

OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE  
CITY OF HEALDSBURG

RESOLUTION NO. OB1-2013

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG APPROVING THE INDEPENDENT ACCOUNTANT'S REPORT PRESENTING THE RESULTS OF THE REVIEW CONDUCTED PURSUANT TO SECTION 34179.5 FOR THE "ALL OTHER FUNDS" (EXCLUDING THE LOW AND MODERATE INCOME HOUSING FUND) AND AUTHORIZING THE TRANSMISSION OF SUCH RESULTS TO THE DEPARTMENT OF FINANCE AND THE SONOMA COUNTY AUDITOR-CONTROLLER

WHEREAS, Assembly Bill 1X 26, also known as the "Dissolution Act", was enacted on June 28, 2011, the result of which was to significantly modify the Community Redevelopment Law and as a result, redevelopment agencies dissolved on February 1, 2012; and

WHEREAS, on June 27, 2012, a clean-up bill to the redevelopment dissolution legislation was enacted by the State Legislature ("AB 1484") establishing several new procedures that must be followed and accelerated several timelines for existing procedures; and

WHEREAS, in compliance with AB 1484, the Successor Agency contracted with Moss, Levy & Hartzheim, LLP, a certified public accountant approved by the County Auditor-Controller, to conduct a "due diligence review" of both the Housing Fund and of the non-housing funds of the former Redevelopment Agency; and

WHEREAS, the purpose of the Housing Fund due diligence review is to determine the unobligated balance available for transfer to the taxing entities; and

WHEREAS, on January 7, 2013, the Oversight Board convened a session to receive comments from the public at which time and place no comments were received; and

WHEREAS, on December 14, 2012, the Successor Agency provided the County Auditor-Controller, the State Controller, and the Department of Finance ("DOF") the draft results of the review conducted pursuant to Section 34179.5 for the All Other Funds, (excluding the Low and Moderate Income Housing Fund) and specifically the amount of cash and cash equivalents determined to be available for allocation to taxing entities; and

WHEREAS, by January 15, 2013, for the Housing Fund, the Oversight Board is required to review, approve, and transmit to DOF and the County Auditor-Controller the determination of the amount of cash and cash equivalents that are available for disbursement to taxing entities.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg does hereby approve the Independent Accountant's Report presenting the results of the review conducted pursuant to Section 34179.5 for the All Other Funds (excluding the Low and Moderate Income Housing Fund) and authorizes the transmission of such results to the Department of Finance and the Sonoma County Auditor-Controller.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting of the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg on the 14<sup>th</sup> day of January, 2013 by the following vote:

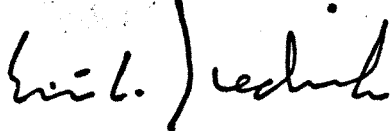
AYES: Board Members: (5) Herrington, Liles, Schaffner, Ward and Vice Chairperson Ziedrich

NOES: Board Members: (0) None

ABSENT: Board Members: (0) Navarrette and Chairperson Plass

ABSTAINING: Board Members: (0) None

SO ORDERED:



Eric Ziedrich, Vice Chairperson

ATTEST:



Maria Curiel, Board Secretary

I, MARIA CURIEL, Secretary to the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB1-2013 duly adopted by the Oversight Board at a special meeting held on the 14<sup>th</sup> day of January, 2013.



Maria Curiel, Board Secretary

**Successor Agency of the  
Redevelopment Agency of the  
City of Healdsburg  
Sonoma County, California**

**Agreed-Upon Procedures – AB 1484  
Other Funds**

June 30, 2012

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
SONOMA COUNTY, CALIFORNIA  
AGREED-UPON PROCEDURES – AB 1484  
OTHER FUNDS  
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JUNE 30, 2012**

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# MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES

Oversight Board of the Successor Agency  
City of Healdsburg  
Healdsburg, California

We have performed the procedures enumerated below solely to assist in ensuring that the Successor Agency of the Redevelopment Agency of the City of Healdsburg is complying with its statutory requirements with respect to AB 1484. Management of the Successor Agency is responsible for the accounting records pertaining to statutory compliance pursuant to Health and Safety Code Section 34179.5.

