



OVERSIGHT BOARD TO THE CITY OF WINTERS SUCCESSOR AGENCY TO  
THE WINTERS COMMUNITY DEVELOPMENT AGENCY

City Council Chambers  
318 First Street  
Monday, December 3, 2012

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**2:00 p.m. – Regular Meeting**

**AGENDA**

*Members of the Oversight Board*

Harold Anderson- City of Winters  
Sarah Chapman- Solano College District  
Diane Cirolini- Yolo County Office of Education  
Larry Justus- Winters Cemetery District  
Nanci Mills- City of Winters CDA Employees  
Jiley Romney- Yolo County Public Appointee  
Don Saylor- Yolo County

*Staff to Oversight Board*

John W. Donlevy, Jr., City Manager  
Shelly Gunby, Director of Financial Management  
Dan Maguire, Housing Programs Manager  
Mary Jo Rodolfa, Secretary to Oversight Board

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PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chairman of other Board Members. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

**BOARD COMMENTS**

**PUBLIC COMMENTS**

At this time, any member of the public may address the Oversight Board on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by

the Board. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

### CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Board support and may be enacted by the Oversight Board in one motion in the form listed below. There will be no separate discussion of these items. However, before the Oversight Board votes on the motion to adopt, members of the Oversight Board, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the October 1, 2012 and October 9, 2012 meetings of the Oversight Board to the City of Winters Successor Agency to the Winters Community Development Agency.

### PRESENTATIONS

None at this meeting.

### DISCUSSION ITEMS

1. Public Comment - Receipt of public comment on Non-Housing Due Diligence Review Report and set December meeting of Oversight Board for Consideration of Approval of the Non-Housing Due Diligence Review Report
2. Status Update on Meet and Confer meeting with Department of Finance – Information Item
3. Status Update on Legislation- Information Item

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### STAFF REPORT

### ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the December 3, 2012 regular meeting of the Winters Oversight Board was personally delivered to each Board member by electronic mail, and by United States Postal Service in a sealed envelope with postage prepaid and posted on the outside public bulletin board at City Hall, 318 First Street on November 28, 2012, and made available to the public during normal business hours.



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Mary Jo Rodolfa, Management Analyst

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*Staff recommendations are guidelines to the Oversight Board. On any item, the Board may take action, which varies from that recommended by staff.*

*The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.*

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During Board meetings – Right side as you enter the Council Chambers



Minutes of the Oversight Board to the City of Winters Successor Agency  
to the Winters Community Development Agency  
Held on October 1, 2012

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**2:00 PM – Regular Meeting**

Present: Chair Justus, Board Members Anderson, Chapman (arrived at 2:12 p.m.), Cirolini, Mills, and Saylor

Absent: Board Member Ronney

Staff: Director of Financial Management Shelly Gunby, Economic Development and Housing Manager Dan Maguire and Management Analyst Mary Jo Rodolfa

Pledge: Dan Maguire

Approve Agenda: Motion by Board Member Anderson to approve the agenda, second by Board Member Mills. Unanimous approval of the agenda with one absent.

Board Comments: None

Public Comments: None

Consent Calendar: Approval of Minutes of the September 10, 2012 meeting of the Oversight Board to the City of Winters Successor Agency to the Winters Community Development Agency. Board Member Anderson moved to approve the minutes, second by Board Member Mills. Motion approved unanimously with one absent.

Board Comments: None

Public Comments: None

Discussion Item 1: Public Comment - Receipt of public comment on Housing Due Diligence Review Report and Set October meeting of Oversight Board for Consideration of Approval of the Housing Due Diligence Review Report

Director of Financial Management Gunby introduced the item and walked the board members through the report in detail. She explained that the successor agency is

required by law to hire a licensed accountant to conduct a due diligence review, this review is for the housing assets. The accountant approved is the City's regular auditor. The non-housing review will follow at a later date. Currently we are only looking at the 20% set aside for housing – low, very low and moderate income. The Oversight Board is required to convene a public comment session, that is what is being done today, followed by a separate meeting to vote on approval of the report no sooner than 5 days after today but no later than October 15<sup>th</sup>.

