

**County of Orange**

**Independent Accountant's Report on Applying  
Agreed-Upon Procedures pursuant to  
ABx1 26 (Redevelopment Dissolution Bill)**

**For the Redevelopment Agency of the City of Placentia**

**CITY OF PLACENTIA REDEVELOPMENT AGENCY**

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**INDEPENDENT ACCOUNTANT'S REPORT ON  
APPLYING AGREED-UPON PROCEDURES**

County Auditor-Controller  
Orange County, California

We have performed the minimum required agreed-upon procedures enumerated in Attachment A, which were agreed to by the California State Controller's Office, Department of Finance, and Orange County Auditor-Controller, solely to assist you in ensuring that the dissolved redevelopment agency of the City of Placentia, California is complying with its statutory requirements with respect to ABX1 26. Management of the successor agency and the county are responsible for the accounting records pertaining to statutory compliance pursuant to Health and Safety Code section 34182(a)(1). This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The scope of this engagement was limited to performing the minimum required agreed-upon procedures as set forth in Attachment A. In addition to the results presented in Attachment A, Attachments B through K identify findings noted as a result of the procedures performed.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion as to the appropriateness of the results summarized in Attachment A. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Orange County Auditor-Controller, California Department of Finance, and California State Controller's Office, and is not intended to be, and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record.

*Vavrinek, Trine, Day & Co., LLP*

Laguna Hills, California  
June 7, 2012

**CITY OF PLACENTIA  
ATTACHMENT A**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

**A. RDA Dissolution and Restrictions**

For each redevelopment agency dissolved, perform the following:

1. Obtain a copy of the enforceable obligation payment schedule (EOPS) for the period of August 1, 2011 through December 31, 2011. Trace the redevelopment project name or area (whichever applies) associated with the obligations, the payee, a description of the nature of the work/service agreed to, and the amount of payments made by month through December 31, 2011, and compare it to the legal document(s) that forms the basis for the obligations. Since amount could be estimated, determine that they are stated as such and that legal documentation supports those estimates.

**Results:** We obtained a copy of the enforceable obligation payment schedule (EOPS) for the period of August 1, 2011 through December 31, 2011. We noted that the redevelopment project area was listed as "Placentia Redevelopment Area". For each obligation listed, we traced the payee, a description of the nature of the work/service agreed to, and the amount of payments made by month through December 31, 2011 and compared it to the legal document that formed the basis for the obligations. We noted the following circumstances as detailed on *Attachment B*:

- Contracts/supporting documentation supported obligation, but payment amounts were not specified, were for a different amount, or were estimates contingent upon a third party's performance,
- Contracts entered into with third parties were executed under the name of the City and not the Redevelopment Agency,
- Amounts were based on Agency estimates,
- A legal document was not provided,
- Contracts/supporting documentation did not agree to either the payee, description of service, project name or project area, and
- The obligation or total monthly payments exceeded the maximum allowed by the Contract or supporting documents.

2. Obtain a copy of the final amended EOPS filed during the period of January 1, 2012 through June 30, 2012. Trace the redevelopment project name or area (which ever applies) associated with the obligations, the payee, a description of the nature of the work/service agreed to, and the amount of payments to be made by month through June 30, 2012, and compare it to the legal documents that forms the basis for the obligations. Again, since amounts could be estimated, determine that they are stated as such and that legal documentation supports those estimates.

**Results:** We obtained a copy of the final amended EOPS filed for the period of January 1, 2012 through June 30, 2012. We noted that the redevelopment project area was listed as "Placentia Redevelopment Area". For each obligation listed, we traced the payee, a description of the nature of the work/service agreed to, and the amount of payments made by month through June 30, 2012 and compared it to the legal documents that formed the basis for the obligations. We noted the following circumstances as detailed on *Attachment C*:

- Contracts/supporting documentation supported obligation, but payment amounts were not specified, were for a different amount, or were estimates contingent upon a third party's performance,
- Contracts entered into with third parties were executed under the name of the City and not the Redevelopment Agency,
- Amounts were based on Agency estimates,
- A legal document was not provided,

**CITY OF PLACENTIA  
ATTACHMENT A (CONTINUED)**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

- Contracts/supporting documentation did not agree to either the payee, description of service, project name or project area,
  - The obligation or total monthly payments exceeded the maximum allowed by the Contract or supporting documents, and
  - Pass through obligations were noted.
3. Identify any obligation listed on the EOPS that were entered into after June 28, 2011, by inspecting the date of incurrence specified on Form A of the Statement of Indebtedness filed with the County Auditor-Controller, which was filed on or before October 1, 2011.

**Results:** We obtained and inspected the dates of incurrence specified on Form A of the Statement of Indebtedness. Based on the date of incurrence specified on Form A, we did not identify any obligations listed that were entered into after June 28, 2011.

4. Inquire and specifically state in the report the manner in which the agency did or did not execute a transfer of the Low and Moderate Income Housing Fund to the redevelopment successor agency by February 1, 2012. Procedures to accomplish this might include changing the name of the accounting fund and related bank accounts that are holding these assets for the successor agency. If the successor agency is a party other than the agency that created the redevelopment agency, an examination of bank statements and changing of account titles and fund names evidencing such transfer will be sufficient.

**Results:** We inquired regarding the manner in which the agency executed a transfer of the Low and Moderate Income Fund to the redevelopment successor agency. Per inquiry, the Agency maintained the same fund structure (same three funds, names and numbers) as previously established (Fund 305 RDA Debt Service, Fund 405 Low and Moderate Fund and Fund 410 RDA Capital Projects). No other supporting documentation was provided to evidence that a transfer was performed as of February 1, 2012.

Management asserts that the housing fund activities and assets were transferred as of February 1, 2012 through operation of law and through oversight board resolution OB-2012-03, dated April 11, 2012. The successor agency asserts that the transfer took place through the resolution; however, no journal entries were prepared for transfer of assets. No new checking accounts were opened and properties were not transferred via title changes. Management asserts that the value of the assets transferred to the successor agency were \$1,716,515, which is equal to the amounts per general ledger as of January 31, 2012 plus full accrual government-wide adjustments for properties owned by the Low and Moderate fund of \$1,948,103 for a total value of \$3,664,618.

5. Inquire and specifically state in the report how housing activities (assets and functions, rights, powers, duties, and obligations) were transferred and the manner in which this agency did or did not execute a transfer. Procedures to accomplish this might include changing the name of the accounting fund and related bank accounts that are holding these assets for the other agency. An examination of bank statements and changing of account titles and fund names evidencing such transfers will be sufficient. If the housing successor is a party other than the agency that created the redevelopment agency, an examination of bank statements and re-recording of titles evidencing such transfer will be sufficient.

**CITY OF PLACENTIA  
ATTACHMENT A (CONTINUED)**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

**Results:** Inquiry of management was made regarding the manner in which the agency executed a transfer of the housing activities to the housing successor. Based on that inquiry, we obtained Resolution OB-2012-03 as well as a staff report, noting that on April 11, 2012 the Oversight Board approved the transfer of responsibilities and all rights and powers, duties and obligations to the City of Placentia as the Successor Agency pursuant to H&S Code 34181. The staff report detailed that as of February 1, 2012, by operation of law, the housing funds were considered transferred, however, the official transfer was to be performed through direction of the oversight board occurring April 11, 2012.

The successor agency did not establish new funds in the accounting system, nor did they change the names of the fund in their system; however they consider the existing funds as the new Successor Agency funds to be the Obligation Retirement Funds, the Low & Moderate Fund and the Successor Agency Funds as follows:

SUCCESSOR AGENCY NEW FUNDS			
Original Fund	Original Fund Name	New Fund	New Fund Name
305	RDA DEBT SERVICE FUND	Same	OBLIGATION RETIREMENT FUND
405	RDA LOW & MODERATE FUND	Same	LOW & MOD FUND
410	RDA CAPITAL PROJECTS FUND	Same	SUCCESSOR AGENCY

**B. Successor Agency**

1. Inspect evidence that a successor agency (A) has been established by February 1, 2012; and (B) the successor agency oversight board has been appointed, with names of the successor agency oversight board members, which must be submitted to the Department of Finance by May 1, 2012.

**Results:** The Redevelopment Agency of the City of Placentia Resolution No. R-2012-03 appointed the City of Placentia to serve as the successor agency to the Redevelopment Agency of the City of Placentia as adopted on January 17, 2012. The successor agency oversight board members were appointed, as detailed in the Board Agenda Report dated April 11, 2012. Additionally, we obtained an email from the successor agency, dated April 16<sup>th</sup>, 2012, sent to the Department of Finance notifying them of the Oversight Board Appointments.

2. Inquire regarding the procedures accomplished and specifically state in the report the manner in which this agency did or did not execute a transfer of operations to the successor agency, which was due by February 1, 2012. Procedures to accomplish this might include changing the name of the accounting fund and related bank accounts that are holding these assets for the successor agency. If the successor agency is a party other than the agency that created the redevelopment agency, an examination of bank statements and changing of account titles and fund names evidencing such transfers will be sufficient.

**Results:** The successor agency asserted that new funds were not established in the accounting system. Original RDA funds remained with the same fund names however considered successor agency funds as detailed in procedure A5. All assets, liabilities and fund balances are tracked in the successor agency funds. Starting February 1, 2012, all transactions for the successor agency were recorded in these funds. It was asserted that no new bank accounts were established and no title changes were made to properties.

**CITY OF PLACENTIA  
ATTACHMENT A (CONTINUED)**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

3. Ascertain that the successor agency has established the Redevelopment Obligation Retirement Fund(s) in its accounting system.

**Results:** We inquired regarding whether the successor agency has established the Redevelopment Obligation Retirement Fund in its accounting system. As of June 7, 2012, the successor agency has not established the Redevelopment Obligation Retirement Fund(s) in its accounting system.

4. Inspect the initial and final amended EOPS and the draft and final ROPS and identify the payments that were due to be paid through the date of the AUP report and compare to a copy of the cancelled check or other documentation supporting the payment.

**Results:** We inspected the August through December 2011 EOPS and the January through June 2012 EOPS, as well as the draft and final ROPS (January through June 2012) and identified the payments that were due to be paid as of the date of the AUP report. As of the date of the AUP report, payment supporting documentation was available from the Agency through June 7, 2012.

