

## **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—2017;  
EPS #162078  
Date: November 30, 2016

*The Economics of Land Use*



### **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 2017 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 2017 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**.

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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 2017 budget (2017 Budget). For comparison purposes, this budget table also shows the estimated 2016 revenues and expenditures, as well as the source of the 2016 estimates.

Both the 2016 and 2017 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 in the coming year. The 2017 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 2017 fee.

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 and 2015 fees. Although the memorandum prepared by EPS last year proposed a decreased in the 2016 fee, the TNBC Board of Directors and City Council approved keeping the 2016 fee at the same level as the 2015 fee.

The proposed fee for 2017 is \$31,600 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 2017 balance of the fee (non-land acquisition portion) to fee payers is \$20,350 per acre, approximately \$659 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 2017 fee represents a decrease from the 2016 fee level. As discussed above, the 2016 fee was kept at the same level as in 2014 and 2015, so the comparison in **Table 3** is between cost and revenue assumptions from the 2014 fee update and this 2017 fee update.

EPS reconciled the actual account activity through 2015 with TNBC's financial statements and updated cost and revenue assumptions for future years. 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 2015 with TNBC's financial statements and updated cost and revenue assumptions for future years. Many of the changes reflect new estimated costs and revenues based on recent experience and input from TNBC. The updated assumptions are described below.

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	\$32,259	(\$11,250)	\$21,009	0.0%	0.0%
<b>2017 (proposed)</b>	<b>\$31,600</b>	<b>(\$11,250)</b>	<b>\$20,350</b>	<b>(2.0%)</b>	<b>(3.1%)</b>

[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.

### 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 2015 through the end of the 50-year NBHCP timeframe in 2053. The updates for particular years and ranges of years are described below.

## 2015

In each cash flow analysis, EPS reconciled 2015 account activity to TNBC'S 2015 end-of-year financial statements, to reflect actual revenues and expenditures. These reconciliations resulted in a combined fund ending balance in 2015 that was approximately \$1.4 million more than projected in last year's model.

## 2016

As discussed previously, the source of each of the 2016 revenue and expense amounts is shown in the 2017 Budget proposal table (**Table 19**). The revenue and expense estimates are further detailed below.

### Revenues

All fee revenue amounts were updated to reflect the activity through September 2016, 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.

Similarly, investment income amounts were updated to reflect the activity through September 2016. 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 increased from the September amounts to estimate an additional three months of income based on the average monthly earnings through September.

The 2016 miscellaneous income amount was updated to reflect the activity through September, 2016. Note that both 2016 estimated and the 2017 budgeted amounts are much lower than in the 2016 model as TNBC anticipated an additional \$700,000 in revenue due to the NCMWC groundwater exchange program in the previous model that was not realized and is not anticipated in 2017.

### Expenses

For all funds except Admin/O&M, many of the 2016 costs were updated to reflect the activity through September 2016, as reported on the September 2016 financial statements. The September 2016 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 2016 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 2016. For several items, however, the 2016 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.

## 2017

The 2017 revenue and expense amounts for all funds were obtained from the proposed 2017 Budget (see **Table 19**).

### **2018 through 2053**

In each cash flow analysis, the revenue and cost estimates for 2018 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 2018 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 2016 at \$22,500 per acre. This cost estimate is taken from a slightly broader range of potential land values in the Natomas area than in 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 no change in the overall R&E cost estimate from 2016.

#### 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 2016 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. As it is assumed 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 2016 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 net costs in the 2016 fee update model.

This decrease largely was due to an increase in the estimated crop land lease revenue per acre used to offset the Admin/O&M costs. There was very little change in the overall Admin/O&M cost estimates, with cost increases for some components being offset by cost decreases for other components.

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 2017 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 2017 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, the Bureau of Reclamation, 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 NCWMC 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.<sup>1</sup>
- 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 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.

The Bureau of Reclamation provides water services to the Huffman West property at an amount of approximately \$3,200 annually. As this results in a negligible cost when assessed on a per acre basis, there is no additional adjustment to the select special assessments cost per acre amount for this service. **Table 11** details the RD-1000 annual cost per acre for 2015, 2016, and

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<sup>1</sup> 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.

2017. The 2015 and 2016 amounts are actual costs based on property tax bills. The 2017 cost is estimated as the total RD-1000 levy on the 2016/2017 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, 2015/2016 and 2016/2017 property tax bills. Although Senate Bill (SB) 1265 (the reduction in Williamson Act contract lengths) was set to expire in 2015, another senate bill (SB 1353) 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.

While the reduction in the Williamson Act contract lengths results in a higher tax burden overall, there is a noticeable decrease in property tax burdens in the 2016/2017 property tax bill. This decrease is a result of a correction of improperly assessed properties in Sutter County. In previous years, a collection of marsh acres were valued based on their previous use as rice, but the County has corrected the assessments resulting in a lower overall assessed value for the Conservancy properties.

In Sacramento County, property taxes could increase if this 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 2016/2017, 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 2018 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 2017 biological effectiveness-monitoring contract<sup>2</sup> were the same as those in the 2016 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

In 2016, the cost of preparing the SSMPs for acquired mitigation land was decreased from \$225 to \$160 per acquired acre based on TNBC's recent experience. For this year's model, SSMP preparation cost remains at \$160 per acquired acre (see **Table 7**).

The SSMP update cost was also updated in 2016, also based on TNBC'S recent experience (see **Table 7**). The estimated SSMP update cost of \$8 per acre applied to all habitat acres remains unchanged for this year's model.

#### Administrative Costs

Annual administrative costs were revised based on TNBC's current budget estimates. They also include a 5-percent contingency for 2017, which is the same as last year's contingency. The overall administrative costs for 2017 and beyond are estimated at \$1.0 million annually, which is slightly higher than the estimated 2016 administrative costs (see **Table 14**).

#### ***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

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

2016 are higher than projected in the 2016 model, however, the Supplemental Endowment costs to be funded by fees decreased slightly from \$1,054 to \$1,028 per habitat acre (a 2.5-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 with the remaining 10 percent assumed to be required fallow fields which produce very low or no cash rents. The average annual revenue rate is estimated at \$325 per rice acre, which is a \$50 increase from the rate in the 2016 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. 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. 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 2016. TNBC estimates that no rice acres will be converted to marsh or upland in 2017. TNBC estimates that the Frazer South property (110.4 acres of rice) will be converted to marsh in 2018, Bianchi West (110.2 acres of rice) will be converted to marsh in 2019, and 20 acres of rice located on the Bennett North property will be converted to marsh in 2020. Beginning in 2021, 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 8,750 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.<sup>3</sup>

#### 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. 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 2016, and TNBC estimates that no acres will be converted until 2021. From 2021 on, the model is based on the assumption that enough acres will be converted to 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 8,750 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.

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

### **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.

#### 2016

For the Land Acquisition, R&E, and Admin/O&M funds, 2016 investment income is estimated as the interest earnings from the September 2016 financial statements. For the O&M Endowment and Supplemental Endowment funds, the 2016 investment income is obtained from the September 2016 financial statements and adjusted to estimate another three months based on the average monthly earnings through September.

#### 2017

Investment income for 2017 is projected by applying various percentages, depending on the particular fund, to the September 2016 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%

#### 2018 through 2053

Investment income projected for 2018 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 2041, with 17,150 acres of the total 17,500 acres developed. An allowance for unusable acres of 2 percent of the total developable acres is included in the model, as shown in **Table 16**. This is an updated assumption based on

conversations with TNBC staff. Although fewer than 17,500 acres may develop, 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**

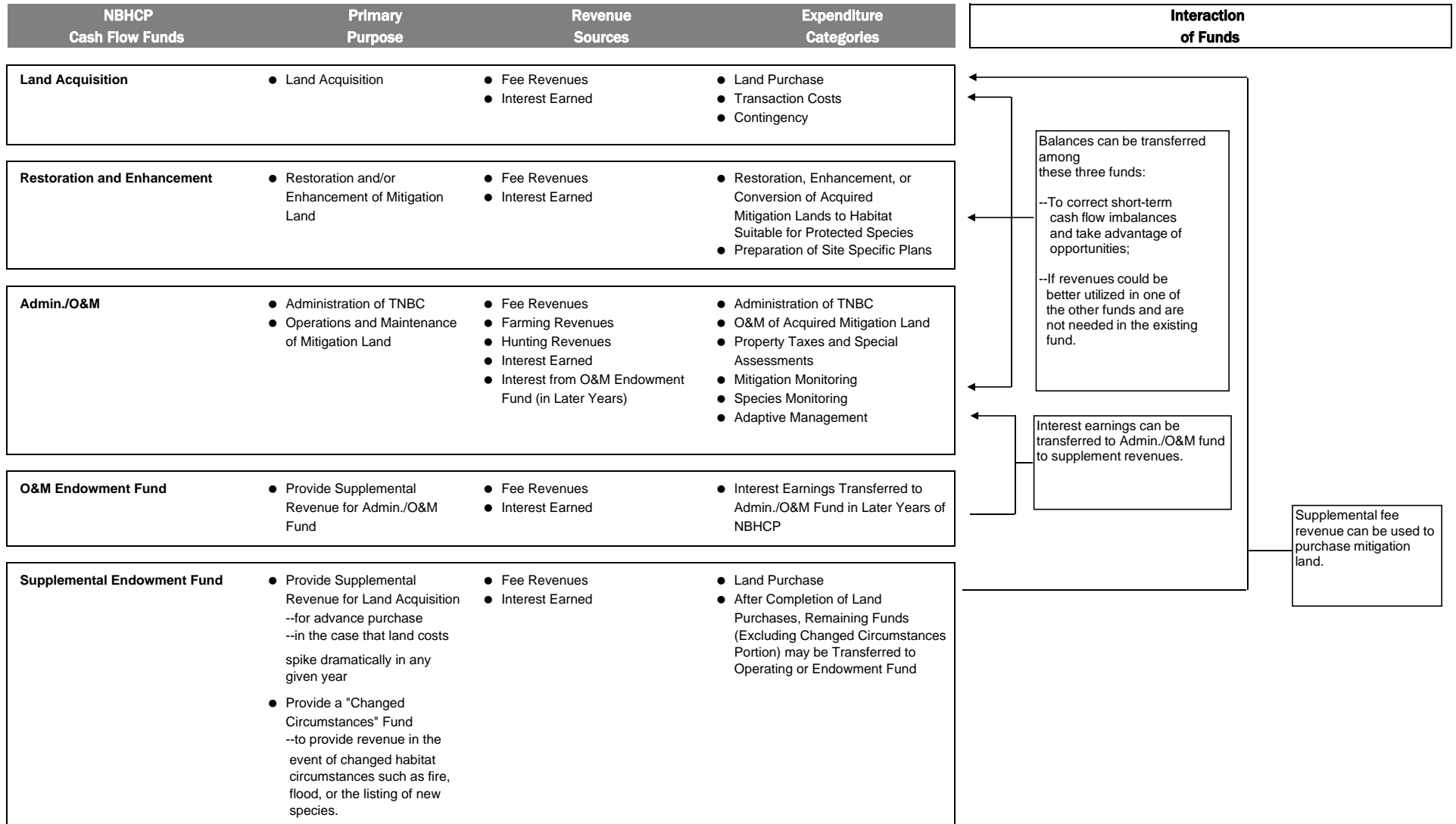
**Table 17** details the habitat acquisition schedule. This schedule was updated to reflect habitat acquisitions actually made or projected over the last year and to update the projected annual habitat acquisitions in future years. In 2016, no habitat acres were acquired. The projected habitat conversion 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 2018.



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**Figure 1**  
**NBHCP 2017 Fee Update**  
**Cash Flow Model and Interaction of Funds**



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**Table 1**  
**NBHCP 2017 Fee Update**  
**NBHCP Mitigation Fee Summary 1996-2017**

**2017 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
<b>Actual</b>													
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%
2016	\$12,000		\$1,287	\$11,118	\$6,671	\$550	\$31,626	\$633	\$32,259	0%	\$11,250	\$21,009	0%
<b>Proposed</b>													
2017	\$12,000		\$1,311	\$10,722	\$6,433	\$514	\$30,980	\$620	\$31,600	(2.0%)	\$11,250	\$20,350	(3.1%)

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 2017 Fee Update**  
**Estimation of Habitat Mitigation Fee (2017 \$)**

**2017 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
<b>Land Acquisition</b>	<i>a</i>	<i>b=a x .5</i>		
Land Cost	\$22,500	\$11,250		
Transaction Costs and Contingency	\$1,500	\$750		
<b>Subtotal Land Acquisition</b>	<b>\$24,000</b>	<b>\$12,000</b>	39%	See Table 5.
Restoration & Enhancement	\$2,621	\$1,311	4%	See Table 6.
Administration/O&M [1]	\$21,444	\$10,722	35%	See Tables 7 - 14.
O&M Endowment [1]	\$12,867	\$6,433	21%	See Table A-7.
Supplemental Endowment Fund	\$1,028	\$514	2%	See Table 15.
<b>Subtotal Mitigation Fee</b>	<b>\$61,960</b>	<b>\$30,980</b>	<b>100%</b>	
<b>Fee Collection Administration</b>		\$620		2% of fee for collection
<b>Total Mitigation Fee</b>		<b>\$31,600</b>		
<b>Total Mitigation Fee Excluding Land Cost Portion of Land Acquisition Component [2]</b>		<b>\$20,350</b>		

*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 2017 Fee Update**  
**Habitat Mitigation Fee Component Changes (2016 to 2017)**

