

**DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177(i) and 34183(e)(2)  
 (Board Approved Projects)

Project Name / Debt Obligation	Payee	Description	Funding Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month (Estimated)					Total	
						February	March	April	May	June		
1) Silverado Community Center	OC Parks	Construction of a Community Center	Redevelopment Property Tax Trust Fund	12,000,000.00	6,000,000.00						6,000,000.00	\$ 6,000,000.00
2) Community Stabilization Prog.	County of Orange	Project Area Improvement Program	Reserve Balances	191,977,736.00	7,800,000.00		1,950,000.00				3,900,000.00	\$ 7,800,000.00
3) Animal Control Facility	OC Animal Care	Construction of an Animal Control Facil.	Bond Proceeds	763,239.00	763,239.00						763,239.00	\$ 763,239.00
4) Stoneybrook Drain Improvement	OC Public Works	Drainage Improvement Project	Redevelopment Property Tax Trust Fund	2,500,000.00								\$ -
5) Colonia Storm Drain Project	OC Public Works	Drainage Improvement Project	Redevelopment Property Tax Trust Fund	4,000,000.00								\$ -
6) El Modena Community Cntr.	OC Community Resources	Community Center Rehabilitation	Redevelopment Property Tax Trust Fund	3,000,000.00	3,000,000.00							\$ 3,000,000.00
7) Orange-Olive Alleyway	OC Public Works	Roadway/Drainage Improvement	Reserve Balances	640,000.00	640,000.00				260,204.05			\$ 260,204.05
8) Modjeska Olive Storm Drain	OC Public Works	Drainage Improvement Project	Reserve Balances	1,500,000.00	703,000.00		151,000.00	184,000.00				\$ 703,000.00
9) Modjeska Grade Improvement	OC Public Works	Roadway Improvement Project	Redevelopment Property Tax Trust Fund	6,362,500.00	136,000.00		101,000.00	2,500.00				\$ 136,000.00
10) Inter-Canyon Bridge Improv.	OC Public Works	Bridge Improvements	Reserve Balances	2,000,000.00	888,566.00		104,563.44					\$ 623,881.93
11) Trabuco Creek Road	OC Public Works	Roadway Improvement Project	Reserve Balances	800,000.00	800,000.00			88,830.45				\$ 237,324.75
12) Magnolia Ave. Access Ramps	OC Public Works	Roadway Improvement Project	Reserve Balances	3,000.00	3,000.00			3,000.00				\$ 3,000.00
13) Midway City Storm Drain	OC Public Works	Drainage Improvement Project	Redevelopment Property Tax Trust Fund	3,600,000.00	165,000.00		130,000.00					\$ 165,000.00
14) Eastside Water Association	Eastside Water Assoc.	Public Facility Improvements	Reserve Balances	180,000.00	180,000.00							\$ 180,000.00
15) Kline Drive Improvements	OC Public Works	Roadway/Drainage Improvement	Bond Proceeds	675,851.00	675,851.00		174,149.00					\$ 174,149.00
16) Utility Undergrounding	City of Newport Beach	Undergrounding Utility Poles	Bond Proceeds	1,495,559.00	1,495,559.00							\$ 1,495,559.00
17) Sewer Improvement Project	Costa Mesa San. District	Sewer improvements along Bristol St.	Reserve Balances	449,643.00	449,643.00							\$ 449,643.00
18) Agency Administration	County of Orange	Staff Salaries, Benefits, etc.	Administrative Cost Allowance		2,500,000.00	208,333.34	208,333.34	208,333.34				\$ 1,041,666.70
19) Annexation Agreement	City of Lake Forest	Property Tax Allocation	Redevelopment Property Tax Trust Fund		4,560,217.00							\$ -
20) Annexation Agreement	City of Lake Forest (Interest-	Interest Earned On Property Tax Allocation	Redevelopment Property Tax Trust Fund		2,313.00							\$ -
19) Special Counsel	Burke, Williams, Sorensen	Special Counsel to Successor Agency	Redevelopment Property Tax Trust Fund	300,000.00	60,000.00		400.00	200.00				\$ 200.00
20) Special Counsel	Goldfarb & Lipman	Special Counsel to Successor Agency	Redevelopment Property Tax Trust Fund	300,000.00	60,000.00		300.00	200.00				\$ 1,100.00
21)												\$ -
22)												\$ -
23)												\$ -
24)												\$ -
25)												\$ -
26)												\$ -
27)												\$ -
28)												\$ -
29)												\$ -
30)												\$ -
Totals - This Page				\$ 232,547,628.00	\$ 30,862,388.00	\$ 571,155.83	\$ 2,813,745.78	\$ 2,417,063.79	\$ 875,464.26	\$ 16,350,637.77	\$ 23,035,067.43	\$ 23,035,067.43
Totals - Page 2				\$ 361,956,783.00	\$ 30,470,961.00	\$ 30,986.00	\$ 34,486.00	\$ 30,286.00	\$ 10,027,086.00	\$ 19,971,610.00	\$ 30,094,454.00	\$ 30,094,454.00
Totals - Page 3				\$ 60,233,986.00	\$ 11,513,505.00	\$ 2,157,383.00	\$ 2,652,552.00	\$ 5,000.00	\$ 5,000.00	\$ 2,005,000.00	\$ 6,824,935.00	\$ 6,824,935.00
Totals - Page 4				\$ 25,401,972.00	\$ 7,680,509.13	\$ 144,329.00	\$ 459,654.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Grand total - All Pages				\$ 680,140,269.00	\$ 80,546,963.13	\$ 2,903,853.83	\$ 5,966,437.78	\$ 2,458,349.79	\$ 10,911,560.26	\$ 38,333,247.77	\$ 60,576,439.43	\$ 60,576,439.43

