.

[3] Interest is earned at 3.0% annually on 100% of the prior year's ending balance.

[4] SSMP Preparation Cost calculated at a rate of \$160 per acquired acre and Update Cost calculated at a rate of \$8 per acre. See Table 7 for details.

[5] Represents Midpoint Program Review, assumed to occur in 2021.

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2000 5	2001 6	2002 7	2003 8	2004 9	2005 10
Developed Acres						
Annual Developed Acreage	598.1	242.6	777.8	1,042.0	178.1	848.1
Adjustment for Acres with Prepaid Fees					169.7	(169.7)
Annual Developed Acreage for Fee Calc.	598.1	242.6	777.8	1,042.0	347.7	678.4
Rice Land Acre						
Upland/Fallow	123.9	93.0	171.1	176.0	189.8	185.5
Leased Rice Base Land	1,114.9	836.6	1,539.7	1,583.8	1,708.0	1,669.9
Total Rice Lands	1,238.8	929.5	1,710.7	1,759.8	1,897.8	1,855.4
Other Land Type Acreage						
Marsh	0.0	209.0	244.7	617.5	617.5	657.5
Other (Required Mitigation)	412.9	613.1	806.2	844.2	808.4	1,206.7
Other (Supplemental Mitigation)				205.7	205.7	205.7
Total Other	412.9	822.1	1,050.9	1,667.4	1,631.6	2,069.9
Total Habitat Acres	1,651.7	1,751.6	2,761.6	3,427.2	3,529.5	3,925.3
Hunting (including Supplemental Mitigation)	0.0	0.0	0.0	1,043.9	1,143.4	1,075.3
Beginning Balance	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813
Revenues						
Rice Base Land Lease						
Other Crop Land Lease [1]						
Subtotal	\$0	\$174,438	\$232,305	\$207,682	\$335,319	\$223,860
Admin/O&M Portion of Mitigation Fees [2]	\$474,774	\$502,013	\$1,375,463	\$3,640,781	\$1,555,230	\$3,781,296
Misc. (Hunting Rev. only after budget yr.)	\$0	\$0	\$0	\$0	\$0	\$0
Interest/Other Earned [3]	\$34,639	\$139,824	\$16,634	\$101,461	\$317,393	\$112,700
Total Admin/O&M Revenues	\$509,413	\$816,275	\$1,624,402	\$3,949,924	\$2,207,942	\$4,117,856
Costs						
O&M Costs (Prop Maint & Land Mgmt)					(\$396,386)	(\$560,788)
Property Taxes (See Table 10)					(\$227,799)	(\$259,210)
Special Assessments (RD 1000+NCMWC)					(\$139,164)	(\$273,906)
SSMPs (Preparation & Update) [4]						
Administration	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)	(\$779,494)	(\$527,173)
Monitoring One-time/Fixed Costs [5]						
Monitoring Ongoing Costs					(\$195,679)	(\$269,768)
Total Admin/O&M Costs	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)	(\$1,738,522)	(\$1,890,845)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	(\$600,000)	\$0	\$0	\$0	\$10,485
Transfer to/from Land Acquisition Fund	\$0	\$0	(\$3,908,020)	\$2,428,500	\$50,000	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$2,111,959	(\$2,111,959)	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$274,310	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$274,310	(\$600,000)	(\$1,796,061)	\$316,541	\$50,000	\$10,485
Ending Balance	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813	\$5,681,309
Undesignated	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813	\$5,414,053
Designated	\$0	\$0	\$0	\$0	\$0	\$267,256

