Name of Redevelopment Agency: Lake Forest Redevelopment Agency

Project Area(s) El Toro Redevelopment Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

	Project Name / Debt Obligation	Payee	Description	Total Due During Fiscal Year	Payments by month				
					Aug**	Sept	Oct	Nov	Dec
1	Reimbursement Agreement w/ City Financing Authority	City of Lake Forest	Reimbursement for 2004 Certificates of Participation using tax increment revenue	548,827.50	0.00	0.00	0.00	0.00	393,558.75
2	Agency Salaries	City of Lake Forest	Agency employee salaries, insurance, and benefits	897,300.00	37,387.50	74,775.00	74,775.00	74,775.00	74,775.00
3	Agency Operations	City of Lake Forest	Agency supplies, equipment, City Hall rent, and other operational supplies	84,500.00	3,520.83	7,041.67	7,041.67	7,041.67	7,041.67
4	Agency Insurance Costs	City of Lake Forest	General Liability and workers compensation	11,200.00	933.33	933.33	933.33	933.33	933.33
5	Agency Professional Services - Redevelopment	Rosenow Spevacek Group, Inc.	Redevelopment consulting services	30,000.00	4,500.00	7,620.50	2,490.00	2,512.50	1,000.00
6	Agency Professional Services - Redevelopment	Rosenow Spevacek Group, Inc.	Light industrial area consultant	10,000.00	0.00	0.00	1,000.00	750.00	750.00
7	Agency Professional Services - Economic Development	Lake Forest Chamber of Commerce	Economic and business development activities for the Agency	1,800.00	0.00	0.00	0.00	0.00	1,800.00
8	Agency Professional Services - Housing	Rosenow Spevacek Group, Inc.	Housing plan implementation	40,000.00	2,027.50	851.25	610.00	3,492.50	1,000.00
9	Agency Professional Services - Financial	Diehl Evans and Associates	Auditing	7,500.00	0.00	0.00	0.00	0.00	7,500.00
10	Housing Rehabilitation Loans	Donna Morin, Jo Ann Van Sandt, Jeff and Jane King, Brian and Sandra Small	Low and moderate income housing rehabilitation loans	210,000.00	0.00	0.00	30,000.00	30,000.00	30,000.00
11	Housing Rehabilitation Loan Fees	Amerinational	Low and moderate income housing rehabilitation loans	8,000.00	704.80	704.80	704.80	704.80	704.80
12	Rehabilitation Loan Services	Housing Rehabilitation Consulting Services	Low and moderate income housing rehabilitation loans	24,000.00	3,595.20	3,595.20	3,595.20	3,595.20	3,595.20
13	Agency Professional Services - Legal	Best Best & Krieger, LLP	Redevelopment legal counsel	40,000.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
14	HOA Dues	Rancho Viejo II	Madrid condominiums	6,600.00	550.00	550.00	550.00	550.00	550.00
15	Saguaro St Utilities	Edison, Southern California Gas, Waste Management, and Irvine Ranch Water District	Saguaro utilities (gas, electric, waste management)	6,000.00	500.00	500.00	500.00	500.00	500.00
	Saguaro Street Apartments Landscaping	Spectrum Care	Landscaping for Saguaro		50.00	50.00	50.00	50.00	50.00
	Totals - This Page			$ 1,925,727.50	$ 61,219.16	$ 104,071.75	$ 129,700.00	$ 132,355.00	$ 531,208.75
	Totals - Other Obligations			$ 2,341,231.00	$ 823,608.00	$ 1,517,623.00	$ -	$ -	$ -
	Grand total - All Pages			$ 4,266,958.50	$ 884,827.16	$ 1,621,694.75	$ 129,700.00	$ 132,355.00	$ 531,208.75

*** 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.**

Name of Redevelopment Agency: Lake Forest Redevelopment Agency

Project Area(s) Lake Forest Redevelopment Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

	Project Name / Debt Obligation	Payee	Description	Total Due During Fiscal Year	Payments by month					
					Aug**	Sept	Oct	Nov	Dec	Total
1)	Pass-through payment	Orange County Flood Control	Pursuant to CRL Section 33401	99,122.00		99,122.00				$ 99,122.00
2)	Pass-through payment	South Coast Community College	Pursuant to CRL Section 33401	208,850.00		208,850.00				$ 208,850.00
3)	Pass-through payment	Saddleback Valley Unified	Pursuant to CRL Section 33401	1,140,120.00		1,140,120.00				$ 1,140,120.00
4)	Low and Moderate Income Housing Set-Aside	Agency Low and Moderate Income Housing Fund	Housing set-aside required by State pursuant to CRL Section 33334.2	823,608.00	823,608.00					$ 823,608.00
5)	Laguna Hills Allocation - Non-Housing	City of Laguna Hills	Laguna Hills portion of the tax increment in their jurisdiction	69,531.00		69,531.00				$ 69,531.00
6)	Laguna Hills Allocation - Housing	City of Laguna Hills	Laguna Hills portion of the tax increment in their jurisdiction (as needed)	0.00		0.00				$ -
7)	Pass-through payment	Taxing Entities	Pursuant to CRL Section 33607	0.00		0.00				$ -
8)										$ -
9)										$ -
10)										$ -
11)										$ -
12)										$ -
13)										$ -
14)										$ -
15)										$ -
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17)										$ -
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19)										$ -
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21)										$ -
22)										$ -
23)										$ -
24)										$ -
25)										$ -
26)										$ -
27)										$ -
28)										$ -
	Totals - Other Obligations			**$ 2,341,231.00**	**$ 823,608.00**	**$ 1,517,623.00**	**$ -**	**$ -**	**$ -**	**$ 2,341,231.00**

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

***** All payment amounts are estimates**