

**REDEVELOPMENT AGENCIES
FINANCIAL TRANSACTIONS REPORT
COVER PAGE**

Vista Community Development Commission

Fiscal Year: **2002** ID Number: **13983795800**

Submitted by:

Barbara L. Underwood
Signature

Director of Finance
Title

Barbara L. Underwood
Name (Please Print)

11-25-02
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 **2002**

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Estes, Jr.	Ed	
Member	Gronke	Steve	
Member	Ritter	Judy	
Member	Campo	Paul	
Member	Vacant		
Member			
Member			
Member			
Member			

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
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	
Last	First		
Nielsen	Dale	Calderon, Jaham & Osborn	
		Saiz	
		Thomas	

Mailing Address			
Street 1	PO Box 1988		
Street 2			
City	Vista	State	CA
Zip Code	92085-1988		
Phone	(760) 726-1340		
<input type="checkbox"/> Is Address Changed?			

Report Information			
	Street	City	State
Report Prepared By	600 Eucalyptus Avenue	Vista	CA
Independent Auditor	600 "B" Street, Suite 1900	San Diego	CA
Zip Code	92084-		92101-
Phone	(760) 726-1340		
	(619) 234-5137		

Vista Community Development Commission Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year 2002

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.)

Activity Report

Vista Village: The walking paths and landscaped portions of Creekwalk Park were completed in late 2001. The Creekwalk Park is the centerpiece of the overall Vista Village Downtown Project which encompasses approximately 40 acres in downtown Vista. The project will include a state-of-the-art 14 screen Krikorian Premier Theatre with stadium style seating and digital sound, restaurants, retail shops, and the lushly landscaped Creekwalk Park.

Hacienda Gateway: The Moncado Springs project is a market rate residential development located in southwest Vista. The Commission originally sold the Hacienda Gateway site to The Olson Company of Seal Beach, California, in January 2001. Olson started construction of the project in February 2001, and subsequently sold the site to Standard Pacific Homes in July 2001. Standard Pacific is developing the project according to the approved design. This is the largest single housing project to be built in Vista in over a decade.

Lowes Home Improvement Warehouse: In the fall of 2001 Lowes Improvement Warehouse Inc. purchased property to construct a Lowes Home Improvement Warehouse Center. The development site is adjacent to the other planned phases of the Vista Village Project. Construction of the project started in early 2002, and is expected to be completed in early 2003. The Vista store will contain 160,000 square feet of space including a 24,000 square foot garden center.

Housing: The annual Vistans R.O.C.I. (Revitalizing Our Community) project, with 798 volunteers, cleaned, painted, and landscaped 30 units in a five block area, all in one day. White picket fences were installed at many of the homes, and one

Achievement Information (Unaudited)

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

Square Footage Completed

New Construction

Rehabilitated

Commercial Buildings		
Industrial Buildings		
Public Buildings	8,550	
Other Buildings		
Total Square Footage	8,550	0

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

Types Completed

BCEF

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)

block included the construction of new sidewalks. The project area, the Vista Townsite Area, is a Neighborhood Revitalization Area.

During the year, a total of 141 low income households were provided rental assistance; 100 as part of the Vista Mobilehome Assistance Program, and 41 with the Tenant Based Rental Assistance Program. In addition, six homes were rehabilitated through the City's housing program, and three low income families purchased homes with assistance from one of the Vista Home Ownership Programs.

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

Audit Information

Fiscal Year 2002

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?

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

Project Area Report

Fiscal Year 2002

Project Area Name

Project Area No. 1

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

Activity Report

Please see "Achievement Information" portion of the report.

Forwarded from Prior Year ?

Yes
P

Enter Code for Type of Project Area Report

- P = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

7/13/1987

Most Recent Date Project Area was Amended

9/22/1998

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Yes

Will this Project Area be Carried Forward to Next Year?

