



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

City Council Chambers
318 First Street
Monday, October 1, 2012

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

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 September 10, 2012 meeting of the Oversight Board to the City of Winters Successor Agency to the Winters Community Development Agency.

PRESENTATIONS

None at this meeting.

DISCUSSION ITEMS

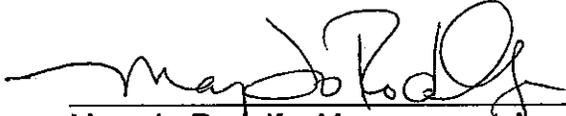
1. Public Comment - Receipt of public comment on Housing Due Diligence Review Report and Set October meeting of Oversight Board for Consideration of Approval of the Housing Due Diligence Review Report
2. Status Update on Legislation- Information Item

STAFF REPORT

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the October 1, 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 September 19, 2012, and made available to the public during normal business hours.



Mary Jo Rodolfa, Management Analyst

Questions about this agenda – Please call the City Manager’s office at (530) 795-4910 ext. 110. Agendas and staff reports are available on the city web page www.cityofwinters.org

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

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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Minutes of the Oversight Board to the City of Winters Successor Agency
to the Winters Community Development Agency
Held on August 6, 2012

2:00 p.m. – Regular Meeting

Larry Justus called the meeting to order at 2:10 p.m.

Present: Chairman Larry Justus, Nanci Mills, Jiley Romney, Diane Cirolini, Don Saylor (2:18 arrival), Harold Anderson (2:27 arrival)

Absent: Sarah Chapman

Staff: City Manager John Donlevy, Director of Financial Management Shelly Gunby, and Housing Programs Manager Dan Maguire

Dan Maguire led the Pledge of Allegiance

Approval of Agenda:

Motion by Board Member Mills, Second by Board Member Romney to approve the agenda, motion carried unanimously with three absent (Saylor, Anderson, Chapman).

BOARD/STAFF COMMENTS: There were no Board or Staff comments.

PUBLIC COMMENTS: There were no public comments.

CONSENT CALENDAR:

- A. Approval of Minutes of June 11, 2012 meeting of the Oversight Board to the City of Winters Successor Agency to the Winters Community Development Agency, move to approve by Board Member Romney, second by Board Member Mills. There was no discussion and the motion carried with the following vote:

AYES: Justus, Mills, Romney, and Cirolini
NOES: None
ABSENT: Chapman, Saylor, and Anderson
ABSTAIN; None

PRESENTATIONS:

None at this meeting

DISCUSSION ITEMS:

1. Adoption of Resolution OB-2012-09, A Resolution of the Oversight Board of the Successor Agency to the Dissolved Winters Community Development Agency Approving The Recognized Obligation Payment Schedule (ROPS) for the period January 1, 2013 through June 30, 2013.

Board Member Saylor joined the meeting at 2:18 p.m.

Board Member Anderson joined the meeting at 2:28 p.m.

Director of Financial Management Gunby reviewed the resolution and the budget with the Board, explaining the new timelines for submission, with the ROPS due to the State Department of Finance and the Yolo County Auditor/Controllers Office by September 1, 2012, with this updated timeline mandated by recent legislation (AB 1484). Gunby indicated the information on the form was mostly the same as had been sent out as part of the Board's packet; however, a revised form was provided to City staff at 5 p.m. on August 2, 2012. Gunby explained the major change versus previous ROPS schedules was a payment to the Winters Cemetery District, based on recalculating the Winters Cemetery District's Pass Through Payment for the previous four years. The pass through had been calculated incorrectly since the second year of the agreement; however, the City's Legal Counsel directed that the Statue of Limitations limited any "True Up" to the most recent four year period. Board Member Cirolini requested additional information to assist in her consideration of this ROPS line item, and Chairman Justus called for a recess at 2:40 p.m. to allow copies of the calculations to be provided to the Board. The meeting reconvened at 2:46 p.m., with Board Member Romney leaving the meeting during the recess period. The Board reviewed the calculations with Gunby.

Motion to adopt Resolution OB-2012-09, A Resolution of the Oversight Board of the Successor Agency to the Dissolved Winters Community Development Agency Approving the Recognized Obligation Payment Schedule (ROPS) for the period January 1, 2013 through June 30, 2013 was made by Board Member Mills , second by Board Member Saylor. The motion carried with the following vote:

AYES: Anderson, Justus, Mills, Saylor, and Cirolini
NOES: None
ABSENT: Romney, Chapman
ABSTAIN: None

2. Status Update on AB 1X 26 Clean-up Legislation – Information Item

City Manager Donlevy reported that much of the details of the AB 1484 Trailer Bill legislation was yet to be communicated but staff was scheduled to participate in a League of California Cities webinar on August 14 to receive additional direction and analysis.

ADJOURNMENT: Chair Justus adjourned the meeting at 3:18 p.m. following a motion by Board Member Saylor, with a second from Board Member Mills.



**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: October 1, 2012

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

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

SUBJECT: Housing Due Diligence Review

RECOMMENDATION:

Staff recommends that the Oversight Board review the attached 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 October 15, 2012.

