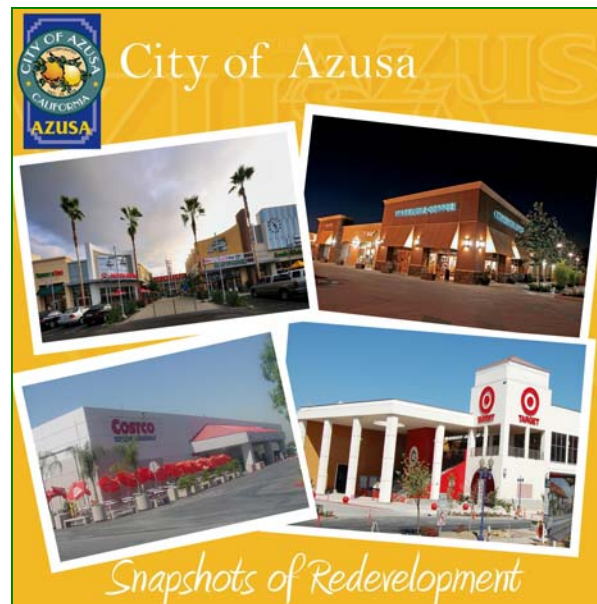


REDEVELOPMENT AGENCY

Capital Projects

20% Set Aside

Debt Service



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ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

PROGRAM DESCRIPTION:

The Economic Development/Redevelopment Division is responsible for administering an overall work program which will promote economic development, and facilitate beautification and improvement projects in the Merged Central Business District and West End Project, and Ranch Center Project areas, as well as the City as a whole. Its major goals are:

- to ensure an economically strong and balanced commercial sector of the community, and improve the goods and services available to residents;
- to achieve strong investment and consumer support for the community's Downtown commercial sector;
- to revitalize the Downtown area, and promote accessible and attractive public meeting places;
- to provide quality affordable housing and a wide range of housing choices within the community;
- to encourage a strong and diversified industrial sector of the community, eliminating and preventing the spread of blight and deterioration;
- to promote the development of modern, attractive industrial uses that are environmentally compatible, increase industrial efficiency, and stimulate new private investment;
- to increase employment opportunities;
- to promote a strong customer service focus; and
- to increase property values, sales taxes, and other public revenues.

The Division accomplishes these goals through economic development marketing, land assembly, financial assistance, project management, comprehensive planning, public and private enterprise partnerships, housing rehabilitation, and the Community Development Block Grant Program.

Per Section 33606 of the Health and Safety Code, a redevelopment agency shall adopt an annual budget which contains proposed expenditures, proposed indebtedness, anticipated revenues, the work program for the coming year including goals, and an examination of the previous year's achievements with comparisons to the goals of the previous year's work program. The budget presented herein satisfies these requirements.

ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

FY 10-11 PROGRAM HIGHLIGHTS:

1. Significantly increase general fund revenues through economic development processes that significantly improve the goods & services available to Azusa residents and the surrounding region, and revitalize Downtown Azusa.

- Downtown North – The Agency continued negotiations toward creation of a strategic development plan and phased development program for this area, which is generally bounded by 9th Street on the north, the Foothill Boulevard corridor on the south, San Gabriel Avenue on the west, and Dalton Avenue to the east, and will include the future Downtown Transit District, retail, mixed use, and public library. During 2009-10, Agency staff has worked with two potential developers, Lewis Retail Center and most recently Hopkins Real Estate Group. In April 2010, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Hopkins Real Estate Group, to continue to explore new commercial and/or retail development opportunities for the 7.0 acre site. In July 2010, the Agency terminated the ENA with Hopkins due to default of the ENA deposit terms. Lewis has continued to express interest in working with the Agency to develop the Downtown North Redevelopment Project site. However, while market conditions in some retail sectors have improved since the original Lewis ENA in 2009, the current economic downturn has continued to hamper the Agency's ability to recruit and sign a major supermarket for this trade area. In April 2011, the Agency began negotiations with Lewis Retail Centers for a Third ENA that would provide for the development of that portion of the Downtown North Redevelopment Project Area commonly referred to "Blocks A2 and A3" which is generally bounded by San Gabriel Avenue on the west, the Metropolitan Transit Authority right-of-way on the south, 9th Street on the north and Dalton Avenue on the east. The deal points to be included in the Third ENA would be consistent with those incorporated into the previous ENA's.
- Target Store – In FY 2008-09, the Agency entered into a Disposition and Development Agreement (DDA) with Target Stores to build a 159,000 square-foot facility on the property bordered by Azusa Avenue, 9th Street, San Gabriel Avenue and the rail road tracks. In early August 2009, the Agency closed escrow on the 4.2 acre site and conveyed its interest to Target Stores Inc. In early December 2009, the Agency held a ground breaking ceremony of the Target Store Development with construction beginning shortly thereafter. The construction of the Target Store Development project was completed in early October 2010 and a ground breaking ceremony was held on October 10, 2010 for the residents of the community.
- Foothill Shopping Center – In FY 2007-08, Trachman-Indevco completed their renovation of this obsolete Shopping Center, which has been renamed Citrus Crossing Center. While the rehabilitation of Citrus Crossing has had an extremely positive effect in the community, certain aspects of the site's development became stalled due to the downturn in the economy. This included the recruitment of a restaurant operator for the 7,500 square foot building pad fronting onto Citrus Avenue and the proposed 102-townhouse development. In an effort to incentivize quality restaurants to locate to the center, the developer continued to

ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

market the restaurant pad at annual events (e.g., International Council of Shopping Centers) to provide full-service, sit-down dining. During this downtown staff became aware that there may be an opportunity to assist the Developer in bringing an Applebee's Restaurant to the undeveloped building pad. In June 2010, the City Manager met with the Developer and discussed ways in which the City/Agency could amend the initial DDA with the developer to allow for a deferral of the required annual developer payments in the amount of approximately \$40,000 for a period of three years. On October 18, 2010 the Agency Board approved the First Amendment to the Statutory Development Agreement and Owner Participation Agreement to allow for the deferment. In October 2010, the Agency Board approved an Operating Covenant Agreement with APPLE SOCAL, LLC. In April 2011 a ground breaking ceremony was held for the Applebee's Restaurant and is expected to open July 2011.

