# 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		
Currer	nt Period Requested Funding for Outstanding Debt or Obligation	Six-	Month Total
Α	Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	\$	267,790
В	Bond Proceeds Funding (ROPS Detail)		
С	Reserve Balance Funding (ROPS Detail)		:=1
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
Н	Total Current Period Enforceable Obligations (A+E):	\$	4,877,994
Succe	ssor 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)		(850,397)
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$	3,759,807
Count	y 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)	·	<b>#</b> (
N	Adjusted Current Period RPTTF Requested Funding (L-M)		4,610,204
	nation of Oversight Board Chairman: Int to Section 34177 (m) of the Health and Safety code, I	Cha	irperson
	certify that the above is a true and accurate Recognized		Title
Obligat	tion Payment Schedule for the above named agency.	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)

	r					(Report Amounts in \	/Vhole Dollars)						v			
А	В	С	D	E	F	G	н	ű	J	к	L	М	N	0		Р
										Non-Redev	Funding Source relopment Properly Tax Trust Fund					
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	(Non-RPTTF)  Reserve Balance	Other Funds	RP Non-Admin	TTF Admin	Six-M	onth Total
				Tommidatori Data	, ayou	Bood paolin Toleat Geope	1 Toject / Tou	\$ 244,531,230	rtourcu	\$ -	\$ -	\$ 267,790				4,877,994
	1998 Tax Allocation Bonds Series			9/1/2028	The Depository Trust	Bond issue to finance a portion of the			Y						\$	-
	1998 Tax Allocation Bonds Series B	Before 12/31/10		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						5	
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						\$	
	2005 Tax Allocation Bonds	Bonds issued On or Before 12/31/10		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						\$	u.
	2010 Bond Allocation Notes (BANs) (c)	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						\$	2
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 benefitting the 3,806 acre Vista Redevelopment Project Area.	Vista RDA	32,849,781	N				470,550		\$	470,550
	2007 Certificates of Participation (COPs)	Bonds Issued On or Before 12/31/10		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///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		S	32,327
	2010 Housing Tax Allocation Bonds (TABs)	Before 12/31/10		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		25,054,328					451,201		\$	451,201
10	Bond Administration Services/Consulling Services	Fees	6/1/1998	9/1/2037	Willdan, Inc, US Bank, Applied Best Practices, Inc.	Bond Continuing Disclosure/Arbitrage Services/Trustee Fees	Visla 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						\$	2,0
	Development and Disposition Agreement (DDA)	OPA/DDA/Construction		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
	Development and Disposition Agreement (DDA)	OPA/DDA/Construction		6/30/2022	Walmart, Inc.	Tax increment reimbursement	Vista RDA	1,086,144	N				250,000		\$	250,000
16	Note Payable	OPA/DDA/Construction	3/26/1903	6/30/2020	Walmart, Inc.	Pursuant to an Owner Participation, Disposition and Development Agreement in connection with a certain property acquisition	Vista RDA	5,342,669	Z						\$	

