

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE PERIOD JULY 1, 2012 to DECEMBER 31, 2012**

Second ROPS
27-Mar-12

Name of Successor Agency Successor Agency to the Vista Redevelopment Agency

Balance Carried Forward From:	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation (From Form A, Page 1 Totals)	\$ 298,357,502.84	\$ 17,421,905.51
	Total Due for Six Month Period	
Outstanding Debt or Obligation (From Form B, Page 1 Totals)	\$ 7,896,008.23	
Available Revenues other than anticipated funding from RPTTF (Form C)	\$ 601,964.00	
Anticipated Funding from Redevelopment Property Tax Trust Fund (RPTTF) (Form C)	\$ 7,294,044.23	
Administrative Allowance (greater of 3% of anticipated Funding from RPTTF or 250,000)	\$ 218,821.33	

Consolidate on this form all of the data contained on Form A, B and C. Form A is to include all outstanding obligation entered into for period filed. Form B is to include payment requirement for each enforceable obligation for each month. Form C is to enter the anticipated funding source for each listed enforceable obligation.

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Name	Title

Signature	Date

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177(l)

Filed for Period July 1, 2012 to December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year (July 1, 2012 - June 30, 2013)
1)	1998 Tax Allocation Bonds Series A	The Depository Trust Company, New York	Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan.	10,284,089.00	289,306.00
2)	1998 Tax Allocation Bonds Series B	The Depository Trust Company, New York	Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan.	11,551,365.00	582,682.00
3)	2001 Tax Allocation Bonds	The Depository Trust Company, New York	Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan.	24,881,540.00	750,973.00
4)	2005 Tax Allocation Bonds	The Depository Trust Company, New York	Bond issue to refund the outstanding 1995 tax allocation bonds with the exception of the FY 2009-2010 maturity.	29,680,337.62	2,100,568.76
5)	2010 Bond Allocation Notes (BANs) (c)	The Depository Trust Company, New York	Bond issue to finance additional programs, projects and activities related to the 3,806 acre Vista Redevelopment Project Area.	33,538,770.00	847,525.00
6)	2011 Tax Allocation Bonds (TABs)	The Depository Trust Company, New York	Bond issue to finance certain agency projects benefitting the 3,806 acre Vista Redevelopment Project Area.	36,795,184.76	941,100.00
7)	2007 Certificates of Participation (COPs)	The Depository Trust Company, New York	CDC obligation under original 1990 JPFA debt issue.	2,678,600.00	537,800.00
8)	2005 Vista Hidden Valley Tax Allocation Bonds (TABs) Series A	The Depository Trust Company, New York	Bond issue to refund the outstanding 1995 tax allocation bonds for financing a low and moderate income housing project, Vista Hidden Valley Apartments.	2,640,664.50	184,265.00
9)	2010 Housing Tax Allocation Bonds (TABs)	The Depository Trust Company, New York	Bond issue to increase, improve, and preserve the supply of low and moderate income housing in the City of Vista.	29,776,591.10	1,038,246.41
10)	Consulting Services	Willdan, Inc	Bond Continuing Disclosure/Arbitrage Services	390,000.00	10,000.00
11)	Development and Disposition Agreement (DDA)	Costco Wholesale	Tax increment reimbursement for financing required infrastructure improvements and community facilities district taxes based upon sales tax revenue generated by the project.	697,413.00	68,549.00
12)	Development and Disposition Agreement (DDA)	North County Square	Tax increment reimbursement	1,309,842.00	130,842.00
13)	Note Payable	North County Square	Pursuant to an Owner Participation, Disposition and Development Agreement in connection with the acquisition of certain public improvements.	44,788,779.64	-
14)	Development and Disposition Agreement (DDA)	Walmart, Inc.	Tax increment reimbursement	1,998,778.00	198,778.00
15)	Note Payable	Walmart, Inc.	Pursuant to an Owner Participation, Disposition and Development Agreement in connection with a certain property acquisition.	3,220,961.38	-
16)	Note Payable	Walmart, Inc.	Pursuant to an Owner Participation, Disposition and Development Agreement in connection with a certain property acquisition.	3,317,390.13	-
17)	Note Payable	Lowes HIW, Inc	Financing for the redevelopment of certain agency-owned property, along with other adjacent property	244,953.03	-
18)	Development and Disposition Agreement (DDA)	Lowes HIW, Inc	Tax increment reimbursement for retroactive financial assistance in the development of a home improvement retail store based on sales tax generated by the project.	700,000.00	-
19)	Development and Disposition Agreement (DDA) Downtown Block - SA (Developer)	City of Vista/Others TBD	Associated staffing and Third Party costs to implement Agreement	25,000.00	7,000.00
20)	Acquisition Disposition and Development Agreement (ADDA) and Cooperation Agreement	Care/West	Property purchase and developer obligation to sell, use, lease and develop property.	5,000,000.00	3,000,000.00
Totals - This Page				\$ 243,520,259.16	\$ 10,687,635.17
Totals - Page 2				\$ 20,880,275.54	\$ 1,247,125.02
Totals - Page 3				\$ 33,956,968.14	\$ 5,487,145.32
Totals - Page 4				\$ -	\$ -
Grand total - All Pages				\$ 298,357,502.84	\$ 17,421,905.51

