


**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD**

Name of Successor Agency Successor Agency of the City of Visalia
All RDA Project Areas

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 18,495,107.59	\$ 2,824,942.20
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 512,556.79	
Available Revenues other than anticipated funding from RPTTF	\$ (11,868,895.16)	
Enforceable Obligations paid with RPTTF	\$ 12,256,451.95	
Administrative Cost paid with RPTTF	\$ 125,000.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 612,822.60	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

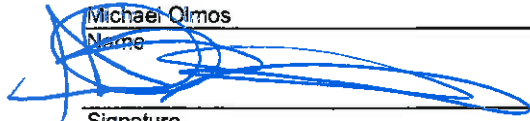
<u>Michael Olmos</u>	<u>Board Chairman</u>
<u>Name</u>	<u>Title</u>
	<u>5.24.12</u>
<u>Signature</u>	<u>Date</u>

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD**

Name of Successor Agency Successor Agency of the City of Visalia
East Project Area

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 7,484,038.44	\$ 815,992.38
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 328,248.63	
Available Revenues other than anticipated funding from RPTTF	\$ (29,375.19)	
Enforceable Obligations paid with RPTTF	\$ 326,373.82	
Administrative Cost paid with RPTTF	\$ 31,250.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 16,318.69	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(i) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.


 Michael Olmos Board Chairman
 Name Title
 Signature Date 5.24.12

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by Month							Total
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) 2003 Tax Allocation Bond Principal	08/01/2003	US Bank Trustee	Bonds issued for non-housing projects	East	3,290,000.00	255,000.00	RPTTF								\$ -
2) 2003 Tax Allocation Bond Interest	08/01/2003	US Bank Trustee	Bonds issued for non-housing projects	East	1,041,518.28	122,538.00	RPTTF							63,168.25	\$ 63,168.25
3) General Fund Advance	03/07/2011	City of Visalia General Fund	Payment for advance of funds for purchase of property	East	3,470,883.68	253,747.22	RPTTF			253,747.22					\$ 253,747.22
4) Developer Agreement	08/07/1997	Wflow Street Development Co	Payment of ongoing maintenance costs	East		9,460.35	RPTTF							9,460.35	\$ 9,460.35
5) Pass-Through Agreement	09/01/2005	US Bank	Per agreement with Visalia Unified School District	East		142,125.00	RPTTF								\$ -
6)															\$ -
7)															\$ -
8)															\$ -
9)															\$ -
10)															\$ -
11)															\$ -
12)															\$ -
Totals - This Page (RPTTF Funding)					\$ 7,502,398.94	\$ 782,607.57	N/A	\$ -	\$ -	\$ 253,747.22	\$ -	\$ -	\$ -	\$ 72,628.60	\$ 328,373.82
Totals - Page 2 (Other Funding)					\$ (318,361.50)	\$ (29,375.19)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,375.19)	\$ (29,375.19)
Totals - Page 3 (Administrative Cost Allowance)					\$ -	\$ 82,500.00	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 7,484,038.44	\$ 815,002.38	N/A	\$ 5,210.00	\$ 5,208.00	\$ 258,955.22	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 48,459.41	\$ 328,248.83

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMHIF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

¹ The General Fund Advance to the East Visalia Redevelopment Project area qualifies for the Health and Safety code 34171 G (2) exemption. The 2003 East Visalia Redevelopment Bonds refunded the 1990 East Visalia Redevelopment Bonds. These bonds were issued for various projects totaling \$12.7 million, of which, only \$4.7 million were funded from bond proceeds. (See 1990 Community Redevelopment Agency of the City of Visalia, East Visalia Project Area, Official Statement, "The Project") The projects could only be completed unless other monies, notably a General Fund loan, were paired with this debt offering. Further, the project area incurred \$140,888 of debt within 2 years of the formation of Visalia's redevelopment agency.

