

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE
July - December 2012

Per AB 26 - Section 34177
 (Approved by Oversight Board on May 29, 2012)

Project Name / Debt Obligation	Payee	Description	Source of Funding	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total
BONDS												
1) 2000 Tax Allocation Bonds	Union Bank	Bonds-Housing & Non-Housing Projects	Tax Increment	1,578,630.00	788,130.00	-	-	-	-	-	39,065.00	\$ 39,065.00
2) 2003 Tax Allocation Bonds	Union Bank	Bonds-Housing & Non-Housing Projects	Tax Increment	20,029,610.00	1,668,567.50	-	-	-	-	-	299,283.75	\$ 299,283.75
3) 2008 Tax Allocation Bonds, Series A	Union Bank	Bonds-Housing & Non-Housing Projects	Tax Increment	92,885,702.52	2,899,457.50	-	-	-	-	-	1,332,228.75	\$ 1,332,228.75
4) 2008 Tax Allocation Bonds, Series B	Union Bank	Bonds-Housing & Non-Housing Projects	Tax Increment	33,605,677.54	2,047,419.86	-	-	-	-	-	721,209.93	\$ 721,209.93
Sub-Total				\$ 148,099,620.06	\$ 7,403,574.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,391,787.43	\$ 2,391,787.43
PASS-THROUGH AGREEMENTS												
5-21d. Pass-through Agreements	Various Agencies	PAID DIRECTLY BY AUDITOR-CONTROLLED	Tax Increment	-	-	-	-	-	-	-	-	-
Sub-Total				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER/CONTRACTURAL OBLIGATIONS												
22) Property Taxes	O.C. Tax Treasurer	Property Taxes for Agency Properties	Tax Increment	25,219.23	25,219.23	-	-	-	-	-	25,219.23	\$ 25,219.23
* 23) Judgment-Jonathan Lehrer-Graiver	Housing Set-Aside Fund	Affordable Housing Requirements	Tax Increment	103,824,907.60	5,502,557.04	458,546.42	458,546.42	458,546.42	458,546.42	458,546.42	458,546.42	\$ 2,751,278.52
24) Pending Lawsuit	Gregorian vs. Agency	Potential Settlement	Tax Increment	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
25) Personnel and Operating Costs	City of Buena Park	Admin., Personnel, Fac., & Oper. Costs	Tax Increment	203,800.00	203,800.00	16,938.33	16,938.33	16,938.33	16,938.33	16,938.33	16,938.33	\$ 101,629.98
26) Beach/Orangethorpe Project	Employee Costs	Project Management	Tax Increment	93,460.00	93,460.00	7,788.33	7,788.33	7,788.33	7,788.33	7,788.33	7,788.33	\$ 46,729.98
* 27) Jamboree Housing Project	Employee Costs	Project Management	Tax Increment	86,370.00	86,370.00	7,197.50	7,197.50	7,197.50	7,197.50	7,197.50	7,197.50	\$ 43,185.00
* 28) Property Management/Maintenance	Employee Costs	Property/Maintenance Management	Tax Increment	78,810.00	78,810.00	6,567.50	6,567.50	6,567.50	6,567.50	6,567.50	6,567.50	\$ 39,405.00
29) Affordable Housing Management	Project Management	Affordable Housing Monitoring	Tax Increment	53,670.00	53,670.00	4,472.50	4,472.50	4,472.50	4,472.50	4,472.50	4,472.50	\$ 26,835.00
30) Employee Costs-Accrued Leave	Employees Laid-Off	Accrued Leave Liability	Tax Increment	540,238.21	540,238.21	540,238.21	-	-	-	-	-	\$ 540,238.21
31) Employee Retirement Costs	CalPERS	CalPERS Unfunded Liability	Tax Increment	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
* 32) Developer Disposition Agreement	Buena Park Mall	Tax Increment Reimbursement	Tax Increment	9,172,489.55	256,794.00	-	-	64,198.00	-	-	64,198.00	\$ 128,396.00
