

RECOGNIZED OBLIGATION PAYMENT SCHEDULE JULY THRU DECEMBER 2012
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)						
								Payments by month						
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total
1) 2005 Tax Allocation Bonds Series A	7/7/2005	Bank of New York	Bonds issue to fund non-housing projects	Consolidated	26,659,540.00	1,647,820.00	RPTTF						635,810.00	\$ 635,810.00
2) 2005 Tax Allocation Bonds Series B	7/7/2005	Bank of New York	Bonds issue to fund non-housing projects	Consolidated	14,566,271.00	930,811.25	RPTTF						372,553.75	\$ 372,553.75
3) 2010 Tax Allocation Bonds Series A	10/28/2010	Bank of New York	Bonds issue to fund non-housing projects	Consolidated	46,106,105.84	2,206,153.14	RPTTF						839,434.38	\$ 839,434.38
4) 2011 Housing Tax Allocation Bonds Series A	3/1/2011	Bank of New York	Bonds issue to fund housing projects	Consolidated	40,197,656.25	1,970,553.75	RPTTF						656,861.25	\$ 656,861.25
5) 2011 Tax Allocation Bonds Series B	3/1/2011	Bank of New York	Bonds issue to fund non-housing projects	Consolidated	26,494,981.27	1,573,181.25	RPTTF						524,393.75	\$ 524,393.75
6) Trustee	Upon Issuance of Bonds	Bank of New York	Trustee Fees	Consolidated	362,500.00	12,500.00	RPTTF						12,500.00	\$ 12,500.00
7) Employee Costs		Employees of Agency	Payroll for employees	Consolidated	TBD	414,012.00	RPTTF	34,501.00	34,501.00	34,501.00	34,501.00	34,501.00	34,501.00	\$ 207,006.00
8) Liability Insurance	7/1/2004	PERMA	Liability InsuranceCoverage	Consolidated	TBD	17,868.00	RPTTF	4,467.00				4,467.00		\$ 8,934.00
9) Unemployment Insurance & W/C Insurance	7/1/2004	State/PERMA	Unemployment Insurance & W/C Insurance	Consolidated	TBD	20,520.00	RPTTF	3,036.00	1,047.00	1,047.00	3,036.00	1,047.00	1,047.00	\$ 10,260.00
10) Legal Services Non-housing	4/12/2011	Jones & Mayer	Professional Services	Consolidated	TBD	90,000.00	RPTTF	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	\$ 45,000.00
11) Cooperative Agreement -Projects	1/17/2011	City of Stanton	Capital Projects	Consolidated	16,200,000.00	0.00	RPTTF							\$ -
12) Bond Disclosure		Harrell & Company	Bond Continuing Disclosure/Financial Services	Consolidated	50,000.00	5,000.00	RPTTF	1,500.00				1,500.00		\$ 3,000.00
13) Tina - Pacific Neighborhood Rehab		Utility Companies	Provide utilities to rentals before demolition	Consolidated	100,000.00	50,400.00	RPTTF	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	\$ 25,200.00
14) Tina - Pacific Neighborhood Rehab		CPSI	Relocation Consulting	Consolidated	105,000.00	120,000.00	RPTTF	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	\$ 60,000.00
15) Demolition	11/12/2008; 8/24/2010	Ampco Contracting	Demolition	Consolidated	700,000.00	156,000.00	RPTTF	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	\$ 78,000.00
16) Tina - Pacific Neighborhood Rehab		Tenants	Relocation of residents prior to demolition	Consolidated	1,500,000.00	240,000.00	RPTTF	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	\$ 120,000.00
17) Code Enforcement Prosecutions	4/12/2011	Jones & Mayer	Code Enforcement Prosecutions	Consolidated	TBD	30,000.00	RPTTF	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
18) Code Enforcement Communications		Sprint	Code Enforcement Cell Phones	Consolidated	31,500.00	1,620.00	RPTTF	135.00	135.00	135.00	135.00	135.00	135.00	\$ 810.00