For the schedules, the amounts identified in the “actual amounts paid” column were agreed to cancelled checks/wires and the Agency’s general ledger. We noted the difference between scheduled payments and actual payments in the “difference” column. *Attachment D* shows the results of the August through December 2011 EOPS testwork. *Attachment E* shows the results of the January through June 2012 EOPS testwork. *Attachment F* shows the results of the January through June 2012 draft ROPS testwork. *Attachment G* shows the results of the January through June 2012 final ROPS testwork.

5. Obtain listings that support the asset figures (cash, investments, accounts receivable, notes, receivables, fixed assets, etc.) and reconcile to the Statement of Net Assets in the audited financial statements as of June 30, 2010, June 30, 2011. Attach to the report an excerpt of the asset figures presented in the Statement of Net Assets in the audited financial statements as of June 30, 2010, June 30, 2011, and the asset figures as of January 31, 2012, as determined by the successor agency.

**Results:** We obtained a listing of asset figures and reconciled to the Statement of Net Assets in the audited financial statements as of June 30, 2010 and June 30, 2011. Further, in *Attachment H* we have included a schedule presenting the asset figures from the Statement of Net Assets as of June 30, 2010 and June 30, 2011, as well as the asset figures prepared by the successor agency as of January 31, 2012.

**C. Recognized Obligation Payment Schedule (Draft ROPS)**

- Obtain a copy of the initial draft of the ROPS from the successor agency.

1. Inspect evidence that the initial draft of the ROPS was prepared by March 1, 2012.

**Results:** We obtained an email as evidence that the initial draft of the ROPS was prepared on January 17, 2012.

2. Note in the minutes of the Oversight Board that the draft ROPS has been approved by the Oversight Board. If the Oversight Board has not yet approved the draft ROPS as of the date of the AUP, this should be mentioned in the AUP report.

**Results:** We obtained the minutes from the Oversight Board meeting dated on April 11, 2012. The Draft ROPS was approved at that meeting.

**CITY OF PLACENTIA  
ATTACHMENT A (CONTINUED)**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

3. Inspect evidence that a copy of the draft ROPS was submitted to the County Auditor-Controller, State Controller, and Department of Finance.

**Results:** We obtained a copy of a memorandum addressed to the California Department of Finance, including the minutes of the Oversight Board meetings dated April 16, 2012, as evidence that a copy of the draft ROPS was submitted to the County Auditor Controller, State Controller and the State Department of Finance. The City also provided copies of emails that were sent to the State Controller's Office and to the County of Orange Auditor Controller's office with the amended ROPS as an attachment dated June 7, 2012. The California Department of Finance was not included in the email.

4. Inspect evidence that the draft ROPS includes monthly scheduled payments for each enforceable obligation for the current six-month reporting time period.

**Results:** We obtained a copy of the draft ROPS for the period of January 1, 2012 through June 30, 2012, which is presented as part of the results of procedure C5 at *Attachment I*. We noted monthly scheduled payments were included for January through June 2012. Refer to *Attachment I*.

5. Select all items and trace enforceable obligations listed on the draft ROPS to the legal document that forms the basis for the obligation.

**Results:** We obtained a copy of the draft ROPS for the period of January 1, 2012 through June 30, 2012. We traced obligations listed to the legal document forming the basis for obligation. We noted the following circumstances as detailed on *Attachment I*:

- Contracts/supporting documentation supported obligation, but payment amounts were not specified, were for a different amount, or were estimates contingent upon a third party's performance,
- Contracts entered into with third parties were executed under the name of the City and not the Redevelopment Agency,
- Amounts were based on Agency estimates,
- A legal document was not provided,
- Contracts/supporting documentation did not agree to either the payee, description of service, project name or project area,
- The obligation or total monthly payments exceeded the maximum allowed by the Contract or supporting documents, and
- Pass through obligations were noted.

6. Trace the obligations enumerated on the draft ROPS to the obligations enumerated on the final or latest EOPS and note any differences as agreed to by the County of Orange Auditor-Controller.

**Results:** We traced all obligations enumerated on the draft ROPS to the obligations enumerated on the EOPS, noting any differences. As noted in *Attachments J*, there were 54 items on the EOPS and draft ROPS. See *Attachment J* for matching of final amended EOPS compared to the draft ROPS obligations.

**CITY OF PLACENTIA  
ATTACHMENT A (CONTINUED)**

**AGREED-UPON PROCEDURES ENGAGEMENT  
PURSUANT TO ABX1 26, COMMUNITY REDEVELOPMENT DISSOLUTION**

**D. Recognized Obligation Payment Schedule (Final ROPS)**

- Obtain a copy of the final ROPS (January 1, 2012, through June 30, 2012) from the successor agency.
- 1. Inspect evidence that the final ROPS was submitted to the County Auditor-Controller, the State Controller, and Department of Finance by April 15, 2012, and is posted on the website of the City/County as successor agency (Health and Safety Code section 34177(2)(C)).

**Results:** We obtained a copy of a memorandum addressed to the California Department of Finance with minutes of the Oversight Board meetings dated April 16, 2012. The successor agency also provided copies of emails to the State Controller's Office and to the County of Orange Auditor Controller's office with the amended ROPS as an attachment dated June 7, 2012. The California Department of Finance was not included in the email. The successor agency posted their latest ROPS on the successor agency website (<http://www.placentia.org/index.aspx?nid=520>).

- 2. Trace all enforceable obligations listed on the final ROPS to the legal agreements or documents that forms the basis for the obligation.

**Results:** We obtained a copy of the final ROPS for the period of January 1, 2012 through June 30, 2012. We traced obligations listed to the legal document forming the basis for obligation. We noted the following circumstances as detailed on *Attachment K*:

- Contracts/supporting documentation supported obligation, but payment amounts were not specified, were for a different amount, or could not be calculated when based on third party's performance,
- Contracts entered into with third parties were executed under the name of the City and not the Redevelopment Agency,
- Amounts were based on Agency estimates,
- A legal document was not provided,
- Contracts/supporting documentation did not agree to either the payee, description of service, project name or project area,
- The obligation or total monthly payments exceeded the maximum allowed by the Contract or supporting documents, and
- Pass through obligations were noted.

**E. Other Procedures**

- Obtain a list of pass-through obligations and payment schedules.
- 1. Obtain a list of pass-through obligations and payments made from the former Redevelopment agency from July 1, 2011 through January 31, 2012, Inspect evidence of payment, and note any differences from the list of pass-through obligations and payments made.

**Results:** We obtained a list of pass-through obligations for the month ending January 31, 2012, including the recipient and terms of each pass-through obligation. It was asserted that no pass-through payments had been made for this time period. No further information was provided.

- Issue Agreed-Upon Procedures Report and distribute to the California State Controller.

**Results:** The County of Orange has asserted it is their intent to distribute a copy of the report to the California State Controller within the timelines as established by applicable legislation.

**CITY OF PLACENTIA  
ATTACHMENT B**

**RESULTS OF PROCEDURE A1 - EOPS - AUGUST 1, 2011 THROUGH DECEMBER 31, 2011**

Row on EOPS	Project Name/ Debt Obligation (as indicated on EOPS)	Payee	Description	Total Outstanding Debt / Obligation	Total Due During Fiscal Year	Payments by month						Results	Additional Details
						Aug	Sept	Oct	Nov	Dec	Total		
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 7,070,000.00	\$ 993,287.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	A	Lease Agreement for the 2003 COPs, Refunding and Improvement Project, dated November 1, 2003, and the 2003 COPs Official Statement, dated November 13, 2003. A maturity schedule is provided with the OS, showing the outstanding balance after January 1, 2011 is \$7,070,000. No monthly payments scheduled for August 2011 through December 2011.
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	2,760,000.00	220,000.00	-	-	-	-	-	-	A	Official Statement for the 2002 Tax Allocation Bonds, Series A. No monthly payments scheduled for August 2011 through December 2011.
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	4,145,000.00	320,000.00	-	-	-	-	-	-	A	Official Statement for the 2002 Tax Allocation Bonds, Series B. No monthly payments scheduled for August 2011 through December 2011.
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	6,850,000.00	531,000.00	-	-	-	-	-	-	A	Official Statement for the 2009 Subordinate Tax Allocation Notes for the Placentia Redevelopment Agency, dated January 30, 2009, for \$6,850,000. No monthly payments scheduled for August 2011 through December 2011.
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	9,455,196.00	870,000.00	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for August 2011 through December 2011.
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	-	60,000.00	-	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00	B, D, E, I	Limited Scope Professional Services Agreement between the City of Placentia and Kosmont & Associates, Inc., dated March 10, 2009. Compensation is estimated to be \$15,000, not to exceed \$24,900. The amounts noted in the schedule are estimates.
7	Employee Costs	Employees of Agency	Payroll for employees	-	165,400.00	-	13,784.00	13,784.00	13,784.00	13,784.00	55,136.00	G, E	Legal document that forms the basis for the obligation was not provided. Monthly payments are estimates based on budget.
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	-	377,563.00	-	31,464.00	31,464.00	31,464.00	31,464.00	125,856.00	G, E	Legal document that forms the basis for the obligation was not provided.
9	Property Management	Consensys Property Management	Prop Management for AH and Commercial Properties	-	30,000.00	-	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00	B, D, I	Professional Services Agreement between the City of Placentia and Consensys Property Management, Inc., dated March 31, 2009. Per the agreement, the total of the payments to be paid to the Consultant shall not exceed \$25,000. The obligation was made in the name of the City and not the RDA.
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure /Retail Legal services	-	50,000.00	-	4,167.00	4,167.00	4,167.00	4,167.00	16,668.00	B, E	Extension No. 2 and No. 3 of Exclusive Negotiation Agreement between the City of Placentia, the Redevelopment Agency, and EDGE-SCI. The total outstanding obligation and total due during fiscal year are performance based estimates.
11	Legal Services	Andrew V. Arczynski	Legal Services	-	20,000.00	-	1,667.00	1,667.00	1,667.00	1,667.00	6,668.00	B, D, E	Attorney-Client Fee Agreement between the City of Placentia and a third party, dated May 5, 2009. The obligation was made in the name of the City and not the RDA. Monthly payments are estimates supported by budget.
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	-	5,000.00	-	417.00	417.00	417.00	417.00	1,668.00	B, D, E	Agreement for Legal Services between the City of Placentia and Daley & Heft, LLP, dated November 18, 2008. The obligation was made in the name of the City and not the RDA. Monthly payments are estimates based on budget.
13	Crowther Relocation	Overland Pacific Cutler	Relocation Expenses related to Crowther Purchase	-	155,000.00	-	12,917.00	12,917.00	12,917.00	12,917.00	51,668.00	D, E, I	Consulting Services Agreement between the City of Placentia and Overland Pacific & Cutler. The contract states that the maximum amount to be paid for services is \$5,000. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA. Amounts provided are based on budget.
14	132 Crowther Building	Keller Williams	Lease payment for building	-	30,000.00	-	-	7,500.00	-	-	7,500.00	H, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP, and is not detailed in Agreement as payee. The amounts noted in the schedule are estimates of services provided.
15	132 Crowther Building II	DMWP, LLC	Lease payment for building	-	120,000.00	-	-	30,000.00	-	-	30,000.00	B, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP. The amounts noted in the schedule are estimates of services provided.
16	General Plan Update	Gary Wayne	General Plan Update	-	10,000.00	-	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00	B, D, E	Professional Services Agreement between the City of Placentia and a third party, dated October 5, 2010 for the General Plan Update. The Agreement states that the amount paid for services rendered will be \$125/hr. and the total shall not exceed \$130,000. The amounts noted in the schedule are estimates. The obligation was made in the name of the City and not the RDA.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT B (CONTINUED)**