Gunby stated that this report shows a listing of assets (\$1.5 mil) transferred from the redevelopment agency to the successor agency on February 1, 2012. Attachment A of the report shows the assets along with the amount of each one. She also indicated that we actually have a negative balance in our housing fund. Gunby stated that we loaned approximately \$179,000 to the CHOC apartment complex for pre-development and GAP funding. The complex is 34 units with a community room. Saylor asked if the loan was to be repaid by CHOC. Gunby said yes and that some of it would be forgiven. Saylor asked if amounts not to be forgiven would come back to the housing fund, Gunby replied yes. Gunby reported that all of these items were approved by the City Council one at a time. She pointed out that the bond building held for resale is a result of a low income home on Cottage Circle that went into foreclosure. The RDA purchased the home at auction, rehabilitated it and then the State dissolved the RDA thus the sale has been put on hold. Chapman asked about how the value of the home was determined, if it was today's value. Gunby said no, that book value is what is used, what it cost to buy and maintain since we have not realized the market value yet.

Gunby explained that the (\$1,049,067 unspent debt proceeds) is being questioned by the Department of Finance and the City has a meet and confer scheduled for this item. Cirolini asked about the purpose of the funds. Gunby commented that the funds are only for housing purposes, that it takes a long time to pull together housing projects. One project considered was to purchase foreclosed properties but the dissolution of RDA put a stop to that, things are in limbo due to the lawsuit. Gunby also stated that debt can't be paid with bond funds and that the funds are sitting in a separate account shown on Attachment C of the auditor report.

The \$498k shown on Exhibit B as procedure 7 explained Gunby are the non-liquid assets – the housing notes and the building held for resale.

Saylor asked how much the audit cost. Gunby replied that it was \$10k for this and the non-housing audit, the funds come from the administrative fee of the successor agency. Saylor asked what Gunby thought the Department of Finance would be looking for in this report. Gunby said the big things are things are the bond proceeds they say are non-encumbered and the assets that were transferred. Our attorney says the bond proceeds are encumbered because they have to be used for housing. Maguire added

that the City was looking at a program to acquire and resale houses but AB 1X26 stalled that. If the DOF prevails then the bond proceeds will get moved to the Oversight Board until there is a project that we can take to you, it will then go on the ROPS.

Gunby then informed the board that they needed to open for public comment stating that our attorney said a public hearing was not required. Chair Justus asked if there was any public comment. There was none. Anderson then asked about setting a come back date. Discussion was held that the item would come back for approval on October 9, 2012 at 3:30 p.m.

#### Discussion 2: Status update on legislation

Economic Development and Housing Manager Maguire reported that there were four bills on the Governor's desk and all were vetoed on Saturday. All were to reconstitute some of the RDA tools. The Governor's rationale was that he did not want the focus taken off of the RDA wind down.

Staff Reports: None

The meeting was adjourned at 2:58 p.m.

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Larry Justus, CHAIR

ATTEST:

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Oversight Board Secretary



Minutes of the Oversight Board to the City of Winters Successor Agency  
to the Winters Community Development Agency  
Held on October 9, 2012

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**3:30PM – Special Meeting**

Present: Board Members Anderson, Chapman, Justus, Mills, Romney and Saylor

Absent: Board Member Cirolini

Staff: City Manager John W. Donlevy, Jr., Director of Financial Management Shelly Gunby, Management Analyst Jenna Moser

Pledge: Board Member Saylor

Approve Agenda: Motion by Board Member Saylor to approve the agenda, second by Board Member Anderson. Unanimous approval of the agenda with one absent.

Board Comments: None

Public Comment: None

Discussion Item 1: Approval of Housing Due Diligence Review Report

Gunby: Last Monday we held the first meeting, and we are now back for public comment and to approve the item as prepared.

Justus: I noticed meet and confer – does that mean with the Dept of Finance?

Gunby: Yes, the meet and confer has not been held yet, it is separate from this report. The meeting will be set by the end of the week.

Justus: To discuss tax exempt bonds?

Gunby: Yes, to discuss the bonds tax exempt status.

Donlevy: A change in their status reflects a violation of federal tax law.

Justus: The department of finance has dealt with this issue before, I assume.

Gunby: Yes, we are waiting to hear from them.

Hearing no public comments – no comments via other means.