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

Α	В	С	D	E	F	G	Н	l l	J	К	L	M	N	0		Р
												Funding Source		]		
										Non-Redev	elopment Property 1 (Non-RPTTF)	ax Trust Fund	RPT	TF		
tem #		Obligation Type	Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outslanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Mo	onth Total
18	B Development and Disposition Agreement (DDA)	OPA/DDA/Constructi on	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		- x		100,000		*	100,00
20	D Acquisition Disposition and Development Agreement (ADDA) and Cooperation Agreement	OPA/DDA/Constructi on	12/8/2009	6/30/2015	Care/West	Property purchase and developer obligation to sell, use, lease and develop property.	Vista RDA	3,000,000	N						\$	
2'	CareWest ADDA Implementation	OPA/DDA/Constructi on	12/8/2009	6/30/2015	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						S	
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						\$	
	Replacement Housing	Miscellaneous	7/1/2015	12/31/2015	Housing Authority of the City of Vista	Fulfillment of Replacement Housing Obligation	Vista RDA	1/2	Y						\$	
26	Relocation Obligations	Property Dispositions	7/1/2015	12/31/2015	Various	Fulfillment of Relocation obligations	Vista RDA		N						\$	
25	9 Loan 1 from Housing Set-Aside Fund		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	D 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	J 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
4	1 Utility services	Property Maintenance	7/1/2015	12/31/2015	SDG&E and Vista Imigation District (VID)	Gas and electric, water and sewer payments related to agency owned properties	Vista RDA	500	N						\$	
4	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		\$	6,00
5	6 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	Ñ			51,776		144,800		196,57
5	9 School District Claims (pending)	Litigation	7/1/2015	12/31/2015	San Marcos Unitied, San Diego County Office of Education	Letters received claiming errors in pass through calculations	Vista RDA		N						=\$	
6	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						\$	
- 9	5 Gity Loans (2011-1, 2011-2, 2011-		2/26/2013	12/31/2015	City of Vista	Loan from City of Vista for pre 2011. Land Acquisitions	Vista RDA	16,051,824	N.			NE NULE I			\$	
6	6 City Loans (2011-3)	On or Before 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						\$	
6	8 Legal Services Agreement	Legal	7/1/2015	12/31/2015	City of Vista	Defense Costs of Lawsuit filed against SA		120,000					40,000		\$	40,000
	Property Disposition Costs	Property Dispositions	7/1/2015	12/31/2015	Vanous Payees	Consultant, appraisal and related costs for Propserty Disposition	Vista RDA	20,000					20,000		\$	20,000
7	Transfer of Unencumbered 2011 Tax-Exempt Bond Proceeds Pursuant to Section 34191.4 c and AB 2493 Findings	Improvement/Infrastr ucture	7/1/2015	12/31/2015	City Of Vista	Use of Tax-Exempt Bond Proceeds in accordance with bond covenants		(FAES)	N.		100				S	

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

A	В	С														
		C	D	E	F	G	н	ä	J	к	L	М	N	0		Р
										Funding Source			e			
						σ.				Non-Redeve	evelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF			
	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		onth Total
73 2	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 2 1	2015 Tax Allocation Bonds Series B- I	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 2 2	2015 Tax Allocation Bonds Series B-	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		s	14,354
76									N						\$	
77									N						\$	
79									N N						\$	-
80									N						\$	
81									N						S	
82 83									N						\$	
84									N						S	7,6
85									N						\$	
86 87									N N				-		\$	
88									N						S	
89									N						\$	7.4
90 91									N						S	
92									N N						S	-
93 94									N						S	-
94									N						\$	
95 96									N						S	-
97									N						S	
98									N						\$	13
100									N						\$	
101									N N						\$	
102									N						S	
103									N						\$	7/2
104									N						\$	
106									N						S	
107									N						\$	
108									N						S	
109									N				-		S	
111									N						S	
112									N						\$	
113									N						\$	
115									N N						S	
116									N						\$	
117									N						\$	-
118		-							N N						\$	-
120				-					N N						\$	1.4
121							-		N						\$	
122									N						\$	
123 124									N						S S	

## 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 (I), 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] В **Fund Sources** RPTTF **Bond Proceeds** Reserve Balance Other Prior ROPS Prior ROPS period balances RPTTF Bonds Issued Bonds Issued and DDR RPTTF distributed as Rent. Non-Admin on or before on or after reserve for future Grants. balances and 01/01/11 Cash Balance Information by ROPS Period 12/31/10 retained period(s) Interest, Etc. 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 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 No entry required Report of PPA, Column S 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 5,674,258 County Auditor-Controller during June 2015 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

Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
Reported for the ROPS 14-15B (January 1, 2015 Intrough June 30, 2015) Period Pursuant to Health and Salety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-16B CAC PPA: To be completed by the CAC upon submittel of the ROPS 15-16B by the SA to Finance and ROPS 14-158 Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuani to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-158 (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-168 (January through June 2016) period will be officed by Ihe SA's self-reported ROPS 14-158 prior period adjustment, HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the SA's self-reported ROPS 14-158 prior period adjustment, HSC Section 34186 (a) also specifies that the prior period adjustment self-reported by SAs are subject to audit by the SA's self-reported ROPS 14-158 prior period adjustment. the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be lieted at the line item level and imay be the county auditor-controller (CAC) and the State Controller stered as a lump sum. Non-RPTTF Expenditures RPTTF Expenditures RPTTF Expenditures Net CAC Non-Admin and Admin PPA (Amount Used to Offsel ROPS 15-18B Requested RPTTF) Net SA Non-Adm and Admin PPA (Amount Used to Offset ROPS 15-168 Other Funds Requested RPTTF Available RPTTF (ROPS 14.15B stribuled + all offi RPTTF (ROPS 14-15B shibuted + all othe available as of Ofference off total actual exceeds total authorized, the total difference i sero) Difference (If K is less than I the difference is zero) Net Lessor of Project Name / Debt Obligation Hym # Authorized Authorize SA Comments CAC Comments 1 3631979 1 3631979 1 126,275 \$ 4963 4,879.71 4 029 325 138,763 138 785 4 879 713 850 307 138.763 850 351 4,676.71 Bonds 2005 Tax Artoco 365,34 365.245 365 365244 80 mm 20 10 Bond 847,525 647.525 647.525 847.525 (RANN) (d)

2011 Tax Amponing Rands (TARc) 470 550 470 550 470.55 470,550 515.200 515.200 515 200 515-200 Pariculton (CC) 2000 Vista Hidde Valley Tax Alocat Bonds (TABs) -34.60 34.606 School (TARIE)
School Plausing Tar
Allowson Bonds
(TARIE)
J Bond
Allowson Bonds
School School
School School
School 454,760 404.746 16.000 11,680 Schiede Services Schiede Schie 25 60 100 000 100,000 100 000 100 000 100 000 21 CareWest ADDA molementation
Environmental
Coscoco site)
Re: See 26 Relocation Deligations
Loan 5 from
Loan 5 536 514 536.576 5 536 57 536 576 Asset (Property
Wanagement

Utility services

Contract (or
profession
services on sulfin
Cooperative
Agreement with the
Successor Agency
to the Vistal
Redevelopment
Agency Agency 59 School Cashict School Dated Crams (centing)

Call Loan Agreement Le Agrand Errice also Obligations.

Call Loan (2011-2011-4)

Call Court (2011-4)

Call Court (2011-4)

Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-188 CAC PPA: To be completed by the CAC upon submittal of the ROPS 15-168 by the 6A to Finance and the CAC. Note that CACs will need be enter that cACs. Note that CACs will need be reflected on the results of the line of the results of the manner in which liney calculate the PPA. Also note that the Admin amounts do not need to be listed at the first near tested and may be ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January Invough June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January Invough June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment, HSC Section 34186 (a) also specifies that like prior period adjustments self-reported by SAs are subject to audit to the county auditor-controller (CAC) and the Stale Controller. enfered as a lump sum Non-RPTTF Expenditures **RPTTF Expenditures** RPTTF Expenditures Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-168 Requested RPTTF) Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16) Difference (if total actual acceeds total authorized, the total difference is zero) Available RPTTF (ROPS 14-15B stribuled + all other CTTTP Available RPTTF (ROPS 14-15B stribuled + all othe available as of 01/5/15) Net Lesser of Authorized / Available Net Lesser of Authorized / Available Project Name / Debt Obligation Net Difference (M+R) Actual SA Comments Difference Authorized CAC Constants \$ 1631970 \$ 1631970 \$ 3 631579 1611979 S 126 275 4962 5 4 879 713 4.879.713 \$ 4.879.713 \$ 4.029.325 \$ 150 107 138 783 138.783 136 763 850 307 67 Trainfer of Unencommoned 2010 Housing Bon Proceeds Geseld of Recept of a Final of Completion Parametr to Seattle 54191 4/c2 69 Legal Services Agreement 70 Property Deposition Costs 35,000 20,000 3 30,000 20,000 1 5 000 5000 1 5 000 1,430 % 3.570 71 Housing Entry Co Iransier of Unencumbered 2011 Tax Exempl Bond Proceeds Pursuant to Section 34191 4 p and AB 2493 Findings

	Vista Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes  January 1, 2016 through June 30, 2016
Item #	Notes/Comments
73, 74, 75	These are refunding tax allocation bonds that refunded items #1 through #5 as approved on December 19, 2014 Determination Letter from DOF.
	,T