

**REDEVELOPMENT AGENCIES  
FINANCIAL TRANSACTIONS REPORT  
COVER PAGE**

**Vista Community Development Commission**

Fiscal Year:           **2001**

ID Number:           **13983795800**

Submitted by:

Barbara L. Underwood  
Signature

Director of Finance  
Title

Barbara L. Underwood  
Name (Please Print)

12/3/01  
Date

Per Health and Safety Code section 33080, this report is due within six months after the end of the fiscal year. The report is to include two (2) copies of the agency's component unit audited financial statements, and the report on the Status and Use of the Low and Moderate Income Housing Fund (HCD report). To meet the filing requirements, all portions must be received by the California State Controller's Office.

**To file electronically:**

1. Complete all forms as necessary.
2. Transmit the completed output file using a File Transfer Protocol (FTP) program or via diskette.
3. Sign this cover page and mail to either address below with 2 audits and the HCD report.

**To file a paper report:**

1. Complete all forms as necessary.
2. Sign this cover page, and mail complete report to either address below with 2 audits and the HCD report.

Report will not be considered filed until receipt of this signed cover page.

**Mailing Address:**

State Controller's Office  
Division of Accounting and Reporting  
Local Government Reporting Section  
P. O. Box 942850  
Sacramento, CA 94250

**Express Mailing Address:**

State Controller's Office  
Division of Accounting and Reporting  
Local Government Reporting Section  
3301 C Street, Suite 700  
Sacramento, CA 95816

# Vista Community Development Commission

## Redevelopment Agencies Financial Transactions Report

### General Information

Fiscal Year 2001

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	McCLELLAN	GLORIA	
Member	ESTES, JR.	ED	
Member	ITTER	JUDY	
Member	CAMPO	PAUL	
Member	GRONKE	STEVE	
Member			
Member			
Member			
Member			
Member			

**Mailing Address**

Street 1 PO BOX 1988

Street 2

City VISTA State CA Zip 92085-1988

Phone (760) 726-1340 Is Address Changed?

**Agency Officials**

Executive Director GELDERT RITA (760) 726-1340

Fiscal Officer UNDERWOOD BARBARA (760) 726-1340

Secretary SEIBERT JO (760) 726-1340

**Report Prepared By** Independent Auditor

Firm Name CALDERON, JAHAM & OSBORN

Last NIELSEN SAIZ

First DALE THOMAS

Middle Initial

Street 600 EUCALYPTUS AVENUE

City VISTA SAN DIEGO

State CA

Zip Code 92084-

Phone (760) 726-1340 (619) 234-5137

# Vista Community Development Commission Redevelopment Agencies Financial Transactions Report

## Achievement Information (Unaudited)

Fiscal Year 2001

**Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.**

Please provide a description of the agency's activities/accomplishments during the past year.

*(Please be specific, as this information will be the basis for possible inclusion in the publication.)*

- During 2000/2001, the Commission completed the following activities for the Vista Village Downtown Project:
- Entered into a Disposition and Development Agreement (DDA) with Civic Partners to construct the Vista Village Project. The Vista Village Project encompasses approximately 40 acres in downtown Vista.
  - Completed site preparation for the Project including dry utilities, grading, street work, box culverts, site remediation, sewer improvements, and pad preparation.
  - Completed construction on a new multi-modal transit center in November 2000.
  - Entered into a DDA with Lowe's Home Improvement Warehouse Inc., to construct a 160,000 square-foot facility within the Vista Village Project.
  - Completed and celebrated the grand opening of a new Burger King restaurant in December of 2000.

In the area of Housing:

- Completed the transfer of the DDA with Olson Urban Housing, LLC, to Standard Pacific Homes for the development of the Hacienda/Gateway property. This will be a 192 unit single family detached residential development.
- The annual Vistans R.O.C.! (Revitalizing Our Community) project with 777 volunteers cleaned, painted, and landscaped 27 homes in a three block area, all in one day
- 145 low income households were provided rental assistance and four homes were rehabilitated through the City's housing programs.
- Seven low income families purchased homes with assistance from one of the Vista Home Ownership Program.
- The City received a new State grant to rehabilitate mobile homes in the

	New Construction	Rehabilitated
Commercial Buildings	3,040	
Industrial Buildings		
Public Buildings	1,082	
Other Buildings		
<b>Total Square Footage</b>	<b>4,122</b>	<b>0</b>

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

Enter the Number of Jobs Created from the Activities of the Agency

Types Completed ACDEF  
 A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads  
 F=Bus/Transit

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

Redevelopment Project Area.  
- Using Community Development Block Grant funds, 16,226 persons received social services and 247 persons were placed in jobs.