This agreed-upon procedures engagement was performed in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the specified users of 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.

### Procedures Applied

1. Obtain from the Successor Agency a listing of all assets that were transferred from the former Redevelopment Agency to the Successor Agency on February 1, 2012. Agree the amounts on this listing to account balances established in the accounting records of the Successor Agency. Identify in the Agreed-Upon Procedures (AUP) report the amount of the assets transferred to the Successor Agency as of that date.

### Result:

The former Redevelopment Agency transferred the total asset amount of \$43,691,803 to the Successor Agency on February 1, 2012. See Attachment A for the listing of all assets that were transferred.

2. If the State Controller's Office has completed its review of transfers required under both Sections 34167.5 and 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the AUP report. If this has not yet occurred, performed the following procedures:
  - A. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the former Redevelopment Agency to the City, County, or City and County that formed the Redevelopment Agency for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

2 A. (Continued)

Result:

No Other Funds assets were transferred from the former Redevelopment Agency to the City, County, or City and County that formed the Redevelopment Agency for the period from January 1, 2011 through January 31, 2012.

- B. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the Successor Agency to the City, County, or City and County that formed the Redevelopment Agency for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.

Result:

No assets were transferred from the Successor Agency to any City, County, or City and County during the period February 1, 2012 through June 30, 2012.

- C. For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Result:

We found no exceptions as a result of the procedures performed.

- 3. If the State Controller's Office has completed its review of transfers required under both Sections 34167.5 and 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the AUP report. If this has not yet occurred, perform the following procedures:

- A. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the former Redevelopment Agency to any other public agency or to private parties for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.

Result:

No assets were transferred from the former Redevelopment Agency to any other public agency or to private parties for the period from January 1, 2011 through January 31, 2012.

- B. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the Successor Agency to any other public agency or private parties for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report

Result:

No assets were transferred from the former Redevelopment Agency to any other public agency or to private parties for the period from February 1, 2012 through June 30, 2012.

- C. For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Result:

Not applicable. No assets were transferred to a public agency or private party.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

4. Perform the following procedures:

- A. Obtain from the Successor Agency a summary of the financial transactions of the Redevelopment Agency and the Successor Agency in the format set forth in the attached schedule for the fiscal periods indicated in the schedule. For purposes of this summary, the financial transactions should be presented using the modified accrual basis of accounting. End of year balances for capital assets (in total) and long-term liabilities (in total) should be presented at the bottom of this summary schedule for information purposes.
- B. Ascertain that for each period presented, the total of revenues, expenditures, and transfers account fully for the changes in equity from the previous fiscal period.
- C. Compare amounts in the schedule relevant to the fiscal year ended June 30, 2010 to the state controller's report filed for the Redevelopment Agency for that period.
- D. Compare amounts in the schedule for the other fiscal periods presented to account balances in the accounting records or other supporting schedules. Describe in the report the type of support provided for each fiscal period.

Result:

For fiscal year ended June 30, 2010, we compared the financial transactions on Attachment B to the State Controller's report and audited financial statements and found no exceptions as a result of the procedures performed. See Attachment B.

For fiscal year ended June 30, 2011, we compared the financial transactions on Attachment B to the State Controller's report and audited financial statements and found no exceptions as a result of the procedures performed. See Attachment B.

For the seven months ended January 31, 2012 of the former Redevelopment Agency, we compared the financial transactions on Attachment B to the Agency's trial balance, fixed assets list, and long-term debt schedule, and found no exceptions as a result of the procedures performed. See Attachment B.

For the five months ended June 30, 2012 of the Successor Agency, we compared the financial transactions on Attachment B to the Agency's trial balance, fixed assets list, and long-term debt schedule, and found no exceptions as a result of the procedures performed. See Attachment B.

