Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source	Payments by Month: January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997		935,000.00	173,494.00	C		32,163.00					$ 32,163.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,680,000.00	518,209.00	C		54,555.00					$ 54,555.00
3)	2008 Tax Allocation Bonds, Series A	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	2008		9,250,000.00	640,769.00	C		188,110.00					$ 188,110.00
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008		9,880,000.00	663,450.00	C		303,647.00					$ 303,647.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		314,760.00	40,000.00	C						40,000.00	$ 40,000.00
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		321,783.00	35,000.00	C						35,000.00	$ 35,000.00
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		79,421.00	6,800.00	C						6,800.00	$ 6,800.00
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		2,000,000.00	150,000.00	C						75,000.00	$ 75,000.00
9)	Agreement-OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,700,000.00	75,000.00	C						37,500.00	$ 37,500.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		4,100,000.00	395,000.00	C	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	$ 198,776.40
11)	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		3,916,450.00	215,405.00	C			107,702.00				$ 107,702.00
12)	Kinoshita Acquisition - Note Extension	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		4,080,247.00	224,414.00	C			112,207.00				$ 112,207.00
13)															$ -
14)															$ -
15)															$ -
16)															$ -
17)															$ -
18)															$ -
19)															$ -
20)															$ -
Source:		Totals - This Page	Long-Term Debt Obligations			$ 39,257,661.00	$ 3,137,541.00		$ 33,129.40	$ 611,604.40	$ 253,038.40	$ 33,129.40	$ 33,129.40	$ 227,429.40	$ 1,191,460.40
(A)	Low and Moderate Income Housing Fund	Totals - Page 2	Amounts Due to City			$ 8,712,803.00	$ 450,000.00			$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00
(B)	Bond proceeds	Totals - Page 3	Contractual Project Obligations			$ 1,567,645.33	$ 2,208,712.05		$ 4,500.00	$ 458,600.16	$ 260,142.00	$ 300,000.00	$ 300,000.00	$ 236,181.00	$ 1,559,423.16
(C)	Tax Increment	Totals - Page 4				$ -	$ -			$ -	$ -	$ -	$ -	$ -	$ -
(D)	Other Revenue Sources such as rent/interest earnings	Totals - Other Obligations	FY 2011/12 Pass-through agreements, rental subsidy, administrative costs and other operational contractual obligations			$ 2,908,831.51	$ 4,390,704.00		$ 39,213.00	$ 1,154,988.48	$ 44,125.00	$ 51,867.00	$ 44,125.00	$ 1,318,548.50	$ 2,652,866.98
(E)		Totals - All Pages				$ 52,444,940.84	$ 10,186,957.05		$ 76,842.40	$ 2,225,193.04	$ 557,305.40	$ 384,996.40	$ 377,254.40	$ 4,232,158.90	$ 7,853,750.54

* - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.

Name of Redevelopment Agenc San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year**	Source	Payments by Month						
									January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	3,402,595.00	0.00	C						2,000,000.00	$ 2,000,000.00
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	1	3,280,329.00	250,000.00	C						250,000.00	$ 250,000.00
3)	Trullis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	2	401,468.00	50,000.00	C						50,000.00	$ 50,000.00
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	3	1,628,411.00	150,000.00	C						150,000.00	$ 150,000.00
5)															$ -
6)															$ -
7)															$ -
8)															$ -
9)															$ -
10)															$ -
11)															$ -
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															$ -
	Totals - This Page					$ 8,712,803.00	$ 450,000.00			$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00

Source:
(A) Low and Moderate Income Housing Fund
(B) Bond proceeds
(C) Tax Increment
(D) Other Revenue Sources such as rent/interest earnings

* - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.
** - Amounts due during FY 2011/12 represent amounts to be repaid as identified in the FY 2011/12 budget. This does not include accrued interest. Payments historically made in June of each fiscal year.
Note 1 - Amounts due based on tax increment available as determined by the Agency.
Note 2 - Amounts due upon sale of Lower Rosan Ranch property.
Note 3 - Amounts due beginning in July 1, 2023 or sooner, based on tax increment available as determined by the Agency