**2017 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	2016 Fee [1]	2017 Proposed Fee	Fee Increase/ (Decrease)	Percentage Increase/ (Decrease)
<b>Land Acquisition</b>				
Land	\$11,250	\$11,250	\$0	0.0%
Transaction	\$375	\$375	\$0	0.0%
Contingency	\$375	\$375	\$0	0.0%
<b>Total Land Acquisition</b>	<b>\$12,000</b>	<b>\$12,000</b>	<b>\$0</b>	<b>0.0%</b>
<b>Restoration &amp; Enhancement</b>	<b>\$1,287</b>	<b>\$1,311</b>	<b>\$24</b>	<b>1.9%</b>
<b>Administration/O&amp;M and O&amp;M Endowment</b>				
Administration/O&M	\$11,118	\$10,722	(\$396)	(3.6%)
O&M Endowment Fund	\$6,671	\$6,433	(\$238)	(3.6%)
<b>Total Admin/O&amp;M and O&amp;M Endowment</b>	<b>\$17,789</b>	<b>\$17,155</b>	<b>(\$634)</b>	<b>(3.6%)</b>
<b>Fee Subcomponent Estimates [2]</b>				
O&M	\$6,035	\$6,060	\$25	0.4%
Administration	\$4,113	\$4,180	\$67	1.6%
Species and Habitat Monitoring	\$1,899	\$2,208	\$309	16.3%
Special Districts (RD-1000, NCMWC)	\$2,549	\$3,142	\$593	23.3%
Property Taxes	\$5,755	\$5,837	\$82	1.4%
Rice, Other Crop, and Hunting Revenue Offset	(\$2,563)	(\$4,272)	(\$1,709)	66.7%
<b>Total Admin/O&amp;M and O&amp;M Endowment</b>	<b>\$17,789</b>	<b>\$17,155</b>	<b>(\$634)</b>	<b>(3.6%)</b>
<b>Supplemental Endowment Fund</b>	<b>\$550</b>	<b>\$514</b>	<b>(\$36)</b>	<b>(6.5%)</b>
<b>Subtotal Mitigation Fee</b>	<b>\$31,626</b>	<b>\$30,980</b>	<b>(\$646)</b>	<b>(2.0%)</b>
Fee Collection Administration	\$633	\$620	(\$13)	(2.1%)
<b>Total Mitigation Fee</b>	<b>\$32,259</b>	<b>\$31,600</b>	<b>(\$659)</b>	<b>(2.0%)</b>
<b>Summary of Land-Related Fee Components</b>				
Land Acquisition	\$12,000	\$12,000	\$0	0.0%
Property Taxes	\$5,755	\$5,837	\$82	1.4%
Supplemental Endowment	\$550	\$514	(\$36)	(6.5%)
Fee Collection Administration for Land Components	\$366	\$367	\$1	0.2%
<b>Subtotal of Land-Related Components</b>	<b>\$18,671</b>	<b>\$18,718</b>	<b>\$47</b>	<b>0.2%</b>
<b>All Other Fee Components</b>				
Special Districts (Water and RD 1000)	\$2,549	\$3,142	\$593	23.3%
O&M, Administration, Species and Habitat Monitoring	\$12,047	\$12,448	\$401	3.3%
Crop and Hunting Revenue Offset	(\$2,563)	(\$4,272)	(\$1,709)	66.7%
Restoration and Enhancement	\$1,287	\$1,311	\$24	1.9%
Fee Collection Administration for All Other Components	\$266	\$253	(\$14)	(5.2%)
<b>Subtotal of All Other Fee Components</b>	<b>\$13,587</b>	<b>\$12,882</b>	<b>(\$705)</b>	<b>(5.2%)</b>
<b>Total Mitigation Fee</b>	<b>\$32,259</b>	<b>\$31,600</b>	<b>(\$659)</b>	<b>(2.0%)</b>

*fee increase*

[1] The proposed fee updates from the 2015 and 2016 models were not adopted. As such, the 2016 fee amounts shown here represent the fee components as established in the 2014 model.

[2] 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 2017 Fee Update  
Cash Flow Summary**

**2017 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

	<b>TOTAL 1996 - 2053</b>	<b>1996 1</b>	<b>1997 2</b>	<b>1998 3</b>	<b>1999 4</b>	<b>2000 5</b>	<b>2001 6</b>	<b>2002 7</b>	<b>2003 8</b>	<b>2004 9</b>	<b>2005 10</b>
<b>LAND ACQUISITION</b>											
<b>Beginning Balance</b>	\$0	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775	\$80,655	\$418,988
Total Revenues	\$162,586,709	\$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	(\$139,853,363)	\$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	(\$22,936,725)	\$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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$55,641</b>	<b>\$247,608</b>	<b>\$2,773,665</b>	<b>\$750,754</b>	<b>\$563,113</b>	<b>\$2,225,278</b>	<b>\$1,775</b>	<b>\$80,655</b>	<b>\$418,988</b>	<b>\$437,164</b>
<b>RESTORATION AND ENHANCEMENTS</b>											
<b>Beginning Balance</b>	\$0	\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)	\$384,545	(\$20,841)
Total Revenues	\$18,185,203	\$4,257	\$14,814	\$273,883	\$299,292	\$150,525	\$146,644	\$363,017	\$1,123,471	\$334,400	\$653,695
Total Expenditures	(\$17,720,701)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)	(\$880,182)	(\$739,786)	(\$40,344)
Transfers To/From Other Funds	(\$303,789)	\$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
<b>Ending Balance</b>	<b>\$0</b>	<b>\$4,257</b>	<b>\$19,070</b>	<b>\$292,954</b>	<b>\$592,246</b>	<b>\$582,058</b>	<b>\$268,280</b>	<b>(\$12,244)</b>	<b>\$384,545</b>	<b>(\$20,841)</b>	<b>\$481,611</b>
<b>ADMINISTRATION/O&amp;M</b>											
<b>Beginning Balance</b>	\$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	\$204,020,980	\$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	\$31,447,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$241,869,492)	\$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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$4,561</b>	<b>\$70,261</b>	<b>\$621,109</b>	<b>\$1,154,631</b>	<b>\$1,549,539</b>	<b>\$1,154,659</b>	<b>\$106,719</b>	<b>\$2,924,393</b>	<b>\$3,443,813</b>	<b>\$5,414,053</b>
<b>O&amp;M ENDOWMENT</b>											
<b>Beginning Balance</b>	\$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	\$195,131,791	\$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	(\$2,583,322)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$24,671)	\$0	(\$92,534)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,815)	\$0	\$0	\$0	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$2,280</b>	<b>\$12,770</b>	<b>\$275,038</b>	<b>\$323,846</b>	<b>\$463,981</b>	<b>\$966,676</b>	<b>\$1,730,724</b>	<b>\$4,424,499</b>	<b>\$5,803,065</b>	<b>\$8,148,581</b>
<b>SUPPLEMENTAL ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254	\$515,673
Total Revenues	\$11,265,713	\$0	\$0	\$0	\$0	\$0	\$36,390	\$147,320	\$533,036	\$202,734	\$443,136
Total Expenditures [1]	(\$11,265,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)	(\$143,315)	(\$178,023)
<b>Ending Balance</b>	<b>a (\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,390</b>	<b>\$183,710</b>	<b>\$456,254</b>	<b>\$515,673</b>	<b>\$780,786</b>
<b>Changed Circumstances Fund Balance</b>	<b>b \$8,587,057</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$260,492</b>	<b>\$403,807</b>	<b>\$566,849</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b \$8,587,057</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,390</b>	<b>\$183,710</b>	<b>\$716,746</b>	<b>\$919,480</b>	<b>\$1,347,635</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$66,739</b>	<b>\$349,709</b>	<b>\$3,962,766</b>	<b>\$2,821,477</b>	<b>\$3,158,691</b>	<b>\$4,651,283</b>	<b>\$2,010,684</b>	<b>\$8,530,838</b>	<b>\$10,564,505</b>	<b>\$15,829,044</b>

[1] Includes transfers to Changed Circumstances subfund.

**Table 4  
NBHCP 2017 Fee Update  
Cash Flow Summary**

	<b>TOTAL 1996 - 2053</b>	<b>2006 11</b>	<b>2007 12</b>	<b>2008 13</b>	<b>2009 14</b>	<b>2010 15</b>	<b>2011 16</b>	<b>2012 17</b>	<b>2013 18</b>	<b>2014 19</b>	<b>2015 20</b>
<b>LAND ACQUISITION</b>											
<b>Beginning Balance</b>	\$0	\$437,164	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627	\$9,135,400	\$2,513,603	\$2,533,581	\$2,532,890
Total Revenues	\$162,586,709	\$3,418,052	\$2,438,647	\$615,127	\$1,650,164	\$176,093	\$1,466,773	\$1,403,680	\$25,618	\$14,662	\$79,623
Total Expenditures	(\$139,853,363)	(\$345,607)	(\$17,922)	(\$21,832)	(\$88,201)	\$0	(\$27,000)	(\$25,477)	\$0	(\$15,353)	(\$21,143)
Transfers To/From Other Funds	(\$22,936,725)	(\$1,429,520)	\$0	\$0	\$0	\$0	\$0	(\$8,000,000)	(\$5,640)	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$863,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$2,943,551</b>	<b>\$5,364,276</b>	<b>\$5,957,571</b>	<b>\$7,519,534</b>	<b>\$7,695,627</b>	<b>\$9,135,400</b>	<b>\$2,513,603</b>	<b>\$2,533,581</b>	<b>\$2,532,890</b>	<b>\$2,591,370</b>
<b>RESTORATION AND ENHANCEMENTS</b>											
<b>Beginning Balance</b>	\$0	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187	\$409,628	\$1,615,601	\$1,701,798	\$1,720,825
Total Revenues	\$18,185,203	\$202,113	\$265,605	\$37,225	\$36,683	\$9,677	\$24,441	\$205,973	\$86,197	\$19,027	\$21,967
Total Expenditures	(\$17,720,701)	(\$480)	(\$597,613)	(\$49,634)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$303,789)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$683,244</b>	<b>\$351,236</b>	<b>\$338,827</b>	<b>\$375,510</b>	<b>\$385,187</b>	<b>\$409,628</b>	<b>\$1,615,601</b>	<b>\$1,701,798</b>	<b>\$1,720,825</b>	<b>\$1,742,792</b>
<b>ADMINISTRATION/O&amp;M</b>											
<b>Beginning Balance</b>	\$0	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745	\$1,800,177	\$9,099,193	\$7,467,851	\$6,009,811
Total Revenues	\$204,020,980	\$2,166,883	\$4,993,445	\$1,062,029	\$1,086,047	\$911,922	\$554,345	\$2,835,147	\$1,161,017	\$912,366	\$2,316,002
Drawdown on Endowment Fund	\$31,447,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$241,869,492)	(\$2,121,364)	(\$3,371,435)	(\$2,710,637)	(\$2,729,128)	(\$2,252,846)	(\$2,744,263)	(\$2,536,131)	(\$2,797,999)	(\$2,370,406)	(\$2,425,101)
Transfers To/From Other Funds	\$6,260,475	\$1,429,520	\$0	\$0	\$0	\$0	(\$155,650)	\$7,000,000	\$5,640	\$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)	(\$499,925)	(\$319,373)	(\$330,880)	(\$133,831)	(\$744,437)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$6,656,423</b>	<b>\$8,458,985</b>	<b>\$6,798,870</b>	<b>\$5,352,838</b>	<b>\$3,401,308</b>	<b>\$1,666,346</b>	<b>\$8,965,362</b>	<b>\$7,334,020</b>	<b>\$5,875,980</b>	<b>\$5,766,881</b>
<b>O&amp;M ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335	\$9,591,852	\$10,914,484	\$10,787,515	\$13,175,111	\$15,524,636	\$16,310,886
Total Revenues	\$195,131,791	\$1,868,942	\$1,086,696	(\$3,331,431)	\$2,056,583	\$1,380,702	(\$82,631)	\$2,437,414	\$2,406,446	\$848,704	\$190,184
Total Expenditures	(\$2,583,322)	(\$90,892)	(\$53,795)	(\$52,766)	(\$40,066)	(\$58,070)	(\$44,338)	(\$49,818)	(\$56,921)	(\$62,454)	(\$64,009)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,815)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$9,926,631</b>	<b>\$10,959,532</b>	<b>\$7,575,335</b>	<b>\$9,591,852</b>	<b>\$10,914,484</b>	<b>\$10,787,515</b>	<b>\$13,175,111</b>	<b>\$15,524,636</b>	<b>\$16,310,886</b>	<b>\$16,437,061</b>
<b>SUPPLEMENTAL ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$780,786	\$976,239	\$1,099,410	\$777,251	\$988,595	\$1,116,411	\$1,086,482	\$1,283,736	\$1,528,539	\$1,600,578
Total Revenues	\$11,265,713	\$313,624	\$192,314	(\$526,964)	\$361,293	\$228,058	(\$16,465)	\$319,254	\$406,033	\$137,685	\$28,738
Total Expenditures [1]	(\$11,265,713)	(\$118,171)	(\$69,143)	\$204,805	(\$149,949)	(\$100,242)	(\$13,465)	(\$121,999)	(\$161,230)	(\$65,647)	(\$22,289)
<b>Ending Balance</b>	<b>a (\$0)</b>	<b>\$976,239</b>	<b>\$1,099,410</b>	<b>\$777,251</b>	<b>\$988,595</b>	<b>\$1,116,411</b>	<b>\$1,086,482</b>	<b>\$1,283,736</b>	<b>\$1,528,539</b>	<b>\$1,600,578</b>	<b>\$1,607,027</b>
<b>Changed Circumstances Fund Balance</b>	<b>b \$8,587,057</b>	<b>\$672,239</b>	<b>\$737,092</b>	<b>\$523,499</b>	<b>\$666,624</b>	<b>\$756,879</b>	<b>\$762,727</b>	<b>\$876,410</b>	<b>\$1,028,301</b>	<b>\$1,083,675</b>	<b>\$1,095,434</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b \$8,587,057</b>	<b>\$1,648,478</b>	<b>\$1,836,502</b>	<b>\$1,300,750</b>	<b>\$1,655,218</b>	<b>\$1,873,290</b>	<b>\$1,849,208</b>	<b>\$2,160,146</b>	<b>\$2,556,840</b>	<b>\$2,684,252</b>	<b>\$2,702,461</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$21,858,327</b>	<b>\$26,970,531</b>	<b>\$21,971,353</b>	<b>\$24,494,952</b>	<b>\$24,269,896</b>	<b>\$23,848,097</b>	<b>\$28,429,823</b>	<b>\$29,650,875</b>	<b>\$29,124,833</b>	<b>\$29,240,565</b>

[1] Includes transfers to Changed Circumstances subfund.

