

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) 2003 TABS DS	At Bond Issuance 2003	Wells Fargo Corporate Trust	Debt Service Payable Sept 1	Oakley	9,482,586.00	668,093.00	RPTTF		462,415.00						\$ 462,415.00
2) 2008 Tax Exempt TABS DS	At Bond Issuance 2008	Wells Fargo Corporate Trust	Debt Service Payable Sept 1	Oakley	46,679,248.00	1,504,460.00	RPTTF		910,330.00						\$ 910,330.00
3) Annual Trustee/Fiscal Agent Fees	At Bond Issuance 2003	Wells Fargo Corporate Trust	Annual Trustee Fees for 2003 Bonds	Oakley	42,000.00	2,000.00	RPTTF			2,000.00					\$ 2,000.00
4) Annual Trustee/Fiscal Agent Fees	At Bond Issuance 2008	Wells Fargo Corporate Trust	Annual Trustee Fees for 2008 Bonds	Oakley	52,000.00	2,000.00	RPTTF			2,000.00					\$ 2,000.00
5) Continuing Disclosure Svcs	At Bond Issuance 2003	NBS Financial	Annual Continuing Disclosure Svcs for 2003 Bonds	Oakley	42,000.00	2,000.00	RPTTF			1,500.00					\$ 1,500.00
6) Continuing Disclosure Svcs	At Bond Issuance 2008	NBS Financial	Annual Continuing Disclosure Svcs for 2008 Bonds	Oakley	52,000.00	2,000.00	RPTTF			1,500.00					\$ 1,500.00
7) Data for Continuing Disclosures	2003 & 2008	Hindinliter, DeLamas (HdL)	Data for Continuing Disclosures (used for both 2003 and 2008 bonds)	Oakley	29,000.00	1,000.00	RPTTF								\$ -
8) DS Payment on Interagency Obligation	Dec 2005 & Jan 2011	City of Oakley	Payment of Impact Fees on Housing Project	Oakley	1,088,000.00	265,000.00	RPTTF								\$ -
9) Annual External Audit	From Bond Issuance; CY Engagement Letter signed in April 2012	Maze & Associates	Required External Audit of the RDA and SA pursuant to bond covenants	Oakley	196,000.00	7,500.00	RPTTF						3,000.00		\$ 3,000.00
10)															\$ -
11)															\$ -
Totals - This Page (RPTTF Funding)					\$ 57,662,834.00	\$ 2,454,053.00	N/A	\$ -	\$ 1,372,745.00	\$ 7,000.00	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 1,382,745.00
Totals - Page 2 (Other Funding)					\$ 11,007,971.00	\$ 8,307,971.00	N/A	\$ 1,606,433.00	\$ 1,482,000.00	\$ 1,533,885.00	\$ 1,585,000.00	\$ 564,000.00	\$ 290,000.00	\$ -	\$ 7,061,318.00
Totals - Page 3 (Administrative Cost Allowance)					\$ -	\$ 250,000.00	N/A	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 125,000.00
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 68,670,805.00	\$ 11,012,024.00		\$ 1,631,433.00	\$ 2,879,745.00	\$ 1,565,885.00	\$ 1,610,000.00	\$ 589,000.00	\$ 293,000.00	\$ -	\$ 8,569,063.00

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** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
 LMIHF - Low and Moderate Income Housing Fund
 Bonds - Bond proceeds
 Admin - Successor Agency Administrative Allowance
 Other - reserves, rents, interest earnings, etc

