



AGENDA

Meeting of the
**Scotts Valley Successor Agency of the
 Scotts Valley Redevelopment Agency**
In-Person and Remote Access
Date: December 17, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
Successor Agency of the Scotts Valley Redevelopment Agency 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR https://us02web.zoom.us/j/83295730901	The agenda was posted 12-12-2025 at City Hall, SV Senior Center, SV Public Works Building and on the Internet at www.scottsvalley.gov .

ELECTED OFFICIALS

Derek Timm, Chair
 Donna Lind, Vice Chair
 Steve Clark, Board Member
 Krista Jett, Board Member
 Greg Wimp, Board Member

MEETING NOTICE AND AGENDA PACKET MATERIALS

Notice regarding Successor Agency of the Scotts Valley Redevelopment Agency Meetings:

The Successor Agency Board of Directors of the Scotts Valley Redevelopment Agency meets as needed, typically immediately prior to the City Council Regular Meeting at 6:00 PM in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Successor Agency of the Scotts Valley Redevelopment Agency agenda and the complete agenda packet are available for review by 5:00 PM the Friday before the Wednesday meeting on the Internet at the City's website: www.scottsvalley.gov and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.gov.

Public Participation:

The meeting will be available on Zoom and livestreamed to the City of Scotts Valley's YouTube channel: <https://www.youtube.com/@cityofscottsvalley>
 For those wishing to participate via Zoom you can join the following ways:

Date: December 17, 2025

Zoom Webinar meeting link: <https://us02web.zoom.us/j/83295730901>

Or dial one of these numbers: (669) 900-9128 or (669) 444-9171

Webinar ID: 832 9573 0901

Whether attendance is in-person or remote, you will be given opportunities to provide public comment at the appropriate times throughout the meeting. The time limit is up to 3 minutes for an individual, or 5 minutes for someone who is representing a group of three or more, at the discretion of the Mayor. Please note that this is not a question-and-answer time, but simply a time to provide comments to the Council. At the appropriate times during the meeting for public comment, on items not on the agenda, and on specific agenda items, the Mayor will announce that public comment will be accepted.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

PUBLIC COMMENT TIME

This is the opportunity for individuals attending in person to make oral comments to the Council on any items within the purview of the Council, which are NOT part of the Agenda. No action on the item may be taken, but the Council may request the matter be placed on a future agenda. Written public comment may be emailed to the City Clerk by 5:00 PM on the day of the meeting at csimonovich@scottsvally.gov.

ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.

CONSENT AGENDA

The Consent Agenda is comprised of items which are intended to be non-controversial and are approved without discussion. Persons wishing to speak on any item may request the item be moved to the Regular Agenda by raising their hand to be recognized by the Mayor. An item will only be moved from the Consent Agenda to the Regular Agenda if a City Council Member requests it to be moved and a majority of the Council agrees.

1. Approve Successor Agency minutes of 12-18-2024
2. Removal of Non-Qualifying Former RDA City Loan Item from the Recognized Obligation Payment Schedule (ROPS)
3. Approve Administration Budget for July 1, 2026 through June 30, 2027
4. Approve Recognized Obligation Payment Schedule (ROPS) for July 1, 2026 through June 30, 2027

Date: December 17, 2025

ADJOURNMENT

ADA NOTICE

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5608 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

Date: December 17, 2025

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



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MINUTES

Meeting of the
**Scotts Valley Successor Agency of the
Scotts Valley Redevelopment Agency**
Date: December 18, 2024
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
Successor Agency of the Scotts Valley Redevelopment Agency 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR https://us02web.zoom.us/j/83295730901	The agenda was posted on 12-13-2024 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The City Council Successor Agency meeting was called to order at 6:03 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Randy Johnson, Chair
Derek Timm, Vice Chair
Jack Dilles, Board Member
Donna Lind, Board Member
Allan Timms, Board Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, Executive Director
Kirsten Powell, Agency Council
Cathie Simonovich, Secretary

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

Date: December 18, 2024

M/S: Lind/Timms

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

CONSENT AGENDA

1. Approve Successor Agency minutes of 12-20-2023
2. Approve Administration Budget for July 1, 2025 through June 30, 2026
3. Approve Recognized Obligation Payment Schedule (ROPS) for July 1, 2025 through June 30, 2026
4. Approve Resolution for Enforceable Obligation Loan Agreement with the City of Scotts Valley Waste Water Enterprise Fund

ADJOURNMENT

The meeting adjourned at 6:06 PM.

Approved: _____
Derek Timm, Chair

Attest: _____
Cathie Simonovich, Secretary

City of Scotts Valley
SUCCESSOR AGENCY OF THE SCOTTS VALLEY
REDEVELOPMENT AGENCY STAFF REPORT

DATE: 12/17/2025
TO: Honorable Mayor and City Council
FROM:
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Removal of Non-Qualifying Former RDA City Loan Item from the Recognized Obligation Payment Schedule (ROPS)**

SUMMARY OF ISSUE

As part of the Successor Agency's continuing review of historical items listed on the Recognized Obligation Payment Schedule (ROPS), staff re-evaluated a previously carried City loan item related to the purchase and subsequent sale of the property commonly referred to as Santa's Village. This item had been included in prior years as a potential loan reimbursement to the City.

