City of Montclair
Successor Agency to the Montclair
Redevelopment Agency

Independent Accountants' Report
On Applying Agreed-Upon Procedures

TRS TEAMAN, RAMIREZ & SMITH, INC.
CERTIFIED PUBLIC ACCOUNTANTS

Independent Accountants' Report on Applying Agreed-Upon Procedures

City of Montclair
Successor Agency to the Montclair Redevelopment Agency
Montclair, CA

We have performed the required agreed-upon procedures (AUP) to the Low and Moderate Income Housing Fund, enumerated in Attachment A, which were agreed to by the California State Controller's Office, and the State of California Department of Finance (State Agencies) solely to assist you in complying with the requirements described in AB 1484. Management of the Successor Agency is responsible for the accounting records pertaining to compliance with the applicable requirements of AB 1484. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described in Attachment A either for the purpose for which this report has been requested or for any other purpose.

The scope of this engagement was limited to performing the minimum required agreed-upon procedures as set forth in Attachment A. Attachment A identifies the findings noted as a result of the procedures performed.

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

This report is intended solely for the information and use of the applicable State Agencies and the City of Montclair, and is not intended to be, and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record.

Teaman Ramirez & Smith, Inc.

September 21, 2012

Richard A. Teaman, CPA • Greg W. Fankhanel, CPA • David M. Ramirez, CPA • Javier H. Carrillo, CPA
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Attachment A

List of Procedures for Due Diligence Review

City of Montclair (Successor Agency)

General information regarding these procedures:

1. The procedures associated with Sections 34179.5(c)(1) through 34179.5(c)(3) and Sections 34179.5(c)(5) through 34179.5(c)(6) are to be applied separately to (a) the Low and Moderate Income Housing Fund of the Successor Agency and to (b) all other funds of the Successor Agency combined (excluding the Low and Moderate Income Housing Fund).
2. The due date for the report associated with the Low and Moderate Income Housing Fund is October 1, 2012.
3. The due date for the report associated with all other funds of the Successor Agency combined (excluding the Low and Moderate Income Housing Fund) is December 15, 2012.
4. Because the procedures required by Section 34179.5(c)(4) pertain to the Successor Agency as a whole, these procedures should be addressed in the report that is due on December 15, 2012.

Fiscal year references below refer to fiscal years ending on June 30. This language should be modified for those agencies that have a different fiscal year-end.

For purposes of the procedures below and the related exhibits, the amount of the assets presented should be based upon generally accepted accounting principles (GAAP), unless otherwise noted.

To the extent the procedures listed below are duplicative to the agreed upon procedures that were performed pursuant to HSC 34182 (a)(1), it is acceptable to obtain and use information from the HSC 34182 (a)(1) procedures for purposes of this due diligence review without having to re-perform the procedures. When this is done, the due diligence report should refer to the report that was issued for the agreed upon procedures performed under HSC 34182 (a)(1).

Certain assets may qualify as a deduction under more than one category of deduction. In such cases, care should be taken to ensure that such assets have been included as a deduction in the summary schedule only once.

Citation:

34179.5(c)(1) The dollar value of assets transferred from the former redevelopment agency to the successor agency on or about February 1, 2012.

Suggested Procedure(s):

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.

Results:

We obtained an excel spreadsheet from the Successor Agency which listed total assets of $24,271,764.71 transferred to the Successor Agency from the former redevelopment agency low and moderate income housing fund as of February 1, 2012 and agreed the assets to the trial balance provided by the Successor Agency.

Citation:

34179.5(c)(2) The dollar value of assets and cash and cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to the city, county, or city and county that formed the redevelopment agency and the purpose of each transfer. The review shall provide documentation of any enforceable obligation that required the transfer.

Suggested Procedure(s):

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, 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 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.

   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.

   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.

