

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Bell

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 626,522	\$ 639,263	\$ 1,265,785
F RPTTF	501,522	514,263	1,015,785
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 626,522	\$ 639,263	\$ 1,265,785

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Bell
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$8,194,761		\$1,265,785	\$-	\$-	\$-	\$501,522	\$125,000	\$626,522	\$-	\$-	\$-	\$514,263	\$125,000	\$639,263
1	2003 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	10/01/2003	01/15/2025	U.S. Bank	Bonds issued to fund non-housing and housing projects	Merged Redevelopment Project Area	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
2	Continuing Disclosure Costs	Fees	10/01/2003	10/01/2033	Fiscal Consulting Firm	Administration of 2025 Tax Allocation Refunding Bonds	Merged Redevelopment Project Area	5,500	N	\$5,250	-	-	-	-	-	\$-	-	-	-	5,250	-	\$5,250
3	Trustees Fees	Fees	10/01/2003	10/01/2033	US Bank	Fiscal Agent for administration of the 2025 Tax Allocation Refunding Bonds	Merged Redevelopment Project Area	33,000	N	\$4,400	-	-	-	2,200	-	\$2,200	-	-	-	2,200	-	\$2,200
5	Contract for Legal Services	Legal	05/01/2011	06/30/2018	Aleshire and Wynder	Legal services specific to litigation involving the Werrlein Note (item 4). This is not an administrative cost.	Merged Redevelopment Project Area	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	Administrative Costs of the Successor Agency	Admin Costs	02/01/2011	10/01/2033	Successor Agency	Overhead, rent, utilities, equipment, supplies, Oversight Board, and other operational supplies	Merged Redevelopment Project Area	2,048,078	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
14	Property Management Plan and property disposition	Property Dispositions	07/01/2013	06/30/2018	Various Vendors	DOF approved costs for staff and consultants to complete the PMP and	Merged Redevelopment Project Area	95,400	N	\$95,400	-	-	-	47,700	-	\$47,700	-	-	-	47,700	-	\$47,700

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						dispose of properties.																
21	Contract for Legal Services	Legal	01/01/2016	06/30/2018	Aleshire and Wynder	Legal services specific to LAUSD Settlement	Merged Redevelopment Project Area	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
23	Contract for Legal Services - Jack's Carwash	Litigation	01/01/2016	06/30/2018	Aleshire and Wynder	Legal services related to litigation against Jack's Carwash for unpaid rent on Successor Agency-owned property	Merged Redevelopment Project Area	125,000	N	\$125,000	-	-	-	62,500	-	\$62,500	-	-	-	62,500	-	\$62,500
25	2024 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	01/15/2025	10/01/2033	U.S. Bank	Bonds issued to fund non housing and housing projects	Merged Redevelopment Project Area	5,887,783	N	\$785,735	-	-	-	389,122	-	\$389,122	-	-	-	396,613	-	\$396,613

Bell
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.				43,377	568,530	LAIF interest for FY 2023-24 was \$43,377
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					2,246,024	Confirmed by LACA 1.6.2025
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)						
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			125,708	Confirmed by LACA 1.6.2025
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$43,377	\$2,688,846	

Bell
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
1	2003 Tax Allocation Refunding Bonds were refinanced and closed on January 15, 2025.
2	
3	
5	The Werrlein Trust Deed has been reconveyed by the trustee. This matter is closed and may be retired.
10	
14	Successor Agency (SA) to resume disposition of SA-owned properties under the Surplus Land Act (SLA). City Attorney estimate as to the amount of work that will be required under the new state guidelines for SLA.
21	All litigation related to this matter has been resolved. The case is closed and may be retired.
23	The City is in the process of negotiating a settlement with the tenant currently facing eviction.
25	The 2003 Tax Allocation Refunding Bonds were refinanced, a new item was created to reflect the new debt schedule for the 2024 Tax Allocation Refunding Bonds.