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Note	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source	Payments by Month						
									January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	1,248,000.00	1,248,000.00	C		275,000.00	225,000.00	275,000.00	275,000.00	198,000.00	$ 1,248,000.00
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	2,4	300,000.00	300,000.00	C							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs.	August 3, 2010	3,4	1,139.64	158,181.11	C		45,000.11	25,000.00	25,000.00	25,000.00	38,181.00	$ 158,181.11
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	February 11, 2010	3,4	0.00	20,895.77	C	4,500.00	8,644.27					$ 13,144.27
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	3,4	0.00	2,257.60	C		1,257.60	1,000.00				$ 2,257.60
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	3,4	0.00	13,787.00	C		3,387.68	3,192.00				$ 6,579.68
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010	3,4	0.00	436,569.57	C		102,533.38					$ 102,533.38
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	3,4	0.00	10,950.00	C		5,000.00	5,950.00				$ 10,950.00
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011	3,4	0.00	4,825.00	C		4,825.00					$ 4,825.00
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	3,4	0.00	13,226.00	C		12,952.12					$ 12,952.12
11)	Letter of Understanding	Mission Village Center	Façade Improvement Program	May 9, 2009	2,4	18,505.69	0.00	C							$ -
12)															$ -
13)															$ -
14)															$ -
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27)															$ -
28)															$ -
29)															$ -
30)															$ -
															$ -
	Totals - This Page					$ 1,567,645.33	$ 2,208,712.05		$ 4,500.00	$ 458,600.16	$ 260,142.00	$ 300,000.00	$ 300,000.00	$ 236,181.00	$ 1,559,423.16

Source:
(A) Low and Moderate Income Housing Fund
(B) Bond Proceeds
(C) Tax Increment
(D) Other Revenue Sources such as rent/interest earnings

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**
Note 1 - Amounts represent payments due on executed Owner Participation Agreements (OPA). Amounts estimated for payment from January - June 2012 are based on amounts outstanding at June 30, 2011 and actual payments through December 31, 2011
Note 2 - Amounts outstanding as of June 30, 2011 represented payments due on executed agreements. Amounts due as of June 30, 2011 were paid as of December 31, 2011.
Note 3 - Amounts estimated for payment from January - June 2012 are based on the actual contract amount outstanding at June 30, 2011, less actual payments made through December 31, 2011
Note 4 - Tax increment will be used to fund these payments pending clarification from the Legislature and bond counsel on whether unspent bond proceeds can be utilized.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source **	Payments by Month January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1986	1	230,667.24	467,800.00	C		233,900.00					$ 233,900.00
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1986	1	334,442.06	822,300.00	C		411,150.00					$ 411,150.00
3)	Pass-Through Agreement, dated October 6, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1	172,816.55	173,500.00	C						86,750.00	$ 86,750.00
4)	Pass-Through Agreement, dated March 5, 1986, restated January 7, 1986 and May 19, 1997	Capistrano Unified School District	Pass-Thru of Tax Increment	Mar 1986; Jan. 1986; May 1997	1	1,052,177.50	1,532,951.00	C						766,476.00	$ 766,476.00
5)	Pass-Through, Statutory (AB1389)	Various Agencies	Pass-Thru of Tax Increment	N/A	1	148,725.34	196,200.00	C						98,100.00	$ 98,100.00
6)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		2	76,751.98	382,607.00	C/D		268,005.48				191,253.50	$ 459,259.98
7)	Administrative Cost - Allocated Charges	City of San Juan Capistrano	Costs incurred by City for utilities, insurance, computers, phones, vehicles, office space		2	33,911.00	173,214.00	C/D		120,518.00				86,607.00	$ 207,125.00
8)	Monitoring for ongoing housing activities	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing Activities		2	0.00	104,810.00	C/D		52,405.00				52,405.00	$ 104,810.00
9)	Board of Directors compensation	Sam Allevato	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
10)	Board of Directors compensation	Laura Freese	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	30.00	60.00	60.00	60.00	60.00	$ 330.00
11)	Board of Directors compensation	Larry Kramer	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
12)	Board of Directors compensation	Derek Reave	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
13)	Board of Directors compensation	John Taylor	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
14)	Legal Services Agreement dated August 20, 1991	Straddling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	3	20,320.85	60,000.00	C/D		5,975.00	5,000.00	5,000.00	5,000.00	5,000.00	$ 25,975.00
15)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	3	0.00	6,000.00	C/D		2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
16)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2011	05-03-11	4	0.00	6,940.00	C/D		6,940.00					$ 6,940.00
17)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4	0.00	43,155.00	A	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	1,821.25	$ 19,802.50
18)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	4	0.00	125,940.00	A	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	5,102.00	$ 57,577.00
19)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec. 2008	5	52,500.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
20)	Rental Subsidy Agmt Sept. 2011-June 2016	Vince Hughes ****	Rental Subsidy Program	Sept. 2011	5	114,000.00	19,000.00	A	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	$ 11,400.00
21)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	5	94,400.00	19,200.00	A	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	$ 9,600.00
22)	Rental Subsidy Agmt - Dec. 2006 - Dec. 2011	Zahedi	Rental Subsidy Program	Dec. 2006	5	10,782.00	10,782.00	A							$ -
23)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	5	54,600.00	18,000.00	A	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	$ 9,000.00
24)	Rental Subsidy Agmt - July 2008 - July 2013	Loma Webber	Rental Subsidy Program	July 2008	5	43,200.00	21,600.00	A	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 10,800.00