* 33) Developer Disposition Agreement	CDW	Tax Increment Reimbursement	Tax Increment	72,807,284.64	4,407,500.00	-	-	1,101,875.00	-	-	1,101,875.00	\$ 2,203,750.00
* 34) Developer Disposition Agreement	CarMax	Tax Increment Reimbursement	Tax Increment	747,554.64	364,660.80	91,165.20	-	-	91,165.20	-	-	\$ 182,330.40
* 35) Developer Disposition Agreement	The Source	Tax Increment Reimbursement	Tax Increment	59,170,000.00	0.00	-	-	-	-	-	-	\$ -
37) Property Tax Administration	HDL	Property & Sales Tax Admin. Costs	Tax Increment	5,000.00	5,000.00	-	1,250.00	-	1,250.00	-	-	\$ 2,500.00
39) Entertain Corridor (Ezone) Action Plan	TBD	Bond Proceeds for Design & Streetscape	Tax Increment	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$ -
44) The Source Project Legal Services	Richards, Watson, Gershon	Project Legal Services	Tax Increment	12,000.00	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
47) Bond Consulting Services	Willdan Financial Services	Arbitrage Calculation for Bonds	Tax Increment	20,000.00	20,000.00	-	-	-	-	-	-	\$ -
48) General Legal Services	Richards, Watson, Gershon	Legal Services - General	Tax Increment	30,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
49) Legal Services - Lawsuit	Richards, Watson, Gershon	Legal Services-Gregorian vs. Agency	Tax Increment	50,700.00	50,700.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	\$ 25,350.00
51) Buena Park CFD	David Taussig & Associates	Bond Servicing	CFD Assess.	12,000.00	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
53) Bond Servicing	Suzanne Harrell & Assoc.	Bonds Servicing - Annual Reports	Tax Increment	2,500.00	2,500.00	-	-	-	-	-	-	\$ -
55) Office Equip Maintenance	Konica Minolta	Copier Lease	Tax Increment	4,800.00	4,800.00	400.00	400.00	400.00	400.00	400.00	400.00	\$ 2,400.00
57) Auditing Services	Teaman, Ramirez & Smith	Auditing Services	Tax Increment	8,900.00	8,900.00	-	-	-	-	-	8,900.00	\$ 8,900.00
59) ENA Deposit	City Ventures	Reimbursement of Good Faith Deposit	Dev. Deposits	105,000.00	105,000.00	-	-	-	-	-	105,000.00	\$ 105,000.00
62) ENA Deposit	GM/Penske	Reimbursement of Good Faith Deposit	Dev. Deposits	50,000.00	50,000.00	-	-	-	-	-	50,000.00	\$ 50,000.00
64) Property Demolitions	Winzler & Kelly	Engineering Services - Demo Specs	Tax Increment	230,400.00	230,400.00	-	-	-	230,400.00	-	-	\$ 230,400.00
65) Property Demolitions	Demolition Contractor	Demolition Contractor Services	Tax Increment	1,663,788.00	1,663,788.00	-	-	-	-	234,036.00	1,429,752.00	\$ 1,663,788.00
66) Property Demolitions	SCS Engineering	Demo-Asbestos Abatement Oversight	Tax Increment	63,160.00	63,160.00	-	-	-	-	18,360.00	44,800.00	\$ 63,160.00
67) Tenant Relocations	Various Tenants	Relocation of Tenants	Tax Increment	1,201,800.00	1,201,800.00	-	-	-	-	817,800.00	384,000.00	\$ 1,201,800.00
68) Relocation Services	California Property Spec.	Relocation Consultant Services	Tax Increment	30,000.00	30,000.00	-	-	-	-	30,000.00	-	\$ 30,000.00
69) Environmental Remediation	SCS Env./Various Cont.	Environ. Remediation-CityYard/GRL	Tax Increment	1,450,826.00	1,450,826.00	-	-	-	-	-	1,450,826.00	\$ 1,450,826.00

