

OVERSIGHT BOARD RESOLUTION NO. 2012-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE MISSION VIEJO APPROVING THE DRAFT SECOND RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND THE DRAFT AMENDED FIRST RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AUTHORIZE POSTING, TRANSMITTAL AND RETRANSMITTAL THEREOF

WHEREAS, the Community Development Agency of the Mission Viejo ("Agency") was established as a redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.* ("CRL"), and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Mission Viejo ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby; and

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the "Successor Agency" to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the City serves and acts as the Successor Agency is performing its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, pursuant to Section 34179 the Successor Agency's Oversight Board has been formed and the initial meeting occurred March 29, 2012; and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Act; and

WHEREAS, by resolution adopted on March 29, 2012 the Oversight Board reviewed and approved the Successor Agency's draft first recognized obligation payment schedule

for the initial financial period through June 30, 2012 ("ROPS") pursuant to Section 34177 of the Dissolution Act and transmitted the draft first ROPS to the County Auditor-Controller and to the State Department of Finance ("DOF") and State Controller's Office ("SCO"); and

WHEREAS, while an initial date of May 11, 2012 was posted by the DOF for submittal of the draft second ROPS for the period July 1, 2012 through December 31, 2012 in order to meet the May 15 statutory date, nonetheless on April 12 the CAC requested that the second ROPS be submitted by Successor Agency staff by April 15, 2012, which submittal has occurred; and

WHEREAS, the Dissolution Act requires that successor agencies prepare and approve and oversight boards review and approve the second ROPS for the period July 1, 2012 through December 31, 2012 and then provide such second ROPS to the CAC, DOF and SCO and the DOF and CAC request such submittal even though the draft ROPS has not yet been reviewed by the external auditor selected by the CAC in accordance with the agreed upon procedures; and

WHEREAS, due to the timing requested by the CAC and DOF for submittal, review and approval of the draft second ROPS, the Oversight Board has reviewed the draft second ROPS for the period July 1, 2012 through December 31, 2012 (Attachment 1) as presented by the Successor Agency and desires to approve the draft second ROPS and to authorize the Successor Agency, to cause posting of such ROPS on the City/Successor Agency website, and to direct transmittal of the draft second ROPS to the CAC, DOF, and SCO; and

WHEREAS, the Successor Agency has informed the Oversight Board that the DOF has reviewed the draft first ROPS and directed certain changes to that schedule; and

WHEREAS, based on DOF's review, the draft first ROPS has been amended (Attachment 2) and the Successor Agency has presented such draft amended first ROPS to the Oversight Board for its review and approval and authorization to re-transmit to the CAC, DOF, and SCO; and

WHEREAS, the Oversight Board has reviewed and desires to approve the draft amended first ROPS presented by the Successor Agency and to authorize the Successor Agency, to cause posting of such draft amended first ROPS on the City/Successor Agency website, and to direct re-transmittal of the draft amended first ROPS to the CAC, DOF, and SCO; and

WHEREAS, Sections 34177 and 34182 provide that each ROPS is not deemed valid until certain conditions are met, including that each draft ROPS be reviewed in accordance with agreed upon procedures, as to accuracy, by an external auditor selected by the County Auditor-Controller; and

WHEREAS, Sections 34177(k)(2)(B), 34179 and 34182 provide that each certified ROPS is submitted to and duly approved by the Oversight Board; and

WHEREAS, pursuant to the Dissolution Act, the actions of the Oversight Board, including those approved by this Resolution, do not become effective for three (3) business

days pending any request for review by the DOF, and if the DOF requests review hereof, DOF will have 10 days from the date of its request to approve this Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE MISSION VIEJO:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to the Dissolution Act, the Oversight Board approves the draft second ROPS submitted herewith as Attachment 1 for the period July 1, 2012 through December 31, 2012, which schedule is incorporated herein by this reference; provided however, that the draft second ROPS is approved subject to the condition that each ROPS is to be reviewed by the external auditor selected by the CAC in accordance with the agreed upon procedures and then re-submitted to the DOF. If the DOF requires changes to the draft second ROPS, as approved by this resolution, then the Successor Agency shall report such changes back to the Oversight Board.

Section 3. Pursuant to the Dissolution Act, the Oversight Board approves the draft amended first ROPS submitted herewith as Attachment 2 for the period February 1, 2012 through June 30, 2012, which schedule is incorporated herein by this reference; provided however, that the draft amended first ROPS is approved subject to the condition that each ROPS is to be reviewed by the external auditor selected by the CAC in accordance with the agreed upon procedures and then submitted again to the DOF. If the DOF requires changes to the draft amended first ROPS, as approved by this resolution, then the Successor Agency shall report such changes back to the Oversight Board.