5. Obtain from the Successor Agency a listing of all assets of the Low and Moderate Income Housing Fund as of June 30, 2012 for the report that is due October 1, 2012 and a listing of all assets of all other funds of the Successor Agency as of June 30, 2012 (excluding the previously reported assets of the Low and Moderate Income Housing Fund) for the report that is due December 15, 2012. When this procedure is applied to the Low and Moderate Income Housing Fund, the schedule attached as an exhibit will include only those assets of the Low and Moderate Income Housing Fund that were held by the Successor Agency as of June 30, 2012 and will exclude all assets held by the entity that assumed the housing function previously performed by the former Redevelopment Agency. Agree the assets so listed to recorded balances reflected in the accounting records of the Successor Agency. The listings should be attached as an exhibit to the appropriate AUP report.

Result:

We found no exceptions as a result of the procedures performed. See Attachment C.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

6. Obtain from the Successor Agency a listing of asset balances held on June 30, 2012 that are restricted for the following purposes:

A. Unspent bond proceeds:

- i. Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures, amounts set aside for debt service payments, etc.)
- ii. Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).
- iii. Obtain from the Successor Agency a copy of the legal document that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

Result:

The Successor Agency had \$8,247,886 of bond proceeds in a reserve account with fiscal agents and \$13,519,986 of bond proceeds in cash and investments. We traced this restricted cash to the general ledger, the cash with fiscal agent bank statements, and the Official Statements for the 2002, 2003, and 2010 Tax Allocation Bonds. See Attachment D.

B. Grant proceeds and program income that are restricted by third parties:

- i. Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures).
- ii. Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).
- iii. Obtain from the Successor Agency a copy of the grant agreement that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

Result:

The Successor Agency did not have grant proceeds and program income restricted by third parties.

C. Other assets considered to be legally restricted:

- i. Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures).
- ii. Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).
- iii. Obtain from the Successor Agency a copy of the legal document that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

Result:

The Successor Agency did not have other assets restricted by third parties.

D. Attach the above mentioned Successor Agency prepared schedule(s) as an exhibit to the AUP report. For each restriction identified on these schedules, indicate in the report the period of time for which the restrictions are in effect. If the restrictions are in effect until the related assets are expended for their intended purpose, this should be indicated in the report.

Result:

No restriction is in effect.



SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

7. Perform the following procedures:

- A. Obtain from the Successor Agency a listing of assets as of June 30, 2012 that are **not** liquid or otherwise available for distribution (such as capital assets, land held for resale, long-term receivables, etc.) and ascertain if the values are listed at either purchase cost (based on book value reflected in the accounting records of the Successor Agency) or market value as recently estimated by the Successor Agency.

Result:

The values of non-liquid assets are based on the book value reflected in the accounting records of the Successor Agency. See Attachment E.

- B. If the assets listed at 7(A) are listed at purchase cost, trace the amounts to a previously audited financial statement (or to the accounting records of the Successor Agency) and note any differences.

Result:

We found no exceptions as a result of the procedures performed.

- C. For any differences noted in 7(B), inspect evidence of disposal of the asset and ascertain that the proceeds were deposited into the Successor Agency trust fund. If the differences are due to additions (this generally is not expected to occur), inspect the supporting documentation and note the circumstances.

Result:

We found no exceptions as a result of the procedures performed.

- D. If the assets listed at 7(A) are listed at recently estimated market value, inspect the evidence (if any) supporting the value and note the methodology used. If no evidence is available to support the value and/or methodology, note the lack of evidence.

Result:

Not applicable. The values of non-liquid assets are not listed at estimated market value.

