

Instructions for Enforceable Obligation Payment Schedule (EOPS)

General Instructions:

Agencies may complete the set of forms (Blank pages 1 through 4) included in this workbook for all of its project areas combined. Blank-Pg 1 is the primary page. The remaining blank tabs are used if additional space is needed to list obligations. The totals from the additional blank pages are linked to Blank-Pg1 to calculate the grand total at the bottom of Blank-Pg1. "Other Obligations" have been included with its own form.

Although not required, an agency may be interested in completing one set of forms for each of its project areas.

Specific Instructions by Column Heading:

Column Name	Description and Examples	Clarifications
Project Name	Names of projects associated with the enforceable obligation payment, which include the following: Bonds: Includes debt service, reserve set-asides and any other payments related to the repayment of bonds, notes, interim certificates, debentures, or other obligations. Examples include tax allocation bonds, revenue bonds, certificates of participation (COPs), and California Infrastructure and Economic Development Bank (IBANK) bonds. Other payments related to bonds could include fiscal agent fees, letter of credit bank fees, continuing disclosure fees, etc. Loans or Moneys Borrowed by Agency: Includes loans or moneys borrowed for legal purposes. Examples include loans from the LMIHF and certain loans from the sponsoring entity—i.e. the city, county, or city and county that created the agency. Other examples include repayment of loans from other public agencies, such as CalHFA, HUD Section 108. Payments: required by the federal and state governments or in connection with agency employees. Judgments and settlements. Legally binding and enforceable agreements or contracts: Includes all obligations of agency not listed above, both housing and non-housing. Please note: report all regardless of source of funding, such as those that will be funded with bond or other debt proceeds. Examples include obligations such as construction contracts, Disposition and Development Agreements (DDAs), Owner Participation Agreements (OPAs), pre-development loans, Community Facilities District (CFD) reimbursements, rental subsidies, and professional services contracts. Also includes agreements pledging future receipt of tax increment to other entities, such as a matching grant or promissory note. Contracts or agreements necessary for continued administration or operation of agency such as, but not limited to, office space rent, equipment, supplies, insurance, and services.	Refer to ABX1 26, §34167(d) for the definition of an enforceable obligation. Please note: for each listed item, supporting documentation is not required to be provided in the EOPS, however, it is advisable to maintain such documentation. Includes bonds as defined by H&S Code §33602 and issued pursuant to Government Code §5838. On the form, bond payments may be grouped together, however, it is recommended that non-housing and housing bond payments be entered under separate project names. This schedule should include all City - Agency loan agreements. The list of Enforceable Obligations to be approved by the Successor Agency has differing requirements, and any agency that plans to dissolve should review those agreements with its legal counsel prior to making any decisions on whether to dissolve or make the payments per AB 27. Includes payments such as salaries, pension payments, pension obligation debt service, and unemployment payments. Does not include pass-through payments. Includes payments related to court or other binding decisions. Per ABX1 26, §34167.(d)(5), includes any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy. However, as noted above, pursuant to ABX1 26, §34171.(d)(2), the definition of enforceable obligations to be paid by a Successor Agency does not include any agreements, contracts, or arrangements between the sponsoring entity and the agency, except for two specific categories of loans as defined in the legislation. Please note: list all other sponsoring entity and agency agreements in the "Other Obligations" section of this EOPS Form. Please also note: discuss with your legal counsel whether an agreement such as an Exclusive Negotiation Agreement (ENA) should be listed as an enforceable obligation under §34167 and §34169 Enforceable Obligations, or included in the "Other Obligations Payment Schedule" portion of this form. Per ABX1 26, §34167.(d)(5), includes contracts or agreements necessary for continued administration or operation of the agency including, but not limited to, agreements to purchase or rent office space, equipment and supplies, and pay-related expenses pursuant to §33127 and for carrying insurance pursuant to §33134.
Payee	Recipient of debt or obligation payments.	Include name of public agency, entity or other organization to receive payment.
Description	Description of the nature of the work, product, service, facility or other thing [sic] of value for which payment is to be made.	
Total Outstanding Debt or Obligation	Total remaining debt or obligation, including principal and interest, as applicable.	Although this amount is not required by §34169, it may be prudent to include the total amount for purposes of preparing the Recognized Obligation Payment Schedule (ROPS) or SOI. Please note: estimate for the remaining term of obligation. The SOI is a good source for this data.
Total Due During Fiscal Year	Total payments (including principal and interest) for FY 2011/12.	While not required to be included on the Schedule, this column is included to help with monthly payment calculations for those payments that are budgeted on an annual basis, rather than on a monthly basis.
Payments by Month	Payments remitted in each month from August through December 2011. Please note: payments that have to be made in the month prior to their due date should be listed in the month preceding the actual debt service payment due date.	Notations should be made in cases where an agency is estimating the amount to be paid in any given month.
Other Obligations - Payment Schedule	Include all other obligations of Agency, such as contractual and statutory pass-through payments. Also include any other obligations required by the CRL, such as housing fund deficit repayments.	Please include § 33401, 33607.5 and 33607.7 passthrough payments. Also includes sponsoring entity and agency agreements not included elsewhere. Include any other statutorily required payments.

INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Payment Source	As of 1/31/12 Total Outstanding Debt or Obligation	FY 2011-12 Total Due During Fiscal Year	Payments by month												Total
						Jan	Feb	Mar	Apr	May	Jun	Jul - Dec 2012 (*)						
1) Employee Costs	Employees of the Agency	Payroll for employees	Tax Increment	96,507.63	217,297.00	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	16,526.62	199,307.44		
2) Administrative Costs	City of La Habra	Cost for Internal Service expenses	Tax Increment	71,660.00	171,984.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	14,332.00	171,984.00		
3) 1998 COP B/C Interest	Civic Improvement Auth	Bond Obligation	Tax Increment	591,204.00	0.00													
4) 1998 COP B/C Debt Srv Principal	City of La Habra	Adv of B/C principal paid by Gen Fund	Tax Increment	6,628,479.75	2,658,480.00													
5) 1998 COP B/C Debt Srv Interest	City of La Habra	B/C interest on bond issue	Tax Increment	1,104,497.50	0.00													
6) 1998 COP B/C Debt Srv Interest	City of La Habra	Adv of B/C interest paid by Gen Fund	Tax Increment	205,580.00	205,580.00	99,685.00												
7) 1998 COP B/C Interest on D/S Principal	City of La Habra	Bond Obligation Loan Agreement	Tax Increment	1,103,945.03	169,960.35													
8) 1998 COP B/C Interest on D/S Interest	City of La Habra	Bond Obligation Loan Agreement	Tax Increment	836,972.02	7,895.82													
9) OPA Marketplace Property Tax	La Habra Associates LLC	Owner Participation Agreements	Tax Increment	3,103,985.02	342,034.48													
10) OPA Imperial Promenade	Target Corporation	Owner Participation Agreements	Tax Increment	1,962,030.03	169,119.00													
11) OPA Vons/Smith's Food	Smith's Food and Drug	Owner Participation Agreements	Tax Increment	1,549,057.42	22,139.00													
12) 2000 Tax Allocation Bonds Principal	Bank of New York	Bond Obligation	Tax Increment	6,575,000.00	220,000.00	4,539.00												
13) 2000 Tax Allocation Bonds Interest	Bank of New York	Bond Obligation	Tax Increment	4,636,233.92	382,450.00													
14) 1001 Imperial purchase Loan Principal	City of La Habra	Promissory Note	Tax Increment	2,000,000.00	0.00													
15) 1001 Imperial purchase Loan Interest	City of La Habra	Promissory Note	Tax Increment	1,093,909.69	0.00													
16) Loan-Howard's Appliances Principal	Howard's Appliances	Property Acquisition	Tax Increment	1,224,978.75	115,876.53													
17) Loan-Howard's Appliances Interest	Howard's Appliances	Property Acquisition	Tax Increment	320,426.63	77,299.15													
18) Loan-Low Mod Housing SERAF	RDA-Low Mod Housing Fd	Loan to pay SERAF	Tax Increment	616,907.55	616,907.55	990.00												
19) 900 Block Landscape Services	Arcadia Landscape	Owner Participation Agreements	Tax Increment	2,355.00	5,460.00	375.00												
20) Contract Audit	Macias Gini & O'Connell	Annual Financial Audit	Tax Increment	0.00	9,500.00	9,500.00												
21) Contract Attorney	Best Best and Krieger	Redevelopment Attorney	Tax Increment	42,615.47	60,000.00	704.58												
22) Contract Arbitrage Rebate Report	Bond Logistik	Arbitrage analysis	Tax Increment	4,000.00	4,000.00													
23) Consulting Service Property Tax	Hinderlighter and De Llamas	Research and analysis of RDA Prop Tax	Tax Increment	7,087.50	12,600.00													
24) Consulting Pass Through Payment	Hinderlighter and De Llamas	Calculation of annual Pass Through Pmt	Tax Increment	4,300.00	4,300.00													
25) Consultants-Economic Development	Dave McCuley	Consulting Services	Tax Increment	33,583.40	53,000.00													
26) Community Facilities District	Bank of New York	Bond Obligation	Tax Increment	2,208,500.00	272,850.00	2,773.80												
27) Consulting CFD Preparation	Katz Hollis	CFD Special Assessment Preparation	Mello Roos	0.00	2,700.00													
28) Bond fees	Bank of New York	Trustee Fees	Tax Increment	69.80	5,000.00													
29) General Operations	Various	Operations	Tax Increment	3,187.19	11,600.00	688.84												
30) Consulting Web Program	GCR Marketing Network	Consulting Services	Tax Increment	2,250.00	7,450.00													
31) Various Landscaping	Gauci Landscaping	Operations	Tax Increment	995.00	4,105.00	300.00												
Totals - This Page				\$ 36,029,318.30	\$ 5,829,587.88	\$ 91,747.84	\$ 191,571.66	\$ 232,640.41	\$ 90,011.66	\$ 40,436.66	\$ 199.00	\$ 430,044.00	\$ 2,052.50	\$ 430,044.00	\$ 3,347.50			
Totals - Page 2				\$ 491,691.58	\$ 505,301.74	\$ 724.84	\$ 724.84	\$ 724.84	\$ 724.84	\$ 724.84	\$ 724.84	\$ 724.84	\$ 504,449.04	\$ 504,449.04	\$ 504,449.04	\$ 504,449.04		
Totals - Page 3				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Totals - Page 4				\$ 10,664,431.50	\$ 430,044.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Totals - Other Obligations				\$ 47,185,441.38	\$ 6,764,933.62	\$ 92,472.68	\$ 192,296.50	\$ 233,365.25	\$ 90,736.50	\$ 41,161.50	\$ 199.00	\$ 430,044.00	\$ 2,798,561.42	\$ 430,044.00	\$ 11,867,329.35	\$ 430,044.00		
Grand total - All Pages				\$ 47,185,441.38	\$ 6,764,933.62	\$ 92,472.68	\$ 192,296.50	\$ 233,365.25	\$ 90,736.50	\$ 41,161.50	\$ 199.00	\$ 430,044.00	\$ 2,798,561.42	\$ 430,044.00	\$ 11,867,329.35	\$ 430,044.00		