19) Employee Costs - Tina Pacific Neighborhood		Employees of Agency	Payroll for employees	Consolidated	TBD	302,856.00	RPTTF	25,238.00	25,238.00	25,238.00	25,238.00	25,238.00	25,238.00	\$ 151,428.00
20) Legal Services Housing	4/12/2011	Jones & Mayer	Professional Services	Consolidated	TBD	18,000.00	RPTTF	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$ 9,000.00
21) Tina - Pacific Neighborhood Rehab		Pacific Environmental Company	Lead and Asbestos Survey & Remediation	Consolidated	21,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
22) Tina - Pacific Neighborhood Rehab	12/1/2011	CPSI	Consultant fees for maintenance	Consolidated	120,000.00	60,000.00	RPTTF	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$ 30,000.00
23) Tina - Pacific Neighborhood Rehab		To be Determined	Contractor fees for maintenance	Consolidated	180,000.00	90,000.00	RPTTF	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	\$ 45,000.00
24) Tina - Pacific Neighborhood Rehab		Golden State Water	Utilities for rental units per month	Consolidated	252,000.00	84,000.00	RPTTF	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	\$ 42,000.00
25) Tina - Pacific Neighborhood Rehab		SCE	Utilities for rental units per month	Consolidated	54,000.00	18,000.00	RPTTF	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$ 9,000.00
26) Tina - Pacific Neighborhood Rehab		To be Determined	Restoration and Re-rent Expenses	Consolidated	120,000.00	120,000.00	RPTTF	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	\$ 90,000.00
27) Tina - Pacific Neighborhood Rehab		GRC	Housing Replacement Plan for Tina Pacific	Consolidated	24,000.00	24,000.00	RPTTF	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 12,000.00
28) Affordability Covenant Extension		To be Determined	Extension of existing affordability covenants	Consolidated	2,000,000.00	0.00	RPTTF							\$ -
29) Affordability Covenants		GRC	Consulting services for extension of affordability covenants	Consolidated	10,000.00	0.00	RPTTF							\$ -
30) Facilities Maintenance	3/4/2009	Maintenance Assoc	Reserve for Maintenance	Consolidated	3,439.00	3,439.00	RPTTF			3,439.00				\$ 3,439.00
31) Facilities Maintenance	3/4/2009	Maintenance Assoc	Annual Maintenance	Consolidated	67,348.00	1,704.00	RPTTF	142.00	142.00	142.00	142.00	142.00	142.00	\$ 852.00
32)														\$ -
Totals - This Page (RPTTF Funding Page 1)					\$ 175,925,341.36	\$ 10,220,438.39	N/A	\$ 166,719.00	\$ 158,763.00	\$ 162,202.00	\$ 166,719.00	\$ 3,187,816.13	\$ 171,263.00	\$ 4,013,482.13
Totals - Page 2 (RPTTF Funding Page 2)					\$ 13,025,240.00	\$ 25,148.00	N/A	\$ 2,917.00	\$ 1,700.00	\$ 1,700.00	\$ 2,877.00	\$ 1,700.00	\$ 1,700.00	\$ 12,594.00
Totals - Page 3 (Other Funding)					\$ 31,033,349.24	\$ 26,622,283.24	N/A	\$ 1,709,934.00	\$ 1,607,030.00	\$ 1,611,138.00	\$ 2,104,125.00	\$ 2,104,125.00	\$ 14,461,182.00	\$ 23,597,534.00
Totals - Page 4 (Administrative Cost Allowance)					\$ 5,668,517.44	\$ 494,190.00	N/A	\$ 41,182.50	\$ 41,182.50	\$ 41,182.50	\$ 41,182.50	\$ 41,182.50	\$ 41,182.50	\$ 247,095.00
Totals - Page 5 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 225,652,448.04	\$ 37,362,059.63		\$ 1,920,752.50	\$ 1,808,675.50	\$ 1,816,222.50	\$ 2,314,903.50	\$ 5,334,823.63	\$ 14,675,327.50	\$ 27,870,705.13

