

**REDEVELOPMENT AGENCIES  
FINANCIAL TRANSACTIONS REPORT  
COVER PAGE**

**Vista Community Development Commission**

Fiscal Year:                   **2003**                    ID Number:                    **13983795800**

Submitted by:

Barbara L. Underwood  
Signature

Director of Finance  
Title

Barbara Underwood  
Name (Please Print)

11-20-2003  
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.

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

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.

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 **2003**

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Vance	Morris	
Member	Gronke	Steve	
Member	Ritter	Judy	
Member	Campo	Paul	
Member	Campbell	Robert	
Member			
Member			
Member			
Member			
Member			

  

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

  

Agency Officials			
	Last Name	First Name	Middle Initial
Executive Director	Geldert	Rita	
Fiscal Officer	Underwood	Barbara	
Secretary	Selbert	Jo	

  

Report Prepared By			
	Last Name	First Name	Middle Initial
Firm Name	Nielsen	Saiz	
Last	Dale	Thomas	
First			
Middle Initial			
Street	600 Eucalyptus Avenue		
City	Vista		
State	CA		
Zip Code	92084		
Phone	(760) 726-1340		

  

Independent Auditor			
	Last Name	First Name	Middle Initial
Firm Name	Caporicci & Larson		
Last	Saiz		
First	Thomas		
Middle Initial			
Street	600 "B" Street, Suite 1900		
City	San Diego		
State	CA		
Zip Code	92101		
Phone	(619) 234-5137		

Achievement Information (Unaudited)

Fiscal Year 2003

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

Sold the first phase of the Vista Village Project to Regency Centers / Civic Partners and started construction in December 17, 2002.

Lowes Home Improvement Warehouse opened January 2003. Lowes 12-acre site (160,272 square feet) is located just south of Vista Village, between Lado de Loma Drive, Vista Village Drive and State Route 78. The new retail store created 180 new jobs.

Construction was completed on a 195 unit detached residential home project called Moncado Springs. This is the largest single housing project to be built in Vista in over a decade. Each home averages 2,000 square feet with the project totaling approximately 395,000 square feet.

The South Santa Fe Master Planning process allows the City to explore methods of revitalizing the City's original downtown area, which includes Santa Fe Avenue and Mercantile Street. A selection process and committee was formed to review submittals received in the Request for Qualifications.

The Solutions Family Center Transitional Housing project has coordinated financing from a variety of local, state, and federal funding sources. To date, the Solutions Family Center has raised or received commitments of \$5,381,172. Based on construction estimates, this amount should fund the 33 residential units and a community building.

The Sycamore Creek Mobile Home Park is going forward as an affordable housing

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	160,272	
Industrial Buildings		
Public Buildings		
Other Buildings	395,000	
<b>Total Square Footage</b>	<b>555,272</b>	<b>0</b>
Enter the Number of Jobs Created from the Activities of the Agency	180	

Types Completed  
 ABCDE

A=Utilities B=Recreation C=Landscapeing D=Sewer/ Storm E=Streets/ Roads  
 F=Bus/Transit

Metropolitan Development Commission  
Redevelopment Agency Financial Transactions Report

Achievement Information (Unaudited)

development. The City initiated the developer solicitations in December 2002.  
With the direction provided by the City Council, staff is proceeding with the park  
closure and disposition of status.

Achievement Information (Unaudited)

Vista Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year 2003

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

 Yes

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?

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

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

Project Area Report

Fiscal Year **2003**

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  No

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?  Yes  No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?  Yes  No

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

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

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

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

(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 2003

Project Area Name

Project Area No. 1

Frozen Base Assessed Valuation

187,602,251

Increment Assessed Valuation

936,539,037

Total Assessed Valuation

1,124,141,288

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

Pass-Through / School District Assistance

**Fiscal Year**

2003

**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	1,133,169			\$1,133,169	
Community College District	37,056			\$37,056	
Special Districts				\$0	
<b>Total Paid to Taxing Agencies</b>	<b>\$1,170,225</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,170,225</b>	<b>\$0</b>
<b>Net Amount to Agency</b>				<b>\$8,678,680</b>	
<b>Gross Tax Increment Generated</b>				<b>9,848,905</b>	