Yes

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%)

80.8

Percentage of Land Developed at the Inception of the Project Area

80.8

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

80.8

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 **2002**

Project Area Name

Project Area No. 1

Frozen Base Assessed Valuation

187,602,251

Increment Assessed Valuation

849,525,167

Total Assessed Valuation

1,037,127,418

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

Pass-Through / School District Assistance

Fiscal Year 2002

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	1,017,946			\$1,017,946		
Community College District	34,242			\$34,242		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$1,052,188	\$0	\$0	\$1,052,188	\$0	\$0
Net Amount to Agency				\$8,027,951		
Gross Tax Increment Generated						9,080,139

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

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2002
Project Area Name	Project Area No. 1
Tax Allocation Bond Debt	116,872,637
Revenue Bonds	
Other Long Term Debt	9,930,013
City/County Debt	17,621,583
Low and Moderate Income Housing Fund	
Other	
Total	\$144,424,233
Available Revenues	266,886
Net Tax Increment Requirements	\$144,157,347

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2002

Project Area Name

Project Area No. 1

Forward from Prior Year	Yes	
Bond Type	City/County Debt	
Year of Authorization	1987	
Principal Amount Authorized	23,614,890	
Principal Amount Issued	23,614,890	
Purpose of Issue	Project Financing	
Maturity Date Beginning Year	1998	
Maturity Date Ending Year	2027	
Principal Amount Unmatured Beginning of Fiscal Year	\$14,614,947	
Adjustment Made During Year	5,774,567	
Adjustment Explanation	City loans not picked up in last year's audited financial statements	
Interest Added to Principal	380,952	
Principal Amount Issued During Fiscal Year	1,828,914	
Principal Amount Matured During Fiscal Year	5,249,920	
Principal Amount Deceased During Fiscal Year	163,266	
Principal Amount Unmatured End of Fiscal Year	\$17,186,194	
Principal Amount In Default	0	
Interest In Default	0	

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 2002

Project Area Name Project Area No. 1

	Yes
Forward from Prior Year	
Bond Type	
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
Principal Amount Unmatured Beginning of Fiscal Year	\$2,790,000
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	
Principal Amount Unmatured End of Fiscal Year	\$2,740,000
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; U.S.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

2002

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

Principal Amount Unmatured Beginning of Fiscal Year

\$30,875,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

635,000

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$30,240,000

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; U.S.; 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

2002

Project Area Name

Project Area No. 1

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

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

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

1998

14,580,000

14,580,000

Project Financing

1998

2028

\$14,580,000

\$14,580,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.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

2002

Project Area Name

Project Area No. 1

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

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

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

2001

12,150,000

12,150,000

PROJECT FINANCING

2002

2037

\$12,150,000

\$12,150,000

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

2002

Project Area Name

Project Area No. 1

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

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

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Notes

2001

1,650,000

1,650,000

Lowes retail store project

2001

2011

0

0

1,650,000

0

0

0

\$1,650,000

0

0

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

Fiscal Year 2002
Project Area Name Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		7,264,111	1,816,028		\$9,080,139
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	524,430	93,778	233,222		\$851,430
Rental Income	14,745				\$14,745
Lease Income					\$0
Sale of Real Estate	2,285,000				\$2,285,000
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	3,097	163,200	260		\$166,557
Total Revenues	\$2,827,272	\$7,521,089	\$2,049,510	\$0	\$12,397,871

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

Statement of Income and Expenditures - Expenditures

Fiscal Year 2002

Project Area Name Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	712,574		428,145		\$1,140,719
Professional Services	269,222		59,900		\$329,122
Planning, Survey, and Design	147,893				\$147,893
Real Estate Purchases	792,631				\$792,631
Acquisition Expense			12,886		\$12,886
Operation of Acquired Property	2,947		324,098		\$327,045
Relocation Costs					\$0
Relocation Payments	750,161				\$750,161
Site Clearance Costs	194				\$194
Project Improvement / Construction Costs	4,900,462				\$4,900,462
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 2002

