

OVERSIGHT BOARD RESOLUTION NO. 13-09-24-02

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JANUARY 1, 2014, THROUGH JUNE 30, 2014, (ROPS 13-14B) AND AUTHORIZING CERTAIN OTHER ACTIONS PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34181(g)

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health & Safety Code Section 33000, *et seq.*, which was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and,

WHEREAS, Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and,

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012, under the dates in the Dissolution Act that were reformed and extended thereby; and,

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and,

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and,

WHEREAS, Assembly Bill 1484, enacted on June 27, 2012, made certain amendments to the Dissolution Act, including with respect to the process for adopting Recognized Obligation Payment Schedules (ROPS); and,

WHEREAS, as of and on and after February 1, 2012, the City Council serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and,

WHEREAS, pursuant to Section 34179 of the Dissolution Act, the Successor Agency's Oversight Board has been formed and the initial meeting has occurred on April 9, 2012; and,

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of the Dissolution Act; and,

WHEREAS, pursuant to Section 34171(h) of the Dissolution Act, a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period as provided in subdivisions (l) and (m) of Section 34177 of the Dissolution Act; and,

WHEREAS, pursuant to subdivisions (l) and (m) of Section 34177 of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, prepared and submitted to the Successor Agency, the Recognized Obligation Payment Schedule for the period covering January 1, 2014, through June 30, 2014, (ROPS 13-14B), in the form attached to this Resolution as Exhibit A and incorporated herein by this reference; and,

WHEREAS, the City Council, acting as the governing body of the Successor Agency adopted Resolution SACRA 13-09-17-01, on September 17, 2013, approving the Recognized Obligation Payment Schedule for the period covering January 1, 2014, through June 30, 2014, (ROPS 13-14B) and authorizing the Executive Director and/or the Finance Officer of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate; and,

WHEREAS, Resolution SACRA 13-09-17-01 also directed the Executive Director or her authorized designees to transmit the approved ROPS 13-14B to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS 13-14B to be posted on the City's website, all in accordance with Section 34177(l)(2)(C) of the Dissolution Act, and take other actions necessary to obtain approval of the ROPS 13-14B from the Oversight Board and the State Department of Finance; and,

WHEREAS, pursuant to Section 34177(l)(2)(B) of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, provided notice of this Oversight Board action, along with the ROPS 13-14B and staff report submitted to the Oversight Board herewith, to the County Administrative Officer, the County Auditor-Controller, and the State Department of Finance, concurrently with the posting of the Agenda for this Oversight Board action; and,

WHEREAS, pursuant to Sections 34177(l)(2)(B) and 34180(g) of the Dissolution Act, the Oversight Board has received and reviewed the revised ROPS 13-14B and desires to approve the ROPS 13-14B in substantially the form attached to this Resolution as Exhibit A; and,

WHEREAS, pursuant to Section 34177(m) of the Dissolution Act, the State Department of Finance shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the ROPS is submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Oversight Board hereby approves the revised ROPS 13-14B in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

Section 3. The Oversight Board hereby authorizes the Executive Director and/or the Finance Officer of the City, acting on behalf of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate and as may be directed by the City Council, acting as the governing board of the Successor Agency.

Section 4. The Executive Director or her authorized designees on behalf of the Successor Agency are directed to transmit the approved revised ROPS 13-14B to the County Auditor Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS to be posted on the City's website, all in accordance with Section 34177(l)(2)(C) of the Dissolution Act.

Section 5. This Resolution shall take effect immediately upon adoption.

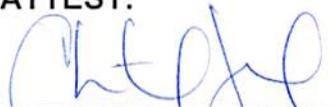
Section 6. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 17th day of September 2013.