Board Member Saylor motioned to approve the Housing Due Diligence Review Report, Second by Board Member Chapman. Vote was unanimous to approve with one absent.

Discussion 2: Status update on legislation

Donlevy: The Governor vetoed anything with “redevelopment” on it. AB 1484 cleanup on the successor agency, with one provision that the Department of Finance can lien property tax and confiscate sales tax. Bradley Burns Sales Tax, our sales tax, the City of Vallejo and the League of CA Cities has filed a lawsuit against the Dept of Finance. We will have to see where this ends up. Expect action after the November election.

Staff Reports: Gunby outlined a few upcoming meetings, one of which is on November 5<sup>th</sup>, to avoid having to call a special meeting.

The meeting was adjourned at 3:45PM.

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Larry Justus, CHAIR

ATTEST:

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Oversight Board Secretary



**OVERSIGHT BOARD FOR THE CITY OF WINTERS AS SUCCESSOR AGENCY TO THE  
WINTERS COMMUNITY DEVELOPMENT AGENCY**

**TO:** Honorable Chairperson and Members of the Oversight Board of the  
Successor Agency to the Dissolved Winters Community Development  
Agency

**DATE:** December 3, 2012

**THROUGH:** John W. Donlevy, Jr., City Manager

**FROM:** Shelly A. Gunby, Director of Financial Management *Shelly*

**SUBJECT:** Non-Housing Due Diligence Review

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**RECOMMENDATION:**

Staff recommends that the Oversight Board review the attached Non-Housing Due Diligence Review Report prepared by Moss, Levy and Hartziem, LLP as required by AB1484.

Staff further recommends that the Oversight Board hold a Public Hearing to receive comments on the Due Diligence Report and set a meeting time and date to approve the Housing Due Diligence Review prior to December 15, 2012.

**BACKGROUND:**

AB1484, passed by the California Legislature, requires a Non-Housing Due Diligence Report. This report was required to be submitted to the Board on or before December 15, 2012. AB1484 further requires a Public Hearing be held to receive comment, and that a second meeting be held no sooner than 5 days after the public hearing to approve the report.

Due to the extreme short time period for the preparation and review of the report, we will review the findings in detail prior to holding the public meeting.

**FISCAL IMPACT:**

None

**ATTACHMENTS:**

Non-Housing Due Diligence Report  
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November 27, 2012

Moss, Levy, Hartzheim  
 5800 Hannum Ave, Suite E  
 Culver City, California 90230

In connection with your agreed-upon procedures engagement with the Successor Agency of the Redevelopment Agency of the City of Winters pursuant to the State of California Department of Finance (as posted on their website) dated August 27, 2012, applied to selected records and transactions for the purpose of complying with California Assembly Bill (AB) 1484 – HSC 34179.5 Successor Agency due diligence reviews, we represent to you as applicable for the fiscal years ended June 30, 2010, June 30, 2011, January 31, 2012 and June 30, 2012 to the date of our report the following:

1. We are responsible for the fair presentation of the of the information provided to you in the course of your agreed upon procedures – due diligence review report and attachments. This information provided to you is from our books and records, Comprehensive Annual Financial Reports, our Redevelopment Agency, and the Successor Agency to our Redevelopment Agency’s financial statements, Enforceable Obligations Payment Schedules, Recognized Obligations Payment Schedules, and Redevelopment Obligation Retirement Funds and their underlying books and records.
2. We understand your agreed-upon procedures engagement was made in accordance with standards established by the American Institute of Certified Public Accountants, and accordingly, included such tests of the accounting records, and such other auditing procedures as you considered necessary in the circumstances to report on the results of applying agreed-upon procedures. We further understand that such an agreed-upon procedures engagement would not necessarily disclose all irregularities, fraud or defalcations should there be any.
3. We are responsible for compliance with laws and regulations and terms and conditions of AB1484, other applicable laws and regulations and have complied with those requirements.
4. In regard to this engagement there have been no:
  - a) Actions taken by the City, the former Redevelopment Agency and its Successor Agency’s management, board members, officers or employees which contravene applicable laws or regulations or contracts and grants applicable.
  - b) Irregularities involving management or involving the City, the former Redevelopment Agency and its Successor Agency’s management, board members, officers or employees who have significant roles in the internal control structure.
  - c) Communication from the State of California governing bodies, the County Auditor Controller or other government agencies concerning noncompliance with, or deficiencies

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MAYOR  
 Cecilia Aguiar-Curry  
 MAYOR PRO TEM  
 Woody Fridae

CITY CLERK  
 Nanci Mills  
 TREASURER  
 Michael Sebastian  
 CITY MANAGER  
 John W. Donlevy, Jr.

in, financial reporting practices or the other matters that could have a material effect on this engagement.