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

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

Fiscal Year	2003	Project Area No. 1
Project Area Name		
Tax Allocation Bond Debt		112,956,417
Revenue Bonds		
Other Long Term Debt		9,151,393
City/County Debt		18,914,858
Low and Moderate Income Housing Fund		
Other		
<b>Total</b>		<b>\$141,022,668</b>
Available Revenues		2,144,807
<b>Net Tax Increment Requirements</b>		<b>\$138,877,861</b>

# Vista Community Development Commission

## Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="1987"/>
Principal Amount Authorized	<input type="text" value="28,657,210"/>
Principal Amount Issued	<input type="text" value="28,657,210"/>
Purpose of Issue	<input type="text" value="Project Financing"/>
Maturity Date Beginning Year	<input type="text" value="1998"/>
Maturity Date Ending Year	<input type="text" value="2027"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$17,186,194"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text" value="335,352"/>
Principal Amount Issued During Fiscal Year	<input type="text" value="4,706,968"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="3,313,655"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$18,914,859"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**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

Project Area Name

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

Notes

**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**

2003

**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

**Principal Amount Unmatured Beginning of Fiscal Year**

\$2,740,000

**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**

\$2,685,000

**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

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="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	\$30,240,000
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	660,000
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	\$29,580,000
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**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

Project Area Name

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

145,000

\$14,435,000

**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 2003

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

50,000

\$12,100,000

**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**

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

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>		7,879,124	1,969,781		\$9,848,905
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income		66,454	179,612		\$442,603
Rental Income		25,534			\$25,534
Lease Income					\$0
Sale of Real Estate		4,284,000			\$4,284,000
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	64,640	166,740	1,570		\$232,950
<b>Total Revenues</b>	<b>\$4,570,711</b>	<b>\$8,112,318</b>	<b>\$2,150,963</b>	<b>\$0</b>	<b>\$14,833,992</b>



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

Statement of Income and Expenditures - Expenditures

Fiscal Year 2003

Project Area Name Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	714,643		✓ 401,067		\$1,115,710
Professional Services	224,775		✓ 84,931		\$309,706
Planning, Survey, and Design					\$0
Real Estate Purchases			✓ 11,009		\$11,009
Acquisition Expense			✓ 355,730		\$359,258
Operation of Acquired Property	3,528				\$0
Relocation Costs					\$0
Relocation Payments	36,089				\$36,089
Site Clearance Costs	14,446				\$14,446
Project Improvement / Construction Costs	4,594,389				\$4,594,389
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

2003

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	85,000		✓ 43,909		\$128,909
Interest Expense	68,576	3,200,215	✓ 165,337		\$3,434,128
Fixed Asset Acquisitions			✓ 3,261		\$3,261
Subsidies to Low and Moderate Income Housing			513,233		\$513,233
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	26,183	2,987,319			\$3,013,502
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		855,000	✓ 55,000		\$910,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans	3,313,655				\$3,313,655
All Other Long-Term Debt		119,806			\$119,806
Total Expenditures	\$9,081,284	\$7,162,340	\$1,633,477	\$0	\$17,877,101
Excess (Deficiency) Revenues over (under) Expenditures	(\$4,510,573)	\$949,978	\$517,486	\$0	(\$3,043,109)

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

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

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	4,462,015	244,953			\$4,706,968
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets			34,535		\$34,535
Miscellaneous Financing Sources (Uses)					\$973,750
Operating Transfers In	973,750				\$973,750
Tax Increment Transfers In					\$0
Operating Transfers Out	142,867	830,883			\$973,750
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$5,292,898</b>	<b>(\$585,930)</b>	<b>\$34,535</b>	<b>\$0</b>	<b>\$4,741,503</b>

Visita Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

	\$782,325	\$364,048	\$552,021	\$0	\$1,698,394
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Equity, Beginning of Period

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

					\$0
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Residual Equity Transfers

					\$0
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Other(Specify)

A	B	C	D	E
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

[Refresh](#)

Total

	\$7,949,626	\$2,391,646	\$5,799,001	\$0	\$16,140,273
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Other Total