Laura Freese, Chair

ATTEST:

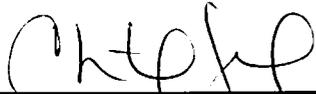


Deputy
Maria Morris, Oversight Board Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, Maria Morris, appointed Secretary of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency, hereby certify that the foregoing resolution **Oversight Board Resolution 13-09-24-02** was duly adopted by the Oversight Board at a regular meeting held on the 24th day of September 2013, and that it was so adopted by the following vote:

AYES: BOARD MEMBERS: Doll, Hampton, Kerr, McCord, Thomas, and Chair Freese
NOES BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Tatarian

 Deputy

Maria Morris, Oversight Board Secretary

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: San Juan Capistrano
 Name of County: Orange

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	
A	\$ 62,500
B	-
C	-
D	62,500
E	\$ 2,966,928
F	2,901,928
G	65,000
H	\$ 3,029,428

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I	2,966,928
J	-
K	\$ 2,966,928

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L	2,966,928
M	-
N	2,966,928

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

Laura S. Freese Chairwoman
 Name
/s/ Laura S. Freese 9/24/2013
 Signature Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	J	K	
Fund Balance Information by ROPS Period		Fund Sources								Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Due Diligence Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
ROPS III Actuals (01/01/13 - 6/30/13)											
1	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	8,612,207	-	1,248,000		40,902	667,193	-	\$ 10,568,302	Col. C amount is the remaining bond proceeds as of December 31, 2012 from bonds issued in May 2008. Col. E and H tie to the Other Assets DDR page 23, reserve for approved ROPS III amounts. Col. G is the remaining amount of rent, grants and interest as of December 31, 2012.	
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	13,446	-	-		72,920	1,800,818	197,010	\$ 2,084,194	Col. H and I, Lines 1 and 2 tie to the Report of Prior Period Adjustments (PPA), columns L and Q, as required.	
3	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	217	-	500,000		113,822	1,038,190	197,010	\$ 1,849,239	Col. H and I, Lines 3 and 4 tie to the Report of Prior Period Adjustments (PPA), columns N and S, as required.	
4	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	8,625,436	-	748,000			1,429,821	-	\$ 10,803,257	Col. C is the remaining bond proceeds as of December 31, 2012 from bonds issued in May 2008. Col. E is the remaining reserve amount approved to be spent on Line 19 of ROPS 13-14A (OPA-Paseo De Verdugo). Col. H is the retention of reserves for debt service approved on ROPS III, line 4 (\$797,864) and line 14 (\$631,957).	
5	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required								\$ -	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
ROPS 13-14A Estimate (07/01/13 - 12/31/13)											
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ 8,625,436	\$ -	\$ 748,000	\$ 1,429,821	\$ -	\$ -	\$ -	\$ 10,803,257		
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	-	-	-		55,000	1,847,097	185,000	\$ 2,087,097	Col. G ties to ROPS 13-14A Col. H and I tie to total amount approved and distributed by the County Auditor-Controller in June 2013, based on the ROPS 13-14A approval letter dated May 17, 2013.	
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)	197,912	-	748,000	797,864	55,000	1,766,302	185,000	\$ 3,750,078	Col. C is remaining amount on contracts in effect at dissolution. Col. E is the remaining reserve amount approved to be spent on Line 19 of ROPS 13-14A (OPA-Paseo De Verdugo). Col. F is the approved retention of reserves for debt service on ROPS 13-14A, Line 5. Col. G is the estimated amount of costs to be paid from other sources on ROPS 13-14A, plus unpaid invoices. Col. H and I are the amounts approved on May 17, 2013, by the Department of Finance for ROPS 13-14A.	
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	631,957				\$ 631,957	Col. F is the approved retention of reserves from ROPS III, line 14 for future debt service	
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)	\$ 8,427,524	\$ -	\$ -	\$ -	\$ -	\$ 80,795	\$ -	\$ 8,508,319		