# Vista Community Development Commission Redevelopment Agencies Financial Transactions Report

## Audit Information

<b>Fiscal Year</b>	2001		
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	Yes		If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.
Indicate Financial Audit Opinion	Unqualified		
If Financial Audit is not yet Completed, What is the Expected Completion Date?			
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given			
Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	Yes		
Indicate Compliance Audit Opinion		Positive/Negative No Exceptions	
If Compliance Audit is not yet Completed, What is the Expected Completion Date?			

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    2001

**Project Area Name**    Project Area No. 1

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Please see the "Achievement Information" portion of the report.

Yes

Forwarded from Prior Year?

P

Enter Code for Type of Project Area Report

- P = Standard Project Area Report    A = Administrative Fund
- L = Low and Moderate Income Housing Fund    M = Mortgage Revenue Bond Program
- O = Other Miscellaneous Funds or Programs    S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

No

Date Project Area was Established    (MM-DD-YY)

7/13/1987

9/22/1998

Most Recent Date Project Area was Amended

N

Did this Amendment Add New Territory?

Yes

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness    (Year Only)

2037

Effectiveness of Plan    (Year Only)

2027

New Indebtedness    (Year Only)

2007

Size of Project Area in Acres

2,106

Percentage of Land Vacant at the Inception of the Project Area

19.2

*Health and Safety Code Section 33320.1*    (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

80.8

*Health and Safety Code Section 33320.1*    (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**      **2001**

Project Area Name

Project Area No. 1

Frozen Base Assessed Valuation

187,602,251

**Increment Assessed Valuation**

**767,964,319**

Total Assessed Valuation

955,566,570

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2001

Project Area Name Project Area No. 1

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts	878,725			\$878,725		
Community College District	31,483			\$31,483		
Special Districts				\$0		
<b>Total Paid to Taxing Agencies</b>	<b>\$910,208</b>	<b>\$0</b>	<b>\$0</b>	<b>\$910,208</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Amount to Agency</b>				<b>\$6,963,563</b>		
<b>Gross Tax Increment Generated</b>				<b>7,873,771</b>		



**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year	Project Area Name	Project Area No. 1
2001		
	Tax Allocation Bond Debt	120,403,766
	Revenue Bonds	
	Other Long Term Debt	8,015,112
	City/County Debt	20,389,514
	Low and Moderate Income Housing Fund	
	Other	
	<b>Total</b>	<b>\$148,808,392</b>
	Available Revenues	59,916
	<b>Net Tax Increment Requirements</b>	<b>\$148,748,476</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year** 2001  
**Project Area Name** Project Area No. 1

Forward from Prior Year	Yes	
Bond Type	City/County Debt	
Year of Authorization	1987	
Principal Amount Authorized	21,785,976	
Principal Amount Issued	21,785,976	
Purpose of Issue	Project Financing	
Maturity Date Beginning Year	1998	
Maturity Date Ending Year	2027	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>		<b>\$13,546,634</b>
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal	365,248	
Principal Amount Issued During Fiscal Year	7,739,435	
Principal Amount Matured During Fiscal Year	1,261,803	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>		<b>\$20,389,514</b>
Principal Amount In Default		
Interest In Default		

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year** 2001

**Project Area Name** Project Area No. 1

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1995
Principal Amount Authorized	2,980,000
Principal Amount Issued	2,980,000
Purpose of Issue	Finance Rental Project
Maturity Date Beginning Year	1997
Maturity Date Ending Year	2025
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,840,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	50,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,790,000</b>
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year** 2001  
**Project Area Name** Project Area No. 1

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1995
Principal Amount Authorized	32,550,000
Principal Amount Issued	32,550,000
Purpose of Issue	Project Financing
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2025
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$31,485,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	610,000
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$30,875,000</b>
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Vista Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year** 2001