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source **	Payments by Month January-12	February-12	March-12	April-12	May-12	June-12	Total
25)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5	118,000.00	24,000.00	A	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	$ 12,000.00
26)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	5	108,540.00	24,120.00	A	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	$ 12,060.00
27)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	5	49,000.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
28)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Ellin	Rental Subsidy Program	Dec. 2010	5	115,140.00	12,120.00	A	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	$ 6,060.00
29)	Little Hollywood Rental	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc.		6	2,585.34	78,050.00	A	6,504.17	16,504.17	6,504.17	14,246.17	6,504.17	6,504.17	$ 56,767.02
30)	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6	11,946.08	22,915.00	A/B/C/D	2,997.58	7,909.58	1,909.58	1,909.58	1,909.58	1,909.58	$ 18,545.48
31)	Refund of Over-Allocated Tax Increment	O.C. Tax Collector	Refund of Over-Allocated Tax Increment		6	12,625.57		C							$ -
	Totals - Other Obligations					$ 2,906,831.51	$ 4,390,704.00		$ 39,213.00	$ 1,154,988.48	$ 44,125.00	$ 51,867.00	$ 44,125.00	$ 1,318,548.50	$ 2,652,866.98

Source:
(A) Low and Moderate Income Housing Fund
(B) Bond proceeds
(C) Tax Increment
(D) Other Revenue Sources such as rent/interest earnings

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**

**** - Breakdown by Funding Sources are as follows:**

Lines 6 through 16:

Funding Source C	$	314,565.50
Funding Source D		22,000.00
Total of Lines 6-16	$	336,565.50

Line 30:

Funding Source A	$	-
Funding Source B		-
Funding Source C		18,545.48
Funding Source D		-
Total of Line 30	$	18,545.48

Note 1 - Pass Thru Agreement Amounts for FY 2011/12 based on the projected tax increment.
Note 2 - Amounts based on FY 2011/12 projections.
Note 3 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation.
Note 4 - Amounts based on approved contract amounts dated prior to June 28, 2011.
Note 5 - Amounts based on approved rental agreements dated prior to June 28, 2011.
Note 6 - Amounts estimated for payment from January - June 2012 are based on FY 2011/12 projections, less actual payments through December 31, 2011. Amounts outstanding at June 30, 2011 represent unpaid invoices for FY 2010/11.