Project Area Name Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants			26,445		\$26,445
Interest Expense	451,408	2,910,651	168,017		\$3,530,076
Fixed Asset Acquisitions			10,069		\$10,069
Subsidies to Low and Moderate Income Housing			80,234		\$80,234
Debt Issuance Costs	71,408				\$71,408
Other Expenditures Including Pass-Through Payment(s)	17,000	2,963,334			\$2,980,334
Debt Principal Payments:					
Tax Allocation Bonds and Notes		635,000	50,000		\$685,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans	5,249,920				\$5,249,920
All Other Long-Term Debt					\$0
Total Expenditures	\$13,365,820	\$6,508,985	\$1,159,794	\$0	\$21,034,599
Excess (Deficiency) Revenues over (under) Expenditures	(\$10,538,548)	\$1,012,104	\$889,716	\$0	(\$8,636,728)

Vista Community Development Commission
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2002

Project Area Name Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	3,478,914				\$3,478,914
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)			117,016		\$117,016
Operating Transfers In	3,408,622				\$3,408,622
Tax Increment Transfers In					\$0
Operating Transfers Out	2,682,288	726,334			\$3,408,622
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$4,205,248	(\$726,334)	\$117,016	\$0	\$3,595,930

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2002

Project Area Name

Project Area No. 1

Funds	Capital Project	Debt Service	Low/Moderate	Special	Total
Funds	Funds	Income Housing	Revenue/Other		

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

	(\$6,333,300)	\$285,770	\$1,006,732	\$0	(\$5,040,798)
--	---------------	-----------	-------------	-----	---------------

Equity, Beginning of Period

	\$13,500,601	\$1,741,828	\$4,240,248	\$0	\$19,482,677
--	--------------	-------------	-------------	-----	--------------

Prior Period Adjustments

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

Residual Equity Transfers

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

Other(Specify)

A	B	C	D	E	
---	---	---	---	---	--

Refresh

Total					

Other Total

--	--	--	--	--	--

Equity, End of Period

	\$7,167,301	\$2,027,598	\$5,246,980	\$0	\$14,441,879
--	-------------	-------------	-------------	-----	--------------

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

Balance Sheet - Assets and Other Debits

Fiscal Year	2002	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits								
Cash and Imprest Cash	-4,973,085		171,687	4,366,833				(\$434,565)
Cash with Fiscal Agent	11,618,862		1,760,712	225,434				\$13,605,008
Tax Increments Receivable			182,219	45,555				\$227,774
Accounts Receivable								\$0
Accrued Interest Receivable	1,554							\$1,554
Loans Receivable	671,191			621,097				\$1,292,288
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	2002	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						2,027,598		\$2,027,598
Amount to be Provided for Payment of Long-Term Debt						76,518,596		\$76,518,596
Total Assets and Other Debits		\$7,318,522	\$2,114,618	\$5,258,919	\$0	\$78,546,194	\$0	\$93,238,253

(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	2002	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable	102,188		6,964	2,890				\$112,042
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities	49,033		80,056	9,049				\$138,138
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						59,710,000		\$59,710,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						18,836,194		\$18,836,194
Total Liabilities and Other Credits	\$151,221		\$87,020	\$11,939	\$0	\$78,546,194		\$78,796,374

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

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2002	Balance Sheet - Liabilities and Other Credits						Total
		Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	
Equities								
Investment In General Fixed Assets								\$0
Fund Balance Reserved		876,519	1,653,745	2,062,493				\$4,592,757
Fund Balance Unreserved-Designated		1,492,095		135,918				\$1,628,013
Fund Balance Unreserved-Undesignated		4,798,687	373,853	3,048,569				\$8,221,109
Total Equities		\$7,167,301	\$2,027,598	\$5,246,980	\$0		\$0	\$14,441,879
Total Liabilities, Other Credits, and Equities		\$7,318,522	\$2,114,618	\$5,258,919	\$0	\$78,546,194	\$0	\$93,238,253