Note: Payment amounts are estimates and subject to change.

Project Name / Debt Obligation	Payee	Description	Source of Funding	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total
71) Security Deposit Refund	Tabitha Snapp	Tenant - 7102 Stanton	Tenant Deposits	858.00	858.00	-	-	-	-	-	-	\$ -
72) Security Deposit Refund	Moises & Maria Lopez	Tenant - 7052 Stanton	Tenant Deposits	545.00	545.00	-	-	-	-	-	-	\$ -
73) Security Deposit Refund	Sonic Automotive	Tenant - 6192 Auto Center	Tenant Deposits	2,645.00	2,645.00	-	-	-	-	-	-	\$ -
74) Security Deposit Refund	B&J Liquor/M. Salahuddin	Tenant - 8004-8010 Orangethorpe	Tenant Deposits	5,004.40	5,004.40	-	-	-	-	-	-	\$ -
75) Security Deposit Refund	CA Mexican Food/Nguyen	Tenant - 8012-8014 Orangethorpe	Tenant Deposits	1,300.00	1,300.00	-	-	-	-	-	-	\$ -
76) Security Deposit Refund	KST Computer/Syed Raza	Tenant - 8016-8018 Orangethorpe	Tenant Deposits	1,000.00	1,000.00	-	-	-	-	-	-	\$ -
77) Security Deposit Refund	Af'sa My Barber/K. Dagsheer	Tenant - 8022-8024 Orangethorpe	Tenant Deposits	300.00	300.00	-	-	-	-	-	-	\$ -
78) Security Deposit Refund	Maria's Flowers/M. Torres	Tenant - 8026 Orangethorpe	Tenant Deposits	1,536.24	1,536.24	-	-	-	-	-	-	\$ -
79) Security Deposit Refund	Nachimban Church	Tenant - 8101 Stanton	Tenant Deposits	50,000.00	50,000.00	-	-	-	-	-	-	\$ -
Sub-Total				\$ 251,807,866.51	\$ 16,617,141.92	\$ 1,183,129.99	\$ 553,007.58	\$ 1,717,861.58	\$ 874,633.78	\$ 1,652,045.58	\$ 5,216,449.81	\$ 10,950,121.32
PROPERTY MAINTENANCE												
81) Property Maintenance	TruGreen	Landscape Services Agy Prop/MWM	Tax Increment	54,000.00	54,000.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	\$ 27,000.00
82) Property Maintenance	A&S Sweeping	Parking Lot Sweeping Services-MWM	Tax Increment	4,800.00	4,800.00	400.00	400.00	400.00	400.00	400.00	400.00	\$ 2,400.00
83) Property Maintenance	Protection One	Alarm Services-MWM	Tax Increment	4,800.00	4,800.00	-	-	1,200.00	-	-	1,200.00	\$ 2,400.00
84) Property Maintenance	D&M Landscape	Landscape Services - Various	Tax Increment	24,000.00	24,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 12,000.00
86) Property Maintenance	Reliable Sweep	Parking Lot Sweeping Services	Tax Increment	2,400.00	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
87) Property Maintenance/Repairs	Various Vendors	Emergency Repairs	Tax Increment	120,000.00	120,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	\$ 60,000.00
88) Property Utilities	City of Buena Park	Water Services	Tax Increment	48,000.00	48,000.00	-	8,000.00	-	8,000.00	-	8,000.00	\$ 24,000.00
89) Property Utilities	AT&T	Telephone Services	Tax Increment	2,400.00	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
90) Property Utilities	Edison Co.	Electric Services	Tax Increment	72,000.00	72,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	\$ 36,000.00
91) Property Utilities	The Gas Co.	Gas Services	Tax Increment	2,400.00	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
92) Property Insurance	CA Ins. Pool Authority (CIPA)	Property Insurance	Tax Increment	9,386.60	9,386.60	9,386.60	-	-	-	-	-	\$ 9,386.60
Sub-Total				\$ 344,186.60	\$ 344,186.60	\$ 32,886.60	\$ 31,500.00	\$ 24,700.00	\$ 31,500.00	\$ 23,500.00	\$ 32,700.00	\$ 176,786.60
CAPITAL IMPROVEMENT PROJECTS												
98) Tice House Acquisition/Improvements	HP Termitte/Various	Acquisition/Construction	Tax Increment	48,111.87	48,111.87	-	-	-	-	-	48,111.87	\$ 48,111.87
Sub-Total				48,111.87	48,111.87	-	-	-	-	-	48,111.87	48,111.87
GRAND TOTAL				\$ 400,299,785.04	\$ 24,413,015.25	\$ 1,216,016.59	\$ 584,507.58	\$ 1,742,561.58	\$ 906,133.78	\$ 1,675,545.58	\$ 7,689,049.11	\$ 13,566,807.22

* Each of the following items has been initially rejected by the Department of Finance (DOF) as being eligible for payment. The reasons for the Successor Agency contesting the DOF objects is stated below. The Successor Agency hereby preserves its right to appeal the Department of Finance decision on each item at every appropriate level including litigation in the court system.

Item 23 - Judgment-Jonathan Lehrer-Graiwier - Per AB X1 26, Section 34167(d)(4) "Judgments or settlements entered by a competent court of law" are considered enforceable obligations. Date of judgment -April 1993.

Item 27 - Jamboree Housing Project - Employee Costs for Project Management.

There is still an ongoing obligation of the Successor Agency to make sure the project is constructed as planned. Per the DOF Q & A regarding common dissolution issues: "Generally employees working on specific project implementation activities such as construction inspection, project management or actual construction would not be viewed by Finance as "administrative."

Item 28 - Property Management/Maintenance – Employee Costs. This item involves taking care of 45 properties covering more than 33 acres of land that were purchased by the former Redevelopment Agency. Many of the sites are vacant with buildings; vacant properties that need maintenance; or have tenants that we have to manage. The vacant buildings and properties have become a nuisance in the City and have been the target of vandalism, graffiti, break-ins, and squatters. As a result property management has been key to maintaining the properties so they do not negatively impact the neighboring properties as well as the City.

Item 32 - Developer Disposition Agreement – Buena Park Mall. DOF requested contracts between the Mall Developer and their contractor. The Agency was not a party to the contracts. The original Agreement (called Reimbursement for Public Improvements and Pledge Agreement) was executed in May 2002 and Amended in July/August 2003.

Item 33 - Developer Disposition Agreement – CDW. DOF requested copies of the construction contracts. The Agency was not a party to the construction contracts. The Participation Agreement was executed in February 2006. CDW moved into an existing building and did tenant improvements to start their operations. Project management was not necessary for this project.

Item 34 - Developer Disposition Agreement – CarMax. DOF requested copies of the construction contracts. The CarMax project was a public/private partnership and the Agency was not a party to the construction contracts. The former Redevelopment Agency's responsibility was to assemble the properties and assure a car dealership was developed on the site. This Agreement was executed in November of 1997 and amended in 1998, 1999 and 2003.

Item 35 - Developer Disposition Agreement – The Source. DOF requested a budget and breakdown of costs. The Agreement was executed in October of 2010. As per the Schedule of Performance in the DDA, the budget and breakdown of costs will be submitted by the developer when the construction drawings are completed and plan checked by the City.