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16
Developed Acres						
Annual Developed Acreage	132.2	103.2	19.1	21.1	0.3	50.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	132.2	103.2	19.1	21.1	0.3	50.0
Rice Land Acre						
Upland/Fallow	214.9	203.8	229.3	229.3	204.8	214.5
Leased Rice Base Land	1,933.9	1,834.6	2,063.6	2,063.6	1,843.5	1,930.7
Total Rice Lands	2,148.8	2,038.4	2,292.9	2,292.9	2,048.3	2,145.2
Other Land Type Acreage						
Marsh	718.7	713.3	714.3	714.3	714.3	714.3
Other (Required Mitigation)	1,058.1	1,174.0	918.0	911.9	1,156.9	1,059.9
Other (Supplemental Mitigation)	205.7	205.7	205.7	182.5	182.5	182.5
Total Other	1,982.4	2,092.9	1,837.9	1,808.7	2,053.7	1,956.8
Total Habitat Acres	4,131.2	4,131.4	4,130.9	4,101.6	4,102.0	4,102.0
Hunting (including Supplemental Mitigation)	1,023.9	1,023.9	1,023.9	1,023.7	1,023.7	1,023.7
Beginning Balance	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745
Revenues						
Rice Base Land Lease						
Other Crop Land Lease [1]						
Subtotal	\$221,388	\$312,085	\$314,154	\$526,400	\$556,505	\$403,690
Admin/O&M Portion of Mitigation Fees [2]	\$1,599,566	\$1,055,354	\$193,118	\$281,458	\$75,623	\$0
Misc. (Hunting Rev. only after budget yr.)	\$0	\$0	\$0	\$0	\$44,665	\$144,897
Interest/Other Earned [3]	\$345,929	\$3,626,006	\$554,757	\$278,189	\$235,129	\$5,758
Total Admin/O&M Revenues	\$2,166,883	\$4,993,445	\$1,062,029	\$1,086,047	\$911,922	\$554,345
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,224,234)	(\$2,064,981)	(\$1,398,834)	(\$1,190,133)	(\$710,038)	(\$956,484)
Property Taxes (See Table 10)	(\$281,999)	(\$294,932)	(\$194,093)	(\$160,850)	(\$164,495)	(\$189,169)
Special Assessments (RD 1000+NCMWC)	(\$261,021)	(\$441,851)	(\$441,799)	(\$359,410)	(\$437,630)	(\$328,374)
SSMPs (Preparation & Update) [4]			\$0	\$0	\$0	\$0
Administration	(\$354,110)	(\$348,451)	(\$385,222)	(\$698,882)	(\$644,754)	(\$954,920)
Monitoring One-time/Fixed Costs [5]			\$0	\$0	\$0	\$0
Monitoring Ongoing Costs		(\$221,220)	(\$290,689)	(\$319,853)	(\$295,929)	(\$315,316)
Total Admin/O&M Costs	(\$2,121,364)	(\$3,371,435)	(\$2,710,637)	(\$2,729,128)	(2,252,846)	(\$2,744,263)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	(\$21,150)
Transfer to/from Land Acquisition Fund	\$1,429,520	\$0	\$0	\$0	\$0	(\$125,000)
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	(\$9,500)
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$1,429,520	\$0	\$0	\$0	\$0	(\$155,650)
Ending Balance	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745	\$1,800,177
Undesignated	\$6,656,423	\$8,458,985	\$6,798,870	\$5,352,838	\$3,401,308	\$1,666,346
Designated	\$499,925	\$319,373	\$330,880	\$133,831	\$744,437	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22
Developed Acres						
Annual Developed Acreage	80.1	0.0	0.0	5.7	60.0	100.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	80.1	0.0	0.0	5.7	60.0	100.0
Rice Land Acre						
Upland/Fallow	232.7	232.7	232.7	232.7	235.0	229.0
Leased Rice Base Land	2,094.6	2,094.6	2,094.6	2,094.6	2,114.9	2,061.4
Total Rice Lands	2,327.4	2,327.4	2,327.4	2,327.4	2,349.9	2,290.5
Other Land Type Acreage						
Marsh	714.3	714.3	714.3	714.3	714.3	814.3
Other (Required Mitigation)	906.9	906.9	906.9	906.9	909.4	913.9
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	1,803.7	1,803.7	1,803.7	1,803.7	1,806.2	1,910.7
Total Habitat Acres	4,131.1	4,131.1	4,131.1	4,131.1	4,156.1	4,201.2
Hunting (including Supplemental Mitigation)	1,069.7	1,069.7	826.2	826.2	831.2	840.2
Beginning Balance	\$1,800,177	\$9,099,193	\$7,467,851	\$6,009,811	\$4,508,239	\$3,608,157
Revenues						
Rice Base Land Lease						\$566,888
Other Crop Land Lease [1]						\$27,411
Subtotal	\$607,269	\$636,801	\$745,602	\$452,839	\$452,839	\$594,298
Admin/O&M Portion of Mitigation Fees [2]	\$1,954,520	\$272,578	\$0	\$62,748	\$704,748	\$1,091,246
Misc. (Hunting Rev. only after budget yr.)	\$195,949	\$90,568	\$0	\$900,000	\$890,000	\$8,402
Interest/Other Earned [3]	\$77,409	\$161,070	\$166,764	\$9,563	\$90,000	\$108,245
Total Admin/O&M Revenues	\$2,835,147	\$1,161,017	\$912,366	\$1,425,150	\$2,137,587	\$1,802,192
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,139,766)	(\$866,388)	(\$481,663)	(\$815,000)	(\$1,018,000)	(\$891,397)
Property Taxes (See Table 10)	(\$207,949)	(\$201,526)	(\$207,949)	(\$217,850)	(\$228,151)	(\$287,611)
Special Assessments (RD 1000+NCMWC)	(\$369,737)	(\$383,683)	(\$414,897)	(\$446,139)	(\$441,825)	(\$449,320)
SSMPs (Preparation & Update) [4]	\$0	\$0	(\$50,000)	(\$150,000)	(\$15,000)	(\$40,822)
Administration	(\$478,108)	(\$1,031,086)	(\$917,701)	(\$999,537)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$340,572)	(\$315,316)	(\$298,196)	(\$298,196)	(\$315,316)	(\$324,775)