In addition, the amended East Visalia advance states:

C. Acceleration Upon Default:
 At the option of the Holder of this Note, the payment of all principal and interest due in accordance with the terms of this Note will be accelerated and such principal shall be immediately due and payable, with notice and demand, upon occurrence of any of the following events of default, provided the same shall remain uncured for a period of fifteen (15) days following written notice to Borrower: a) failure to pay any installment of principal and interest when due; b) dissolution or termination of existence of Borrower. The Borrower, or the Visalia Redevelopment Agency, has been terminated; therefore, the advance is due and payable.

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) East Project Area

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from Other Revenue Sources							
								Payments by Month							
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) Willow Street Development Note-Princi	11/13/1995	Willow Street Development Co	Principal payment on note until 11/18/2027	East	(318,361.50)	(13,457.11)	Other							(13,457.11)	\$ (13,457.11)
2) Willow Street Development Note-Interes	11/13/1995	Willow Street Development Co	Interest payment on note, rate adjusted every 5 years	East		(15,918.08)	Other							(15,918.08)	\$ (15,918.08)
3)															\$ -
4)															\$ -
5)															\$ -
6)															\$ -
7)															\$ -
8)															\$ -
9)															\$ -
10)															\$ -
11)															\$ -
12)															\$ -
Totals - LMIHF															
Totals - Bond Proceeds															
Totals - Other					\$ (318,361.50)	\$ (29,375.19)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,375.19)	\$ (29,375.19)
Grand total - This Page					\$ (318,361.50)	\$ (29,375.19)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,375.19)	\$ (29,375.19)

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) East Project Area

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Administrative Allowance Allocation****						Total
							Payments by Month						
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	
1) Agency Administration	City of Visalia	Successor Agency Administrative Allowance	East		62,600.00	RPTTF	5,210.00	5,208.00	5,208.00	5,208.00	5,208.00	5,208.00	\$ 31,250.00
2)													\$ -
3)													\$ -
4)													\$ -
5)													\$ -
6)													\$ -
7)													\$ -
8)													\$ -
9)													\$ -
10)													\$ -
11)													\$ -
12)													\$ -
Totals - This Page				\$ -	\$ 62,600.00	\$ -	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LM/HF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) East Project Area

OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Funding Source*** Payments by Month					
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012
1)	NA												\$ -
2)													\$ -
3)													\$ -
4)													\$ -
5)													\$ -
6)													\$ -
7)													\$ -
8)													\$ -
9)													\$ -
10)													\$ -
11)													\$ -
12)													\$ -
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.


**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD**

Name of Successor Agency Successor Agency of the City of Visalia
Mooney Project Area

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 8,869,525.53	\$ 1,008,218.42
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 121,808.16	
Available Revenues other than anticipated funding from RPTTF	\$ (6,244,700.00)	
Enforceable Obligations paid with RPTTF	\$ 6,335,258.16	
Administrative Cost paid with RPTTF	\$ 31,250.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 316,762.91	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Michael Okros Board Chairman
Name Title

 5.24.12
Signature Date

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by Month							
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) 2004 West America Bank Loan-Principi	11/02/2004	West America Bank	Loan for public works projects	Mooney	2,114,797.16	89,844.31	RPTTF		44,584.82					\$ 44,584.82	
2) 2004 West America Bank Loan-Interest	11/02/2004	West America Bank	Loan for public works projects	Mooney	873,822.12	91,472.01	RPTTF		45,973.34					\$ 45,973.34	
3) 2007 Citizens Bank Loan-Principal	06/29/2007	Citizens Bank	Loan for public works projects	Mooney	6,244,700.00	-	Other	6,244,700.00						\$ 6,244,700.00	
4) 2007 Citizens Bank Loan-Interest	06/29/2007	Citizens Bank	Loan for public works projects	Mooney	4,831,218.99	408,403.38	RPTTF							\$ -	
5) Developer Note-Costco	08/25/1989	Costco	Tax increment reimbursement	Mooney	1,049,887.28	99,063.72	RPTTF							\$ -	
6) Pass-Through Agreement	09/01/2005	US Bank	Per agreement with Visalia Unified School District	Mooney		257,138.00	RPTTF							\$ -	
7)														\$ -	
8)														\$ -	
9)														\$ -	
10)														\$ -	
11)														\$ -	
12)														\$ -	
Totals - This Page (RPTTF Funding)					\$ 15,114,225.53	\$ 945,718.42	N/A	\$ 6,244,700.00	\$ 90,558.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,335,258.16
Totals - Page 2 (Other Funding)					\$ (6,244,700.00)	\$ -	N/A	\$ (6,244,700.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,244,700.00)
Totals - Page 3 (Administrative Cost Allowance)					\$ -	\$ 62,500.00	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 8,869,525.53	\$ 1,008,218.42	N/A	\$ 5,210.00	\$ 95,766.16	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 121,808.16