Results:

2. A. No transfers were reported by the Successor Agency.

2. B. No transfers were reported by the Successor Agency.

2. C. Not applicable.

Citation:

34179.5(c)(3) The dollar value of any cash or cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to any other public agency or private party and the purpose of each transfer. The review shall provide documentation of any enforceable obligation that required the transfer.

Suggested Procedure(s):

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.

   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.

   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.

Results:

3. A. No transfers were reported by the Successor Agency.

3. B. No transfers were reported by the Successor Agency.

3. C. Not applicable.

Citation:

34179.5(c)(4) The review shall provide expenditure and revenue accounting information and identify transfers and funding sources for the 2010–11 and 2011–12 fiscal years that reconciles balances, assets, and liabilities of the successor agency on June 30, 2012 to those reported to the Controller for the 2009–10 fiscal year.

Suggested Procedure(s):

4. Perform the following procedures:

   A. Obtain from the Successor Agency a summary of the financial transactions of the Redevelopment Agency and the Successor Agency in the format set forth in the attached schedule for the fiscal periods indicated in the schedule. For purposes of this summary, the financial transactions should be presented using the modified accrual basis of accounting. End of year balances for capital assets (in total) and long-term liabilities (in total) should be presented at the bottom of this summary schedule for information purposes.

   B. Ascertain that for each period presented, the total of revenues, expenditures, and transfers accounts fully for the changes in equity from the previous fiscal period.

   C. Compare amounts in the schedule relevant to the fiscal year ended June 30, 2010 to the state controller's report filed for the Redevelopment Agency for that period.

   D. Compare amounts in the schedule for the other fiscal periods presented to account balances in the accounting records or other supporting schedules. Describe in the report the type of support provided for each fiscal period.

Results:

4. A. We obtained from the Successor Agency a summary of the financial transactions of the Redevelopment Agency and the Successor Agency in the format as determined by the State Controller's Office. See the attached Exhibit A for a copy of this schedule.

4.B We verified the beginning equity balances for the 12 months ended June 30, 2011 and June 30, 2012 agreed with the ending equity balances for the periods ending June 30, 2010 and June 30, 2011, respectively.

4. C. We compared the amounts on the schedule for the period ending June 30, 2010 to the state controller's report filed by the redevelopment agency for the same period. No discrepancies were noted.

4. D. We compared the amounts on the schedule for the period ending June 30, 2011 to the state controller's report filed by the redevelopment agency for the same period. Also, we compared the amounts on the schedule for the period ending June 30, 2012 to trial balance reports provided by the Successor Agency. No discrepancies were noted.

Citation:

34179.5(c)(5) A separate accounting for the balance for the Low and Moderate Income Housing Fund for all other funds and accounts combined shall be made as follows:

(A) A statement of the total value of each fund as of June 30, 2012.

Suggested Procedure(s):

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.

Results:

We obtained the attached schedule (Exhibit B) from the Successor Agency listing total assets of $25,099,686 for the Low and Moderate Income Housing Fund as of June 30, 2012. We agreed this schedule to a trial balance and other schedules supporting the amounts provided by the Successor Agency as of June 30, 2012.

Citation:

34179.5(c)(5)(B) An itemized statement listing any amounts that are legally restricted as to purpose and cannot be provided to taxing entities. This could include the proceeds of any bonds, grant funds, or funds provided by other governmental entities that place conditions on their use.

Suggested Procedure(s):

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.

   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.

   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 Successor the Agency as restricted.

   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.

Results:

6. A. No restrictions were provided that meet this criteria.

6. B. No restrictions were provided that meet this criteria.

6. C. We obtained a computation of the restricted assets prepared by the Successor Agency and traced components of this computation to related account balances in the trial balance, loans receivable schedules, and capital assets listings. It should be noted, however, that the assets listed as restricted by the Successor Agency represent those assets that are to be transferred to the Montclair Housing Authority, the entity assuming the housing functions of the former redevelopment agency. The State of California Department of Finance has approved the transfers (see attached report at Exhibit C) with the exception of one that relates to the assets being transferred to the Montclair Housing Authority. However, the City has requested a "meet and confer" with the Department of Finance. Based on our review of the description of this real property purchased in 2009, it appears to be consistent with a "housing asset" as described in Health and Safety Code Section 34176(e)(1). With regards to the DOF objection to Exhibit C, Item 1, Low-Mod Encumbrances as described in the attached DOF report, see step 9 for additional information.