**Project Area Name** Project Area No. 1

Forward from Prior Year	Yes	
Bond Type	Tax Allocation Bonds	
Year of Authorization	1998	
Principal Amount Authorized	14,580,000	
Principal Amount Issued	14,580,000	
Purpose of Issue	Project Financing	
Maturity Date Beginning Year	1998	
Maturity Date Ending Year	2028	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>		<b>\$14,580,000</b>
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year		
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>		<b>\$14,580,000</b>
Principal Amount In Default		
Interest In Default		

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year** 2001  
**Project Area Name** Project Area No. 1

Forward from Prior Year	
<b>Bond Type</b>	Tax Allocation Bonds
Year of Authorization	2001
Principal Amount Authorized	12,150,000
Principal Amount Issued	12,150,000
Purpose of Issue	PROJECT FINANCING
Maturity Date Beginning Year	2002
Maturity Date Ending Year	2037
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	\$0
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	12,150,000
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$12,150,000
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

<b>Fiscal Year</b>	<b>Project Area Name</b>	<b>Project Area No. 1</b>	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing Funds</b>	<b>Special Revenue/Other Funds</b>	<b>Total</b>
2001							
	Tax Increment Gross <i>(Include All Apportionments)</i>			6,299,017	1,574,754		\$7,873,771
	Special Supplemental Subvention						\$0
	Property Assessments						\$0
	Sales and Use Tax						\$0
	Transient Occupancy Tax						\$0
	Interest Income		552,982	72,301	241,638		\$866,921
	Rental Income		9,022				\$9,022
	Lease Income						\$0
	Sale of Real Estate		2,848,900				\$2,848,900
	Gain on Land Held for Resale						\$0
	Federal Grants						\$0
	Grants from Other Agencies						\$0
	Bond Administrative Fees						\$0
	Other Revenues		69,774	90,535	15,221		\$175,530
	<b>Total Revenues</b>		<b>\$3,480,678</b>	<b>\$6,461,853</b>	<b>\$1,831,613</b>	<b>\$0</b>	<b>\$11,774,144</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

<b>Fiscal Year</b>	<b>2001</b>						<b>Total</b>
<b>Project Area Name</b>	<b>Project Area No. 1</b>	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>		
Administration Costs		813,024		311,881		\$1,124,905	
Professional Services		237,808		26,871		\$264,679	
Planning, Survey, and Design		376,684				\$376,684	
Real Estate Purchases		4,629,117				\$4,629,117	
Acquisition Expense				49,275		\$49,275	
Operation of Acquired Property		4,846		239,205		\$244,051	
Relocation Costs						\$0	
Relocation Payments		5,882				\$5,882	
Site Clearance Costs		15,749				\$15,749	
Project Improvement / Construction Costs		10,571,103				\$10,571,103	
Disposal Costs						\$0	
Loss on Disposition of Land Held for Resale						\$0	



**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year	2001	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Project Area Name</b>	<b>Project Area No. 1</b>					
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs						\$0
Rehabilitation Grants			450			\$450
Interest Expense		2,842,347	170,493			\$3,012,840
Fixed Asset Acquisitions			1,446			\$1,446
Subsidies to Low and Moderate Income Housing			188,414			\$188,414
Debt Issuance Costs	95,315					\$95,315
Other Expenditures Including Pass-Through Payment(s)	20,000	2,609,261				\$2,629,261
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes		610,000	50,000			\$660,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans	375,000	886,803				\$1,261,803
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>	<b>\$17,144,528</b>	<b>\$6,948,411</b>	<b>\$1,038,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,130,974</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$13,663,850)</b>	<b>(\$486,558)</b>	<b>\$793,578</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$13,356,830)</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

Project Area Name	2001					Total
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Proceeds of Long-Term Debt	18,030,484	758,275				\$18,788,759
Proceeds of Refunding Bonds						\$0
Payment to Refunded Bond Escrow Agent						\$0
Advances from City/County	886,803					\$886,803
Sale of Fixed Assets						\$0
Miscellaneous Financing Sources (Uses)	-2,653,960		143,458			(\$2,510,502)
Operating Transfers In						\$0
Tax Increment Transfers In						\$0
Operating Transfers Out						\$0
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
<b>Total Other Financing Sources (Uses)</b>	<b>\$16,263,327</b>	<b>\$758,275</b>	<b>\$143,458</b>	<b>\$0</b>		<b>\$17,165,060</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year** 2001