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								\$ 59,036,156				\$ 62,500	\$ 2,901,928	\$ 65,000	\$ 3,029,428
1	1997 Subordinated Taxable Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/6/1997	8/1/2017	Bank of New York	Affordable Housing Projects	Central	706,963	N				22,863		\$ 22,863
2	1998 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	6/24/1998	8/1/2016	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	Central	1,571,040	N				34,626		\$ 34,626
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central	12,871,019	N				178,484		\$ 178,484
4	2008 Tax Allocation Bonds, Series B (Taxable)	Bonds Issued On or Before 12/31/10	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	17,907,265	N				301,173		\$ 301,173
5	Tax Allocation Bond Reserve Set-Aside (See Notes)	Reserves	1/1/2014	6/30/2014	U.S. Bank, N.A.	Reserve set-aside for August 1, 2013 debt service payment - H&S Code Section 34171(b)	Central	-	N				467,500		\$ 467,500
6	OPA-Fluidmaster	OPA/DDA/Construction	6/17/1997	3/30/2019	Fluidmaster, Inc.	Elimination of Blight/Economic Development	Central	234,760	N				-		\$ -
7	OPA-Capistrano Volkswagen	OPA/DDA/Construction	4/17/2001	3/30/2020	Miles Brandon	Elimination of Blight/Business Retention	Central	216,783	N				-		\$ -
8	OPA-Sierra Vista	OPA/DDA/Construction	4/1/2003	6/30/2023	Sierra Vista Partners	Elimination of Blight/Economic Development	Central	65,577	N				-		\$ -
9	Agreement-TCAG Ford	OPA/DDA/Construction	10/19/2010	3/1/2038	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	1,681,492	N				25,000		\$ 25,000
10	Agreement-OC Chrysler	OPA/DDA/Construction	1/7/2011	6/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	1,407,267	N				125,000		\$ 125,000
11	Lower Rosan Ranch - Loan Payable (See Notes)	Third-Party Loans	7/6/2011	7/6/2016	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Central	4,121,454	N				198,776		\$ 198,776
12	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	Third-Party Loans	2/28/2011	3/1/2021	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	5,678,853	N				117,494		\$ 117,494
13	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	Third-Party Loans	2/28/2011	3/1/2021	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	5,916,358	N				122,407		\$ 122,407
14	Kinoshita Note Principal Payment Set-aside	Third-Party Loans	2/28/2011	3/1/2021	See Items 12-13 above	Reserve set-aside for March 1, 2021 principal payment on both notes - \$7,996,697.	Central	-	N				-		\$ -
15	Cooperation Agreement - Capistrano Pointe (See Notes)	City/County Loans On or Before 6/27/11	3/5/1985	6/30/2026	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Central	1,348,899	N				1,308,605		\$ 1,308,605
16	Tax Anticipation Agreement (See Notes)	City/County Loans On or Before 6/27/11	1/20/1988	6/30/2026	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central	3,265,329	N				-		\$ -
17	Trulis Acquisition - Loan Agreement	City/County Loans On or Before 6/27/11	10/1/1998	6/30/2026	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Central	404,229	N				-		\$ -
18	Administration Loan Agreement	City/County Loans On or Before 6/27/11	6/1/2004	6/30/2026	City of San Juan Capistrano	Administration/Project Costs	Central	1,638,868	N				-		\$ -
19	OPA - Paseo De Verdugo (See notes)	OPA/DDA/Construction	2/17/2009	6/30/2014	26755 Verdugo, LLC	Elimination of Blight/Economic Development	Central	-	N						\$ -
20	The Groves Affordable Housing	Professional Services	8/3/2010	6/30/2012	RRM Design Group	Land Planning and Environmental Svcs.	Central	-	Y						\$ -
21	Downtown Master Plan	Professional Services	2/11/2010	6/30/2011	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	Central	-	Y						\$ -
22	Del Obispo/Camino Capistrano Imp.	Professional Services	6/14/2011	5/1/2012	RBF Consulting	Engineering Services - Camino Capistrano	Central	-	Y						\$ -
23	Del Obispo/Camino Capistrano Imp.	Professional Services	6/16/2011	5/1/2012	RBF Consulting	Engineering Services - Forster Street	Central	-	Y						\$ -
24	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	OPA/DDA/Construction	11/16/2010	5/1/2012	Peterson-Chase	Intersection Improvements	Central	-	Y						\$ -
25	Ortega Highway Sidewalk Expansion	Professional Services	12/7/2010	6/1/2012	Boghassian Engineering	Engineering Services	Central	-	Y						\$ -
26	The Groves Affordable Housing	Professional Services	6/6/2011	6/30/2014	Scientific Resource Survey	Archaeological Services	Central	-	Y						\$ -