- Block 36 – The site is located on the Southeast Corner (SEC) of Azusa Avenue and Foothill Boulevard and was subject to an ENA with Lewis Retail to develop a mixed-use retail and housing project. Lewis was ultimately unable to move forward with the ENA. The Agency is now looking at other developers in seeking development opportunities for the future development of the site. Additionally, the Agency will market the site at the annual International Council of Shopping Centers Conference in May 2011 held in Las Vegas.
- Block 37 – In September 2009, the Agency Board approved the Purchase and Sale Agreement for the acquisition of real property located at 622 North San Gabriel Avenue, commonly known as “Johnny’s Florist.” The property is situated within the Central Business District Redevelopment Area, and consists of a 7000 square foot site, that is improved with a vacant 2,177 square feet single family home, previously used as a flower shop. Assemblage of this parcel, with additional adjoining parcels to be acquired in the near future, could produce a single parcel available for future downtown development.
- Northeast Corner (NEC) Azusa and Arrow Highway – During the previous five-year planning period, the Agency acquired one property (approximately 145,130 square feet) at the NEC Azusa Avenue and Arrow Highway and continues to pursue completing the assemblage of the site. In early 2009, the Agency initiated condemnation proceedings on the last remaining parcel (8621-024-001) and is in the process of finalizing the settlement discussions this year. In FY 2008-09, the unincorporated property was formally annexed to the City. Recent discussion with potential developers for a retail/restaurant use of this property has been hampered by the recent economic downturn; however, the Agency continues to market the site to developers that are interested in development opportunities for a commercial center with full service dining.
- Enterprise Site – In December 2009, the Agency Board approved a Purchase Agreement for the acquisition of the property located 229 S. Azusa Avenue commonly known as the “Enterprise Site”. The property is situated within the Redevelopment Project Area, and is improved with a vacant office and car servicing facility with surface parking. The subject property is an “L” shaped site made up of three parcels totaling 108,665 square feet, or 2.49 acres zoned for both residential and commercial uses. It is a corner site, adjacent to the freeway off ramp, with excellent exposure and accessibility to a main thoroughfare. Immediately following the Agency’s acquisition of the Site, staff began reaching out to potential developers to explore redevelopment

ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

opportunities. Some of the land uses considered include hotels, car dealerships, big-box retail, mixed use commercial/residential, supermarkets, home improvement, etc. As a result of this outreach effort, staff began discussions with Kal Pacific & Associates, Inc. of Temecula, California for the possible development of a hotel and restaurant on the Site. Kal Pacific has been developing commercial projects for 25 years. It is anticipated that Kal Pacific will serve as the developer for the proposed hotel project and anticipates entering into an ENA with the Agency. On May 16, 2011, the Agency Board approved the ENA with Kal Pacific, Inc. for the development of a hotel project.

- Commercial Façade Improvements – Three businesses in the 600 Block of north Azusa Avenue received façade improvement rebates and one business received an FF & E Loan.
- Business Development Programs – Continued financial assistance and partnerships with the Chamber of Commerce, working to increase their participation and responsibilities as they work toward becoming self-sufficient.
- Buxton Study - In late Dec 2009, the Agency conducted a Buxton Study of the city to help boost economic development and attract retailers to the city. In an effort to find the best locations for new retailers, Buxton identified three potential sites within the city (Azusa Avenue & Foothill Boulevard, Azusa Avenue and I-210, and Azusa Avenue and Arrow Hwy). Buxton examined the retail potential based on the following analyses: 1) the primary drive time trade area; 2) customers in each area were segmented according to buying habits and lifestyles; 3) profile of Azusa's customers within each of the trade areas was developed; and 4) surplus/leakage for 11 major store types and 49 minor stores types were determined for the trade area. The Agency is utilizing the Buxton study to negotiate with potential developers' interest in development opportunities within the city. Further, the Buxton study will allow the City to make more informed decisions about investments in infrastructure and can focus resources on areas of higher development potential. Additionally, the Buxton study will also serve as a marketing tool at the International Council of Shopping Centers conference held annually.
- The Agency continues to participate in pro-active marketing efforts targeting developers and businesses. Efforts included attendance at the International Council of Shopping Center conventions, attendance at the San Gabriel Valley Economic Partnership conferences, and a San Gabriel Valley Tribune advertisement highlighting Azusa and its current projects.

2. Increase the affordable housing opportunities for Azusa residents.

- Housing Program – Continued to provide financial assistance to approximately 20 low income homeowners for home improvements, and provided referral and information for various first-time homebuyer and Section 8 programs.
- 9th and Alameda Site – In December 2008, the Agency Board approved a Purchase Agreement for the acquisition of the property located at 902, 906, 908, and 912 North Alameda Avenue, commonly known as the "Miller Site." The subject property is situated

ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

within the Central Business District Redevelopment Area, and consists of 4 parcels. Each parcel consists of 7,000 square feet, totaling 28,000 square feet. Three of the four parcels are improved with two single family homes and one duplex. The remaining parcel is unimproved. The land assemblage of this parcel could produce a single parcel available for a future affordable housing development project. The Agency is currently seeking affordable housing developers who may be interested in housing development opportunities. In June 2009, the Agency recruited the service of Overland Pacific and Cutler to complete a Replacement Housing Plan of the former "Miller site." The plan is the result of the proposed redevelopment properties located in the Merged Central Business District and West End Redevelopment Area and to determine the impact of, and be in compliance with the requirements for, replacement housing contemplated under the California Redevelopment Law.

- Down Payment Assistance Loan Program (DPAP) – DPAP provides down payment assistance up to \$140,000 to eligible low-to-moderate income first time homebuyers. Azusa residents, in particular those members of the community that contribute to the vitality of the City, such as teachers, policemen, firefighters and nurses, are given first priority to apply for these deferred payment loans. In FY 2009-10, no loans were funded. Due to the downturn in the economy and budget constraints, this program is temporarily on hold.
- Affordable Housing Projects – In FY 2008-09 and through March 2010, the Agency began acquiring blighted properties and assembling sites suitable for quality affordable housing development located at the Atlantis Gardens site. By February 2010, the Agency acquired and demolished a minimum of 16 properties for this purpose. The Agency acquired two additional properties and closed escrow in January 2011. To promote the development and preservation of affordable housing, in early January 2010, the Agency prepared a Request for Qualifications ("RFQ") to solicit interest from potential development partners for the construction and/or rehabilitation of rental and owner-occupied housing for very-low, low and moderate income families. In July 2010, the Agency issued a Developer Request for Proposal (RFP) to the seven firms on the Pre-Qualification List. Agency staff received five proposals from the following developers:
 1. AMCAL
 2. A joint venture of Jamboree Housing and Bridge Housing
 3. Mercy Housing
 4. National Community Renaissance (National CORE)
 5. A joint venture of The Olson Company, TELACU, Related, and Homework House

The five development proposals were then reviewed and scored by Agency staff and the Agency's redevelopment consultants, Urban Futures, Inc. and HR&A Advisors Inc. (HR&A is under contract with the Los Angeles County Community Development Commission). In December 2010, the Agency Board approved Mercy Housing as the developer for the project site. Their proposal calls for a \$74.7 million project consisting of 193 units built in three phases. The design would be two and three story

ECONOMIC AND COMMUNITY DEVELOPMENT REDEVELOPMENT DIVISION PROGRAM COMMENTARY

townhomes with 31,000 square feet of open space and an on-site property management and tenant services component, including the Homework House. It is the developer's intent to leverage a number of tax credits and subsidies, including City of Industry funds.

