



City of Loma Linda Official Report

Rhodes Rigsby, Mayor
Ovidiu Popescu, Mayor pro tempore
Stan Brauer, Councilman
Ronald Dailey, Councilman
Phillip Dupper, Councilman

COUNCIL AGENDA: August 23, 2011

TO: City Council

FROM: T. Jarb Thaipejr, City Manager

SUBJECT: Enforceable Obligation Payment Schedule pursuant to Health & Safety Code
Section 34169(g)

Approved/Continued/Denied By City Council Date _____
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Project Area(s)

Project Areas - Original, Amended & Project Area#2

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) 2003 Tax Allocation Refunding Bonds	US Bank	Refund 1993and 1994TAB's, and fund non-housing projects	13,056,993.80	972,987.50					208,993.75	\$ 208,993.75
2) Subordinate 2005A Tax Allocation Bonds	US Bank	Finance Non-housing Projects	24,656,941.25	787,605.00					353,146.25	\$ 353,146.25
3) Subordinate 2005B Taxable Tax Allocation Bonds	US Bank	Finance Non-housing Projects	11,957,380.00	855,447.50					225,223.75	\$ 225,223.75
4) 2008 Taxable Housing Tax Allocation Bonds	US Bank	Finance Low-Mod Housing Projects	17,629,400.00	978,690.00					369,345.00	\$ 369,345.00
5) Obligation to 20% Set-Aside-PA#	Loma Linda Low-Mod Hous	20% Set-Aside	12,162,259.00	12,162,259.00						\$ -
6) Obligation to 20% Set-Aside-PA#	Loma Linda Low-Mod Hous	20% Set-Aside	6,367,799.00	6,367,799.00						\$ -
7) Employee payroll	Employees of the Agency	Payroll (salary & wages)	392,000.00	392,000.00	32,667.00	32,667.00	32,667.00	32,667.00	32,667.00	\$ 163,335.00
8) Employee benefits	Providers(Pers,ICMA,	Benefits	120,900.00	120,900.00	10,075.00	10,075.00	10,075.00	10,075.00	10,075.00	\$ 50,375.00
9) Facilities Rental Payment	City of Loma Linda	Portion of Civic Center Lease Pmt	349,300.00	349,300.00	29,108.33	29,108.33	29,108.33	29,108.33	29,108.33	\$ 145,541.65
10) Facilities Utilities	The Gas Co., SCE & City of	Gas, electric & water	8,500.00	8,500.00	708.34	708.34	708.34	708.34	708.34	\$ 3,541.70
11) Telephone Service	Time Warner & Verizon	Land line and wireless phone service	1,600.00	1,600.00	133.33	133.33	133.33	133.33	133.33	\$ 666.65
12) Rental Mail Meter	Neopost	portion of annual mail meter	100.00	100.00	100.00					\$ 100.00
13) Printing & Publishing	Staples	Statements	500.00	500.00	500.00					\$ 500.00
14) Subscriptions	Cities, ICOSA	Organizations	8,200.00	8,200.00	600.00				4,200.00	\$ 4,800.00
15) Chamber of Commerce Contract	USPS	Mailing cost for the Chamber Newsletter	6,800.00	6,800.00		1,700.00			1,700.00	\$ 3,400.00
16) General Office Supplies	City of Loma Linda	postage, etc.)	1,800.00	1,800.00	150.00	150.00	150.00	150.00	150.00	\$ 750.00
17) Software & Software Licenses	Mircrosoft	Software License Renewal	2,700.00	2,700.00	2,700.00					\$ 2,700.00
18) Professional Services	Caporicci & Larson, Inc.	Audit services	4,700.00	4,700.00	2,350.00		2,350.00			\$ 4,700.00
19) Professional Services	HDL, Coren & Cone	Portion of Statistical Data	200.00	200.00	200.00					\$ 200.00
20) Professional Services	Rosenow, Spevacek Group	Statutory pass-thru calculations	2,500.00	2,500.00					2,500.00	\$ 2,500.00
21) Professional Services	Wildan Financial Services	Arbitrage reporting	2,500.00	2,500.00					2,500.00	\$ 2,500.00
22) Professional Services	Total Compensation Inc.	Portion of GASB 45 acturiary report	3,000.00	3,000.00					3,000.00	\$ 3,000.00
23) Contractual Agreement	Commerce	Contract to promotion Econ. Dev.	59,500.00	59,500.00		14,875.00			14,875.00	\$ 29,750.00
24) Contractual Agreement	Xerox	portion of xerox copy lease/maint.	1,400.00	1,400.00	117.00	117.00	117.00	117.00	117.00	\$ 585.00
25) Contractual Agreement	JJ Ramirez Citrus Mgmt.	Property (orange groves) Maintenance	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	\$ 20,835.00
26) Contractual Agreement	US Bank	Bond Trustee Services	6,900.00	6,900.00	6,900.00					\$ 6,900.00
27) Contractual Agreement	Moore Maint. & Janitorial S	portion of janitorial services	7,300.00	7,300.00	608.00	608.00	608.00	608.00	608.00	\$ 3,040.00
28) Contractual Agreement	Shoretel, Inc.	portion of software licence -phone sys	450.00	450.00	450.00					\$ 450.00
29) Contractual Agreement	Barracude Network, Inc	portion of antivirus software	100.00	100.00		100.00				\$ 100.00
30) Contractual Agreement	Govplace	portion of HP hardware maint.	2,900.00	2,900.00		900.00			2,000.00	\$ 2,900.00
Totals - This Page			\$ 86,864,623.05	\$ 23,158,638.00	\$ 91,534.00	\$ 95,309.00	\$ 80,084.00	\$ 77,734.00	\$ 1,265,217.75	\$ 1,609,878.75
Totals - Page 2			\$ 1,153,795.00	\$ 1,153,755.00	\$ 127,082.36	\$ 57,827.33	\$ 66,472.33	\$ 297,252.33	\$ 106,561.99	\$ 655,196.34
Totals - Page 3			\$ 120,320.00	\$ 120,320.00	\$ 15,594.00	\$ 10,794.00	\$ 10,794.00	\$ 10,794.00	\$ 10,794.00	\$ 58,770.00
Totals - Other Obligations Page 1			\$ 27,935,653.83	\$ 2,578,442.01	\$ 383,763.00	\$ -	\$ -	\$ -	\$ 894,388.01	\$ 1,278,151.01
Totals - Other Obligations Page 2			\$ 8,124,518.56	\$ 1,204,111.99	\$ -	\$ -	\$ -	\$ -	\$ 602,056.00	\$ 602,056.00
Grand total - All Pages			\$ 124,198,910.44	\$ 28,215,267.00	\$ 617,973.36	\$ 163,930.33	\$ 157,350.33	\$ 385,780.33	\$ 2,879,017.75	\$ 4,204,052.10