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
27	The Groves Affordable Housing	Professional Services	6/27/2011	6/30/2014	Leighton & Associates	Soils Testing	Central	-	Y						\$ -
28	Administrative Cost Allowance	Admin Costs	1/1/2014	6/30/2014	City of San Juan Capistrano	3% allowance for administrative costs incurred.	Central	-	Y					65,000	\$ 65,000
29	Administrative Costs from other sources	Admin Costs	1/1/2014	6/30/2014	Various Vendors	Section 34171(b) - Costs from other sources - Bond Administration, postage, audits, etc.	Central	-	N			25,000			\$ 25,000
30	Downtown Master Plan/The Groves - Specific Project Implementation	Project Management Costs	1/1/2014	6/30/2014	City of San Juan Capistrano	Section 34171(b) - staff time for project management and inspection	Central	-	N						\$ -
31	Property Maintenance	Property Maintenance	1/1/2014	6/30/2014	Various Vendors	Section 34171(b) - cost of maintaining assets prior to disposition	Central	-	N			12,500			\$ 12,500
32	Legal Costs associated with assets, obligations and property.	Litigation	8/20/1991	6/30/2014	Straddling, Yocca, Carlson & Rauth	Section 34171(b) - cost of maintaining assets prior to disposition	Central	-	N			25,000			\$ 25,000
33	Personal Services Agreement	Miscellaneous	6/7/2011	6/30/2014	MDM Associates	Rental Subsidy Program Management	Central	-	Y						\$ -
34	Personal Services Agreement	Miscellaneous	6/7/2011	6/30/2014	MDM Associates	Little Hollywood Program Management	Central	-	Y						\$ -
35	Rental Subsidy Agmt	Miscellaneous	12/1/2008	12/1/2013	Gulab Bhatia	Rental Subsidy Program	Central	-	Y						\$ -
36	Rental Subsidy Agmt	Miscellaneous	9/1/2011	6/1/2016	Vince Hughes ****	Rental Subsidy Program	Central	-	Y						\$ -
37	Rental Subsidy Agmt	Miscellaneous	5/1/2011	5/1/2016	H. Kashani	Rental Subsidy Program	Central	-	Y						\$ -
38	Rental Subsidy Agmt	Miscellaneous	12/1/2006	12/1/2011	Kahedi	Rental Subsidy Program	Central	-	Y						\$ -
39	Rental Subsidy Agmt	Miscellaneous	6/1/2009	6/1/2014	Tom McCorkell	Rental Subsidy Program	Central	-	Y						\$ -
40	Rental Subsidy Agmt	Miscellaneous	7/1/2008	7/1/2013	Loma Webber	Rental Subsidy Program	Central	-	Y						\$ -
41	Rental Subsidy Agmt	Miscellaneous	5/1/2011	5/1/2016	Stacey Kennedy	Rental Subsidy Program	Central	-	Y						\$ -
42	Rental Subsidy Agmt	Miscellaneous	12/1/2010	12/1/2015	Angel Alaniz	Rental Subsidy Program	Central	-	Y						\$ -
43	Rental Subsidy Agmt	Miscellaneous	6/24/2011	3/31/2016	Mr. Meadors***	Rental Subsidy Program	Central	-	Y						\$ -
44	Rental Subsidy Agmt	Miscellaneous	12/1/2010	12/1/2020	Carol Etlin	Rental Subsidy Program	Central	-	Y						\$ -
45	Little Hollywood Rental	Miscellaneous	1/1/2014	6/30/2014	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc.	Central	-	Y						\$ -
46	Trulis Acquisition - Loan Agreement	Miscellaneous	10/1/1998	6/30/2023	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Central	-	N						\$ -
47	Administration Loan Agreement	Miscellaneous	6/1/2004	6/30/2023	City of San Juan Capistrano	Administration/Project Costs	Central	-	N						\$ -
															\$ -
															\$ -

