April 10, 2026

Albert Avila, Finance Director
City of Oakdale
280 North Third Avenue
Oakdale, CA 95361

2026-27 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Oakdale Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2026 through June 30, 2027 (ROPS 26-27) to the California Department of Finance (Finance) on February 2, 2026. Finance has completed its review of the ROPS 26-27.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- Item No. 23 – 2018 Tax Allocation Revenue Bonds - Series A debt service. The Agency requested $1,618,463 in error. According to the debt service schedule provided by the Agency, the amount requested for the July through December (ROPS 26-27A) period should be $217,294 and the amount requested for the January through June (ROPS 26-27B) period should be $832,294. Therefore, to accurately reflect the correct debt service payments, Finance made adjustments of $1,183,875 in the ROPS 26-27A period to decrease the total requested amount of $1,401,169 to $217,294, and $615,000 in the ROPS 26-27B period to increase the total requested amount of $217,294 to $832,294, totaling $1,049,588.
- On the ROPS 26-27 form, the Agency reported cash balances and activity for the period July 1, 2023 through June 30, 2024 (ROPS 23-24). According to our review, the Agency has approximately $246,521 from Other Funds available to fund enforceable obligations on the ROPS 26-27. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting Redevelopment Property Trust Fund (RPTTF) funding. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding sources for the following item have been reclassified in the amounts specified below:
    - Item No. 23 – 2018 Tax Allocation Revenue Bonds - Series A in the amount of $832,294 in the ROPS 26-27B period, as described above, is partially reclassified. Finance approves RPTTF in the amount of $585,773 and the use of Other Funds in the amount of $246,521, totaling $832,294 for the ROPS 26-27B period.

      Total adjustments for Item No. 23 for the ROPS 26-27B period equals $368,479 ($615,000 - $246,521).

- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2023 through June 30, 2024 (ROPS 23-24) period. The ROPS 23-24 prior period adjustment (PPA) will offset the ROPS 26-27 RPTTF distribution. The County Auditor-Controller's review of the PPA form submitted by the Agency resulted in no PPA.

The Agency's maximum approved RPTTF distribution for the reporting period is $1,053,067, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2026 through December 31, 2026 period (ROPS A period), and one distribution for the January 1, 2027 through June 30, 2027 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 26-27 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted item, Finance approves the remaining items listed on the ROPS 26-27 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 26-27, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 26-27. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 26-27 form submitted by the Agency and this determination letter will be posted on our website:

http://dof.ca.gov/Programs/Redevelopment/ROPS/

This determination is effective for the ROPS 26-27 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Originally signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Jerry Ramar, City Manager, City of Oakdale
Nathan Amarante, Property Tax Manager/Countywide Oversight Board Representative, Stanislaus County

Attachment

Approved RPTTF Distribution July 2026 through June 2027			
	ROPS A	**ROPS B**	**Total**
RPTTF Requested	$ 1,401,169	$ 217,294	$ 1,618,463
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	**1,526,169**	**342,294**	**1,868,463**
RPTTF Requested	**1,401,169**	**217,294**	**1,618,463**
Adjustment(s)			
Item No. 23	(1,183,875)	368,479	(815,396)
RPTTF Authorized	**217,294**	**585,773**	**803,067**
Administrative RPTTF Authorized	**125,000**	**125,000**	**250,000**
Total RPTTF Approved for Distribution	**$ 342,294**	**$ 710,773**	**$ 1,053,067**