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources							
								Payments by month							
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) Main Street Realignment- Downtown Parking	Cunha Litigation	Roy Cunha	This remains subject to the outcome of ongoing litigation related to valuation of property acquired for a project in the downtown. Based on the original appraisal of the property, the Agency already has made a deposit (\$487,000) with the State Treasurer's Condemnation Fund to compensate the property owner. Negotiations to settle have failed, and in light of the RDA's dissolution, the City has withdrawn its case, opting instead to defer completion of the planned roadway connector and provide downtown public parking on the Oakley Plaza site, where parking lot improvements are already an obligation. The City will still be liable for certain legal and other costs for the case; but any remainder will be returned by the State for use on the Oakley Plaza project.	Oakley	To be determined by the Court	To be determined by the Court	Bonds								\$ -
2) Property Common Area Maintenance and property taxes	various-tenant leases; most entered into in Feb-April 2011	various contractors and utilities	Property taxes, maintenance and common area charges to operate owned properties, pursuant to existing leases and obligation to maintain properties.	Oakley	Both revenues and obligations are dependent on occupancy and how long the properties are held prior to disposition	60,000.00	Other	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$ 30,000.00
3) Oakley Plaza Façade Improvement Project	August 22, 2011 to meet obligations pursuant to August 9, 2011 Development and Disposition Agreements	Stirling Architects, Inc	Oakley Plaza Façade Improvement Project Design	Oakley	15,433.00	15,433.00	Bonds	3,433.00	3,000.00	3,000.00	3,000.00	3,000.00			\$ 15,433.00
4) Downtown Project	August 9, 2011	Manuel's Five Star Restaurants	Loan draws pursuant to DDA for Downtown Restaurant project	Oakley	124,000.00	124,000.00	Bonds	124,000.00							\$ 124,000.00
5) Downtown Project	August 9, 2011	Manuel's Five Star Restaurants	Loan draws pursuant to DDA for Downtown Restaurant project	Oakley	1,200,000.00	1,200,000.00	Other	250,000.00	250,000.00	250,000.00	250,000.00	200,000.00			\$ 1,200,000.00
6) Downtown Project	August 9, 2011	TBD	Construction of additional retail space attached to planned restaurant; promised as part of Development and Disposition Agreements for Downtown Restaurant Projects	Oakley	290,000.00	290,000.00	Other	100,000.00	100,000.00	100,000.00	90,000.00				\$ 390,000.00
7) Downtown Project	August 9, 2011	TBD	Oakley Plaza and Centro Mart Façade and Building Improvements represented as part of Development and Disposition Agreements.	Oakley	500,000.00	500,000.00	Bonds	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00			\$ 500,000.00
8) Downtown Project	August 9, 2011	TBD	Oakley Plaza Public Parking improvements represented as part of Development and Disposition Agreements.	Oakley	430,000.00	430,000.00	Bonds	86,000.00	86,000.00	86,000.00	86,000.00	86,000.00			\$ 430,000.00
9) Downtown Project	August 9, 2011	TBD	Construction of Public Plaza promised as part of Development and Disposition Agreements	Oakley	700,000.00	700,000.00	Bonds				115,000.00	120,000.00	115,000.00		\$ 350,000.00
10) Downtown Project	August 9, 2011	TBD	Construction of Main Street Improvements represented as part of Development and Disposition Agreements	Oakley	3,550,000.00	3,550,000.00	Bonds	888,000.00	888,000.00	888,000.00	886,000.00				\$ 3,550,000.00
11) Downtown Project	August 9, 2011	City of Oakley	Staff costs associated with loan advances and completing projects obligated by Development and Disposition Agreements with Manuel's Five Star Restaurants and Campestre Corporation	Oakley	466,653.00	466,653.00	Bonds	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00		\$ 300,000.00
12) Directional Sign Project	August 9, 2011	Ellis and Ellis Sign Systems	Costs for fabrication and installation of direction monument signs.	Oakley	51,885.00	51,885.00	Bonds			51,885.00					\$ 51,885.00
13) Main Street Frontage Project	February 2009	TBD	Main Street Frontage Improvements to Conco Land Company Property on Main Street (APNs 037-100-048 and 037-100-049) pursuant to dedication agreement.	Oakley	800,000.00	800,000.00	Bonds								\$ -
14) Housing Activities/Programs	January 19, 2011	City of Oakley	Joint Projects and Cooperation Agreement payment for Housing Activities/Programs	Oakley	2,880,000.00	120,000.00	LMHF							120,000.00	\$ 120,000.00
15)															\$ -
16)															\$ -
17)															\$ -
18)															\$ -
19)															\$ -
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Totals - LMHF					\$ 2,880,000.00	\$ 120,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00
Totals - Bond Proceeds					\$ 6,637,971.00	\$ 6,637,971.00		\$ 1,251,433.00	\$ 1,127,000.00	\$ 1,178,885.00	\$ 1,240,000.00	\$ 359,000.00	\$ 165,000.00	\$ 5,321,318.00	\$ 5,321,318.00
Totals - Other					\$ 1,490,000.00	\$ 1,550,000.00		\$ 355,000.00	\$ 355,000.00	\$ 355,000.00	\$ 345,000.00	\$ 205,000.00	\$ 5,000.00	\$ 1,620,000.00	\$ 1,620,000.00
Grand total - This Page					\$ 11,007,971.00	\$ 8,307,971.00		\$ 1,606,433.00	\$ 1,482,000.00	\$ 1,533,885.00	\$ 1,585,000.00	\$ 564,000.00	\$ 290,000.00	\$ 7,061,318.00	\$ 7,061,318.00

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 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	Payable from the Administrative Allowance Allocation ****						Total	
							July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012		
1) Administration per Cooperation Agreement	City of Oakley	1st Half of Annual Administrative Charge pursuant to the Cooperation (Joint Projects) Agreement between the City and prior RDA	Oakley		80,000.00	RPTTF	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00		\$ 35,000.00	
2) SA Administrative Allowance pursuant to AB 1x26 Remainder	City of Oakley	Administrative allowance	Oakley		170,000.00	RPTTF	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00		\$ 90,000.00	
3)													\$ -	
4)													\$ -	
5)	Note: The administrative allowance includes monthly accounting charges and bank fees detailed in the iROPS approved by the SA and OB on February 28 and May 1, respectively;													
6)	Cash flows for administrative costs were projected using the recently approved administrative budget; but limiting the allowance to 50% of the annual minimum \$250,000.													
7)													\$ -	
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Totals - This Page					\$ -	\$ 250,000.00		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 125,000.00

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 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Name of Redevelopment Agency: Oakley

Project Area(s) RDA Project Area All

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Source of Fund***	Pass Through and Other Payments ****						Total
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	
1)														\$ -
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Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.