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments
 Reported for the ROPS III (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS III Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 13-14B (January through June 2014) period will be offset by the SA's self-reported ROPS III prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

ROPS III CAC PPA: To be completed by the CAC upon submittal of the ROPS 13-14B by the SA to Finance and the CAC.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB						
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures										RPTTF Expenditures														Net SA Non-Admin and Admin PPA	Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					Non-Admin CAC			Admin CAC										
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (O + T))	Net Lesser of Authorized / Available	Actual	Difference (If V is less than W, the difference is zero)	Net Lesser of Authorized / Available	Actual		Difference (If Y is less than Z, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (X + AA))					
	1997 Subordinated Taxable Tax Allocation Bonds	\$ 176,468	\$ 103,292	\$ 287,912	\$ 217	\$ 1,248,000	\$ 500,000	\$ 75,000	\$ 113,822	\$ 2,476,992	\$ 2,468,011	\$ 2,437,005	\$ 2,468,011	\$ -	\$ 250,000	\$ 197,010	\$ 197,010	\$ 197,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
1	1998 Tax Allocation Refunding Bonds									27,706	27,706	\$ 27,706	27,706	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
2	2008 Tax Allocation Bonds, Series A									44,958	44,958	\$ 44,958	44,958	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
3	2008 Tax Allocation Bonds, Series B (Taxable)									183,384	183,384	\$ 183,384	183,384	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
4	Tax Allocation Bond Reserve Set-Aside (See Notes)									302,438	302,438	\$ 302,438	302,438	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
5	OPA-Fluidmaster									797,864	797,864	\$ 797,864	797,864	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
6	OPA-Capistrano Volkswagen											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
7	OPA-Sierra Vista											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
8	Agreement-TCAG Ford									10,000		\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
9	Agreement-OC Chrysler									60,000	91,006	\$ 60,000	91,006	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
10	Lower Rosan Ranch - Loan Payable (See Notes)									198,776	198,776	\$ 198,776	198,776	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
11	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)									107,702	93,016	\$ 93,016	93,016	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
12	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)									112,207	96,906	\$ 96,906	96,906	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
13	Kinoshita Note Principal Payment Set-aside									631,957	631,957	\$ 631,957	631,957	\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
14	Cooperation Agreement - Capistrano Pointe (See Notes)											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
15	Tax Anticipation Agreement (See Notes)											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
16	Trulis Acquisition - Loan Agreement											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
17	Administration Loan Agreement OPA - Paseo De Verdugo (See notes)					1,248,000	500,000					\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
18	The Groves Affordable Housing			157,041	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
19	Downtown Master Plan			3,936	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
20	Del Obispo/Camino Capistrano Imp.			2,258	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
21	Del Obispo/Camino Capistrano Imp.			1,900	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
22	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
23	Ortega Highway Sidewalk Expansion											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
24	The Groves Affordable Housing			4,825	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
25	The Groves Affordable Housing			12,952	-							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
26	Administrative Cost Allowance											\$ -		\$ -	250,000	197,010	\$ 197,010	197,010	\$ -	\$ -			\$ -			\$ -	\$ -						
27	Administrative Costs from other sources							28,000	76,584			\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
28	Downtown Master Plan/The Groves - Specific Project Implementation			75,000	217							\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
29	Property Maintenance							22,000	11,753			\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
30	Legal Costs associated with assets, obligations and property.			30,000				25,000	25,485			\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
31	Personal Services Agreement	21,578	26,104									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
32	Personal Services Agreement	62,970	7,588									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
33	Rental Subsidy Agmt	10,500	1,750									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
34	Rental Subsidy Agmt	11,400	8,000									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
35	Rental Subsidy Agmt	9,600	9,500									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
36	Rental Subsidy Agmt	-	-									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
37	Rental Subsidy Agmt	9,000	7,500									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
38	Rental Subsidy Agmt	10,800	9,000									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
39	Rental Subsidy Agmt	12,000	10,000									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
40	Rental Subsidy Agmt	12,060	10,050									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
41	Rental Subsidy Agmt	10,500	8,750									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
42	Rental Subsidy Agmt	6,060	5,050									\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
43	Little Hollywood Rental											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
44	Trulis Acquisition - Loan Agreement											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						
45	Administration Loan Agreement											\$ -		\$ -			\$ -		\$ -	\$ -			\$ -			\$ -	\$ -						