**Project Area Name** Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$2,599,477	\$271,717	\$937,036	\$0	\$3,808,230
Equity, Beginning of Period	\$10,901,124	\$1,470,111	\$3,303,212	\$0	\$15,674,447
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0

Other(Specify)	A	B	C	D	E
<b>Total</b>					

Other Total					
<b>Equity, End of Period</b>	\$13,500,601	\$1,741,828	\$4,240,248	\$0	\$19,482,677

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2001	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Assets and Other Debits</b>								
Cash and Imprest Cash		-444,206		3,354,244				\$2,910,038
Cash with Fiscal Agent		13,900,547	1,681,911	228,562				\$15,811,020
Tax Increments Receivable			154,961	38,740				\$193,701
Accounts Receivable								\$0
Accrued Interest Receivable		2,654						\$2,654
Loans Receivable		701,909		628,112				\$1,330,021
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2001	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments								\$0
Other Assets								\$0
Investments: Land Held for Resale								\$0
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements								\$0
Equipment								\$0
Amount Available In Debt Service Fund						1,741,828		\$1,741,828
Amount to be Provided for Payment of Long-Term Debt						79,042,686		\$79,042,686
<b>Total Assets and Other Debits</b>		\$14,160,904	\$1,836,872	\$4,249,658	\$0	\$80,784,514	\$0	\$101,031,948

*(Must Equal Total Liabilities, Other Credits, and Equities)*

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2001	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
<b>Liabilities and Other Credits</b>								
Accounts Payable		550,217		3,148				\$553,365
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		110,086	95,044	6,262				\$211,392
Due to Capital Projects Fund								\$0
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						60,395,000		\$60,395,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						20,389,514		\$20,389,514
<b>Total Liabilities and Other Credits</b>		<b>\$660,303</b>	<b>\$95,044</b>	<b>\$9,410</b>	<b>\$0</b>	<b>\$80,784,514</b>		<b>\$81,549,271</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2001	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Equities</b>								
Investment In General Fixed Assets								\$0
Fund Balance Reserved		1,378,755	1,741,828	1,960,176				\$5,080,759
Fund Balance Unreserved-Designated		4,193,802		148,803				\$4,342,605
Fund Balance Unreserved-Undesignated		7,928,044		2,131,269				\$10,059,313
<b>Total Equities</b>		<b>\$13,500,601</b>	<b>\$1,741,828</b>	<b>\$4,240,248</b>	<b>\$0</b>		<b>\$0</b>	<b>\$19,482,677</b>
<b>Total Liabilities, Other Credits, and Equities</b>		<b>\$14,160,904</b>	<b>\$1,836,872</b>	<b>\$4,249,658</b>	<b>\$0</b>	<b>\$80,784,514</b>	<b>\$0</b>	<b>\$101,031,948</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report  
Statement of Income and Expenditures**

**Revenues - Consolidated**

Fiscal Year 2001

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$0	\$6,299,017	\$1,574,754	\$0	\$7,873,771
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$552,982	\$72,301	\$241,638	\$0	\$866,921
Rental Income	\$9,022	\$0	\$0	\$0	\$9,022
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$2,848,900	\$0	\$0	\$0	\$2,848,900
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$69,774	\$90,535	\$15,221	\$0	\$175,530
<b>Total Revenues</b>	<b>\$3,480,678</b>	<b>\$6,461,853</b>	<b>\$1,831,613</b>	<b>\$0</b>	<b>\$11,774,144</b>