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Summary, Combined Transfers In/Out

Fiscal Year	2002
Operating Transfers In	\$3,408,622
Tax Increment Transfers In	\$0
Operating Transfers Out	\$3,408,622
Tax Increment Transfers Out	\$0

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

**Statement of Income and Expenditures
Revenues - Consolidated**

Fiscal Year 2002

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$0	\$7,264,111	\$1,816,028	\$0	\$9,080,139
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	\$524,430	\$93,778	\$233,222	\$0	\$851,430
Rental Income	\$14,745	\$0	\$0	\$0	\$14,745
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$2,285,000	\$0	\$0	\$0	\$2,285,000
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	\$3,097	\$163,200	\$260	\$0	\$166,557
Total Revenues	\$2,827,272	\$7,521,089	\$2,049,510	\$0	\$12,397,871

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

Expenditures - Consolidated

Fiscal Year 2002

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$712,574	\$0	\$428,145	\$0	\$1,140,719
Professional Services	\$269,222	\$0	\$59,900	\$0	\$329,122
Planning, Survey, and Design	\$147,893	\$0	\$0	\$0	\$147,893
Real Estate Purchases	\$792,631	\$0	\$0	\$0	\$792,631
Acquisition Expense	\$0	\$0	\$12,886	\$0	\$12,886
Operation of Acquired Property	\$2,947	\$0	\$324,098	\$0	\$327,045
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$750,161	\$0	\$0	\$0	\$750,161
Site Clearance Costs	\$194	\$0	\$0	\$0	\$194
Project Improvement / Construction Costs	\$4,900,462	\$0	\$0	\$0	\$4,900,462
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 2002

	A	B	C	D	E	Total
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds		
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$26,445	\$0	\$0	\$26,445
Interest Expense	\$451,408	\$2,910,651	\$168,017	\$0	\$0	\$3,530,076
Fixed Asset Acquisitions	\$0	\$0	\$10,069	\$0	\$0	\$10,069
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$80,234	\$0	\$0	\$80,234
Debt Issuance Costs	\$71,408	\$0	\$0	\$0	\$0	\$71,408
Other Expenditures Including Pass Through Payment(s)	\$17,000	\$2,963,334	\$0	\$0	\$0	\$2,980,334
Debt Principal Payments:						
Tax Allocation Bonds and Notes	\$0	\$635,000	\$50,000	\$0	\$0	\$685,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$5,249,920	\$0	\$0	\$0	\$0	\$5,249,920
U.S., State and Other Long-Term Debt	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$13,365,820	\$6,508,985	\$1,159,794	\$0	\$0	\$21,034,599
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$10,538,548)	\$1,012,104	\$889,716	\$0	\$0	(\$8,636,728)

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

**Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated**

Fiscal Year						2002
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total	
Proceeds of Long-Term Debt	\$3,478,914	\$0	\$0	\$0	\$3,478,914	
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0	
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0	
Advances from City/County	\$0	\$0	\$0	\$0	\$0	
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0	
Miscellaneous Financing Sources (Uses)	\$0	\$0	\$117,016	\$0	\$117,016	
Operating Transfers In	\$3,408,622	\$0	\$0	\$0	\$3,408,622	
Tax Increment Transfers In			\$0		\$0	
Operating Transfers Out	\$2,682,288	\$726,334	\$0	\$0	\$3,408,622	
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$0	\$0			\$0	
Total Other Financing Sources (Uses)	\$4,205,248	(\$726,334)	\$117,016	\$0	\$3,595,930	

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
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$6,333,300)	\$285,770	\$1,006,732	\$0	(\$5,040,798)
Equity Beginning of Period	\$13,500,601	\$1,741,828	\$4,240,248	\$0	\$0
Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
Other (Explain)	\$0	\$0	\$0	\$0	\$0
Equity, End of Period	\$7,167,301	\$2,027,598	\$5,246,980	\$0	\$14,441,879

