



March 20, 2026

Erica Stephenson, Deputy City Manager/City Clerk
City of Big Bear Lake
P.O. Box 10000
Big Bear Lake, CA 92315

2026-27 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Big Bear Lake 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 January 28, 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 approves all the items listed on the ROPS 26-27 at this time. However, Finance notes the following:

- 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 Redevelopment Property Tax Trust Fund (RPTTF) distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$431,153, 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.

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,



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

cc: Dena Heald, Director of Finance, City of Big Bear Lake
Franz Zyss, Chief Deputy, Property Tax Division/Countywide Oversight Board
Representative, San Bernardino County

Approved RPTTF Distribution July 2026 through June 2027			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 264,944	\$ 23,928	\$ 288,872
Administrative RPTTF Requested	71,290	71,291	142,581
Total RPTTF Requested	336,234	95,219	431,453
RPTTF Authorized	264,944	23,928	288,872
Administrative RPTTF Authorized	71,290	71,291	142,581
ROPS 23-24 Prior Period Adjustment (PPA)	(300)	0	(300)
Total RPTTF Approved for Distribution	\$ 335,934	\$ 95,219	\$ 431,153

	A	B
1	Enter Agency Code here ----->	RS04
2		Big Bear Lake
3	ROPS 26-27A Non-Admin. RPTTF Authorized	264,944.00
4	ROPS 23-24 Non-Admin. RPTTF Prior Period Adjustment	(300.00)
5	ROPS 23-24 Non-Admin. RPTTF Excess Prior Period Adjustment	-
6	ROPS 26-27A Non-Admin. RPTTF Approved for Distribution	264,644.00
7		
8	ROPS 26-27A Administrative RPTTF Authorized	71,290.00
9	ROPS 23-24 Administrative RPTTF Prior Period Adjustment	-
10	ROPS 26-27A Administrative RPTTF Approved for Distribution	71,290.00
11		
12	ROPS 26-27A Total RPTTF Authorized	336,234.00
13	ROPS 23-24 Total Prior Period Adjustment	(300.00)
14	ROPS 23-24 Total Excess Prior Period Adjustment	-
15	ROPS 26-27A Total RPTTF Approved for Distribution	335,934.00