

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:	Refer to ABX1 26, §34167(d) for the definition of an enforceable obligation. <u>Please note</u> : for each listed item, supporting documentation is not required to be provided in the EOPS, however, it is advisable to maintain such documentation.
	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.	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.
	Loans or Moneys Borrowed by Agency : Includes loans or moneys borrowed for legal purposes. Examples include loans from the LMIHF and <i>certain</i> 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.	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.
	Payments : required by the federal and state governments or in connection with agency employees.	Includes payments such as salaries, pension payments, pension obligation debt service, and unemployment payments. Does not include pass-through payments.
	Judgments and settlements .	Includes payments related to court or other binding decisions.
	Legally binding and enforceable agreements or contracts : Includes all obligations of agency not listed above, both housing and non-housing. <u>Please note</u> : 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.	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. <u>Please note</u> : list all other sponsoring entity and agency agreements in the "Other Obligations" section of this EOPS Form. <u>Please also note</u> : 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.
	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.	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. <u>Please note</u> : 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. <u>Please note</u> : 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.

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

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by Month					
					Aug**	Sept	Oct	Nov	Dec	Total
1) 1999 Tax Allocation Bonds Series A	Bank of New York	Bonds issue to fund non-housing projects	9,888,000.00	441,000.00			220,000.00			\$ 220,000.00
2) 1999 Tax Allocation Bonds Series B	Bank of New York	Bonds issue to fund housing projects	2,472,000.00	110,000.00			55,000.00			\$ 55,000.00
3) 2005 Tax Allocation Bonds	Bank of Zurich	Bonds issue to fund non-housing projects	32,660,000.00	2,675,000.00			1,337,500.00			\$ 1,337,500.00
4) State CalHFA Loan	CalHFA	Loan for affordable housing project	1,790,000.00	200,000.00					100,000.00	\$ 100,000.00
5) City Loan entered into on 6/30/1987	City of SOS	Loan for public works project	5,100,000.00	500,000.00					500,000.00	\$ 500,000.00
6) OPA	Developer XYZ	Tax increment reimbursement	5,000,000.00	250,000.00					125,000.00	\$ 125,000.00
7) Contract for construction	KLM Construction	Construct road intersection	100,000.00	100,000.00			25,000.00	25,000.00	25,000.00	\$ 75,000.00
8) Contract for consulting services	Cool Consulting Inc	Project administration	10,000.00	10,000.00				5,000.00	1,000.00	\$ 6,000.00
9) Lease of Office Space	Coldwell Banker	Office space rent	60,000.00	15,000.00		1,250.00	1,250.00	1,250.00	1,250.00	\$ 5,000.00
10) Employee Costs	Employees of Agency	Payroll for employees	500,000.00	500,000.00	20,000.00	41,666.67	41,666.67	41,666.67	41,666.67	\$ 186,666.68
11) Agency insurance costs	Protect U Insurance	Errors and omissions insurance		12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 5,000.00
12)										\$ -
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Totals - This Page			\$ 57,580,000.00	\$ 4,813,000.00	\$ 21,000.00	\$ 43,916.67	\$ 1,681,416.67	\$ 73,916.67	\$ 794,916.67	\$ 2,615,166.68
Totals - Page 2			\$ 190,000.00	\$ 190,000.00	\$ -	\$ 46,000.00	\$ 51,000.00	\$ 12,000.00	\$ 26,000.00	\$ 42,000.00
Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ 102,321,000.00	\$ 3,756,800.00	\$ -	\$ -	\$ -	\$ -	\$ 1,878,400.00	\$ 1,878,400.00
Totals - All Pages			\$ 160,091,000.00	\$ 8,759,800.00	\$ 21,000.00	\$ 89,916.67	\$ 1,732,416.67	\$ 85,916.67	\$ 2,699,316.67	\$ 4,535,566.68

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If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

