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

Successor Agency: Turlock

County: Stanislaus

	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)**	**$ 1,976,128**	**$ 469,379**	**$ 2,445,507**
B	Bond Proceeds	-	-	-
C	Reserve Balance	1,976,128	469,379	2,445,507
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 48,752**	**$ 2,490,484**	**$ 2,539,236**
F	RPTTF	18,846	2,460,578	2,479,424
G	Administrative RPTTF	29,906	29,906	59,812
H	**Current Period Enforceable Obligations (A+E)**	**$ 2,024,880**	**$ 2,959,863**	**$ 4,984,743**

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

Turlock
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	
								$62,640,079		$4,984,743	$-	$1,976,128	$-	$18,846	$29,906	$2,024,880	$-	$469,379	$-	$2,460,578	$29,906	$2,959,863
32	mobile home rental subsidy	Business Incentive Agreements	04/01/2007	12/31/2025	JCS Properties Inc	mobile home rental subsidy - termination date is an estimate		-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
33	mobile home rental subsidy	Business Incentive Agreements	05/16/2007	12/31/2025	Magic Sands Mobile Home	mobile home rental subsidy - termination date is an estimate		-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
35	mobile home rental subsidy	Business Incentive Agreements	04/03/2007	12/31/2030	Western View Mobile Ranch	mobile home rental subsidy - termination date is an estimate		8,200	N	$8,200	-	-	-	4,100	-	$4,100	-	-	-	4,100	-	$4,100
38	Contract for admin of MHRS program	Project Management Costs	07/01/2013	12/31/2030	Successor Agency Staff	Staff time to collect monthly supporting documents and annual verifications - termination date is an estimate		22,692	N	$22,692	-	-	-	11,346	-	$11,346	-	-	-	11,346	-	$11,346
43	Trustee Services	Fees	03/01/1999	12/31/2039	U.S. Bank	trustee services for outstanding bond issuances		3,400	N	$3,400	-	-	-	3,400	-	$3,400	-	-	-	-	-	$-
45	Annual Administration	Admin Costs	07/01/2013	06/30/2039	City of Turlock	Includes successor agency staff (other than		59,812	N	$59,812	-	-	-	-	29,906	$29,906	-	-	-	-	29,906	$29,906

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	
						specific project time), supplies, meetings, utilities, vehicles, IT, advertising and non-project specific legal services.																
53	2016 Tax Increment Refunding Bonds - interest	Refunding Bonds Issued After 6/27/12	11/16/ 2016	09/01/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		6,630,741	N	$975,507	-	506,128	-	-	-	$506,128	-	469,379	-	-	-	$469,379
54	2016 Tax Increment Refunding Bonds - principal	Refunding Bonds Issued After 6/27/12	11/16/ 2016	09/01/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		25,865,000	N	$1,470,000	-	1,470,000	-	-	-	$1,470,000	-	-	-	-	-	$-
55	Reserve for 2016 Bond principal payment	Reserves	11/16/ 2016	09/01/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		24,395,000	N	$1,545,000	-	-	-	-	-	$-	-	-	-	1,545,000	-	$1,545,000
56	Reserve for 2016 Bond interest payment	Reserves	11/16/ 2016	09/01/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		5,655,234	N	$900,132	-	-	-	-	-	$-	-	-	-	900,132	-	$900,132

Turlock
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 (l), 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.	645,915	-	1,895,714	-		
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller	2,484,545	-			2,556,883	
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**	2,450,757	-	1,895,714		575,026	
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)	679,703				1,961,643	
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			20,214	
6	**Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$-**	**$-**	**$-**	

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

Item #	Notes/Comments
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