**RESULTS OF PROCEDURE A1 - EOPS - AUGUST 1, 2011 THROUGH DECEMBER 31, 2011**

Row on EOPS	Project Name/ Debt Obligation (as indicated on EOPS)	Payee	Description	Total Outstanding Debt / Obligation	Total Due During Fiscal Year	Payments by month						Results	Additional Details
						Aug	Sept	Oct	Nov	Dec	Total		
17	110 Bradford (OCFA)	City of Placentia	Lease payment for property	-	68,950.00	-	5,746.00	5,746.00	5,746.00	5,746.00	22,984.00	G	Legal document that forms the basis for the obligation was not provided.
18	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property	-	89,950.00	-	7,496.00	7,496.00	7,496.00	7,496.00	29,984.00	G	Legal document that forms the basis for the obligation was not provided.
19	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	-	22,340.00	-	-	-	-	22,340.00	22,340.00	G	Legal document that forms the basis for the obligation was not provided.
20	External Audit	Haskell & White, LLP	External audit expenses	-	7,630.00	-	-	-	-	7,630.00	7,630.00	B, D, E	Professional Services Agreement between the City of Placentia and Haskell & White, LLP, dated June 21, 2011 for audit services. It is noted that the maximum amounts of payment to the payee shall be \$207,000 in three years. We noted that the obligation was made in the name of the City and not the RDA.
21	Property taxes	County of Orange	Property taxes for Agency-owned properties	-	25,500.00	-	-	-	-	25,500.00	25,500.00	G	Legal document that forms the basis for the obligation was not provided.

Results Legend\*:

- A Obligation and monthly amount agree to source documentation subject to rounding
- B The contract (or supporting documentation) agreed to the obligation listed; however, the amount or monthly payments noted did not agree as the contract/supporting documentation stated a different amount, did not explicitly include a monthly obligation, or the monthly obligations were estimates and were contingent upon a third party's performance and therefore could not be agreed to the contract/supporting documentation.
- C Not Used
- D We noted that the contracts entered into with the third parties were executed under the name of the City and not the RDA
- E Amounts are based upon Agency estimates
- F Not Used
- G A legal document was not provided
- H The contract (or supporting documentation) did not agree to either the payee, description of service, project name or project area
- I The obligation or total monthly payments exceeded the maximum allowed by the contract (or supporting documentation)
- J Not Used
- \* Refer to Results column above for items applicable to this schedule

**CITY OF PLACENTIA  
ATTACHMENT C**

**RESULTS OF PROCEDURE A2 - EOPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Row on EOPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation as of June 30, 2011	Total Due During Fiscal Year	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 9,810,183.00	\$ 1,141,479.00	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.00	B	Lease Agreement for the 2003 COPs, Refunding and Improvement Project, dated November 1, 2003, and the 2003 COPs Official Statement, dated November 13, 2003. An Amended and Restated Reimbursement Agreement was provided, dated May 1, 2003, between the City of Placentia and the Redevelopment Agency, which shows a reimbursement schedule. The lease payment due January 1, 2012 is for \$845,093.13.
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	4,688,519.00	357,387.00	-	75,237.50	-	-	-	140,237.50	215,475.00	B	Official Statement for the 2002 Tax Allocation Bonds, Series A. Official Statement shows that Debt Service Schedule for the Series A bonds. The total due during 2012 is \$215,475.00.
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	6,982,103.00	530,765.00	-	111,106.25	-	-	-	211,106.25	322,213.00	B	Official Statement for the 2002 Tax Allocation Bonds, Series B. Official Statement shows that Debt Service Schedule for the Series B bonds. The total due during 2012 is \$322,213.00.
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	8,442,625.00	796,313.00	-	265,437.50	-	-	-	265,437.50	530,875.00	B	Official Statement for the 2009 Subordinate Tax Allocation Notes for the Placentia Redevelopment Agency, dated January 30, 2009, for \$6,850,000. The scheduled annual payment for February 2012 is for \$530,875.
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	8,585,872.00	999,022.00	739,625.00	-	-	-	-	123,660.00	863,285.00	G	Legal document that forms the basis for the obligation was not provided.
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	90,000.00	34,873.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	B, D, E, I	Limited Scope Professional Services Agreement between the City of Placentia and Kosmont & Associates, Inc., dated March 10, 2009. Compensation is estimated to be \$15,000, not to exceed \$24,900. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
7	Employee Costs	Employees of Agency	Payroll for employees	194,892.00	194,892.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	G	Legal document that forms the basis for the obligation was not provided.
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	377,563.00	377,563.00	-	-	-	-	-	377,563.00	377,563.00	G, E	Legal document that forms the basis for the obligation was not provided. Amounts provided are based on budget.
9	Property Management	Consensus Property Management	Prop Mngmnt for AH and Commercial Properties	60,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E, I	Professional Services Agreement between the City of Placentia and Consensus Property Management, Inc., dated March 31, 2009. Per the agreement, the total of the payments to be paid to the Consultant shall not exceed \$25,000. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure/Retail	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	B, E	We were provided Extension No. 2 and No. 3 of Exclusive Negotiation Agreement between the City of Placentia, the Redevelopment Agency, and EDGE-SCL. The total outstanding obligation and total due during fiscal year are performance based estimates.
11	Legal Services	Andrew V. Arczynski	Legal services	26,802.00	26,802.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E	Attorney-Client Fee Agreement between the City of Placentia and a third party, dated May 5, 2009. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	64.00	64.00	-	-	-	-	-	-	-	D	Agreement for Legal Services between the City of Placentia and Daley & Heft, LLP, dated November 18, 2008. We noted the obligation was made in the name of the City and not the RDA. No monthly payments scheduled for January 2012-June 2012.
13	Crowther Relocation	Overland Pacific Cutler (or designated firms)	Relocation Expenses related to Crowther Purchase	188.00	188.00	-	-	-	-	-	-	-	D	Consulting Services Agreement between the City of Placentia and Overland Pacific & Cutler. The contract states that the maximum amount to be paid for services is \$5,000. We noted the obligation was made in the name of the City and not the RDA. No monthly payments scheduled for January 2012-June 2012.
14	132 Crowther Building	Keller Williams	Lease payment for building - 132 crowther	60,000.00	30,000.00	-	-	7,500.00	-	-	-	7,500.00	H, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP, and is not detailed in the Agreement as payee. The amounts noted in the schedule are based on estimates.
15	132 Crowther Building II	DMWP, LLC	Lease payment for building - 132 crowther	230,992.00	110,992.00	-	-	30,000.00	-	-	-	30,000.00	B, D	Lease agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP. The amounts noted in the schedule are based on estimates.
16	110 Bradford (OCFA)	City of Placentia	Lease payment for property -120 Bradford	1,191,850.00	68,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT C (CONTINUED)**

**RESULTS OF PROCEDURE A2 - EOPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Row on EOPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation as of June 30, 2011	Total Due During Fiscal Year	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
17	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property - 312 Melrose	1,554,850.00	89,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.
18	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	851,000.00	23,000.00	-	-	-	23,000.00	-	-	23,000.00	G	Legal document that forms the basis for the obligation was not provided.
19	External Audit	Haskell & White, LLP	External audit expenses	7,630.00	7,630.00	-	7,630.00	-	-	-	-	7,630.00	B, D, E	Professional Services Agreement between the City of Placentia and Haskell & White, LLP, dated June 21, 2011 for audit services. It is noted that the maximum amounts of payment to the payee shall be \$207,000 in three years. We noted that the obligation was made in the name of the City and not the RDA.
20	Property taxes	County of Orange	Property taxes for Agency-owned properties	10,800.00	10,800.00	-	-	-	5,400.00	-	-	5,400.00	G	Legal document that forms the basis for the obligation was not provided.
21	Low and Moderate Income Housing	Low and Moderate Income Housing Fund	Low and Mod Income Housing (Half 2011-12)	224,000.00	224,000.00	224,000.00	-	-	-	-	-	224,000.00	G	Review of the DOF letter to the City dated April 16, 2012, and the appeal letter sent to the DOF on May 2, 2012 by the City Administrator, the City, as the Successor Agency, concurs that this line item should be removed from the EOPS/ROPS.
22	Bond Administration	Harrell & Company	Continuing Disclosure/Financial Analysis	5,000.00	5,000.00	-	-	5,000.00	-	-	-	5,000.00	B, E	Consulting Services Agreement made between the City of Placentia, the Redevelopment Agency, and Harrell & Company Advisors, LLC, dated August 19, 2008. The amounts noted in the schedule are estimates.
23	Property Tax Administration	HdL Coren & Cone	Property Tax Financial Analysis	12,090.00	12,090.00	-	-	7,000.00	-	-	5,090.00	12,090.00	B, D	Agreement between the City of Placentia and HDL Coren & Cone, dated September 2, 2003. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
24	Repair/Maintenance Housing Fund Properties	His House Repairs	Repair and Maintenance	5,000.00	5,000.00	-	-	2,000.00	-	2,030.00	-	4,030.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
25	Repair/Maintenance Housing Fund Properties	To be determined	Property Services	5,000.00	5,000.00	-	-	2,500.00	-	-	2,500.00	5,000.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
26	Trustee Fees	US Bank	Trustee Fees	105,000.00	5,250.00	-	3,750.00	-	-	-	-	3,750.00	G	Legal document that forms the basis for the obligation was not provided.
27	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	-	-	-	-	-	14,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
28	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2011-12	2,000.00	2,000.00	-	-	-	-	-	2,000.00	2,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
29	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2011-12	800.00	800.00	-	-	-	-	-	800.00	800.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
30	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2011-12	3,500.00	3,500.00	-	-	-	-	-	3,500.00	3,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
31	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2011-12	13.00	13.00	-	-	-	-	-	13.00	13.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
32	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2011-12	275.00	275.00	-	-	-	-	-	275.00	275.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
33	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2011-12	3,200.00	3,200.00	-	-	-	-	-	3,200.00	3,200.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
34	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2011-12	165,000.00	165,000.00	-	-	-	-	-	165,000.00	165,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
35	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2011-12	27,000.00	27,000.00	-	-	-	-	-	27,000.00	27,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
36	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2011-12	8,500.00	8,500.00	-	-	-	-	-	8,500.00	8,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
37	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2011-12	28,500.00	28,500.00	14,250.00	-	-	-	-	14,250.00	28,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT C (CONTINUED)**