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Equity, End of Period

	\$7,949,626	\$2,391,646	\$5,799,001	\$0	\$16,140,273
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**Visia Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2003	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	513,483	469,065	4,941,100					\$5,923,648
Cash with Fiscal Agent	5,020,644	1,817,493	224,573					\$7,062,710
Tax Increments Receivable		187,842	46,860					\$234,702
Accounts Receivable			2,446					\$2,446
Accrued Interest Receivable								\$0
Loans Receivable	2,489,277		614,288					\$3,103,565
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	2003	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						2,391,646		\$2,391,646
Amount to be Provided for Payment of Long-Term Debt						76,853,407		\$76,853,407
<b>Total Assets and Other Debits</b>		\$8,023,404	\$2,474,400	\$5,829,267	\$0	\$79,245,053	\$0	\$95,572,124

*(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	2003	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		54,186	82,754	20,450				\$157,390
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		19,592		9,816				\$29,408
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						58,800,000		\$58,800,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						20,445,053		\$20,445,053
<b>Total Liabilities and Other Credits</b>		\$73,778	\$82,754	\$30,266	\$0	\$79,245,053		\$79,431,851

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

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2003	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	2,705,229		1,668,405		1,840,339			\$6,213,973
Fund Balance Unreserved-Designated	1,468,950			124,909				\$1,593,859
Fund Balance Unreserved-Undesignated	3,775,447		723,241	3,833,753				\$8,332,441
<b>Total Equities</b>	<b>\$7,949,626</b>		<b>\$2,391,646</b>	<b>\$5,799,001</b>	<b>\$0</b>		<b>\$0</b>	<b>\$16,140,273</b>
<b>Total Liabilities, Other Credits, and Equities</b>	<b>\$8,023,404</b>	<b>\$2,474,400</b>	<b>\$5,829,267</b>	<b>\$0</b>	<b>\$79,245,053</b>	<b>\$0</b>	<b>\$95,572,124</b>	



Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

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

Fiscal Year	2003
Operating Transfers In	\$973,750
Tax Increment Transfers In	\$0
Operating Transfers Out	\$973,750
Tax Increment Transfers Out	\$0

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

Fiscal Year 2003

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$0	\$7,879,124	\$1,969,781	\$0	\$9,848,905
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	\$196,537	\$66,454	\$179,612	\$0	\$442,603
Rental Income	\$25,534	\$0	\$0	\$0	\$25,534
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$4,284,000	\$0	\$0	\$0	\$4,284,000
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	\$64,640	\$166,740	\$1,570	\$0	\$232,950
Total Revenues	\$4,570,711	\$8,112,318	\$2,150,963	\$0	\$14,833,992

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

Fiscal Year 2003

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$714,643	\$0	\$401,067	\$0	\$1,115,710
Professional Services	\$224,775	\$0	\$84,931	\$0	\$309,706
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$11,009	\$0	\$11,009
Operation of Acquired Property	\$3,528	\$0	\$355,730	\$0	\$359,258
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$36,089	\$0	\$0	\$0	\$36,089
Site Clearance Costs	\$14,446	\$0	\$0	\$0	\$14,446
Project Improvement / Construction Costs	\$4,594,389	\$0	\$0	\$0	\$4,594,389
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 2003

	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	\$85,000	\$0	\$43,909	\$0	\$128,909
Interest Expense	\$68,576	\$3,200,215	\$165,337	\$0	\$3,434,128
Fixed Asset Acquisitions	\$0	\$0	\$3,261	\$0	\$3,261
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$513,233	\$0	\$513,233
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0
Other Expenditures Including Pass Through Payment(s)	\$26,183	\$2,987,319	\$0	\$0	\$3,013,502
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes	\$0	\$855,000	\$55,000	\$0	\$910,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$3,313,655	\$0	\$0	\$0	\$3,313,655
U.S., State and Other Long-Term Debt	\$0	\$119,806	\$0	\$0	\$119,806
Total Expenditures	\$9,081,284	\$7,162,340	\$1,633,477	\$0	\$17,877,101
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$4,510,573)	\$949,978	\$517,486	\$0	(\$3,043,109)