5. We have made available to you all financial records and related data.
6. In relation to this engagement, there are no unasserted claims or assessments that legal counsel has advised us are probable of assertion and must be disclosed in accordance with generally accepted accounting principles related to this engagement.
7. There are no irregularities involving employees (other than management or those who have significant roles in the internal control structure) that could have an effect on the performance of this engagement.
8. There are no:
  - a) Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency.
  - b) Other liabilities or loss contingencies that are required to be accrued or disclosed.
9. No department or agency of the State of California, County or City has reported a material instance of noncompliance to us in relation to this engagement or which would materially effect this engagement.
10. There are no transactions that have not been properly recorded in the accounting records underlying the Comprehensive Annual Financial Reports, the former Redevelopment Agency, and the Successor Agency to our Redevelopment Agency's financial statements, Enforceable Obligations Payment Schedules, Recognized Obligations Payment Schedules and Redevelopment Obligation Retirement Funds and their underlying books and records.
11. The entity has complied with all aspects of contractual agreements that would have an effect on the Comprehensive Annual Financial Reports, our former Redevelopment Agency, and the Successor Agency to our Redevelopment Agency's financial statements, Enforceable Obligations Payment Schedules, Recognized Obligations Payment Schedules and Redevelopment Obligation Retirement Funds and their underlying books and records.
12. Management of the City, the former Redevelopment Agency and the Successor Agency are not aware of any transfers (as defined by Section 34179.5) from either the former Redevelopment Agency, or the Successor Agency to other parties from the period from January 1, 2011 through June 30, 2012 that have not been properly identified in our agreed upon procedures report and its related exhibits.

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Signature of Director of Financial Management

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Signature of Executive Director of Successor Agency

**Successor Agency of the  
Redevelopment Agency of the  
City of Winters  
Yolo County, California**

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

June 30, 2012

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF WINTERS  
YOLO COUNTY, CALIFORNIA  
AGREED-UPON PROCEDURES – AB 1484  
ALL 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 ON  
THE LOW AND MODERATE INCOME HOUSING FUND**

Oversight Board of the Successor Agency  
City of Winters  
Winters, California 90270

We have performed the procedures enumerated below solely to assist in ensuring that the Successor Agency of the Redevelopment Agency of the City of Winters 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 \$1,805,887 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 WINTERS  
AGREED-UPON PROCEDURES OF AB 1484

2A. (Continued)

Result:

The former Redevelopment Agency transferred \$1,908,000 of real property to the City of Winters on March 15, 2011, as repayment of advances from the City of Winters to the Redevelopment Agency. We were able to trace the dollar amounts advanced from the City of Winters to the Redevelopment Agency to written agreements authorizing such advances. See Attachment B.

- 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 the City, County, or City and County that formed the Redevelopment Agency 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:

The transfer of real property was to repay the City of Winters for monies advanced to the former Redevelopment Agency in previous fiscal years. We were able to trace the dollar amounts advanced from the City of Winters to the former Redevelopment Agency to written agreements authorizing such advances. Also, we were able to trace to quit claim deeds and resolutions authorizing such transfers of real property as repayment of advances from the City of Winters to the former Redevelopment Agency.

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 Successor Agency to any other public agency or to private parties for the period from February 1, 2012 through June 30, 2012.

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

3C. (Continued)

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 any other public agency or to private parties for the period.

4. Perform the following procedures:

- A. Obtain from the Successor Agency a summary of the financial transactions of the former 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.

Result:

See Attachment C.

- 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.

Result:

See Attachment C.

- 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.