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 16, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Mooney Project Area

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 28 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from Other Revenue Sources						Total	
									Payments by Month							
									Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012		
1)	2007 Citizens Bank Loan-Principal	06/29/2007	Citizens Bank	Deferse 2007 Citizens Bank Loan	Mooney	(6,244,700.00)		Other	(6,244,700.00)							\$ (6,244,700.00)
2)																\$ -
3)																\$ -
4)																\$ -
5)																\$ -
6)																\$ -
7)																\$ -
8)																\$ -
9)																\$ -
10)																\$ -
11)																\$ -
12)																\$ -
Totals - LMIHF																
Totals - Bond Proceeds																
Totals - Other						\$ (6,244,700.00)	\$ -	N/A	\$ (6,244,700.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,244,700.00)
Grand total - This Page						\$ (6,244,700.00)	\$ -	N/A	\$ (6,244,700.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,244,700.00)

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Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Mooney Project Area

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Administrative Allowance Allocation****						
								Payments by Month						
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1)	Agency Administration	City of Visalia	Successor Agency Administrative Allowance	Mooney		62,500.00	RPTTF	5,210.00	5,208.00	5,208.00	5,208.00	5,208.00	5,208.00	\$ 31,250.00
2)														\$ -
3)														\$ -
4)														\$ -
5)														\$ -
6)														\$ -
7)														\$ -
8)														\$ -
9)														\$ -
10)														\$ -
11)														\$ -
12)														\$ -
Totals - This Page					\$ -	\$ 62,500.00	\$ -	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00

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Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Mooney Project Area

OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (1)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Funding Source*** Payments by Month					
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012
1)	N/A												\$ -
2)													\$ -
3)													\$ -
4)													\$ -
5)													\$ -
6)													\$ -
7)													\$ -
8)													\$ -
9)													\$ -
10)													\$ -
11)													\$ -
12)													\$ -
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

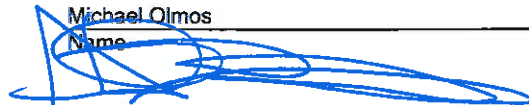
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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
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 **** Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD**

Name of Successor Agency Successor Agency of the City of Visalia
Downtown Project Area

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 155,203.81	\$ 187,056.08
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 31,250.00	
Available Revenues other than anticipated funding from RPTTF	\$ (817,551.08)	
Enforceable Obligations paid with RPTTF	\$ 817,551.08	
Administrative Cost paid with RPTTF	\$ 31,250.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 40,877.55	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Michael Olmos Board Chairman
 Name Title
 5.24.12
 Signature Date

