

Successor Agency Contact Information

Name of Successor Agency: Avalon Community Improvement Agency
County: Los Angeles

Primary Contact Name: Ken Lee, Senior Associate
Primary Contact Title: 309 West Fourth Street
Address: Santa Ana, CA 92701
Contact Phone Number: 714-316-2102
Contact E-Mail Address: klee@webrsg.com

Secondary Contact Name: _____
Secondary Contact Title: _____
Secondary Contact Phone Number: _____
Secondary Contact E-Mail Address: _____

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Avalon Community Improvement Agency

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 84,855,130
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	1,786,960
B Anticipated Enforceable Obligations Funded with RPTTF	1,071,140
C Anticipated Administrative Allowance Funded with RPTTF	125,000
D Total RPTTF Requested (B + C = D)	1,196,140
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be the same amount as ROPS form six-month total</i>	\$ 2,983,100
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	1,543,292
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ 347,152
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	374,951
H Enter Actual Obligations Paid with RPTTF	6,498
I Enter Actual Administrative Expenses Paid with RPTTF	63,582
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	304,871
K Adjusted RPTTF <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	\$ 891,269

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

Signature Date

Name of Successor Agency: Avalon Community Improvement Agency
 County: Los Angeles

Oversight Board Approval Date: _____

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
 January 1, 2013 through June 30, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
Grand Total							\$ 84,855,130	\$ 5,539,864	\$ -	\$ 1,610,800	\$ -	\$ 125,000	\$ 1,071,140	\$ 176,160	\$ 2,983,100
1	2003 Tax Allocation Bonds Series A	12/15/2003	9/1/2034	U.S. Bank National Association	Bonds issued to fund non-housing projects	Community Improvement Project Area	34,656,533.82	1,712,671.26					500,211		500,211
2	2003 Tax Allocation Bonds Series B	12/15/2003	9/1/2034	U.S. Bank National Association	Bonds issued to funding housing projects	Community Improvement Project Area	11,451,587.00	517,384.00					187,061		187,061
3	Fiscal Agent Fees	12/15/2003	9/1/2034	U.S. Bank National Association	Fees for fiscal agent services	Community Improvement Project Area	154,000.00	7,000.00					-		-
4	Sewer Repairs	3/7/2011	Upon project completion	RBF Consulting	Contract for construction management services for sewer repair project	Community Improvement Project Area	500,000.00	1,196,283.08		500,000					500,000
5	Wastewater Treatment Plant Repairs	3/7/2011	Upon project completion	Environ Strategy	Contract for repairs for wastewater treatment plant, collections system, and saltwater distribution system	Community Improvement Project Area	100,000.00	45,591.71		100,000					100,000
6	Pebble Beach Road Construction (Under Dispute)	3/7/2011	Upon project completion	Santa Catalina Island Company	Contract for road/slope improvements pursuant to agreement with Santa Catalina Island Company	Community Improvement Project Area	1,000,000.00	1,000,000.00		1,000,000					1,000,000
7	Project Management for Sewer Repairs, Wastewater Treatment Plant Repairs, and Pebble Beach Road Construction	9/1/2010	3/6/2013	Charlie Wagner	Contract staff services for project management of public facility projects	Community Improvement Project Area	43,200.00	22,500		10,800					10,800
8	Project Management for Sewer Repairs, Wastewater Treatment Plant Repairs, and Pebble Beach Road Construction	9/7/2010	3/6/2013	Charlie Wagner	Contract staff services for project management of public facility projects	Community Improvement Project Area	43,200.00	22,500				10,800			10,800
9	Employee Costs	2/1/2012	9/1/2034	Employees of Successor Agency	Payroll and benefits for employees	Community Improvement Project Area	9,441,688.00	352,316						176,160	176,160
10	Audit and Accounting Services	8/17/2006	9/1/2034	Diehl, Evans & Company; State of California	Contract for annual financial audit and accounting services, including related costs with State Controller's Office	Community Improvement Project Area	473,373.00	17,340				17,340			17,340
11	Legal Services (Related to Project Implementation of Enforceable Obligations)	9/1/2009	Until project completion	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	2,323,477.00	86,700					43,350		43,350
12	Legal Services (Related to General Administration)	9/1/2009	9/1/2034	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	4,646,933.00	173,400				61,200			61,200
13	Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	9/8/2010	Upon project completion	Rincon Consultants	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	Community Improvement Project Area	87,745.98	87,746					87,746		87,746
14	SERAF Loan Repayment	2010	Until Repaid	Low and Moderate Income Housing Fund	Repayment to Housing Fund for suspension of 20% set-aside to make SERAF payment	Community Improvement Project Area	1,000,000.00	-	-	-	-	-	-	-	-
15	Successor Agency Financial Services	1/13/2012	9/1/2034	Rosenow Spevacek Group, Inc.	Contract for consulting services for successor agency operations	Community Improvement Project Area	25,000.00	25,000				15,000			15,000
16	Continuing Bond Disclosure	12/15/2003	9/1/2034	Harrell & Co. Advisors	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	Community Improvement Project Area	55,702.00	2,000					2,000		2,000
17	Cumulative Deferred Pass-throughs to County of Los Angeles	12/13/1983	9/1/2034	County of Los Angeles	Cumulative Deferred Pass-through Payments to County of Los Angeles Pursuant to 2003 Amendment No. 1 to Tax Sharing Agreement	Community Improvement Project Area	3,768,340.59	-	-	-	-	-	-	-	-
18	Permitted Administrative Expense	12/13/1983	9/1/2034	City of Avalon	"Permitted Administrative Expense" Payments to City of Avalon Pursuant to Section 1.12 of 2003 Amendment No. 1 to Tax Sharing Agreement	Community Improvement Project Area	12,862,010.50	239,972					239,972		239,972
19	Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies		9/1/2034	Various Vendors	Supplies, professional services, financial reporting services, and property management and maintenance	Community Improvement Project Area	2,222,339.00	31,460				31,460			31,460