Upon review of available records, including correspondence with the California Department of Finance (DOF), staff concurs with DOF's determination that this item does not qualify as an enforceable obligation under Health and Safety Code Section 34171(d). The property was purchased directly with City funds, not RDA funds. There is no documentation that RDA accounts, bond proceeds, or other redevelopment funds were used for the acquisition or related expenditures. Staff was unable to locate any documentation supporting RDA-specific involvement in the transaction, such as deeds, invoices, receipts, or project files, that demonstrate RDA ownership interest in the property or specific reimbursable redevelopment expenses. Additionally, no documents were located to justify other costs such as staff time, engineering, environmental studies, and administrative support. Finally, a large portion of the claimed debt was based on financial losses incurred in the sale of the property which is not a permitted expenditure under the RDA dissolution law. The Department of Finance has consistently maintained that the transaction does not meet the statutory definition of an enforceable obligation and should not appear on future ROPS submissions.

To ensure compliance with RDA dissolution requirements and to maintain accurate financial reporting, staff is requesting formal Board action to remove and write off this non-qualifying item.

FISCAL IMPACT

The item has already been removed from the City's long-range financial forecast for conservative planning purposes. Formal removal from the ROPS and write-off of the associated receivable will eliminate a non-collectible balance from the City and Successor Agency financial records. This will result in approximately \$3.3 million in the respective note receivable and payable balances.

STAFF RECOMMENDATION

Staff recommends that the Successor Agency Board:

1. Authorize the removal of the non-qualifying former RDA City loan item from the Recognized Obligation Payment Schedule (ROPS); and
2. Approve the formal write-off of the related receivables recorded in the Successor Agency financial system; and
3. Direct staff to document the action in the Successor Agency's administrative record and incorporate the change into the next ROPS submission and financial reconciliation.

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None

City of Scotts Valley SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY STAFF REPORT

DATE: 12/17/2025
TO: Honorable Mayor and City Council
FROM: Kendra Reed, Finance Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve Administration Budget for July 1, 2026 through June 30, 2027**

SUMMARY OF ISSUE

Pursuant to HSC (California Health and Safety Code) Section 34171 (b), effective July 1, 2016, the Successor Agency must prepare a proposed administrative budget for the twelve-month fiscal period, which must also be submitted to the County Consolidated Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable twelve-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

The Successor Agency is required to submit an Administrative Budget to the County Consolidated Oversight Board for approval and then submit the County Consolidated Oversight Board-approved Administrative Budget to the State Department of Finance, State Controller and the County Auditor-Controller no later than February 1, 2026.

The Successor Agency is also required to submit ROPS 26-27 to the County Consolidated Oversight Board for approval and then submit the County Consolidated Oversight Board-approved ROPS 26-27 to the State Department of Finance, State Controller and the County Auditor-Controller no later than February 1, 2026. Staff has prepared a ROPS 26-27 for the Successor Agency's approval at this meeting as a separate agenda item. Staff recommends that the Board approve Administrative Budget 26-27 on the same date as the Board's approval of ROPS 26-27.

A meeting of the County Consolidated Oversight Board will be held in January 2026, prior to the February 1, 2026, deadline. The administrative budget and the ROPS will be submitted to the County Consolidated Oversight Board for its approval at that meeting.

FISCAL IMPACT

Under the Redevelopment Dissolution Law, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The

Administrative Cost Allowance is defined as an amount, subject to the approval of the County Consolidated Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be more than \$250,000 for any fiscal year, unless this amount is reduced by the County Consolidated Oversight Board or by agreement with the Successor Agency. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

STAFF RECOMMENDATION

Staff recommends that the Successor Agency of the Scotts Valley Redevelopment Agency adopt Resolution No. SA-60 approving a proposed administrative budget for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 and taking certain other related actions.

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1. Reso SA-60 Administrative Budget 26-27

RESOLUTION NO. SA-60

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY
REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE
BUDGET FOR THE TWELVE-MONTH FISCAL PERIOD FROM JULY 1, 2026
THROUGH JUNE 30, 2027 AND TAKING CERTAIN RELATED ACTIONS**

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(j), the Successor Agency of the Scotts Valley Redevelopment Agency (the "Successor Agency") must prepare a proposed administrative budget for each twelve-month fiscal period (commencing each July 1) and submit the proposed administrative budget to the County Consolidated Oversight Board for the Successor Agency (the "Oversight Board") for approval.

B. There has been presented to the Successor Agency Board for approval a proposed administrative budget for the Successor Agency for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 ("Administrative Budget 26-27").

NOW, THEREFORE, THE BOARD OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Successor Agency Board hereby approves the proposed Administrative Budget 26-27 substantially in the form attached hereto as Exhibit A.