- Affordable Housing Monitoring – Agency continues to monitor its affordable housing units and negotiate maintenance of same. Additionally, the Agency will soon enter into contract with Urban Futures to provide ongoing affordable housing monitoring and compliance services. It is anticipated that Urban Futures will assist in the management of its DPAP, Rental Housing Programs, and Mobile Home Parks compliance monitoring.

STRATEGIC GOALS:

- Significantly increase general fund revenues through economic development processes that significantly improve the goods & services available to Azusa residents and the surrounding region, and revitalize Downtown Azusa.
- Increase affordable housing opportunities for Azusa residents.

FY 11-12 PROPOSED INDEBTEDNESS:

The Agency does not propose to issue any new bond debt in FY 2011-12 at this time.

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Budget Division: REDEVELOPMENT AGENCY - ADMINISTRATION

Full Time Positions

Part Time Positions

Position Title	FY 10-11 Revised Allocation	FY 11-12 Adopted Allocation	FY 10-11 Revised Salary	FY 11-12 Adopted Salary	Position Title	FY 10-11 Revised Hours	FY 11-12 Adopted Hours	FY 10-11 Revised Wages	FY 11-12 Adopted Wages
City Manager ^(a)	0.50	0.50	\$110,260	\$110,260	Council Stipend	N/A	N/A	\$3,600	\$3,600
Economic and Comm Dev Director ^(b)	0.67	0.67	103,410	103,410	Dept. Intern	450	-	5,130	0
Assistant City Manager ^(c)	0.20	0.20	30,080	30,080					
Administrative Services Dir./CFO ^(d)	0.20	0.20	34,635	34,635					
Controller ^(e)	0.10	0.20	11,250	20,465					
Senior Accountant ^(f)	0.50	0.20	38,060	16,735					
Administrative Secretary	1.00	1.00	58,675	59,695					
Redevelopment Project Manager	1.00	1.00	87,365	87,365					
Senior Office Specialist	1.00	1.00	50,410	50,410					
^(a) .50 FTE Administration									
^(b) .33 FTE Comm Dev-Planning									
^(c) .80 FTE Administration									
^(d) .80 FTE Administrative Services-Finance									
^(e) FY 2010-11: .90 FTE Administrative Services-Finance; FY 2011-12: .80 FTE Administrative Services-Finance									
^(f) FY 2010-11: .50 FTE CDBG; FY 2011-12: .50 FTE Prop A, .30 FTE Administrative Services-Finance									
TOTAL	5.17	4.97	\$524,145	\$513,055	TOTAL	450	0	\$8,730	\$3,600

BUDGET UNIT:**ALL FUND 80 DIVISIONS-RDA CIP FUND (SUMMARY)**

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>PERSONNEL</u>						
6003	Salaries/Regular	502,045	478,545	524,145	513,055	(11,090)
6006	Salaries/Temp & Part-Time	3,685	6,045	8,730	3,600	(5,130)
6012	Salaries/Comp-Time	1,345	3,645	-	-	-
6015	Salaries/Vacation	12,870	20,445	-	-	-
6024	Salaries/Sick Leave	9,030	18,840	-	-	-
6033	Overtime Pay/Premium	690	-	-	-	-
6045	Standby Pay/Premium	1,605	1,605	1,595	1,450	(145)
6048	Salaries/Language Pay	3,615	3,620	3,600	4,080	480
6063	Salaries/Jury Duty	605	-	-	-	-
6069	Allowances/Vehicle	9,410	7,200	9,380	4,700	(4,680)
6070	Allowances/Telephone	755	755	750	750	-
6101	PERS/Employee Contribution	38,310	37,545	37,070	36,565	(505)
6105	PERS/Employer Contribution	65,690	62,735	61,130	65,900	4,770
6109	PARS/Employer	15,950	17,865	24,430	25,045	615
6125	FICA/Employer Contrib/Med	9,040	9,375	9,015	8,760	(255)
6133	Retiree Health Premium Reimb	-	-	-	1,335	1,335
6140	Life Insurance Allocation	2,265	1,370	1,430	1,395	(35)
6155	Workers' Comp Allocation	21,655	21,610	21,645	20,960	(685)
6160	LTD Insurance Allocation	5,120	5,705	4,045	3,995	(50)
6165	Unemployment Allocation	535	550	630	605	(25)
6175	Benefits/Flex Plan	76,245	76,660	80,565	79,810	(755)
6180	Deferred Comp/Employer Paid	12,690	14,620	13,930	13,935	5
PERSONNEL SUBTOTAL		793,155	788,735	802,090	785,940	(16,150)

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (SUMMARY)**

Account Number		Description	Cost
CapPrj/ Merged 80xxxxxxx	6230	<u>Dues/Subscriptions</u> - California Redevelopment Association (CRA), California Downtown Association, International Council of Shopping Centers (ICSC), National Main Street/Historic Preservation, Notary dues, San Gabriel Valley Economic Partnership and Southern California Association of Governments (SCAG).	\$15,100
	6235	<u>Meeting/Conferences</u> - California Redevelopment Association (CRA) annual conference and meetings, California Society of Municipal Finance Officers (CSMFO) meetings, ICSC Conferences with Booth Rental, developer meetings, and marketing conferences.	\$8,000
	6301	<u>Legal Fees</u> - For various projects in Downtown North, Block 36 and miscellaneous projects.	\$100,000
	6315	<u>Accounting/Auditing Services</u> - Services include annual independent audit for the Redevelopment Agency, its tax allocation bonds, and two 1992 mortgage revenue refunding bond issues.	\$17,000
	6325	<u>Appraisal Fees</u> - Miscellaneous projects.	\$42,500
	6345	<u>Program Consultants</u> - Senior project management services for the following projects: Block 36, Downtown North, NEC Arrow & Azusa, Block 37 and miscellaneous projects.	\$149,000
	6399	<u>Professional Services</u> - Miscellaneous consulting services including environmental investigations, CEQA studies, parking studies, etc., for the following projects: Downtown North, NEC Arrow & Azusa and miscellaneous projects.	\$57,500
	6493	<u>Outside Services & Repairs</u> - HdL Sales and Property Tax systems.	\$25,000
	6509	<u>Publications</u> - Demographic data, miscellaneous marketing/statistical publications, CRA brochures, and redevelopment legal guides.	\$100
		<i>(continued)</i>	

