

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

Name of Successor Agency SUCCESSOR AGENCY TO THE COSTA MESA REDEVELOPMENT AGENCY

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 23,629,513.52	\$ 3,289,073.52
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 3,039,130.29	
Available Revenues other than anticipated funding from RPTTF	\$ -	
Enforceable Obligations paid with RPTTF	\$ 2,914,130.29	
Administrative Cost paid with RPTTF	\$ 125,000.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 145,706.51	

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.

Colleen O'Donoghue Asst. Finance Director
Name Title

Signature Date

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)
FOR THE PERIOD JULY 1, 2012 TO DECEMBER 31, 2012

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)								
								Payments by month							Total	
								Jul 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012			
1) TAB Refunding 2003	September 25, 2003	Bank of New York	Bonds issued for non-housing projects	Downtown	4,127,638.00	690,275.00	RPTTF	-	-	623,087.50	-	-	-	-	-	623,087.50
Contract for consulting services	September 25, 2003	Bank of New York	Fiscal Agent Services- Annual	Downtown	3,000.00	1,082.00	RPTTF	-	-	-	1,082.00	-	-	-	-	1,082.00
Contract for consulting services	September 25, 2003	Bank of New York	Arbitrage Calculation- every 5 yrs	Downtown	5,000.00	0.00	RPTTF	-	-	-	-	-	-	-	-	-
Contract for consulting services	March 1, 2011	Harrell & Company Adviser LLC	Prep Continuing Disclosure Report- Annual	Downtown	2,000.00	2,000.00	RPTTF	-	-	-	-	-	-	-	-	-
2) County Property Tax Adm Fee	Revolving	County of Orange	Charge for Administering property tax system	Downtown	40,000.00	40,000.00	RPTTF	-	-	-	-	-	-	-	-	-
3) Promissory Note Payable	September 30, 1971	City of Costa Mesa	Original Loan to establish RDA	Downtown	18,195,864.00	1,299,705.00	RPTTF	1,299,705.00	-	-	-	-	-	-	-	1,299,705.00
4) Successor Agency Formation Consulting	September 11, 1991	Stradling Yocca Carlson & Rauth	Successor Agency Formation Consulting	Downtown	24,000.00	24,000.00	RPTTF	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	24,000.00
5) Neighborhood Stabilization Program	June 2, 2009	Keyser Marston	Successor Agency Formation Consulting	Downtown	18,000.00	18,000.00	RPTTF	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	18,000.00
Project Costs- Consulting	May 18, 1992	Keyser Marston	Affordable housing project compliance w/ covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
6) 1901 Newport Housing Project	June 14, 2004	Fairfield Residential	Assistance for low-mod housing project	Downtown	892,500.00	892,500.00	RPTTF	-	-	-	-	-	-	-	892,500.00	892,500.00
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	2,660.00	2,660.00	RPTTF	221.67	221.67	221.67	221.67	221.67	221.67	221.67	221.67	2,660.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	3,335.00	3,335.00	RPTTF	277.92	277.92	277.92	277.92	277.92	277.92	277.92	277.92	3,335.00
7) First Time Home Buyer Program (FTHB)	Various (5/2/99-2/5/09)	Stradling Yocca Carlson & Rauth	Deferred loans to FTHB for purchase of a home	Downtown	3,904.33	3,904.33	RPTTF	325.36	325.36	325.36	325.36	325.36	325.36	325.36	325.36	3,904.33
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	710.00	710.00	RPTTF	59.17	59.17	59.17	59.17	59.17	59.17	59.17	59.17	710.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	6,910.00	6,910.00	RPTTF	575.83	575.83	575.83	575.83	575.83	575.83	575.83	575.83	6,910.00
9) Civic Center Barrio	December 14, 1995	Keyser Marston	8 Units Multi-family Rental Project	Downtown	13,515.00	13,515.00	RPTTF	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	13,515.00
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	11,887.19	11,887.19	RPTTF	990.60	990.60	990.60	990.60	990.60	990.60	990.60	990.60	11,887.19
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	8,993.00	8,993.00	RPTTF	749.42	749.42	749.42	749.42	749.42	749.42	749.42	749.42	8,993.00
10) St. John's Manor	June 21, 2006	Keyser Marston	36 Unit Senior Rental Project	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	4,760.00	4,760.00	RPTTF	396.67	396.67	396.67	396.67	396.67	396.67	396.67	396.67	4,760.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,537.00	5,537.00	RPTTF	461.42	461.42	461.42	461.42	461.42	461.42	461.42	461.42	5,537.00
12) Costa Mesa Family Village (Shapell)	December 6, 1983	Keyser Marston	Ground Lease of 72 Unit Multi-family Rental Project	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	1,500.00	1,500.00	RPTTF	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
13) Rental Rehabilitation Program	Various (6/8/94-8/9/99)	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,300.00	5,300.00	RPTTF	441.67	441.67	441.67	441.67	441.67	441.67	441.67	441.67	5,300.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,300.00	5,300.00	RPTTF	441.67	441.67	441.67	441.67	441.67	441.67	441.67	441.67	5,300.00
14) Habitat for Humanity (5 units)	May 21, 2001	Stradling Yocca Carlson & Rauth	Underwrote land to Developer	Downtown	5,300.00	5,300.00	RPTTF	441.67	441.67	441.67	441.67	441.67	441.67	441.67	441.67	5,300.00
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson & Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,300.00	5,300.00	RPTTF	441.67	441.67	441.67	441.67	441.67	441.67	441.67	441.67	5,300.00
Totals - This Page (RPTTF Funding)						\$ 23,379,513.52	\$ 3,039,073.52	N/A	\$ 1,312,664.33	\$ 12,959.33	\$ 636,046.83	\$ 14,041.33	\$ 12,959.23	\$ 825,459.24	\$ 2,914,130.29	
Totals - Page 2 (Other Funding)						\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals - Page 3 (Administrative Cost Allowance)						\$ 250,000.00	\$ 250,000.00	N/A	\$ 19,375.00	\$ 21,375.00	\$ 18,875.00	\$ 23,125.00	\$ 18,825.00	\$ 23,625.00	\$ 125,000.00	
Totals - Page 4 (Pass Thru Payments)						\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grand total - All Pages						\$ 23,629,513.52	\$ 3,289,073.52		\$ 1,332,039.33	\$ 34,334.33	\$ 654,921.83	\$ 37,166.33	\$ 31,584.23	\$ 949,084.24	\$ 3,039,130.29	