8. Perform the following procedures:

- A. If the Successor Agency believes that asset balances need to be retained to satisfy enforceable obligations, obtain from the Successor Agency an itemized schedule of asset balances (resources) as of June 30, 2012 that are dedicated or restricted for the funding of enforceable obligations and perform the following procedures. The schedule should identify the amount dedicated or restricted, the nature of the dedication or restriction, the specific enforceable obligation to which the dedication or restriction relates, and the language in the legal document that is associated with the enforceable obligation that specifies the dedication of existing asset balances toward payment of that obligation.
- i. Compare all information on the schedule to the legal documents that form the basis for the dedication or restriction of the resource balance in question.
  - ii. Compare all current balances to the amounts reported in the accounting records of the Successor Agency or to an alternative computation.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

8. A (Continued)

- iii. Compare the specified enforceable obligations to those that were included in the final Recognized Obligation Payment Schedule approved by the California Department of Finance.
- iv. Attach as an exhibit to the report the listing obtained from the Successor Agency. Identify in the report any listed balances for which the Successor Agency was unable to provide appropriate restricting language in the legal document associated with the enforceable obligation.

Result:

The Successor Agency believes that \$8,207 needs to be retained to satisfy accounts payable obligations as of June 30, 2012. See Attachment F.

- B. If the Successor Agency believes that future revenues together with balances dedicated or restricted to an enforceable obligation are insufficient to fund future obligation payments and thus retention of current balances is required, obtain from the Successor Agency a schedule of approved enforceable obligations that includes a projection of the annual spending requirements to satisfy each obligation and a projection of the annual revenues available to fund those requirements and perform the following procedures:
  - i. Compare the enforceable obligations to those that were approved by the California Department of Finance. Procedures to accomplish this may include reviewing the letter from the California Department of Finance approving the Recognized Enforceable Obligation Payment Schedules for the six month period from January 1, 2012 through June 30, 2012 and for the six month period July 1, 2012 through December 31, 2012.
  - ii. Compare the forecasted annual spending requirements to the legal document supporting each enforceable obligation.
    - a. Obtain from the Successor Agency its assumptions relating to the forecasted annual spending requirements and disclose in the report major assumptions associated with the projections.
  - iii. For the forecasted annual revenues:
    - a. Obtain from the Successor Agency its assumptions for the forecasted annual revenues and disclose in the report major assumptions associated with the projections.

Result:

The procedure was not considered required as the Successor Agency believes future revenues together with dedicated balances will be sufficient to fund future obligations.

- C. If the Successor Agency believes that projected property tax revenues and other general purpose revenues to be received by the Successor Agency are insufficient to pay bond debt service payments (considering both the timing and amount of the related cash flows), obtain from the Successor Agency a schedule demonstrating this insufficiency and apply the following procedures to the information reflected in that schedule.
  - i. Compare the timing and amounts of bond debt service payments to the related bond debt service schedules in the bond agreement.
  - ii. Obtain the assumptions for the forecasted property tax revenues and disclose major assumptions associated with the projections.
  - iii. Obtain the assumptions for the forecasted other general purpose revenues and disclose major assumptions associated with the projections.

Result:

The procedure was not considered required as the Successor Agency believes future tax revenues will be sufficient to fund future obligations.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

8. (Continued)

If procedures A, B, or C were performed, calculate the amount of current unrestricted balances necessary for retention in order to meet the enforceable obligations by performing the following procedures:

- iv. Combine the amount of identified current dedicated or restricted balances and the amount of forecasted annual revenues to arrive at the amount of total resources available to fund enforceable obligations.
- v. Reduce the amount of total resources available by the amount forecasted for the annual spending requirements. A negative result indicates the amount of current unrestricted balances that needs to be retained.
- vi. Include the calculation in the AUP report.

Result:

The \$8,207 of cash needed to be retained is part of the accounts payable balance as of June 30, 2012.

9. If the Successor Agency believes that cash balances as of June 30, 2012 need to be retained to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013, obtain a copy of the final ROPS for the period of July 1, 2012 through December 31, 2012 and a copy of the final ROPS for the period January 1, 2013 through June 30, 2013. For each obligation listed on the ROPS, the Successor Agency should add columns identifying (1) any dollar amounts of existing cash that are needed to satisfy that obligation and (2) the Successor Agency's explanation as to why the Successor Agency believes that such balances are needed to satisfy the obligation. Include this schedule as an attachment to the AUP report.