**RESULTS OF PROCEDURE A2 - EOPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Row on EOPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation as of June 30, 2011	Total Due During Fiscal Year	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
38	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	7,000.00	-	-	-	-	7,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
39	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2011-12	3,700.00	3,700.00	1,850.00	-	-	-	-	1,850.00	3,700.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
40	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2011-12	4,000.00	4,000.00	-	-	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
41	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2010-11	14,000.00	14,000.00	-	14,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
42	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2010-11	2,000.00	2,000.00	-	2,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
43	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2010-11	800.00	800.00	-	800.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
44	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2010-11	3,500.00	3,500.00	-	3,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
45	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2010-11	13.00	13.00	-	13.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
47	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2010-11	3,200.00	3,200.00	-	3,200.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
48	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2010-11	165,000.00	165,000.00	-	165,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
49	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2010-11	27,000.00	27,000.00	-	27,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
50	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2010-11	8,500.00	8,500.00	-	8,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
51	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2010-11	14,250.00	14,250.00	-	14,250.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
52	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2010-11	7,000.00	7,000.00	-	7,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
53	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2010-11	1,650.00	1,650.00	-	1,650.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
54	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2010-11	4,000.00	4,000.00	-	4,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Results Legend\*:

- A Not Used
- B The contract (or supporting documentation) agreed to the obligation listed; however, the amount or monthly payments noted did not agree as the contract/supporting documentation stated a different amount, did not explicitly include a monthly obligation, or the monthly obligations were estimates and were contingent upon a third party's performance and therefore could not be agreed to the contract/supporting documentation.
- C Not Used
- D We noted that the contracts entered into with the third parties were executed under the name of the City and not the RDA
- E Amounts are based upon Agency estimates
- F Not Used
- G A legal document was not provided
- H The contract (or supporting documentation) did not agree to either the payee, description of service, project name or project area
- I The obligation or total monthly payments exceeded the maximum allowed by the contract (or supporting documentation)
- J Management asserts item is a pass through obligation.
- \* Refer to Results column above for items applicable to this schedule

CITY OF PLACENTIA  
ATTACHMENT D

RESULTS OF PROCEDURE B4 – EOPS – AUGUST THROUGH DECEMBER 2011

Row on EOPS	Project Name/ Debt Obligation (as indicated on EOPS)	Payments by month per EOPS					Total payments per EOPS August - December 2011	Actual amounts paid and tested August - December 2011	Difference
		Aug-11	Sep-11	Oct-11	Nov-11	Dec-11			
1	2003 Improvement COPs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2002 Tax Allocation Bonds A	-	-	-	-	-	-	-	-
3	2002 Tax Allocation Bonds B	-	-	-	-	-	-	-	-
4	2009 Subordinate Notes	-	-	-	-	-	-	-	-
5	2003 COPs City Reimbursement	-	-	-	-	-	-	-	-
6	Real Estate Advisory Services	-	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00	15,477.55	4,522.45
7	Employee Costs	-	13,784.00	13,784.00	13,784.00	13,784.00	55,136.00	69,247.82	(14,111.82)
8	Administrative Overhead	-	31,464.00	31,464.00	31,464.00	31,464.00	125,856.00	-	125,856.00
9	Property Management	-	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00	-	10,000.00
10	EDGE ENA EDGE. Inc.	-	4,167.00	4,167.00	4,167.00	4,167.00	16,668.00	-	16,668.00
11	Legal Services	-	1,667.00	1,667.00	1,667.00	1,667.00	6,668.00	11,801.65	(5,133.65)
12	External Legal Services	-	417.00	417.00	417.00	417.00	1,668.00	-	1,668.00
13	Crowther Relocation	-	12,917.00	12,917.00	12,917.00	12,917.00	51,668.00	187.50	51,480.50
14	132 Crowther Building	-	-	7,500.00	-	-	7,500.00	7,500.00	-
15	132 Crowther Building II	-	-	30,000.00	-	-	30,000.00	30,000.00	-
16	General Plan Update	-	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00	-	10,000.00
17	110 Bradford (OCFA)	-	5,746.00	5,746.00	5,746.00	5,746.00	22,984.00	-	22,984.00
18	312 Melrose (Parking Structure)	-	7,496.00	7,496.00	7,496.00	7,496.00	29,984.00	-	29,984.00
19	SB 2557 Property Tax Admin	-	-	-	-	22,340.00	22,340.00	-	22,340.00
20	External Audit	-	-	-	-	7,630.00	7,630.00	-	7,630.00
21	Property taxes	-	-	-	-	25,500.00	25,500.00	-	25,500.00

CITY OF PLACENTIA  
ATTACHMENT E

RESULTS OF PROCEDURE B4 - EOPS – JANUARY THROUGH JUNE 2012

Row on EOPS	Project Name/ Debt Obligation (as indicated on EOPS)	Payments by month per EOPS						Total payments per EOPS January - June 2012	Actual amounts paid and tested January - June 2012*	Difference
		Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12			
1	2003 Improvement COPs	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13	\$ 845,093.13	\$ 141,293.00
2	2002 Tax Allocation Bonds A	-	75,237.50	-	-	-	140,237.50	215,475.00	75,237.50	140,237.50
3	2002 Tax Allocation Bonds B	-	111,106.25	-	-	-	211,106.25	322,212.50	111,106.25	211,106.25
4	2009 Subordinate Notes	-	265,437.50	-	-	-	265,437.50	530,875.00	265,437.50	265,437.50
5	2003 COPs City Reimbursement	739,625.39	-	-	-	-	123,659.75	863,285.14	-	863,285.14
6	Real Estate Advisory Services	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	12,567.60	17,432.40
7	Employee Costs	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	47,137.66	17,662.34
8	Administrative Overhead	-	-	-	-	-	377,563.00	377,563.00	-	377,563.00
9	Property Management	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	-	15,000.00
10	EDGE ENA	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	-	25,002.00
11	Legal Services	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	13,548.85	1,451.15
12	External Legal Services	-	-	-	-	-	-	-	630.00	(630.00)
13	Crowther Relocation	-	-	-	-	-	-	-	-	-
14	132 Crowther Building	-	-	7,500.00	-	-	-	7,500.00	3,750.00	3,750.00
15	132 Crowther Building II	-	-	30,000.00	-	-	-	30,000.00	33,750.00	(3,750.00)
16	110 Bradford (OCFA)	-	-	-	-	-	-	-	-	-
17	312 Melrose (Parking Structure)	-	-	-	-	-	-	-	-	-
18	SB 2557 Property Tax Admin	-	-	-	23,000.00	-	-	23,000.00	-	23,000.00
19	External Audit	-	7,630.00	-	-	-	-	7,630.00	7,630.00	-
20	Property taxes	-	-	-	5,400.00	-	-	5,400.00	13,923.37	(8,523.37)
21	Low and Moderate Income Housing	224,000.00	-	-	-	-	-	224,000.00	-	224,000.00
22	Bond Administration	-	-	5,000.00	-	-	-	5,000.00	1,700.00	3,300.00
23	Property Tax Administration	-	-	7,000.00	-	-	5,090.00	12,090.00	-	12,090.00
24	Repair/Maintenance Housing Fund Properties	-	-	2,000.00	-	2,030.00	-	4,030.00	-	4,030.00
25	Repair/Maintenance Housing Fund Properties	-	-	2,500.00	-	-	2,500.00	5,000.00	-	5,000.00
26	Trustee Fees	-	3,750.00	-	-	-	-	3,750.00	5,800.00	(2,050.00)

\* Payment supporting documentation was available from the Agency through June 7, 2012.

**CITY OF PLACENTIA  
ATTACHMENT F**

**RESULTS OF PROCEDURE B4 - DRAFT ROPS – JANUARY THROUGH JUNE 2012**

Row on final ROPS	Project Name/ Debt Obligation (as indicated on ROPS)	Payments by month per final ROPS						Total payments per ROPS January - June 2012	Actual amounts paid and tested January - June 2012*	Difference
		Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12			
1	2003 Improvement COPs	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13	\$ 845,093.13	\$ 141,293.00
2	2002 Tax Allocation Bonds A	-	75,237.50	-	-	-	140,237.50	215,475.00	75,237.50	140,237.50
3	2002 Tax Allocation Bonds B	-	111,106.25	-	-	-	211,106.25	322,212.50	111,106.25	211,106.25
4	2009 Subordinate Notes	-	265,437.50	-	-	-	265,437.50	530,875.00	265,437.50	265,437.50
5	2003 COPs City Reimbursement	739,625.39	-	-	-	-	123,659.75	863,285.14	-	863,285.14
6	Real Estate Advisory Services	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	12,567.60	17,432.40
7	Employee Costs	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	47,137.66	17,662.34
8	Administrative Overhead	-	-	-	-	-	377,563.00	377,563.00	-	377,563.00
9	Property Management	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	-	15,000.00
10	EDGE ENA	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	-	25,002.00
11	Legal Services	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	13,548.85	1,451.15
12	External Legal Services	-	-	-	-	-	-	-	630.00	(630.00)
13	Crowther Relocation	-	-	-	-	-	-	900.00	-	900.00
14	132 Crowther Building	-	-	7,500.00	-	-	-	7,500.00	3,750.00	3,750.00
15	132 Crowther Building II	-	-	30,000.00	-	-	-	30,000.00	33,750.00	(3,750.00)
16	110 Bradford (OCFA)	-	-	-	-	-	-	-	-	-
17	312 Melrose (Parking Structure)	-	-	-	-	-	-	-	-	-
18	SB 2557 Property Tax Admin	-	-	-	23,000.00	-	-	23,000.00	-	23,000.00
19	External Audit	-	7,630.00	-	-	-	-	7,630.00	-	7,630.00
20	Property taxes	-	-	-	5,400.00	-	-	5,400.00	13,923.37	(8,523.37)
21	Low and Moderate Income Housing	224,000.00	-	-	-	-	-	224,000.00	-	224,000.00
22	Bond Administration	-	-	5,000.00	-	-	-	5,000.00	1,700.00	3,300.00
23	Property Tax Administration	-	-	7,000.00	-	-	5,090.00	12,090.00	-	12,090.00
24	Repair/Maintenance Housing Fund Properties	-	-	2,000.00	-	2,030.00	-	4,030.00	-	4,030.00
25	Repair/Maintenance Housing Fund Properties	-	-	2,500.00	-	-	2,500.00	5,000.00	-	5,000.00
26	Trustee Fees	-	3,750.00	-	-	-	-	3,750.00	5,800.00	(2,050.00)

\* Payment supporting documentation was available from the Agency through June 7, 2012.