Total Admin/O&M Costs	(\$2,536,131)	(\$2,797,999)	(\$2,370,406)	(\$2,926,723)	(\$3,037,668)	(\$3,013,301)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$5,640	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$7,000,000	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$7,000,000	\$5,640	\$0	\$0	\$0	\$0
Ending Balance	\$9,099,193	\$7,467,851	\$6,009,811	\$4,508,239	\$3,608,157	\$2,397,048
Undesignated	\$8,965,362	\$7,334,020	\$5,875,980	\$4,374,408	\$3,474,326	\$2,263,217
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2018 23	2019 24	2020 25	2021 26	2022 27	2023 28
Developed Acres						
Annual Developed Acreage	258.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	258.4	532.4	532.4	532.4	532.4	532.4
Rice Land Acre						
Upland/Fallow	232.2	236.9	241.6	246.3	259.4	272.5
Leased Rice Base Land	2,090.1	2,132.4	2,174.7	2,217.1	2,334.7	2,452.2
Total Rice Lands	2,322.3	2,369.3	2,416.4	2,463.4	2,594.1	2,724.7
Other Land Type Acreage						
Marsh	894.3	1,006.8	1,119.2	1,231.7	1,297.0	1,362.4
Other (Required Mitigation)	926.3	1,028.1	1,129.9	1,231.7	1,297.0	1,362.4
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	2,003.2	2,217.4	2,431.7	2,645.9	2,776.6	2,907.2
Total Habitat Acres	4,325.5	4,586.8	4,848.1	5,109.4	5,370.6	5,631.9
Hunting (including Supplemental Mitigation)	865.1	917.4	969.6	1,021.9	1,074.1	1,126.4
Beginning Balance	\$2,397,048	\$2,740,185	\$5,895,094	\$8,974,944	\$11,874,517	\$14,805,128
Revenues						
Rice Base Land Lease	\$574,772	\$586,413	\$598,055	\$609,697	\$642,032	\$674,367
Other Crop Land Lease [1]	\$27,721	\$30,266	\$32,811	\$35,356	\$36,989	\$38,622
Subtotal	\$602,493	\$616,680	\$630,866	\$645,052	\$679,020	\$712,988
Admin/O&M Portion of Mitigation Fees [2]	\$2,819,970	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193
Misc. (Hunting Rev. only after budget yr.)	\$8,651	\$9,174	\$9,696	\$10,219	\$10,741	\$11,264
Interest/Other Earned [3]	\$71,911	\$82,206	\$176,853	\$269,248	\$356,236	\$444,154
Total Admin/O&M Revenues	\$3,503,026	\$6,518,252	\$6,627,608	\$6,734,713	\$6,856,190	\$6,978,599
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$917,767)	(\$973,208)	(\$1,028,648)	(\$1,084,089)	(\$1,139,529)	(\$1,194,970)
Property Taxes (See Table 10)	(\$371,126)	(\$457,147)	(\$545,748)	(\$637,007)	(\$731,004)	(\$827,822)
Special Assessments (RD 1000+NCMWC)	(\$462,612)	(\$490,557)	(\$518,503)	(\$546,448)	(\$574,394)	(\$602,339)
SSMPs (Preparation & Update) [4]	(\$54,489)	(\$78,501)	(\$80,591)	(\$82,682)	(\$84,772)	(\$86,862)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	(\$100,000)	\$0	\$0
Monitoring Ongoing Costs	(\$334,519)	(\$344,554)	(\$354,891)	(\$365,538)	(\$376,504)	(\$387,799)
Total Admin/O&M Costs	(\$3,159,889)	(\$3,363,343)	(\$3,547,757)	(\$3,835,140)	(\$3,925,579)	(\$4,119,168)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$2,740,185	\$5,895,094	\$8,974,944	\$11,874,517	\$14,805,128	\$17,664,560
Undesignated	\$2,606,354	\$5,761,263	\$8,841,113	\$11,740,686	\$14,671,297	\$17,530,729
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2024 29	2025 30	2026 31	2027 32	2028 33	2029 34
Developed Acres						
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	532.4	532.4	532.4	532.4	532.4	532.4
Rice Land Acre						
Upland/Fallow	285.5	298.6	311.7	324.7	337.8	350.9
Leased Rice Base Land	2,569.8	2,687.4	2,805.0	2,922.6	3,040.2	3,157.7
Total Rice Lands	2,855.4	2,986.0	3,116.7	3,247.3	3,377.9	3,508.6
Other Land Type Acreage						
Marsh	1,427.7	1,493.0	1,558.3	1,623.7	1,689.0	1,754.3
Other (Required Mitigation)	1,427.7	1,493.0	1,558.3	1,623.7	1,689.0	1,754.3
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	3,037.9	3,168.5	3,299.2	3,429.8	3,560.5	3,691.1
Total Habitat Acres	5,893.2	6,154.5	6,415.8	6,677.1	6,938.4	7,199.7
Hunting (including Supplemental Mitigation)	1,178.6	1,230.9	1,283.2	1,335.4	1,387.7	1,439.9
Beginning Balance	\$17,664,560	\$20,447,433	\$23,148,111	\$25,760,686	\$28,278,972	\$30,696,490
Revenues						
Rice Base Land Lease	\$706,702	\$739,037	\$771,372	\$803,707	\$836,042	\$868,377
Other Crop Land Lease [1]	\$40,255	\$41,888	\$43,521	\$45,154	\$46,787	\$48,420
Subtotal	\$746,957	\$780,925	\$814,893	\$848,861	\$882,829	\$916,797
Admin/O&M Portion of Mitigation Fees [2]	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193
Misc. (Hunting Rev. only after budget yr.)	\$11,786	\$12,309	\$12,832	\$13,354	\$13,877	\$14,399
Interest/Other Earned [3]	\$529,937	\$613,423	\$694,443	\$772,821	\$848,369	\$920,895
Total Admin/O&M Revenues	\$7,098,873	\$7,216,850	\$7,332,361	\$7,445,229	\$7,555,268	\$7,662,285
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,250,410)	(\$1,305,851)	(\$1,361,291)	(\$1,416,732)	(\$1,472,172)	(\$1,527,613)