Result:

The Successor Agency believes that \$2,417,620 needs to be retained to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013. See Attachment G.

10. Include (or present) a schedule detailing the computation of the Balance Available for Allocation to Affected Taxing Entities. Amounts included in the calculation should agree to the results of the procedures performed in each section above. The schedule should also include a deduction to recognize amounts already paid to the County Auditor-Controller on July 12, 2012 as directed by the California Department of Finance. The amount of this deduction presented should be agreed to evidence of payment. The attached example summary schedule may be considered for this purpose. Separate schedules should be completed for the Low and Moderate Income Housing Fund and for all other funds combined (excluding the Low and Moderate Income Housing Fund).

Result:

We found no exceptions as a result of the procedures performed. See Attachment H.

11. Obtain a representation letter from Successor Agency management acknowledging their responsibility for the data provided to the practitioner and the data presented in the report or in any attachments to the report. Included in the representations should be an acknowledgment that management is not aware of any transfers (as defined by Section 34179.5) from either the former Redevelopment Agency or the Successor Agency to other parties for the period from January 1, 2011 through June 30, 2012 that have not been properly identified in the AUP report and its related exhibits. Management's refusal to sign the representation letter should be noted in the AUP report as required by attestation standards.

Result:

We found no exceptions as a result of the procedures performed.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484

We were not engaged to, and did not, perform an examination, the objective of which would be the expression of an opinion on management's assertion. Accordingly, we do not express such an opinion.

This report is intended solely for the information of the Oversight Board and Management of the Successor Agency of the Redevelopment Agency of the City of Healdsburg, California State Controller's Office, California Department of Finance, and Sonoma County Auditor-Controller, and is not intended to be and should not be used by anyone other than these specified parties.

*Ms. Long & Associates*

Culver City, California  
December 10, 2012

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT A – ASSET TRANSFER LISTING TO THE SUCCESSOR AGENCY ON FEBRUARY 1, 2012

Asset Transfer Listing - Other Funds  
February 1, 2012

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Cash	\$ 25,922,266
Cash with Fiscal Agent	8,301,780
Accrued Interest Receivable	717
Loans Receivable	1,496,501
Capital Assets	<u>7,970,539</u>
Total	<u>\$ 43,691,803</u>

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
 AGREED-UPON PROCEDURES OF AB 1484  
 ATTACHMENT B – SUMMARY OF FINANCIAL TRANSACTIONS

Attachment B

**SUCCESSOR AGENCY OF THE REDEVELOPMENT  
 AGENCY OF THE CITY OF HEALDBURG  
 Summary Schedule of Financial Transactions  
 Included Low/Moderate Incoming Housing Fund**

