

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Redevelopment Agency: Mission Viejo Community Development Agency
 Project Area: Project Area #1
 Successor Agency: City of Mission Viejo
 Effective Period: July 1, 2012 through December 31, 2012

Project Name	Payee	Description	Funding Source	Due in						Total
				July 2012	August 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	
1999 Variable Rate Demand Revenue Bonds (Mission Viejo Mall Improvement Project)	BNY Mellon Corporate Trust	Tax Increment Bond Pledge	RPTTF	\$ -	\$ 362,500	\$ -	\$ -	\$ -	\$ -	\$ 362,500
1999 Variable Rate Demand Revenue Bonds (Mission Viejo Mall Improvement Project)	Stradling Yocca Carlson Rauth	Bond/Covenant Compliance	RPTTF	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 8,000
1999 Variable Rate Demand Revenue Bonds (Mission Viejo Mall Improvement Project)	Davis Company	Economic Planning & Consulting	RPTTF	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 8,000
SERAF Loan Repayment	Housing Fund	Repayment of Loan related to 2010 SERAF Obligation	RPTTF	\$ 355,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,161
Owner Participation Agreement (Infiniti of Mission Viejo)	GSM Development LLC	Commercial Rehabilitation Loan	RPTTF	\$ 9,000	\$ -	\$ -	\$ 9,000	\$ -	\$ 9,000	\$ 27,000
Owner Participation Agreement (Infiniti of Mission Viejo)	Stradling Yocca Carlson Rauth	OPA Covenanct Compliance	RPTTF	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 5,000
Camino Capistrano Bridge Improvements	RBF Consulting	Preliminary Engineering Services	RPTTF	\$ 2,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,827
Camino Capistrano Bridge Improvements	Stradling Yocca Carlson Rauth	Project Legal Services	RPTTF	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 15,000
Camino Capistrano Bridge Improvements	Davis Company	Economic & Planning Consulting	RPTTF	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 6,000
Crown Valley Widening Construction Contract	City of Laguna Niguel/Ortiz Enterprises, Inc.	Construction of Improvements	RPTTF	\$ 126,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 124,000	\$ 754,000
Crown Valley Widening	City of Laguna Niguel/Caltrop Corporation	Construction Management Services	RPTTF	\$ 24,300	\$ 24,300	\$ 24,300	\$ 24,300	\$ 24,300	\$ 24,800	\$ 146,300
Crown Valley Widening	City of Laguna Niguel/RBF Consulting	Construction Support services	RPTTF	\$ 9,000	\$ 9,000	\$ 5,500	\$ -	\$ -	\$ -	\$ 23,500
Crown Valley Widening	Stradling Yocca Carlson Rauth	Project Legal Services	RPTTF	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000	\$ 10,000
Crown Valley Widening	City of Laguna Niguel	Construction related share	RPTTF	\$ 125,000	\$ 125,000	\$ 72,000	\$ -	\$ -	\$ -	\$ 322,000
The Ridge Affordable Housing Agreement	Lennar Homes of California, Inc.	Affordable Housing Subsidy	MVHA	\$ -	\$ -	\$ 70,738	\$ 70,738	\$ -	\$ 141,476	\$ 282,952
The Ridge Affordable Housing Agreement	Stradling Yocca Carlson Rauth	Real Property Transaction Processing/Compliance Review	RPTTF	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000

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Low Moderate Income Housing Rehabilitation Loan Program	AmeriNational Community Services, Inc.	Housing Rehabilitation Loan Monitoring	RPTTF	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 1,050
Low Moderate Income Housing Rehabilitation Loan Program	Stradling Yocca Carlson Rauth	Housing Program Legal Services	RPTTF	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 15,000
Low Moderate Income Housing Rehabilitation Loan Program	The Davis Company	Housing Program Economic Consultant	RPTTF	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Tax Reporting	Stradling Yocca Carlson Rauth	Property Tax Reporting/Compliance related to Redevelopment Obligation Retirement Fund	RPTTF	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 15,000
Arroyo Vista Apartments	Stradling Yocca Carlson Rauth	Legal/Compliance Services	RPTTF	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ 3,000
Heritage Villas Apartments	Stradling Yocca Carlson Rauth	Legal/Compliance Services	RPTTF	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ 3,000
Owner Participation Agreement - Kaleidoscope	Stradling Yocca Carlson Rauth	Legal/Covenant Compliance Services	RPTTF	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ 4,000
Andalucia Mission Viejo	Watermarke Properties, Inc.	Affordable Housing Subsidy/Right of Way Acquisition	MVHA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,280,000	\$ 1,280,000
Independent Auditor Services	Rogers, Anderson, Malody & Scott LLP	Audit Services	RPTTF	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 10,000
Oversight Board Attorney Services	To be determined*	Oversight Board Attorney Services	RPTTF	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
Administration	City of Mission Viejo	Administration	Admin	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,834	\$ 20,834	\$ 125,000
TOTALS				\$ 715,796	\$ 687,808	\$ 344,546	\$ 274,546	\$ 194,309	\$ 1,627,285	\$ 3,844,290

RPTTF - Redevelopment Property Tax Trust Fund
 MVHA - Former Low and Moderate Income Housing Fund
 Admin - Successor Agency Administrative Allowance

* The Oversight Board has requested that an RFP be issued and an attorney be obtained to provide legal representation for members of the Oversight Board.