* This Initial Recognized Obligation Payment Schedule includes a column representing the payment obligations that are required for Fiscal Year 2012-13 for the months of July 2012 through December 2012

OTHER INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	Mar	Apr	May	Jun	
1) Pass Through Agreement	LHC School District Beta 3	Payments per former CRL 33401	Tax Increment	773,715.00	34,415.34						34,415.34	\$ 34,415.34
2) Pass Through Agreement	City of La Habra	Payments per former CRL 33401	Tax Increment	1,325,614.75	53,024.59						53,024.59	\$ 53,024.59
3) Pass Through Agreement	OC Transportation Authority	Payments per former CRL 33401	Tax Increment	22,198.75	887.95						887.95	\$ 887.95
4) Pass Through Agreement	OC Sanitation District #3	Payments per former CRL 33401	Tax Increment	264,180.25	10,567.21						10,567.21	\$ 10,567.21
5) Pass Through Agreement	OC General Fund	Payments per former CRL 33401	Tax Increment	757,523.50	30,300.94						30,300.94	\$ 30,300.94
6) Pass Through Agreement	OC Library District Fund	Payments per former CRL 33401	Tax Increment	502,469.25	20,098.77						20,098.77	\$ 20,098.77
7) Pass Through Agreement	OC Flood Control Dist	Payments per former CRL 33401	Tax Increment	595,941.00	23,837.64						23,837.64	\$ 23,837.64
8) Pass Through Agreement	OC Harbors and Beaches	Payments per former CRL 33401	Tax Increment	187,831.00	7,513.24						7,513.24	\$ 7,513.24
9) Pass Through Agreement	OC Vector Control	Payments per former CRL 33401	Tax Increment	8,832.50	353.30						353.30	\$ 353.30
10) Pass Through Agreement	Fullerton High School Dist	Payments per former CRL 33401	Tax Increment	2,111,610.50	84,464.42						84,464.42	\$ 84,464.42
11) Pass Through Agreement	No. OC Comm College	Payments per former CRL 33401	Tax Increment	714,126.25	28,565.05						28,565.05	\$ 28,565.05
12) Pass Through Agreement	LHC School District	Payments per former CRL 33401	Tax Increment	1,996,709.50	79,868.38						79,868.38	\$ 79,868.38
13) Pass Through Agreement	OC Dept of Education	Payments per former CRL 33401	Tax Increment	319,098.00	12,763.92						12,763.92	\$ 12,763.92
14) Pass Through Agreement	Lowell Joint Elem Gen Fd	Payments per former CRL 33401	Tax Increment	1,084,581.25	43,383.25						43,383.25	\$ 43,383.25
15)												\$ -
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25)												\$ -
26)												\$ -
27)												\$ -
28)												\$ -
Totals - Other Obligations				\$ 10,664,431.50	\$ 430,044.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,044.00	\$ 430,044.00

*** All payment amounts are estimates