	Redevelopment Agency 12 Months Ended 6/30/2010	Redevelopment Agency 12 Months Ended 6/30/2011	Redevelopment Agency 7 Months Ended 1/31/2012	Successor Agency 5 Months Ended 6/30/2012
<b>Assets (modified accrual basis)</b>				
Cash and Investments	\$ 15,393,765	\$ 36,619,027	\$ 32,531,963	\$ 31,106,422
Cash with Fiscal Agent	10,040,753	7,230,467	10,261,487	10,207,676
Tax Increment s Receivable	107,458	36,678	-	-
Accounts Receivable	447,224	-	-	-
Accrued Interest Receivable	54,321	77,129	717	35,760
Loans Receivable	7,826,542	7,691,764	7,586,793	1,358,898
Lease Receivable	-	588,272	-	-
Prepaid Assets	3,092	9,750	-	-
Due from City of Healdsburg	3,466,788	3,695,000	-	-
<b>Total Assets</b>	<b>\$ 37,339,943</b>	<b>\$ 55,948,087</b>	<b>\$ 50,380,960</b>	<b>\$ 42,708,756</b>
<b>Liabilities (modified accrual basis)</b>				
Accounts Payable	\$ 22,863	\$ 50,640	\$ 845	\$ 8,207
Due to City of Healdsburg	1,058,000	-	-	-
Deferred Revenue	7,491,540	7,535,088	6,999,171	894,024
<b>Total Liabilities</b>	<b>\$ 8,572,403</b>	<b>\$ 7,585,728</b>	<b>\$ 7,000,016</b>	<b>\$ 902,231</b>
<b>Equity</b>	<b>\$ 28,767,540</b>	<b>\$ 48,362,359</b>	<b>\$ 43,380,944</b>	<b>\$ 41,806,525</b>
<b>Total Liabilities + Equity</b>	<b>\$ 37,339,943</b>	<b>\$ 55,948,087</b>	<b>\$ 50,380,960</b>	<b>\$ 42,708,756</b>
<b>Total Revenues:</b>	<b>\$ 10,033,296</b>	<b>\$ 10,039,664</b>	<b>\$ 13,233,096</b>	<b>\$ 222,496</b>
<b>Total Expenditures:</b>	<b>\$ 11,808,711</b>	<b>\$ 10,043,611</b>	<b>\$ 18,214,511</b>	<b>\$ 1,796,915</b>
<b>Proceeds from Sales of Property/Debt Issuance</b>	<b>\$ 247,088</b>	<b>\$ 19,598,766</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Transfers:</b>	<b>\$ (903,819)</b>		<b>\$ -</b>	<b>\$ 43,380,944</b>
<b>Net change in equity</b>	<b>\$ (2,432,146)</b>	<b>\$ 19,594,819</b>	<b>\$ (4,981,415)</b>	<b>\$ 41,806,525</b>
<b>Beginning Equity:</b>	<b>\$ 31,199,686</b>	<b>\$ 28,767,540</b>	<b>\$ 48,362,359</b>	<b>\$ -</b>
<b>Ending Equity:</b>	<b>\$ 28,767,540</b>	<b>\$ 48,362,359</b>	<b>\$ 43,380,944</b>	<b>\$ 41,806,525</b>
<b>Other Information (show year end balances for all three years presented):</b>				
<b>Capital assets as of end of year net of depreciatio</b>	<b>\$ 20,924,881</b>	<b>\$ 10,838,718</b>	<b>\$ 11,553,676</b>	<b>\$ 12,347,801</b>
<b>Long-term debt as of end of year</b>	<b>\$ 37,860,000</b>	<b>\$ 55,095,000</b>	<b>\$ 53,980,000</b>	<b>\$ 53,980,000</b>

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT C – ASSET LISTING AS OF JUNE 30, 2012

Asset Listing - Other Funds  
June 30, 2012

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Cash	\$ 24,761,870
Cash with Fiscal Agent	8,247,886
Accrued Interest Receivable	35,760
Loans Receivable	1,358,898
Capital Assets	<u>8,764,664</u>
Total	<u>\$ 43,169,078</u>

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT D – ASSETS LEGALLY RESTRICTED FOR USE SPECIFIED BY DEBT COVENANTS AS OF  
JUNE 30, 2012

Assets Legally Restricted For Uses Specified by  
Debt Covenants - Other Funds  
June 30, 2012

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Cash	
2010 Tax Allocation Bonds	\$ 13,519,986
Cash with Fiscal Agent	
2002 Series A Tax Allocation Bonds	1,778,338
2003 Series A Tax Allocation Bonds	2,562,515
2010 Tax Allocation Bonds	<u>3,907,033</u>
Total	<u>\$ 21,767,872</u>



SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT E – NON-LIQUID ASSETS – OTHER FUNDS AS OF JUNE 30, 2012

Non-Liquid Assets - Other Funds  
June 30, 2012

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Accrued Interest Receivable	\$	35,760
Loans Receivable		1,358,898
Capital Assets		<u>8,764,664</u>
Total	\$	<u><u>10,159,322</u></u>

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT F – BALANCES DEDICATED FOR THE FUNDING OF OBLIGATIONS AS OF JUNE 30, 2012

Balances Dedicated for the Funding of Obligations - Other Funds	
June 30, 2012	
Accounts Payable	<u>\$ 8,207</u>
Total	<u>\$ 8,207</u>