**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report  
Statement of Income and Expenditures**

**Expenditures - Consolidated**

Fiscal Year 2001

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$813,024	\$0	\$311,881	\$0	\$1,124,905
Professional Services	\$237,808	\$0	\$26,871	\$0	\$264,679
Planning, Survey, and Design	\$376,684	\$0	\$0	\$0	\$376,684
Real Estate Purchases	\$4,629,117	\$0	\$0	\$0	\$4,629,117
Acquisition Expense	\$0	\$0	\$49,275	\$0	\$49,275
Operation of Acquired Property	\$4,846	\$0	\$239,205	\$0	\$244,051
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$5,882	\$0	\$0	\$0	\$5,882
Site Clearance Costs	\$15,749	\$0	\$0	\$0	\$15,749
Project Improvement / Construction Costs	\$10,571,103	\$0	\$0	\$0	\$10,571,103
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report  
Statement of Income and Expenditures**

**Expenditures - Consolidated**

Fiscal Year 2001

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$450	\$0	\$450
Interest Expense	\$0	\$2,842,347	\$170,493	\$0	\$3,012,840
Fixed Asset Acquisitions	\$0	\$0	\$1,446	\$0	\$1,446
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$188,414	\$0	\$188,414
Debt Issuance Costs	\$95,315	\$0	\$0	\$0	\$95,315
Other Expenditures Including Pass Through Payment(s)	\$20,000	\$2,609,261	\$0	\$0	\$2,629,261
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes	\$0	\$610,000	\$50,000	\$0	\$660,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$375,000	\$886,803	\$0	\$0	\$1,261,803
U.S., State and Other Long-Term Debt	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$17,144,528</b>	<b>\$6,948,411</b>	<b>\$1,038,035</b>	<b>\$0</b>	<b>\$25,130,974</b>
<b>Excess (Deficiency) Revenues Over (Under) Expenditures</b>	<b>(\$13,663,850)</b>	<b>(\$486,558)</b>	<b>\$793,578</b>	<b>\$0</b>	<b>(\$13,356,830)</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report  
Statement of Income and Expenditures  
Other Financing Sources (Uses) - Consolidated**

Fiscal Year	2001	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$18,030,484	\$758,275	\$0	\$0	\$0	\$18,788,759
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$886,803	\$0	\$0	\$0	\$0	\$886,803
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	(\$2,653,960)	\$0	\$143,458	\$0	\$0	(\$2,510,502)
Operating Transfers In	\$0	\$0	\$0	\$0	\$0	\$0
Tax Increment Transfers In	\$0	\$0	\$0	\$0	\$0	\$0
Operating Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources (Uses)</b>	<b>\$16,263,327</b>	<b>\$758,275</b>	<b>\$143,458</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,165,060</b>

**Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report  
Statement of Income and Expenditures  
Other Financing Sources (Uses) - Consolidated**

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$2,599,477	\$271,717	\$937,036	\$0	\$3,808,230
<b>Equity Beginning of Period</b>	\$10,901,124	\$1,470,111	\$3,303,212	\$0	\$15,674,447
<b>Prior Year Adjustments</b>	\$0	\$0	\$0	\$0	\$0
<b>Residual Equity Transfers</b>	\$0	\$0	\$0	\$0	\$0
<b>Other (Explain)</b>	\$0	\$0	\$0	\$0	\$0
<b>Equity, End of Period</b>	\$13,500,601	\$1,741,828	\$4,240,248	\$0	\$19,482,677

**Supplement to the Annual Report of Community Redevelopment Agencies  
For the Fiscal Year Ended June 30, 2001**

Redevelopment Agency ID Number:	139 837 95000
Name of Redevelopment Agency:	Vista Community Development Commission
Address:	PO Box 1988
City, State, Zip:	Vista CA 92085-1988

The U.S. Bureau of the Census requests the following information about the fiscal activities of your government for the 2000-2001 fiscal year. Governments furnishing this information will no longer receive U.S. Bureau of the Census Form F-32, Survey of Local Government Finances. If you have any questions, please contact

U.S. Bureau of the Census  
Jeffrey Little  
1-800-242-4523

**A. Personnel Expenditures**

Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects.

Z00	\$ 347,743
-----	------------

**B. Mortgage Revenue Bond Interest Payments**

Report your government's total amount of interest paid on mortgage revenue bonds during the year.

U20	\$ 0
-----	------

**C. Cash and Investments Held at the End of the Fiscal Year**

Report separately for each of the three types of funds listed below, the total cash on hand, cash on deposit, and investments in Federal government, Federal agency, State and local government and non-governmental securities. Report all investments at par value. Include in the sinking fund total any mortgages and notes receivable held as offsets to housing and industrial financing loans. Exclude accounts receivable, value of real property and non-security assets.