Pursuant to Health and Safety Code section 34186 (a)
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)
 January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		Grand Total				\$ 230,985	\$ 214,773	\$ 3,333,392	\$ 1,786,726	\$ 1,653,646	\$ 1,544,268	\$ 102,451	\$ 63,582	\$ 272,500	\$ 6,498	\$ -	\$ -
1.00	1	2003 Tax Allocation Bonds Series A	U.S. Bank National Association	Bonds issued to fund non-housing projects	Community Improvement Project Area	-	-	-	-	512,460.63	512,460.63	-	-	-	-	-	-
1.00	2	2003 Tax Allocation Bonds Series B	U.S. Bank National Association	Bonds issued to fund housing projects	Community Improvement Project Area	190,323.00	190,323.00	-	-	-	-	-	-	-	-	-	-
1.00	3	Fiscal Agent Fees	U.S. Bank National Association	Fees for fiscal agent services	Community Improvement Project Area	-	-	-	-	-	-	-	-	-	-	-	-
1.00	4	Sewer Repairs	RBF Consulting	Contract for construction management services for sewer repair project	Community Improvement Project Area	-	-	2,905,258.92	1,633,247.48	-	-	-	-	-	-	-	-
1.00	5	Wastewater Treatment Plant Repairs	Environ Strategy	Contract for repairs for wastewater treatment plant, collections system, and saltwater distribution system	Community Improvement Project Area	-	-	410,633.29	142,408.71	-	-	-	-	-	-	-	-
1.00	6	Pebble Beach Road Construction	Santa Catalina Island Company	Contract for road/slope improvements pursuant to agreement with Santa Catalina Island Company	Community Improvement Project Area	-	-	-	-	-	-	-	-	-	-	-	-
1.00	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 and other redevelopment projects	Community Improvement Project Area	-	-	17,500.00	11,070.00	-	-	-	-	-	-	-	-
1.00	8	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 and other redevelopment projects	Community Improvement Project Area	-	-	-	-	17,500.00	11,070.00	-	-	-	-	-	-
1.00	9	Jan 2012 - Apr 2012 Employee Costs	Employees of Successor Agency	Payroll and benefits for employees	Community Improvement Project Area	-	-	-	-	88,270.93	82,036.73	-	-	-	-	-	-
1.00	10	Jan 2012 - Apr 2012 Employee Costs	Employees of Successor Agency	Payroll and benefits for employees	Community Improvement Project Area	22,067.73	20,509.18	-	-	-	-	-	-	-	-	-	-
1.00	11	May 2012 - June 2012 Employee Costs	Employees of Successor Agency	Payroll and benefits for employees	Community Improvement Project Area	-	-	-	-	-	-	57,568.00	43,805.59	-	-	-	-
1.00	12	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 (Non-Housing)	Community Improvement Project Area	-	-	-	-	21,600.00	5,800.00	-	-	-	-	-	-
1.00	13	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 (Housing)	Community Improvement Project Area	5,400.00	-	-	-	-	-	-	-	-	-	-	-
1.00	14	Legal Services (Related to Project Implementation of Enforceable Obligations)	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	-	-	-	-	28,333.32	3,669.10	-	-	-	-	-	-
1.00	15	Legal Services (Related to Project Implementation of Enforceable Obligations)	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	-	-	-	-	-	-	-	-	14,166.66	6,498.06	-	-
1.00	16	Legal Services (Related to General Administration)	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	-	-	-	-	56,666.68	29,439.75	-	-	-	-	-	-
1.00	17	Legal Services (Related to General Administration)	Best Best & Krieger	General Counsel legal services	Community Improvement Project Area	-	-	-	-	-	-	28,333.34	16,882.67	-	-	-	-
1.00	18	Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	Community Improvement Project Area	-	-	-	-	13,333.32	-	-	-	-	-	-	-