**CITY OF PLACENTIA  
ATTACHMENT G**

**RESULTS OF PROCEDURE B4 - FINAL ROPS – JANUARY THROUGH JUNE 2012**

Row on final ROPS	Project Name/ Debt Obligation (as indicated on ROPS)	Payments by month per final ROPS						Total payments per ROPS January - June 2012	Actual amounts paid and tested January - June 2012*	Difference
		Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12			
1	2003 Improvement COPs	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13	\$ 845,093.13	\$ 141,293.00
2	2002 Tax Allocation Bonds A	-	75,237.50	-	-	-	140,237.50	215,475.00	75,237.50	140,237.50
3	2002 Tax Allocation Bonds B	-	111,106.25	-	-	-	211,106.25	322,212.50	111,106.25	211,106.25
4	2009 Subordinate Notes	-	265,437.50	-	-	-	265,437.50	530,875.00	265,437.50	265,437.50
5	2003 COPs City Reimbursement	739,625.39	-	-	-	-	123,659.75	863,285.14	-	863,285.14
6	Real Estate Advisory Services	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	12,567.60	17,432.40
7	Employee Costs	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	47,137.66	17,662.34
8	Administrative Overhead	-	-	-	-	-	377,563.00	377,563.00	-	377,563.00
9	Property Management	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	-	15,000.00
10	EDGE ENA	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	-	25,002.00
11	Legal Services	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	13,548.85	1,451.15
12	External Legal Services	-	-	-	-	-	-	-	630.00	(630.00)
13	Crowther Relocation	-	-	-	-	-	-	900.00	-	900.00
14	132 Crowther Building	-	-	7,500.00	-	-	-	7,500.00	3,750.00	3,750.00
15	132 Crowther Building II	-	-	30,000.00	-	-	-	30,000.00	33,750.00	(3,750.00)
16	110 Bradford (OCFA)	-	-	-	-	-	-	-	-	-
17	312 Melrose (Parking Structure)	-	-	-	-	-	-	-	-	-
18	SB 2557 Property Tax Admin	-	-	-	23,000.00	-	-	23,000.00	-	23,000.00
19	External Audit	-	7,630.00	-	-	-	-	7,630.00	-	7,630.00
20	Property taxes	-	-	-	5,400.00	-	-	5,400.00	13,923.37	(8,523.37)
21	Low and Moderate Income Housing	224,000.00	-	-	-	-	-	224,000.00	-	224,000.00
22	Bond Administration	-	-	5,000.00	-	-	-	5,000.00	1,700.00	3,300.00
23	Property Tax Administration	-	-	7,000.00	-	-	5,090.00	12,090.00	-	12,090.00
24	Repair/Maintenance Housing Fund Properties	-	-	2,000.00	-	2,030.00	-	4,030.00	-	4,030.00
25	Repair/Maintenance Housing Fund Properties	-	-	2,500.00	-	-	2,500.00	5,000.00	-	5,000.00
26	Trustee Fees	-	3,750.00	-	-	-	-	3,750.00	5,800.00	(2,050.00)

\* Payment supporting documentation was available from the Agency through June 7, 2012.

CITY OF PLACENTIA  
ATTACHMENT H

RESULTS OF PROCEDURE B5 - LISTING OF ASSET FIGURES AS OF JUNE 30, 2010, JUNE 30, 2011, AND JANUARY 31, 2012

Assets	Year Ended		
	<i>Audited</i> 6/30/2010	<i>Audited</i> 6/30/2011	<i>Unaudited</i> 1/31/2012
Cash and investments	\$ (505,497)	\$ 1,316,058	\$ (836,360)
Cash and investments with fiscal agent	3,464,642	1,997,524	1,757,312
Prepays	30,000	-	-
Receivables:			
Account	34,138	17,739	-
Taxes	-	8,305	-
Interest	-	541	-
Notes	468,434	441,767	1,698,940
Lease receivable	964,704	882,334	799,163
Loan from the City of Placentia	1,241,953	1,311,953	1,311,953
Land held for resale	-	-	-
Deposits	-	-	-
Cost of Issuance	126,799	91,413	70,771
Capital assets:			
Land	4,846,791	5,047,675	5,047,675
<b>Total assets</b>	<b>\$ 10,671,964</b>	<b>\$ 11,115,309</b>	<b>\$ 9,849,454</b>

**CITY OF PLACENTIA  
ATTACHMENT I**

**RESULTS OF PROCEDURES C4 AND C5 - DRAFT ROPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Draft ROPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY	Payments by month							Results	Additional Details
						Jan	Feb	March	April	May	June	Total		
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 9,810,183.00	\$ 1,141,479.00	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13	B	Lease Agreement for the 2003 COPs, Refunding and Improvement Project, dated November 1, 2003, and the 2003 COPs Official Statement, dated November 13, 2003. An Amended and Restated Reimbursement Agreement was provided, dated May 1, 2003, between the City of Placentia and the Redevelopment Agency, which shows a reimbursement schedule. The lease payment due January 1, 2012 is for \$845,093.13.
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	4,688,519.00	357,387.00	-	75,237.50	-	-	-	140,237.50	215,475.00	B	Official Statement for the 2002 Tax Allocation Bonds, Series A. Official Statement shows that Debt Service Schedule for the Series A bonds. The total due during 2012 is \$215,475.00.
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	6,982,103.00	530,765.00	-	111,106.25	-	-	-	211,106.25	322,212.50	B	Official Statement for the 2002 Tax Allocation Bonds, Series B. Official Statement shows that Debt Service Schedule for the Series B bonds. The total due during 2012 is \$322,212.50.
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	8,442,625.00	796,313.00	-	265,437.50	-	-	-	265,437.50	530,875.00	B	Official Statement for the 2009 Subordinate Tax Allocation Notes for the Placentia Redevelopment Agency, dated January 30, 2009, for \$6,850,000. The scheduled annual payment for February 2012 is for \$530,875.
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	8,585,872.00	999,022.14	739,625.29	-	-	-	-	123,659.75	863,285.14	G	Legal document that forms the basis for the obligation was not provided.
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	90,000.00	34,873.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	B, D, E, I	Limited Scope Professional Services Agreement between the City of Placentia and Kosmont & Associates, Inc., dated March 10, 2009. Compensation is estimated to be \$15,000, not to exceed \$24,900. The amounts noted in the schedule are estimates.
7	Employee Costs	Employees of Agency	Payroll for employees	194,892.00	194,892.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	G	Legal document that forms the basis for the obligation was not provided. Monthly estimates are based on budget.
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	377,563.00	377,563.00	-	-	-	-	-	377,563.00	377,563.00	G, E	Legal document that forms the basis for the obligation was not provided. Monthly estimates are based on budget.
9	Property Management	Consensus Property Management	Prop Mngmnt for AH and Commercial Properties	60,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E, I	Professional Services Agreement between the City of Placentia and Consensus Property Management, Inc., dated March 31, 2009. Per the agreement, the total of the payments to be paid to the Consultant shall not exceed \$25,000. The amounts noted in the schedule are estimates.
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure/Retail	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	B, E	We were provided Extension No. 2 and No. 3 of Exclusive Negotiation Agreement between the City of Placentia, the Redevelopment Agency, and EDGE-SCI. The total outstanding obligation and total due during fiscal year are performance based estimates.
11	Legal Services	Andrew V. Arczynski	Legal services	26,802.00	26,802.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E	Attorney-Client Fee Agreement between the City of Placentia and a third party, dated May 5, 2009. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	-	-	-	-	-	-	-	-	-	D	Agreement for Legal Services between the City of Placentia and Daley & Heft, LLP, dated November 18, 2008. We noted the obligation was made in the name of the City and not the RDA. No monthly payments scheduled for January 2012-June 2012.
13	Crowther Relocation	Overland Pacific Cutler (or designated firms)	Relocation Expenses related to Crowther Purchase	900.00	900.00	150.00	150.00	150.00	150.00	150.00	150.00	900.00	D, E	Consulting Services Agreement between the City of Placentia and Overland Pacific & Cutler. The contract states that the maximum amount to be paid for services is \$5,000. We noted the obligation was made in the name of the City and not the RDA. The amounts noted in the schedule are estimates.
14	132 Crowther Building	Keller Williams	Lease payment for building - 132 crowther	60,000.00	30,000.00	-	-	7,500.00	-	-	-	7,500.00	H, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP, and is not detailed in the Agreement as payee. The amounts noted in the schedule are estimates.
15	132 Crowther Building II	DMWP, LLC	Lease payment for building - 132 crowther	230,992.00	110,992.00	-	-	30,000.00	-	-	-	30,000.00	B, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP. The amounts noted in the schedule are based on estimates.
16	110 Bradford (OCFA)	City of Placentia	Lease payment for property -120 Bradford	1,191,850.00	68,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.
17	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property - 312 Melrose	1,554,850.00	89,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.
18	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	851,000.00	23,000.00	-	-	-	23,000.00	-	-	23,000.00	G	Legal document that forms the basis for the obligation was not provided.
19	External Audit	Haskell & White, LLP	External audit expenses	7,630.00	7,630.00	-	7,630.00	-	-	-	-	7,630.00	B, D, E	Professional Services Agreement between the City of Placentia and Haskell & White, LLP, dated June 21, 2011 for audit services. It is noted that the maximum amounts of payment to the payee shall be \$207,000 in three years. We noted that the obligation was made in the name of the City and not the RDA.
20	Property taxes	County of Orange	Property taxes for Agency-owned properties	10,800.00	10,800.00	-	-	-	5,400.00	-	-	5,400.00	G	Legal document that forms the basis for the obligation was not provided.
21	Low and Moderate Income Housing	Low and Moderate Income Housing Fund	Low and Mod Income Housing (Half 2011-12)	224,000.00	224,000.00	224,000.00	-	-	-	-	-	224,000.00	G	Review of the DOF letter to the City dated April 16, 2012, and the appeal letter sent to the DOF on May 2, 2012 by the City Administrator. The Successor Agency concurs that this line item should be removed from the EOPS/ROPS.
22	Bond Administration	Harrell & Company	Continuing Disclosure/Financial Analysis	5,000.00	5,000.00	-	-	5,000.00	-	-	-	5,000.00	B, E	Consulting Services Agreement made between the City of Placentia, the Redevelopment Agency, and Harrell & Company Advisors, LLC, dated August 19, 2008. The amounts noted in the schedule are estimates.
23	Property Tax Administration	HdL Coren & Cone	Property Tax Financial Analysis	12,090.00	12,090.00	-	-	7,000.00	-	-	5,090.00	12,090.00	D, E	Agreement between the City of Placentia and HDL Coren & Cone, dated September 2, 2003. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
24	Repair/Maintenance Housing Fund Properties	His House Repairs	Repair and Maintenance	5,000.00	5,000.00	-	-	2,000.00	-	2,030.00	-	4,030.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
25	Repair/Maintenance Housing Fund Properties	To be determined	Property Services	5,000.00	5,000.00	-	-	2,500.00	-	-	2,500.00	5,000.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
26	Trustee Fees	US Bank	Trustee Fees	105,000.00	5,250.00	-	3,750.00	-	-	-	-	3,750.00	G	Legal document that forms the basis for the obligation was not provided.
27	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	-	-	-	-	-	14,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
28	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2011-12	2,000.00	2,000.00	-	-	-	-	-	2,000.00	2,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
29	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2011-12	800.00	800.00	-	-	-	-	-	800.00	800.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT I (CONTINUED)**