Result:

Amounts agree to the state controller's report for the June 30, 2010 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 the periods of June 30, 2010 and 2011, we utilized audited financial statements. For the periods of January 31, 2012 and June 30, 2012, we utilized audited trial balances.

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 D.

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF WINTERS  
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 \$510,161 in bond proceeds in a reserve account with the fiscal agent. We traced this restricted cash to the general ledger, the cash with fiscal agent bank statement, and the Official Statements for the 2004 and 2007 Tax Allocation Bonds. See Attachment E.

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.

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

6D. (Continued)

Result:

The restriction is in effect until the related assets are expended for their intended purpose.

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 F.

- 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.

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

8A. (Continued)

- 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.
- 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.

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 \$83,754 needs to be retained to satisfy enforceable obligations as of June 30, 2012. See Attachment G.

- 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.

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

8C. (Continued)

- 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.

- D. 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:
  - i. 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.
  - ii. 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.
  - iii. Include the calculation in the AUP report.

Result:

The \$83,754 of cash needed to be retained is part of the accounts payable 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 \$1,417,575 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 H.

- 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 I.

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

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.

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 Winters, California State Controller's Office, California Department of Finance, and Yolo County Auditor-Controller, and is not intended to be and should not be used by anyone other than these specified parties.

*Miss. Long v. Shalby*

Culver City, California  
November 27, 2012

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

Successor Agency of the Redevelopment Agency of the City of Winters  
Asset Transfer Listing - Other Funds  
February 1, 2012

---

|                                |                     |
|--------------------------------|---------------------|
| RDA cash with fiscal agent     | \$ 256,672          |
| RDA pooled cash                | 472,120             |
| RDA interest receivable        | 10,447              |
| RDA notes receivable           | 66,600              |
| 2007 bond LAIF                 | 55                  |
| 2007 bond pooled cash          | 8,196               |
| RDA LTD cash with fiscal agent | 510,447             |
| RDA LTD pooled cash            | 472,445             |
| RDA LTD interest receivable    | <u>8,905</u>        |
| Total                          | <u>\$ 1,805,887</u> |

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF WINTERS  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT B – TRANSFER OF PROPERTY

Successor Agency of the Redevelopment Agency of the City of Winters  
Transfer of Property from RDA to City - Other Funds  
January 1, 2011 through January 31, 2012

---

|                             |                     |
|-----------------------------|---------------------|
| 318 Railroad Avenue         | \$ 240,000          |
| 314 Railroad Avenue         | 350,000             |
| 23 Main Street              | 118,000             |
| Grant Avenue at East Street | 980,000             |
| 311 First Street            | <u>220,000</u>      |
| Total                       | <u>\$ 1,908,000</u> |