Property Taxes (See Table 10)	(\$927,543)	(\$1,030,256)	(\$1,136,051)	(\$1,245,019)	(\$1,357,257)	(\$1,472,862)
Special Assessments (RD 1000+NCMWC)	(\$630,285)	(\$658,230)	(\$686,176)	(\$714,121)	(\$742,067)	(\$770,012)
SSMPs (Preparation & Update) [4]	(\$88,953)	(\$91,043)	(\$93,133)	(\$95,224)	(\$97,314)	(\$99,405)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$399,433)	(\$411,416)	(\$423,758)	(\$436,471)	(\$449,565)	(\$463,052)
Total Admin/O&M Costs	(\$4,316,000)	(\$4,516,172)	(\$4,719,786)	(\$4,926,943)	(\$5,137,751)	(\$5,352,319)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$20,447,433	\$23,148,111	\$25,760,686	\$28,278,972	\$30,696,490	\$33,006,456
Undesignated	\$20,313,602	\$23,014,280	\$25,626,855	\$28,145,141	\$30,562,659	\$32,872,625
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
Developed Acres						
Annual Developed Acreage	532.4	532.4	532.4	532.4	362.9	362.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	532.4	532.4	532.4	532.4	362.9	362.9
Rice Land Acre						
Upland/Fallow	363.9	377.0	390.1	403.1	411.9	420.8
Leased Rice Base Land	3,275.3	3,392.9	3,510.5	3,628.1	3,707.5	3,787.0
Total Rice Lands	3,639.2	3,769.9	3,900.5	4,031.2	4,119.5	4,207.7
Other Land Type Acreage						
Marsh	1,819.6	1,884.9	1,950.3	2,015.6	2,059.7	2,103.9
Other (Required Mitigation)	1,819.6	1,884.9	1,950.3	2,015.6	2,059.7	2,103.9
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	3,821.8	3,952.4	4,083.0	4,213.7	4,302.0	4,390.2
Total Habitat Acres	7,461.0	7,722.3	7,983.6	8,244.9	8,421.4	8,598.0
Hunting (including Supplemental Mitigation)	1,492.2	1,544.5	1,596.7	1,649.0	1,684.3	1,719.6
Beginning Balance	\$33,006,456	\$35,201,770	\$37,275,006	\$39,218,391	\$41,066,001	\$40,992,296
Revenues						
Rice Base Land Lease	\$900,712	\$933,047	\$965,382	\$997,717	\$1,019,564	\$1,041,411
Other Crop Land Lease [1]	\$50,053	\$51,686	\$53,320	\$54,953	\$56,056	\$57,159
Subtotal	\$950,765	\$984,733	\$1,018,702	\$1,052,670	\$1,075,620	\$1,098,571
Admin/O&M Portion of Mitigation Fees [2]	\$5,810,193	\$5,810,193	\$5,810,193	\$5,810,193	\$3,960,522	\$3,960,522
Misc. (Hunting Rev. only after budget yr.)	\$14,922	\$15,445	\$15,967	\$16,490	\$16,843	\$17,196
Interest/Other Earned [3]	\$990,194	\$1,056,053	\$1,118,250	\$1,176,552	\$1,231,980	\$1,229,769
Total Admin/O&M Revenues	\$7,766,074	\$7,866,424	\$7,963,112	\$8,055,904	\$6,284,966	\$6,306,058
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,583,053)	(\$1,638,494)	(\$1,693,934)	(\$1,749,375)	(\$1,786,833)	(\$1,824,291)
Property Taxes (See Table 10)	(\$1,591,934)	(\$1,714,579)	(\$1,840,904)	(\$1,928,815)	(\$2,019,364)	(\$2,112,629)
Special Assessments (RD 1000+NCMWC)	(\$797,958)	(\$825,903)	(\$853,848)	(\$881,794)	(\$900,675)	(\$919,557)
SSMPs (Preparation & Update) [4]	(\$101,495)	(\$103,585)	(\$105,676)	(\$107,766)	(\$95,618)	(\$97,031)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$476,944)	(\$491,252)	(\$505,990)	(\$521,169)	(\$536,804)	(\$552,909)
Total Admin/O&M Costs	(\$5,570,759)	(\$5,793,189)	(\$6,019,727)	(\$6,208,295)	(\$6,358,671)	(\$6,525,792)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$35,201,770	\$37,275,006	\$39,218,391	\$41,066,001	\$40,992,296	\$40,772,561
Undesignated	\$35,067,939	\$37,141,175	\$39,084,560	\$40,932,170	\$40,858,465	\$40,638,730
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46
Developed Acres						
Annual Developed Acreage	362.9	362.9	362.9	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	362.9	362.9	362.9	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	429.6	442.5	442.5	442.5	442.5	442.5
Leased Rice Base Land	3,866.4	3,982.5	3,982.5	3,982.5	3,982.5	3,982.5
Total Rice Lands	4,296.0	4,425.0	4,425.0	4,425.0	4,425.0	4,425.0
Other Land Type Acreage						
Marsh	2,148.0	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Required Mitigation)	2,148.0	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,478.5	4,507.5	4,507.5	4,507.5	4,507.5	4,507.5
Total Habitat Acres	8,774.5	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,754.9	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance	\$40,772,561	\$40,409,220	\$40,001,776	\$39,607,391	\$35,240,652	\$30,742,911
Revenues						
Rice Base Land Lease	\$1,063,259	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188
Other Crop Land Lease [1]	\$58,263	\$58,625	\$58,625	\$58,625	\$58,625	\$58,625
Subtotal	\$1,121,521	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813
Admin/O&M Portion of Mitigation Fees [2]	\$3,960,522	\$3,960,522	\$3,960,522	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,549	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$1,223,177	\$1,212,277	\$1,200,053	\$1,188,222	\$1,057,220	\$922,287
Total Admin/O&M Revenues	\$6,322,770	\$6,344,477	\$6,332,254	\$2,359,900	\$2,228,897	\$2,093,965