Name of Successor Agency: Successor Agency to the Vista Redevelopment Agency

FORM A

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RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177(l)

Filed for Period July 1, 2012 to December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
21)	CareWest ADDA Implementation	City of Vista/Others TBD	City project Costs \$100,000/Public Improvements Design - Third Party \$100,000/Construction of Improvements - Third Party \$300,000	500,000.00	425,000.00
22)	Site Closure Agreement	DTSC	Remediation Oversight	36,698.00	-
23)	Environmental Remediation Agreement (former Conoco site)	City of Vista	Staff costs associated with Implementation of Agreement	20,000.00	-
24)	Note Payable	TSHG Vista, LLC	Satisfaction of contractual obligations, including note repayment	730,000.00	-
25)	Replacement Housing	City of Vista	Fulfillment of Replacement Housing Obligation	400,000.00	-
26)	Relocation Obligations	Various	Fulfillment of Relocation obligations	350,000.00	-
27)	Vista Mobile Home Rental Assistance Program (VMAP)	Various mobile home parks on behalf of low and moderate income city residents	Rental subsidies for low income residents in mobile home parks	complete	-
28)	Vista Element ENA	J. Rahman	Refund	125,000.00	-
29)	Loan 1 from Housing Set-Aside Fund	Housing Set-Aside Fund	Financing to pay the County's Supplemental Educational Revenue Augmentation Fund (SERAF) pursuant to Health and Safety Code section 33690 for FY 2009-2010.	5,433,517.00	-
30)	Loan 2 from Housing Set-Aside Fund	Housing Set-Aside Fund	Financing to pay the County's Supplemental Educational Revenue Augmentation Fund (SERAF) pursuant to Health and Safety Code section 33690 for FY 2010-2011	1,118,665.00	-
31)	Lease/Loan Agreements	Chamber of Commerce	Financing of tenant improvements to agency property related to the relocation of the Chamber of Commerce offices.	complete	-
32)	Purchase and sale agreement	V. A. Naik & M V. Naik, and P. A. Desai & M. P. Desai	Property purchase and assignment of leases	45,000.00	45,000.00
33)	Lease agreement	Barnebee Family Bypass Trust	Lease payments	304,347.60	66,575.40
34)	Ground lease (PSF prop)	City of Vista	Lease payments	2,179,268.00	83,818.00
35)	Ground lease (Add'l prop)	City of Vista	Lease payments	7,612,280.00	292,780.00
36)	State CHFA HELP - Loan Payable	State of California Housing Financing Agency (CalHFA)	Loan to assist in construction of the Solutions Family Center project, a 32-unit apartment complex.	complete	-
37)	Note Payable	R. S. Pavelec and C. Fisher	Property purchase (230 South Santa Fe Avenue)	427,500.00	114,000.00
38)	Note Payable	M. L. and S. J. Crivello	Property purchase (267 South Santa Fe Avenue)	485,067.92	74,625.84
39)	Note Payable	Alvin Dunn Trust	Property purchase (315-319 South Santa Fe Avenue)	1,037,932.02	115,325.78
40)	Asset (Property) Management	Various vendors	Asset preservation/compliance with leases/Compliance with code /Management and Maintenance of Agency controlled properties	75,000.00	30,000.00
Totals - This Page				\$ 20,880,275.54	\$ 1,247,125.02

Name of Successor Agency: Successor Agency to the Vista Redevelopment Agency

FORM A

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RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177(I)