**Table 4  
NBHCP 2017 Fee Update  
Cash Flow Summary**

	<b>TOTAL 1996 - 2053</b>	<b>2016 21</b>	<b>2017 22</b>	<b>2018 23</b>	<b>2019 24</b>	<b>2020 25</b>	<b>2021 26</b>	<b>2022 27</b>	<b>2023 28</b>	<b>2024 29</b>	<b>2025 30</b>
<b>LAND ACQUISITION</b>											
<b>Beginning Balance</b>	\$0	\$2,591,370	\$3,521,421	\$4,061,421	\$5,383,264	\$7,527,630	\$7,753,458	\$7,986,062	\$8,225,644	\$8,472,413	\$8,726,586
Total Revenues	\$162,586,709	\$930,051	\$540,000	\$1,321,843	\$2,261,498	\$2,625,829	\$6,651,651	\$6,658,629	\$6,665,817	\$6,673,220	\$6,680,845
Total Expenditures	(\$139,853,363)	\$0	\$0	\$0	(\$117,132)	(\$2,400,000)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)
Transfers To/From Other Funds	(\$22,936,725)	\$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
<b>Ending Balance</b>	<b>\$0</b>	<b>\$3,521,421</b>	<b>\$4,061,421</b>	<b>\$5,383,264</b>	<b>\$7,527,630</b>	<b>\$7,753,458</b>	<b>\$7,986,062</b>	<b>\$8,225,644</b>	<b>\$8,472,413</b>	<b>\$8,726,586</b>	<b>\$8,988,383</b>
<b>RESTORATION AND ENHANCEMENTS</b>											
<b>Beginning Balance</b>	\$0	\$1,742,792	\$1,857,844	\$1,940,284	\$1,163,775	\$463,372	\$549,348	\$370,121	\$185,516	\$254,804	\$326,171
Total Revenues	\$18,185,203	\$115,052	\$82,440	\$189,246	\$264,229	\$275,976	\$717,427	\$712,050	\$706,512	\$708,591	\$710,732
Total Expenditures	(\$17,720,701)	\$0	\$0	(\$965,755)	(\$964,632)	(\$190,000)	(\$896,654)	(\$896,654)	(\$637,224)	(\$637,224)	(\$637,224)
Transfers To/From Other Funds	(\$303,789)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$1,857,844</b>	<b>\$1,940,284</b>	<b>\$1,163,775</b>	<b>\$463,372</b>	<b>\$549,348</b>	<b>\$370,121</b>	<b>\$185,516</b>	<b>\$254,804</b>	<b>\$326,171</b>	<b>\$399,678</b>
<b>ADMINISTRATION/O&amp;M</b>											
<b>Beginning Balance</b>	\$0	\$5,900,712	\$4,697,883	\$3,139,633	\$2,044,093	\$1,675,275	\$1,493,982	\$4,692,551	\$7,805,152	\$10,759,353	\$13,747,269
Total Revenues	\$204,020,980	\$1,589,680	\$1,378,010	\$1,871,021	\$2,611,401	\$2,889,315	\$6,483,081	\$6,587,175	\$6,721,876	\$6,851,825	\$6,982,785
Drawdown on Endowment Fund	\$31,447,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$241,869,492)	(\$2,792,509)	(\$2,936,260)	(\$2,966,561)	(\$2,980,219)	(\$3,070,608)	(\$3,284,512)	(\$3,474,574)	(\$3,767,676)	(\$3,863,909)	(\$4,063,368)
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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$4,564,052</b>	<b>\$3,005,802</b>	<b>\$1,910,262</b>	<b>\$1,541,444</b>	<b>\$1,360,151</b>	<b>\$4,558,720</b>	<b>\$7,671,321</b>	<b>\$10,625,522</b>	<b>\$13,613,438</b>	<b>\$16,532,855</b>
<b>O&amp;M ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$16,437,061	\$18,331,947	\$19,079,269	\$20,244,947	\$21,928,071	\$23,822,513	\$27,928,333	\$32,157,327	\$36,513,191	\$40,999,731
Total Revenues	\$195,131,791	\$1,937,874	\$797,320	\$1,215,678	\$1,733,123	\$1,944,442	\$4,155,820	\$4,278,994	\$4,405,864	\$4,536,540	\$4,671,136
Total Expenditures	(\$2,583,322)	(\$42,988)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,815)	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$18,331,947</b>	<b>\$19,079,269</b>	<b>\$20,244,947</b>	<b>\$21,928,071</b>	<b>\$23,822,513</b>	<b>\$27,928,333</b>	<b>\$32,157,327</b>	<b>\$36,513,191</b>	<b>\$40,999,731</b>	<b>\$45,620,867</b>
<b>SUPPLEMENTAL ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$1,607,027	\$1,764,329	\$1,818,337	\$1,889,287	\$1,982,165	\$2,084,430	\$2,278,182	\$2,477,747	\$2,683,298	\$2,895,016
Total Revenues	\$11,265,713	\$275,511	\$110,560	\$105,950	\$146,629	\$162,265	\$337,482	\$343,295	\$349,282	\$355,448	\$361,800
Total Expenditures [1]	(\$11,265,713)	(\$118,210)	(\$56,552)	(\$35,000)	(\$53,750)	(\$60,000)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)
<b>Ending Balance</b>	<b>a</b>	<b>(\$0)</b>	<b>\$1,764,329</b>	<b>\$1,818,337</b>	<b>\$1,889,287</b>	<b>\$1,982,165</b>	<b>\$2,084,430</b>	<b>\$2,278,182</b>	<b>\$2,477,747</b>	<b>\$2,683,298</b>	<b>\$2,895,016</b>
<b>Changed Circumstances Fund Balance</b>	<b>b</b>	<b>\$8,587,057</b>	<b>\$1,206,579</b>	<b>\$1,253,131</b>	<b>\$1,315,725</b>	<b>\$1,398,947</b>	<b>\$1,490,915</b>	<b>\$1,669,373</b>	<b>\$1,853,184</b>	<b>\$2,042,510</b>	<b>\$2,237,515</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b</b>	<b>\$8,587,057</b>	<b>\$2,970,908</b>	<b>\$3,071,468</b>	<b>\$3,205,012</b>	<b>\$3,381,112</b>	<b>\$3,575,345</b>	<b>\$3,947,555</b>	<b>\$4,330,931</b>	<b>\$4,725,808</b>	<b>\$5,551,456</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$31,246,172</b>	<b>\$31,158,243</b>	<b>\$31,907,259</b>	<b>\$34,841,628</b>	<b>\$37,060,815</b>	<b>\$44,790,790</b>	<b>\$52,570,740</b>	<b>\$60,591,738</b>	<b>\$68,798,457</b>	<b>\$77,093,240</b>

[1] Includes transfers to Changed Circumstances subfund.

**Table 4  
NBHCP 2017 Fee Update  
Cash Flow Summary**

	<b>TOTAL 1996 - 2053</b>	<b>2026 31</b>	<b>2027 32</b>	<b>2028 33</b>	<b>2029 34</b>	<b>2030 35</b>	<b>2031 36</b>	<b>2032 37</b>	<b>2033 38</b>	<b>2034 39</b>	<b>2035 40</b>
<b>LAND ACQUISITION</b>											
<b>Beginning Balance</b>	\$0	\$8,988,383	\$9,258,035	\$9,535,776	\$9,821,849	\$10,116,505	\$10,420,000	\$10,732,600	\$11,054,578	\$11,386,215	\$11,727,802
Total Revenues	\$162,586,709	\$6,688,699	\$6,696,788	\$6,705,121	\$6,713,703	\$6,722,542	\$6,731,647	\$6,741,025	\$6,750,685	\$6,760,634	\$6,770,881
Total Expenditures	(\$139,853,363)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)	(\$6,419,047)
Transfers To/From Other Funds	(\$22,936,725)	\$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
<b>Ending Balance</b>	<b>\$0</b>	<b>\$9,258,035</b>	<b>\$9,535,776</b>	<b>\$9,821,849</b>	<b>\$10,116,505</b>	<b>\$10,420,000</b>	<b>\$10,732,600</b>	<b>\$11,054,578</b>	<b>\$11,386,215</b>	<b>\$11,727,802</b>	<b>\$12,079,636</b>
<b>RESTORATION AND ENHANCEMENTS</b>											
<b>Beginning Balance</b>	\$0	\$399,678	\$475,391	\$553,375	\$633,699	\$716,432	\$801,648	\$889,420	\$979,825	\$1,072,942	\$1,168,853
Total Revenues	\$18,185,203	\$712,937	\$715,208	\$717,548	\$719,958	\$722,440	\$724,996	\$727,629	\$730,341	\$733,135	\$736,012
Total Expenditures	(\$17,720,701)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)	(\$637,224)
Transfers To/From Other Funds	(\$303,789)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$475,391</b>	<b>\$553,375</b>	<b>\$633,699</b>	<b>\$716,432</b>	<b>\$801,648</b>	<b>\$889,420</b>	<b>\$979,825</b>	<b>\$1,072,942</b>	<b>\$1,168,853</b>	<b>\$1,267,641</b>
<b>ADMINISTRATION/O&amp;M</b>											
<b>Beginning Balance</b>	\$0	\$16,666,686	\$19,512,227	\$22,278,256	\$24,958,860	\$27,547,849	\$30,038,733	\$32,424,720	\$34,698,695	\$36,853,212	\$38,880,479
Total Revenues	\$204,020,980	\$7,111,690	\$7,238,379	\$7,362,682	\$7,484,423	\$7,603,415	\$7,719,464	\$7,832,367	\$7,941,908	\$8,047,867	\$8,150,007
Drawdown on Endowment Fund	\$31,447,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$241,869,492)	(\$4,266,148)	(\$4,472,351)	(\$4,682,078)	(\$4,895,435)	(\$5,112,531)	(\$5,333,478)	(\$5,558,392)	(\$5,787,391)	(\$6,020,599)	(\$6,258,142)
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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$19,378,396</b>	<b>\$22,144,425</b>	<b>\$24,825,029</b>	<b>\$27,414,018</b>	<b>\$29,904,902</b>	<b>\$32,290,889</b>	<b>\$34,564,864</b>	<b>\$36,719,381</b>	<b>\$38,746,648</b>	<b>\$40,638,513</b>
<b>O&amp;M ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$45,620,867	\$50,380,638	\$55,283,201	\$60,332,841	\$65,533,971	\$70,891,134	\$76,409,013	\$82,092,427	\$87,946,344	\$93,975,879
Total Revenues	\$195,131,791	\$4,809,770	\$4,952,563	\$5,099,640	\$5,251,130	\$5,407,163	\$5,567,878	\$5,733,415	\$5,903,917	\$6,079,535	\$6,260,421
Total Expenditures	(\$2,583,322)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,815)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$50,380,638</b>	<b>\$55,283,201</b>	<b>\$60,332,841</b>	<b>\$65,533,971</b>	<b>\$70,891,134</b>	<b>\$76,409,013</b>	<b>\$82,092,427</b>	<b>\$87,946,344</b>	<b>\$93,975,879</b>	<b>\$100,186,300</b>
<b>SUPPLEMENTAL ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$3,113,086	\$3,337,697	\$3,569,047	\$3,807,338	\$4,052,777	\$4,305,579	\$4,565,966	\$4,834,164	\$5,110,408	\$5,394,939
Total Revenues	\$11,265,713	\$368,342	\$375,080	\$382,021	\$389,169	\$396,533	\$404,117	\$411,928	\$419,974	\$428,261	\$436,797
Total Expenditures [1]	(\$11,265,713)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)	(\$143,730)
<b>Ending Balance</b>	<b>a</b>	<b>(\$0)</b>	<b>\$3,337,697</b>	<b>\$3,569,047</b>	<b>\$3,807,338</b>	<b>\$4,052,777</b>	<b>\$4,305,579</b>	<b>\$4,565,966</b>	<b>\$4,834,164</b>	<b>\$5,110,408</b>	<b>\$5,394,939</b>
<b>Changed Circumstances Fund Balance</b>	<b>b</b>	<b>\$8,587,057</b>	<b>\$2,645,252</b>	<b>\$2,858,340</b>	<b>\$3,077,820</b>	<b>\$3,303,885</b>	<b>\$3,536,731</b>	<b>\$3,776,564</b>	<b>\$4,023,591</b>	<b>\$4,278,029</b>	<b>\$4,540,100</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b</b>	<b>\$8,587,057</b>	<b>\$5,982,949</b>	<b>\$6,427,387</b>	<b>\$6,885,158</b>	<b>\$7,356,662</b>	<b>\$7,842,311</b>	<b>\$8,342,529</b>	<b>\$8,857,754</b>	<b>\$9,388,436</b>	<b>\$9,935,039</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$85,475,410</b>	<b>\$93,944,164</b>	<b>\$102,498,577</b>	<b>\$111,137,587</b>	<b>\$119,859,995</b>	<b>\$128,664,450</b>	<b>\$137,549,448</b>	<b>\$146,513,318</b>	<b>\$155,554,220</b>	<b>\$164,670,128</b>

[1] Includes transfers to Changed Circumstances subfund.