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,861,750)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)
Property Taxes (See Table 10)	(2,198,609)	(2,198,609)	(2,198,609)	(2,198,609)	(2,198,609)	(2,198,609)
Special Assessments (RD 1000+NCMWC)	(\$938,438)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)
SSMPs (Preparation & Update) [4]	(\$98,443)	(\$96,742)	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$569,496)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)
Total Admin/O&M Costs	(\$6,686,111)	(\$6,751,920)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$40,409,220	\$40,001,776	\$39,607,391	\$35,240,652	\$30,742,911	\$26,110,237
Undesignated	\$40,275,389	\$39,867,945	\$39,473,560	\$35,106,821	\$30,609,080	\$25,976,406
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2042 47	2043 48	2044 49	2045 50	2046 51	2047 52
Developed Acres						
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	0.0	0.0	0.0	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	442.5	442.5	442.5	442.5	442.5	442.5
Leased Rice Base Land	3,982.5	3,982.5	3,982.5	3,982.5	3,982.5	3,982.5
Total Rice Lands	4,425.0	4,425.0	4,425.0	4,425.0	4,425.0	4,425.0
Other Land Type Acreage						
Marsh	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Required Mitigation)	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,507.5	4,507.5	4,507.5	4,507.5	4,507.5	4,507.5
Total Habitat Acres	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance	\$26,110,237	\$21,338,584	\$16,423,780	\$11,361,533	\$6,147,418	\$776,880
Revenues						
Rice Base Land Lease	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188
Other Crop Land Lease [1]	\$58,625	\$58,625	\$58,625	\$58,625	\$58,625	\$58,625
Subtotal	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$783,307	\$640,158	\$492,713	\$340,846	\$184,423	\$23,306
Total Admin/O&M Revenues	\$1,954,985	\$1,811,835	\$1,664,391	\$1,512,524	\$1,356,100	\$1,194,984
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)
Property Taxes (See Table 10)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)
Special Assessments (RD 1000+NCMWC)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)
SSMPs (Preparation & Update) [4]	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)
Total Admin/O&M Costs	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$4,888,606
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$4,888,606
Ending Balance	\$21,338,584	\$16,423,780	\$11,361,533	\$6,147,418	\$776,880	\$133,831
Undesignated	\$21,204,753	\$16,289,949	\$11,227,702	\$6,013,587	\$643,049	\$0
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2016 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2048 53	2049 54	2050 55	2051 56	2052 57	2053 58
Developed Acres						
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	0.0	0.0	0.0	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	442.5	442.5	442.5	442.5	442.5	442.5
Leased Rice Base Land	3,982.5	3,982.5	3,982.5	3,982.5	3,982.5	3,982.5
Total Rice Lands	4,425.0	4,425.0	4,425.0	4,425.0	4,425.0	4,425.0
Other Land Type Acreage						
Marsh	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Required Mitigation)	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5	2,162.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,507.5	4,507.5	4,507.5	4,507.5	4,507.5	4,507.5
Total Habitat Acres	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Revenues						
Rice Base Land Lease	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188	\$1,095,188
Other Crop Land Lease [1]	\$58,625	\$58,625	\$58,625	\$58,625	\$58,625	\$58,625
Subtotal	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813	\$1,153,813
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$4,015	\$4,015	\$4,015	\$4,015	\$4,015	\$4,015
Total Admin/O&M Revenues	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693	\$1,175,693
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)	(\$1,895,276)
Property Taxes (See Table 10)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)	(\$2,198,609)
Special Assessments (RD 1000+NCMWC)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)	(\$955,337)
SSMPs (Preparation & Update) [4]	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)	(\$71,460)
Administration	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)	(\$1,019,376)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)	(\$586,581)
Total Admin/O&M Costs	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)	(\$6,726,639)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946	\$5,550,946
Ending Balance	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Undesignated	\$0	\$0	\$0	\$0	\$0	\$0
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