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
ROPS Details	
1	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
2	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
3	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
4	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
5	The set-aside reserve is for the August 1, 2014 debt service payment - H&S Code Section 34171(b).
6	the total obligation is the amount expected to be outstanding as of December 31, 2013. There is no amount due for this period. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included.
7	the total obligation is the amount expected to be outstanding as of December 31, 2013. There is no amount due for this period. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included.
8	the total obligation is the amount expected to be outstanding as of December 31, 2013. There is no amount due for this period. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included.
9	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
10	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
11	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013.
12	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013. Payments for FY 13-14 are interest only at 6.0%.
13	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013. Payments for FY 13-14 are interest only at 6.0%.
14	This amount has an \$7,996,697 principal payment due March 1, 2021.
15	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013. The amount due each period is based on the availability of Redevelopment Property Tax (formerly tax increment) during the period.
16	The total obligation outstanding includes all principal and interest expected to be outstanding at December 31, 2013. The total amount due is payable on demand, and the Successor Agency's ability to pay.
17	The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received, the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b), and payments being made.
18	The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received, the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b), and payments being made.
19	\$1,248,000 approved on ROPS III and the Other Assets Due Diligence Review to be paid from reserves. It is expected that the obligations under this agreement will be completed by December 31, 2013. However, However, this is an estimate only as the actual completion date is not yet known.
20	The total amount of the contract is expected to be expended or terminated by December 31, 2013.
21	The total amount of the contract is expected to be expended or terminated by December 31, 2013.
22	The total amount of the contract is expected to be expended or terminated by December 31, 2013.
23	The total amount of the contract is expected to be expended or terminated by December 31, 2013.
24	Project completed - Obligation paid off.
25	Project completed - Obligation paid off.
26	The total amount of the contract is expected to be expended or terminated by December 31, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
27	The total amount of the contract is expected to be expended or terminated by December 31, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
28	Staff time provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). This amount represents the remainder (\$250,000 less \$185,000 approved on ROPS 13-14A) of the minimum \$250,000 administrative cost allowance to be funded from RPTTF. The agreement continues until services are no longer needed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
29	Administrative costs (estimated) - bond administration, audit costs, postage, etc. to be paid from other sources - HSC Section 34171(b). The funding source is interest and rental income. These costs will continue until dissolution is completed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
30	Specific Project Implementation expected during this period. Project management costs for The Groves and the Downtown Master Plan - HSC Section 34171(b). The funding source is bond proceeds. The Agreement for Reimbursement continues until dissolution is completed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
31	Property maintenance cost (estimated) - cost to maintain property prior to disposition - HSC Section 34171(b). These costs are expected to continue until all property is disposed of. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
32	Legal costs associated with property, assets, and enforceable obligations (estimated) - HSC Section 34171(b). The Agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has been listed as June 30, 2014, as instructed by the Department of Finance.
33	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
34	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
35	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
36	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
37	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
38	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
39	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
40	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
41	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
42	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
43	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
44	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
45	Agreement retired - This Agreement has been transferred to the San Juan Capistran Housing Authority as the Housing Successor Agency.
46	Duplicate of Lines 17 and 18.
47	Duplicate of Lines 17 and 18.

Prior Period Adjustments

Other Funds The Department of Finance approved RPTTF funding of \$2,726,992 for the ROPS III Period. Of that amount, \$667,193 was funded from RPTTF remaining from ROPS I. The remaining amount of RPTTF approved was \$2,059,801. However, the Successor Agency only received \$1,997,828, a shortfall of \$61,973. As a result, the Successor Agency had \$39,676 of administrative costs unable to be funded with RPTTF as approved. However, there was sufficient funding from other sources to make these payments during the ROPS III period without impacting any other obligations that were due during the period.