Expenditures - Consolidated

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

Fiscal Year	2003					Total
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds		
Proceeds of Long-Term Debt	\$4,462,015	\$244,953	\$0	\$0	\$0	\$4,706,968
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	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	\$0	\$0	\$34,535	\$0	\$0	\$34,535
Operating Transfers In	\$973,750	\$0	\$0	\$0	\$0	\$973,750
Tax Increment Transfers In			\$0			\$0
Operating Transfers Out	\$142,867	\$830,883	\$0	\$0	\$0	\$973,750
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$0	\$0				\$0
<b>Total Other Financing Sources (Uses)</b>	<b>\$5,292,898</b>	<b>(\$585,930)</b>	<b>\$34,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,741,503</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>	\$782,325	\$364,048	\$552,021	\$0	\$1,698,394
<b>Equity Beginning of Period</b>	\$7,167,301	\$2,027,598	\$5,246,980	\$0	\$14,441,879
<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>	\$7,949,626	\$2,391,646	\$5,799,001	\$0	\$16,140,273

**Supplement to the Annual Report of Community Redevelopment Agencies  
For the Fiscal Year Ended June 30, 2003**

<b>Redevelopment Agency ID Number:</b>	<i>139 037 95000</i>
<b>Name of Redevelopment Agency:</b>	<i>Vista Community Development Comm.</i>

The U.S. Bureau of the Census requests the following information about the fiscal activities of your government for the 2002-2003 fiscal year (defined from July 1, 2002 through June 30, 2003). 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.

<b>Z00</b>	<b>\$</b> <i>444,577</i>
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**B. Mortgage Revenue Bond Interest Payments**

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

<b>U20</b>	<b>\$</b> <i>0</i>
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**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2003 - 2004 TAX YEAR**

Cover Page

Name of Redevelopment Agency Community Development Commission of the City of Vista  
 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) (From Form A, Page 1 Totals)	(1)	141,022,668	7,341,757
Post Fiscal Period - Totals (From Form B, Page 1 Totals)	(2)	-	-
<b>Grand Totals</b>	(3)	141,022,668	7,341,757
Available Revenues From Calculation of Available Revenues, Line 7	(4)	2,144,807	
<b>Net Requirement</b>	(5)	138,877,861	

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 9/30/2003  
 Signature Date



**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS  
FILED FOR THE 2003 - 2004 TAX YEAR**

Name of Redevelopment Agency Community Development Commission of the City of Vista  
 Name of Project Area Vista Redevelopment Project

For Indebtedness Entered into as of June 30, 2003.

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	30yrs	Var	35,359,832	52,287,560	2,291,002
(B) Note Payable - City of Vista	12/93	1,184,714	open	6%	open	1,619,572	-
(C) Vista 1997 Lease Revenue Bonds	5/97	6,309,419	19yrs	Var	3,840,029	6,946,815	533,579
(D) City Loan - Parkview Vista	8/89	2,135,000	open	Var	open	4,360,950	-
(E) 1998 Tax Allocation Bonds	6/98	14,580,000	30yrs	Var	18,409,832	29,352,758	876,946
(F) Downtown Project Loans	6/99	7,846,288	5yrs	Var	open	2,645,763	2,645,763 ①
(G) Loan Hacienda Land	10/00	4,631,881	open	Var	open	4,290,901	-
(H) City Loan No. 2001-01	6/01	497,000	open	Var	open	519,999	-
(I) 2001 Tax Allocation Bonds	5/01	12,150,000	36yrs	Var	20,412,472	31,316,099	749,514
(J) City Loan No. 2001-02	12/01	511,697	open	Var	open	527,222	-
Sub Total, This Page						133,667,639	7,096,804
Totals Forward From All Other Pages						7,355,029	244,953
<b>Totals, Fiscal Year Indebtedness</b>						<b>141,022,668</b>	<b>7,341,757</b>

① Includes #132,288 est. 03/04 Interest Charges.

**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) Land Acquisition
- (H) Public Improvements
- (I) Public Improvements
- (J) Site Acquisition

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS  
FILED FOR THE 2003 - 2004 TAX YEAR**

Name of Redevelopment Agency Community Development Commission of the City of Vista  
 Name of Project Area Vista Redevelopment Project

For Indebtedness Entered into as of June 30, 2003.