om cost

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

2016 Fee Update

17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Assumes:

0.0% Inflation
 3.0% Interest Rate

Item	Assumptions (for years 2017+)	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5
Annual Developed Acreage		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1
Adjustment for Acres with Prepaid Fees		0.0					
Annual Developed Acreage for Fee Estimate		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1
Beginning Balance		\$0	\$0	\$2,280	\$12,770	\$275,038	\$323,846
Endowment Fund Fee Revenue [1]	\$6,547 per dev acre	\$76,423,191	\$2,280	\$10,490	\$262,268	\$278,626	\$113,645
Other Revenue		\$261,347	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition		\$14,788,340	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement		\$1,926,291	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment		\$6,781,163	\$0	\$0	\$0	\$0	\$0
Less Drawdown		(\$38,194,281)	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg bal.	\$127,244,271	\$0	\$0	\$0	\$0	\$26,490
Less Fees and Taxes		(\$2,569,221)	\$0	\$0	\$0	\$0	\$0
Adjustment (to balance to 1999 ending bal)		(\$229,818)	\$0	\$0	\$0	(\$229,818)	\$0
Ending Balance		\$186,431,282	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2001 6	2002 7	2003 8	2004 9	2005 10	2006 11	2007 12	2008 13
Annual Developed Acreage	242.6	777.8	1,042.0	178.1	848.1	132.2	103.2	19.1
Adjustment for Acres with Prepaid Fees				169.67	(169.67)			
Annual Developed Acreage for Fee Estimate	242.6	777.8	1,042.0	347.7	678.4	132.2	103.2	19.1
Beginning Balance	\$463,981	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532
Endowment Fund Fee Revenue [1]	\$209,651	\$685,154	\$2,169,277	\$860,660	\$1,964,462	\$763,735	\$584,703	\$107,222
Other Revenue	\$257,219	\$4,128	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,825	\$74,766	\$549,168	\$517,906	\$473,588	\$1,105,207	\$501,993	(\$3,438,653)
Less Fees and Taxes	\$0.0	\$0	(\$24,671)	\$0	(\$92,534)	(\$90,892)	(\$53,795)	(\$52,766)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2009 14	2010 15	2011 16	2012 17	2013 18	2014 19	2015 20	2016 21
Annual Developed Acreage	21.1	0.3	50.0	80.1	0.0	0.0	5.7	60.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	21.1	0.3	50.0	80.1	0.0	0.0	5.7	60.0
Beginning Balance	\$7,575,335	\$9,591,852	\$10,914,484	\$10,787,515	\$13,175,111	\$15,524,636	\$16,310,886	\$16,418,418
Endowment Fund Fee Revenue [1]	\$159,493	\$42,734	\$9,500	\$1,113,409	\$140,188	\$0	\$37,691	\$392,820
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,897,090	\$1,337,968	(\$92,131)	\$1,324,005	\$2,266,258	\$848,704	\$112,738	\$480,000
Less Fees and Taxes	(\$40,066)	(\$58,070)	(\$44,338)	(\$49,818)	(\$56,921)	(\$62,454)	(\$42,896)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$9,591,852	\$10,914,484	\$10,787,515	\$13,175,111	\$15,524,636	\$16,310,886	\$16,418,418	\$17,241,238

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2017 22	2018 23	2019 24	2020 25	2021 26	2022 27	2023 28	2024 29
Annual Developed Acreage	100.0	258.4	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	100.0	258.4	532.4	532.4	532.4	532.4	532.4	532.4
Beginning Balance	\$17,241,238	\$18,363,176	\$20,555,929	\$24,608,469	\$28,782,584	\$33,081,924	\$37,510,243	\$42,071,412
Endowment Fund Fee Revenue [1]	\$654,700	\$1,691,859	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$517,237	\$550,895	\$616,678	\$738,254	\$863,478	\$992,458	\$1,125,307	\$1,262,142
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$18,363,176	\$20,555,929	\$24,608,469	\$28,782,584	\$33,081,924	\$37,510,243	\$42,071,412	\$46,769,416

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2025 30	2026 31	2027 32	2028 33	2029 34	2030 35	2031 36	2032 37
Annual Developed Acreage	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Beginning Balance	\$46,769,416	\$51,608,360	\$56,592,472	\$61,726,108	\$67,013,753	\$72,460,027	\$78,069,689	\$83,847,642
Endowment Fund Fee Revenue [1]	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862	\$3,485,862
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,403,082	\$1,548,251	\$1,697,774	\$1,851,783	\$2,010,413	\$2,173,801	\$2,342,091	\$2,515,429
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$51,608,360	\$56,592,472	\$61,726,108	\$67,013,753	\$72,460,027	\$78,069,689	\$83,847,642	\$89,798,932

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2033 38	2034 39	2035 40	2036 41	2037 42	2038 43	2039 44	2040 45
Annual Developed Acreage	532.4	362.9	362.9	362.9	362.9	362.9	0.0	0.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	532.4	362.9	362.9	362.9	362.9	362.9	0.0	0.0
Beginning Balance	\$89,798,932	\$95,928,762	\$101,132,765	\$106,492,888	\$112,013,815	\$117,700,369	\$147,053,314	\$151,414,914
Endowment Fund Fee Revenue [1]	\$3,485,862	\$2,376,140	\$2,376,140	\$2,376,140	\$2,376,140	\$2,376,140	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$14,788,340	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$1,926,291	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$6,781,163	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,693,968	\$2,877,863	\$3,033,983	\$3,194,787	\$3,360,414	\$3,531,011	\$4,411,599	\$4,542,447
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$95,928,762	\$101,132,765	\$106,492,888	\$112,013,815	\$117,700,369	\$147,053,314	\$151,414,914	\$155,907,361

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2041 46	2042 47	2043 48	2044 49	2045 50	2046 51	2047 52	2048 53
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Beginning Balance	\$155,907,361	\$160,534,582	\$165,300,620	\$170,209,638	\$175,265,927	\$180,473,905	\$185,838,122	\$186,474,660
Endowment Fund Fee Revenue [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,888,606)	(\$5,550,946)
Interest Earnings	\$4,677,221	\$4,816,037	\$4,959,019	\$5,106,289	\$5,257,978	\$5,414,217	\$5,575,144	\$5,594,240
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$160,534,582	\$165,300,620	\$170,209,638	\$175,265,927	\$180,473,905	\$185,838,122	\$186,474,660	\$186,467,954

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2016 Fee Update
O&M Endowment Fund Cash Flow