1. Sinking Funds - Reserves held for the redemption of long-term debt.	W01	\$ 1,910,473
2. Bond Funds - Unexpended proceeds from the sale of bond issues pending disbursement.	W31	\$ 12,276,205
3. All Other Funds - Exclude employee retirement funds.	W61	\$ 4,534,381

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**

FILED FOR THE 2001 - 2002 TAX YEAR

Name of Redevelopment Agency Vista Redevelopment Agency  
 Name of Project Area Vista Redevelopment Project

Balances Carried Forward From:	Line	Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year
Fiscal Period - Totals (Optional)	(1)	148,808,392	7,795,756
Post Fiscal Period - Totals	(2)	-	-
Grand Totals	(3)	148,808,392	7,795,756
Available Revenues	(4)	59,916	
From Calculation of Available Revenues, Line 7			
Net Requirement	(5)	148,748,476	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the Agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
 Pursuant to Section 33675(b) of the Health and Safety Code, I hereby certify that the above is a true and accurate Statement of Indebtedness for the above named agency.

Barbara L. Underwood Director of Finance  
 Name Title  
Barbara L. Underwood 10/1/01  
 Signature Date

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS  
FILED FOR THE 2001 - 2002 TAX YEAR

Name of Redevelopment Agency Vista Redevelopment Agency  
Name of Project Area Vista Redevelopment Project

For Indebtedness Entered into as of June 30, 2001

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) 1995 Tax Allocation Bonds	10/95	32,550,000	30 yrs	Var	35,359,832	56,874,668	2,295,384
(B) Note Payable - City of Vista	12/93	1,104,714	open	6%	open	1,436,862	-
(C) Vista JPEA 1997 Lease Revenue Bonds	5/97	6,309,418	19 yrs	Var	3,840,029	8,015,112	533,579
(D) City Loan - Rauchs Brea Vista	8/99	2,135,000	open	Var	open	4,146,175	-
(E) 1998 Tax Allocation Bonds	6/98	14,580,000	30 yrs	Var	18,409,832	30,966,426	735,784
(F) Downtown Project Loans	6/99	7,846,288	5 yrs	Var	open	8,549,353	3,731,052
(G) Gateway Habitat Loan	11/99	180,000	open	Var	open	194,729	-
(H) Senior Center Loan	9/99	125,775	open	Var	open	137,531	-
(I) Loan Hacienda Land	10/00	4,631,881	open	Var	open	4,768,984	-
(J) Loan Hacienda Series "A"	10/00	645,686	open	Var	open	657,120	-
Sub Total, This Page						115,746,960	
Totals Forward From All Other Pages						33,061,432	499,957
<b>Totals, Fiscal Year Indebtedness</b>						<b>148,808,392</b>	<b>7,795,756</b>

Purpose of Indebtedness:  
 (A) Public Improvement  
 (B) Land Acquisition  
 (C) Public Improvements  
 (D) Historical Site Acquisition  
 (E) Public Improvements  
 Rev. 7/16/2000

(F) Land Acquisition and Public Improvements  
 (G) Public Improvements  
 (H) Public Improvements  
 (I) Land Acquisition  
 (J) Land Acquisition

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS  
FILED FOR THE 2001 - 2002 TAX YEAR

Name of Redevelopment Agency Vista Redevelopment Agency  
Name of Project Area Vista Redevelopment Project

For Indebtedness Entered into as of June 30, .....

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) City Loan No 2001-01	06/01	497,000	open	Var	open	498,760	-
(B) 2001 Tax Allocation Bonds	05/01	12,150,000	36 yrs	Var	20,412,672	32,562,672	499,957
(C)							
(D)							
(E)							
(F)							
(G)							
(H)							
(I)							
(J)							
(K)							
(L)							
<b>Total, This Page</b>						<b>33,061,432</b>	<b>499,957</b>

Purpose of Indebtedness:

- (A) Public Improvements
- (B) Public Improvements
- (C) \_\_\_\_\_
- (D) \_\_\_\_\_
- (E) \_\_\_\_\_
- (F) \_\_\_\_\_
- (G) \_\_\_\_\_
- (H) \_\_\_\_\_
- (I) \_\_\_\_\_
- (J) \_\_\_\_\_
- (K) \_\_\_\_\_
- (L) \_\_\_\_\_



RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vista Redevelopment Agency  
 Name of Project Area Vista Redevelopment Project (504901)

Tax Year FY 2001-2002 Reconciliation Dates: From July 1, 00 To June 30, 01.