Section 3. The staff of the Successor Agency is hereby directed to provide the Oversight Board the attached Administrative Budget 26-27 for its consideration and approval.

Section 4. The officers of the Successor Agency Board and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Derek Timm, Chair

ATTEST:

Cathie Simonovich, City Clerk

EXHIBIT A

**SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
(July 1, 2026 through June 30, 2027)**

SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY

ADMINISTRATIVE BUDGET JULY 1, 2026 TO JUNE 30, 2027

Administrative Services Provided by the City of Scotts Valley:

\$ 60,000

Including, but not limited to:

- City Staff services
- City Attorney services
- City marketing services
- Hiring of outside Legal Services
- Hiring of outside bond trustee services

Note: The above costs will be paid from the Administrative
Cost Allowance.

City of Scotts Valley SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY STAFF REPORT

DATE: 12/17/2025
TO: Honorable Mayor and City Council
FROM: Kendra Reed, Finance Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve Recognized Obligation Payment Schedule (ROPS) for July 1, 2026 through June 30, 2027**

SUMMARY OF ISSUE

Pursuant to California Health and Safety Code section 34177(o)(1), the City of Scotts Valley Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each twelve-month fiscal period (commencing each July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Countywide Oversight Board. Furthermore, each approved ROPS must be submitted to the State Department of Finance ("DOF") for review and approval.

The attached ROPS is due to DOF by February 1, 2026. A meeting with the Countywide Oversight Board for the Scotts Valley Redevelopment Successor Agency ROPS will be held in January 2026 for approval before submitting the ROPS to the DOF.

FISCAL IMPACT

The preparation and submittal of ROPS 26-27 is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2026 to June 30, 2027.

STAFF RECOMMENDATION

Staff recommends that the Board of the Successor Agency of the Scotts Valley Redevelopment Agency adopt Resolution No. SA-61, approving the Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 and taking certain related actions.

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1. Reso SA-61 Approving ROPS 26-27

RESOLUTION NO. SA-61

A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TWELVE-MONTH FISCAL PERIOD FROM JULY 1, 2026 THROUGH JUNE 30, 2027, AND TAKING CERTAIN RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency of the Scotts Valley Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") for each twelve-month fiscal period (commencing each July 1) and submit a proposed ROPS to the Countywide Oversight Board for approval.

B. There has been presented to the Successor Agency Board for approval a proposed ROPS for the Successor Agency for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 ("ROPS 26-27").

NOW, THEREFORE, THE BOARD OF THE SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Successor Agency Board hereby approves proposed ROPS 26-27, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to provide the Oversight Board the attached ROPS 26-27 for its consideration and approval.

Section 3. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Derek Timm, Chair

ATTEST:

Cathie Simonovich, City Clerk

EXHIBIT A

**SUCCESSOR AGENCY OF THE SCOTTS VALLEY REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(July 1, 2026 through June 30, 2027)**

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

Successor Agency: Scotts Valley
County: Santa Cruz

Current Period Requested Funding and 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)	\$ 1,529,246	\$ 198,439	\$ 1,727,684
F. RPTTF	1,529,246	198,439	1,727,684
G. Administrative RPTTF	30,000	30,000	60,000
H. Curent Period Enforceable Obligations (A+E)	\$ 1,559,246	\$ 228,439	\$ 1,787,684

Certification of Oversight Board Chairman:

Name Title

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.

/s/ _____
Signature Date

City of Scotts Valley
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July, 1 2026 through June 30, 2027

Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation	Total Requested Funding
6	Loan Agreement	City/County Loan (Prior 06/28/11), Other	8/7/1980	11/27/2040	City of Scotts Valley	City Loan entered into on 8/7/80	2,942,607	-
8	Loan Agreement	City/County Loan (Prior 06/28/11), Other	7/16/2009	11/27/2040	City of Scotts Valley	Loan from Wastewater Enterprise Fund	658,107	658,107
14	Services Contract	Professional Services	3/8/2011	3/8/2030	SV Chamber of Commerce	Marketing Services	100,000	25,000
15	Rental Assistance Agreement	Miscellaneous	10/20/1999	10/20/2029	Acorn Court Apartments	Affordable Housing Rent Subsidy	291,577	64,541
16	Rental Assistance Agreement	Miscellaneous	6/7/2000	6/7/2030	Bay Tree, LLC	Affordable Housing Rent Subsidy	411,462	55,255
20	Services Agreement	Admin Costs	3/8/2011	11/27/2040	City of Scotts Valley	Administrative Services	1,300,000	60,000
27	2017 Tax Allocation Bond Series A	Bonds Issued After 12/31/10	4/1/2017	9/1/2039	Bank of New York	Bonds issued to refinance 2006 TAB and 2009 A&B Lease Revenue Bonds	10,541,784	924,781
							16,245,537.01	1,787,684.02

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

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"				388,604	1,882,613	
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					765,253	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)					1,102,737	
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)					1,050,240	
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	No entry required	No entry required	No entry required	493,769	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	-	-	-	388,604	1,119	