**Supplement to the Annual Report of Community Redevelopment Agencies
For the Fiscal Year Ended June 30, 2002**

Redevelopment Agency ID Number:	139 937 95800
Name of Redevelopment Agency:	Vista Community Development Commission
Address:	PO Box 1908
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 2001-2002 fiscal year (defined from July 1, 2001 through June 30, 2002). Governments furnishing this information will no longer receive Census Bureau 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	\$ 469,223
-----	------------

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	\$ 1,986,147
2. Bond Funds - Unexpended proceeds from the sale of bond issues pending disbursement.	W31	\$ 11,618,962
3. All Other Funds - Exclude employee retirement funds.	W61	\$ <434,565>

STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 2002 - 2003 TAX YEAR

Cover Page

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

	Line	Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year
Balances Carried Forward From:			
Fiscal Period - Totals (Optional)	(1)	144,424,233	8,175,245
Post Fiscal Period - Totals	(2)	-	-
Grand Totals	(3)	144,424,233	8,175,245
Available Revenues From Calculation of Available Revenues, Line 7	(4)	266,886	
Net Requirement	(5)	144,157,347	

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.

Name Barbara L. Underwood Title Director of Finance
 Signature Barbara L. Underwood Date 9/30/02

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS

FILED FOR THE 2002 - 2003 TAX YEAR

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

For Indebtedness Entered into as of June 30, 2002.

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	54,579,282	2,291,722
(B) Note Payable - City of Vista	12/93	1,184,714	open	6%	open	1,524,237	-
(C) Vista 1995 Lease Revenue Bonds	5/97	6,309,419	19 yrs	Var	3,840,029	7,480,482	533,579
(D) City Loan - Rancho Buena Vista	8/89	2,135,000	open	Var	open	4,282,999	-
(E) 1998 Tax Allocation Bonds	6/98	14,580,000	30 yrs	Var	18,409,832	30,230,642	877,884
(F) Downtown Project Loans	6/99	7,846,288	5 yrs	Var	open	5,816,551	3,480,493
(G) Senior Centa Loan	9/99	125,775	open	Var	open	141,616	-
(H) Loan Hacienda Land	10/00	4,631,881	open	Var	open	3,985,291	-
(I) City Loan No. 2001-01	6/01	497,000	open	Var	open	513,224	-
(J) 2001 Tax Allocation Bonds	5/01	12,150,000	36 yrs	Var	20,412,672	32,062,713	746,614
Sub Total, This Page						140,677,037	7,930,292
Totals Forward From All Other Pages						3,807,196	244,953
Totals, Fiscal Year Indebtedness						144,484,233	8,175,245

Purpose of Indebtedness:

- (A) Public Improvements
- (B) Land Acquisition
- (C) Public Improvements
- (D) Historical Site Acquisition
- (E) Public Improvements
- (F) Land Acquisition & Public Improvements
- (G) Public Improvements
- (H) Land Acquisition
- (I) Public Improvements
- (J) Public Improvements

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS
FILED FOR THE 2002 - 2003 TAX YEAR

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

For Indebtedness Entered into as of June 30, 2002.

	Original Data				Current			
	Debt Identification	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A)	City Loan No. 2001-02	12/01	511,697	open	Var	open	520,353	-
(B)	City Loan No. 2002-01	5/02	400,000	open	Var	open	401,933	-
(C)	Promissory Note	11/01	1,250,000	10 yrs	8%	612,869	1,862,869	186,287
(D)	Promissory Note	02/02	400,000	10 yrs	8%	186,662	586,662	58,666
(E)	Reimbursement Agreement	4/00	427,793	open	Var	open	435,379	-
(F)								
(G)								
(H)								
(I)								
(J)								
(K)								
(L)								
Total, This Page							3,807,196	244,953

Purpose of Indebtedness:

- (A) Site Acquisition (G)
- (B) Site Development Costs (H)
- (C) Site Development Costs (I)
- (D) Site Development Costs (J)
- (E) Public Improvements (K)
- (F) _____ (L)

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

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

Tax Year FY 2002-2003 Reconciliation Dates: From July 1, 01 To June 30, 02.