**Table 4  
NBHCP 2017 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
<b>LAND ACQUISITION</b>											
<b>Beginning Balance</b>	\$0	\$12,079,636	\$12,442,025	\$12,815,286	\$13,199,744	\$13,595,737	\$14,263,036	\$0	\$0	\$0	\$0
Total Revenues	\$162,586,709	\$5,924,920	\$5,634,995	\$5,646,193	\$974,649	\$986,529	\$768,464	\$0	\$0	\$0	\$0
Total Expenditures	(\$139,853,363)	(\$5,562,531)	(\$5,261,734)	(\$5,261,734)	(\$578,657)	(\$319,230)	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$22,936,725)	\$0	\$0	\$0	\$0	\$0	(\$15,031,499)	\$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
<b>Ending Balance</b>	<b>\$0</b>	<b>\$12,442,025</b>	<b>\$12,815,286</b>	<b>\$13,199,744</b>	<b>\$13,595,737</b>	<b>\$14,263,036</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>RESTORATION AND ENHANCEMENTS</b>											
<b>Beginning Balance</b>	\$0	\$1,267,641	\$1,360,889	\$1,463,816	\$1,569,829	\$1,623,754	\$1,704,563	\$0	\$0	\$0	\$0
Total Revenues	\$18,185,203	\$645,446	\$615,397	\$618,485	\$110,283	\$111,901	\$88,327	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,720,701)	(\$552,197)	(\$512,471)	(\$512,471)	(\$56,359)	(\$31,092)	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$303,789)	\$0	\$0	\$0	\$0	\$0	(\$1,792,890)	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$1,360,889</b>	<b>\$1,463,816</b>	<b>\$1,569,829</b>	<b>\$1,623,754</b>	<b>\$1,704,563</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ADMINISTRATION/O&amp;M</b>											
<b>Beginning Balance</b>	\$0	\$40,772,344	\$41,785,313	\$42,303,585	\$42,794,766	\$39,102,783	\$35,292,362	\$31,154,897	\$26,589,003	\$21,886,132	\$17,042,174
Total Revenues	\$204,020,980	\$7,477,265	\$7,311,899	\$7,327,961	\$3,158,310	\$3,047,551	\$2,720,507	\$2,292,077	\$2,155,100	\$2,014,014	\$1,868,696
Drawdown on Endowment Fund	\$31,447,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$241,869,492)	(\$6,464,296)	(\$6,793,627)	(\$6,836,780)	(\$6,850,293)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)
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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$41,651,482</b>	<b>\$42,169,754</b>	<b>\$42,660,935</b>	<b>\$38,968,952</b>	<b>\$35,158,531</b>	<b>\$31,021,066</b>	<b>\$26,455,172</b>	<b>\$21,752,301</b>	<b>\$16,908,343</b>	<b>\$11,919,067</b>
<b>O&amp;M ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$100,186,300	\$106,123,869	\$112,078,313	\$118,211,390	\$122,017,940	\$125,938,687	\$153,864,570	\$158,430,507	\$163,133,422	\$167,977,425
Total Revenues	\$195,131,791	\$5,987,569	\$6,004,444	\$6,183,077	\$3,856,550	\$3,970,746	\$3,960,736	\$4,615,937	\$4,752,915	\$4,894,003	\$5,039,323
Total Expenditures	(\$2,583,322)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$24,015,147	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,815)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$106,123,869</b>	<b>\$112,078,313</b>	<b>\$118,211,390</b>	<b>\$122,017,940</b>	<b>\$125,938,687</b>	<b>\$153,864,570</b>	<b>\$158,430,507</b>	<b>\$163,133,422</b>	<b>\$167,977,425</b>	<b>\$172,966,748</b>
<b>SUPPLEMENTAL ENDOWMENT</b>											
<b>Beginning Balance</b>	\$0	\$5,688,006	\$5,971,022	\$6,255,911	\$6,549,346	\$6,758,557	\$6,974,044	\$0	\$0	\$0	\$0
Total Revenues	\$11,265,713	\$408,902	\$404,508	\$413,055	\$221,266	\$227,543	\$223,809	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$11,265,713)	(\$125,886)	(\$119,619)	(\$119,619)	(\$12,055)	(\$12,055)	(\$7,197,854)	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>a</b>	<b>(\$0)</b>	<b>\$5,971,022</b>	<b>\$6,255,911</b>	<b>\$6,549,346</b>	<b>\$6,758,557</b>	<b>\$6,974,044</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Changed Circumstances Fund Balance</b>	<b>b</b>	<b>\$8,587,057</b>	<b>\$5,070,220</b>	<b>\$5,331,946</b>	<b>\$5,601,524</b>	<b>\$5,771,625</b>	<b>\$5,946,829</b>	<b>\$6,122,329</b>	<b>\$6,295,999</b>	<b>\$6,474,879</b>	<b>\$6,659,125</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b</b>	<b>\$8,587,057</b>	<b>\$11,041,242</b>	<b>\$11,587,857</b>	<b>\$12,150,870</b>	<b>\$12,530,182</b>	<b>\$12,920,873</b>	<b>\$6,122,329</b>	<b>\$6,295,999</b>	<b>\$6,474,879</b>	<b>\$6,659,125</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$172,619,507</b>	<b>\$180,115,025</b>	<b>\$187,792,769</b>	<b>\$188,736,564</b>	<b>\$189,985,689</b>	<b>\$191,007,966</b>	<b>\$191,181,678</b>	<b>\$191,360,602</b>	<b>\$191,544,894</b>	<b>\$191,734,714</b>

[1] Includes transfers to Changed Circumstances subfund.

**Table 4  
NBHCP 2017 Fee Update  
Cash Flow Summary**

	<b>TOTAL 1996 - 2053</b>	<b>2046 51</b>	<b>2047 52</b>	<b>2048 53</b>	<b>2049 54</b>	<b>2050 55</b>	<b>2051 56</b>	<b>2052 57</b>	<b>2053 58</b>
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$162,586,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$139,853,363)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$22,936,725)	\$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
<b>Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$18,185,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,720,701)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$303,789)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$0	\$12,052,898	\$6,913,944	\$1,620,821	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Total Revenues	\$204,020,980	\$1,719,017	\$1,564,849	\$1,406,055	\$1,361,445	\$1,361,445	\$1,361,445	\$1,361,445	\$1,361,445
Drawdown on Endowment Fund	\$31,447,558	\$0	\$0	\$3,964,927	\$5,496,526	\$5,496,526	\$5,496,526	\$5,496,526	\$5,496,526
Total Expenditures	(\$241,869,492)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)	(\$6,857,972)
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)
<b>Ending Balance</b>	<b>\$0</b>	<b>\$6,780,113</b>	<b>\$1,486,990</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$0	\$172,966,748	\$178,105,750	\$183,398,923	\$184,885,964	\$184,886,016	\$184,886,071	\$184,886,126	\$184,886,184
Total Revenues	\$195,131,791	\$5,189,002	\$5,343,173	\$5,501,968	\$5,546,579	\$5,546,580	\$5,546,582	\$5,546,584	\$5,546,586
Total Expenditures	(\$2,583,322)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$24,015,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$31,447,558)	\$0	\$0	(\$3,964,927)	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)
Balance Adjustments	(\$229,815)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$184,886,243</b>	<b>\$178,105,750</b>	<b>\$183,398,923</b>	<b>\$184,885,964</b>	<b>\$184,886,016</b>	<b>\$184,886,071</b>	<b>\$184,886,126</b>	<b>\$184,886,184</b>	<b>\$184,886,243</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$11,265,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$11,265,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>a (\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Changed Circumstances Fund Balance</b>	<b>b \$8,587,057</b>	<b>\$7,044,366</b>	<b>\$7,245,697</b>	<b>\$7,453,068</b>	<b>\$7,666,660</b>	<b>\$7,886,659</b>	<b>\$8,113,259</b>	<b>\$8,346,657</b>	<b>\$8,587,057</b>
<b>Total Sup. Endowment Ending Balance</b>	<b>a+b \$8,587,057</b>	<b>\$7,044,366</b>	<b>\$7,245,697</b>	<b>\$7,453,068</b>	<b>\$7,666,660</b>	<b>\$7,886,659</b>	<b>\$8,113,259</b>	<b>\$8,346,657</b>	<b>\$8,587,057</b>
<b>Total Ending Balance</b>	<b>\$193,473,300</b>	<b>\$191,930,230</b>	<b>\$192,131,610</b>	<b>\$192,339,032</b>	<b>\$192,552,677</b>	<b>\$192,772,730</b>	<b>\$192,999,386</b>	<b>\$193,232,841</b>	<b>\$193,473,300</b>

*cash flow*

[1] Includes transfers to Changed Circumstances subfund.



**Table 5  
NBHCP 2017 Fee Update  
Land Acquisition Cost (2017 \$)**

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**2017 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*

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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		
<b>Average Land Value</b>	<b>\$22,500</b>		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.
<b>Average Land Acquisition Cost per Acquired Acre</b>	<b>\$24,000</b>		Beginning in 2016.

*land acq assumps*

Source: The Natomas Basin Conservancy.

**Table 6**  
**NBHCP 2017 Fee Update**  
**Restoration and Enhancement Assumptions (2017 \$)**

**2017 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
<b>Biological Site Assessment and Pre-Construction Survey</b>			
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 Swanson's Hawk nest disturbance -Assessment of Other Avian Species nest disturbance -Assessment of Valley Elderberry Longhorn Beetle
<b>Subtotal Biological Site Assess. &amp; Pre-Construction Survey</b>		<b>\$150 per habitat acre</b>	Note [1]
<b>Restoration and Enhancement Conversion Costs</b>			
<i>Expended at Time Land Is Acquired</i>	<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]
<b>Subtotal</b>	<b>100%</b>		<b>\$0</b>
<i>Expended at Time Land Is Converted</i>			
Rice/Other Converted to Marsh	25%	\$8,750	\$2,188 Note [4], [5]
Rice Converted to Upland/Other	15%	\$300	\$45 Note [5]
<b>Subtotal Restoration and Enhancement Conversion Costs</b>			<b>\$2,233</b>
<b>Subtotal of All Restoration and Enhancement Costs per Acre</b>			<b>\$2,383</b>
<b>Restoration and Enhancement Contingency per Acre (10%)</b>			<b>\$238</b>
<b>Total Restoration and Enhancement Costs per Acre</b>			<b>\$2,621</b>

*re assumps*

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 2017 Fee Update**  
**Operations and Maintenance Assumptions (2017 \$)**

**2017 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
<b>Operations and Maintenance Costs</b>		
Land Management	\$96.82 per acre	Land Management estimated costs of \$400,000 divided by the current habitat size of 4,131 acres (including supplemental mitigation)
TNBC Costs	\$92.68 per acre	See <b>Table 8</b>
Fixed Assets	\$23.70 per acre	Based on TNBC's inventory of fixed assets (see <b>Table 9</b> )
<b>Subtotal</b>	<b>\$213.20</b> per acre	
<b>Select Special Assessments</b>		
NCMWC	\$96.45 per acre	See <b>Table 10</b> .
Bureau of Reclamation	[1]	Water service for the Huffman West Parcel
Reclamation District #1000	\$14.07 per acre	See <b>Table 11</b> .
<b>Subtotal</b>	<b>\$110.52</b> per acre	
<b>Property Taxes for Existing Habitat</b>	<b>\$45.16</b> per acre	See <b>Table 11</b> .
<b>Preparation of Site Specific Management Plan</b>	<b>\$160</b> per acquired acre	Based on information from contracts regarding cost of SSMPs prepared to date. For cash flow modeling, applies to 2017 and beyond.
<b>Update of Site Specific Management Plan</b>	<b>\$8</b> per acre	Based on expected costs. For cash flow modeling, applies to 2017 and beyond.
<b>Mitigation Monitoring and Adaptive Management</b>		
One-Time/Fixed Costs	\$100,000 in 2023	See <b>Table 13</b> for detail; ongoing monitoring costs increase by 3% per year until habitat buildout
On-Going Monitoring	\$315,316 per year	
<b>Administrative Costs</b>		
During Development	\$1,084,753 per year	See <b>Table 14</b> for detail
After All Land Acquired	\$1,084,753 per year	
<b>Operations and Maintenance Revenues</b>		
<b>Crop Land Leases</b>		
Planted Rice Base Acreage	\$325 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
<b>Hunting Revenue</b>	<b>\$10</b> per acre	Revenue on 20% of the acres

*om assumps*

Source: The Natomas Basin Conservancy.

[1] Bureau of reclamation provides water service to the Huffman West property at a cost of \$3,200 annually. As this cost allocated to all acres is negligible, it has been excluded from this analysis.

**Table 8**  
**NBHCP 2017 Fee Update**  
**Estimated TNBC Operations and Maintenance Annual Costs (2017 \$)**  
*(excludes costs covered by Land Management contract and TNBC costs included in other tables)*

**2017 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
<b>Water Management</b>							
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 <b>Table 10</b> -- NCMWC)	annual					
winter water - farm	TNBC (see <b>Table 10</b> -- NCMWC)	annual					
winter water - marsh	TNBC (see <b>Table 10</b> -- 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 <b>Table 11</b> )	annual					
well reserve (Betts)	TNBC (added by TNBC in 2004)	accrued			\$9,600	1	\$9,600
<b>Subtotal Water Management</b>							<b>\$197,100</b>
<b>Vegetation Management</b>							
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 <b>Table 14</b> -Contract)	annual					
<b>Subtotal Vegetation Management</b>							<b>\$80,000</b>

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**Table 8**  
**NBHCP 2017 Fee Update**  
**Estimated TNBC Operations and Maintenance Annual Costs (2017 \$)**  
*(excludes costs covered by Land Management contract and TNBC costs included in other tables)*

**2017 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
<b>Pest Management</b>							
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						
<b>Subtotal Pest Management</b>							<b>\$0</b>
<b>Agriculture Management (rice and alfalfa farming)</b>							
coordination with farmers and grazing tenants	TNBC (See <b>Table 14</b> )	annual					
field leveling and cleanup	TNBC	annual	\$200	200 acres	\$40,000	2	\$20,000
<b>Subtotal Agricultural Management</b>							<b>\$20,000</b>
<b>Hunting Management</b>							
manage hunting program	TNBC (See <b>Table 14</b> )	annual					
coordinate with Sacramento Int. Airport	TNBC (See <b>Table 14</b> )	annual					
<b>Subtotal Hunting Management</b>							<b>\$0</b>
<b>Public Access and Interpretation</b>							
provide guided tours	TNBC (See <b>Table 14</b> )	annual					\$0
prepare handbooks and misc. interpretive material	TNBC (See <b>Table 14</b> )						\$0
<b>Subtotal Public Access and Interpret.</b>							<b>\$0</b>
<b>Monitoring</b>							
general field-monitoring of veg. and wildlife	TNBC (See <b>Table 13</b> )	annual					\$0
site-specific multispecies wildlife survey	TNBC (See <b>Table 13</b> )	accrued					\$0
waterfowl activities	TNBC (See <b>Table 13</b> )	annual					\$0
prepare reports	TNBC (See <b>Table 13</b> )	annual					\$0
general agency coordination	TNBC (See <b>Table 13</b> )	annual					\$0
<b>Subtotal Monitoring</b>							<b>\$0</b>
<b>Adaptive Management</b>							
labor to implement changes to various management practices	TNBC (See <b>Table 13</b> )	annual					\$0
<b>Subtotal Adaptive Management</b>							<b>\$0</b>

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**Table 8**  
**NBHCP 2017 Fee Update**  
**Estimated TNBC Operations and Maintenance Annual Costs (2017 \$)**  
*(excludes costs covered by Land Management contract and TNBC costs included in other tables)*

**2017 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
<b>Miscellaneous</b>							
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						
Tractor/Mower	TNBC	accrued	\$13,380	1	\$13,380	10	\$1,338
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					
<b>Subtotal Miscellaneous</b>							<b>\$50,986</b>
<b>Subtotal All Costs</b>							<b>\$348,086</b>
Contingency						10%	\$34,809
<b>Total Costs</b>							<b>\$382,895</b>
Acre Allocation							4,131
<b>Estimated Cost per Acre</b>							<b>\$92.68</b>

om tnbc

Source: Sopwith Farms and TNBC.

