Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source	Payments by Month July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997		830,000.00	180,413.00	C		147,163.00					$ 147,163.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,280,000.00	514,512.00	C		469,554.00					$ 469,554.00
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		8,990,000.00	641,494.00	C		458,109.00					$ 458,109.00
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008		9,825,000.00	651,085.00	C		358,648.00					$ 358,648.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		274,760.00	40,000.00	C							$ -
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		286,783.00	35,000.00	C							$ -
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		72,621.00	6,800.00	C							$ -
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		1,850,000.00	150,000.00	C			75,000.00			75,000.00	$ 150,000.00
9)	Agreement-OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,625,000.00	75,000.00	C			37,500.00			37,500.00	$ 75,000.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		3,920,000.00	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			$ 37,950,861.00	$ 3,139,123.00		$ 33,129.40	$ 1,466,603.40	$ 365,538.40	$ 33,129.40	$ 33,129.40	$ 145,629.40	$ 2,077,159.40
(A)	Low and Moderate Income Housing Fund	Totals - Page 2	Amounts Due to City			$ 6,594,152.00	$ 950,000.00			$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00
(B)	Bond proceeds	Totals - Page 3	Contractual Project Obligations			$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
(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			$ 534,340.00	$ 1,063,057.00		$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 48,895.00	$ 302,668.50	$ 521,806.02
(E)		Totals - All Pages				$ 45,079,353.00	$ 5,152,180.00		$ 78,554.40	$ 1,512,028.40	$ 410,963.40	$ 78,554.40	$ 82,024.40	$ 948,297.90	$ 3,098,965.42

*** - 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 X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year**	Source	Payments by Month						
									July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	1,500,747.00	500,000.00	C						500,000.00	$ 500,000.00
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	1	3,210,329.00	250,000.00	C							$ -
3)	Trullis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	2	362,711.00	50,000.00	C							$ -
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	3	1,520,365.00	150,000.00	C							$ -
5)															$ -
6)															$ -
7)															$ -
8)															$ -
9)															$ -
10)															$ -
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30)															$ -
															$ -
	Totals - This Page					$ 6,594,152.00	$ 950,000.00			$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00

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.
** - 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 X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Note	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source**	Payments by Month						
									July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	0.00	0.00	C							$ -
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	1	0.00	0.00	C							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs.	August 3, 2010	1	0.00	0.00	C							$ -
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	February 11, 2010	1	0.00	0.00	C							$ -
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	1	0.00	0.00	C							$ -
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	1	0.00	0.00	C							$ -
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010	1	0.00	0.00	C							$ -
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	1	0.00	0.00	C							$ -
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011		0.00	0.00	C							$ -
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	1	0.00	0.00	C							$ -
11)	Letter of Understanding	Mission Village Center	Facade Improvement Program	May 8, 2009	1	0.00	0.00	C							$ -
12)															$ -
13)															$ -
14)															$ -
15)															$ -
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															$ -
	Totals - This Page					$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -

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 - No outstanding obligations as of July 1, 2012.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

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									July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		1	0.00	156,207.00	C/D						78,103.50	$ 78,103.50
2)	Monitoring for ongoing housing activities	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing Activities		1	0.00	104,810.00	C/D						52,405.00	$ 52,405.00
3)	Administrative Cost Allowance	City of San Juan Capistrano	3% allowance for administrative costs incurred		1	0.00	250,000.00	C/D						125,000.00	$ 125,000.00
4)	Legal Services Agreement dated August 20, 1991	Straddling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	2	0.00	60,000.00	C/D	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	$ 30,000.00
5)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	2	0.00	30,000.00	C/D	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	$ 15,000.00
6)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2012	05-03-11	3	0.00	6,940.00	C/D					3,470.00	1,735.00	$ 5,205.00
7)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	3	0.00	43,155.00	A	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	$ 21,577.50
8)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	3	0.00	125,940.00	A	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	$ 62,970.00
9)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec. 2008	4	31,500.00	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
10)	Rental Subsidy Agmt Sept. 2011-June 2016	Vince Hughes ****	Rental Subsidy Program	Sept. 2011	4	40,800.00	20,400.00	A	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	$ 10,200.00
11)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	4	95,000.00	22,800.00	A	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	$ 11,400.00
12)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	4	36,000.00	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
13)	Rental Subsidy Agmt - July 2008 - July 2013	Lorna Webber	Rental Subsidy Program	July 2008	4	21,600.00	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
14)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	4	94,000.00	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
15)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	4	84,420.00	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
16)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	4	28,000.00	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
17)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Etlin	Rental Subsidy Program	Dec. 2010	4	103,020.00	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
18)	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.		1	0.00	78,050.00	A	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	$ 39,025.02
19)	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc.		1	0.00	22,915.00	A/B/C/D	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	$ 11,457.48
	Totals - Other Obligations					$ 534,340.00	$ 1,063,057.00		$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 48,895.00	$ 302,663.50	$ 521,806.02

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

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Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

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									July-12	August-12	September-12	October-12	November-12	December-12	Total

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 1 through 6:		
Funding Source C	$	283,713.50
Funding Source D		22,000.00
Total of Lines 1-6	$	305,713.50
Line 19:		
Funding Source A	$	-
Funding Source B		-
Funding Source C		11,457.48
Funding Source D		-
Total of Line 19	$	11,457.48

Note 1 - Amounts based on FY 2012/13 projections.
Note 2 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation.
Note 3 - Amounts based on approved contract amounts dated prior to June 28, 2011.
Note 4 - Amounts based on approved rental agreements dated prior to June 28, 2011.