6. D. See attached listing of restricted assets at Exhibit C.

Citation:

34179.5(c)(5)(C) An itemized statement of the values of any assets that are not cash or cash equivalents. This may include physical assets, land, records, and equipment. For the purpose of this accounting, physical assets may be valued at purchase cost or at any recently estimated market value. The statement shall list separately housing-related assets.

Suggested Procedure(s):

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.

   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.

   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.

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.

Results:

7. A. We obtained a listing from the Successor Agency that listed $106,018 in Deposits With Others and $14,355 in Receivable - long-term assets that are considered **not** liquid or otherwise available for distribution. These assets are listed at book value reflected in the general ledger reports provided by the Successor Agency.

7. B. We traced the amounts referenced above to general ledger reports provided by the Successor Agency, no discrepancies were noted.

7. C. Not applicable. No discrepancies noted above.

7. D. Not applicable. All assets listed are recorded at book value.

Citation:

34179.5(c)(5)(D) An itemized listing of any current balances that are legally or contractually dedicated or restricted for the funding of an enforceable obligation that identifies the nature of the dedication or restriction and the specific enforceable obligation. In addition, the successor agency shall provide a listing of all approved enforceable obligations that includes a projection of annual spending requirements to satisfy each obligation and a projection of annual revenues available to fund those requirements. If a review finds that future revenues together with dedicated or restricted balances are insufficient to fund future obligations and thus retention of current balances is required, it shall identify the amount of current balances necessary for retention. The review shall also detail the projected property tax revenues and other general purpose revenues to be received by the successor agency, together with both the amount and timing of the bond debt service payments of the successor agency, for the period in which the oversight board anticipates the successor agency will have insufficient property tax revenue to pay the specified obligations.

Suggested Procedure(s):

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.

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.

Results:

The Successor Agency did not claim any amounts, for asset balances as of June 30, 2012 that are dedicated or restricted for the funding of enforceable obligations. Therefore, the above procedures are not applicable for the Low and Moderate Income Housing Fund.

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.

Results:

The Successor Agency did not claim any amounts that are restricted to fund enforceable obligations as described above. Therefore the above procedures are not applicable to the Low and Moderate Income Housing Fund.

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.

Results:

The Successor Agency did not claim any amounts as described above. Therefore, the above procedures do not apply to the Low and Moderate Income Housing Fund.

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.

Results:

Not applicable - no procedures performed for A, B or C above.

Citation:

34179.5(c)(5)(E) An itemized list and analysis of any amounts of current balances that are needed to satisfy obligations that will be placed on the Recognized Obligation Payment Schedules for the current fiscal year.

Suggested Procedure(s):

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.

Results:

The attached schedule at Exhibit D represents the cash balances the Successor Agency believes are needed to satisfy the listed obligations. We obtained a copy of the final ROPS for July 1, 2012 through December 31, 2012 and a copy of the final ROPS for January 1, 2013 through June 30, 2013 and agreed the applicable amounts listed on the ROPS to the listing attached at Exhibit D. It should be noted, however, the Department of Finance has objected to $1,000,000 of this amount in its report attached at Exhibit C. The Successor Agency has requested a "meet and confer" with regard to this enforceable obligation and expects the amount to be approved. In addition, the Successor Agency has obtained a legal opinion regarding this enforceable obligation and it appears to be a legal enforceable obligation.