**RESULTS OF PROCEDURES C4 AND C5 - DRAFT ROPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Draft ROPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
30	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2011-12	3,500.00	3,500.00	-	-	-	-	-	3,500.00	3,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
31	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2011-12	13.00	13.00	-	-	-	-	-	13.00	13.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
32	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2011-12	275.00	275.00	-	-	-	-	-	275.00	275.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
33	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2011-12	3,200.00	3,200.00	-	-	-	-	-	3,200.00	3,200.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
34	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2011-12	165,000.00	165,000.00	-	-	-	-	-	165,000.00	165,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
35	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2011-12	27,000.00	27,000.00	-	-	-	-	-	27,000.00	27,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
36	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2011-12	8,500.00	8,500.00	-	-	-	-	-	8,500.00	8,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
37	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2011-12	28,500.00	28,500.00	14,250.00	-	-	-	-	14,250.00	28,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
38	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	7,000.00	-	-	-	-	7,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
39	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2011-12	3,700.00	3,700.00	1,850.00	-	-	-	-	1,850.00	3,700.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
40	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2011-12	4,000.00	4,000.00	-	-	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
41	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2010-11	14,000.00	14,000.00	-	14,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
42	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2010-11	2,000.00	2,000.00	-	2,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
43	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2010-11	800.00	800.00	-	800.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
44	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2010-11	3,500.00	3,500.00	-	3,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
45	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2010-11	13.00	13.00	-	13.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
47	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2010-11	3,200.00	3,200.00	-	3,200.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
48	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2010-11	165,000.00	165,000.00	-	165,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
49	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2010-11	27,000.00	27,000.00	-	27,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
50	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2010-11	8,500.00	8,500.00	-	8,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
51	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2010-11	14,250.00	14,250.00	-	14,250.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
52	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2010-11	7,000.00	7,000.00	-	7,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
53	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2010-11	1,650.00	1,650.00	-	1,650.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
54	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2010-11	4,000.00	4,000.00	-	4,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Results Legend\*:

- A Not Used
- B The contract (or supporting documentation) agreed to the obligation listed; however, the amount or monthly payments noted did not agree as the contract/supporting documentation stated a different amount, did not explicitly include a monthly obligation, or the monthly obligations were estimates and were contingent upon a third party's performance and therefore could not be agreed to the contract/supporting documentation.
- C Not Used
- D We noted that the contracts entered into with the third parties were executed under the name of the City and not the RDA
- E Amounts are based upon Agency estimates
- F Not Used
- G A legal document was not provided
- H The contract (or supporting documentation) did not agree to either the payee, description of service, project name or project area
- I The obligation or total monthly payments exceeded the maximum allowed by the contract (or supporting documentation)
- J Management asserts item is a pass through obligation.
- \* Refer to Results column above for items applicable to this schedule

**CITY OF PLACENTIA  
ATTACHMENT J**

**RESULTS OF PROCEDURE C6 - COMPARISON OF FINAL EOPS TO DRAFT ROPS**

Row on EOPS	Project Name / Debt Obligation	Payee	Description	Final EOPS									
				Total Outstanding Debt or Obligation	Total Due During FY	Payments by month for Second Half of FY 2011-12							Total
						Jan	Feb	March	April	May	June		
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 9,810,183.00	\$ 1,141,479.00	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.00	
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	4,688,519.00	357,387.00	-	75,237.50	-	-	-	140,237.50	215,475.00	
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	6,982,103.00	530,765.00	-	111,106.25	-	-	-	211,106.25	322,213.00	
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	8,442,625.00	796,313.00	-	265,437.50	-	-	-	265,437.50	530,875.00	
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	8,585,872.00	999,022.00	739,625.00	-	-	-	-	123,660.00	863,285.00	
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	90,000.00	34,873.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	
7	Employee Costs	Employees of Agency	Payroll for employees	194,892.00	194,892.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	377,563.00	377,563.00	-	-	-	-	-	377,563.00	377,563.00	
9	Property Management	Consensys Property Management	Prop Mngmnt for AH and Commercial Properties	60,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure/Retail	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	
11	Legal Services	Andrew V. Arczynski	Legal services	26,802.00	26,802.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	64.00	64.00	-	-	-	-	-	-	-	
13	Crowther Relocation	Overland Pacific Cutler (or designated firms)	Relocation Expenses related to Crowther Purchase	188.00	188.00	-	-	-	-	-	-	-	
14	132 Crowther Building	Keller Williams	Lease payment for building - 132 crowther	60,000.00	30,000.00	-	-	7,500.00	-	-	-	7,500.00	
15	132 Crowther Building II	DMWP, LLC	Lease payment for building - 132 crowther	230,992.00	110,992.00	-	-	30,000.00	-	-	-	30,000.00	
16	110 Bradford (OCFA)	City of Placentia	Lease payment for property - 120 Bradford	1,191,850.00	68,950.00	-	-	-	-	-	-	-	
17	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property - 312 Melrose	1,554,850.00	89,950.00	-	-	-	-	-	-	-	
18	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	851,000.00	23,000.00	-	-	-	23,000.00	-	-	23,000.00	
19	External Audit	Haskell & White, LLP	External audit expenses	7,630.00	7,630.00	-	7,630.00	-	-	-	-	7,630.00	
20	Property taxes	County of Orange	Property taxes for Agency-owned properties	10,800.00	10,800.00	-	-	-	5,400.00	-	-	5,400.00	
21	Low and Moderate Income Housing	Low and Moderate Income Housing Fund	Low and Mod Income Housing (Half 2011-12)	224,000.00	224,000.00	224,000.00	-	-	-	-	-	224,000.00	
22	Bond Administration	Harrell & Company	Continuing Disclosure/Financial Analysis	5,000.00	5,000.00	-	-	5,000.00	-	-	-	5,000.00	
23	Property Tax Administration	HdL Coren & Cone	Property Tax Financial Analysis	12,090.00	12,090.00	-	-	7,000.00	-	-	5,090.00	12,090.00	
24	Repair/Maintenance Housing Fund Properties	His House Repairs	Repair and Maintenance	5,000.00	5,000.00	-	-	2,000.00	-	2,030.00	-	4,030.00	
25	Repair/Maintenance Housing Fund Properties	To be determined	Property Services	5,000.00	5,000.00	-	-	2,500.00	-	-	2,500.00	5,000.00	
26	Trustee Fees	US Bank	Trustee Fees	105,000.00	5,250.00	-	3,750.00	-	-	-	-	3,750.00	
27	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	-	-	-	-	-	14,000.00	14,000.00	
28	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2011-12	2,000.00	2,000.00	-	-	-	-	-	2,000.00	2,000.00	
29	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2011-12	800.00	800.00	-	-	-	-	-	800.00	800.00	
30	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2011-12	3,500.00	3,500.00	-	-	-	-	-	3,500.00	3,500.00	
31	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2011-12	13.00	13.00	-	-	-	-	-	13.00	13.00	
32	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2011-12	275.00	275.00	-	-	-	-	-	275.00	275.00	
33	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2011-12	3,200.00	3,200.00	-	-	-	-	-	3,200.00	3,200.00	
34	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2011-12	165,000.00	165,000.00	-	-	-	-	-	165,000.00	165,000.00	
35	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2011-12	27,000.00	27,000.00	-	-	-	-	-	27,000.00	27,000.00	