Item	2049 54	2050 55	2051 56	2052 57	2053 58
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees					
Annual Developed Acreage for Fee Estimate	0.0	0.0	0.0	0.0	0.0
Beginning Balance	\$186,467,954	\$186,461,047	\$186,453,932	\$186,446,604	\$186,439,057
Endowment Fund Fee Revenue [1]	\$0	\$0	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0
Less Drawdown	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)	(\$5,550,946)
Interest Earnings	\$5,594,039	\$5,593,831	\$5,593,618	\$5,593,398	\$5,593,172
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$186,461,047	\$186,453,932	\$186,446,604	\$186,439,057	\$186,431,282

endow

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

2016 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6	2002 7	2003 8
Annual Developed Acreage		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$0	\$0	\$0	\$0	\$0	\$36,390	\$146,228	\$448,046
Interest Earnings	3% of beg. balanc	\$3,836,706	\$0	\$0	\$0	\$0	\$0	\$0	\$1,092	\$84,991
Costs										
Fees and Taxes		(\$330,256)								
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)
Changed Circumstances Interest		(\$497,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues		\$3,174,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492
Interest Earnings	3% of beg. balanc	\$5,646,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,671,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2004 9	2005 10	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16
Annual Developed Acreage		17,300.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3	50.0
Adjustment for Acres with Prepaid Fees		0.0	169.67	(169.67)						
Annual Developed Acreage for Fee Calculation		17,300.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3	50.0
Beginning Balance		\$0	\$456,254	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$164,314	\$361,478	\$141,638	\$96,517	\$17,116	\$18,764	\$4,153	\$0
Interest Earnings	3% of beg. balanc	\$3,836,706	\$38,420	\$81,658	\$171,986	\$95,797	(\$544,080)	\$342,529	\$223,905	(\$16,465)
Costs										
Fees and Taxes		(\$330,256)		(\$14,981)	(\$12,781)	(\$4,290)	(\$8,788)	(\$6,825)	(\$9,986)	(\$7,617)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	(\$86,935)	(\$169,597)	(\$33,048)	(\$25,788)	(\$4,778)	(\$5,270)	(\$80)	(\$12,500)
Changed Circumstances Interest		(\$497,818)	(\$13,963)	(\$32,095)	(\$71,861)	(\$38,819)	\$217,038	(\$137,021)	(\$89,635)	\$6,613
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948	\$1,090,978

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$260,492	\$361,390	\$563,082	\$667,991	\$732,597	\$520,336	\$662,628	\$752,343
Revenues		\$3,174,852	\$86,935	\$169,597	\$33,048	\$25,788	\$4,778	\$5,270	\$80	\$12,500
Interest Earnings	3% of beg. balanc	\$5,646,810	\$13,963	\$32,095	\$71,861	\$38,819	(\$217,038)	\$137,021	\$89,635	(\$6,613)
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,671,663	\$361,390	\$563,082	\$667,991	\$732,597	\$520,336	\$662,628	\$752,343	\$758,230

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

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**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22	2018 23	2019 24
Annual Developed Acreage		17,300.0	80.1	0.0	0.0	5.7	60.0	100.0	258.4	532.4
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	80.1	0.0	0.0	5.7	60.0	100.0	258.4	532.4
Beginning Balance		\$0	\$1,090,978	\$1,288,785	\$1,534,463	\$1,606,821	\$1,611,469	\$1,665,889	\$1,733,565	\$1,847,154
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$92,194	\$31,686	\$0	\$3,107	\$31,620	\$52,700	\$136,186	\$280,594
Interest Earnings	3% of beg. balanc	\$3,836,706	\$227,060	\$374,347	\$137,685	\$16,728	\$80,000	\$49,977	\$52,007	\$55,415
Costs										
Fees and Taxes		(\$330,256)	(\$8,316)	(\$9,339)	(\$10,273)	(\$7,060)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	(\$20,030)	(\$11)	\$0	(\$1,413)	(\$15,000)	(\$25,000)	(\$64,604)	(\$133,109)
Changed Circumstances Interest		(\$497,818)	(\$93,101)	(\$151,004)	(\$55,055)	(\$6,715)	(\$32,200)			
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$1,288,785	\$1,534,463	\$1,606,821	\$1,611,469	\$1,665,889	\$1,733,565	\$1,847,154	\$2,040,053

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$758,230	\$871,361	\$1,022,377	\$1,077,432	\$1,085,559	\$1,132,759	\$1,191,742	\$1,292,098
Revenues		\$3,174,852	\$20,030	\$11	\$0	\$1,413	\$15,000	\$25,000	\$64,604	\$133,109
Interest Earnings	3% of beg. balanc	\$5,646,810	\$93,101	\$151,004	\$55,055	\$6,715	\$32,200	\$33,983	\$35,752	\$38,763
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,671,663	\$871,361	\$1,022,377	\$1,077,432	\$1,085,559	\$1,132,759	\$1,191,742	\$1,292,098	\$1,463,970

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

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**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2020 25	2021 26	2022 27	2023 28	2024 29	2025 30	2026 31	2027 32
Annual Developed Acreage		17,300.0	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	532.4	532.4	532.4	532.4	532.4	532.4	532.4	532.4
Beginning Balance		\$0	\$2,040,053	\$2,238,740	\$2,443,387	\$2,654,173	\$2,871,284	\$3,094,907	\$3,325,239	\$3,562,481
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594
Interest Earnings	3% of beg. balanc	\$3,836,706	\$61,202	\$67,162	\$73,302	\$79,625	\$86,139	\$92,847	\$99,757	\$106,874
Costs										
Fees and Taxes		(\$330,256)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)
Changed Circumstances Interest		(\$497,818)								
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$2,238,740	\$2,443,387	\$2,654,173	\$2,871,284	\$3,094,907	\$3,325,239	\$3,562,481	\$3,806,840

