Project Area(s)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

January 1, 2012 - June 30, 2012

As of February 28, 2012

				Estimated Total Outstanding Debt or	Total Due During	Source of	Estimated pay		ated payments	by month			
	Project Name / Debt Obligation	Payee	Description	Obligation		Repayment	Jan	Feb	Mar	Apr	May	Jun	Total
1	Amended Development Agmt, 12/27/10	Heritage Fields El Toro LLC	Agreement to build the Orange County Great Park	1,395,908,717	-	C, E							-
1a		TBD	Master Development contract	28,100,000	6,000,000	C, E						6,000,000	6,000,000
2	Affordable Housing Grant Agmt, 2/8/11	Irvine Community Land Trust	Development of affordable housing	731,000,000	1,499,006	A, E	849,006			650,000			1,499,006
3	Housing Enabled by Local Partnerships Loan, 5/2/07	State of California	Loan for affordable housing projects	1,822,500	-	E							-
4	Implementation Agreement No. 1, 3/8/05	Orange County	County Facility Payment	227,463,358	239,209	C, E						239,209	239,209
		OC Public Library		73,431,895	77,224	C, E						77,224	77,224
		OC Harbors, Beaches & Parks		67,321,554	70,798	C, E						70,798	70,798
5	Implementation Agreement No. 2, 8/17/10	Orange County	Reconstruct or replace flood control facilities	650,000	-	E							-
6	Cooperation Agreement, 7/27/99	City of Irvine	Financial, personnel and other support	2,104,868	178,512	C, D, E	47,230	26,256	26,258	26,256	26,256	26,256	178,512
7	Legal services	Rutan & Tucker, LLP	Legal services for administration of former RDA	1,530,375	100,000	C, D, E	10,000	25,000	20,000	20,000	10,000	15,000	100,000
8	Auditing services	Lance, Soll & Lunghard, LLP	Audit costs related to the former RDA	7,500	7,500	C, D, E						7,500	7,500
9	Tax Collector Fee	Orange County	Fee charged by Tax Collector on revenue received	50,000	50,000	C, E				50,000			50,000
10	City Loan entered into on 6/14/05	City of Irvine	Loan for operations	10,614,998	-	C, E							-
11	City Loan entered into on 1/24/06	City of Irvine	Loan for operations	4,818,719	-	C, E							-
12	City Loan entered into on 8/14/07	City of Irvine	Loan to purchase land	812,976,300	2,900,000	C, E						2,900,000	2,900,000
													-
													-
													-
													-
			TOTAL	3,357,800,784	11,122,249		906,236	51,256	46,258	746,256	36,256	9,335,987	11,122,249

REPAYMENT SOURCES:

A Low and Moderate Income Housing Fund B Bond proceeds C Reserve balances

D Administrative cost allowance

E Redevelopment Property Tax Trust Fund

286,012

F Other revenue sources

ADMINISTRATIVE COST BUDGET (January - June 2012)

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All payments are estimated. Actual payment dates may vary from the month listed.

IRVINE REDEVELOPMENT AGENCY Required Obligation Payment Schedule Long-term Schedule As of February 28, 2012