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (SUMMARY)**

6527	Computer Supplies - Toners, CDs, etc.	\$500
6530	Office Supplies - Various office supplies such as folders, binders, pens, etc.	\$3,000
6572	Office Furniture & Equipment - Purchase of furniture and equipment as needed.	\$500
6601	Advertising - Economic development marketing advertisements in the San Gabriel Valley Tribune, and other minor ads, e.g., Golden Days program ad, Azusa Chamber directory ad, etc.	\$12,000
6610	Bond Administration - Fees associated with bond issues. Pays for bond disclosure services, arbitrage rebate calculation services, and annual trustee administrative fees for the Agency's bond issues.	\$32,200
6625	Program Expense - Marketing brochures, newsletters, promotional giveaways for ICSC conferences, and ribbon cuttings and groundbreakings. Also includes special mailings and project meetings.	\$29,000
6630	Community Programs - Miss Azusa-\$10,000; Miss Outstanding-\$5,000; Chamber of Commerce-\$32,545; and Winter Fiesta-\$1,000.	\$48,545
6815	Maint & Repairs/Bldgs - Maintenance for Agency-owned properties.	\$33,000
6835	Maint & Repair/Equipment - Repairs of equipment.	\$300
7001	Interest Expense - Interest reflects anticipated cash flow and scheduled reimbursements to City for administration.	\$200,000
7027	Assistance from City (Overhead/Departmental Allocations) - Payment to the General Fund for overhead and service allocations.	\$200,000
7035	Grants-In-Aid - Incentives for quality restaurant tenant attraction.	\$200,000
7110	Land Preparation - Allowance for preparation of acquired properties for various projects.	\$50,000
7115	Land Disposal Expense - Closing costs, title reports, other fees associated with the purchase and sale of properties.	\$20,000

BUDGET UNIT:**ALL FUND 80 DIVISIONS-RDA CIP FUND (SUMMARY)**

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>OPERATIONS</u>						
6220	Training Schools	495	-	500	-	(500)
6230	Dues & Subscriptions	14,540	12,985	15,100	15,100	-
6235	Meetings & Conferences	4,250	8,040	8,000	8,000	-
6240	Mileage Reimbursement	10	25	-	-	-
6301	Legal Fees	340,905	238,165	292,500	100,000	(192,500)
6315	Accounting/Auditing Services	15,700	12,100	17,000	17,000	-
6325	Appraisal Fees	64,900	14,400	57,500	42,500	(15,000)
6340	Special Studies	-	104,375	-	-	-
6345	Program Consultants	233,780	194,215	228,000	149,000	(79,000)
6399	Professional Services/Other	130,885	35,335	110,000	57,500	(52,500)
6493	Outside Services & Repairs	24,665	40,370	25,000	25,000	-
6509	Publications/Other	25	-	100	100	-
6521	Messenger Service	215	185	300	300	-
6527	Supplies/Computer/Small Equipment	40	-	500	500	-
6530	Office Supplies	3,395	2,910	3,000	3,000	-
6539	Printing, Binding & Duplicating	285	175	400	400	-
6563	Supplies/Special	60	-	100	100	-
6572	Office Furniture & Equipment	910	85	500	500	-
6601	Advertising Expense	670	11,715	12,000	12,000	-
6610	Bond Administration	24,200	32,200	26,500	32,200	5,700
6611	Bond Issuance Expense	21,855	-	-	-	-
6625	Program Expense	25,445	15,910	44,000	29,000	(15,000)
6630	Community Program Support	52,000	51,925	48,545	48,545	-
6645	Relocation Costs	2,230,000	-	-	-	-
6650	Rehabilitation Costs	63,475	-	-	-	-
6815	Maint & Repairs/Bldgs	20,170	54,465	58,000	33,000	(25,000)
6835	Maint & Repair/Equipment	105	140	300	300	-
6904	Utilities/Other	9,685	3,485	5,000	5,000	-
6915	Utilities/Telephone	905	1,410	1,200	1,200	-
7001	Interest Expense	592,445	697,675	200,000	200,000	-
7027	Assistance from City to Redev	-	200,000	200,000	200,000	-
7035	Grants-In-Aid	38,920	55,965	200,000	200,000	-
7099	Miscellaneous	751,000	-	-	-	-

BUDGET UNIT:

ALL FUND 80 DIVISIONS-RDA CIP FUND (SUMMARY)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
OPERATIONS SUBTOTAL		4,665,935	1,788,255	1,554,045	1,180,245	(373,800)
<u>CAPITAL OUTLAY</u>						
7105	Land Acquisition	750	-	-	-	-
7110	Land Preparation	510,275	78,350	-	50,000	50,000
7115	Land Disposal Expense	7,600	6,175	32,500	20,000	(12,500)
7145	Lines, Mains & Sewers	-	25,140	-	-	-
7170	Highways/Streets/Roadway	-	3,115	388,885	-	(388,885)
7176	Sidewalks / Crosswalks	-	90	351,450	-	(351,450)
CAPITAL OUTLAY SUBTOTAL		518,625	449,870	917,575	70,000	(847,575)
<u>TRANSFERS OUT</u>						
5950	Transfers Out	3,427,520	6,731,620	2,220,820	2,163,965	(56,855)
TRANSFERS OUT SUBTOTAL		3,427,520	6,731,620	2,220,820	2,163,965	(56,855)
RDA CIP FUND TOTAL:		9,405,235	9,758,480	5,494,530	4,200,150	(1,294,380)

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (DETAILS)**

Account Number		Description	Cost
CapPrj/ Merged/ Admin 8010110000	6230	<u>Dues/Subscriptions</u> - California Redevelopment Association (CRA), California Downtown Association, International Council of Shopping Centers (ICSC), National Main Street/Historic Preservation, Notary dues, San Gabriel Valley Economic Partnership and Southern California Association of Governments (SCAG).	\$15,100
	6235	<u>Meeting/Conferences</u> - California Redevelopment Association (CRA) annual conference and meetings, California Society of Municipal Finance Officers (CSMFO) meetings, ICSC Conferences with Booth Rental, developer meetings, and marketing conferences.	\$8,000
	6301	<u>Legal Fees</u> - Miscellaneous attorney fees.	\$10,000
	6315	<u>Accounting/Auditing Services</u> - Services include annual independent audit for the Redevelopment Agency, its tax allocation bonds, and two 1992 mortgage revenue refunding bond issues.	\$17,000
	6345	<u>Program Consultants</u> - To provide general project management staff support for the current level of redevelopment activity.	\$80,000
	6399	<u>Professional Service</u> - Miscellaneous economic development specialized analysis as necessary.	\$5,000
	6493	<u>Outside Services & Repairs</u> - HdL Sales and Property Tax systems.	\$25,000
	6509	<u>Publications</u> - Demographic data, miscellaneous marketing/statistical publications, CRA brochures, and redevelopment legal guides.	\$100
	6527	<u>Computer Supplies</u> - Toners, CDs, etc.	\$500
	6530	<u>Office Supplies</u> - Various office supplies such as folders, binders, pens, etc.	\$3,000
	6572	<u>Office Furniture & Equipment</u> - Purchase of furniture and equipment as needed.	\$500
	6601	<u>Advertising</u> - Economic development marketing advertisements in the San Gabriel Valley Tribune, and other minor ads, e.g., Golden Days program ad, Azusa Chamber directory ad, etc.	\$12,000
<i>continued</i>			