Citation:

34179.5(c)(6) The review shall total the net balances available after deducting the total amounts described in subparagraphs (B) to (E), inclusive, of paragraph (5). The review shall add any amounts that were transferred as identified in paragraphs (2) and (3) of subdivision (c) if an enforceable obligation to make that transfer did not exist. The resulting sum shall be available for allocation to affected taxing entities pursuant to Section 34179.6. It shall be a rebuttable presumption that cash and cash equivalent balances available to the successor agency are available and sufficient to disburse the amount determined in this paragraph to taxing entities. If the review finds that there are insufficient cash balances to transfer or that cash or cash equivalents are specifically obligated to the purposes described in subparagraphs (B), (D), and (E) of paragraph (5) in such amounts that there is insufficient cash to provide the full amount determined pursuant to this paragraph, that amount shall be demonstrated in an additional itemized schedule.

Suggested Procedure(s):

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).

Results:

See Exhibit E attached.

Suggested Procedure(s):

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.

Results:

The required representation letter from the Successor Agency management was obtained. We verified the letter included the provisions described above.

Exhibit A

Section 34179.5 (c) (4) Reconciliation to Controller's Report and Balances Forward
City of Montclair as Successor Agency for City of Montclair Redevelopment Agency

Assets, Liabilities and Fund Equity - All Funds

	Controller's Report 6/30/2010	Redevelopment Agency 12 Months Ended 6/30/2011	Redevelopment Agency/Successor Agency ***(See Note 1)*** 12 Months Ended 6/30/2012
Assets			
Cash and Imprest Cash	$ 38,647,638	$ 11,423,970	$ 17,089,093
Cash with Fiscal Agent	7,507,325	7,144,329	3,963,812
Tax Increments Receivable	327,818	66,314	13,263
Accounts Receivable	8,772	81,765	8,236
Accrued Interest Receivable	91,971	26,921	-
Loans Receivable	3,129,730	3,014,658	2,978,193
Due from Other Funds	1,812,353	15,302	-
Investments	10,910,000	6,185,000	2,999,572
Other Assets	4,772,900	5,474,091	5,347,614
Fixed Assets	12,572,726	344,294	344,294
Amount to be provided and available for debt	60,579,874	59,312,027	50,270,000
Total Assets	$ 140,361,107	$ 93,088,671	$ 83,014,077
Liabilities			
Accounts Payable	$ 156,087	$ 112,200	$ 90,448
Other Liabilities	9,898,299	6,497,589	1,116,962
Due to Other Funds	1,812,353	15,302	-
Tax Allocation Bonds Payable	60,385,000	59,255,000	50,270,000
All Other Long-Term Debt	194,874	57,027	-
Total Liabilities	$ 72,446,613	$ 65,937,118	$ 51,477,410
Equity (Ending from Changes in Equity Section Below)	67,914,494	27,151,553	31,536,667
Total Liabilities + Equity	$ 140,361,107	$ 93,088,671	$ 83,014,077

Changes in Fund Equity - All Funds

	Redevelopment Agency 12 Months Ended 6/30/2011	Redevelopment Agency/Successor Agency ***(See Note 1)*** 12 Months Ended 6/30/2012
Total Revenues:	$ 12,140,465	$ 14,197,399
Total Expenditures:	$ (43,639,900)	$ (17,933,490)
Total Other Sources (Uses):	$ 2,964,926	$ 8,121,205
Net change in equity	$ (28,534,509)	$ 4,385,114
Beginning Equity:	$ 67,914,494	$ 27,151,553
Adjustments:		
Sale of Housing Fixed Assets to Housing Corporation ***(See Note 2)***	$ (12,256,178)	$ -
Remove depreciation erroneously reported in Controller's Report	$ 27,746	$ -
Ending Equity:	$ 27,151,553	$ 31,536,667

Notes:

(1) Accounting operations were transferred to the Successor Agency on 2/1/12 by renaming the financial records, etc. Therefore, a split is not needed between these entities as the same financial records continued through 6/30/12.

(2) Sale of assets to Housing Corporation done prior to the signing of AB1x26.