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
 AGREED-UPON PROCEDURES OF AB 1484  
 ATTACHMENT G – CASH BALANCES NEEDED TO BE RETAINED TO SATISFY OBLIGATIONS ON THE  
 ROPS AS OF JUNE 30, 2012

Cash Balances Needed to be Retained to Satisfy Obligations  
 on the ROPS - Other Funds  
 June 30, 2012

ROPS II (Less Housing Bonds Previously Reported in the Low/Mod Housing Report)	\$ 2,167,620
Admin	<u>250,000</u>
<b>Total</b>	<b><u>\$ 2,417,620</u></b>

Project Area(s)

RDA Project Area All

Page 1 of 4 Pages

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE (NOT ADOPTED BY OVERSIGHT BOARD)  
 Per AB 26 - Section 34177

Resolution No. OB6-2012  
 Exhibit A

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month						Total 6 Months
						July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	
<b>DEBT ADMINISTRATION</b>												
1) 2002 Tax Allocation Bonds Series A	The Bank of New York Mellon	Bonds issued to fund non-housing projects	18,999,384	999,720	Reserves	633,469						633,469
2) 2002 Tax Allocation Bonds Series B	USDA	Bonds issued to fund non-housing projects	2,347,856	115,894	Reserves	90,981						80,981
3) 2002 Tax Allocation Bonds Series C	The Bank of New York Mellon	Bonds issued to fund housing projects	7,111,681	360,425	Reserves	251,656						251,656
4) 2003 Tax Allocation Bonds Series A	The Bank of New York Mellon	Bonds issued to fund non-housing projects	18,141,651	922,242	Reserves	622,630						622,630
5) 2003 Tax Allocation Bonds Series B	The Bank of New York Mellon	Bonds issued to fund housing projects	8,790,494	457,515	Reserves	308,489						308,489
6) 2010 Tax Allocation Bonds	The Bank of New York Mellon	Bonds issued to fund non-housing projects	38,699,157	1,192,625	Reserves	675,125						675,125
7) Disclosure	Willdan Financial Services	Fiscal Agent Fees	172,700	7,850	Reserves	3,925						3,925
8) Trustee Agreement	The Bank of New York Mellon	Fiscal Agent Fees	33,000	1,500	Reserves	750						750
9) Trustee Agreement	Union Bank	Fiscal Agent Fees	32,500	1,480	Reserves	740						740
10) Property Tax Administration Fee	County of Sonoma	Per OGE957	2,200,000	100,000	Reserves	50,000						50,000
<b>OTHER ENFORCEABLE OBLIGATIONS - EST. EXPIRATION 6/30/13</b>												
11) Economic development	Healdsburg Chamber of Commerce	Economic development	200,000	200,000	Reserves			50,000			50,000	100,000
12)												
Totals - This Page			96,987,583	4,269,551	N/A	2,827,765		50,000			50,000	2,727,765
Totals - Page 2 (Superior Court Judgment)			19,121,076	8,301,729	N/A	838,789	838,788	838,789	838,790	838,795	838,799	5,032,753
Totals - Page 3 (Administrative Cost Allowance)			4,066,120	1,025,316	N/A	81,596	81,596	81,596	81,596	81,596	81,596	525,745
Totals - Page 4 (Pass Thru Payments)			63,359,582	2,879,981	N/A						2,879,981	2,879,981
<b>TOTALS</b>			<b>183,534,361</b>	<b>16,476,577</b>		<b>3,548,150</b>	<b>920,384</b>	<b>970,385</b>	<b>956,680</b>	<b>920,391</b>	<b>3,850,373</b>	<b>11,166,244</b>

\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency:  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds  
 Admin - Successor Agency Administrative Allowance

sum of \* \$560,145

Name of Redevelopment Agency:

Redevelopment Agency of the City of Healdsburg

Page 3 of 4 Pages

Project Area(s)