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (DETAILS)**

6610	<u>Bond Administration</u> - Fees associated with bond issues. Pays for bond disclosure services, arbitrage rebate calculation services, and annual trustee administrative fees for the Agency's bond issues.	\$26,500
6625	<u>Program Expense</u> - Economic development marketing brochures, newsletters, promotional giveaways for ICSC conferences, and ribbon cuttings and groundbreakings.	\$10,000
6630	<u>Community Programs</u> - Chamber of Commerce assistance to \$32,545 (total \$79,380 with \$46,835 from L&W); Downtown Azusa Business Association (DABA) Miss Azusa Program for \$10,000; Miss Teen Azusa Program for \$5,000; and Azusa Winter Fiesta sponsorship \$1,000.	\$48,545
6835	<u>Maint & Repair/Equipment</u> - On an as needed basis.	\$300
7001	<u>Interest Expense</u> - Interest reflects anticipated cash flow and scheduled reimbursements to City for administration.	\$200,000
7027	<u>Assistance from City (Overhead/Departmental Allocations)</u> - Payment to the General Fund for overhead and service allocations decreased due to amount of available tax increment revenues after debt service.	\$200,000

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (DETAILS)**

CapPrj/ Merged/ CBD 8010125000	6301	<u>Legal Fees</u> - For various projects in Downtown North, Block 36 and miscellaneous projects.	\$70,000
	6325	<u>Appraisal Fees</u> - Budgeted \$5,000 for Block 36; \$15,000 for Downtown North; \$15,000 for NEC Azusa and Arrow; and \$7,500 for miscellaneous projects.	\$37,500
	6345	<u>Program Consultants</u> - Senior project management services for the following projects: Block 36, Downtown North, NEC Arrow & Azusa, Block 37 and miscellaneous projects.	\$59,000
	6399	<u>Professional Services</u> - Miscellaneous consulting services including environmental investigations, CEQA studies, parking studies, etc., for the following projects: Downtown North, NEC Arrow & Azusa and miscellaneous projects.	\$45,000
	6625	<u>Program Expense</u> - Special mailings, courier fees, project meetings, etc. are budgeted for the following projects: Downtown North, NEC Arrow & Azusa, Block 36, Block 37 and miscellaneous projects.	\$16,000
	6815	<u>Maint & Repairs/Bldgs</u> - Maintenance for Agency-owned properties including NEC Azusa & Arrow, Dalton Avenue properties, Downtown North sites, etc.	\$30,500
	6904	<u>Utilities/other</u> - Utility fees for Agency-owned properties including Downtown North sites, and 237 S. Azusa.	\$5,000
	7035	<u>Grants-In-Aid</u> - Incentives for quality restaurant tenant attraction.	\$200,000
	7110	<u>Land Preparation</u> - Allowance for preparation of acquired properties for various projects.	\$50,000
7115	<u>Land Disposal Expense</u> - Closing costs, title reports, other fees associated with the purchase and sale of properties.	\$12,500	

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA CIP FUND (DETAILS)**

CapPrj/ Merged/ WED 8010135000	6301	<u>Legal Fees</u> -D-Club and miscellaneous projects.	\$20,000
	6325	<u>Appraisal Fees</u> - Miscellaneous projects.	\$5,000
	6345	<u>Program Consultants</u> - Miscellaneous projects.	\$10,000
	6399	<u>Professional Services</u> - Miscellaneous consulting services including environmental investigations, engineering services, etc.	\$7,500
	6625	<u>Program Expense</u> - Miscellaneous program expenses including special mailings, courier fees, project meetings,	\$3,000
	6815	<u>Maint & Repairs/Bldgs</u> - Maintenance for Agency-owned properties in the West End area.	\$2,500
	7115	<u>Land Disposal Expense</u> - Closing costs, title reports, other fees associated with the purchase and sale of properties.	\$7,500

BUDGET UNIT:

VARIOUS FUND 80 - RDA CIP FUND (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>OPERATIONS</u>						
CapPrj/Merged/Admin						
6220	Training Schools	495	-	500	-	(500)
6230	Dues & Subscriptions	14,540	12,985	15,100	15,100	-
6235	Meetings & Conferences	4,250	8,040	8,000	8,000	-
6240	Mileage Reimbursement	10	25	-	-	-
6301	Legal Fees	10,330	24,410	10,000	10,000	-
6315	Accounting/Auditing Services	15,700	12,100	17,000	17,000	-
6340	Special Studies	-	34,375	-	-	-
6345	Program Consultants	107,270	101,955	80,000	80,000	-
6399	Professional Services/Other	-	3,700	5,000	5,000	-
6493	Outside Services & Repairs	24,665	22,220	25,000	25,000	-
6509	Publications/Other	25	-	100	100	-
6521	Messenger Service	215	185	300	300	-
6527	Supplies/Computer /Small Equip	40	-	500	500	-
6530	Office Supplies	3,370	2,910	3,000	3,000	-
6539	Printing, Binding & Duplicating	285	175	400	400	-
6563	Supplies/Special	60	-	100	100	-
6572	Office Furniture & Equipment	910	85	500	500	-
6601	Advertising Expense	670	11,715	12,000	12,000	-
6610	Bond Administration	24,200	32,200	26,500	32,200	5,700
6611	Bond Issuance Expense	21,855	-	-	-	-
6625	Program Expense	11,970	9,695	10,000	10,000	-
6630	Community Program Support	52,000	51,925	48,545	48,545	-
6835	Maint & Repair/Equipment	105	140	300	300	-
6915	Utilities/Telephone	905	1,410	1,200	1,200	-
7001	Interest Expense	82,345	56,810	200,000	200,000	-
7027	Assistance from City to Redev	-	200,000	200,000	200,000	-
	SUBTOTAL	376,215	587,060	664,045	669,245	5,200

BUDGET UNIT:**VARIOUS FUND 80 - RDA CIP FUND (DETAILS)**

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
CapPrj/Merged/CBD						
6301	Legal Fees	294,500	213,690	230,000	70,000	(160,000)
6325	Appraisal Fees	54,900	10,600	42,500	37,500	(5,000)
6340	Special Studies	-	70,000	-	-	-
6345	Program Consultants	124,535	92,025	123,000	59,000	(64,000)
6399	Professional Services/Other	130,885	31,635	85,000	45,000	(40,000)
6493	Outside Services & Repairs	-	18,150	-	-	-
6530	Office Supplies	25	-	-	-	-
6625	Program Expense	13,475	6,215	30,000	16,000	(14,000)
6645	Relocation Costs	2,230,000	-	-	-	-
6650	Rehabilitation Costs	63,475	-	-	-	-
6815	Maint & Repairs/Bldgs	20,170	54,465	55,500	30,500	(25,000)
6904	Utilities/Other	9,685	3,485	5,000	5,000	-
7001	Interest Expense	510,100	640,865	-	-	-
7035	Grants-In-Aid	38,920	55,965	200,000	200,000	-
7099	Miscellaneous	751,000	-	-	-	-
	SUBTOTAL	4,241,670	1,197,095	771,000	463,000	(308,000)
CapPrj/Merged/WED						
6301	Legal Fees	36,075	65	52,500	20,000	(32,500)
6325	Appraisal Fees	10,000	3,800	15,000	5,000	(10,000)
6345	Program Consultants	1,975	235	25,000	10,000	(15,000)
6399	Professional Services/Other	-	-	20,000	7,500	(12,500)
6625	Program Expense	-	-	4,000	3,000	(1,000)
6815	Maint & Repairs/Bldgs	-	-	2,500	2,500	-
	SUBTOTAL	48,050	4,100	119,000	48,000	(71,000)
OPERATIONS SUBTOTAL		4,665,935	1,788,255	1,554,045	1,180,245	(373,800)