Debt Identification:		A	B		C	D		E	F
SOI page and line:	Brief Description	Outstanding Debt All Beginning Indebtedness	Increases (Attach Explanation)	Decreases (Attach Explanation)		Amounts Paid Against Indebtedness, from:	Other Funds	Remaining Balance (A+B-C-D-E)	
Prior Yr	Current Yr					Tax Increment			
Pg 1 Line A	1995 Tax Allocation Bonds	56,874,668	01-02 Admin Costs 17,991	-	-	2,313,377	-	54,579,282	
Pg 1 Line B	Note Payable - City of Vista	1,436,862	01-02 Admin Costs 87,375	-	-	-	-	1,524,237	
Pg 1 Line C	Vista SPFA	8,015,112	01-02 Admin Costs 26,500	-	-	537,280	-	7,480,482	
Pg 1 Line D	City Loan	4,146,175	01-02 Interest 136,824	-	-	-	-	4,282,999	
Pg 1 Line E	1998 Tax Allocation Bonds	30,966,426	01-02 Admin Costs 13,103	-	-	748,887	-	30,230,642	
Pg 1 Line F	Downtown Project Loans	8,549,353	01-02 Interest 266,307	-	-	-	3,416,326	5,016,551	
Pg 1 Line G	Gateway Habitat Loan	194,729	01-02 Interest 622	-	-	-	195,351	-	
Pg 1 Line H	Senior Center Loan	137,531	01-02 Interest 4,085	-	-	-	-	141,616	
TOTAL - THIS PAGE		110,320,856	946,174	-	-	3,599,544	3,411,677	104,055,809	
TOTALS FORWARD		38,487,536	8922,341	-	-	5,451,804	1,589,649	40,368,424	
GRAND TOTALS		148,808,392	9,868,515	-	-	9,051,348	5,201,326	144,424,233	

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 2002-2003 Reconciliation Dates From July 1, 01 To June 30, 02

Debt Identification:	A		B		C		D		E		F
	Outstanding Debt All Beginning Indebtedness	Increases (Attach Explanation)	Decreases (Attach Explanation)	Tax Increment	Amounts Paid Against Indebtedness, from:	Other Funds	Remaining Balance (A+B-C-D-E)				
Pg 1 Line I Loan Hacienda Land	4,769,984	01-02 Interest 146,739	-	-	-	980,432	3,985,291				
Pg 1 Line J Loan Hacienda Series "A"	657,120	01-02 Interest 2097	-	-	-	659,217	-				
Pg 2 Line A City Loan No. 2001-01	498,760	01-02 Interest 14,464	-	-	-	-	513,224				
Pg 2 Line B 2001 Tax Allocation Bonds	32,562,672	01-02 Admin Costs 3,762	-	503,721	-	-	32,062,713				
Pg Line Administrative Advance	-	01-02 Charge 740,861	-	740,861	-	-	-				
Pg Line Development Agreements	-	01-02 Charge 1,339,006	-	1,339,006	-	-	-				
Pg Line Vista Unified Passthrough	-	01-02 Charge 985,881	-	985,881	-	-	-				
Pg Line San Marcos Unified Passthrough	-	01-02 Charge 32,065	-	32,065	-	-	-				
Pg Line Palomar Passthrough	-	01-02 Charge 34,242	-	34,242	-	-	-				
Pg Line 2070 Low & Mod Housing	-	01-02 Charge 1,816,028	-	1,816,028	-	-	-				
Pg Line City Loan 2001-02	-	01-02 Charge 511,697 8,656 Int	-	-	-	-	520,353				
Pg Line City Loan 2002-01	-	01-02 Charge 400,000 Prin 1,933 Int	-	-	-	-	401,933				
TOTAL- THIS PAGE	38,487,536	6,637,431	-	5,451,804	-	1,589,649	37,483,514				

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

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

Tax Year FY 2002-2003 Reconciliation Dates From July 1, 01 To June 30, 02.