Filed for Period July 1, 2012 to December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
41)	Utility services	SDG&E and Vista Irrigation District (VID)	Gas and electric, water and sewer payments related to agency owned properties	68,883.00	68,883.00
42)	Property rents	Various park owners	Space rent for mobile homes owned by agency	24,000.00	12,000.00
43)	Contract for professional services/consulting	Lance, Soll & Lunghard CPAs	Successor Agency Audit/Financial Reports	130,000.00	5,000.00
44)	Fixed Property Assessments	County of San Diego	Fixed property assessments on agency controlled properties	10,000.00	10,000.00
45)	Contract for professional services/consulting	Magis Advisors	As needed financial advisory/bond advisory services	52,227.00	-
46)	Contract for professional services/consulting	Urban Futures, Inc.	Redevelopment financial consulting services	9,220.00	-
47)	Contract for professional services/consulting	Anderson & Brabant, Inc	Property appraisals	20,000.00	-
48)	Contract for professional services/consulting	Falk & Associates	Property appraisals	20,000.00	-
49)	Contract for professional services/consulting	E2 Managetech, Inc.	Vista Brownfields Opportunity Project (EPA grant)	287,669.50	70,617.00
50)	Contract for professional services/consulting	Tory R. Walker	Buena Vista Creek alternatives analysis	31,635.00	-
51)	Contract for professional services/consulting	NC Lifeline	Service provider for Emergency rental assistance for low and moderate income city residents.	21,851.60	-
52)	Contract for professional services/consulting	Goldfarb & Lipman Attorneys	Legal assistance services	20,845.50	-
53)	Contract for professional services/consulting	Stradling, Yocca	Legal assistance services	38,311.32	-
54)	Contract for professional services/consulting	Goldfarb & Lipman Attorneys	Legal assistance services	50,000.00	50,000.00
55)	Public Improvement Cooperation Agreement	City of Vista	Paseo Santa Fe Corridor project	30,675,612.65	5,000,000.00
56)	Cooperation Agreement for professional services	City of Vista/Tory R. Walker Engineering	Hydrology study/Design/Construction/LOMR Services - S. Santa Fe Drainage Project	46,712.57	20,645.32
57)	City of Vista Cooperative Agreement dated April 22, 1986	City of Vista	Funding for agency operations	variable	-
58)	Cooperative Agreement with the Successor Agency to the Vista Redevelopment Agency (f)	City of Vista	Staffing and Administrative Services	2,250,000.00	250,000.00
59)	School District Claims (pending)	San Marcos Unified, San Diego County Office of Education	Letters received claiming errors in pass through calculations	200,000.00	-
60)	Agency administration and operations	City of Vista	Allocated share of building maintenance, facility rental, insurance and surety costs, and information technology support based on square footage and staffing.	tbd	-
Totals - This Page				\$ 33,956,968.14	\$ 5,487,145.32

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177(l)

Filed for Period July 1, 2012 to December 31, 2012

	Project Name / Debt Obligation	Project Area	Payments by Month						Subtotal	Adjustments from Prior Schedule	TOTAL
			July	August	September	October	November	December			
1)	1998 Tax Allocation Bonds Series A	The Depository Trust Company, Vista	-	144,653.00	-	-	-	-	\$ 144,653.00		\$ 144,653.00
2)	1998 Tax Allocation Bonds Series B	The Depository Trust Company, Vista	-	401,394.00	-	-	-	-	\$ 401,394.00		\$ 401,394.00
3)	2001 Tax Allocation Bonds	The Depository Trust Company, Vista	-	419,049.00	-	-	-	-	\$ 419,049.00		\$ 419,049.00
4)	2005 Tax Allocation Bonds	The Depository Trust Company, Vista	-	1,692,588.13	-	-	-	-	\$ 1,692,588.13		\$ 1,692,588.13
5)	2010 Bond Allocation Notes (BANS) (c)	The Depository Trust Company, Vista	-	847,525.00	-	-	-	-	\$ 847,525.00		\$ 847,525.00
6)	2011 Tax Allocation Bonds (TABs)	The Depository Trust Company, Vista	-	470,550.00	-	-	-	-	\$ 470,550.00		\$ 470,550.00
7)	2007 Certificates of Participation (COPs)	The Depository Trust Company, Vista	-	-	-	38,900.00	-	-	\$ 38,900.00		\$ 38,900.00
8)	2005 Vista Hidden Valley Tax Allocation Bonds (TABs) Series	The Depository Trust Company, Vista	-	145,551.00	-	-	-	-	\$ 145,551.00		\$ 145,551.00
9)	2010 Housing Tax Allocation Bonds (TABs)	The Depository Trust Company, Vista	-	577,713.98	-	-	-	-	\$ 577,713.98		\$ 577,713.98
10)	Consulting Services	Willdan, Inc Vista						10,000.00	\$ 10,000.00		\$ 10,000.00
11)	Development and Disposition Agreement (DDA)	Costco Wholesale Vista	-	-	-	68,549.00	-	-	\$ 68,549.00		\$ 68,549.00
12)	Development and Disposition Agreement (DDA)	North County Square Vista	-	-	-	130,842.00	-	-	\$ 130,842.00		\$ 130,842.00
13)	Note Payable	North County Square Vista	-	-	-	-	-	-	\$ -		\$ -
14)	Development and Disposition Agreement (DDA)	Walmart, Inc. Vista	-	-	49,694.50	-	-	49,694.50	\$ 99,389.00		\$ 99,389.00
15)	Note Payable	Walmart, Inc. Vista	-	-	-	-	-	-	\$ -		\$ -
16)	Note Payable	Walmart, Inc. Vista	-	-	-	-	-	-	\$ -		\$ -
17)	Note Payable	Lowe's HIW, Inc Vista	-	-	-	-	-	-	\$ -		\$ -
18)	Development and Disposition Agreement (DDA)	Lowe's HIW, Inc Vista	-	-	-	-	-	-	\$ -		\$ -
19)	Development and Disposition Agreement (DDA) Downtown	City of Vista/Others TBD Vista	-	-	-	7,000.00	-	-	\$ 7,000.00		\$ 7,000.00
20)	Acquisition Disposition and Development Agreement	Care/West Vista	-	-	-	1,937,000.00	-	-	\$ 1,937,000.00		\$ 1,937,000.00
Totals - This Page			\$ -	\$ 4,699,024.11	\$ 49,694.50	\$ 2,182,291.00	\$ -	\$ 59,694.50	\$ 6,990,704.11	\$ -	\$ 6,990,704.11
Totals - Page 2			\$ 41,930.95	\$ 41,930.95	\$ 105,587.41	\$ 41,930.95	\$ 41,930.95	\$ 60,587.41	\$ 333,898.62	\$ -	\$ 333,898.62
Totals - Page 3			\$ 74,190.58	\$ 86,190.58	\$ 144,807.58	\$ 74,190.58	\$ 87,190.58	\$ 104,835.60	\$ 571,405.50		\$ 571,405.50
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Grand total - All Pages			\$ 116,121.53	\$ 4,827,145.64	\$ 300,089.49	\$ 2,298,412.53	\$ 129,121.53	\$ 225,117.51	\$ 7,896,008.23	\$ -	\$ 7,896,008.23