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
									Payments by Month							
									Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1)	2003 West America Bank Loan-Principals	12/30/2002	West America Bank	Loan for public works projects	Downtown	817,551.08	60,051.23	Other	817,551.08							\$ 817,551.08
2)	2003 West America Bank Loan-Interest	12/30/2002	West America Bank	Loan for public works projects	Downtown	155,203.81	34,604.85	RPTTF								\$ -
3)																\$ -
4)																\$ -
5)																\$ -
6)																\$ -
7)																\$ -
8)																\$ -
9)																\$ -
10)																\$ -
11)																\$ -
12)																\$ -
Totals - This Page (RPTTF Funding)						\$ 972,754.89	\$ 124,656.08	N/A	\$ 817,551.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 817,551.08
Totals - Page 2 (Other Funding)						\$ (817,551.08)	\$ -	N/A	\$ (817,551.08)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (817,551.08)
Totals - Page 3 (Administrative Cost Allowance)						\$ -	\$ 62,800.00	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,260.00
Totals - Page 4 (Pass Thru Payments)						\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages						\$ 155,203.81	\$ 187,056.08	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,260.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund
 Bonds - Bond proceeds
 LMIHF - Low and Moderate Income Housing Fund
 Admin - Successor Agency Administrative Allowance
 Other - reserves, rents, interest earnings, etc

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Downtown Project Area

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from Other Revenue Sources									
									Payments by Month						Total			
									Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012				
1)	2003 West America Bank Loan-Princip	12/30/2002	West America Bank	Defease 2003 West America Bank Loan	Downtown	(817,551.08)		Other	(817,551.08)								\$ (817,551.08)	
2)																		\$ -
3)																		\$ -
4)																		\$ -
5)																		\$ -
6)																		\$ -
7)																		\$ -
8)																		\$ -
9)																		\$ -
10)																		\$ -
11)																		\$ -
12)																		\$ -
Totals - LMIHF																		
Totals - Bond Proceeds																		
Totals - Other						\$ (817,551.08)	\$ -	N/A	\$ (817,551.08)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (817,551.08)
Grand total - This Page						\$ (817,551.08)	\$ -	N/A	\$ (817,551.08)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (817,551.08)

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Downtown Project Area

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Administrative Allowance Allocation****						
								Payments by Month						
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1)	Agency Administration	City of Visalia	Successor Agency Administrative Allowance	Downtown		62,500.00	RPTTF	5,210.00	5,208.00	5,208.00	5,208.00	5,208.00	5,208.00	\$ 31,250.00
2)														\$ -
3)														\$ -
4)														\$ -
5)														\$ -
6)														\$ -
7)														\$ -
8)														\$ -
9)														\$ -
10)														\$ -
11)														\$ -
12)														\$ -
Totals - This Page					\$ -	\$ 62,500.00	\$ -	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Downtown Project Area

OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Funding Source*** Payments by Month					
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012
1)	N/A												\$ -
2)													\$ -
3)													\$ -
4)													\$ -
5)													\$ -
6)													\$ -
7)													\$ -
8)													\$ -
9)													\$ -
10)													\$ -
11)													\$ -
12)													\$ -
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

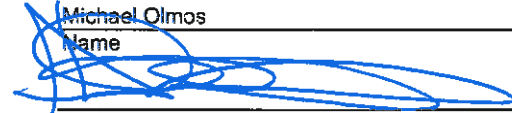
* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 16, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All total due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (e) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD

Name of Successor Agency Successor Agency of the City of Visalia
Central Project Area

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 1,986,339.81	\$ 813,675.32
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 31,250.00	
Available Revenues other than anticipated funding from RPTTF	\$ (4,777,268.89)	
Enforceable Obligations paid with RPTTF	\$ 4,777,268.89	
Administrative Cost paid with RPTTF	\$ 31,250.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 238,863.44	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