Pgt Line	Pgt Line	Debt Identification: Brief Description	A		B		C		D		E		F
			Outstanding Debt All Beginning Indebtedness	Increases (Attach Explanation)	Decreases (Attach Explanation)	Tax Increment	Other Funds	Remaining Balance (A+B-C-D-E)					
Pg Line	Pg Line	<u>2</u> <u>C</u>	-	1,250,000 Prin 612,869 Int	-	-	-	-	-	-	-	1,862,869	
Pg Line	Pg Line	<u>2</u> <u>D</u>	-	400,000 Prin 184,662 Int	-	-	-	-	-	-	-	584,662	
Pg Line	Pg Line	<u>2</u> <u>E</u>	-	427,793 Prin 7,586 Int	-	-	-	-	-	-	-	435,379	
TOTAL- THIS PAGE				2,884,910								2,884,910	

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Vista Redevelopment Agency

PROJECT AREA Vista Redevelopment Project

TAX YEAR FY 2002-2003

RECONCILIATION DATES: JULY 1, 01 TO JUNE 30, 02

Beginning Balance, Available Revenues (See Instructions)	1.	<u>59,916</u>
Tax Increment Received - Gross	2.	<u>9,080,138</u>
All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.		
All other Available Revenues Received (See Instructions)	3.	<u>178,180</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4.	<u>5,201,326</u>
Sum of Lines 1 through 4	5.	<u>14,519,560</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6.	<u>14,252,674</u>
Available Revenues, End of Year (5 - 6)	7.	<u><u>266,886</u></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 THE FISCAL YEAR THAT ENDED 6 / 30 / 2002

Agency Name and Address:

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

County of Jurisdiction:

San Diego

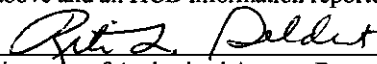
California Redevelopment law (Health and Safety Code Section 33080.1) requires agencies to annually report their housing activities and maintenance and use of the Low & Moderate Income Housing Fund (LMIHF) to enable the Department of Housing and Community Development (HCD) to compile and annually publish 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: 12/24/2002. HCD SCHEDULES are not required.
Note: "Lock Report" date is shown under "Administrative Area" and "Form History" (<https://appl.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.

12/24/2002
Date


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

IF NOT REQUIRED TO REPORT BASED ON ABOVE ANSWERS, ONLY SUBMIT THIS PAGE. IF REQUIRED TO REPORT, SUBMIT THIS PAGE AND EITHER: ALL HCD SCHEDULES (APPLICABLE SCH A-E) OR PROOF OF ELECTRONIC REPORTING (accessible at: <http://www.hcd.ca.gov/rda/>)
SUBMIT TO THE STATE CONTROLLER:
Division of Accounting and Reporting
Local Government Reporting Section
P.O. Box 942850, Sacramento, CA 94250

Confirmation of Redevelopment Agency On-Line Filing of Annual HCD Report

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

This notice is automatically generated by HCD's On-Line Reporting System. The purpose is to inform and verify to the SCO that the redevelopment agency electronically filed the annual HCD report and HCD, by this notice, electronically received the annual HCD report.

Below identifies the reporting redevelopment agency, authorized person who filed the report, and the date and time HCD received the agency's annual report:

Redevelopment Agency: VISTA RDA
Agency Administrator: Dena Fuentes
Date: 12/24/2002
Time: 09:50 am

Note to Redevelopment Agency:

Send this notice and a copy of the agency's independent auditor's report and financial statement to the SCO at the above address. It is not necessary to submit a paper copy of HCD's reporting schedules to either the SCO or HCD.