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$1,463,970	\$1,640,999	\$1,823,338	\$2,011,147	\$2,204,591	\$2,403,837	\$2,609,062	\$2,820,443
Revenues		\$3,174,852	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109
Interest Earnings	3% of beg. balanc	\$5,646,810	\$43,919	\$49,230	\$54,700	\$60,334	\$66,138	\$72,115	\$78,272	\$84,613
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,671,663	\$1,640,999	\$1,823,338	\$2,011,147	\$2,204,591	\$2,403,837	\$2,609,062	\$2,820,443	\$3,038,165

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2028 33	2029 34	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
Annual Developed Acreage		17,300.0	532.4	532.4	532.4	532.4	532.4	532.4	362.9	362.9
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	532.4	532.4	532.4	532.4	532.4	532.4	362.9	362.9
Beginning Balance		\$0	\$3,806,840	\$4,058,531	\$4,317,771	\$4,584,789	\$4,859,818	\$5,143,097	\$5,434,875	\$5,688,455
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594	\$280,594	\$191,267	\$191,267
Interest Earnings	3% of beg. balanc	\$3,836,706	\$114,205	\$121,756	\$129,533	\$137,544	\$145,795	\$154,293	\$163,046	\$170,654
Costs										
Fees and Taxes		(\$330,256)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$133,109)	(\$90,734)	(\$90,734)
Changed Circumstances Interest		(\$497,818)								
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$4,058,531	\$4,317,771	\$4,584,789	\$4,859,818	\$5,143,097	\$5,434,875	\$5,688,455	\$5,949,642

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$3,038,165	\$3,262,419	\$3,493,401	\$3,731,312	\$3,976,360	\$4,228,760	\$4,488,732	\$4,714,128
Revenues		\$3,174,852	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109	\$133,109	\$90,734	\$90,734
Interest Earnings	3% of beg. balanc	\$5,646,810	\$91,145	\$97,873	\$104,802	\$111,939	\$119,291	\$126,863	\$134,662	\$141,424
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,671,663	\$3,262,419	\$3,493,401	\$3,731,312	\$3,976,360	\$4,228,760	\$4,488,732	\$4,714,128	\$4,946,286

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46	2042 47	2043 48
Annual Developed Acreage		17,300.0	362.9	362.9	362.9	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	362.9	362.9	362.9	0.0	0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$5,949,642	\$6,218,664	\$6,495,757	\$0	\$0	\$0	\$0	\$0
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$191,267	\$191,267	\$191,267	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,836,706	\$178,489	\$186,560	\$194,873	\$0	\$0	\$0	\$0	\$0
Costs										
Fees and Taxes		(\$330,256)	(\$10,000)	(\$10,000)	(\$10,000)	\$0	\$0	\$0	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	(\$90,734)	(\$90,734)	(\$90,734)	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Interest		(\$497,818)								
Transfer to Endowment		(\$6,781,163)	\$0	\$0	(\$6,781,163)	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$6,218,664	\$6,495,757	\$0	\$0	\$0	\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$4,946,286	\$5,185,408	\$5,431,705	\$5,685,390	\$5,845,951	\$6,011,330	\$6,181,670	\$6,357,120
Revenues		\$3,174,852	\$90,734	\$90,734	\$90,734	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,646,810	\$148,389	\$155,562	\$162,951	\$170,562	\$175,379	\$180,340	\$185,450	\$190,714
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,671,663	\$5,185,408	\$5,431,705	\$5,685,390	\$5,845,951	\$6,011,330	\$6,181,670	\$6,357,120	\$6,537,833

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2044 49	2045 50	2046 51	2047 52	2048 53	2049 54	2050 55	2051 56
Annual Developed Acreage		17,300.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,300.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues										
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,836,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Costs										
Fees and Taxes		(\$330,256)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Interest		(\$497,818)								
Transfer to Endowment		(\$6,781,163)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$6,537,833	\$6,723,968	\$6,915,688	\$7,113,158	\$7,316,553	\$7,526,049	\$7,741,831	\$7,964,086
Revenues		\$3,174,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,646,810	\$196,135	\$201,719	\$207,471	\$213,395	\$219,497	\$225,781	\$232,255	\$238,923
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,671,663	\$6,723,968	\$6,915,688	\$7,113,158	\$7,316,553	\$7,526,049	\$7,741,831	\$7,964,086	\$8,193,008

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2016 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2017+)</i>	TOTAL 1996-2053	2052 57	2053 58
Annual Developed Acreage		17,300.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0		
Annual Developed Acreage for Fee Calculation		17,300.0	0.0	0.0
Beginning Balance		\$0	\$0	\$0
Revenues				
Fee Revenue [1]	\$527 per dev acre	\$6,947,383	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,836,706	\$0	\$0
Costs				
Fees and Taxes		(\$330,256)	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,174,852)	\$0	\$0
Changed Circumstances Interest		(\$497,818)		
Transfer to Endowment		(\$6,781,163)	\$0	\$0
Drawdown		\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$8,193,008	\$8,428,799
Revenues		\$3,174,852	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,646,810	\$245,790	\$252,864
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,671,663	\$8,428,799	\$8,671,663

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[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.