1.00	19	Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	Community Improvement Project Area	3,333.32	-	-	-	-	-	-	-	-	-	-	-
1.00	20	Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	Community Improvement Project Area	-	-	-	-	-	-	-	-	8,333.34	-	-	-
1.00	21	SERAF Loan Repayment	Low and Moderate Income Housing Fund	Repayment to Housing Fund for suspension of 20% set-aside to make SERAF payment	Community Improvement Project Area	-	-	-	-	-	-	-	-	250,000.00	-	-	-
1.00	22	Financial Reporting Services	Rosenow Spevacek Group, Inc.	Contract to complete annual financial reporting requirements of HCD and SCO for FY 2010-11	Community Improvement Project Area	-	-	-	-	3,940.50	11,039.50	-	-	-	-	-	-
1.00	23	Financial Reporting Services	Rosenow Spevacek Group, Inc.	Contract to complete annual financial reporting requirements of HCD and SCO for FY 2010-11	Community Improvement Project Area	3,940.50	3,940.50	-	-	-	-	-	-	-	-	-	-
1.00	24	Successor Agency Financial Services	Rosenow Spevacek Group, Inc.	Contract for consulting services for successor agency operations	Community Improvement Project Area	-	-	-	-	11,500.00	10,167.50	-	-	-	-	-	-
1.00	25	Successor Agency Financial Services	Rosenow Spevacek Group, Inc.	Contract for consulting services for successor agency operations	Community Improvement Project Area	-	-	-	-	-	-	3,000.00	1,641.25	-	-	-	-
1.00	26	Continuing Bond Disclosure	Harrel & Co. Advisors	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	Community Improvement Project Area	-	-	-	-	1,500.00	-	-	-	-	-	-	-
1.00	27	Continuing Bond Disclosure	Harrel & Co. Advisors	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	Community Improvement Project Area	500.00	-	-	-	-	-	-	-	-	-	-	-
1.00	28	Cumulative Deferred Pass-throughs to County of Los Angeles	County of Los Angeles	Cumulative Deferred Pass-through Payments to County of Los Angeles Pursuant to 2003 Amendment No. 1 to Tax Sharing Agreement	Community Improvement Project Area	-	-	-	-	-	-	-	-	-	-	-	-
1.00	29	Permitted Administrative Expense	City of Avalon	"Permitted Administrative Expense" Payments to City of Avalon Pursuant to Section 1.12 of 2003 Amendment No. 1 to Tax Sharing Agreement	Community Improvement Project Area	-	-	-	-	235,266.00	235,266.00	-	-	-	-	-	-
1.00	30	Feb 2012 - Apr 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Ruben Jimenez, Keith Lefever, Safeguard, Catalina Island Plumbing	Supplies, professional services, financial reporting services, and property management and maintenance	Community Improvement Project Area	-	-	-	-	21,680.00	1,723.91	-	-	-	-	-	-
1.00	31	Feb 2012 - Apr 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Ruben Jimenez, Keith Lefever, Safeguard, Catalina Island Plumbing	Supplies, professional services, financial reporting services, and property management and maintenance	Community Improvement Project Area	5,420.00	-	-	-	-	-	-	-	-	-	-	-
1.00	32	May 2012 - June 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Ruben Jimenez, Keith Lefever, Safeguard, Catalina Island Plumbing	Supplies, professional services, financial reporting services, and property management and maintenance	Community Improvement Project Area	-	-	-	-	-	-	13,550.00	1,252.50	-	-	-	-
		FY 2010-11 Employee Costs - Not on ROPS	City of Avalon	Administrative cost - payroll and benefits for employees for FY 2010-11.	Community Improvement Project Area	-	-	-	-	641,595.00	641,595.00	-	-	-	-	-	-