BUDGET UNIT:

VARIOUS FUND 80 - RDA CIP FUND (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>CAPITAL OUTLAY</u>						
CapPrj/Merged/CBD						
7105	Land Acquisition	750	-	-	-	-
7110	Land Preparation	510,275	78,350	-	50,000	50,000
7115	Land Disposal Expense	7,600	6,175	25,000	12,500	(12,500)
7120	Construction & Improvements	-	16,000	-	-	-
7130	Structures/Other	-	321,000	144,740	-	(144,740)
	SUBTOTAL	518,625	421,525	169,740	62,500	(107,240)
CapPrj/Merged/WED						
7115	Land Disposal	-	-	7,500	7,500	-
	SUBTOTAL	-	-	7,500	7,500	-
Cap Proj/TAB 2008A						
7145	Lines, Mains & Sewers	-	25,140	-	-	-
7170	Highways/Streets/Roadway	-	3,115	388,885	-	(388,885)
7176	Sidewalks / Crosswalks	-	90	351,450	-	(351,450)
	SUBTOTAL	-	28,345	740,335	-	(740,335)
	CAPITAL OUTLAY SUBTOTAL	518,625	449,870	917,575	70,000	(847,575)
<u>TRANSFERS OUT</u>						
CapPrj/Merged/Admin						
5950	Transfers Out	105,720	107,695	105,775	108,105	2,330
	SUBTOTAL	105,720	107,695	105,775	108,105	2,330
CapPrj/Merged/CBD						
5950	Transfers Out	473,860	4,075,905	1,924,145	1,629,560	(294,585)
	SUBTOTAL	473,860	4,075,905	1,924,145	1,629,560	(294,585)

BUDGET UNIT:

VARIOUS FUND 80 - RDA CIP FUND (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
	CapPrj/Merged/WED					
5950	Transfers Out	93,075	38,200	190,900	426,300	235,400
	SUBTOTAL	93,075	38,200	190,900	426,300	235,400
	CapPrj/Merged/TAB 2005					
5950	Transfers Out	750,000	-	-	-	-
	SUBTOTAL	750,000	-	-	-	-
	CapPrj/Mrg/TAB 2007A					
5950	Transfers Out	2,800	-	-	-	-
	SUBTOTAL	2,800	-	-	-	-
	Cap Proj/TAB 2008A Series					
5950	Transfers Out	2,002,065	2,509,820	-	-	-
	SUBTOTAL	2,002,065	2,509,820	-	-	-
	TRANSFERS OUT SUBTOTAL	3,427,520	6,731,620	2,220,820	2,163,965	(56,855)
	RDA CIP FUND TOTAL:	9,405,235	9,758,480	5,494,530	4,200,150	(1,294,380)

**ECONOMIC & COMMUNITY DEVELOPMENT- REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA LOW-TO-MODERATE INCOME HOUSING FUNDS**

Account Number		Description	Cost
SpRev/Mrg/ Lmod 20% 8110155000	6301	<u>Legal Fees</u> - Affordable housing projects and miscellaneous program legal costs.	\$63,500
	6345	<u>Program Consultants</u> - Outside project management and acquisition services, the Affordable Housing Projects, and miscellaneous housing-related issues.	\$90,000
	6399	<u>Professional Services</u> - Miscellaneous consulting services including environmental investigations, engineering services, etc. for project development.	\$30,000
	6625	<u>Program Expense</u> - Housing Rehab-\$500; Atlantis-\$2,500; miscellaneous-\$1,500	\$4,500
	6815	<u>Maintenance & Repairs/Buildings</u> - Maintenance for Agency-owned properties including acquired Affordable Housing Project sites.	\$40,000
	7001	<u>Interest Expense</u> - Payment made to L&W for original acquisition of the Azusa Foothill single-family housing site.	\$44,195
	7005	<u>Principal Expense</u> - Payment made to L&W for original acquisition of the Azusa Foothill single-family housing site.	\$104,560
	7099	<u>Miscellaneous Expense</u> - Insufficient funds to continue Down Payment Assistance Program (DPAP).	\$0

BUDGET UNIT: ALL FUND 81 DIVISIONS-RDA LOW-TO-MODERATE HOUSING FUND

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>OPERATIONS</u>						
6301	Legal Fees	85,200	8,175	63,500	63,500	-
6325	Appraisal Fees	29,400	8,400	-	-	-
6345	Program Consultants	149,330	61,965	90,000	90,000	-
6399	Professional Services/Other	10,875	5,336	30,000	30,000	-
6610	Bond Administration	-	1,850	4,000	4,000	-
6625	Program Expense	3,515	2,499	4,500	4,500	-
6650	Rehabilitation Costs	151,355	-	-	-	-
6815	Maint & Repairs/Bldgs	3,090	4,240	40,000	40,000	-
7001	Interest Expense	55,810	50,170	50,170	44,195	(5,975)
7005	Principal Payments	182,645	99,620	99,620	104,560	4,940
7099	Miscellaneous	795,080	-	-	-	-
OPERATIONS SUBTOTAL		1,466,300	242,255	381,790	380,755	(1,035)
<u>CAPITAL OUTLAY</u>						
7105	Land Acquisition	-	-	1,078,715	-	(1,078,715)
7110	Land Preparation	11,920	423,515	-	-	-
CAPITAL OUTLAY SUBTOTAL		11,920	423,515	1,078,715	-	(1,078,715)
<u>TRANSFERS OUT</u>						
5950	Transfers Out	724,720	1,766,220	1,504,280	1,452,560	(51,720)
TRANSFERS OUT SUBTOTAL		724,720	1,766,220	1,504,280	1,452,560	(51,720)
RDA CIP FUND TOTAL:		2,202,940	2,431,990	2,964,785	1,833,315	(1,131,470)

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA DEBT SERVICE FUND (SUMMARY)**