Debt Identification:		A	B		C		D		E	F
SOI page and line:	Brief Description		Outstanding Debt All Beginning Indebtedness	Adjustments	Increases	Decreases	Amounts Paid Against Indebtedness, from:	Remaining Balance (A+B-C-D-E)		
Prior Yr	Current Yr		(Attach Explanation)	(Attach Explanation)	(Attach Explanation)	Tax Increment	Other Funds			
Pg 1	Line A	1995 Tax Allocation Bonds	59,171,671	21,302	-	2,318,305	-	56,874,668		
Pg 1	Line B	Note Payable - City of Vista	1,353,388	83,474	-	-	-	1,436,862		
Pg 1	Line C	Vista JPFA	8,548,427	2,936	-	536,251	-	8,015,112		
Pg 1	Line D	1997 Lease Revenue Bonds	3,943,855	202,320	-	-	-	4,146,175		
Pg 1	Line E	City Loan	31,702,210	3,967	-	739,435	316	30,966,426		
Pg 1	Line F	Rancho Buena Vista	7,929,880	703,065 Prin	-	399,994	-	8,549,353		
Pg 1	Line G	1998 Tax Allocation Bonds	187,257	316,402 Int	-	-	-	194,729		
Pg 1	Line H	Downtown Project Loans	132,254	00-01 Interest	-	-	-	137,531		
TOTAL-THIS PAGE			112,968,942	1,346,215	-	3,993,985	316	110,320,856		
TOTALS FORWARD			-	43,016,400	-	4,528,844	-	38,487,536		
GRAND TOTALS			112,968,942	44,362,615	-	8,522,849	316	148,808,372		

**NOTE:** This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a July 1 - June 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number references from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this fiscal year, enter "new" in the "Prior Yr" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt column.

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vista Redevelopment Agency  
 Name of Project Area Vista Redevelopment Project

Tax Year FY 2001-2002 Reconciliation Dates From July 1, 00 To June 30, 01

SOI, page and line: Prior Yr Current Yr	Debt Identification:		A Outstanding Debt All Beginning Indebtedness	B Adjustments		C Decreases (Attach Explanation)	D Amounts Paid Against Indebtedness, from:		E Other Funds	F Remaining Balance (A+B-C-D-E)
	Brief Description	Increases (Attach Explanation)		Decreases (Attach Explanation)	Tax Increment		Other Funds			
Pg 1 Line I		Loan Hacienda Land	-	4,631,891 Prin	-	-	-	-	-	4,768,984
Pg 1 Line J		Loan Hacienda Series "A"	-	137,103 Int	-	-	-	-	-	657,120
Pg 2 Line A		City Loan No 2001-01	-	645,686 Prin	-	-	-	-	-	498,760
Pg 2 Line B		2001 Tax Allocation Bonds	-	11,434 Int	-	-	-	-	-	
Pg Line		Administrative Advance	-	497,000 Prin	-	-	-	-	-	
Pg Line		Developer Agreements	-	1,760 Int	-	-	-	-	-	
Pg Line		Vista Unified Passthrough	-	New Issue	-	-	-	-	-	
Pg Line		San Marcos Unified Passthrough	-	32,562,672	-	-	-	-	-	32,562,672
Pg Line		Palomar Passthrough	-	00-01 Charge	-	-	906,368	-	-	
Pg Line		2070 Low & Mod Housing	-	00-01 Charge	-	-	906,368	-	-	
TOTAL-THIS PAGE			-	43,016,400	-	-	1,137,534	-	-	38,487,536

**CALCULATION OF AVAILABLE REVENUES**

AGENCY NAME Vista Redevelopment Agency

PROJECT AREA Vista Redevelopment Project (504901)