* 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.

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) Contractual Agreement	Nth Generation Computing	portion of network software	650.00	650.00	650.00						\$ 650.00
2) Contractual Agreement	Dataquick	title search services	240.00	240.00	20.00	20.00	20.00	20.00	20.00	20.00	\$ 100.00
3) Contractual Agreement	Priority Mailing Systems, LL	portion of Mail Machine	300.00	300.00		300.00					\$ 300.00
4) Contractual Agreement	Progressive Solutions	portion of Business lic.software	840.00	840.00	840.00						\$ 840.00
5) Contractual Agreement	Wildan Services	Provide Code Enforcement in Proj Area	23,000.00	23,000.00	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	\$ 9,583.35
6) Contractual Agreement	Seimens Industry, Inc.	Camera software license renewal	520.00	520.00				520.00			\$ 520.00
7) Contractual Agreement	Innovative Federal Strategi	Lobbying Congress for Funding	30,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 12,500.00
8) Contractual Agreement	Thales Consulting, Inc.	RDA CAFR online license	400.00	400.00						400.00	\$ 400.00
9) Legal Services	Stradling, Yocca Carlson, &	Redevelopment Special Counsel	29,000.00	29,000.00	2,416.67	2,416.67	2,416.67	2,416.67	2,416.67	2,416.67	\$ 12,083.35
10) Legal Services	Robbins & Holdaway, A Pro	City Attorney	6,000.00	6,000.00	500.00	500.00	500.00	500.00	500.00	500.00	\$ 2,500.00
11) Insurance Costs	California Joint Power Auth	General Liab., Worker Comp., All risk & Env	81,700.00	81,700.00	6,808.34	6,808.31	6,808.31	6,808.31	6,808.31	6,808.31	\$ 34,041.58
12) Contribution to City General Svcs	City of Loma Linda	Information Systems; Fleet Svcs	35,300.00	35,300.00	2,941.67	2,941.67	2,941.67	2,941.67	2,941.67	2,941.67	\$ 14,708.35
13) Participation Agreements	Anixter	Participation Agreements	200,000.00	200,000.00	50,000.00					50,000.00	\$ 100,000.00
14) Infrastructure	Union Pacific Railroad	Railroad Crossing Quiet Zone	120,650.00	120,650.00				120,650.00			\$ 120,650.00
15) Infrastructure	Steiny & Co.	Traffic Signal - Redlands & Poplar	24,640.00	24,640.00				24,640.00			\$ 24,640.00
16) Infrastructure	Industrial Coating & Firepro	Water Reservoir Rehab	93,140.00	93,140.00				93,140.00			\$ 93,140.00
17) Infrastructure	Harper & Associates	Water Reservoir Rehab	8,270.00	8,270.00			8,270.00				\$ 8,270.00
18) Infrastructure	Corpro Waterworks	Water Reservoir Rehab	2,980.00	2,980.00	2,980.00						\$ 2,980.00
19) Infrastructure	Vizons West, Inc.	House Demolition	9,990.00	9,990.00	9,990.00						\$ 9,990.00
20) Employee payroll - Housing	Employees of the Agency	Payroll (salary & wages)	173,100.00	173,100.00	14,425.00	14,425.00	14,425.00	14,425.00	14,425.00	14,425.00	\$ 72,125.00
