

Recognized Obligation Payment Schedule (ROPS 19-20) - Summary
Filed for the July 1, 2019 through June 30, 2020 Period

Successor Agency: Turlock
County: Stanislaus

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	19-20A Total (July - December)	19-20B Total (January - June)	ROPS 19-20 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 1,933,923	\$ 987,753	\$ 2,921,676
B Bond Proceeds	-	-	-
C Reserve Balance	1,933,923	987,753	2,921,676
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 28,200	\$ 2,231,206	\$ 2,259,406
F RPTTF	-	2,203,006	2,203,006
G Administrative RPTTF	28,200	28,200	56,400
H Current Period Enforceable Obligations (A+E):	\$ 1,962,123	\$ 3,218,959	\$ 5,181,082

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 19-20) - ROPS Detail

July 1, 2019 through June 30, 2020

(Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/ Agreement Execution Date	E Contract/ Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K ROPS 19-20 Total	L, M, N, O, P 19-20A (July - December) Fund Sources					Q 19-20A Total	R, S, T, U, V 19-20B (January - June) Fund Sources					W 19-20B Total										
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF		R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF											
																							Fund Sources									
																							Fund Sources									
32	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2020	JCS Properties Inc	mobile home rental subsidy - termination date is an estimate		\$ 99,593,515	N	\$ 5,181,082	\$ 0	\$ 1,933,923	\$ 0	\$ 0	\$ 28,200	\$ 1,962,123	\$ 0	\$ 987,753	\$ 0	\$ 2,203,006	\$ 28,200	\$ 3,218,959										
33	mobile home rental subsidy	Business Incentive Agreements	5/16/2007	12/31/2020	Magic Sands Mobile Home	mobile home rental subsidy - termination date is an estimate		5,500	N	\$ 5,500		2,600			\$ 2,600				2,900		\$ 2,900											
34	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2020	Mulberry Mobile Park	mobile home rental subsidy - termination date is an estimate		5,000	N	\$ 5,000		2,500			\$ 2,500				2,500		\$ 2,500											
35	mobile home rental subsidy	Business Incentive Agreements	4/3/2007	12/31/2020	Western View Mobile Ranch	mobile home rental subsidy - termination date is an estimate		25,000	N	\$ 25,000		11,500			\$ 11,500				13,500		\$ 13,500											
36	mobile home rental subsidy	Business Incentive Agreements	4/19/2007	12/31/2020	Westfork Estates	mobile home rental subsidy - termination date is an estimate		6,000	N	\$ 6,000		2,900			\$ 2,900				3,100		\$ 3,100											
38	Contract for admin of MHRS program	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	Staff time to collect monthly supporting documents and annual verifications - termination date is an estimate		10,000	N	\$ 10,000		5,000			\$ 5,000				5,000		\$ 5,000											
40	DDA	OPA/DDA/Construction	4/12/2011	12/31/2020	Avena Bella - Phase II (EAH)	low- & mod-income housing project - termination date is an estimate			N	\$ -					\$ -						\$ -											
41	Econ Dev Proj Funding Agmt	Improvement/Infrastructure	1/9/2008	1/1/2020	Stan Cty Economic Development Land Bank	loan repayment		127,045	N	\$ 127,045		127,045			\$ 127,045				0		\$ -											
42	Contract admin - Avena Bella	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	Staff time for contract and construction admin of Phase II			N	\$ -					\$ -						\$ -											
43	Trustee Services	Fees	3/1/1999	12/31/2039	U.S. Bank	trustee services for outstanding bond issuances		3,500	N	\$ 3,500		3,500			\$ 3,500				0		\$ -											
44	Arbitrage Rebate Services	Fees	3/1/1933	12/31/2039	BLX Group Inc	annual arbitrage rebate report for each outstanding bond issuance		3,000	N	\$ 3,000		3,000			\$ 3,000				0		\$ -											
45	Annual Administration	Admin Costs	7/1/2013	6/30/2018	City of Turlock	Includes successor agency staff (other than specific project time), supplies, meetings, utilities, vehicles, IT, advertising and non-project specific legal services.		56,400	N	\$ 56,400					28,200	\$ 28,200					28,200	\$ 28,200										
53	2016 Tax Increment Refunding Bonds - interest	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		15,288,535	N	\$ 1,411,631		718,878			\$ 718,878		692,753				\$ 692,753											
54	2016 Tax Increment Refunding Bonds - principal	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		34,375,000	N	\$ 1,045,000		1,045,000			\$ 1,045,000						\$ -											
55	Reserve for 2016 Bond principal payment	Reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		34,375,000	N	\$ 1,358,006					\$ -		295,000		1,063,006		\$ 1,358,006											
56	Reserve for 2016 Bond interest payment	Reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		15,288,535	N	\$ 1,100,000					\$ -				1,100,000		\$ 1,100,000											
57									N	\$ -					\$ -						\$ -											
58									N	\$ -					\$ -						\$ -											
59									N	\$ -					\$ -						\$ -											
60									N	\$ -					\$ -						\$ -											
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69									N	\$ -					\$ -						\$ -											
70									N	\$ -					\$ -						\$ -											
71									N	\$ -					\$ -						\$ -											

Turlock Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances
July 1, 2016 through June 30, 2017
(Report Amounts in Whole Dollars)

source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet .									
A	B	C	D	E	F	G	H		
		Fund Sources							
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF			
ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)		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	Comments		
1	Beginning Available Cash Balance (Actual 07/01/16) RPTTF amount should exclude "A" period distribution amount	2,240,506	1,329,821	980,000		1,759,161			
2	Revenue/Income (Actual 06/30/17) RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller	11,500	713		175,000	6,309,189			
3	Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)	2,251,992	1,322,848	980,000		6,041,047			
4	Retention of Available Cash Balance (Actual 06/30/17) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					2,027,303			
5	ROPS 16-17 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required							
6	Ending Actual Available Cash Balance (06/30/17) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 14	\$ 7,686	\$ 0	\$ 175,000	\$ 0			

Turlock Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020

Item #	Notes/Comments
#55 & #56	The amounts shown on these lines is for debt service for the next fiscal year to the extent permitted in Section 4.02 of the Indenture for the 2016 Refunding Bonds
Cash Balance Row 1	Column G does not include June 2016 RPTTF as this amount is included in row 2.
Cash Balance Row 2	Column D includes interest received in 2011 and 2016 3rd party Trustee accounts (\$713).
Cash Balance Row 2	Column F is 1/2 of the principal payment for September 2017 that was transferred to the Trustee as part of the March 2017 debt service payment in accordance with the Indenture Agreement associated with the 2016 Refunding Bonds.
Cash Balance Row 2	Column G includes June 2016 RPTTF of \$2,123,187 and January 2017 RPTTF of \$4,186,002
Cash Balance Row 3	Column D represents \$786 in excess Trustee funds used to pay September 2016 debt service and \$1,322,062 representing net cash outflow related to the issuance of the 2016 Refunding bonds.
Cash Balance Row 3	Column C represents \$8,685 in excess Trustee funds used to pay September 2016 debt service payments and \$2,243,307 in debt service reserve funds from the 1999 and 2006 debt issuances that was transferred to the 2016 Refunding Bonds and used a part of the proceeds from the debt issuance to fund escrow accounts to retire these two pieces (1999 and 2006) of debt.
Cash Balance Row 4	Column G represents reserve amounts used for 2017-18 ROPS