

## Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

**Name of Successor Agency:** Fullerton  
**Name of County:** Orange

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>	
<b>A Sources (B+C+D):</b>	<b>\$ 5,618,665</b>
B Bond Proceeds Funding (ROPS Detail)	4,600,000
C Reserve Balance Funding (ROPS Detail)	1,000,000
D Other Funding (ROPS Detail)	18,665
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 11,457,652</b>
F Non-Administrative Costs (ROPS Detail)	11,097,652
G Administrative Costs (ROPS Detail)	360,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 17,076,317</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	11,457,652
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 11,457,652</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	11,457,652
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>11,457,652</b>

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

**Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances**

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	J	K	
Fund Balance Information by ROPS Period		Fund Sources								Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>											
1	<b>Beginning Available Fund Balance (Actual 01/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	14,900,000	-	4,877,961	-		164,405		\$ 19,942,366	Note that \$28.4 million in affordable housing bonds are not included in this amount because they are restricted and are not available for non-affordable housing obligations.	
2	<b>Revenue/Income (Actual 06/30/13)</b> Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	-	-	-	-	61,319			\$ 61,319	Interest income and rent revenue	
3	<b>Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	991,336	-	4,877,961	-		164,405		\$ 6,033,702	Non-housing bond proceeds were used for the completion of the Community Center Project.	
4	<b>Retention of Available Fund Balance (Actual 06/30/13)</b> Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	-	-	-	-	-	-	-	\$ -		
5	<b>ROPS III RPTTF Prior Period Adjustment</b> Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required						-	-	\$ -	
6	<b>Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)</b>	\$ 13,908,664	\$ -	\$ -	\$ -	\$ 61,319	\$ -	\$ -	\$ 13,969,983		
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>											
7	<b>Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)</b>	\$ 13,908,664	\$ -	\$ -	\$ -	\$ 61,319	\$ -	\$ -	\$ 13,969,983		
8	<b>Revenue/Income (Estimate 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	-	-			18,665		7,467,063	\$ 7,485,728		
9	<b>Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)</b>	3,400,000	-			18,665		7,467,063	\$ 10,885,728	Approx. \$3.4 million in bond proceeds with be spent for State College Grade Separation.	
10	<b>Retention of Available Fund Balance (Estimate 12/31/13)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	1,000,000	-						\$ 1,000,000	Approx. \$1 million need to be reserved for the State College Grade Separation.	
11	<b>Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)</b>	\$ 9,508,664	\$ -	\$ -	\$ -	\$ 61,319	\$ -	\$ -	\$ 9,569,983		

**Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired						
1	1998 Revenue Bonds	Revenue Bonds Issued On or Before 12/31/10	7/1/1998	6/30/2025	US Bank Corporation	Bonds issue to fund non-housing projects	Merged	\$ 235,387,450	N	\$ 4,600,000	\$ 1,000,000	\$ 18,665	\$ 11,097,652	\$ 360,000	\$ 17,076,317
2	2003 Certificate of Participation	Revenue Bonds Issued On or Before 12/31/10	7/1/2003	6/30/2015	US Bank Corporation	COP's issued to fund non-housing projects	Merged	25,895,414	N				1,512,094		\$ 1,512,094
3	2005 ERAF Revenue Bonds	Revenue Bonds Issued On or Before 12/31/10	4/1/2005	6/30/2015	Wells Fargo Bank	Pooled bond issue for ERAF payment	Merged	955,100	N				20,175		\$ 20,175
4	2005 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/1/2005	6/30/2028	US Bank Corporation	Bonds issue to fund non-housing projects	Merged	220,770	N				76,101		\$ 76,101
5	2006 ERAF Revenue Bonds	Revenue Bonds Issued On or Before 12/31/10	4/1/2006	6/30/2016	Wells Fargo Bank	Pooled bond issue for ERAF payment	Merged	96,106,385	N				1,643,247		\$ 1,643,247
6	2010 Taxable Tax Allocation Housing Bonds	Bonds Issued On or Before 12/31/10	10/21/2010	6/30/2027	US Bank Corporation	Bond issue for affordable housing	Merged	422,033	N				80,017		\$ 80,017
7	2010 Refunding Revenue Bond	Revenue Bonds Issued On or Before 12/31/10	12/22/2010	6/30/2014	US Bank Corporation	Refunded 99 Revenue Bonds	Merged	37,105,722	N				700,664		\$ 700,664
8	Owner Participation Agreement with Steven Peck	OPA/DDA/Construction	6/4/1991	12/31/2017	Unknown at this time	Design and construct a 200 space parking structure	Merged	478,400	N				469,568		\$ 469,568
9	Lease: Fullerton Arboretum	Miscellaneous	10/5/1977	12/3/2020	Calif. State Univ. Fullerton	Property lease	Merged	6,250,000	N				2,562,500		\$ 2,562,500
10	Lease: Garnet Community Center	Miscellaneous	3/1/1995	4/4/2015	Civic Center Barrio Corp.	Property lease	Merged	1,643,731	N				107,546		\$ 107,546
11	Lease: Ron Miller	Miscellaneous	8/1/2004	8/1/2024	Ronald F Miller Trust	Property lease	Merged	51,379	N				16,056		\$ 16,056
12	Fullerton Community Center	OPA/DDA/Construction	11/30/2010	6/30/2013	Griffin Structures	Construction of community center	Merged	1,536,656	N				68,220		\$ 68,220
13	Fullerton Main Library ****	OPA/DDA/Construction	11/9/2009	12/31/2013	Griffin Structures	Rehabilitation and expansion of library	Merged	-	Y				-		\$ -
14	Amerige Court DDA	OPA/DDA/Construction	2/6/2006	4/1/2014	Pelican-Laing/Fullerton LLC	Mixed-use residential & commercial development	Merged	-	N				-		\$ -
15	State College Grade Separation	Improvement/Infrastructure	12/31/2009	3/31/2017	Caltrans & Orange County Transportation Authority	Matching funds for street/railroad grade separation	Merged	-	N		1,000,000				\$ 1,000,000
16	Project T grant match	Miscellaneous	7/20/2010	12/31/2014	Various Vendors	Grant match for transportation related projects	Merged	98,000	N				45,000		\$ 45,000
17	College Town Specific Plan	Professional Services	6/21/2014	6/30/2014	The Planning Center	Specific Plan for college area	Merged	140,000	N				140,000		\$ 140,000
18	Downtown Core & Corridors Specific Plan	Professional Services	5/3/2011	12/31/2015	RRM Design Group	Specific Plan for downtown and commercial corridor areas	Merged	1,321,860	N				330,465		\$ 330,465
19	City/Agency Co-Op Agreement Jan 2011	City/County Loans On or Before 6/27/11	1/29/2011	6/30/2018	City of Fullerton	Harbor Blvd Slope stabilization, Truslow Ave lighting improvements, transportation center parking structure, and graffiti removal.	Merged	14,000,000	N				1,000,000		\$ 1,000,000
20	City/Agency Co-Op Agreement June 2011	City/County Loans On or Before 6/27/11	6/7/2011	6/30/2018	City of Fullerton	Street and curb/gutter/sidewalk reconstruction, transportation center steel stairwaysafety refurbishment, downtown art and State College Grade Separation.	Merged	1,500,000	N				500,000		\$ 500,000
21	2005 Bond Non-Housing Proceeds	Miscellaneous	12/1/2005	6/30/2018	Various Vendors	Capital projects including parking structures, Fox Block development, and Hillcrest Park Renovation.	Merged	9,500,000	N						\$ -
22	2010 Bond Housing Proceeds	Miscellaneous	10/21/2010	6/30/2018	Affordable housing developers	Development of affordable housing units	Merged	15,400,000	N						\$ -
23	Affordable Housing Project Monitoring	Unfunded Liabilities	1/1/2014	6/30/2098	Various Consultants and City of Fullerton	Annually inspect and monitor 11 affordable housing projects with long term covenants.	Merged	10,020,000	N				60,000		\$ 60,000
24	Commercial Seismic and Rehab Loan Monitoring	Project Management Costs	1/1/2014	6/30/2018	Various Consultants and City of Fullerton	Administer over 100 existing commercial seismic/rehabilitation loans.	Merged	330,000	N				6,000		\$ 6,000
25	Stipulated Judgement	Miscellaneous	7/20/1992	6/30/2028	Affordable housing developers	Development of affordable housing units	Merged	-	N				-		\$ -
26	County Administration Fee	Fees	1/1/2014	6/30/2028	Orange County	Orange County administration fee	Merged	-	N				-		\$ -
27	Administrative Cost Allowance (June through Dec 2013)	Prior Period RPTTF Shortfall	6/1/2013	12/31/2013	Fullerton Successor Agency	Administrative expenses for Successor Agency	Merged	180,000	N				180,000		\$ 180,000
28	Affordable Housing Administration and Reporting	Unfunded Liabilities	1/1/2014	6/30/2018	Various Consultants and City of Fullerton	Administer 69 down payment assistance loan and two home ownership projects with 45 affordable housing agreements, and prepare required annual reports to State and Federal agencies.	Merged	715,000	N				65,000		\$ 65,000





## Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
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### ROPS 13-14B Detail

- |    |   |
|----|---|
| 1  | Note that bond related fees were added to debt service payment.   |
| 2  | Note that bond related fees were added to debt service payment.   |
| 3  | Note that bond related fees were added to debt service payment.   |
| 4  | Note that bond related fees were added to debt service payment.   |
| 6  | Note that bond related fees were added to debt service payment.   |
| 7  | Note that bond related fees were added to debt service payment.   |
| 8  | OPA Steven Peck - \$2,562,500 is being requested for this ROPS 13-14B Period.   |
| 45 | OPA Steven Peck - \$1,562,000 is being requested due to Prior Period RPTTF Shortfall ( ROPS 13-14A period).   |
| 14 | Amerige Court - Request is to approve development agreement as an enforceable obligation; however, no related funding is being requested.<br>State College Grade Separation - \$4.4 million in bond proceeds was previously approved; however, we anticipated spending approx. \$3.4 million and want to reserve \$1 million in bond proceeds. FOC was obtained on 5/10/2013. |
| 15 |   |
| 27 | ROPS 13-14A Administrative Cost Allowance in the amount of \$180,000 is being requested due to Prior Period RPTTF Shortfall (ROPS 13-14A period).   |
| 32 | Duplicate with item 14 due to prior ROPS spreadsheet with frozen cells.   |
| 33 | Duplicate with item 15 due to prior ROPS spreadsheet with frozen cells.   |
| 34 | Duplicate with item 16 due to prior ROPS spreadsheet with frozen cells.   |
| 35 | Duplicate with item 18 due to prior ROPS spreadsheet with frozen cells.   |
| 36 | Duplicate with item 19 due to prior ROPS spreadsheet with frozen cells.   |
| 37 | Duplicate with item 20 due to prior ROPS spreadsheet with frozen cells.   |
| 38 | Duplicate with item 21 due to prior ROPS spreadsheet with frozen cells.   |
| 39 | Duplicate with item 22 due to prior ROPS spreadsheet with frozen cells.   |
| 41 | The Alexander affordable housing project proposes to use affordable housing bond proceeds. FOC was obtained on 5/10/2013. This development agreement is subject to City Council approval. If not approved, it should be deleted from ROPS 13-14B.   |

### Prior Period Adjustment

Note that only \$164,405 in RPTTF was received during the ROPS III period (1/1/2013 to 6/30/2013). Funds on hand were reserved through the Other Funds and Assets DDR.

### Prior Period Adjustment

C1 - Note that \$28.4 million in affordable housing bonds are not included in the C1 amount because they are restricted for eligible affordable housing projects; therefore, are not available for non-affordable housing obligations.

**Recognized Obligation Payment Schedule 13-14B - Notes**

January 1, 2014 through June 30, 2014

Item #	Notes/Comments