** Include only payments to be made after the adoption of the EOPS.

Project Area(s) _____

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

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
						Aug**	Sept	Oct	Nov	Dec	
1)	Section 33676 Payments	Comm College	Payments per former CRL 33676	1,866,000.00	50,400.00					25,200.00	\$ 25,200.00
2)	Section 33676 Payments	County Office of Ed	Payments per former CRL 33676	1,248,000.00	34,000.00					17,000.00	\$ 17,000.00
3)	Section 33676 Payments	Unified SD	Payments per former CRL 33676	1,248,000.00	34,000.00					17,000.00	\$ 17,000.00
4)	Pass Through Agreement	County	Payments per former CRL 33401	76,000,000.00	3,156,000.00					1,578,000.00	\$ 1,578,000.00
5)	Pass Through Agreement	County Cemetary	Payments per former CRL 33401	840,000.00	35,000.00					17,500.00	\$ 17,500.00
6)	Pass Through Agreement	Flood Control Dist	Payments per former CRL 33401	2,352,000.00	97,000.00					48,500.00	\$ 48,500.00
7)	Statutory Payments	City	Payments per CRL 33607.5 and .7	4,465,000.00	66,000.00					33,000.00	\$ 33,000.00
8)	Statutory Payments	Mosquito Abatment	Payments per CRL 33607.5 and .7	213,000.00	2,000.00					1,000.00	\$ 1,000.00
9)	Statutory Payments	Unified SD	Payments per CRL 33607.5 and .7	8,270,000.00	81,000.00					40,500.00	\$ 40,500.00
10)	Statutory Payments	Comm College	Payments per CRL 33607.5 and .7	1,022,000.00	10,000.00					5,000.00	\$ 5,000.00
11)	Statutory Payments	County Office of Ed	Payments per CRL 33607.5 and .7	683,000.00	7,000.00					3,500.00	\$ 3,500.00
12)	Section 33676 Payments	Comm College	Payments per former CRL 33676	1,866,000.00	50,400.00					25,200.00	\$ 25,200.00
13)	Section 33676 Payments	County Office of Ed	Payments per former CRL 33676	1,248,000.00	34,000.00					17,000.00	\$ 17,000.00
14)	Housing Fund Deficit	City housing fund	Repayment for housing fund	1,000,000.00	100,000.00					50,000.00	\$ 50,000.00
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Totals - Other Obligations				\$ 102,321,000.00	\$ 3,756,800.00	\$ -	\$ -	\$ -	\$ -	\$ 1,878,400.00	\$ 1,878,400.00

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 ** Include only payments to be made after the adoption of the EOPS.
 *** All payment amounts are estimates

ATTACHMENT 1

PRELIMINARY DRAFT ~ INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34169(h)

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt/Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	
1)	1999 Tax Allocation Bonds	Bank of New York	Bond Proceeds		755,709			108,956				\$ 108,956
2)	2001 Tax Allocation Bonds	Bank of New York	Bond Proceeds		602,098			293,382				\$ 293,382
3)	2006 Tax Allocation Bonds	Bank of New York	Bond Proceeds		545,987			252,631				\$ 252,631
4)	Employee Cost	Agency Employees	Payroll	351,748	351,748	27,058	27,058	40,586	27,058	27,058	27,058	\$ 175,876
5)	Ruben Castro Human Services Center	HMC Architects	Architect	194,300	194,300	20,000	18,000	18,000	16,300	15,000		\$ 87,300
6)	Ruben Castro Human Services Center	RJR Engineering	Civil Engineering	22,000	22,000							
7)	Ruben Castro Human Services Center	Jensen Design & Survey	Survey Services	52,800	52,800	9,900	9,900					\$ 19,800
8)	Ruben Castro Human Services Center	Vertical V-BTC Labs	Soils & Steel Inspections	156,150	156,150	18,075	18,075					\$ 36,150
9)	Ruben Castro Human Services Center	Barnhart Balfour Beatty	Construction Management	876,800	876,800	110,360	110,360	110,360	110,360	110,360		\$ 551,800
10)	Ruben Castro Human Services Center	Ky Spangler	Project Administration	26,000	26,000	2,600	2,600	2,600	2,600	2,600		\$ 13,000
11)	Ruben Castro Human Services Center	Damar Construction	Grading (Construction)	293,000	293,000	28,000						\$ 28,000
12)	Ruben Castro Human Services Center	Precision Plumbing	Underground Utilities	867,470	867,470	138,740	51,740	51,740				\$ 242,220
13)	Ruben Castro Human Services Center	Santa Clarita Concrete	Concrete / CMU (Construction)	1,340,000	1,340,000	170,000	130,000					\$ 300,000
14)	Ruben Castro Human Services Center	Steelcon, Inc.	Steel framing (Construction)	583,500	583,500							
15)	Ruben Castro Human Services Center	Best Contracting	Roofing & Sheet metal roofing	440,000	440,000	17,600	17,600	17,600	17,600	17,600		\$ 88,000
16)	Ruben Castro Human Services Center	Standard Drywall	Drywall (Construction)	1,716,200	1,716,200	113,200	94,500	94,500	94,500	94,500		\$ 491,200
17)	Ruben Castro Human Services Center	Environmental Heating	HVAC (Construction)	1,267,250	1,267,250	140,500	140,500	140,500	140,500	140,500		\$ 702,500
18)	Ruben Castro Human Services Center	Taft Electric Company	Electric (Construction)	1,469,000	1,469,000	193,000	151,000	151,000	151,000	151,000		\$ 797,000
19)	Ruben Castro Human Services Center	John Fisher	Public Art	158,750	158,750	19,750	19,750	19,750	19,750	19,750		\$ 98,750
20)	Aszkenazy Disposition and Development Agreement	TBD	Removal of Structures and Intersection Improvements per DDA	500,000	500,000						100,000	\$ 100,000
21)	1083 Walnut Canyon and 112 First Street Demolition	Flores-Sierra Construction	Removal of Structures	17,000	17,000							
22)	2010/11 Pass Through Payments	County of Ventura, City and MUSD	Pass Through Payments									
Totals - This Page				\$ 10,331,968	\$ 12,235,762	\$ 1,008,783	\$ 791,083	\$ 1,301,605	\$ 579,668	\$ 578,368	\$ 127,058	\$ 4,386,565
Totals - Page 2				\$ 190,000	\$ 190,000	\$ 15,000	\$ 18,000	\$ 7,500		\$ 1,500		\$ 42,000
Totals - Other Obligations												
Grand total - All Pages				\$ 10,521,968	\$ 12,425,762	\$ 1,023,783	\$ 809,083	\$ 1,309,105	\$ 579,668	\$ 579,868	\$ 127,058	\$ 4,428,565