RDA Project Area All

Resolution No. OB6-2012  
 Exhibit A

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE (NOT ADOPTED BY OVERSIGHT BOARD)  
 Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	Payable from the Administrative Allowance Allocation Payments by month						Total 6 Months
						July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	
<b>ADMIN PERSONNEL &amp; OVERHEAD</b>												
1) Successor Agency Administrative Cost - Personnel	Employees, etc.	Administrative personnel cost required to comply with AB126.	2,000,000	500,000	Admin Allowance	41,667	41,667	41,667	41,667	41,667	41,665	\$ 250,000
<b>ADMIN NON-PERSONNEL</b>												
2) Audit Services	Moss Levy & Hartzheim, CPAs	Annual Audits	164,688	46,172	Admin Allowance					38,172		\$ 36,172
3) Legal Services	Meyers Nave	Legal services for Successor Agency	750,000	180,000	Admin Allowance	15,000	15,000	15,000	15,000	15,000	15,000	\$ 90,000
4) Legal Services	Contractor(s) to be determined	Legal services for Oversight Board, if deemed necessary and appropriate.	765,000	180,000	Admin Allowance	15,000	15,000	15,000	15,000	15,000	15,000	\$ 90,000
5) Legal Notices	Press Democrat, Healdsburg Tribune	Post notices of general distribution	24,000	6,000	Admin Allowance	500	500	500	500	500	500	\$ 3,000
6) Postage	Jar-Computer & Mailing Service, US Postmaster	Mailing expenses and Courier Services	12,000	3,000	Admin Allowance	250	250	250	250	250	250	\$ 1,500
<b>PROPERTY MGMT &amp; MAINT - NON-HOUSING</b>												
7) Area Property Management	Golden Gate Landscaping	Maintain Irrigation and landscape	29,592	9,864	Admin Allowance	822	822	822	822	822	822	4,933
8) Area Property Management	PG&E and other utilities	utilities	16,848	5,616	Admin Allowance	468	468	468	468	468	468	2,808
9) Area Property Management	City of Healdsburg	property maintenance	283,992	94,664	Admin Allowance	7,889	7,889	7,889	7,888	7,889	7,888	47,332
10)												\$ -
11)												\$ -
12)												\$ -
13)												\$ -
Totals - This Page			\$ 4,066,120.00	\$ 1,025,316.00	N/A	81,596	81,596	81,596	117,767	81,596	81,593	\$ 525,745

\*\* All total due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency:  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds  
 Admin - Successor Agency Administrative Allowance  
 Other - reserves, rents, interest earnings, etc.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG  
 AGREED-UPON PROCEDURES OF AB 1484  
 ATTACHMENT H – ALLOCATION TO AFFECTED TAXING ENTITIES – OTHER FUNDS

**SUMMARY OF BALANCES AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES**

Total amount of assets held by the successor agency as of June 30, 2012 (procedure 5)	\$	43,169,078
Add the amount of any assets transferred to the city or other parties for which an enforceable obligation with a third party requiring such transfer and obligating the use of the transferred assets did not exist (procedures 2 and 3)		-
Less assets legally restricted for uses specified by debt covenants, grant restrictions, or restrictions imposed by other governments (procedure 6)		(21,767,872)
Less assets that are not cash or cash equivalents (e.g., physical assets) - (procedure 7)		(10,159,322)
Less balances that are legally restricted for the funding of an enforceable obligation (net of projected annual revenues available to fund those obligations) - (procedure 8)		(8207)
Less balances needed to satisfy ROPS for the 2012-13 fiscal year (procedure 9)		(2,417,620)
Less the amount of payments made on July 12, 2012 to the County Auditor-Controller as directed by the California Department of Finance		<u>(5,660,452)</u>
Amount to be remitted to county for disbursement to taxing entities	\$	<u><u>3,155,605</u></u>

*Note that separate computations are required for the Low and Moderate Income Housing Fund held by the Successor Agency and for all other funds held by the Successor Agency.*

NOTES: For each line shown above, an exhibit should be attached showing the composition of the summarized amount.