

Name of Redevelopment Agency: Avalon Community Improvement Agency
 Project Area(s) Community Improvement Project Area

PRELIMINARY DRAFT: RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per ABX1 26 - Sections 34169(h) and 34171(h)

	Project Name / Debt Obligation	Payee	Description	Total Obligations Through Life of the Plan	Total Due During Fiscal Year	Source of Payment	January 1, 2012 to June 30, 2012
1)	2003 Tax Allocation Bonds Series A	U.S. Bank National Association	Bonds issued to fund non-housing projects	36,381,455.08	512,460.63	Tax Increment Fund	\$ 1,724,921.26
2)	2003 Tax Allocation Bonds Series B	U.S. Bank National Association	Bonds issued to fund housing projects	11,972,233.00	190,323.00	Low-Mod Fund	\$ 520,646.00
3)	Fiscal Agent Fees	U.S. Bank National Association	Fees for fiscal agent services	161,000.00	0.00	Tax Increment Fund and Low-Mod Fund	\$ -
4)	Sewer Repairs	RBF Consulting	Contract for construction management services for sewer repair project	4,600,000.00	4,600,000.00	Bond Proceeds	\$ 4,600,000.00
5)	Wastewater Treatment Plant Repairs	Environ Strategy	Contract for repairs for wastewater treatment plant, collections system, and saltwater distribution system	570,000.00	570,000.00	Bond Proceeds	\$ 570,000.00
6)	Pebble Beach Road Construction	Santa Catalina Island Company	Contract for road/slope improvements pursuant to agreement with Santa Catalina Island Company	1,000,000.00	1,000,000.00	Bond Proceeds	\$ 1,000,000.00
7)	Project Management for Sewer Repairs, Wastewater Treatment Plant Repairs, and Pebble Beach Road Construction	Charlie Wagner	Contract staff services for project management of public facility projects	30,000.00	30,000.00	Bond Proceeds	\$ 30,000.00
8)	Employee Costs	Employees of Agency	Payroll and benefits for employees	7,386,108.79	172,704.00	Tax Increment Fund and Low-Mod Fund	\$ 172,704.00
9)	Audit and Accounting Services	Diehl, Evans & Company; State of California	Contract for annual financial audit and accounting services, including related costs with State Controller's Office	27,000.00	27,000.00	Tax Increment Fund and Low-Mod Fund	\$ 27,000.00
10)	Legal Services	Best Best & Krieger	General Counsel legal services	255,000.00	255,000.00	Tax Increment Fund and Low-Mod Fund	\$ 127,500.00
11)	Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants, Veronica Tam and Associates	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	50,000.00	50,000.00	Tax Increment Fund and Low-Mod Fund	\$ 50,000.00
12)	SERAF Loan Repayment	Low and Moderate Income Housing Fund	Repayment to Housing Fund for suspension of 20% set-aside to make SERAF payment	1,000,000.00	250,000.00	Tax Increment Fund	\$ 250,000.00
13)	Financial Reporting Services	Rosenow Spevacek Group, Inc.	Contract to complete financial reporting requirements of HCD and SCO for FY 2010-11	5,870.00	5,870.00	Tax Increment Fund and Low-Mod Fund	\$ 5,870.00
14)	Successor Agency Financial Services	Rosenow Spevacek Group, Inc.	Contract for consulting services for successor agency operations	25,000.00	25,000.00	Tax Increment Fund	\$ 25,000.00
15)	Continuing Bond Disclosure	Harrell & Co. Advisors	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	46,000.00	2,000.00	Tax Increment Fund and Low-Mod Fund	\$ 2,000.00
16)	Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Various Vendors*	Supplies, professional services, financial reporting services, and property management and maintenance	81,300.00	81,300.00	Tax Increment Fund and Low-Mod Fund	\$ 81,300.00
Totals - This Page				\$ 63,590,966.87	\$ 7,771,657.63		\$ 9,186,941.26
Grand total - All Pages				\$ 63,590,966.87	\$ 7,771,657.63		\$ 9,186,941.26

* Various vendors include, but are not limited to: Bill Jones Plumbing & Heating, Catalina Island Plumbing, Chet's Hardware, Civil Consulting Group, Civil Design Group, Geosoils, Isle Janitorial, Ruben Jimenez, Keith Lefever, Lockpick & Supply Co., MAM SOCIAL, Stanley B. Grant, Ph.D, Wilcox Nursery and Gardens, and local office and hardware supply vendors.