BACKGROUND:

AB1484, passed by the California Legislature, requires a Housing Due Diligence Report. This report was required to be submitted to the Board on or before October 1, 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:

Housing Due Diligence Report

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**City of Winters
Yolo County, California**

**Agreed-Upon Procedures – AB 1484
Low and Moderate Income Housing Fund**

June 30, 2012

**CITY OF WINTERS
YOLO COUNTY, CALIFORNIA
AGREED-UPON PROCEDURES – AB 1484
LOW AND MODERATE INCOME HOUSING FUND
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MOSS, LEVY & HARTZHEIM LLP

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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 \$1,515,878 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.

CITY OF WINTERS
AGREED-UPON PROCEDURES OF AB 1484

Result:

No Low and Moderate Income Housing Fund (LMIHF) 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 LMIHF 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:

Not applicable. No LMIHF assets were transferred to the City, County, or City and County that formed the Redevelopment Agency for the period.

- 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 LMIHF 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 LMIHF 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.

- 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.

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Result:

Not applicable. No LMIHF 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 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:

This procedure is required as to the Successor Agency as a whole, it will be addressed in the report associated with all other funds of the Successor Agency (excluding the Low and Moderate Income Housing Fund) that is due on December 15, 2012.

- 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:

This procedure is required as to the Successor Agency as a whole, it will be addressed in the report associated with all other funds of the Successor Agency (excluding the Low and Moderate Income Housing Fund) that is due on December 15, 2012.

- 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:

This procedure is required as to the Successor Agency as a whole, it will be addressed in the report associated with all other funds of the Successor Agency (excluding the Low and Moderate Income Housing Fund) that is due on December 15, 2012.

- 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:

This procedure is required as to the Successor Agency as a whole, it will be addressed in the report associated with all other funds of the Successor Agency (excluding the Low and Moderate Income Housing Fund) that is due on December 15, 2012.

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 B.

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 \$1,049,067 in unspent bond proceeds. We traced these unspent proceeds to the general ledger, the Local Agency Investment Fund bank statement, and the Official Statement for the 2007 Tax Allocation Bonds. See Attachment C.

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:

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

CITY OF WINTERS
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 D.

- 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.
- 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.

CITY OF WINTERS
AGREED-UPON PROCEDURES OF AB 1484

8A. (Continued)

- 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:

No asset balances were retained to satisfy enforceable obligations.

- 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.

CITY OF WINTERS
AGREED-UPON PROCEDURES OF AB 1484

- 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:

Procedures 8A, 8B, and 8C did not apply.

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 does not need to retain cash balances to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013.

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 D.

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.

CITY OF WINTERS
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 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.

Mrs. Long v. Nantel

Culver City, California
September 24, 2012

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

City of Winters
RDA
Asset Transfer Listing - Low and Moderate Income Housing Fund
February 1, 2012

Housing cash with fiscal agent	\$ 96,300
Housing pooled cash	(213,350)
Housing notes receivable	179,913
2004 Housing bond note receivable	150,000
2007 Housing bond LAIF	1,048,027
2007 Housing bond pooled cash	87,764
2007 Housing bond note receivable	39,925
2007 Housing bond building held for resale	<u>127,299</u>
Total	<u>\$ 1,515,878</u>

CITY OF WINTERS
AGREED-UPON PROCEDURES OF AB 1484
ATTACHMENT B – ASSET LISTING AS OF JUNE 30, 2012

City of Winters
RDA
Asset Listing - Low and Moderate Income Housing Fund
June 30, 2012

Housing notes receivable	\$ 179,913
Housing interest receivable	932
2004 Housing bond note receivable	150,000
2007 Housing bond LAIF	1,049,067
2007 Housing bond note receivable	39,925
2007 Housing bond building held for resale	<u>127,299</u>
Total	<u>\$ 1,547,136</u>

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

City of Winters
RDA
Asset Legally Restricted for uses Specified by Debt Covenants - Low and Moderate Income Housing Fund
June 30, 2012

2007 Housing bond LAIF	<u>\$ 1,049,067</u>
Total	<u><u>\$ 1,049,067</u></u>

CITY OF WINTERS
AGREED-UPON PROCEDURES OF AB 1484
ATTACHMENT D – NON-LIQUID ASSETS AS OF JUNE 30, 2012

City of Winters
RDA
Non-Liquid Assets - Low and Moderate Income Housing Fund
June 30, 2012

Housing notes receivable	\$	179,913
Housing interest receivable		932
2004 Housing bond note receivable		150,000
2007 Housing bond note receivable		39,925
2007 Housing bond building held for resale		<u>127,299</u>
Total	\$	<u>498,069</u>

CITY OF WINTERS
 AGREED-UPON PROCEDURES OF AB 1484
 ATTACHMENT E – ALLOCATION TO AFFECTED TAXING ENTITIES - LMIHF

SUMMARY OF BALANCES AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES	LMIHF
Total amount of assets held by the successor agency as of June 30, 2012 (procedure 5)	\$ 1,547,136 *
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)	(1,049,067) Note 1 and **
Less assets that are not cash or cash equivalents (e.g., physical assets) - (procedure 7)	(498,069) ***
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)	-
Less balances needed to satisfy ROPS for the 2012-13 fiscal year (procedure 9)	-
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	\$ -
<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.	
Note 1: The Dept. of Finance is questioning the \$1,049,067 unspent debt proceeds. We have asked for a meet and confer on this item.	
* See Attachment B - Asset Listing as of June 30, 2012	
** See Attachment C - Assets Legally Restricted for uses Specified by Debt Covenants as of June 30, 2012	
*** See Attachment D - Non-Liquid Assets as of June 30, 2012	