[1] Estimated as \$10 per acre on 75% of Sacramento County acres including only marsh and rice acres.

**Table 9**  
**NBHCP 2017 Fee Update**  
**Estimated TNBC Fixed Asset Annual Costs**

**2017 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 (2017 \$)	Annual Cost
								<i>3% annual inflation</i>	
ALG	Fencing, gates, signs	2002	20	6		1	\$1,131	\$1,762	\$88
All properties	Signs	2007	10	1	\$12	100	\$1,446	\$1,943	\$194
All properties	Risers	2007	20	11	\$275	5	\$1,375	\$1,848	\$92
All properties	Pipes	2007	10	1	\$13	260	\$3,388	\$4,553	\$455
All properties	Fencing (goat fencing and panels)	2008	15	7			\$2,539	\$3,313	\$221
All properties	Fencing	2008	15	7			\$4,192	\$5,470	\$365
ATKE	Gate	2003	20	7	\$450	1	\$450	\$681	\$34
BENN	Well - 16" dia.	2006	20	10	\$47,160	1	\$47,160	\$65,280	\$3,264
BENN	Weir & gasket pipe	2006	20	10	\$2,354	1	\$2,354	\$3,258	\$163
BENN	Pump - 60 hp @ 100'	2007	20	11	\$37,211	1	\$37,211	\$50,008	\$2,500
BENN	Water Control Structures and culverts	2007	50	41			\$69,138	\$92,916	\$1,858
BENN	Fencing	2008	15	7			\$4,880	\$6,368	\$425
BENN	Fencing	2008	15	7			\$49,634	\$64,761	\$4,317
BENN	Duck blinds & installation	2008	20	12			\$12,010	\$15,671	\$784
BENN	Irrigation supplies - drain line & riser box	2008	20	12			\$1,849	\$2,413	\$121
BENS	Gate - 16' (Dbl Wide)	2004	15	3	\$375	1	\$375	\$551	\$37
BENS	Gate - 14'	2005	15	4	\$275	3	\$825	\$1,176	\$78
BENS	Fencing - 3-strand BW	2004	15	3		1,600 ft	\$6,240	\$9,164	\$611
BENS	Fencing & signs	2006	15	5			\$7,346	\$10,169	\$678
BKS	Fencing - 5-strand BW	2000	20	4		9,632.59 ft	\$18,302	\$30,250	\$1,513
BKS	Stock Gates - 16'	2000	20	4		4	\$460	\$760	\$38
BKS	Fencing - 5-strand BW	2001	20	5		3,959 ft	\$7,522	\$12,071	\$604
BKS	Stock Gates - 16'	2001	20	5		3	\$370	\$594	\$30
BKS	Stock Gates and set up - 16'	2001	20	5		1	\$275	\$441	\$22
BKS	Fencing - 5-strand BW	2001	20	5		2,293.3 ft	\$4,365	\$7,005	\$350
BKS	Fencing - 2-strand BW	2001	20	5		621 ft	\$2,329	\$3,737	\$187
BKS	Fencing - 5-strand BW	2001	20	5		1,749 ft	\$1,185	\$1,902	\$95
BKS	Stock Gates	2001	20	5		2	\$200	\$321	\$16
BKS	Fencing	2007	20	11			\$11,155	\$14,991	\$750
BKS	Water Control Structures, culverts, pipes and canal gates	2001	50	35			\$167,355	\$268,556	\$5,371
BOLN	Gates (incl Dbl Wide)	2005	20	9		1	\$4,000	\$5,703	\$285
BOLN	Security Gate	2009	20	13		1	\$2,740	\$3,471	\$174
BOLS	Well & pump (60 hp)	2006	20	10		1	\$95,000	\$131,502	\$6,575
BTS	Well & Pump (residential)	2011	20	15		1	\$11,500	\$13,732	\$687

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**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2000 5	2001 6	2002 7	2003 8	2004 9	2005 10
<b>Developed Acres</b>						
Annual Developed Acreage	598.1	242.6	777.8	1,042.0	347.7	678.4
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	517.4	508.7
<b>Rice Land Acre</b>						
Upland/Fallow	123.9	96.6	174.7	175.0	193.4	189.1
Leased Rice Base Land	1,114.9	869.5	1,572.6	1,575.1	1,740.4	1,702.3
<b>Total Rice Lands</b>	<b>1,238.8</b>	<b>966.1</b>	<b>1,747.3</b>	<b>1,750.1</b>	<b>1,933.8</b>	<b>1,891.4</b>
<b>Other Land Type Acreage</b>						
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	1,206.9
Other (Supplemental Mitigation)				228.9	228.9	228.9
<b>Total Other</b>	<b>412.9</b>	<b>822.1</b>	<b>1,050.9</b>	<b>1,690.6</b>	<b>1,654.9</b>	<b>2,093.3</b>
<b>Total Habitat Acres</b>	<b>1,651.7</b>	<b>1,788.2</b>	<b>2,798.2</b>	<b>3,440.7</b>	<b>3,588.7</b>	<b>3,984.8</b>
Hunting (including Supplemental Mitigation)	0.0	0.0	0.0	1,043.9	1,149.2	1,081.1
<b>Beginning Balance</b>	<b>\$1,154,631</b>	<b>\$1,549,539</b>	<b>\$1,154,659</b>	<b>\$106,719</b>	<b>\$2,924,393</b>	<b>\$3,443,813</b>
<b>Revenues</b>						
Rice Base Land Lease						
Other Crop Land Lease [1]						
<b>Subtotal</b>	<b>\$0</b>	<b>\$174,438</b>	<b>\$232,305</b>	<b>\$207,682</b>	<b>\$335,319</b>	<b>\$223,860</b>
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
<b>Total Admin/O&amp;M Revenues</b>	<b>\$509,413</b>	<b>\$816,275</b>	<b>\$1,624,402</b>	<b>\$3,949,924</b>	<b>\$2,207,942</b>	<b>\$4,117,856</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)					(\$397,111)	(\$560,788)
Property Taxes (See Table 10)					(\$227,074)	(\$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)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$388,815)</b>	<b>(\$611,155)</b>	<b>(\$876,281)</b>	<b>(\$1,448,791)</b>	<b>(\$1,738,522)</b>	<b>(\$1,890,845)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$274,310</b>	<b>(\$600,000)</b>	<b>(\$1,796,061)</b>	<b>\$316,541</b>	<b>\$50,000</b>	<b>\$10,485</b>
<b>Ending Balance</b>	<b>\$1,549,539</b>	<b>\$1,154,659</b>	<b>\$106,719</b>	<b>\$2,924,393</b>	<b>\$3,443,813</b>	<b>\$5,681,309</b>
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 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16
<b>Developed Acres</b>						
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
<b>Rice Land Acre</b>						
Upland/Fallow	216.7	205.7	231.2	231.1	202.5	212.2
Leased Rice Base Land	1,950.6	1,851.1	2,080.6	2,080.2	1,822.5	1,909.8
<b>Total Rice Lands</b>	<b>2,167.3</b>	<b>2,056.8</b>	<b>2,311.8</b>	<b>2,311.3</b>	<b>2,025.0</b>	<b>2,122.0</b>
<b>Other Land Type Acreage</b>						
Marsh	718.7	713.3	714.3	714.3	714.3	714.3
Other (Required Mitigation)	1,058.3	1,174.2	918.2	912.1	1,157.1	1,060.1
Other (Supplemental Mitigation)	228.9	228.9	228.9	205.8	205.8	205.8
<b>Total Other</b>	<b>2,005.9</b>	<b>2,116.4</b>	<b>1,861.4</b>	<b>1,832.2</b>	<b>2,077.2</b>	<b>1,980.2</b>
<b>Total Habitat Acres</b>	<b>4,173.2</b>	<b>4,173.2</b>	<b>4,173.2</b>	<b>4,143.5</b>	<b>4,102.2</b>	<b>4,102.2</b>
Hunting (including Supplemental Mitigation)	1,023.9	1,023.9	1,023.9	1,023.7	1,023.7	1,023.7
<b>Beginning Balance</b>	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745
<b>Revenues</b>						
Rice Base Land Lease						
Other Crop Land Lease [1]						
<b>Subtotal</b>	<b>\$221,388</b>	<b>\$312,085</b>	<b>\$314,154</b>	<b>\$526,400</b>	<b>\$556,505</b>	<b>\$403,690</b>
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
<b>Total Admin/O&amp;M Revenues</b>	<b>\$2,166,883</b>	<b>\$4,993,445</b>	<b>\$1,062,029</b>	<b>\$1,086,047</b>	<b>\$911,922</b>	<b>\$554,345</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,224,234)	(\$2,045,597)	(\$1,379,399)	(\$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)	(\$461,235)	(\$461,235)	(\$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)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$2,121,364)</b>	<b>(\$3,371,435)</b>	<b>(\$2,710,637)</b>	<b>(\$2,729,128)</b>	<b>(2,252,846)</b>	<b>(\$2,744,263)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$1,429,520</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$155,650)</b>
<b>Ending Balance</b>	<b>\$7,156,348</b>	<b>\$8,778,358</b>	<b>\$7,129,750</b>	<b>\$5,486,669</b>	<b>\$4,145,745</b>	<b>\$1,800,177</b>
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 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22
<b>Developed Acres</b>						
Annual Developed Acreage	80.1	0.0	0.0	5.7	65.5	40.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	80.1	0.0	0.0	5.7	65.5	40.0
<b>Rice Land Acre</b>						
Upland/Fallow	230.4	230.4	230.4	240.5	240.5	240.5
Leased Rice Base Land	2,073.7	2,073.7	2,073.7	2,164.1	2,164.1	2,164.1
<b>Total Rice Lands</b>	<b>2,304.1</b>	<b>2,304.1</b>	<b>2,304.1</b>	<b>2,404.5</b>	<b>2,404.5</b>	<b>2,404.5</b>
<b>Other Land Type Acreage</b>						
Marsh	714.3	714.3	714.3	714.3	714.3	714.3
Other (Required Mitigation)	907.1	907.1	907.1	806.7	806.7	806.7
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>1,827.2</b>	<b>1,827.2</b>	<b>1,827.2</b>	<b>1,726.8</b>	<b>1,726.8</b>	<b>1,726.8</b>
<b>Total Habitat Acres</b>	<b>4,131.3</b>	<b>4,131.3</b>	<b>4,131.3</b>	<b>4,131.3</b>	<b>4,131.3</b>	<b>4,131.3</b>
Hunting (including Supplemental Mitigation)	1,075.5	1,075.5	826.3	826.3	826.3	826.3
<b>Beginning Balance</b>	<b>\$1,800,177</b>	<b>\$9,099,193</b>	<b>\$7,467,851</b>	<b>\$6,009,811</b>	<b>\$5,900,712</b>	<b>\$4,697,883</b>
<b>Revenues</b>						
Rice Base Land Lease						\$703,327
Other Crop Land Lease [1]						\$25,312
<b>Subtotal</b>	<b>\$607,269</b>	<b>\$636,801</b>	<b>\$745,602</b>	<b>\$803,328</b>	<b>\$520,000</b>	<b>\$709,124</b>
Admin/O&M Portion of Mitigation Fees [2]	\$1,954,520	\$272,578	\$0	\$62,748	\$891,151	\$478,886
Misc. (Hunting Rev. only after budget yr.)	\$195,949	\$90,568	\$0	\$1,113,995	\$150,000	\$90,000
Interest/Other Earned [3]	\$77,409	\$161,070	\$166,764	\$335,931	\$28,529	\$100,000
<b>Total Admin/O&amp;M Revenues</b>	<b>\$2,835,147</b>	<b>\$1,161,017</b>	<b>\$912,366</b>	<b>\$2,316,002</b>	<b>\$1,589,680</b>	<b>\$1,378,010</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,129,864)	(\$866,388)	(\$481,663)	(\$606,899)	(\$811,000)	(\$868,000)
Property Taxes (See Table 10)	(\$217,850)	(\$201,526)	(\$207,949)	(\$217,850)	(\$204,303)	(\$186,584)
Special Assessments (RD 1000+NCMWC)	(\$369,737)	(\$383,683)	(\$414,897)	(\$446,139)	(\$446,139)	(\$456,607)
SSMPs (Preparation & Update) [4]	\$0	\$0	(\$50,000)	(\$111,699)	(\$63,000)	(\$25,000)
Administration	(\$478,108)	(\$1,031,086)	(\$917,701)	(\$744,317)	(\$969,871)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$340,572)	(\$315,316)	(\$298,196)	(\$298,196)	(\$298,196)	(\$315,316)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$2,536,131)</b>	<b>(\$2,797,999)</b>	<b>(\$2,370,406)</b>	<b>(\$2,425,101)</b>	<b>(\$2,792,509)</b>	<b>(\$2,936,260)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$7,000,000</b>	<b>\$5,640</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$9,099,193</b>	<b>\$7,467,851</b>	<b>\$6,009,811</b>	<b>\$5,900,712</b>	<b>\$4,697,883</b>	<b>\$3,139,633</b>
Undesignated	\$8,965,362	\$7,334,020	\$5,875,980	\$5,766,881	\$4,564,052	\$3,005,802
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831