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

|  | Redevelopment<br>Agency<br>12 Months Ended<br>6/30/2010 | Redevelopment<br>Agency<br>12 Months Ended<br>6/30/2011 | Redevelopment<br>Agency<br>7 Months Ended<br>1/31/2012 | Successor<br>Agency<br>5 Months Ended<br>6/30/2012 |
|--|---|---|--|--|
| <b>Assets (modified accrual basis)</b>   |   |   |  |  |
| Cash   | \$ 472,445  | \$ 472,445  | \$ 472,120   | \$ 1,193,738                                       |
| Restricted cash and investments  | 8,928,463   | 4,019,228   | 1,247,815  | 521,472  |
| Tax Increment/Accounts Receivable  | 62,315  | 52,929  |  | 744  |
| Accrued Interest Receivable  | 19,750  | 26,246  | 19,352   | 6,774  |
| Loans Receivable   | 66,600  | 66,600  | 66,600   | 66,600   |
| <b>Total Assets</b>  | <b>\$ 9,549,573</b>                                     | <b>\$ 4,637,448</b>                                     | <b>\$ 1,805,887</b>                                    | <b>\$ 1,789,328</b>                                |
| <b>Liabilities (modified accrual basis)</b>                                      |   |   |  |  |
| Accounts Payable   | \$ 510,993  | \$ 79,688   | \$ 37,108  | \$ 83,754  |
| Other Liabilities  | 1,022,015   | 1,550,466   | 66,600   | 66,600   |
| <b>Total Liabilities</b>   | <b>\$ 1,533,008</b>                                     | <b>\$ 1,630,154</b>                                     | <b>\$ 103,708</b>                                      | <b>\$ 150,354</b>                                  |
| <b>Equity</b>  | <b>8,016,565</b>  | <b>3,007,294</b>  | <b>1,702,179</b>                                       | <b>1,638,974</b>                                   |
| <b>Total Liabilities + Equity</b>  | <b>\$ 9,549,573</b>                                     | <b>\$ 4,637,448</b>                                     | <b>\$ 1,805,887</b>                                    | <b>\$ 1,789,328</b>                                |
| <b>Total Revenues:</b>   | <b>\$ 1,656,679</b>                                     | <b>\$ 1,367,750</b>                                     | <b>\$ 685,881</b>                                      | <b>\$ 761,189</b>                                  |
| <b>Total Expenditures:</b>   | <b>\$ 5,295,840</b>                                     | <b>\$ 9,051,469</b>                                     | <b>\$ 1,990,996</b>                                    | <b>\$ 826,515</b>                                  |
| <b>Total Transfers*:</b>   | <b>\$ (151,023)</b>                                     | <b>\$ 2,674,448</b>                                     | <b>\$ -</b>  | <b>\$ 2,121</b>                                    |
| <b>* Includes Cash Advances from City</b>  |   |   |  |  |
| <b>Net change in equity</b>  | <b>\$ (3,790,184)</b>                                   | <b>\$ (5,009,271)</b>                                   | <b>\$ (1,305,115)</b>                                  | <b>\$ (63,205)</b>                                 |
| <b>Beginning Equity:</b>   | <b>11,806,749</b>                                       | <b>8,016,565</b>  | <b>3,007,294</b>                                       | <b>1,702,179</b>                                   |
| <b>Ending Equity:</b>  | <b>\$ 8,016,565</b>                                     | <b>\$ 3,007,294</b>                                     | <b>\$ 1,702,179</b>                                    | <b>\$ 1,638,974</b>                                |
| <b>Other Information (show year end balances for all three years presented):</b> |   |   |  |  |
| <b>Capital assets as of end of year</b>  | <b>\$ 8,563,307</b>                                     | <b>\$ 11,871,187</b>                                    | <b>\$ 12,620,529</b>                                   | <b>\$ 12,463,836</b>                               |
| <b>Long-term debt as of end of year</b>  | <b>\$ 17,305,000</b>                                    | <b>\$ 18,318,350</b>                                    | <b>\$ 17,673,037</b>                                   | <b>\$ 17,509,723</b>                               |
| <b>Long-term debt as of end of year:</b>   |   |   |  |  |
| <b>80% / 100% of TABS</b>  | <b>\$ 17,305,000</b>                                    | <b>\$ 16,835,000</b>                                    | <b>\$ 16,350,000</b>                                   | <b>\$ 16,350,000</b>                               |
| <b>Advances from City</b>  | <b>\$ -</b>   | <b>\$ 1,483,350</b>                                     | <b>\$ 1,323,037</b>                                    | <b>\$ 1,159,723</b>                                |

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

Successor Agency of the Redevelopment Agency of the City of Winters  
Asset Listing - Other Funds  
June 30, 2012

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|                                 |                     |
|---------------------------------|---------------------|
| RORF pooled cash                | \$ 1,184,218        |
| RORF accounts receivable        | 744                 |
| RORF interest receivable        | 6,774               |
| RORF notes receivable           | 66,600              |
| 2007 CDA pooled cash            | 9,520               |
| RDA Debt cash with fiscal agent | 510,161             |
| RDA Debt pooled cash            | <u>11,311</u>       |
| Total                           | <u>\$ 1,789,328</u> |

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

Successor Agency of the Redevelopment Agency of the City of Winters  
Asset Legally Restricted for uses Specified by Debt Covenants - Other Funds  
June 30, 2012

---

|                                   |                   |
|-----------------------------------|-------------------|
| Restricted cash with fiscal agent | <u>\$ 510,161</u> |
| Total                             | <u>\$ 510,161</u> |

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF WINTERS  
AGREED-UPON PROCEDURES OF AB 1484  
ATTACHMENT F – NON-LIQUID ASSETS AS OF JUNE 30, 2012