Account Number		Description	Cost
Debt Service 82xxxxxxx	6625	Program Expense - Funds to pay for annual tax increment audit fees	\$7,000
	7001	Interest Expense - Interest payments/accruals as follows: Low/Mod Fund Adv./Block 36-\$67,500 accrued; L&W/Talley Rehab Loan-\$7,490; City COP's-\$127,590; L&W/Krems Site (APU Parking Lot)-\$68,670; L&W/Autodealership-\$249,680 accrued; Price Club Sales Tax Note-\$721,470; City Sales Tax Note-\$804,560 accrual; City Sales Tax Note-\$15,880 accrued; L&W/25Yr \$500K Note-\$52,285 payment and \$99,170 accrued; L&W/T.I. \$485K Note-\$77,715 accrued; City APFA Note-\$127,590 accrued; and outstanding bonds.	\$5,397,820
	7005	Principal Expense - Principal payments due as follows: City COP's-\$230,000; L&W/Talley Rehab Loan-\$7,645; L&W/Krems Site (APU Parking Lot)-\$89,280; and outstanding bonds.	\$1,506,925
	7040	Contributions to Other Agencies - Tax increment pass-through payments to Azusa Unified School District and statutory pass-through payments to various taxing entities.	\$167,070
	7042	Pass-Through to City - Property Tax increment statutory pass-through payments to City of Azusa; Sales tax pass-through to the City including amortized interest and tax increment statutory pass-through payments.	\$1,570,855
	7044	L.A. County Pass-Through - Tax increment pass-through to Los Angeles County and statutory pass-through payments.	\$2,649,740
	7045	Other Agency Contributions - Los Angeles County administrative and regulatory payments.	\$119,195

BUDGET UNIT:

ALL FUND 82 DIVISIONS-RDA DEBT SERVICE FUND (SUMMARY)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>OPERATIONS</u>						
6611	Bond Issuance Expense	555,680	-	-	-	-
6625	Program Expense	-	-	7,000	7,000	-
7001	Interest Expense	3,820,505	4,936,090	6,180,425	5,397,820	(782,605)
7005	Principal Payments	1,430,325	1,788,790	1,469,275	1,506,925	37,650
7040	Contributions to Other Agencies	155,415	311,850	675,605	167,070	(508,535)
7042	Pass-Through to City	2,206,975	2,190,520	1,569,205	1,570,855	1,650
7044	LACO Tax Incr Pass-Through	2,440,460	2,457,600	2,605,025	2,649,740	44,715
7045	Other Agency Contributions	131,670	139,040	120,245	119,785	(460)
7099	Miscellaneous	530,480	-	-	-	-
OPERATIONS SUBTOTAL		11,271,510	11,823,890	12,626,780	11,419,195	(1,207,585)
<u>TRANSFERS OUT</u>						
5950	Transfers Out	19,418,655	3,990,455	4,313,860	4,262,500	(51,360)
5952	Tax Increment Transfers Out	1,586,870	1,596,330	1,576,110	1,581,080	4,970
TRANSFERS OUT SUBTOTAL		21,005,525	5,586,785	5,889,970	5,843,580	(46,390)
RDA CIP FUND TOTAL:		32,277,035	17,410,675	18,516,750	17,262,775	(1,253,975)

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA DEBT SERVICE FUND (DETAILS)**

Account Number		Description	Cost
DbtSvc/ Merged/ CBD 8210125000	6625	Program Expense - Funds to pay for annual tax increment audit fees.	\$5,000
	7001	Interest Expense - Interest payments/accruals as follows: Low/Mod Fund Adv./Block 36-\$67,500 accrued; L&W/Talley Rehab Loan-\$7,490; City COP's-\$127,590; L&W/Krems Site (APU Parking Lot)-\$68,670; L&W/Autodealership-\$249,680 accrued.	\$520,930
	7005	Principal Expense - Principal payments due as follows: City COP's-\$230,000; L&W/Talley Rehab Loan-\$7,645; L&W/Krems Site (APU Parking Lot)-\$89,280.	\$326,925
	7040	Contributions to Other Agencies - Tax increment pass-through payments to Azusa Unified School District and statutory pass-through payments to various taxing entities.	\$87,645
	7042	Pass-Through to City - Tax increment statutory pass-through payments to City of Azusa.	\$39,000
	7044	L.A. County Pass-Through - Tax increment pass-through to Los Angeles County and statutory pass-through payments.	\$1,001,715
	7045	Other Agency Contributions - L.A. County administrative and regulatory payments.	\$45,625
DbtSvc/ Merged/ WED 8210135000	6625	Program Expense - Funds to pay for annual tax increment audit fees.	\$2,000
	7001	Interest Expense - Interest payments/accruals due as follows: Price Club Sales Tax Note-\$721,470; City Sales Tax Note-\$804,560 accrual.	\$1,526,030
	7040	Contributions to Other Agencies - Tax increment statutory pass-through payments to various taxing entities.	\$70,900
	7042	City Pass-Through - Sales tax pass-through to the City including amortized interest of \$1,496,855 and tax increment statutory pass-through payments of \$35,000.	\$1,531,855
	7044	L.A. County Pass-Through - Tax increment pass-through to Los Angeles County and statutory pass-through payments.	\$1,561,335
	7045	Other Agency Contributions - Los Angeles County administrative and regulatory payments.	\$71,085

**ECONOMIC & COMMUNITY DEVELOPMENT-REDEVELOPMENT DIVISION
ACTIVITY DETAIL - RDA DEBT SERVICE FUND (DETAILS)**

DbtSvc/ Mrg/TAB/ 2003 8210165616	7001	<u>Interest Expense</u> - Interest payments due for 2003 Tax Allocation Bonds.	\$339,780
	7005	<u>Principal Expense</u> - Principal payments due for 2003 Tax Allocation Bonds.	\$475,000
DbtSvc/ Mrg/TAB/ 2005 8210165618	7001	<u>Interest Expense</u> - Interest payments due for 2005 Tax Allocation Bonds. No principal payments due.	\$349,425
DbtSvc/ Mrg/TAB/ 2007A 8210165620	7001	<u>Interest Expense</u> - Interest payments due for 2007A Tax Allocation Bonds.	\$871,865
	7005	<u>Principal Expense</u> - Principal payments due for 2007A Tax Allocation Bonds.	\$410,000
DbtSvc/ Mrg/TAB/ 2007B 8210165622	7001	<u>Interest Expense</u> - Interest payments due for 2007B Tax Allocation Bonds.	\$230,425
	7005	<u>Principal Expense</u> - Principal payments due for 2007B Tax Allocation Bonds.	\$90,000
DbtSvc/ Mrg/TAB/ 2008A 8210165624	7001	<u>Interest Expense</u> - Interest payments due for 2008A Tax Allocation Bonds.	\$495,190
	7005	<u>Principal Expense</u> - Principal payments due for 2008A Tax Allocation Bonds.	\$80,000
DbtSvc/ Mrg/TAB/ 2008B 8210165626	7001	<u>Interest Expense</u> - Interest payments due for 2008B Tax Allocation Bonds.	\$691,535
	7005	<u>Principal Expense</u> - Principal payments due for 2008B Tax Allocation Bonds.	\$125,000
DbtSvc/ Ranch/Rch 8220185000	7001	<u>Interest Expense</u> - Interest payment/amortization as follows: City Sales Tax Note-\$15,880 accrued; L&W/25Yr \$500K Note-\$52,285 payment and \$99,170 accrued; L&W/T.I. \$485K Note-\$77,715 accrued; City APFA Note-\$127,590 accrued.	\$372,640
	7040	<u>Contributions to Other Agencies</u> - Tax increment pass-through payments to Azusa Unified School District and Citrus College.	\$8,525
	7044	<u>L.A. County Pass-Through</u> - Tax increment pass-through to Los Angeles County.	\$86,690
	7045	<u>Other Agency Contributions</u> - Los Angeles County administrative and regulatory payments.	\$3,075

