

Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: Vista
 Name of County: San Diego

| Current Period Requested Funding for Outstanding Debt or Obligation | Six-Month Total |
|--|---------------------|
| Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding | |
| A Sources (B+C+D): | \$ 267,790 |
| B Bond Proceeds Funding (ROPS Detail) | - |
| C Reserve Balance Funding (ROPS Detail) | - |
| D Other Funding (ROPS Detail) | 267,790 |
| E Enforceable Obligations Funded with RPTTF Funding (F+G): | \$ 4,610,204 |
| F Non-Administrative Costs (ROPS Detail) | 4,465,404 |
| G Administrative Costs (ROPS Detail) | 144,800 |
| H Total Current Period Enforceable Obligations (A+E): | \$ 4,877,994 |

| Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding | |
|--|---------------------|
| I Enforceable Obligations funded with RPTTF (E): | 4,610,204 |
| J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S) | <u>(850,397)</u> |
| K Adjusted Current Period RPTTF Requested Funding (I-J) | \$ 3,759,807 |

| County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding | |
|--|------------------|
| L Enforceable Obligations funded with RPTTF (E): | 4,610,204 |
| M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA) | - |
| N Adjusted Current Period RPTTF Requested Funding (L-M) | 4,610,204 |

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.

Morris B. Vance Chairperson

Name Title
for Donna Caperton 9/23/15
 Signature Date

Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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 | | |
| 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 | Bond Proceeds | Reserve Balance | Other Funds | Non-Admin | Admin | Six-Month Total |
| | | | | | | | | \$ 244,531,230 | | \$ - | \$ - | \$ 267,790 | \$ 4,465,404 | \$ 144,800 | \$ 4,877,994 |
| 1 | 1998 Tax Allocation Bonds Series A | Bonds Issued On or Before 12/31/10 | 6/1/1998 | 9/1/2028 | The Depository Trust Company, New York | Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan. | Vista RDA | - | Y | | | | | | \$ - |
| 2 | 1998 Tax Allocation Bonds Series B | Bonds Issued On or Before 12/31/10 | 6/1/1998 | 9/1/2028 | The Depository Trust Company, New York | Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan. | Vista RDA | | Y | | | | | | \$ - |
| 3 | 2001 Tax Allocation Bonds | Bonds Issued On or Before 12/31/10 | 6/1/2001 | 9/1/2037 | The Depository Trust Company, New York | Bond issue to finance a portion of the agency's undertakings in the 3,806 acre Vista Redevelopment Project Area pursuant to the Redevelopment Plan. | Vista RDA | | Y | | | | | | \$ - |
| 4 | 2005 Tax Allocation Bonds | Bonds Issued On or Before 12/31/10 | 6/7/2005 | 9/1/2025 | The Depository Trust Company, New York | Bond issue to refund the outstanding 1995 tax allocation bonds with the exception of the FY 2009-2010 maturity. | Vista RDA | | Y | | | | | | \$ - |