**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2018 23	2019 24	2020 25	2021 26	2022 27	2023 28
<b>Developed Acres</b>						
Annual Developed Acreage	100.0	175.0	200.0	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	100.0	175.0	200.0	534.9	534.9	534.9
<b>Rice Land Acre</b>						
Upland/Fallow	229.4	218.8	225.8	227.1	228.3	241.6
Leased Rice Base Land	2,064.7	1,969.6	2,032.6	2,043.5	2,054.4	2,174.8
<b>Total Rice Lands</b>	<b>2,294.2</b>	<b>2,188.4</b>	<b>2,258.4</b>	<b>2,270.5</b>	<b>2,282.7</b>	<b>2,416.4</b>
<b>Other Land Type Acreage</b>						
Marsh	824.7	934.8	954.8	1,048.1	1,141.3	1,208.2
Other (Required Mitigation)	806.7	807.2	817.2	979.3	1,141.3	1,208.2
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>1,837.1</b>	<b>1,947.8</b>	<b>1,977.8</b>	<b>2,233.1</b>	<b>2,488.4</b>	<b>2,622.2</b>
<b>Total Habitat Acres</b>	<b>4,131.3</b>	<b>4,136.2</b>	<b>4,236.2</b>	<b>4,503.7</b>	<b>4,771.1</b>	<b>5,038.6</b>
Hunting (including Supplemental Mitigation)	826.3	827.2	847.2	900.7	954.2	1,007.7
<b>Beginning Balance</b>	<b>\$3,139,633</b>	<b>\$2,044,093</b>	<b>\$1,675,275</b>	<b>\$1,493,982</b>	<b>\$4,692,551</b>	<b>\$7,805,152</b>
<b>Revenues</b>						
Rice Base Land Lease	\$671,044	\$640,107	\$660,582	\$664,132	\$667,683	\$706,799
Other Crop Land Lease [1]	\$25,312	\$25,324	\$25,574	\$29,626	\$33,678	\$35,349
<b>Subtotal</b>	<b>\$696,355</b>	<b>\$665,430</b>	<b>\$686,155</b>	<b>\$693,758</b>	<b>\$701,360</b>	<b>\$742,148</b>
Admin/O&M Portion of Mitigation Fees [2]	\$1,072,214	\$1,876,375	\$2,144,429	\$5,735,496	\$5,735,496	\$5,735,496
Misc. (Hunting Rev. only after budget yr.)	\$8,263	\$8,272	\$8,472	\$9,007	\$9,542	\$10,077
Interest/Other Earned [3]	\$94,189	\$61,323	\$50,258	\$44,819	\$140,777	\$234,155
<b>Total Admin/O&amp;M Revenues</b>	<b>\$1,871,021</b>	<b>\$2,611,401</b>	<b>\$2,889,315</b>	<b>\$6,483,081</b>	<b>\$6,587,175</b>	<b>\$6,721,876</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$880,791)	(\$881,832)	(\$903,151)	(\$960,174)	(\$1,017,196)	(\$1,074,218)
Property Taxes (See Table 10)	(\$186,584)	(\$188,098)	(\$220,061)	(\$308,112)	(\$398,804)	(\$492,217)
Special Assessments (RD 1000+NCMWC)	(\$456,607)	(\$457,147)	(\$468,199)	(\$497,760)	(\$527,320)	(\$556,881)
SSMPs (Preparation & Update) [4]	(\$33,051)	(\$33,870)	(\$49,890)	(\$78,823)	(\$80,963)	(\$83,102)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	(\$100,000)
Monitoring Ongoing Costs	(\$324,775)	(\$334,519)	(\$344,554)	(\$354,891)	(\$365,538)	(\$376,504)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$2,966,561)</b>	<b>(\$2,980,219)</b>	<b>(\$3,070,608)</b>	<b>(\$3,284,512)</b>	<b>(\$3,474,574)</b>	<b>(\$3,767,676)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$2,044,093</b>	<b>\$1,675,275</b>	<b>\$1,493,982</b>	<b>\$4,692,551</b>	<b>\$7,805,152</b>	<b>\$10,759,353</b>
Undesignated	\$1,910,262	\$1,541,444	\$1,360,151	\$4,558,720	\$7,671,321	\$10,625,522
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2024 29	2025 30	2026 31	2027 32	2028 33	2029 34
<b>Developed Acres</b>						
Annual Developed Acreage	534.9	534.9	534.9	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	534.9	534.9	534.9	534.9	534.9	534.9
<b>Rice Land Acre</b>						
Upland/Fallow	255.0	268.4	281.8	295.1	308.5	321.9
Leased Rice Base Land	2,295.1	2,415.5	2,535.8	2,656.2	2,776.6	2,896.9
<b>Total Rice Lands</b>	<b>2,550.1</b>	<b>2,683.9</b>	<b>2,817.6</b>	<b>2,951.3</b>	<b>3,085.1</b>	<b>3,218.8</b>
<b>Other Land Type Acreage</b>						
Marsh	1,275.1	1,341.9	1,408.8	1,475.7	1,542.5	1,609.4
Other (Required Mitigation)	1,275.1	1,341.9	1,408.8	1,475.7	1,542.5	1,609.4
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>2,755.9</b>	<b>2,889.6</b>	<b>3,023.4</b>	<b>3,157.1</b>	<b>3,290.8</b>	<b>3,424.6</b>
<b>Total Habitat Acres</b>	<b>5,306.0</b>	<b>5,573.5</b>	<b>5,841.0</b>	<b>6,108.4</b>	<b>6,375.9</b>	<b>6,643.3</b>
Hunting (including Supplemental Mitigation)	1,061.2	1,114.7	1,168.2	1,221.7	1,275.2	1,328.7
<b>Beginning Balance</b>	<b>\$10,759,353</b>	<b>\$13,747,269</b>	<b>\$16,666,686</b>	<b>\$19,512,227</b>	<b>\$22,278,256</b>	<b>\$24,958,860</b>
<b>Revenues</b>						
Rice Base Land Lease	\$745,915	\$785,031	\$824,147	\$863,263	\$902,379	\$941,495
Other Crop Land Lease [1]	\$37,021	\$38,692	\$40,364	\$42,036	\$43,707	\$45,379
<b>Subtotal</b>	<b>\$782,936</b>	<b>\$823,723</b>	<b>\$864,511</b>	<b>\$905,299</b>	<b>\$946,086</b>	<b>\$986,874</b>
Admin/O&M Portion of Mitigation Fees [2]	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496
Misc. (Hunting Rev. only after budget yr.)	\$10,612	\$11,147	\$11,682	\$12,217	\$12,752	\$13,287
Interest/Other Earned [3]	\$322,781	\$412,418	\$500,001	\$585,367	\$668,348	\$748,766
<b>Total Admin/O&amp;M Revenues</b>	<b>\$6,851,825</b>	<b>\$6,982,785</b>	<b>\$7,111,690</b>	<b>\$7,238,379</b>	<b>\$7,362,682</b>	<b>\$7,484,423</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,131,240)	(\$1,188,262)	(\$1,245,285)	(\$1,302,307)	(\$1,359,329)	(\$1,416,351)
Property Taxes (See Table 10)	(\$588,433)	(\$687,535)	(\$789,610)	(\$894,748)	(\$1,003,039)	(\$1,114,580)
Special Assessments (RD 1000+NCMWC)	(\$586,442)	(\$616,002)	(\$645,563)	(\$675,124)	(\$704,684)	(\$734,245)
SSMPs (Preparation & Update) [4]	(\$85,242)	(\$87,382)	(\$89,521)	(\$91,661)	(\$93,801)	(\$95,940)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$387,799)	(\$399,433)	(\$411,416)	(\$423,758)	(\$436,471)	(\$449,565)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$3,863,909)</b>	<b>(\$4,063,368)</b>	<b>(\$4,266,148)</b>	<b>(\$4,472,351)</b>	<b>(\$4,682,078)</b>	<b>(\$4,895,435)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$13,747,269</b>	<b>\$16,666,686</b>	<b>\$19,512,227</b>	<b>\$22,278,256</b>	<b>\$24,958,860</b>	<b>\$27,547,849</b>
Undesignated	\$13,613,438	\$16,532,855	\$19,378,396	\$22,144,425	\$24,825,029	\$27,414,018
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
<b>Developed Acres</b>						
Annual Developed Acreage	534.9	534.9	534.9	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	534.9	534.9	534.9	534.9	534.9	534.9
<b>Rice Land Acre</b>						
Upland/Fallow	335.3	348.6	362.0	375.4	388.7	402.1
Leased Rice Base Land	3,017.3	3,137.6	3,258.0	3,378.3	3,498.7	3,619.1
<b>Total Rice Lands</b>	<b>3,352.5</b>	<b>3,486.2</b>	<b>3,620.0</b>	<b>3,753.7</b>	<b>3,887.4</b>	<b>4,021.2</b>
<b>Other Land Type Acreage</b>						
Marsh	1,676.3	1,743.1	1,810.0	1,876.9	1,943.7	2,010.6
Other (Required Mitigation)	1,676.3	1,743.1	1,810.0	1,876.9	1,943.7	2,010.6
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>3,558.3</b>	<b>3,692.0</b>	<b>3,825.7</b>	<b>3,959.5</b>	<b>4,093.2</b>	<b>4,226.9</b>
<b>Total Habitat Acres</b>	<b>6,910.8</b>	<b>7,178.3</b>	<b>7,445.7</b>	<b>7,713.2</b>	<b>7,980.6</b>	<b>8,248.1</b>
Hunting (including Supplemental Mitigation)	1,382.2	1,435.7	1,489.1	1,542.6	1,596.1	1,649.6
<b>Beginning Balance</b>	<b>\$27,547,849</b>	<b>\$30,038,733</b>	<b>\$32,424,720</b>	<b>\$34,698,695</b>	<b>\$36,853,212</b>	<b>\$38,880,479</b>
<b>Revenues</b>						
Rice Base Land Lease	\$980,611	\$1,019,727	\$1,058,843	\$1,097,960	\$1,137,076	\$1,176,192
Other Crop Land Lease [1]	\$47,051	\$48,722	\$50,394	\$52,065	\$53,737	\$55,409
<b>Subtotal</b>	<b>\$1,027,662</b>	<b>\$1,068,450</b>	<b>\$1,109,237</b>	<b>\$1,150,025</b>	<b>\$1,190,813</b>	<b>\$1,231,600</b>
Admin/O&M Portion of Mitigation Fees [2]	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496	\$5,735,496
Misc. (Hunting Rev. only after budget yr.)	\$13,822	\$14,357	\$14,891	\$15,426	\$15,961	\$16,496
Interest/Other Earned [3]	\$826,435	\$901,162	\$972,742	\$1,040,961	\$1,105,596	\$1,166,414
<b>Total Admin/O&amp;M Revenues</b>	<b>\$7,603,415</b>	<b>\$7,719,464</b>	<b>\$7,832,367</b>	<b>\$7,941,908</b>	<b>\$8,047,867</b>	<b>\$8,150,007</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,473,373)	(\$1,530,396)	(\$1,587,418)	(\$1,644,440)	(\$1,701,462)	(\$1,758,484)
Property Taxes (See Table 10)	(\$1,229,466)	(\$1,347,799)	(\$1,469,682)	(\$1,595,222)	(\$1,724,528)	(\$1,857,713)
Special Assessments (RD 1000+NCMWC)	(\$763,806)	(\$793,366)	(\$822,927)	(\$852,488)	(\$882,048)	(\$911,609)
SSMPs (Preparation & Update) [4]	(\$98,080)	(\$100,220)	(\$102,359)	(\$104,499)	(\$106,639)	(\$108,778)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$463,052)	(\$476,944)	(\$491,252)	(\$505,990)	(\$521,169)	(\$536,804)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$5,112,531)</b>	<b>(\$5,333,478)</b>	<b>(\$5,558,392)</b>	<b>(\$5,787,391)</b>	<b>(\$6,020,599)</b>	<b>(\$6,258,142)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$30,038,733</b>	<b>\$32,424,720</b>	<b>\$34,698,695</b>	<b>\$36,853,212</b>	<b>\$38,880,479</b>	<b>\$40,772,344</b>
Undesignated	\$29,904,902	\$32,290,889	\$34,564,864	\$36,719,381	\$38,746,648	\$40,638,513
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46
<b>Developed Acres</b>						
Annual Developed Acreage	463.5	438.5	438.5	48.2	48.2	28.4
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	463.5	438.5	438.5	48.2	48.2	28.4
<b>Rice Land Acre</b>						
Upland/Fallow	413.7	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,723.3	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
<b>Total Rice Lands</b>	<b>4,137.1</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>
<b>Other Land Type Acreage</b>						
Marsh	2,068.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,068.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>4,342.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>
<b>Total Habitat Acres</b>	<b>8,479.9</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>
Hunting (including Supplemental Mitigation)	1,696.0	1,739.8	1,791.2	1,791.2	1,791.2	1,791.2
<b>Beginning Balance</b>	<b>\$40,772,344</b>	<b>\$41,785,313</b>	<b>\$42,303,585</b>	<b>\$42,794,766</b>	<b>\$39,102,783</b>	<b>\$35,292,362</b>
<b>Revenues</b>						
Rice Base Land Lease	\$1,210,088	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687
Other Crop Land Lease [1]	\$56,857	\$59,832	\$59,832	\$59,832	\$59,832	\$59,832
<b>Subtotal</b>	<b>\$1,266,946</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>
Admin/O&M Portion of Mitigation Fees [2]	\$4,970,189	\$4,701,423	\$4,701,423	\$517,037	\$517,037	\$304,306
Misc. (Hunting Rev. only after budget yr.)	\$16,960	\$17,398	\$17,912	\$17,912	\$17,912	\$17,912
Interest/Other Earned [3]	\$1,223,170	\$1,253,559	\$1,269,108	\$1,283,843	\$1,173,083	\$1,058,771
<b>Total Admin/O&amp;M Revenues</b>	<b>\$7,477,265</b>	<b>\$7,311,899</b>	<b>\$7,327,961</b>	<b>\$3,158,310</b>	<b>\$3,047,551</b>	<b>\$2,720,507</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,807,898)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)
Property Taxes (See Table 10)	(1,976,589)	(2,092,410)	(2,211,706)	(\$2,225,219)	(\$2,232,897)	(\$2,232,897)
Special Assessments (RD 1000+NCMWC)	(\$937,225)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)
SSMPs (Preparation & Update) [4]	(\$104,923)	(\$147,788)	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$552,909)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$6,464,296)</b>	<b>(\$6,793,627)</b>	<b>(\$6,836,780)</b>	<b>(\$6,850,293)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$41,785,313</b>	<b>\$42,303,585</b>	<b>\$42,794,766</b>	<b>\$39,102,783</b>	<b>\$35,292,362</b>	<b>\$31,154,897</b>
Undesignated	\$41,651,482	\$42,169,754	\$42,660,935	\$38,968,952	\$35,158,531	\$31,021,066
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2042 47	2043 48	2044 49	2045 50	2046 51	2047 52
<b>Developed Acres</b>						
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
<b>Rice Land Acre</b>						
Upland/Fallow	437.5	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
<b>Total Rice Lands</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>
<b>Other Land Type Acreage</b>						
Marsh	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>
<b>Total Habitat Acres</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>
Hunting (including Supplemental Mitigation)	1,791.2	1,791.2	1,791.2	1,791.2	1,791.2	1,791.2
<b>Beginning Balance</b>	\$31,154,897	\$26,589,003	\$21,886,132	\$17,042,174	\$12,052,898	\$6,913,944
<b>Revenues</b>						
Rice Base Land Lease	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687
Other Crop Land Lease [1]	\$59,832	\$59,832	\$59,832	\$59,832	\$59,832	\$59,832
<b>Subtotal</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,912	\$17,912	\$17,912	\$17,912	\$17,912	\$17,912
Interest/Other Earned [3]	\$934,647	\$797,670	\$656,584	\$511,265	\$361,587	\$207,418
<b>Total Admin/O&amp;M Revenues</b>	<b>\$2,292,077</b>	<b>\$2,155,100</b>	<b>\$2,014,014</b>	<b>\$1,868,696</b>	<b>\$1,719,017</b>	<b>\$1,564,849</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)
Property Taxes (See Table 10)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)
Special Assessments (RD 1000+NCMWC)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)
SSMPs (Preparation & Update) [4]	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>
<b>Transfers/Adjustments</b>						
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
<b>Total Transfers/Adjustments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$26,589,003</b>	<b>\$21,886,132</b>	<b>\$17,042,174</b>	<b>\$12,052,898</b>	<b>\$6,913,944</b>	<b>\$1,620,821</b>
Undesignated	\$26,455,172	\$21,752,301	\$16,908,343	\$11,919,067	\$6,780,113	\$1,486,990
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