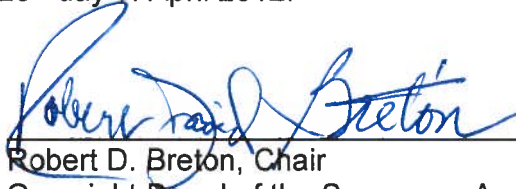
Section 4. The Oversight Board authorizes the Successor Agency (a) to transmit the draft second ROPS and (b) to re-transmit the draft amended first ROPS to the CAC, DOF, and SCO.

Section 5. The Treasury Manager of the Successor Agency or an authorized designee is directed to post the draft second ROPS and draft amended first ROPS on the City/Successor Agency website pursuant to the Dissolution Act.

Section 6. This Resolution shall be effective after transmittal of this Resolution with the ROPS attached to the DOF and the expiration of three (3) business days pending a request for review by the DOF within the time periods set forth in the Dissolution Act; in this regard, if the DOF requests review hereof it will have 10 days from the date of its request to approve this Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF.

Section 7. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 25th day of April 2012.



Robert D. Breton, Chair
Oversight Board of the Successor Agency to the
Community Development Agency of the
Mission Viejo

ATTEST:



Sherry Merrifield, Secretary
Oversight Board of the Successor Agency
to the Community Development Agency of the Mission Viejo


STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF MISSION VIEJO)

I, Sherry Merrifield, Secretary of the Oversight Board of the Successor Agency to the Community Development Agency of the Mission Viejo, hereby certify that the foregoing resolution was duly adopted by the Oversight Board at a special meeting held on the 25th day of April 2012, and that it was so adopted by the following vote:

AYES: Breton, Dyas, Fitzsimons, Imburgia, Probalsky & Ury

NOES: None

ABSENT: Hampton



Sherry Merrifield, Secretary
Oversight Board of the Successor Agency to the
Community Development Agency of the
Mission Viejo

ATTACHMENT 1

DRAFT SECOND ROPS
JULY 1, 2012 THROUGH DECEMBER 31, 2012

(attached)

ATTACHMENT 2

DRAFT AMENDED FIRST ROPS
FEBRUARY 1, 2012 THROUGH JUNE 30, 2012

(attached)

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 Covenant 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	\$ -	\$ -	\$ -	\$ 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

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
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	Watermark 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 Administration	To be determined* City of Mission Viejo	Oversight Board Attorney Services Administration	RPTTF Admin	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 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

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Redevelopment Agency: Mission Viejo Community Development Agency
 Project Area: Project Area #1
 Successor Agency: City of Mission Viejo
 Effective Period: February 1, 2012 through June 30, 2012

Project Name	Payee	Description	Funding Source	Due in					Total	
				Feb 2012	March 2012	April 2012	May 2012	June 2012		
1999 Variable Rate Demand Revenue Bonds (Mission Viejo Mall Improvement Project)	Stradling Yocca Carlson Rauth	Bond/Covenant Compliance	ETIB	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
1999 Variable Rate Demand Revenue Bonds (Mission Viejo Mall Improvement Project)	Davis Company	Economic & Planning Consultant	ETIB	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000
2009 Tax Allocation Notes/Bonds (Community Development Project)	City of Mission Viejo	Tax Increment Bond Pledge	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 617,100	\$ 617,100
Owner Participation Agreement (Infinite of Mission Viejo)	GSM Development LLC	Commercial Rehabilitation Loan	ETIB	\$ -	\$ -	\$ -	\$ 3,522	\$ -	\$ 9,000	\$ 12,522
Owner Participation Agreement (Infinite of Mission Viejo)	Stradling Yocca Carlson Rauth	OPA Covenant Compliance	ETIB	\$ -	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ 1,900	\$ 5,700
Camino Capistrano Bridge Improvements	RBF Consulting	Preliminary Engineering Services	ETIB	\$ -	\$ -	\$ -	\$ 3,294	\$ -	\$ -	\$ 3,294
Camino Capistrano Bridge Improvements	Stradling Yocca Carlson Rauth	Project Legal Services	ETIB	\$ -	\$ -	\$ -	\$ 4,000	\$ 5,000	\$ 5,000	\$ 14,000
Camino Capistrano Bridge Improvements	Davis Company	Economic & Planning Consultant	ETIB	\$ -	\$ -	\$ -	\$ 3,000	\$ 2,000	\$ 2,000	\$ 7,000
Crown Valley Widening Construction Contract	City of Laguna Niguel/ortiz Enterprises, Inc.	Construction of Improvements	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,000	\$ 739,000
Crown Valley Widening	City of Laguna Niguel/Caltrop Corporation	Construction Management Services	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000	\$ 93,000
Crown Valley Widening	City of Laguna Niguel/RBF Consulting	Construction Support Services	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
Crown Valley Widening	City of Laguna Niguel/RBF Consulting	Final Design Services	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,806	\$ 23,806
Crown Valley Widening	City of Laguna Niguel	Right of Way Share	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,375	\$ 18,375
Crown Valley Widening	City of Laguna Niguel	Construction related share	ETIB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,000	\$ 153,000
Crown Valley Widening	Stradling Yocca Carlson Rauth	Project Legal Services	ETIB	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,000	\$ 2,000	\$ 7,000
The Ridge Affordable Housing Agreement	Lennar Homes of California, Inc.	Affordable Housing Subsidy	MVHA	\$ -	\$ -	\$ -	\$ -	\$ 70,738	\$ 70,738	\$ 141,476
The Ridge Affordable Housing Agreement	Stradling Yocca Carlson Rauth	Real Property Transaction Processing/Compliance Review	ETIB	\$ -	\$ -	\$ -	\$ 10,000	\$ 5,000	\$ 5,000	\$ 20,000
Low Moderate Income Housing Rehabilitation Loan Program	AmeriNational Community Services, Inc.	Housing Rehabilitation Loan Monitoring	MVHA	\$ -	\$ -	\$ -	\$ 27	\$ 174	\$ 174	\$ 375