Row on Draft ROPS	Project Name / Debt Obligation	Payee	Description	Draft ROPS											
				Total Outstanding Debt or Obligation	Total Due During FY	Payments by month							Total		
						Jan	Feb	March	April	May	June				
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 9,810,183.00	\$ 1,141,479.00	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13		
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	4,688,519.00	357,387.00	-	75,237.50	-	-	-	-	140,237.50	215,475.00		
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	6,982,103.00	530,765.00	-	111,106.25	-	-	-	-	211,106.25	322,213.00		
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	8,442,625.00	796,313.00	-	265,437.50	-	-	-	-	265,437.50	530,875.00		
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	8,585,872.00	999,022.14	739,625.29	-	-	-	-	-	123,659.75	863,285.14		
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	90,000.00	34,873.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00		
7	Employee Costs	Employees of Agency	Payroll for employees	194,892.00	194,892.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00		
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	377,563.00	377,563.00	-	-	-	-	-	-	377,563.00	377,563.00		
9	Property Management	Consensys Property Management	Prop Mngmnt for AH and Commercial Properties	60,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00		
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure/Retail	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00		
11	Legal Services	Andrew V. Arczynski	Legal services	26,802.00	26,802.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00		
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	-	-	-	-	-	-	-	-	-	-		
13	Crowther Relocation	Overland Pacific Cutler (or designated firms)	Relocation Expenses related to Crowther Purchase	900.00	900.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	900.00		
14	132 Crowther Building	Keller Williams	Lease payment for building - 132 crowther	60,000.00	30,000.00	-	-	7,500.00	-	-	-	-	7,500.00		
15	132 Crowther Building II	DMWP, LLC	Lease payment for building - 132 crowther	230,992.00	110,992.00	-	-	30,000.00	-	-	-	-	30,000.00		
16	110 Bradford (OCFA)	City of Placentia	Lease payment for property - 120 Bradford	1,191,850.00	68,950.00	-	-	-	-	-	-	-	-		
17	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property - 312 Melrose	1,554,850.00	89,950.00	-	-	-	-	-	-	-	-		
18	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	851,000.00	23,000.00	-	-	-	23,000.00	-	-	-	23,000.00		
19	External Audit	Haskell & White, LLP	External audit expenses	7,630.00	7,630.00	-	7,630.00	-	-	-	-	-	7,630.00		
20	Property taxes	County of Orange	Property taxes for Agency-owned properties	10,800.00	10,800.00	-	-	-	5,400.00	-	-	-	5,400.00		
21	Low and Moderate Income Housing	Low and Moderate Income Housing Fund	Low and Mod Income Housing (Half 2011-12)	224,000.00	224,000.00	224,000.00	-	-	-	-	-	-	224,000.00		
22	Bond Administration	Harrell & Company	Continuing Disclosure/Financial Analysis	5,000.00	5,000.00	-	-	5,000.00	-	-	-	-	5,000.00		
23	Property Tax Administration	HdL Coren & Cone	Property Tax Financial Analysis	12,090.00	12,090.00	-	-	7,000.00	-	-	5,090.00	-	12,090.00		
24	Repair/Maintenance Housing Fund Properties	His House Repairs	Repair and Maintenance	5,000.00	5,000.00	-	-	2,000.00	-	2,030.00	-	-	4,030.00		
25	Repair/Maintenance Housing Fund Properties	To be determined	Property Services	5,000.00	5,000.00	-	-	2,500.00	-	-	2,500.00	-	5,000.00		
26	Trustee Fees	US Bank	Trustee Fees	105,000.00	5,250.00	-	3,750.00	-	-	-	-	-	3,750.00		
27	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	-	-	-	-	-	-	14,000.00	14,000.00		
28	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2011-12	2,000.00	2,000.00	-	-	-	-	-	-	2,000.00	2,000.00		
29	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2011-12	800.00	800.00	-	-	-	-	-	-	800.00	800.00		
30	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2011-12	3,500.00	3,500.00	-	-	-	-	-	-	3,500.00	3,500.00		
31	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2011-12	13.00	13.00	-	-	-	-	-	-	13.00	13.00		
32	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2011-12	275.00	275.00	-	-	-	-	-	-	275.00	275.00		
33	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2011-12	3,200.00	3,200.00	-	-	-	-	-	-	3,200.00	3,200.00		
34	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2011-12	165,000.00	165,000.00	-	-	-	-	-	-	165,000.00	165,000.00		
35	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2011-12	27,000.00	27,000.00	-	-	-	-	-	-	27,000.00	27,000.00		

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT J (CONTINUED)**

**RESULTS OF PROCEDURE C6 - COMPARISON OF FINAL EOPS TO DRAFT ROPS**

Row on EOPS	Project Name / Debt Obligation	Payee	Description	Final EOPS									
				Total Outstanding Debt or Obligation	Total Due During FY	Payments by month for Second Half of FY 2011-12							Total
						Jan	Feb	March	April	May	June		
36	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2011-12	8,500.00	8,500.00	-	-	-	-	-	8,500.00	8,500.00	
37	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2011-12	28,500.00	28,500.00	14,250.00	-	-	-	-	14,250.00	28,500.00	
38	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	7,000.00	-	-	-	-	7,000.00	14,000.00	
39	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2011-12	3,700.00	3,700.00	1,850.00	-	-	-	-	1,850.00	3,700.00	
40	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2011-12	4,000.00	4,000.00	-	-	-	-	-	-	-	
41	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2010-11	14,000.00	14,000.00	-	14,000.00	-	-	-	-	-	
42	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2010-11	2,000.00	2,000.00	-	2,000.00	-	-	-	-	-	
43	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2010-11	800.00	800.00	-	800.00	-	-	-	-	-	
44	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2010-11	3,500.00	3,500.00	-	3,500.00	-	-	-	-	-	
45	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2010-11	13.00	13.00	-	13.00	-	-	-	-	-	
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	
47	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2010-11	3,200.00	3,200.00	-	3,200.00	-	-	-	-	-	
48	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2010-11	165,000.00	165,000.00	-	165,000.00	-	-	-	-	-	
49	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2010-11	27,000.00	27,000.00	-	27,000.00	-	-	-	-	-	
50	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2010-11	8,500.00	8,500.00	-	8,500.00	-	-	-	-	-	
51	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2010-11	14,250.00	14,250.00	-	14,250.00	-	-	-	-	-	
52	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2010-11	7,000.00	7,000.00	-	7,000.00	-	-	-	-	-	
53	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2010-11	1,650.00	1,650.00	-	1,650.00	-	-	-	-	-	
54	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2010-11	4,000.00	4,000.00	-	4,000.00	-	-	-	-	-	

Row on Draft ROPS	Project Name / Debt Obligation	Payee	Description	Draft ROPS									
				Total Outstanding Debt or Obligation	Total Due During FY	Payments by month							Total
						Jan	Feb	March	April	May	June		
36	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2011-12	8,500.00	8,500.00	-	-	-	-	-	8,500.00	8,500.00	
37	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2011-12	28,500.00	28,500.00	14,250.00	-	-	-	-	14,250.00	28,500.00	
38	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	7,000.00	-	-	-	-	7,000.00	14,000.00	
39	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2011-12	3,700.00	3,700.00	1,850.00	-	-	-	-	1,850.00	3,700.00	
40	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2011-12	4,000.00	4,000.00	-	-	-	-	-	-	-	
41	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2010-11	14,000.00	14,000.00	-	14,000.00	-	-	-	-	-	
42	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2010-11	2,000.00	2,000.00	-	2,000.00	-	-	-	-	-	
43	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2010-11	800.00	800.00	-	800.00	-	-	-	-	-	
44	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2010-11	3,500.00	3,500.00	-	3,500.00	-	-	-	-	-	
45	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2010-11	13.00	13.00	-	13.00	-	-	-	-	-	
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	
47	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2010-11	3,200.00	3,200.00	-	3,200.00	-	-	-	-	-	
48	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2010-11	165,000.00	165,000.00	-	165,000.00	-	-	-	-	-	
49	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2010-11	27,000.00	27,000.00	-	27,000.00	-	-	-	-	-	
50	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2010-11	8,500.00	8,500.00	-	8,500.00	-	-	-	-	-	
51	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2010-11	14,250.00	14,250.00	-	14,250.00	-	-	-	-	-	
52	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2010-11	7,000.00	7,000.00	-	7,000.00	-	-	-	-	-	
53	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2010-11	1,650.00	1,650.00	-	1,650.00	-	-	-	-	-	
54	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2010-11	4,000.00	4,000.00	-	4,000.00	-	-	-	-	-	

Results Legend:  
 Difference noted between Final EOPS and draft ROPS, including changes in obligation amounts, payment amounts, or new/deleted obligations.