Successor Agency of the Redevelopment Agency of the City of Winters  
Non-Liquid Assets - Other Funds  
June 30, 2012

---

|                          |    |               |
|--------------------------|----|---------------|
| RORF accounts receivable | \$ | 744           |
| RORF interest receivable |    | 6,774         |
| RORF notes receivable    |    | <u>66,600</u> |
| Total                    | \$ | <u>74,118</u> |

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

Successor Agency of the Redevelopment Agency of the City of Winters  
Balances Dedicated for the Funding of Enforceable Obligations - Other Funds  
June 30, 2012

---

|                  |                         |
|------------------|-------------------------|
| Accounts payable | <u>\$ 83,754</u>        |
| Total            | <u><u>\$ 83,754</u></u> |

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

Successor Agency of the Redevelopment Agency of the City of Winters  
 Cash Balances Needed to be Retained to Satisfy Obligations on the ROPS - Other Funds  
 June 30, 2012

|                      |                     |
|----------------------|---------------------|
| ROPS II              | \$ 897,853          |
| ROPS III             | 1,543,980           |
| Less: Denied items   | (355,082)           |
| Expected funding (A) | (669,176)           |
| <b>Total</b>         | <b>\$ 1,417,575</b> |

WINTERS REDEVELOPMENT - 2012-13

| FUND                                    | AGENCY                   | 1911-12<br>BASE VALUES | ADJUSTED<br>BASE VALUE | AAMI<br>2MMX<br>INCREASE | ADJUSTED<br>BASE VALUE | CURRENT<br>VALUE   | TAX INCR/M<br>VALUE | TRA<br>RATE | TAX INCR/M<br>TAX AMOUNT | PASS-THRU       | TAX INCR/M<br>TO REDEVELOP | 1% TAX /<br>SCHOOLS |
|---|--------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------|---------------------|-------------|--------------------------|-----------------|----------------------------|---------------------|
| <b>GRAND TOTAL - ALL TAX RATE AREAS</b> |                          |                        |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
| <b>HOMEOWNERS</b>                       |                          |                        |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
| 110                                     | GENERAL                  | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.23502820  | 3,332.45                 | 1,332.66        | 1,999.48                   |                     |
| 120                                     | A.C.O.                   | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.09983216  | 139.41                   | 139.41          | 0.00                       |                     |
| 140                                     | LIBRARY                  | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.03181370  | 448.25                   | 448.25          | 0.00                       |                     |
| 212 76-0020                             | CITY OF WINTERS          | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.23947562  | 3,385.52                 | 0.00            | 3,385.52                   |                     |
| 306                                     | WINTERS CEMETERY         | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.02894143  | 410.95                   | 0.00            | 410.95                     |                     |
| 371                                     | SACTO-YOLO MOSQUITO DIS' | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.00980607  | 139.04                   | 0.00            | 139.04                     |                     |
| 444                                     | YOLO CO RESOURCE CONSEI  | 0                      | 0                      | 0                        | 0                      | 0                  | 0                   | 0.00000000  | 0.00                     | 0.00            | 0.00                       |                     |
| 462                                     | YOLO CO FLOOD CONTROL    | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.01155725  | 163.87                   | 0.00            | 163.87                     |                     |
| 500 76-0413                             | SOLANO COMM COLLEGE      | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.04487840  | 636.33                   | 0.00            | 636.33                     | 0.00                |
| 500 76-0430                             | COUNTY SCHOOL SERVICES   | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.03522468  | 499.45                   | 0.00            | 499.45                     | 0.00                |
| 500 76-5150                             | WINTERS JT UNIF SCHOOL   | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.35364250  | 5,014.29                 | 0.00            | 5,014.29                   | 0.00                |
|   | SUB-TOTAL GENERAL TAX    |                        |                        |                          |                        |                    |                     |             | <u>14,178.58</u>         | <u>1,920.64</u> | <u>12,258.34</u>           | <u>0.00</u>         |
| 212 76-0021                             | CITY OF WINTERS BONDS    | 2,780,082              | 2,780,082              | 0                        | 2,780,082              | 4,197,981          | 1,417,899           | 0.00773000  | 109.60                   | 0.00            | 109.60                     |                     |
|   | SUB-TOTAL BONDS          |                        |                        |                          |                        |                    |                     |             | <u>109.60</u>            | <u>0.00</u>     | <u>109.60</u>              |                     |
|   | TOTAL HOMEOWNERS         |                        |                        |                          |                        |                    |                     | 1.00773001  | 14,288.18                | 1,920.64        | 12,367.94                  | 0.00                |