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
RPTTF - Redevelopment Property Tax Trust Fund
LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance
Other - reserves, rents, interest earnings, etc
* Project Developer is responsible for the obligation (not paid from property taxes)

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)
FOR THE PERIOD JULY 1, 2012 TO DECEMBER 31, 2012

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	Payable from the Administrative Allowance Allocation ****								
							Payments by month							Total	
							Jul 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012			
1) Successor Agency Personnel Expenditures	City of Costa Mesa	SA Payroll Costs - Development Service Dept	Downtown												
Executive Secretary	City of Costa Mesa	SA Payroll Costs - Development Service Dept	Downtown	59,159.40	59,159.40	RPTTF	4,929.95	4,929.95	4,929.95	4,929.95	4,929.95	4,929.95	4,929.95	\$	-
Neigh. Improvement Manager	City of Costa Mesa	SA Payroll Costs - Development Service Dept	Downtown	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$	6,000.00
Management Analyst	City of Costa Mesa	SA Payroll Costs - Development Service Dept	Downtown	46,247.20	46,247.20	RPTTF	3,853.93	3,853.93	3,853.93	3,853.93	3,853.94	3,853.94	3,853.94	\$	23,123.60
				74,461.20	74,461.20	RPTTF	6,205.10	6,205.10	6,205.10	6,205.10	6,205.10	6,205.10	6,205.10	\$	37,230.60
2) Other Administrative Expenditures	City of Costa Mesa	Other Admin Costs Not Related To Projects	Downtown											\$	-
Accounting Services	City of Costa Mesa	Accounting Services Provided by Finance & IT Dept.	Downtown	10,000.00	10,000.00	RPTTF	833.33	833.33	833.33	833.33	833.34	833.34	833.34	\$	5,000.00
Legal Services	City of Costa Mesa	Legal Services Provided by Development Svcs Dept.	Downtown	20,000.00	20,000.00	RPTTF	1,416.67	916.67	916.67	666.67	666.66	1,666.66		\$	6,250.00
Annual Independent Audit	City of Costa Mesa	Annual financial audit by Mayer, Hoffman, McCann	Downtown	11,000.00	11,000.00	RPTTF	-	2,500.00	-	4,500.00	-	4,000.00		\$	11,000.00
Consulting Services	City of Costa Mesa	Consulting Services Provided by Development Svcs Dept.	Downtown	14,500.00	14,500.00	RPTTF	916.67	916.67	916.67	916.67	916.66	916.66	916.66	\$	5,500.00
Central Services	City of Costa Mesa	Central Services Provided by Admin Services Dept	Downtown	1,632.20	1,632.20	RPTTF	136.02	136.02	136.02	136.02	136.01	136.01	136.01	\$	816.10
Postage Charges	City of Costa Mesa	Postage Charges Paid by City	Downtown	1,000.00	1,000.00	RPTTF	83.33	83.33	83.33	83.33	83.34	83.34	83.34	\$	500.00
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Totals - This Page				\$ 250,000.00	\$ 250,000.00		\$ 19,375.00	\$ 21,375.00	\$ 18,875.00	\$ 23,125.00	\$ 18,625.00	\$ 23,625.00	\$ 125,000.00		

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RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds
LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance Other - reserves, rents, interest earnings, etc

**** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.