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If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

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Name of Redevelopment Agency: Redevelopment Agency of the City of Moorpark

Project Area(s) Moorpark Redevelopment Project

ATTACHMENT 1

PRELIMINARY DRAFT ~ INITIAL RECOGNIZED OBLIGATION
Per AB 26 - Section 34169(h)

Project Name / Debt Obligation	Payee	Description	Low/Moderate	Bond	Reserve	Admin. Cost	Redevelopment	Other	TOTAL
			Income Housing	Proceeds	Balances	Allowance	Prop Tax Trust	Revenue	
1) 1999 Tax Allocation Bonds	Bank of New York	Bond Proceeds					108,956		\$ 108,956
2) 2001 Tax Allocation Bonds	Bank of New York	Bond Proceeds					293,382		\$ 293,382
3) 2006 Tax Allocation Bonds	Bank of New York	Bond Proceeds					252,631		\$ 252,631
4) Employee Cost	Agency Employees	Payroll	58,625		117,251				\$ 175,876
5) Ruben Castro Human Services Center	HMC Architects	Architect		87,300					\$ 87,300
6) Ruben Castro Human Services Center	RJR Engineering	Civil Engineering							
7) Ruben Castro Human Services Center	Jensen Design & Survey	Survey Services		19,800					\$ 19,800
8) Ruben Castro Human Services Center	Vertical V-BTC Labs	Soils & Steel Inspections		36,150					\$ 36,150
9) Ruben Castro Human Services Center	Barnhart Balfour Beatty	Construction Management		551,800					\$ 551,800
10) Ruben Castro Human Services Center	Ky Spangler	Project Administration		13,000					\$ 13,000
11) Ruben Castro Human Services Center	Damar Construction	Grading (Construction)		28,000					\$ 28,000
12) Ruben Castro Human Services Center	Precision Plumbing	Underground Utilities		242,220					\$ 242,220
13) Ruben Castro Human Services Center	Santa Clarita Concrete	Concrete / CMU (Construction)		300,000					\$ 300,000
14) Ruben Castro Human Services Center	Steelcon, Inc.	Steel framing (Construction)							
15) Ruben Castro Human Services Center	Best Contracting	Roofing & Sheet metal roofing		88,000					\$ 88,000
16) Ruben Castro Human Services Center	Standard Drywall	Drywall (Construction)		491,200					\$ 491,200
17) Ruben Castro Human Services Center	Environmental Heating	HVAC (Construction)		702,500					\$ 702,500
18) Ruben Castro Human Services Center	Taft Electric Company	Electric (Construction)		797,000					\$ 797,000
19) Ruben Castro Human Services Center	John Fisher	Public Art		98,750					\$ 98,750
20) Aszkenazy Disposition and Development Agreement	TBD	Removal of Structures and Intersection Improvements per DDA		100,000					\$ 100,000
21) 1083 Walnut Canyon and 112 First Street Demolition	Flores-Sierra Construction	Removal of Structures							
22) 2010/11 Pass Through Payments	County of Ventura, City and MUSD	Pass Through Payments							
Totals - This Page			\$ 58,625	\$ 3,555,720	\$ 117,251		\$ 654,969		\$ 4,386,565
Totals - Page 2							\$ 42,000		\$ 42,000
Totals - Other Obligations									
Grand total - All Pages			\$ 58,625	\$ 3,555,720	\$ 117,251		\$ 696,969		\$ 4,428,565

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

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
						Aug**	Sept	Oct	Nov	Dec	
1)											\$ -
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Totals - This Page				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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						Aug**	Sept	Oct	Nov	Dec	
1)											\$ -
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Totals - This Page				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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Per AB 26 - Section 34167 and 34169 (*)

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						Aug**	Sept	Oct	Nov	Dec	
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Totals - Other Obligations				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.)
 If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

** Include only payments to be made after the adoption of the EOPS.

*** All payment amounts are estimates