|   | GRAND TOTAL ALL TRAS     | 61,618,724             | 61,618,724             | 0                        | 61,618,724             | 234,301,897        | 172,683,173         |             | 1,581,819.42             | 243,468.66      | 1,338,351.75               | 77,654.69           |
|   | TAX INCREMENT            |                        |                        | 2011-12<br>DIST %        |                        | 2011-12<br>2% DIST |                     |             |                          |                 |                            |                     |
| <b>GRAND TOTAL - ALL TAX RATE AREAS</b> |                          |                        |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
| <b>ALL TAXES</b>                        |                          |                        |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
| 110                                     | GENERAL                  | 443,151.84             |                        | 28.22%                   |                        |                    |                     |             |                          |                 |                            |                     |
| 120                                     | A.C.O.                   | 18,309.21              |                        | 1.17%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 140                                     | LIBRARY                  | 47,907.71              |                        | 3.05%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 212 76-0020                             | CITY OF WINTERS          | 407,455.97             |                        | 25.95%                   |                        |                    |                     |             |                          |                 |                            |                     |
| 306                                     | WINTERS CEMETERY         | 43,858.58              |                        | 2.79%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 371                                     | SACTO-YOLO MOSQUITO DIS' | 14,869.53              |                        | 0.95%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 444                                     | YOLO CO RESOURCE CONSEI  | 0.22                   |                        | 0.00%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 462                                     | YOLO CO FLOOD CONTROL    | 15,208.77              |                        | 0.97%                    |                        |                    |                     |             |                          |                 |                            |                     |
| 500 76-0413                             | SOLANO COMM COLLEGE      | 68,010.63              |                        | 4.33%                    |                        | 0.00               |                     |             |                          |                 |                            |                     |
| 500 76-0430                             | COUNTY SCHOOL SERVICES   | 48,346.51              |                        | 2.95%                    |                        | 7,034.17           |                     |             |                          |                 |                            |                     |
| 500 76-5150                             | WINTERS JT UNIF SCHOOL   | 485,302.50             |                        | 29.63%                   |                        | 70,620.53          |                     |             |                          |                 |                            |                     |
|   | SUB-TOTAL GENERAL TAX    | <u>1,570,401.47</u>    |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
| 212 76-0021                             | CITY OF WINTERS BONDS    | 11,417.95              |                        | 0.72%                    |                        |                    |                     |             |                          |                 |                            |                     |
|   | SUB-TOTAL BONDS          | <u>11,417.95</u>       |                        |                          |                        |                    |                     |             |                          |                 |                            |                     |
|   | GRAND TOTALS             | <u>1,581,819.42</u>    |                        | <u>18.73%</u>            |                        | <u>77,654.69</u>   |                     |             |                          |                 |                            |                     |

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

| <b>SUMMARY OF BALANCES AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES</b>  | <b>Other Funds</b>  |
|--|---------------------|
| Total amount of assets held by the Successor Agency as of June 30, 2012 (procedure 5)  | \$ 1,789,328        |
| 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)  | (510,161)           |
| Less assets that are not cash or cash equivalents (e.g., physical assets) - (procedure 7)  | (74,118)            |
| 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)  | (83,754)            |
| Less balances needed to satisfy ROPS for the 2012-13 fiscal year (procedure 9)   | (1,417,575)         |
| Less the amount of payments made on July 12, 2012 to the County Auditor-Controller as directed by the California Department of Finance   | -                   |
| Amount to be remitted to county for disbursement to taxing entities  | <u>\$ (296,280)</u> |
| <i>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.</i>  |                     |
| NOTES: For each line shown above, an exhibit should be attached showing the composition of the summarized amount.  |                     |
| If the review finds that there are insufficient funds available to provide the full amount due, the cause of the insufficiency should be demonstrated in a separate schedule.  |                     |