Exhibit B

Montclair Successor Agency
Assets Held as of June 30, 2012

Cash and Investments	$	8,071,212.43
Deposits with other entities		106,018.26
Receivables - Current		8,236.33
Recievable - long-term		14,354.84
Receivable - Montclair Housing Corp.		5,360,876.64
Receivable - residual receipt loans		2,928,783.28
Real property - 4113 Kingsley Street		336,636.44
Receivable - Additional residual receipt loans		8,107,097.37
Receivable - Homebuyer assistance loans		12,485.09
Receivable - Rehabilitation loans		153,985.69
Total	$	25,099,686.37

Exhibit C

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

August 25, 2012

Ms. Marilyn J. Staats, Redevelopment Director
City of Montclair
5111 Benito Street
Montclair, CA 91763

Dear Ms. Staats:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Montclair Housing Agency submitted a Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on July 26, 2012 for the period February 1, 2012 through July 26, 2012.

Finance has completed its review of your Form, which may have included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is objecting to Exhibit A, Item 1, Real Property and Exhibit C, Item 1, Low-Mod Encumbrances because HSC section 34163 (b) prohibits new contracts after June 27, 2011. HSC section 34176 (e) defines a housing asset. Assets transferred deemed not to be a housing asset shall be returned to the successor agency.

Except for items disallowed as noted above, Finance is not objecting to the remaining items, if any, listed on your Form. If you disagree with our determination with respect to any items on the Form, you may request a Meet and Confer within five business days of receiving this letter.

Please direct inquiries to Nichelle Thomas, Supervisor or Susana Medina Jackson Lead Analyst at (916) 445-1546.

Sincerely,

For

STEVE SZALAY
Local Government Consultant

cc: Mr. Larry Walker, San Bernardino County Auditor-Controller
California State Controller's Office

Exhibit D

Montclair Housing Authority
Balances Needed to Satisfy ROPS

Balances needed to satisfy ROPS for the 2012-13 fiscal year

LM Housing utilization per ROPS II (7/1/12 - 12/31/12):	$ (1,165,547)	
LM Housing utilization per ROPS III (1/1/13 - 6/30/13 -without disputed amount reclaimed):	(43,318)	
		$ (1,208,865)

Explanation: Agency believes these balances are needed to satisfy legally enforceable obligations.

Exhibit E

Section 34179.5 (c) (5) and (6) Computation of Available Monies
City of Montclair as Successor Agency for City of Montclair Redevelopment Agency

SUMMARY OF BALANCES AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES

	Low and Moderate Income Housing Funds	
Total amount of assets held by the successor agency as of June 30, 2012 (procedure 5)		$ 25,099,686
Less assets legally restricted for uses specified by debt covenants, grant restrictions, or restrictions imposed by other governments (procedure 6):		
Amounts due to Monclair Housing Authority (Successor Housing Entity):		
Receivable - Montclair Housing Corp. - no objection by DOF for transfer	$ (5,360,877)	
Real property - 4113 Kingsley Street - pending meet and confer with DOF	(336,636)	
Homebuyer assistance loans - no objection by DOF for transfer	(12,485)	
Rehabilitation loans - no objection by DOF for transfer	(153,986)	
Receivable - residual receipt loans - no objection by DOF for transfer	(11,035,881)	
		$ (16,899,865)
Less assets that are not cash or cash equivalents (e.g., physical assets) - (procedure 7)		
Deposits with other entities	$ (106,018)	
Recievable - long-term	(14,355)	
		$ (120,373)
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)		
LM Housing utilization per ROPS II (7/1/12 - 12/31/12):	$ (1,165,547)	
LM Housing utilization per ROPS III (1/1/13 - 6/30/13 -without disputed amount reclaimed):	(43,318)	
		$ (1,208,865)
Less the amount of payments made on July 12, 2012 to the County Auditor-Controller as directed by the California Department of Finance		$ -
Add the amount of any assets transferred to the city 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)		$ -
Amount available to be remitted to county for disbursement to taxing entities		$ 6,870,583