BUDGET UNIT:

VARIOUS FUND 82 - RDA DEBT SERVICE (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
<u>OPERATIONS</u>						
Debt Svc/Merged/CBD						
6625	Program Expense	-	-	5,000	5,000	-
7001	Interest Expense	500,755	522,605	1,144,270	520,930	(623,340)
7005	Principal Payments	565,325	463,790	334,275	326,925	(7,350)
7040	Contributions to Other Agencies	80,460	156,895	280,445	87,645	(192,800)
7042	Pass-Through to City	255	51,615	39,000	39,000	-
7044	LACO Tax Incr Pass-Through	943,940	842,280	982,075	1,001,715	19,640
7045	Other Agency Contributions	62,815	54,920	46,150	45,625	(525)
	SUBTOTAL	2,153,550	2,092,105	2,831,215	2,026,840	(804,375)
Debt Svc/Merged/WED						
6625	Program Expense	-	-	2,000	2,000	-
7001	Interest Expense	804,475	835,170	1,526,030	1,526,030	-
7040	Contributions to Other Agencies	67,485	147,075	378,290	70,900	(307,390)
7042	Pass-Through to City	2,206,720	2,138,905	1,530,205	1,531,855	1,650
7044	LACO Tax Incr Pass-Through	1,414,025	1,529,485	1,538,260	1,561,335	23,075
7045	Other Agency Contributions	66,115	81,110	71,085	71,085	-
	SUBTOTAL	4,558,820	4,731,745	5,045,870	4,763,205	(282,665)
DbtSvc/Mrg/TAB/2003						
7001	Interest Expense	378,000	367,085	354,280	339,780	(14,500)
7005	Principal Payments	445,000	450,000	460,000	475,000	15,000
	SUBTOTAL	823,000	817,085	814,280	814,780	500
DbtSvc/Mrg/TAB/2005						
7001	Interest Expense	428,930	433,115	437,550	349,425	(88,125)
	SUBTOTAL	428,930	433,115	437,550	349,425	(88,125)
DbtSvc/Mrg/TAB/2007A						
7001	Interest Expense	934,170	915,545	894,780	871,865	(22,915)
7005	Principal Payment	340,000	365,000	385,000	410,000	25,000
	SUBTOTAL	1,274,170	1,280,545	1,279,780	1,281,865	2,085

BUDGET UNIT:

VARIOUS FUND 82 - RDA DEBT SERVICE (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
DbtSvc/Mrg/TAB/2007B						
7001	Interest Expense	241,165	237,810	234,230	230,425	(3,805)
7005	Principal Payment	80,000	85,000	85,000	90,000	5,000
	SUBTOTAL	321,165	322,810	319,230	320,425	1,195
DbtSvc/Mrg/TAB/2008A						
6611	Bond Issuance Expense	227,175	-	-	-	-
7001	Interest Expense	60,265	502,965	499,390	495,190	(4,200)
7005	Principal Payment	-	70,000	80,000	80,000	-
7099	Miscellaneous	162,590	-	-	-	-
	SUBTOTAL	450,030	572,965	579,390	575,190	(4,200)
DbtSvc/Mrg/TAB/2008B						
6611	Bond Issuance Expense	328,505	-	-	-	-
7001	Interest Expense	142,025	768,485	759,460	691,535	(67,925)
7005	Principal Payment	-	355,000	125,000	125,000	-
7099	Miscellaneous	367,890	-	-	-	-
	SUBTOTAL	838,420	1,123,485	884,460	816,535	(67,925)
Debt Svc/Ranch/Rch						
7001	Interest Expense	330,720	353,310	330,435	372,640	42,205
7040	Contributions to Other Agencies	7,470	7,880	16,870	8,525	(8,345)
7044	LACO Tax Incr Pass-Through	82,495	85,835	84,690	86,690	2,000
7045	Other Agency Contributions	2,740	3,010	3,010	3,075	65
	SUBTOTAL	423,425	450,035	435,005	470,930	35,925
OPERATIONS SUBTOTAL		11,271,510	11,823,890	12,626,780	11,419,195	(1,207,585)

BUDGET UNIT:

VARIOUS FUND 82 - RDA DEBT SERVICE (DETAILS)

Acct. #	DESCRIPTION	ACTUAL 08-09	ACTUAL 09-10	REVISED 10-11	ADOPTED 11-12	VARIANCE
TRANSFERS OUT						
Debt Svc/Merged/CBD						
5950	Transfers To Other Funds	1,823,000	2,112,970	2,275,580	2,249,160	(26,420)
5952	Tax Increment Transfers Out	641,980	560,805	566,220	581,440	15,220
	SUBTOTAL	2,464,980	2,673,775	2,841,800	2,830,600	(11,200)
Dbt Svc/Merged/WED						
5950	Transfers To Other Funds	2,165,400	1,877,405	2,038,280	2,013,340	(24,940)
5952	Tax Increment Transfers Out	914,105	1,003,450	978,270	967,290	(10,980)
	SUBTOTAL	3,079,505	2,880,855	3,016,550	2,980,630	(35,920)
Dbt Svc/Ranch/Rch						
5950	Transfers To Other Funds	255	80	-	-	-
5952	Tax Increment Transfers Out	30,785	32,075	31,620	32,350	730
	SUBTOTAL	31,040	32,155	31,620	32,350	730
Dbt Svc/TAB 08A						
5950	Transfers To Other Funds	5,670,000	-	-	-	-
	SUBTOTAL	5,670,000	-	-	-	-
Dbt Svc/TAB 08B						
5950	Transfers To Other Funds	9,760,000	-	-	-	-
	SUBTOTAL	9,760,000	-	-	-	-
TRANSFERS OUT SUBTOTAL		21,005,525	5,586,785	5,889,970	5,843,580	(46,390)
DEBT SERVICE FUND TOTAL:		32,277,035	17,410,675	18,516,750	17,262,775	(1,253,975)