	Michael Olmos	Board Chairman
Signature	Name	Title
		5.24.12
		Date

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)								
								Payments by Month								
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total		
1) 2004 West America Bank Loan-Principal	11/02/2004	West America Bank	Loan for public works projects	Central	1,439,483.78	61,018.40	Other	1,439,483.78								\$ 1,439,483.78
2) 2004 West America Bank Loan-Interest	11/02/2004	West America Bank	Loan for public works projects	Central	504,850.43	62,262.48	RPTTF									\$ -
3) 2009 General Fund Loan-Principal ¹	11/01/2009	City of Visalia General Fund	Loan for public works projects	Central	3,337,785.13	85,248.98	Other	3,337,785.13								\$ 3,337,785.13
4) 2009 General Fund Loan-Interest ¹	11/01/2009	City of Visalia General Fund	Loan for public works projects	Central	1,301,880.38	86,348.48	RPTTF									\$ -
5) Pass-Through Agreement	08/01/2005	US Bank	Per agreement with Visalia Unified School District	Central		456,299.00	RPTTF									\$ -
6)																\$ -
7)																\$ -
8)																\$ -
9)																\$ -
10)																\$ -
11)																\$ -
12)																\$ -
Totals - This Page (RPTTF Funding)					\$ 6,763,808.70	\$ 751,175.32	N/A	\$ 4,777,268.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,777,268.89
Totals - Page 2 (Other Funding)					\$ (4,777,268.89)	\$ -	N/A	\$ (4,777,268.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,777,268.89)
Totals - Page 3 (Administrative Cost Allowance)					\$ -	\$ 62,900.00	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 1,986,539.81	\$ 818,075.32	N/A	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 2/15/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc.
 LMHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

1 The Central Project Area Redevelopment 2009 Loan was made at the end of the project area's debt issuance period. The proceeds from that loan sit in the successor agency's bank account. The amended Central Project Area loan states:

C. Acceleration Upon Default:
 At the option of the Holder of this Note, the payment of all principal and interest due in accordance with the terms of this Note will be accelerated and such principal shall be immediately due and payable, with notice and demand, upon occurrence of any of the following events of default, provided the same shall remain uncured for a period of fifteen (15) days following written notice to Borrower: a) failure to pay any installment of principal and interest when due; b) dissolution or termination of existence of Borrower. The Borrower, or the Visalia Redevelopment Agency, has been terminated; therefore, the advance is due and payable.

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Central Project Area

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from Other Revenue Sources						Total	
								Payments by Month							
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012		
1) 2004 West America Bank Loan-Prncpl	11/02/2004	West America Bank	Defease 2004 West America Bank Loan	Central	(1,439,483.70)		Other	(1,439,483.76)							\$ (1,439,483.76)
2) 2009 General Fund Loan-Principal	11/01/2009	City of Visalia General Fund	Defease 2009 General Fund Loan	Central	(3,337,785.13)		Other	(3,337,785.13)							\$ (3,337,785.13)
3)															\$ -
4)															\$ -
5)															\$ -
6)															\$ -
7)															\$ -
8)															\$ -
9)															\$ -
10)															\$ -
11)															\$ -
12)															\$ -
Totals - LMHF															
Totals - Bond Proceeds															
Totals - Other					\$ (4,777,268.89)	\$ -	N/A	\$ (4,777,268.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,777,268.89)
Grand total - This Page					\$ (4,777,268.89)	\$ -	N/A	\$ (4,777,268.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,777,268.89)

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Act be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency. (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMHF - Low and Moderate income Housing Fund Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Central Project Area

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Payable from the Administrative Allowance Allocation****							
								Payments by Month							Total
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012		
1)	Agency Administration	City of Visalia	Successor Agency Administrative Allowance	Central		62,500.00	RPTTF	5,210.00	5,208.00	5,208.00	5,208.00	5,208.00	5,208.00	\$ 31,250.00	
2)														\$ -	
3)														\$ -	
4)														\$ -	
5)														\$ -	
6)														\$ -	
7)														\$ -	
8)														\$ -	
9)														\$ -	
10)														\$ -	
11)														\$ -	
12)														\$ -	
Totals - This Page					\$ -	\$ 62,500.00	\$ -	\$ 5,210.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 5,208.00	\$ 31,250.00	

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Adm'n - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Successor Agency of the City of Visalia
 Project Area(s) Central Project Area

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source***	Funding Source*** Payments by Month						Total
								Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	
1)	N/A													\$ -
2)														\$ -
3)														\$ -
4)														\$ -
5)														\$ -
6)														\$ -
7)														\$ -
8)														\$ -
9)														\$ -
10)														\$ -
11)														\$ -
12)														\$ -
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All total due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.