21) Employee benefits - Housing	Benefit Providers(Pers,ICM)	Benefits	50,800.00	50,800.00	4,233.33	4,233.33	4,233.33	4,233.33	4,233.33	4,233.33	\$ 21,166.65
22) Property Taxes-Housing	San Bernardino Tax Collec	Taxes on Properties held for resales	2,000.00	2,000.00				2,000.00			\$ 2,000.00
23) General Office Supplies-Housing	City of Loma Linda	General Office Supplies (paper, pens, pos	500.00	500.00	42.00	42.00	42.00	42.00	42.00	42.00	\$ 210.00
24) Software & Software Licenses-Ho	Mircrosoft	Software License Renewal	700.00	700.00	700.00						\$ 700.00
25) Software & Software Licenses-Ho	LSSI	Loan Servicing software license	1,700.00	1,700.00	1,700.00						\$ 1,700.00
26) Professional Services-Housing	Caporicci & Larson, Inc.	Audit services - Housing	3,800.00	3,800.00	1,900.00		1,900.00				\$ 3,800.00
27) Professional Services-Housing	Community Advisors, Inc.	Housing Program Administrator	75,000.00	75,000.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	\$ 31,250.00
28) Contractual Agreement-Housing	Shoretel, Inc.	portion of software licence -phone sys	150.00	150.00		150.00					\$ 150.00
29) Contractual Agreement-Housing	Barracude Network, Inc	portion of antivirus software	25.00	25.00		25.00					\$ 25.00
30) Contractual Agreement-Housing	Govplace	portion of HP hardware maint.	850.00	850.00		850.00					\$ 850.00
31) Contractual Agreement-Housing	Nth Generation Computing	portion of network software	200.00	200.00		200.00					\$ 200.00
32) Contractual Agreement-Housing	US Bank	Bond Trustee Services	2,020.00	2,020.00	2,020.00						\$ 2,020.00
33) Contractual Agreement-Housing	Seimens Industry, Inc.	Camera software license renewal	150.00	150.00						150.00	\$ 150.00
34) Contractual Agreement-Housing	Thales Consulting, Inc.	RDA CAFR online license	400.00	400.00						400.00	\$ 400.00
35) Contractual Agreement-Housing	ESRI	Autocad, Ico Map, & ESRI license	3,800.00	3,800.00						3,800.00	\$ 3,800.00
36) Legal Services-Housing	Stradling, Yocca Carlson, &	Redevelopment Special Counsel	100,000.00	100,000.00	8,333.34	8,333.34	8,333.34	8,333.34	8,333.34	8,333.34	\$ 41,666.70
37) Legal Services-Housing	Robbins & Holdaway, A Pro	City Attorney	40,000.00	40,000.00	3,333.34	3,333.34	3,333.34	3,333.34		35.00	\$ 13,368.36
38) Contribution to City General Svcs	City of Loma Linda	Information Systems	20,300.00	20,300.00	1,692.00	1,692.00	1,692.00	1,692.00	1,692.00	500.00	\$ 7,268.00
39) Operation-Property Maint.Housing	Vincent Hocutt	Lawn and yard maintenance	7,440.00	7,400.00	620.00	620.00	620.00	620.00	620.00	620.00	\$ 3,100.00
40) Operation-Property Maint.Housing	Preferred Management Gro	HOA fees	3,240.00	3,240.00	270.00	270.00	270.00	270.00	270.00	270.00	\$ 1,350.00
Totals - This Page			\$ 1,153,795.00	\$ 1,153,755.00	\$ 127,082.36	\$ 57,827.33	\$ 66,472.33	\$ 297,252.33	\$ 106,561.99	\$ 655,196.34	