TAX YEAR FY 2001-2002

RECONCILIATION DATES: JULY 1, 2000 TO JUNE 30, 2001

Beginning Balance, Available Revenues (See Instructions)	1. <u>583,022</u>
Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	2. <u>7,873,771</u>
All other Available Revenues Received (See Instructions)	3. <u>125,972</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4. <u>316</u>
Sum of Lines 1 through 4	5. <u>8,583,081</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6. <u>8,523,165</u>
Available Revenues, End of Year (5 - 6)	7. <u>59,916</u>

**FORWARD THIS AMOUNT TO STATEMENT OF  
INDEBTEDNESS, COVER PAGE, LINE 4**

**NOTES**

**Tax Increment Revenues:**

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**Item 4. above:**

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included a Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

HCD ANNUAL REPORT OF HOUSING ACTIVITY  
OF COMMUNITY REDEVELOPMENT AGENCIES  
FOR FISCAL YEAR ENDED 6 / 30 / 01

Agency Name and Address:

City of Vista  
Community Development Commission  
P.O. Box 1988  
Vista, CA 92085

County of Jurisdiction:

San Diego

California Redevelopment law (Health and Safety Code Section 33080.1) requires agencies to annually report their housing activities and maintenance and use of the Low & Moderate Income Housing Fund (LMIHF) to enable the Department of Housing and Community Development (HCD) to compile and annually publish a report on redevelopment agencies' housing activities in accordance with Section 33080.6. (Note: Pursuant to Section 33080.3, submit this form and, if applicable, all completed HCD Schedules, to the State Controller.)

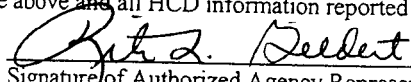
Please answer each question below. Your answers determine which HCD SCHEDULES must be completed in order for the agency to fulfill the statutory requirement to report LMIHF housing activity and fund balances for the reporting period.

1. Check one of the items below to identify the Agency's status at the end of the reporting period:
  - New (Agency formation occurred during reporting year. No financial transactions were completed).
  - Active (Financial and/or housing transactions occurred during the reporting year)
  - Inactive (No financial and/or housing transactions occurred during the reporting year).
  - Dismantled (Agency adopted an ordinance to dissolve itself).
2. How many adopted project areas did the agency have during the reporting period? 1  
How many project areas were merged during the reporting period? 0  
If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area.  
If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A.
3. Within an area outside of any adopted redevelopment project area(s): (1) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (2) will the agency displace any households over the next reporting period, (3) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls, and/or (4) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
  - Yes (any question). Complete SCHEDULE HCD-B.
  - No (all questions). DO NOT complete SCHEDULE HCD-B.
4. Did the agency have any funds in the Low & Moderate Income Housing Fund during the reporting period?
  - Yes. Complete SCHEDULE HCD-C.
  - No. DO NOT complete SCHEDULE HCD-C.
5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
  - Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD SCHEDULE E.
  - No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
6. HCD financial and housing activity information has been reported using the method checked below:
  - Electronic. Report was completed on-line. "Lock Report" date was: 12-13-01. HCD SCHEDULES are not required.  
Note: "Lock Report" date is shown under "Administrative Area" and "Form History" (<https://app1.hcd.ca.gov/rda>).
  - Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.

To the best of my knowledge, the representations made above and all HCD information reported are correct.

12/14/01

Date

  
Signature of Authorized Agency Representative  
Rita L. Geldert, Executive Director  
Title  
(760) 726-1340  
Telephone Number

**SUBMIT THIS FORM AND, IF APPLICABLE, ALL HCD SCHEDULES TO:**  
**STATE CONTROLLER**

*Division of Accounting and Reporting*  
*Local Government Reporting Section*  
*P.O. Box 942850, Sacramento, CA 94250*

- [RDA Main Menu](#)
- [Admin Area Main Page](#)

## **Submit Final FY:2000/2001 Report to HCD**

Only Agency Administrators can Submit the Final Report.

The VISTA RDA Report for FY:2000/2001 has been submitted to HCD.

This page is your method for letting the SCO and HCD know that you have completed the report on-line and that it is final. After pressing the submit button, your report for this year will be locked and can only be accessed in a read only mode. If it is necessary to unlock a report to correct data, [HCD Program Staff](#) must be contacted.