**CITY OF PLACENTIA  
ATTACHMENT K**

**RESULTS OF PROCEDURE D2 - FINAL ROPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Final ROPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY	Payments by month							Results	Additional Details
						Jan	Feb	March	April	May	June	Total		
1	2003 Improvement COPs	US Bank	Certificate of Participation for Improvements	\$ 9,810,183.00	\$ 1,141,479.00	\$ 845,093.00	\$ -	\$ -	\$ -	\$ -	\$ 141,293.13	\$ 986,386.13	B	Lease Agreement for the 2003 COPs, Refunding and Improvement Project, dated November 1, 2003, and the 2003 COPs Official Statement, dated November 13, 2003. An Amended and Restated Reimbursement Agreement was provided, dated May 1, 2003, between the City of Placentia and the Redevelopment Agency, which shows a reimbursement schedule. The lease payment due January 1, 2012 is for \$845,093.13.
2	2002 Tax Allocation Bonds A	US Bank	Series A Housing Bonds	4,688,519.00	357,387.00	-	75,237.50	-	-	-	140,237.50	215,475.00	B	Official Statement for the 2002 Tax Allocation Bonds, Series A. Official Statement shows that Debt Service Schedule for the Series A bonds. The total due during 2012 is \$215,475.00.
3	2002 Tax Allocation Bonds B	US Bank	Series B Capital Bonds	6,982,103.00	530,765.00	-	111,106.25	-	-	-	211,106.25	322,212.50	B	Official Statement for the 2002 Tax Allocation Bonds, Series B. Official Statement shows that Debt Service Schedule for the Series B bonds. The total due during 2012 is \$322,213.00.
4	2009 Subordinate Notes	US Bank	Subordinate Short Term Bonds	8,442,625.00	796,313.00	-	265,437.50	-	-	-	265,437.50	530,875.00	B	Official Statement for the 2009 Subordinate Tax Allocation Notes for the Placentia Redevelopment Agency, dated January 30, 2009, for \$6,850,000. The scheduled annual payment for February 2011 is for \$530,875.
5	2003 COPs City Reimbursement	City of Placentia	Reimbursement Agreement for 2003 COP	8,585,872.00	999,022.14	739,625.29	-	-	-	-	123,659.75	863,285.14	G	Legal document that forms the basis for the obligation was not provided.
6	Real Estate Advisory Services	Kosmont Companies	Downtown Parking/Retail Development	90,000.00	34,873.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	30,000.00	B, D, E, I	Limited Scope Professional Services Agreement between the City of Placentia and Kosmont & Associates, Inc., dated March 10, 2009. Compensation is estimated to be \$15,000, not to exceed \$24,900. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
7	Employee Costs	Employees of Agency	Payroll for employees	194,892.00	194,892.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	64,800.00	G	Legal document that forms the basis for the obligation was not provided.
8	Administrative Overhead	City of Placentia	Overhead for Agency operations	377,563.00	377,563.00	-	-	-	-	-	377,563.00	377,563.00	G, E	Legal document that forms the basis for the obligation was not provided. Amounts provided are based on budget.
9	Property Management	Consensus Property Management	Prop Mngmnt for AH and Commercial Properties	60,000.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E, I	Professional Services Agreement between the City of Placentia and Consensus Property Management, Inc., dated March 31, 2009. Per the agreement, the total of the payments to be paid to the Consultant shall not exceed \$25,000. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
10	EDGE ENA	EDGE, Inc.	Exclusive Negotiating Agreement Parking Structure/Retail	50,000.00	50,000.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	25,002.00	B, E	We were provided Extension No. 2 and No. 3 of Exclusive Negotiation Agreement between the City of Placentia, the Redevelopment Agency, and EDGE-SCI. The total outstanding obligation and total due during fiscal year are performance based estimates.
11	Legal Services	Andrew V. Arczynski	Legal services	26,802.00	26,802.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00	B, D, E	Attorney-Client Fee Agreement between the City of Placentia and a third party, dated May 5, 2009. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
12	External Legal Services	Daley & Heft	Legal Services for Commercial Acquisitions	-	-	-	-	-	-	-	-	-	D	Agreement for Legal Services between the City of Placentia and Daley & Heft, LLP, dated November 18, 2008. We noted the obligation was made in the name of the City and not the RDA. No monthly payments scheduled for January 2012-June 2012.
13	Crowther Relocation	Overland Pacific Cutler (or designated firms)	Relocation Expenses related to Crowther Purchase	900.00	900.00	150.00	150.00	150.00	150.00	150.00	150.00	900.00	D, E	Consulting Services Agreement between the City of Placentia and Overland Pacific & Cutler. The contract states that the maximum amount to be paid for services is \$5,000. We noted the obligation was made in the name of the City and not the RDA. The amounts noted in the schedule are estimates.
14	132 Crowther Building	Keller Williams	Lease payment for building - 132 crowther	60,000.00	30,000.00	-	-	7,500.00	-	-	-	7,500.00	H, E	Lease Agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP, and is not detailed in the Agreement as payee. The amounts noted in the schedule are estimates of services provided.
15	132 Crowther Building II	DMWP, LLC	Lease payment for building - 132 crowther	230,992.00	110,992.00	-	-	30,000.00	-	-	-	30,000.00	D	Lease agreement between the Redevelopment Agency of the City of Placentia and DMWP, LLC, dated March 16, 2010. Keller Williams is considered an agent of DMWP. The amounts noted in the schedule are estimates of services provided.
16	110 Bradford (OCFA)	City of Placentia	Lease payment for property -120 Bradford	1,191,850.00	68,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.
17	312 Melrose (Parking Structure)	City of Placentia	Lease payment for property - 312 Melrose	1,554,850.00	89,950.00	-	-	-	-	-	-	-	G	Legal document that forms the basis for the obligation was not provided. No monthly payments scheduled for January 2012-June 2012.
18	SB 2557 Property Tax Admin	County of Orange	Property Tax Administration Payment	851,000.00	23,000.00	-	-	-	23,000.00	-	-	23,000.00	G	Legal document that forms the basis for the obligation was not provided.
19	External Audit	Haskell & White, LLP	External audit expenses	7,630.00	7,630.00	-	7,630.00	-	-	-	-	7,630.00	B, D, E	Professional Services Agreement between the City of Placentia and Haskell & White, LLP, dated June 21, 2011 for audit services. It is noted that the maximum amounts of payment to the payee shall be \$207,000 in three years. We noted that the obligation was made in the name of the City and not the RDA.
20	Property taxes	County of Orange	Property taxes for Agency-owned properties	10,800.00	10,800.00	-	-	-	5,400.00	-	-	5,400.00	G	Legal document that forms the basis for the obligation was not provided.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT K (CONTINUED)**

**RESULTS OF PROCEDURE D2 – FINAL ROPS – JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Final ROPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
21	Low and Moderate Income Housing	Low and Moderate Income Housing Fund	Low and Mod Income Housing (Half 2011-12)	224,000.00	224,000.00	224,000.00	-	-	-	-	-	224,000.00	G	Review of the DOF letter to the City dated April 16, 2012, and the appeal letter sent to the DOF on May 2, 2012 by the City Administrator, the City, as the Successor Agency, concurs that this line item should be removed from the EOPS/ROPS.
22	Bond Administration	Harrell & Company	Continuing Disclosure/Financial Analysis	5,000.00	5,000.00	-	-	5,000.00	-	-	-	5,000.00	B, E	Consulting Services Agreement made between the City of Placentia, the Redevelopment Agency, and Harrell & Company Advisors, LLC, dated August 19, 2008. The amounts noted in the schedule are estimates.
23	Property Tax Administration	HdL Coren & Cone	Property Tax Financial Analysis	12,090.00	12,090.00	-	-	7,000.00	-	-	5,090.00	12,090.00	B, D	Agreement between the City of Placentia and HDL Coren & Cone, dated September 2, 2003. The amounts noted in the schedule are estimates. We noted the obligation was made in the name of the City and not the RDA.
24	Repair/Maintenance Housing Fund Properties	His House Repairs	Repair and Maintenance	5,000.00	5,000.00	-	-	2,000.00	-	2,030.00	-	4,030.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
25	Repair/Maintenance Housing Fund Properties	To be determined	Property Services	5,000.00	5,000.00	-	-	2,500.00	-	-	2,500.00	5,000.00	G, E	Legal document that forms the basis for the obligation was not provided. The amounts noted in the schedule are estimates.
26	Trustee Fees	US Bank	Trustee Fees	105,000.00	5,250.00	-	3,750.00	-	-	-	-	3,750.00	G	Legal document that forms the basis for the obligation was not provided.
27	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	-	-	-	-	-	14,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
28	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2011-12	2,000.00	2,000.00	-	-	-	-	-	2,000.00	2,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
29	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2011-12	800.00	800.00	-	-	-	-	-	800.00	800.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
30	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2011-12	3,500.00	3,500.00	-	-	-	-	-	3,500.00	3,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
31	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2011-12	13.00	13.00	-	-	-	-	-	13.00	13.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
32	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2011-12	275.00	275.00	-	-	-	-	-	275.00	275.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
33	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2011-12	3,200.00	3,200.00	-	-	-	-	-	3,200.00	3,200.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
34	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2011-12	165,000.00	165,000.00	-	-	-	-	-	165,000.00	165,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
35	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2011-12	27,000.00	27,000.00	-	-	-	-	-	27,000.00	27,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
36	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2011-12	8,500.00	8,500.00	-	-	-	-	-	8,500.00	8,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
37	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2011-12	28,500.00	28,500.00	14,250.00	-	-	-	-	14,250.00	28,500.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
38	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2011-12	14,000.00	14,000.00	7,000.00	-	-	-	-	7,000.00	14,000.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
39	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2011-12	3,700.00	3,700.00	1,850.00	-	-	-	-	1,850.00	3,700.00	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
40	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2011-12	4,000.00	4,000.00	-	-	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
41	Pass Through Agreement	City of Placentia	Agency pass through agreement FY 2010-11	14,000.00	14,000.00	-	14,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
42	Pass Through Agreement	Placentia Lighting District	Agency pass through agreement FY 2010-11	2,000.00	2,000.00	-	2,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
43	Pass Through Agreement	OC Vector Control District	Agency pass through agreement FY 2010-11	800.00	800.00	-	800.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
44	Pass Through Agreement	OC Water District	Agency pass through agreement FY 2010-11	3,500.00	3,500.00	-	3,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
45	Pass Through Agreement	OC Water District Water Reserve	Agency pass through agreement FY 2010-11	13.00	13.00	-	13.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Refer to Results Legend following the last row of testwork in this attachment.

**CITY OF PLACENTIA  
ATTACHMENT K (CONTINUED)**

**RESULTS OF PROCEDURE D2 - FINAL ROPS - JANUARY 1, 2012 THROUGH JUNE 30, 2012**

Final ROPS	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY	Payments by month						Results	Additional Details	
						Jan	Feb	March	April	May	June			Total
46	Pass Through Agreement	OC Transportation Authority	Agency pass through agreement FY 2010-11	275.00	275.00	-	275.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
47	Pass Through Agreement	OC Sanitation District 2	Agency pass through agreement FY 2010-11	3,200.00	3,200.00	-	3,200.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
48	Pass Through Agreement	PYLUSD	Agency pass through agreement FY 2010-11	165,000.00	165,000.00	-	165,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
49	Pass Through Agreement	NOC Comm College District	Agency pass through agreement FY 2010-11	27,000.00	27,000.00	-	27,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
50	Pass Through Agreement	OC Superintendent of Schools	Agency pass through agreement FY 2010-11	8,500.00	8,500.00	-	8,500.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
51	Pass Through Agreement	Co. of Orange General Fund	Agency pass through agreement FY 2010-11	14,250.00	14,250.00	-	14,250.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
52	Pass Through Agreement	Co. of Orange Flood Control	Agency pass through agreement FY 2010-11	7,000.00	7,000.00	-	7,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
53	Pass Through Agreement	Co. of Orange HB&P	Agency pass through agreement FY 2010-11	1,650.00	1,650.00	-	1,650.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.
54	Pass Through Agreement	Placentia Library District	Agency pass through agreement FY 2010-11	4,000.00	4,000.00	-	4,000.00	-	-	-	-	-	J	Management asserted these are statutory pass through obligations by function of law. No contract is available for this obligation.

Results Legend\*:

- A Not Used
- B The contract (or supporting documentation) agreed to the obligation listed; however, the amount or monthly payments noted did not agree as the contract/supporting documentation stated a different amount, did not explicitly include a monthly obligation, or the monthly obligations were estimates and were contingent upon a third party's performance and therefore could not be agreed to the contract/supporting documentation.
- C Not Used
- D We noted that the contracts entered into with the third parties were executed under the name of the City and not the RDA
- E Amounts are based upon Agency estimates
- F Not Used
- G A legal document was not provided
- H The contract (or supporting documentation) did not agree to either the payee, description of service, project name or project area
- I The obligation or total monthly payments exceeded the maximum allowed by the contract (or supporting documentation)
- J Management asserts item is a pass through obligation.
- \* Refer to Results column above for items applicable to this schedule