**Table A-6**  
**NBHCP 2017 Fee Update**  
**Administration/Operations and**  
**Maintenance Cash Flow**

Item	2048 53	2049 54	2050 55	2051 56	2052 57	2053 58
<b>Developed Acres</b>						
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
<b>Rice Land Acre</b>						
Upland/Fallow	437.5	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
<b>Total Rice Lands</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>	<b>4,375.0</b>
<b>Other Land Type Acreage</b>						
Marsh	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	205.8	205.8	205.8	205.8	205.8	205.8
<b>Total Other</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>	<b>4,580.8</b>
<b>Total Habitat Acres</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>	<b>8,955.8</b>
Hunting (including Supplemental Mitigation)	1,791.2	1,791.2	1,791.2	1,791.2	1,791.2	1,791.2
<b>Beginning Balance</b>	<b>\$1,620,821</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>
<b>Revenues</b>						
Rice Base Land Lease	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687	\$1,279,687
Other Crop Land Lease [1]	\$59,832	\$59,832	\$59,832	\$59,832	\$59,832	\$59,832
<b>Subtotal</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>	<b>\$1,339,519</b>
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,912	\$17,912	\$17,912	\$17,912	\$17,912	\$17,912
Interest/Other Earned [3]	\$48,625	\$4,015	\$4,015	\$4,015	\$4,015	\$4,015
<b>Total Admin/O&amp;M Revenues</b>	<b>\$1,406,055</b>	<b>\$1,361,445</b>	<b>\$1,361,445</b>	<b>\$1,361,445</b>	<b>\$1,361,445</b>	<b>\$1,361,445</b>
<b>Costs</b>						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)	(\$1,909,357)
Property Taxes (See Table 10)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)	(\$2,232,897)
Special Assessments (RD 1000+NCMWC)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)	(\$989,822)
SSMPs (Preparation & Update) [4]	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)	(\$71,646)
Administration	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)	(\$1,084,753)
Monitoring One-time/Fixed Costs [5]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)	(\$569,496)
<b>Total Admin/O&amp;M Costs</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>	<b>(\$6,857,972)</b>
<b>Transfers/Adjustments</b>						
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	\$3,964,927	\$5,496,526	\$5,496,526	\$5,496,526	\$5,496,526	\$5,496,526
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Transfers/Adjustments</b>	<b>\$3,964,927</b>	<b>\$5,496,526</b>	<b>\$5,496,526</b>	<b>\$5,496,526</b>	<b>\$5,496,526</b>	<b>\$5,496,526</b>
<b>Ending Balance</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>	<b>\$133,831</b>
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 2017 Fee Update**  
**O&M Endowment Fund Cash Flow**

**2017 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 2018+)	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5
Annual Developed Acreage		17,150.0	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		17,150.0	30.4	104.9	1,380.4	1,466.5	598.1
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$2,280</b>	<b>\$12,770</b>	<b>\$275,038</b>	<b>\$323,846</b>
Endowment Fund Fee Revenue [1]	\$6,433 per dev acre	\$74,377,770	\$2,280	\$10,490	\$262,268	\$278,626	\$113,645
Other Revenue		\$261,347	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition		\$15,031,499	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement		\$1,792,890	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment		\$7,190,758	\$0	\$0	\$0	\$0	\$0
Less Drawdown		(\$31,447,558)	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg bal.	\$120,492,673	\$0	\$0	\$0	\$0	\$26,490
Less Fees and Taxes		(\$2,583,322)	\$0	\$0	\$0	\$0	\$0
Adjustment (to balance to 1999 ending bal)		(\$229,815)	\$0	\$0	\$0	(\$229,818)	\$0
<b>Ending Balance</b>		<b>\$184,886,243</b>	<b>\$2,280</b>	<b>\$12,770</b>	<b>\$275,038</b>	<b>\$323,846</b>	<b>\$463,981</b>

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

**Table A-7**  
**NBHCP 2017 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	347.7	678.4	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	517.4	508.7	132.2	103.2	19.1
<b>Beginning Balance</b>	<b>\$463,981</b>	<b>\$966,676</b>	<b>\$1,730,724</b>	<b>\$4,424,499</b>	<b>\$5,803,065</b>	<b>\$8,148,581</b>	<b>\$9,926,631</b>	<b>\$10,959,532</b>
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
<b>Ending Balance</b>	<b>\$966,676</b>	<b>\$1,730,724</b>	<b>\$4,424,499</b>	<b>\$5,803,065</b>	<b>\$8,148,581</b>	<b>\$9,926,631</b>	<b>\$10,959,532</b>	<b>\$7,575,335</b>

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



**Table A-7**  
**NBHCP 2017 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	65.5
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	65.5
<b>Beginning Balance</b>	<b>\$7,575,335</b>	<b>\$9,591,852</b>	<b>\$10,914,484</b>	<b>\$10,787,515</b>	<b>\$13,175,111</b>	<b>\$15,524,636</b>	<b>\$16,310,886</b>	<b>\$16,437,061</b>
Endowment Fund Fee Revenue [1]	\$159,493	\$42,734	\$9,500	\$1,113,409	\$140,188	\$0	\$37,691	\$505,995
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	\$152,493	\$1,431,879
Less Fees and Taxes	(\$40,066)	(\$58,070)	(\$44,338)	(\$49,818)	(\$56,921)	(\$62,454)	(\$64,009)	(\$42,988)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
<b>Ending Balance</b>	<b>\$9,591,852</b>	<b>\$10,914,484</b>	<b>\$10,787,515</b>	<b>\$13,175,111</b>	<b>\$15,524,636</b>	<b>\$16,310,886</b>	<b>\$16,437,061</b>	<b>\$18,331,947</b>

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

**Table A-7**  
**NBHCP 2017 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	40.0	100.0	175.0	200.0	534.9	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	40.0	100.0	175.0	200.0	534.9	534.9	534.9	534.9
<b>Beginning Balance</b>	<b>\$18,331,947</b>	<b>\$19,079,269</b>	<b>\$20,244,947</b>	<b>\$21,928,071</b>	<b>\$23,822,513</b>	<b>\$27,928,333</b>	<b>\$32,157,327</b>	<b>\$36,513,191</b>
Endowment Fund Fee Revenue [1]	\$257,320	\$643,300	\$1,125,775	\$1,286,600	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144
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	\$540,000	\$572,378	\$607,348	\$657,842	\$714,675	\$837,850	\$964,720	\$1,095,396
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)	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$19,079,269</b>	<b>\$20,244,947</b>	<b>\$21,928,071</b>	<b>\$23,822,513</b>	<b>\$27,928,333</b>	<b>\$32,157,327</b>	<b>\$36,513,191</b>	<b>\$40,999,731</b>

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

**Table A-7**  
**NBHCP 2017 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	534.9	534.9	534.9	534.9	534.9	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	534.9	534.9	534.9	534.9	534.9	534.9	534.9	534.9
<b>Beginning Balance</b>	<b>\$40,999,731</b>	<b>\$45,620,867</b>	<b>\$50,380,638</b>	<b>\$55,283,201</b>	<b>\$60,332,841</b>	<b>\$65,533,971</b>	<b>\$70,891,134</b>	<b>\$76,409,013</b>
Endowment Fund Fee Revenue [1]	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144	\$3,441,144
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	\$1,229,992	\$1,368,626	\$1,511,419	\$1,658,496	\$1,809,985	\$1,966,019	\$2,126,734	\$2,292,270
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
<b>Ending Balance</b>	<b>\$45,620,867</b>	<b>\$50,380,638</b>	<b>\$55,283,201</b>	<b>\$60,332,841</b>	<b>\$65,533,971</b>	<b>\$70,891,134</b>	<b>\$76,409,013</b>	<b>\$82,092,427</b>

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

**Table A-7**  
**NBHCP 2017 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	534.9	534.9	534.9	463.5	438.5	438.5	48.2	48.2
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	534.9	534.9	534.9	463.5	438.5	438.5	48.2	48.2
<b>Beginning Balance</b>	<b>\$82,092,427</b>	<b>\$87,946,344</b>	<b>\$93,975,879</b>	<b>\$100,186,300</b>	<b>\$106,123,869</b>	<b>\$112,078,313</b>	<b>\$118,211,390</b>	<b>\$122,017,940</b>
Endowment Fund Fee Revenue [1]	\$3,441,144	\$3,441,144	\$3,441,144	\$2,981,980	\$2,820,728	\$2,820,728	\$310,208	\$310,208
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	\$2,462,773	\$2,638,390	\$2,819,276	\$3,005,589	\$3,183,716	\$3,362,349	\$3,546,342	\$3,660,538
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
<b>Ending Balance</b>	<b>\$87,946,344</b>	<b>\$93,975,879</b>	<b>\$100,186,300</b>	<b>\$106,123,869</b>	<b>\$112,078,313</b>	<b>\$118,211,390</b>	<b>\$122,017,940</b>	<b>\$125,938,687</b>

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

**Table A-7**  
**NBHCP 2017 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	28.4	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	28.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Beginning Balance</b>	<b>\$125,938,687</b>	<b>\$153,864,570</b>	<b>\$158,430,507</b>	<b>\$163,133,422</b>	<b>\$167,977,425</b>	<b>\$172,966,748</b>	<b>\$178,105,750</b>	<b>\$183,398,923</b>
Endowment Fund Fee Revenue [1]	\$182,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$15,031,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$1,792,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$7,190,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,964,927)
Interest Earnings	\$3,778,161	\$4,615,937	\$4,752,915	\$4,894,003	\$5,039,323	\$5,189,002	\$5,343,173	\$5,501,968
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
<b>Ending Balance</b>	<b>\$153,864,570</b>	<b>\$158,430,507</b>	<b>\$163,133,422</b>	<b>\$167,977,425</b>	<b>\$172,966,748</b>	<b>\$178,105,750</b>	<b>\$183,398,923</b>	<b>\$184,885,964</b>

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

**Table A-7**  
**NBHCP 2017 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
<b>Beginning Balance</b>	<b>\$184,885,964</b>	<b>\$184,886,016</b>	<b>\$184,886,071</b>	<b>\$184,886,126</b>	<b>\$184,886,184</b>
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	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)	(\$5,496,526)
Interest Earnings	\$5,546,579	\$5,546,580	\$5,546,582	\$5,546,584	\$5,546,586
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
<b>Ending Balance</b>	<b>\$184,886,016</b>	<b>\$184,886,071</b>	<b>\$184,886,126</b>	<b>\$184,886,184</b>	<b>\$184,886,243</b>

endow

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

**Table A-8  
NBHCP 2017 Fee Update  
Supplemental Endowment Fund Cash Flow**

**2017 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 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>1996 1</b>	<b>1997 2</b>	<b>1998 3</b>	<b>1999 4</b>	<b>2000 5</b>	<b>2001 6</b>	<b>2002 7</b>	<b>2003 8</b>	<b>2004 9</b>
Annual Developed Acreage		17,150.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0	347.7
Adjustment for Acres with Prepaid Fees		0.0									169.67
Annual Developed Acreage for Fee Calculation		17,150.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0	517.4
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,390</b>	<b>\$183,710</b>	<b>\$456,254</b>
<b>Revenues</b>											
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$0	\$0	\$0	\$0	\$0	\$36,390	\$146,228	\$448,046	\$164,314
Interest Earnings	3% of beg. balanc	\$4,520,238	\$0	\$0	\$0	\$0	\$0	\$0	\$1,092	\$84,991	\$38,420
<b>Costs</b>											
Fees and Taxes		(\$330,790)									
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,137,352)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)	(\$129,352)
Changed Circumstances Interest		(\$606,812)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$13,963)
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,390</b>	<b>\$183,710</b>	<b>\$456,254</b>	<b>\$515,673</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$260,492</b>
Revenues		\$3,137,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492	\$129,352
Interest Earnings	3% of beg. balanc	\$5,599,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,963
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$260,492</b>	<b>\$403,807</b>