Debt Identification	Original Data				Current		
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) City Loan 2002-01	5/02	400,000	open	Var	open	407,239	-
(B) Promissory Note	11/01	1,250,000	10yrs	8%	612,869	1,676,502	186,207
(C) Promissory Note	02/02	400,000	10yrs	8%	186,662	527,996	58,666
(D) City Loan No. 2002-03	11/02	244,953	open	Var	open	246,839	-
(E) City Loan No. 2002-02	12/02	446,215	open	Var	open	449,637	-
(F)							
(G)							
(H)							
(I)							
(J)							
(K)							
(L)							
<b>Total, This Page</b>						<b>7,355,029</b>	<b>244,953</b>

Purpose of Indebtedness:

- (A) Site Development Costs
- (B) Site Development Costs
- (C) Site Development Costs
- (D) Development Agreement Payments
- (E) Public Improvements
- (F) \_\_\_\_\_

- (G) \_\_\_\_\_
- (H) \_\_\_\_\_
- (I) \_\_\_\_\_
- (J) \_\_\_\_\_
- (K) \_\_\_\_\_
- (L) \_\_\_\_\_

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Community Development Commission of the City of Vista  
 Name of Project Area Vista Redevelopment Project

Tax Year FY 2003-2004 Reconciliation Dates From July 1, 02 To June 30, 03.

Debt Identification:		A		B		C		D		E		F
		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)					
SOI Page and line:	Brief Description											
Pg 1 Line A	1995 Tax Allocation Bonds	54,579,282	02/03 Admin Costs 18,018	-	2,309,740	-	52,287,560					
Pg 1 Line B	Note Payable - City of Vista	1,524,237	02/03 Interest 95,335	-	-	-	1,619,572					
Pg 1 Line C	Vista SPFA	7,480,482	02/03 Admin Costs 4,214	-	537,881	-	6,946,815					
Pg 1 Line D	1997 Lease Revenue Bonds	4,282,999	02/03 Interest 77,951	-	-	-	4,360,950					
Pg 1 Line E	City Loan	302,330,642	02/03 Admin Costs 7,641	-	885,525	-	29,352,758					
Pg 1 Line F	Rancho Buena Vista	5,816,551	02/03 Interest 69,838	-	-	3,240,626	2,645,723					
Pg 1 Line G	Downtown Project Loans	141,616	02/03 Interest 1,251	-	-	142,867	-					
Pg 1 Line H	Senior Center Loan	3,985,291	02/03 Interest 105,610	-	-	-	4,090,901					
TOTAL - THIS PAGE		108,041,100	379,858	-	3,733,146	-	101,304,319					
TOTALS FORWARD		36,303,133	10,060,453	-	6,229,858	-	39,718,349					
GRAND TOTALS		144,424,233	10,380,311	-	9,963,004	-	141,022,668					

**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 Community Development Commission of the City of Vista  
 Name of Project Area Vista Redevelopment Project

Tax Year FY 2003-2004 Reconciliation Dates From July 1, 02 To June 30, 03.

Debt Identification: SOI, page and line: Prior Yr	Brief Description	A Outstanding Debt All Beginning Indebtedness	B Adjustments		C Decreases (Attach Explanation)	D Amounts Paid Indebtedness, Tax Increment	E Amounts Paid Against Indebtedness, from: Other Funds	F Remaining Balance (A+B-C-D-E)
			Increases (Attach Explanation)	Decreases (Attach Explanation)				
Pg 1 Line I	City Loan No. 2001-01	513,224	02/03 Interest + 6,775	-	-	-	-	519,999
Pg 1 Line J	2001 Tax Allocation Bonds	32,062,713	02/03 Admin Costs 4,930	-	751,544	-	-	31,316,049
Pg 2 Line A	City Loan 2001-02	520,353	02/03 Interest + 6,069	-	-	-	-	527,222
Pg 2 Line B	City Loan 2002-01	401,933	02/03 Interest + 5,806	-	-	-	-	407,239
Pg 2 Line C	Permissive Note	1,862,869	-	-	186,287	-	-	1,676,582
Pg 2 Line D	Permissive Note	586,442	-	-	586,666	-	-	527,996
Pg 2 Line E	Reimbursement Agreement	435,379	-	-	-	435,379	-	-
Pg Line	Administrative Advance	-	02/03 Charge 844,731	-	844,731	-	-	-
Pg Line	Developer Agreements	-	02/03 Charge 968,067	-	968,067	-	-	-
Pg Line	Vista Unified Passthrough	-	02/03 Charge 1,098,469	-	1,098,469	-	-	-
Pg Line	San Marcos Unified Passthrough	-	02/03 Charge 34,700	-	34,700	-	-	-
Pg Line	Palomar Passthrough	-	02/03 Charge 37,056	-	37,056	-	-	-
TOTAL- THIS PAGE		34,383,133	3,006,903	-	3,979,520	435,379	-	34,975,137