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Per AB 26 - Section 34167 and 34169 (*)

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					Aug**	Sept	Oct	Nov	Dec	Total
1) Operation-Property Maint.Housin	PD Contracting, Inc	Repairs & Maintenance to Properties Ow	12,800.00	12,800.00	1,067.00	1,067.00	1,067.00	1,067.00	1,067.00	\$ 5,335.00
2) Operation-Property Maint.Housin	Pacific MH Construction	Repairs & Maintenance to Properties Ow	4,800.00	4,800.00	4,800.00					\$ 4,800.00
3) General Overhead	City of Loma Linda	Overhead for general services	86,300.00	86,300.00	7,192.00	7,192.00	7,192.00	7,192.00	7,192.00	\$ 35,960.00
4) Relocation Assistance	Property Renters	Assistance to relocate per agreement	10,000.00	10,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 10,000.00
5) Operation-Property Maint.Housin	SCE	Electricity	420.00	420.00	35.00	35.00	35.00	35.00	35.00	\$ 175.00
6) Operation-Property Maint.Housin	City of Loma Linda	Water svcs	6,000.00	6,000.00	500.00	500.00	500.00	500.00	500.00	\$ 2,500.00
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40)										\$ -
Totals - This Page			\$ 120,320.00	\$ 120,320.00	\$ 15,594.00	\$ 10,794.00	\$ 10,794.00	\$ 10,794.00	\$ 10,794.00	\$ 58,770.00