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** 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 Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

RECOGNIZED OBLIGATION PAYMENT SCHEDULE JULY THRU DECEMBER 2012
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)								
								Payments by month								
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total		
1) Liability Insurance	7/1/2004	PERMA	Liability Insurance Coverage	Consolidated	TBD	4,708.00	RPTTF	1,177.00				1,177.00				\$ 2,354.00
2) Graffiti Removal		Various	Graffiti Removal from Rental Units	Consolidated	7,200.00	2,400.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
3) Replacement Housing Obligation under H&S Code		To be Determined	96 Required Units	Consolidated	13,000,000.00	0.00	RPTTF									\$ -
4) Tina - Pacific Neighborhood Rehab		Lawyers Title	Escrow Fees for Purchased Units	Consolidated	18,040.00	18,040.00	RPTTF	1,540.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$ 9,040.00
5)				Consolidated			RPTTF									\$ -
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32)				Consolidated			RPTTF									\$ -
Totals - This Page (RPTTF Funding Page 2)						\$ 13,025,240.00	\$ 25,148.00	N/A	\$ 2,917.00	\$ 1,700.00	\$ 1,700.00	\$ 2,877.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 12,594.00

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LMHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds

Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

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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						Total	
								Payments by month							
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012		
1) Park Design	3/8/2011	David Voltz	Stanton Central Park Design	Consolidated	100,000.00	100,000.00	Bond Proceeds	100,000.00							\$ 100,000.00
2) Renaissance Plaza/Econ. Dvlpt.		Kosmont Companies	Economic Development Activities	Consolidated	7,013.00	7,013.00	Fund Balance			7,013.00					\$ 7,013.00
3) Zoning Code Update	11/10/2009	RBF Consulting	Zoning Code Update	Consolidated	59,300.00	36,000.00	Fund Balance	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00		\$ 18,000.00
4) Transit Oriented Development Study	11/9/2004; 5/23/2007	RBF Consulting	Transit Oriented Development Study	Consolidated	8,714.00	8,714.00	Fund Balance	5,809.00	2,905.00						\$ 8,714.00
5) Option Agreement	2/8/2011	City of Stanton	Sale/Transfer of Park Property to City	Consolidated	12,506,443.00	12,506,443.00	Property Sale						12,506,443.00		\$ 12,506,443.00
6) Park Construction		To be Determined	Stanton Central Park Construction	Consolidated	8,833,766.00	4,500,000.00	Bond Proceeds				500,000.00	500,000.00	500,000.00		\$ 1,500,000.00
7) Tina - Pacific Neighborhood Rehab		Various Property Owners	Contracts to buy gang area rentals	Consolidated	4,725,306.62	4,725,306.62	Bond Proceeds	800,000.00	800,000.00	800,000.00	800,000.00	800,000.00	725,307.00		\$ 4,725,307.00
8) Option Agreement	2/8/2011	City of Stanton	Sale/Transfer of Tina Pacific Properties to Hou	Consolidated	4,725,306.62	4,725,306.62	Property Sale	800,000.00	800,000.00	800,000.00	800,000.00	800,000.00	725,307.00		\$ 4,725,307.00
9) Cooperative Agreement -Projects	1/17/2011	Stanton Business Alliance	Business Relations Program	Consolidated	67,500.00	13,500.00	Fund Balance	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00		\$ 6,750.00
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Totals - LMIHF															\$0.00
Totals - Bond Proceeds					\$ 13,659,072.62	\$ 9,325,306.62		\$ 900,000.00	\$ 800,000.00	\$ 800,000.00	\$ 1,300,000.00	\$ 1,300,000.00	\$ 1,225,307.00		\$6,325,307.00
Totals - Other					\$ 17,374,276.62	\$ 17,296,976.62		\$ 809,934.00	\$ 807,030.00	\$ 811,138.00	\$ 804,125.00	\$ 804,125.00	\$ 13,235,875.00		\$17,272,227.00
Grand total - This Page					\$ 31,033,349.24	\$ 26,622,283.24		\$ 1,709,934.00	\$ 1,607,030.00	\$ 1,611,138.00	\$ 2,104,125.00	\$ 2,104,125.00	\$ 14,461,182.00		\$ 23,597,534.00

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