| 5 | 2010 Bond Allocation Notes (BANs) (c) | Bonds Issued On or Before 12/31/10 | 3/2/2010 | 12/1/2016 | The Depository Trust Company, New York | Bond issue to finance additional programs, projects and activities related to the 3,806 acre Vista Redevelopment Project Area. | Vista RDA | | Y | | | | | | \$ - |
| 6 | 2011 Tax Allocation Bonds (TABs) | Bonds Issued After 12/31/10 | 6/17/2011 | 9/1/2037 | The Depository Trust Company, New York | Bond issue to finance certain agency projects benefiting the 3,806 acre Vista Redevelopment Project Area. | Vista RDA | 32,849,781 | N | | | | 470,550 | | \$ 470,550 |
| 7 | 2007 Certificates of Participation (COPs) | Bonds Issued On or Before 12/31/10 | 11/30/2007 | 5/1/2037 | The Depository Trust Company, New York | CDC obligation under original 1990 JPFA debt issue. | Vista RDA | 525,300 | N | | | | 525,300 | | \$ 525,300 |
| 8 | 2005 Vista Hidden Valley Tax Allocation Bonds (TABs) Series A | Bonds Issued On or Before 12/31/10 | 6/7/2005 | 9/1/2025 | The Depository Trust Company, New York | Bond issue to refund the outstanding 1995 tax allocation bonds for financing a low and moderate income housing project, Vista Hidden Valley Apartments. | Vista RDA | 1,888,798 | N | | | | 32,327 | | \$ 32,327 |
| 9 | 2010 Housing Tax Allocation Bonds (TABs) | Bonds Issued On or Before 12/31/10 | 3/2/2010 | 9/1/2037 | The Depository Trust Company, New York | Bond issue to increase, improve, and preserve the supply of low and moderate income housing in the City of Vista. | Vista RDA | 25,054,328 | N | | | | 451,201 | | \$ 451,201 |
| 10 | Bond Administration Services/Consulting Services | Fees | 6/1/1998 | 9/1/2037 | Willdan, Inc, US Bank, Applied Best Practices, Inc. | Bond Continuing Disclosure/Arbitrage Services/Trustee Fees | Vista RDA | 15,000 | N | | | | 15,000 | | \$ 15,000 |
| 11 | Development and Disposition Agreement (DDA) | OPA/DDA/Construction | 6/17/1993 | 9/1/2021 | Costco Wholesale | Tax increment reimbursement for financing required infrastructure improvements and community facilities district taxes based upon sales tax revenue generated by the project. | Vista RDA | 408,802 | N | | | | | | \$ - |
| 12 | Development and Disposition Agreement (DDA) | OPA/DDA/Construction | 3/28/1993 | 6/30/2022 | North County Square | Tax increment reimbursement | Vista RDA | 709,842 | N | | | | 150,000 | | \$ 150,000 |
| 13 | Note Payable | OPA/DDA/Construction | 7/1/1993 | 5/17/2029 | North County Square | Pursuant to an Owner Participation, Disposition and Development Agreement in connection with the acquisition of certain public improvements. | Vista RDA | 64,955,906 | N | | | 216,014 | 183,986 | | \$ 400,000 |
| 14 | Development and Disposition Agreement (DDA) | OPA/DDA/Construction | 3/26/1993 | 6/30/2022 | Walmart, Inc. | Tax increment reimbursement | Vista RDA | 1,086,144 | N | | | | 250,000 | | \$ 250,000 |
| 16 | Note Payable | OPA/DDA/Construction | 3/28/1993 | 6/30/2020 | Walmart, Inc. | Pursuant to an Owner Participation, Disposition and Development Agreement in connection with a certain property acquisition. | Vista RDA | 5,342,689 | N | | | | | | \$ - |

Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

| A | B | C | D | E | F | G | H | I | J | K | | | | L | M | N | O | P |
|--------|---|--------------------------------|-----------------------------------|-------------------------------------|--|--|--------------|--------------------------------------|---------|---|-----------------|-------------|-----------|---------|-----------------|-----------|---|---|
| | | | | | | | | | | Funding Source | | | | | | | | |
| | | | | | | | | | | Non-Redevelopment Property Tax Trust Fund (Non-RPTTF) | | RPTTF | | | | | | |
| 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 | Bond Proceeds | Reserve Balance | Other Funds | Non-Admin | Admin | Six-Month Total | | | |
| 18 | Development and Disposition Agreement (DDA) | OPA/DDA/Construction | 5/22/2001 | 8/30/2018 | Lowes HIW, Inc | Tax increment reimbursement for retroactive financial assistance in the development of a home improvement retail store based on sales tax generated by the project | Vista RDA | 300,000 | N | | | | 100,000 | | \$ | 100,000 | | |
| 20 | Acquisition Disposition and Development Agreement (ADDA) and Cooperation Agreement | OPA/DDA/Construction | 12/8/2009 | 8/30/2015 | Care/West | Property purchase and developer obligation to sell, use, lease and develop property. | Vista RDA | 3,000,000 | N | | | | | | \$ | - | | |
| 21 | CareWest ADDA Implementation | OPA/DDA/Construction | 12/8/2009 | 8/30/2015 | City of Vista/Others TBD | City project Costs \$100,000/Public Improvements Design - Third Party \$100,000/Construction of Improvements - Third Party \$400,000 | Vista RDA | 600,000 | N | | | | | | \$ | - | | |
| 23 | Environmental Remediation Agreement (former Conoco site) | Project Management Costs | 6/25/2010 | 12/31/2015 | City of Vista | Staff costs associated with Implementation of Agreement | Vista RDA | - | Y | | | | | | \$ | - | | |
| 25 | Replacement Housing | Miscellaneous | 7/1/2015 | 12/31/2015 | Housing Authority of the City of Vista | Fulfillment of Replacement Housing Obligation | Vista RDA | - | Y | | | | | | \$ | - | | |
| 26 | Relocation Obligations | Property Dispositions | 7/1/2015 | 12/31/2015 | Various | Fulfillment of Relocation obligations | Vista RDA | - | N | | | | | | \$ | - | | |
| 29 | Loan 1 from Housing Set-Aside Fund | SERAF/ERAF | 7/1/2015 | 12/31/2015 | Housing Authority of the City of Vista | Financing to pay the County's Supplemental Educational Revenue Augmentation Fund (SERAF) pursuant to Health and Safety Code section 33690 for FY 2009-2010 | Vista RDA | 3,317,807 | N | | | | 1,042,554 | | \$ | 1,042,554 | | |
| 30 | Loan 2 from Housing Set-Aside Fund | SERAF/ERAF | 1/7/2015 | 12/31/2015 | Housing Authority of the City of Vista | Financing to pay the County's Supplemental Educational Revenue Augmentation Fund (SERAF) pursuant to Health and Safety Code section 33690 for FY 2010-2011 | Vista RDA | 1,118,665 | N | | | | | | \$ | - | | |
| 40 | Asset (Property) Management | Property Maintenance | 7/1/2015 | 12/31/2015 | Various vendors | Asset preservation/compliance with leases/Compliance with code /Management and Maintenance of Agency controlled properties | Vista RDA | 5,000 | N | | | | 5,000 | | \$ | 5,000 | | |
| 41 | Utility services | Property Maintenance | 7/1/2015 | 12/31/2015 | SDG&E and Vista Irrigation District (VID) | Gas and electric, water and sewer payments related to agency owned properties | Vista RDA | 500 | N | | | | | | \$ | - | | |
| 43 | Contract for professional services/consulting | Professional Services | 4/24/2012 | 3/31/2015 | Lance, Soll & Lunghard CPAs | Successor Agency Audit/Financial Reports | Vista RDA | 6,000 | N | | | | 6,000 | | \$ | 6,000 | | |
| 58 | Cooperative Agreement with the Successor Agency to the Vista Redevelopment Agency | Admin Costs | 7/1/2015 | 12/31/2015 | City of Vista | Staffing and Administrative Services | Vista RDA | 196,576 | N | | | 51,776 | | 144,800 | \$ | 196,576 | | |
| 59 | School District Claims (pending) | Litigation | 7/1/2015 | 12/31/2015 | San Marcos Unified, San Diego County Office of Education | Letters received claiming errors in pass through calculations | Vista RDA | - | N | | | | | | \$ | - | | |
| 64 | Loan Agreement for Approved Enforceable Obligations | RPTTF Shortfall | 2/26/2013 | 12/31/2015 | City of Vista | Loan Agreement to address shortfall(s) in available RPTTF proceeds | Vista RDA | - | N | | | | | | \$ | - | | |
| 65 | City Loans (2011-1, 2011-2, 2011-4) | City/County Loans On or Before | 2/26/2013 | 12/31/2015 | City of Vista | Loan from City of Vista for pre 2011 Land Acquisitions | Vista RDA | 18,051,824 | N | | | | | | \$ | - | | |
| 66 | City Loans (2011-3) | City/County Loans On or Before | 2/26/2013 | 12/31/2015 | City of Vista | Loan from City of Vista for pre 2011 Land Acquisitions | Vista RDA | 2,612,544 | N | | | | | | \$ | - | | |
| 68 | Legal Services Agreement | Legal | 7/1/2015 | 12/31/2015 | City of Vista | Defense Costs of Lawsuit filed against SA | Vista RDA | 120,000 | N | | | | 40,000 | | \$ | 40,000 | | |
| 70 | Property Disposition Costs | Property Dispositions | 7/1/2015 | 12/31/2015 | Various Payees | Consultant, appraisal and related costs for Property Disposition | Vista RDA | 20,000 | N | | | | 20,000 | | \$ | 20,000 | | |
| 72 | Transfer of Unencumbered 2011 Tax-Exempt Bond Proceeds Pursuant to Section 34191.4.c and AB 2493 Findings | Improvement/Infrastructure | 7/1/2015 | 12/31/2015 | City of Vista | Use of Tax-Exempt Bond Proceeds in accordance with bond covenants | | | N | | | | | | \$ | - | | |

Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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 | | |
| 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 | Bond Proceeds | Reserve Balance | Other Funds | Non-Admin | Admin | Six-Month Total |
| 73 | 2015 Tax Allocation Bonds Series A | Bonds Issued After 12/31/10 | 3/4/2015 | 9/1/2037 | The Depository Trust Company, New York | Refund ROPS items #1 through #5 per DOF approval letter dated 12/19/2014 | Vista RDA | 35,025,969 | N | | | | 418,910 | | \$ 418,910 |
| 74 | 2015 Tax Allocation Bonds Series B 1 | Bonds Issued After 12/31/10 | 3/4/2015 | 9/1/2037 | The Depository Trust Company, New York | Refund ROPS items #1 through #5 per DOF approval letter dated 12/19/2014 | Vista RDA | 47,991,950 | N | | | | 740,222 | | \$ 740,222 |
| 75 | 2015 Tax Allocation Bonds Series B 2 | Bonds Issued After 12/31/10 | 3/4/2015 | 9/1/2025 | The Depository Trust Company, New York | Refund ROPS items #1 through #5 per DOF approval letter dated 12/19/2014 | Vista RDA | 1,327,805 | N | | | | 14,354 | | \$ 14,354 |
| 76 | | | | | | | | | N | | | | | | \$ - |
| 77 | | | | | | | | | N | | | | | | \$ - |
| 78 | | | | | | | | | N | | | | | | \$ - |
| 79 | | | | | | | | | N | | | | | | \$ - |
| 80 | | | | | | | | | N | | | | | | \$ - |
| 81 | | | | | | | | | N | | | | | | \$ - |
| 82 | | | | | | | | | N | | | | | | \$ - |
| 83 | | | | | | | | | N | | | | | | \$ - |
| 84 | | | | | | | | | N | | | | | | \$ - |
| 85 | | | | | | | | | N | | | | | | \$ - |
| 86 | | | | | | | | | N | | | | | | \$ - |
| 87 | | | | | | | | | N | | | | | | \$ - |
| 88 | | | | | | | | | N | | | | | | \$ - |
| 89 | | | | | | | | | N | | | | | | \$ - |
| 90 | | | | | | | | | N | | | | | | \$ - |
| 91 | | | | | | | | | N | | | | | | \$ - |
| 92 | | | | | | | | | N | | | | | | \$ - |
| 93 | | | | | | | | | N | | | | | | \$ - |
| 94 | | | | | | | | | N | | | | | | \$ - |
| 95 | | | | | | | | | N | | | | | | \$ - |
| 96 | | | | | | | | | N | | | | | | \$ - |
| 97 | | | | | | | | | N | | | | | | \$ - |
| 98 | | | | | | | | | N | | | | | | \$ - |
| 99 | | | | | | | | | N | | | | | | \$ - |
| 100 | | | | | | | | | N | | | | | | \$ - |
| 101 | | | | | | | | | N | | | | | | \$ - |
| 102 | | | | | | | | | N | | | | | | \$ - |
| 103 | | | | | | | | | N | | | | | | \$ - |
| 104 | | | | | | | | | N | | | | | | \$ - |
| 105 | | | | | | | | | N | | | | | | \$ - |
| 106 | | | | | | | | | N | | | | | | \$ - |
| 107 | | | | | | | | | N | | | | | | \$ - |
| 108 | | | | | | | | | N | | | | | | \$ - |
| 109 | | | | | | | | | N | | | | | | \$ - |
| 110 | | | | | | | | | N | | | | | | \$ - |
| 111 | | | | | | | | | N | | | | | | \$ - |
| 112 | | | | | | | | | N | | | | | | \$ - |
| 113 | | | | | | | | | N | | | | | | \$ - |
| 114 | | | | | | | | | N | | | | | | \$ - |
| 115 | | | | | | | | | N | | | | | | \$ - |
| 116 | | | | | | | | | N | | | | | | \$ - |
| 117 | | | | | | | | | N | | | | | | \$ - |
| 118 | | | | | | | | | N | | | | | | \$ - |
| 119 | | | | | | | | | N | | | | | | \$ - |
| 120 | | | | | | | | | N | | | | | | \$ - |
| 121 | | | | | | | | | N | | | | | | \$ - |
| 122 | | | | | | | | | N | | | | | | \$ - |
| 123 | | | | | | | | | N | | | | | | \$ - |
| 124 | | | | | | | | | N | | | | | | \$ - |

**Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash 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. For tips on how to complete the Report of Cash Balances Form, see [INSERT URL LINK TO CASH BALANCE TIPS SHEET] | | | | | | | | | |
|---|--|--|---|--|--|------------------------------------|---------------------------|-----------------|--|
| A | B | C | D | E | F | G | H | I | |
| | | Fund Sources | | | | | | | |
| | | Bond Proceeds | | Reserve Balance | | Other | RPTTF | | |
| | Cash Balance Information by ROPS Period | Bonds Issued on or before 12/31/10 | Bonds Issued on or after 01/01/11 | Prior ROPS period balances and DDR RPTTF balances retained | Prior ROPS RPTTF distributed as reserve for future period(s) | Rent, Grants, Interest, Etc. | Non-Admin and Admin | Comments | |
| ROPS 14-15B Actuals (01/01/15 - 06/30/15) | | | | | | | | | |
| 1 | Beginning Available Cash Balance (Actual 01/01/15) | 11,347,866 | 14,934,484 | - | - | 176,346 | 1,222,516 | | |
| 2 | Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015 | 2,554,206 | 70,166,366 | | | 20,066,170 | 4,191,411 | | |
| 3 | Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q | 11,870,388 | 50,617,770 | | | 19,974,726 | 4,168,108 | | |
| 4 | Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | | | | - | | |
| 5 | ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S | No entry required | | | | | | 850,397 | |
| 6 | Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5) | \$ 2,031,684 | \$ 34,483,080 | \$ - | \$ - | \$ 267,790 | \$ 395,422 | | |
| ROPS 15-16A Estimate (07/01/15 - 12/31/15) | | | | | | | | | |
| 7 | Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6) | \$ 2,031,684 | \$ 34,483,080 | \$ - | \$ - | \$ 267,790 | \$ 1,245,819 | | |
| 8 | Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during June 2015 | | | | | | 5,674,258 | | |
| 9 | Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 12/31/15) | | | | | 267,790 | | | |
| 10 | Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | | | | | | |
| 11 | Ending Estimated Available Cash Balance (7 + 8 - 9 - 10) | \$ 2,031,684 | \$ 34,483,080 | \$ - | \$ - | \$ - | \$ 6,920,077 | | |