[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 2017 Fee Update**  
**Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2005 10</b>	<b>2006 11</b>	<b>2007 12</b>	<b>2008 13</b>	<b>2009 14</b>	<b>2010 15</b>	<b>2011 16</b>	<b>2012 17</b>
Annual Developed Acreage		17,150.0	678.4	132.2	103.2	19.1	21.1	0.3	50.0	80.1
Adjustment for Acres with Prepaid Fees		0.0	(169.67)							
Annual Developed Acreage for Fee Calculation		17,150.0	508.7	132.2	103.2	19.1	21.1	0.3	50.0	80.1
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$515,673</b>	<b>\$780,786</b>	<b>\$976,239</b>	<b>\$1,099,410</b>	<b>\$777,251</b>	<b>\$988,595</b>	<b>\$1,116,411</b>	<b>\$1,086,482</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$361,478	\$141,638	\$96,517	\$17,116	\$18,764	\$4,153	\$0	\$92,194
Interest Earnings	3% of beg. balanc	\$4,520,238	\$81,658	\$171,986	\$95,797	(\$544,080)	\$342,529	\$223,905	(\$16,465)	\$227,060
<b>Costs</b>										
Fees and Taxes		(\$330,790)	(\$14,981)	(\$12,781)	(\$4,290)	(\$8,788)	(\$6,825)	(\$9,986)	(\$7,617)	(\$8,316)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,137,352)	(\$127,180)	(\$33,048)	(\$25,788)	(\$4,778)	(\$5,270)	(\$80)	(\$12,500)	(\$20,030)
Changed Circumstances Interest		(\$606,812)	(\$35,862)	(\$72,342)	(\$39,065)	\$218,370	(\$137,854)	(\$90,176)	\$6,652	(\$93,653)
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$780,786</b>	<b>\$976,239</b>	<b>\$1,099,410</b>	<b>\$777,251</b>	<b>\$988,595</b>	<b>\$1,116,411</b>	<b>\$1,086,482</b>	<b>\$1,283,736</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$403,807</b>	<b>\$566,849</b>	<b>\$672,239</b>	<b>\$737,092</b>	<b>\$523,499</b>	<b>\$666,624</b>	<b>\$756,879</b>	<b>\$762,727</b>
Revenues		\$3,137,352	\$127,180	\$33,048	\$25,788	\$4,778	\$5,270	\$80	\$12,500	\$20,030
Interest Earnings	3% of beg. balanc	\$5,599,705	\$35,862	\$72,342	\$39,065	(\$218,370)	\$137,854	\$90,176	(\$6,652)	\$93,653
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$566,849</b>	<b>\$672,239</b>	<b>\$737,092</b>	<b>\$523,499</b>	<b>\$666,624</b>	<b>\$756,879</b>	<b>\$762,727</b>	<b>\$876,410</b>

[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 2017 Fee Update  
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2013 18</b>	<b>2014 19</b>	<b>2015 20</b>	<b>2016 21</b>	<b>2017 22</b>	<b>2018 23</b>	<b>2019 24</b>	<b>2020 25</b>
Annual Developed Acreage		17,150.0	0.0	0.0	5.7	65.5	40.0	100.0	175.0	200.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,150.0	0.0	0.0	5.7	65.5	40.0	100.0	175.0	200.0
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$1,283,736</b>	<b>\$1,528,539</b>	<b>\$1,600,578</b>	<b>\$1,607,027</b>	<b>\$1,764,329</b>	<b>\$1,818,337</b>	<b>\$1,889,287</b>	<b>\$1,982,165</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$31,686	\$0	\$3,108	\$41,718	\$20,560	\$51,400	\$89,950	\$102,800
Interest Earnings	3% of beg. balanc	\$4,520,238	\$374,347	\$137,685	\$25,630	\$233,793	\$90,000	\$54,550	\$56,679	\$59,465
<b>Costs</b>										
Fees and Taxes		(\$330,790)	(\$9,339)	(\$10,273)	(\$10,529)	(\$7,065)	(\$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	(\$3,137,352)	(\$11)	\$0	(\$1,413)	(\$16,378)	(\$10,000)	(\$25,000)	(\$43,750)	(\$50,000)
Changed Circumstances Interest		(\$606,812)	(\$151,879)	(\$55,374)	(\$10,347)	(\$94,767)	(\$36,552)			
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$1,528,539</b>	<b>\$1,600,578</b>	<b>\$1,607,027</b>	<b>\$1,764,329</b>	<b>\$1,818,337</b>	<b>\$1,889,287</b>	<b>\$1,982,165</b>	<b>\$2,084,430</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$876,410</b>	<b>\$1,028,301</b>	<b>\$1,083,675</b>	<b>\$1,095,434</b>	<b>\$1,206,579</b>	<b>\$1,253,131</b>	<b>\$1,315,725</b>	<b>\$1,398,947</b>
Revenues		\$3,137,352	\$11	\$0	\$1,413	\$16,378	\$10,000	\$25,000	\$43,750	\$50,000
Interest Earnings	3% of beg. balanc	\$5,599,705	\$151,879	\$55,374	\$10,347	\$94,767	\$36,552	\$37,594	\$39,472	\$41,968
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$1,028,301</b>	<b>\$1,083,675</b>	<b>\$1,095,434</b>	<b>\$1,206,579</b>	<b>\$1,253,131</b>	<b>\$1,315,725</b>	<b>\$1,398,947</b>	<b>\$1,490,915</b>

[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 2017 Fee Update**  
**Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2021 26</b>	<b>2022 27</b>	<b>2023 28</b>	<b>2024 29</b>	<b>2025 30</b>	<b>2026 31</b>	<b>2027 32</b>	<b>2028 33</b>
Annual Developed Acreage		17,150.0	534.9	534.9	534.9	534.9	534.9	534.9	534.9	534.9
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,150.0	534.9	534.9	534.9	534.9	534.9	534.9	534.9	534.9
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$2,084,430</b>	<b>\$2,278,182</b>	<b>\$2,477,747</b>	<b>\$2,683,298</b>	<b>\$2,895,016</b>	<b>\$3,113,086</b>	<b>\$3,337,697</b>	<b>\$3,569,047</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949
Interest Earnings	3% of beg. balanc	\$4,520,238	\$62,533	\$68,345	\$74,332	\$80,499	\$86,850	\$93,393	\$100,131	\$107,071
<b>Costs</b>										
Fees and Taxes		(\$330,790)	(\$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	(\$3,137,352)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)
Changed Circumstances Interest		(\$606,812)								
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$2,278,182</b>	<b>\$2,477,747</b>	<b>\$2,683,298</b>	<b>\$2,895,016</b>	<b>\$3,113,086</b>	<b>\$3,337,697</b>	<b>\$3,569,047</b>	<b>\$3,807,338</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$1,490,915</b>	<b>\$1,669,373</b>	<b>\$1,853,184</b>	<b>\$2,042,510</b>	<b>\$2,237,515</b>	<b>\$2,438,371</b>	<b>\$2,645,252</b>	<b>\$2,858,340</b>
Revenues		\$3,137,352	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730
Interest Earnings	3% of beg. balanc	\$5,599,705	\$44,727	\$50,081	\$55,596	\$61,275	\$67,125	\$73,151	\$79,358	\$85,750
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$1,669,373</b>	<b>\$1,853,184</b>	<b>\$2,042,510</b>	<b>\$2,237,515</b>	<b>\$2,438,371</b>	<b>\$2,645,252</b>	<b>\$2,858,340</b>	<b>\$3,077,820</b>

[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 2017 Fee Update**  
**Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2029 34</b>	<b>2030 35</b>	<b>2031 36</b>	<b>2032 37</b>	<b>2033 38</b>	<b>2034 39</b>	<b>2035 40</b>	<b>2036 41</b>
Annual Developed Acreage		17,150.0	534.9	534.9	534.9	534.9	534.9	534.9	534.9	463.5
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,150.0	534.9	534.9	534.9	534.9	534.9	534.9	534.9	463.5
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$3,807,338</b>	<b>\$4,052,777</b>	<b>\$4,305,579</b>	<b>\$4,565,966</b>	<b>\$4,834,164</b>	<b>\$5,110,408</b>	<b>\$5,394,939</b>	<b>\$5,688,006</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$274,949	\$238,262
Interest Earnings	3% of beg. balanc	\$4,520,238	\$114,220	\$121,583	\$129,167	\$136,979	\$145,025	\$153,312	\$161,848	\$170,640
<b>Costs</b>										
Fees and Taxes		(\$330,790)	(\$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	(\$3,137,352)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$133,730)	(\$115,886)
Changed Circumstances Interest		(\$606,812)								
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$4,052,777</b>	<b>\$4,305,579</b>	<b>\$4,565,966</b>	<b>\$4,834,164</b>	<b>\$5,110,408</b>	<b>\$5,394,939</b>	<b>\$5,688,006</b>	<b>\$5,971,022</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$3,077,820</b>	<b>\$3,303,885</b>	<b>\$3,536,731</b>	<b>\$3,776,564</b>	<b>\$4,023,591</b>	<b>\$4,278,029</b>	<b>\$4,540,100</b>	<b>\$4,810,033</b>
Revenues		\$3,137,352	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$133,730	\$115,886
Interest Earnings	3% of beg. balanc	\$5,599,705	\$92,335	\$99,117	\$106,102	\$113,297	\$120,708	\$128,341	\$136,203	\$144,301
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$3,303,885</b>	<b>\$3,536,731</b>	<b>\$3,776,564</b>	<b>\$4,023,591</b>	<b>\$4,278,029</b>	<b>\$4,540,100</b>	<b>\$4,810,033</b>	<b>\$5,070,220</b>

[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 2017 Fee Update**  
**Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2037 42</b>	<b>2038 43</b>	<b>2039 44</b>	<b>2040 45</b>	<b>2041 46</b>	<b>2042 47</b>	<b>2043 48</b>	<b>2044 49</b>
Annual Developed Acreage		17,150.0	438.5	438.5	48.2	48.2	28.4	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,150.0	438.5	438.5	48.2	48.2	28.4	0.0	0.0	0.0
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$5,971,022</b>	<b>\$6,255,911</b>	<b>\$6,549,346</b>	<b>\$6,758,557</b>	<b>\$6,974,044</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$225,378	\$225,378	\$24,786	\$24,786	\$14,588	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$4,520,238	\$179,131	\$187,677	\$196,480	\$202,757	\$209,221	\$0	\$0	\$0
<b>Costs</b>										
Fees and Taxes		(\$330,790)	(\$10,000)	(\$10,000)	\$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	(\$3,137,352)	(\$109,619)	(\$109,619)	(\$12,055)	(\$12,055)	(\$7,095)	\$0	\$0	\$0
Changed Circumstances Interest		(\$606,812)								
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	(\$7,190,758)	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$6,255,911</b>	<b>\$6,549,346</b>	<b>\$6,758,557</b>	<b>\$6,974,044</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$5,070,220</b>	<b>\$5,331,946</b>	<b>\$5,601,524</b>	<b>\$5,771,625</b>	<b>\$5,946,829</b>	<b>\$6,122,329</b>	<b>\$6,295,999</b>	<b>\$6,474,879</b>
Revenues		\$3,137,352	\$109,619	\$109,619	\$12,055	\$12,055	\$7,095	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,599,705	\$152,107	\$159,958	\$168,046	\$173,149	\$178,405	\$183,670	\$188,880	\$194,246
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$5,331,946</b>	<b>\$5,601,524</b>	<b>\$5,771,625</b>	<b>\$5,946,829</b>	<b>\$6,122,329</b>	<b>\$6,295,999</b>	<b>\$6,474,879</b>	<b>\$6,659,125</b>

[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 2017 Fee Update  
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2045 50</b>	<b>2046 51</b>	<b>2047 52</b>	<b>2048 53</b>	<b>2049 54</b>	<b>2050 55</b>	<b>2051 56</b>	<b>2052 57</b>
Annual Developed Acreage		17,150.0	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		17,150.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenues</b>										
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$4,520,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Costs</b>										
Fees and Taxes		(\$330,790)	\$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	(\$3,137,352)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Interest		(\$606,812)								
Transfer to Endowment		(\$7,190,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$6,659,125</b>	<b>\$6,848,899</b>	<b>\$7,044,366</b>	<b>\$7,245,697</b>	<b>\$7,453,068</b>	<b>\$7,666,660</b>	<b>\$7,886,659</b>	<b>\$8,113,259</b>
Revenues		\$3,137,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,599,705	\$199,774	\$205,467	\$211,331	\$217,371	\$223,592	\$230,000	\$236,600	\$243,398
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$6,848,899</b>	<b>\$7,044,366</b>	<b>\$7,245,697</b>	<b>\$7,453,068</b>	<b>\$7,666,660</b>	<b>\$7,886,659</b>	<b>\$8,113,259</b>	<b>\$8,346,657</b>

[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 2017 Fee Update  
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2018+)</i>	<b>TOTAL 1996-2053</b>	<b>2053 58</b>
Annual Developed Acreage		17,150.0	0.0
Adjustment for Acres with Prepaid Fees		0.0	
Annual Developed Acreage for Fee Calculation		17,150.0	0.0
<b>Beginning Balance</b>		<b>\$0</b>	<b>\$0</b>
<b>Revenues</b>			
Fee Revenue [1]	\$514 per dev acre	\$6,745,474	\$0
Interest Earnings	3% of beg. balanc	\$4,520,238	\$0
<b>Costs</b>			
Fees and Taxes		(\$330,790)	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,137,352)	\$0
Changed Circumstances Interest		(\$606,812)	
Transfer to Endowment		(\$7,190,758)	\$0
Drawdown		\$0	\$0
<b>Ending Balance</b>		<b>\$0</b>	<b>\$0</b>

[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]**

<b>Beginning Balance</b>		<b>\$0</b>	<b>\$8,346,657</b>
Revenues		\$3,137,352	\$0
Interest Earnings	3% of beg. balanc	\$5,599,705	\$250,400
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)
<b>Ending Balance</b>		<b>\$8,587,057</b>	<b>\$8,587,057</b>

*sup endow*

[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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