		Line 1, 1a	Line 2	Line 3	Lines 4	Line 5
Tax						
Increment		Amended		Housing Enabled by	County	County
Collection	Fiscal	Development	Affordable Housing	Local Partnerships	Implementation	Implementation
Year	Year	Agreement	Agreement	Loan	Payment # 1	Payment # 2
	2011-12	6,000,000	1,499,006		673,863	
	2012-13	26,828,068	1,797,191		1,154,639	
	2013-14	6,814,039	2,590,092		1,664,053	
	2014-15	9,251,294	3,516,519		2,259,254	
	2015-16	12,271,455	4,664,516		2,996,806	
	2016-17	14,441,073	5,815,164	1,822,500	3,546,333	
	2017-18	16,355,275	6,830,353		4,031,167	
	2018-19	18,924,405	8,192,880		4,681,883	
	2019-20	21,391,412	9,501,247		5,306,733	
	2020-21	24,984,521	11,406,838		6,216,806	
	2021-22	29,188,089	13,636,182		7,281,497	
	2022-23	29,702,307	13,908,896		7,411,739	
	2023-24	30,489,061	14,326,148		7,611,010	
	2024-25	31,299,417	14,755,917		7,816,260	
	2025-26	32,134,084	15,198,579		8,027,666	
	2026-27	32,993,791	15,654,521		8,245,415	
	2027-28	33,879,290	16,124,142		8,469,697	
	2028-29	34,791,353	16,607,851		8,700,707	
	2029-30	35,730,778	17,106,071		8,938,647	
	2030-31	36,698,386	17,619,238		9,183,725	
	2031-32	37,695,022	18,147,800		9,436,156	
	2032-33	38,721,558	18,692,218		9,696,159	
	2033-34	39,778,889	19,252,970		9,963,963	
	2034-35	40,867,940	19,830,543		10,239,801	
	2035-36	41,989,663	20,425,445		10,523,914	
	2036-37	42,840,605	21,038,193		10,749,194	
	2037-38	43,717,075	21,669,323		10,981,232	
	2038-39	44,619,839	22,319,388		11,220,231	
	2039-40	45,549,686	22,988,954		11,466,400	
	2040-41	46,507,428	23,678,607		11,719,954	
	2041-42	47,493,903	24,388,950		11,981,115	
	2042-43	48,509,972	25,120,604		12,250,111	
	2043-44	49,556,522	25,874,207		12,527,176	
	2044-45	50,634,470	26,650,417		12,812,554	
	2045-46	51,744,756	27,449,915		13,106,492	
	2046-47	52,888,350	28,273,397		13,409,249	
	2047-48	54,066,252	29,121,584		13,721,089	
	2048-49	55,279,492	29,995,216		14,042,284	
	2049-50	56,529,128	30,895,057		14,373,115	
	2050-51	50,850,069	31,821,894		14,713,870	
	2051-52		32,613,967		15,064,848	650,000
Last Pmt. C 2052-53		4 404 000 747	-	4 000 500	260.040.007	050.000
	1	1,424,008,717	731,000,000	1,822,500	368,216,807	650,000

IRVINE REDEVELOPMENT AGENCY Required Obligation Payment Schedule Long-term Schedule As of February 28, 2012

	Line 6		Line 7 Line 10		Line 11	Line 12	
Tax							
Increment							
Collection			Logal Sarvisas	City Loan 6/14/2005	City Loan 1/24/2006	City Loan 8/14/2007	
	Year Year Agreem 6 2011-12		Legal Services 100,000	0/14/2005	1/24/2000	2,900,000	
7 2012-13		186,012 315,072	200,000			4,700,000	
8 2013-14		157,536	180,000			6,700,000	
9 2014-15		141,782	162,000			6,800,000	
	2015-16	127,604	145,800	1,061,500	481,872	8,700,000	
	2016-17	114,844	131,220	1,061,500	481,872	9,500,000	
	2017-18	103,360	104,976	1,061,500	481,872	11,100,000	
	2018-19	93,024	83,981	1,061,500	481,872	12,700,000	
	2019-20	83,722	67,185	1,061,500	481,872	18,100,000	
	2020-21	75,350	53,748	1,061,500	481,872	25,900,000	
	2021-22	67,815	42,998	1,061,500	481,872	30,700,000	
	2022-23	61,034	30,099	1,061,500	481,872	31,800,000	
	2023-24	54,931	21,069	1,061,500	481,872	29,900,000	
	2024-25	49,438	14,748	1,061,498	481,871	32,900,000	
	2025-26	44,494	10,324			30,100,000	
	2026-27	40,045	7,227			30,800,000	
22 2	2027-28	36,041	7,000			31,700,000	
23 2	2028-29	32,437	7,000			32,500,000	
24 2	2029-30	29,193	7,000			33,300,000	
25 2	2030-31	26,274	7,000			34,200,000	
26 2	2031-32	23,647	7,000			35,100,000	
27 2	2032-33	21,282	7,000			36,100,000	
28 2	2033-34	19,154	7,000			37,000,000	
29 2	2034-35	17,239	7,000			38,000,000	
30 2	2035-36	15,515	7,000			39,100,000	
31 2	2036-37	13,964	7,000			39,800,000	
32 2	2037-38	12,568	7,000			40,600,000	
33 2	2038-39	11,311	7,000			41,400,000	
34 2	2039-40	10,180	7,000			42,200,000	
35 2	2040-41	10,000	7,000			38,676,300	
36 2	2041-42	10,000	7,000				
37 2	2042-43	10,000	7,000				
	2043-44	10,000	7,000				
39 2	2044-45	10,000	7,000				
	2045-46	10,000	7,000				
41 2	2046-47	10,000	7,000				
42 2	2047-48	10,000	7,000				
43 2048-49		10,000	7,000				
44 2049-50 10,000		10,000	7,000				
45 2050-51 10,000			7,000				
46* 2051-52		10,000	7,000				
Last Pmt. D2	2052-53						
		2,104,868	1,530,375	10,614,998	4,818,719	812,976,300	