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Redevelopment Agency: Mission Viejo Community Development Agency
 Project Area: Project Area #1
 Successor Agency: City of Mission Viejo
 Effective Period: February 1, 2012 through June 30, 2012

Project Name	Payee	Description	Funding Source	Due in					Total
				Feb 2012	March 2012	April 2012	May 2012	June 2012	
Low Moderate Income Housing Rehabilitation Loan Program	Stradling Yocca Carlson Rauth	Housing Program Legal Services	ETIB	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 5,400
Low Moderate Income Housing Rehabilitation Loan Program	Davis Company	Housing Program Economic Consultant	ETIB	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 6,000
Investment Portfolio Reporting	Chandler Asset Management, Inc.	FY 2011-12 Investment Portfolio Reporting Services	ETIB	\$ -	\$ -	\$ -	\$ 113	\$ 135	\$ 383
Property Tax Reporting	HdL Coren & Cone	FY 2011-12 Property Tax Reporting Services	ETIB	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ 3,750
Property Tax Reporting	Stradling Yocca Carlson Rauth	Property Tax Compliance related to Redevelopment Obligation Retirement Fund	ETIB	\$ -	\$ -	\$ -	\$ 3,000	\$ 2,000	\$ 7,000
Property Tax Processing	County of Orange Auditor-Controller	Property Tax Processing Fee	ETIB	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
Heritage Villas Apartments	Stradling Yocca Carlson Rauth	Legal/Compliance Services	ETIB	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ 3,000
Arroyo Vista Apartments	Stradling Yocca Carlson Rauth	Legal/Compliance Services	ETIB	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ 3,000
Owner Participation Agreement -Kaleidoscope	Stradling Yocca Carlson Rauth	Legal/Covenant Compliance Services	ETIB	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 4,000
Owner Participation Agreement -Kaleidoscope	The Davis Company	Economic & Planning Consultant	ETIB	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 4,000
Fiscal Year 2011-12 Pass Through Obligation	Capistrano Unified School District	Pass through obligation for tax increment received through January 2012	ETIB	\$ 663,444	\$ -	\$ -	\$ -	\$ -	\$ 663,444
Fiscal Year 2011-12 Pass Through Obligation	City of Mission Viejo Library	Pass through obligation for tax increment received through January 2012	ETIB	\$ 55,131	\$ -	\$ -	\$ -	\$ -	\$ 55,131
Fiscal Year 2011-12 Pass Through Obligation	County of Orange	Pass through obligation for tax increment received through January 2012	ETIB	\$ 336,088	\$ -	\$ -	\$ -	\$ -	\$ 336,088
Fiscal Year 2011-12 Pass Through Obligation	Orange County Department of Education	Pass through obligation for tax increment received through January 2012	ETIB	\$ 7,390	\$ -	\$ -	\$ -	\$ -	\$ 7,390
Fiscal Year 2011-12 Pass Through Obligation	Orange County Fire Authority	Pass through obligation for tax increment received through January 2012	ETIB	\$ 371,642	\$ -	\$ -	\$ -	\$ -	\$ 371,642
Fiscal Year 2011-12 Pass Through Obligation	Saddleback Valley Unified School District	Pass through obligation for tax increment received through January 2012	ETIB	\$ 183,883	\$ -	\$ -	\$ -	\$ -	\$ 183,883
Fiscal Year 2011-12 Pass Through Obligation	South Orange County Community College District	Pass through obligation for tax increment received through January 2012	ETIB	\$ 40,100	\$ -	\$ -	\$ -	\$ -	\$ 40,100
Administration	City of Mission Viejo	Administration	Admin	\$ -	\$ -	\$ -	\$ 47,106	\$ 46,927	\$ 140,960
TOTALS				\$ 1,657,678	\$ -	\$ -	\$ 148,924	\$ 1,816,455	\$ 3,788,818

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