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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.)
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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						
					Aug**	Sept	Oct	Nov	Dec	Total	
1) Section 33676 Payments	County of San Bernardino	Payments per former CRL 33676	1,072,488.00	768,289.00						384,144.50	\$ 384,144.50
2) Section 33676 Payments	Flood Control District	Payments per former CRL 33676	3,453,745.00	139,126.00						69,563.00	\$ 69,563.00
3) Section 33676 Payments	Library	Payments per former CRL 33676	1,846,870.00	74,397.00						37,198.50	\$ 37,198.50
4) Section 33676 Payments	Community College District	Payments per former CRL 33676	473,972.00	9,664.00						4,832.00	\$ 4,832.00
5) Section 33676 Payments	Superintendent of Schools	Payments per former CRL 33676	69,252.00	1,412.00						706.00	\$ 706.00
6) Statutory Payments-Project Area #	Redlands Unified School District	Payments per CRL 33607.7	7,930,696.00	383,277.00	186,952.00						\$ 186,952.00
7) Statutory Payments-Project Area #	County Superintendent-GA01	Payments per CRL 33607.7	196,796.82	9,511.00	4,639.00						\$ 4,639.00
8) Statutory Payments-Project Area #	City of Loma Linda	Payments per CRL 33607.7	2,155,927.00	134,594.00	65,651.00						\$ 65,651.00
9) Statutory Payments-Project Area #	San Bernardino Community Colled	Payments per CRL 33607.7	1,347,020.00	65,099.00	31,754.00						\$ 31,754.00
10) Statutory Payments-Project Area #	Inland Empire JT Resource Conse	Payments per CRL 33607.7	48,652.00	2,351.00	1,147.00						\$ 1,147.00
11) Statutory Payments-Project Area #	San Bernardino Valley Conservati	Payments per CRL 33607.7	41,459.00	2,004.00	977.00						\$ 977.00
12) Statutory Payments-Project Area #	San Bernardino Valley Municipal V	Payments per CRL 33607.7	693,189.00	33,501.00	16,341.00						\$ 16,341.00
13) Statutory Payments-Project Area #	County General Fund	Payments per CRL 33607.7	2,260,424.00	30,848.00	14,225.00						\$ 14,225.00
14) Statutory Payments-Project Area #	Flood Control Zone 3	Payments per CRL 33607.7	439,401.00	5,996.00	2,765.00						\$ 2,765.00
15) Statutory Payments-Project Area #	Flood Control Administration 3-6	Payments per CRL 33607.7	19,925.00	272.00	126.00						\$ 126.00
16) Statutory Payments-Project Area #	County Free Library	Payments per CRL 33607.7	262,675.00	3,585.00	1,653.00						\$ 1,653.00
17) Statutory Payments-Project Area #	County Superintendent-GA01	Payments per CRL 33607.7	122,299.00	1,669.00	770.00						\$ 770.00
18) Statutory Payments-Project Area #	City of Loma Linda	Payments per CRL 33607.7	1,199,589.00	24,951.00	11,506.00						\$ 11,506.00
19) Statutory Payments-Project Area #	San Bernardino Community Colled	Payments per CRL 33607.7	875,622.00	11,950.00	5,510.00						\$ 5,510.00
20) Statutory Payments-Project Area #	Inland Empire JT Resource Conse	Payments per CRL 33607.7	35,083.00	479.00	221.00						\$ 221.00
21) Statutory Payments-Project Area #	San Bernardino Valley Conservati	Payments per CRL 33607.7	25,422.00	347.00	160.00						\$ 160.00
22) Statutory Payments-Project Area #	San Bernardino Valley Municipal V	Payments per CRL 33607.7	471,337.00	6,432.00	2,966.00						\$ 2,966.00
23) Section 33401 Payments	Redlands Unified School District (I	Agreement dated June 30,1987	1,054,722.00	72,800.00	36,400.00						\$ 36,400.00
24) City Loan entered into on 1/1/2003	City of Loma Linda	Loan for Operational Expenses	209,000.00								\$ -
25) City Loan entered into on 1/1/2003	City of Loma Linda	Loan for Operational Expenses	424,000.00								\$ -
26) City Loan entered into on 7/1/2003	City of Loma Linda	Loan for Operational Expenses	260,200.00								\$ -
27) City Loan entered into on 7/1/2004	City of Loma Linda	Loan for Operational Expenses	150,000.00								\$ -
28) City Loan entered into on 7/1/2005	City of Loma Linda	Loan for Operational Expenses	795,888.01	795,888.01						397,944.01	\$ 397,944.01
Totals - Other Obligations			\$ 27,935,653.83	\$ 2,578,442.01	\$ 383,763.00	\$ -	\$ -	\$ -	\$ 894,388.01	\$ 1,278,151.01	

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1) City Loan entered into on 7/1/2005	City of Loma Linda	Loan for Operational Expenses	270,000.00							\$ -
2) City Loan entered into on 7/1/2006	City of Loma Linda	Loan for Operational Expenses	1,023,000.00	1,000,000.00					500,000.00	\$ 500,000.00
3) City Loan entered into on 7/1/2007	City of Loma Linda	Loan for Operational Expenses	400,000.00							\$ -
4) City Loan entered into on 7/1/2008	City of Loma Linda	Loan for Operational Expenses	440,000.00							\$ -
5) City Loan entered into on 7/1/2009	City of Loma Linda	Loan for Operational Expenses	1,009,282.01							\$ -
6) City Loan entered into on 7/1/2010	City of Loma Linda	Loan for Operational Expenses	1,800,000.00							\$ -
7) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	26,266.39							\$ -
8) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	164,148.00							\$ -
9) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	182,148.00							\$ -
10) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	214,548.00							\$ -
11) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	163,115.98							\$ -
12) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	39,417.44	39,417.44					19,708.72	\$ 19,708.72
13) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	211,115.98							\$ -
14) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	460,582.56	164,694.55					82,347.28	\$ 82,347.28
15) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	263,915.98							\$ -
16) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	280,582.56							\$ -
17) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	306,384.00							\$ -
18) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	280,582.56							\$ -
19) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	371,162.54							\$ -
20) Unpaid Interest on City Loans as of 6	City of Loma Linda	Accrued Interest Expense	218,266.56							\$ -
21)										\$ -
22)										\$ -
23)										\$ -
24)										\$ -
25)										\$ -
26)										\$ -
27)										\$ -
28)										\$ -
Totals - Other Obligations			\$ 8,124,518.56	\$ 1,204,111.99	\$ -	\$ -	\$ -	\$ -	\$ 602,056.00	\$ 602,056.00

* 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