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177(l)

Filed for Period July 1, 2012 to June 2012

Project Name / Debt Obligation	Total from Form B	Source of Payment							TOTAL
		RPTTF	Low and Moderate Income Housing Fund	Bond Proceeds	Reserve Balances	Administrative Cost Allowance	Other Revenue Sources		
1) 1998 Tax Allocation Bonds Series A	\$ 144,653.00	144,653.00						\$ 144,653.00	
2) 1998 Tax Allocation Bonds Series B	\$ 401,394.00	401,394.00						\$ 401,394.00	
3) 2001 Tax Allocation Bonds	\$ 419,049.00	419,049.00						\$ 419,049.00	
4) 2005 Tax Allocation Bonds	\$ 1,692,588.13	1,692,588.13						\$ 1,692,588.13	
5) 2010 Bond Allocation Notes (BANs) (c)	\$ 847,525.00	847,525.00						\$ 847,525.00	
6) 2011 Tax Allocation Bonds (TABs)	\$ 470,550.00	470,550.00						\$ 470,550.00	
7) 2007 Certificates of Participation (COPs)	\$ 38,900.00	38,900.00						\$ 38,900.00	
8) 2005 Vista Hidden Valley Tax Allocation Bonds (TABs) Series	\$ 145,551.00	145,551.00						\$ 145,551.00	
9) 2010 Housing Tax Allocation Bonds (TABs)	\$ 577,713.98	577,713.98						\$ 577,713.98	
10) Consulting Services	\$ 10,000.00	10,000.00						\$ 10,000.00	
11) Development and Disposition Agreement (DDA) (d)	\$ 68,549.00	68,549.00						\$ 68,549.00	
12) Development and Disposition Agreement (DDA) (d)	\$ 130,842.00	130,842.00					-	\$ 130,842.00	
13) Note Payable (d)	\$ -							\$ -	
14) Development and Disposition Agreement (DDA) (d)	\$ 99,389.00	99,389.00						\$ 99,389.00	
15) Note Payable (d)	\$ -							\$ -	
16) Note Payable (d)	\$ -							\$ -	
17) Note Payable	\$ -				-			\$ -	
18) Development and Disposition Agreement (DDA) (d)	\$ -				-			\$ -	
19) Development and Disposition Agreement (DDA) Downtown	\$ 7,000.00	7,000.00						\$ 7,000.00	
20) Acquisition Disposition and Development Agreement	\$ 1,937,000.00	1,937,000.00						\$ 1,937,000.00	
Totals - This Page	\$ 6,990,704.11	\$ 6,990,704.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,990,704.11	
Totals - Page 2	\$ 333,898.62	\$ 258,898.62	\$ 30,000.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ 333,898.62	
Totals - Page 3	\$ 571,405.50	\$ 44,441.50	\$ 37,000.00	\$ -	\$ 20,645.00	\$ 218,821.33	\$ 250,497.67	\$ 571,405.50	
Totals - Page 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grand total - All Pages	\$ 7,896,008.23	\$ 7,294,044.23	\$ 67,000.00	\$ 45,000.00	\$ 20,645.00	\$ 218,821.33	\$ 250,497.67	\$ 7,896,008.23	