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Community Development Commission of the City of Vista  
 Name of Project Area Vista Redevelopment Project

Tax Year FY 2003-2004 Reconciliation Dates From July 1, 02 To June 30, 03.

Pg	Line	Debt Identification:		A	B		C		D		E		F
		Pg	Line		Outstanding Debt All Beginning Indebtedness	Increases (Attach Explanation)	Decreases (Attach Explanation)	Amounts Paid Against Indebtedness, from:	Tax Increment	Other Funds	Remaining Balance (A+B-C-D-E)		
Pg	Line			-	1,969,781	-	1,969,781	-	-	-	-	-	-
		20% Low & Mod Housing											
Pg	Line			-	02/03 Prin 244,953	-	-	-	-	-	-	-	-
		City Loan 2002-03											
Pg	Line			-	02/03 Int 1,886	-	-	-	-	-	-	-	-
		ERAF Payment											
Pg	Line			-	280,557	-	-	-	-	-	-	-	-
		City Loan 2002-02											
Pg	Line			-	04/03 Prin 4,462,015	-	-	-	-	-	-	-	-
		City Loan 2002-02											
Pg	Line			-	02/03 Int 34,858	-	-	-	-	-	-	-	-
TOTAL- THIS PAGE				-	6,199,350	-	2,259,338	-	-	-	-	4,174,312	

## CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Community Development Commission of the City of Vista

PROJECT AREA Vista Redevelopment Project

TAX YEAR FY 2003-2004

RECONCILIATION DATES: JULY 1, 02 TO JUNE 30, 03

Beginning Balance, Available Revenues (See Instructions)	1.	<u>266,886</u>
Tax Increment Received - Gross	2.	<u>9,848,905</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>1,992,020</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4.	<u>3,818,872</u>
Sum of Lines 1 through 4	5.	<u>15,926,683</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6.	<u>13,781,876</u>
Available Revenues, End of Year (5 - 6)	7.	<u>2,144,807</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 REPORT OF REDEVELOPMENT AGENCY HOUSING ACTIVITY FOR

FY ENDING: 6 / 30 / 2003

Agency Name and Address:

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

County of Jurisdiction:

San Diego

Health & Safety Code Section 33080.1 requires agencies to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to annually report on agencies' activities in accordance with Section 33080.6. Section 33080.3 specifies agencies must send this form, HCD Schedules, and an Audit report 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.

- 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). ONLY COMPLETE ITEM 7
  - Dismantled (Agency adopted an ordinance to dissolve itself). ONLY COMPLETE ITEM 7
- 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.
- Within an area outside of any adopted redevelopment project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) 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.
- 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.
- 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.
- Indicate whether HCD financial and housing activity information has been reported using method A and/or B checked below:
  - A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
  - B. On-line (<http://www.hcd.ca.gov/rda/>) "Lock Report" date: 12/12/2003. HCD SCHEDULES not required  
(lock date is shown under "Admin" Area and "Report Change History")
- To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

12/12/2003  
Date

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

**IF NOT REQUIRED TO REPORT, SUBMIT ONLY THIS PAGE.**

**IF REQUIRED TO REPORT, SUBMIT THIS PAGE AND:  
APPLICABLE HCD FORMS (SCHEDULES A-E) and/or PROOF OF ELECTRONIC REPORTING**

**SUBMIT THIS AND ALL OTHER FORMS WITH A COPY OF THE AUDIT REPORT 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: 12/12/2003  
Time: 01:55 pm**

**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.***