\* TBD- Formula Driven based on approved enforceable obligations as defined by AB 1X 26.

**DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177(i) and 34183(a)(2)  
 (Affordable Housing Projects)

Project Name / Debt Obligation	Payee	Description	Funding Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month				Total	
						February	March	April	May		June
1) Birch Hills Apartment Homes	Lambone Housing Corp	Affordable Housing Development	Low & Mod Housing Fund	3,990,000	3,990,000					3,990,000	\$ 3,990,000.00
2) Stonegate Apt Homes	Kaetia Family Housing Partners, L.P.	Affordable Housing Development	Low & Mod Housing Fund	936,495	936,495					936,495	\$ 936,495.00
3) Stonegate Apt Homes II	Kaetia II Family Housing Partners, L.P.	Affordable Housing Development	Low & Mod Housing Fund	593,460	593,460					593,460	\$ 593,460.00
4) Avenida Villas Apartments	AMCAL Avenida Fund, L.P.	Affordable Housing Development	Low & Mod Housing Fund	1,989,358	1,989,358					1,989,358	\$ 1,989,358.00
5) Buena Vista Apartments	C&C Development and OHDC	Affordable Housing Development	Low & Mod Housing Fund	2,877,117	2,877,117					2,877,117	\$ 2,877,117.00
6) Emergency Shelter	OC Community Resources	Affordable Housing	Low & Mod Housing Fund	5,000,000	5,000,000					5,000,000	\$ 5,000,000.00
7) Affordable Housing	Developers	Construction of affordable housing	Low & Mod Housing Fund	22,413,318	4,563,094					4,563,094	\$ 4,563,094.00
8) The Ranch Project	Rancho Mission Viejo LLC.	Affordable Housing	Low & Mod Housing Fund	315,500,000	10,000,000					10,000,000	\$ 10,000,000.00
9) Monitoring Fees	County of Orange	Administrative Cost Allowance	Redevelopment Property Tax Trust Funds	6,657,035	121,037	10,086.00	10,086.00	10,086.00	10,086.00	10,086.00	\$ 50,430.00
10) Professional Services	Rosenow Spavack Group	Consultant for Affordable Housing	Redevelopment Property Tax Trust Funds	375,000	75,000	7,500	7,500	6,500	5,500	2,500	\$ 29,500.00
11) Professional Services	Affordable Housing Cleaning House	Consultant for Affordable Housing	Redevelopment Property Tax Trust Funds	375,000	75,000		2,500	1,500	1,000		\$ 5,000
12) Professional Services	Terra West Advisors	Consultant for Affordable Housing	Redevelopment Property Tax Trust Funds	250,000	50,000		2,000				\$ 2,000
13) Professional Services	CSH	Consultant for Affordable Housing	Redevelopment Property Tax Trust Funds	500,000	100,000	10,000	10,000	10,000	8,500	9,500	\$ 48,000
14) Professional Services	Nancy Lewis Associates, Inc.	Consultant for Affordable Housing	Redevelopment Property Tax Trust Funds	500,000	100,000	3,400	2,400	2,200	2,000		\$ 10,000
15)											\$ -
16)											\$ -
17)											\$ -
18)											\$ -
19)											\$ -
20)											\$ -
21)											\$ -
22)											\$ -
23)											\$ -
24)											\$ -
25)											\$ -
26)											\$ -
27)											\$ -
28)											\$ -
29)											\$ -
30)											\$ -
31)											\$ -
32)											\$ -
33)											\$ -
34)											\$ -
35)											\$ -
36)											\$ -
37)											\$ -
38)											\$ -
39)											\$ -
40)											\$ -
<b>Totals - This Page</b>				<b>\$ 361,956,783.00</b>	<b>\$ 30,470,561.00</b>	<b>\$ 30,986.00</b>	<b>\$ 34,466.00</b>	<b>\$ 30,266.00</b>	<b>\$ 10,027,086.00</b>	<b>\$ 19,971,610.00</b>	<b>\$ 30,094,454.00</b>



**DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34177(l) and 34183(a)(2)  
 (Debt Service - Neighborhood Development and Preservation Project)

Project Name / Debt Obligation	Payee	Description	Funding Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month				Total	
						February	March	April	May		June
2001 OCDA Tax Allocation Refunding Bonds	US Bank	Refund portion of OCDA 1992 Tax Allocation Revenue Bonds, Series A	Redevelopment Property Tax Trust Fund	\$ 25,401,972.00	\$ 2,160,856.26	\$ 453,654.00				\$ 453,654.00	
1) Pass Through (FY 10-11)	Anaheim Union High School District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 231,890.00					\$ -	
2) Pass Through (FY 10-11)	Coast Community College District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 184,309.81					\$ -	
3) Pass Through (FY 10-11)	Huntington Beach High School District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 186,126.90					\$ -	
4) Pass Through (FY 10-11)	Irvine Ranch Water District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 69,906.62					\$ -	
5) Pass Through (FY 10-11)	Magnolia Elementary School District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 342,683.00					\$ -	
6) Pass Through (FY 10-11)	Midway City Sanitary District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 101,260.02					\$ -	
7) Pass Through (FY 10-11)	North OC Community College District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 109,103.17					\$ -	
8) Pass Through (FY 10-11)	OC Water District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 111,849.99					\$ -	
9) Pass Through (FY 10-11)	Orange Unified School District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 391,424.02					\$ -	
10) Pass Through (FY 10-11)	Rancho Santiago Comm College Dist.	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 45,530.16					\$ -	
11) Pass Through (FY 10-11)	Saddleback Valley Unified School Dist.	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 139,939.92					\$ -	
12) Pass Through (FY 10-11)	Silverado-Modjeska Recreation&Parks	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 36,076.64					\$ -	
13) Pass Through (FY 10-11)	South OC Community College District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 24,503.52					\$ -	
14) Pass Through (FY 10-11)	Trabuco Canyon Water District	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 45,907.29					\$ -	
15) Pass Through (FY 10-11)	OC Flood	Per Pass Through Agreement	Redevelopment Property Tax Trust Fund		\$ 277,167.00	\$ 138,329.00				\$ 138,329.00	
16) Low Mod Transfer (FY 10-11)	Low Mod Income Housing Fund	Per Redevelopment Law	Redevelopment Property Tax Trust Fund		\$ 3,140,015.16					\$ -	
17) Low Mod Interest Transfer (FY 10-11)	Low Mod Income Housing Fund	Per Redevelopment Law	Redevelopment Property Tax Trust Fund		\$ 9,959.65					\$ -	
18) Administrative Costs - Debt Service	Staff Salaries, Benefits, etc.	Administrative Cost Allowance	Redevelopment Property Tax Trust Fund		72,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	
19) Administrative Costs - Debt Service											
20) Administrative Costs - Debt Service											
21) Administrative Costs - Debt Service											
22) Administrative Costs - Debt Service											
23) Administrative Costs - Debt Service											
24) Administrative Costs - Debt Service											
25) Administrative Costs - Debt Service											
26) Administrative Costs - Debt Service											
27) Administrative Costs - Debt Service											
28) Administrative Costs - Debt Service											
29) Administrative Costs - Debt Service											
30) Administrative Costs - Debt Service											
31) Administrative Costs - Debt Service											
32) Administrative Costs - Debt Service											
33) Administrative Costs - Debt Service											
34) Administrative Costs - Debt Service											
35) Administrative Costs - Debt Service											
36) Administrative Costs - Debt Service											
37) Administrative Costs - Debt Service											
38) Administrative Costs - Debt Service											
Totals - This Page				\$ 25,401,972.00	\$ 7,680,509.13	\$ 144,329.00	\$ 459,654.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 621,983.00