

**REDEVELOPMENT AGENCIES
FINANCIAL TRANSACTIONS REPORT**

COVER PAGE

Vista Community Development Commission

Fiscal Year: **2006**

ID Number: **13983795800**

Submitted by:

Dale R. Nielsen
Signature

Acting Director of Finance
Title

Dale R. Nielsen
Name (Please Print)

11/10/2006
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

Mailed 12/14/06

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: Kelly Lupro

Date: 12/13/2006

Time: 08:39 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.*

Supplement to the Annual Report of Community Redevelopment Agencies
For the Fiscal Year Ended June 30, 2006

Redevelopment Agency ID Number:	13983795800
Name of Redevelopment Agency:	Vista Community Development Commission

The U.S. Bureau of the Census requests the following information about the fiscal activities of your government for the 2005-2006 fiscal year (defined from July 1, 2005 through June 30, 2006). Governments furnishing this information will no longer receive Census Bureau Form F-32, Survey of Local Government Finances. Please return this form to the California State Controller's Office. If you have any questions please contact:

U.S. Bureau of the Census
Elizabeth A. Bethoney
1-800-242-4523

A. Personnel Expenditures

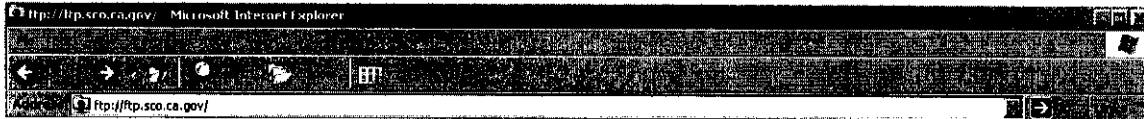
Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects.

Z00	\$ 563,338
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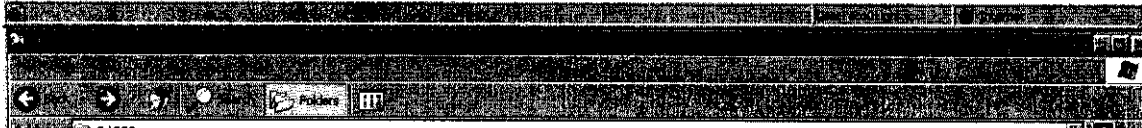
B. Mortgage Revenue Bond Interest Payments

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

U20	\$ -0-
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2006-12270501000.kib	64 bytes	Microsoft Access Re...	10/27/2006 7:04 PM
2006-12273408900.kib	0 bytes	Microsoft Access Re...	10/29/2006 11:32 AM
2006-12423404900.kib	64 bytes	Microsoft Access Re...	10/31/2006 5:16 PM
CO090506.BWB	176 KB	BWB File	10/30/2006 3:37 PM
Counties Financial Transactio...	1.91 KB	Shortcut	10/30/2006 1:10 PM
District Financial Transactions ...	2.03 KB	Shortcut	10/28/2006 1:46 PM
ftp.sco.ca.gov.url	76 bytes	Internet Shortcut	10/31/2006 9:27 AM
StreetDataCollection.lnk	910 bytes	Shortcut	10/26/2006 3:26 PM
tbl.xls	266 KB	Microsoft Excel Wor...	11/1/2006 9:24 AM
test.txt	0 bytes	Text Document	11/1/2006 10:29 AM
ws_ftp.log	84 bytes	Text Document	10/14/2005 9:25 AM
2006-13983795800.mdb	298 KB	Microsoft Access Da...	11/10/2006 3:22 PM



Name	Size	Type	Modified
2006-11983795800	448 KB	Microsoft Access Da...	10/31/2006 1:31 PM
2006-13983795800	298 KB	Microsoft Access Da...	11/10/2006 11:07 AM



Vista Community Development Commission

Redevelopment Agencies Financial Transactors 9400

General Information

Fiscal Year 2006

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

Mailing Address

Street 1 600 Eucalyptus Avenue

Street 2

City Vista State CA Zip 92084

Phone (760) 726-1340 Is Address Changed?

Agency Officials

	Last Name	First Name	Middle Initial	Phone
Executive Director	Geldert	Rita		(760) 726-1340
Fiscal Officer	Dale	Nielsen		(760) 726-1340
Secretary	Kilian	Marci		(760) 726-1340

Report Prepared By

Firm Name Nielsen

Last Dale

First

Middle Initial

Street 600 Eucalyptus Avenue

City Vista

State CA

Zip Code 92084

Phone (760) 726-1340

Independent Auditor

Caporicci & Larson

Gary

Caporicci

3184-D Airway Avenue

Costa Mesa

CA

92626-

(877) 862-2200

Vista Community Development Commission
 Redevelopment Agencies Financial Consultants Report

Achievement Information (Unaudited)

Fiscal Year 2006

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

2005-2006 SUMMARY OF REDEVELOPMENT ACTIVITIES

During 2005-2006, the Community Development Commission completed the following activities:

Adopted an ordinance (2005-15) extending the time limit on the effectiveness of the Commission's Redevelopment Plan by one year from the existing time limit of July 13, 2027 to July 13, 2028. The same ordinance also extended by one year the deadline to incur debt from the existing time limit of July 13, 2037 to July 13, 2038.

Adopted an ordinance (2005-16) eliminating the time limit on the establishment of loans, advances and indebtedness with respect to the Redevelopment Plan.

Approved a regulatory agreement with North County Solutions for Change to operate a transitional housing facility for homeless families.

Amended and agreement with RBF/Urban Design Studios modifying the scope of work to provide the inclusion of estimates for the street urban design element for the Santa Fe Mercantile Corridor project area.

Entered into a consulting agreement with Keyser Marston Associates to provide professional services in the form of advice and analysis in regard to the analysis of development opportunities, negotiations and proforma analysis of the Vista Village Phases III and IV, negotiations and proforma analysis of the Sycamore Creek

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

Commercial Buildings

Industrial Buildings

Public Buildings

Other Buildings

Total Square Footage

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

Types Completed

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads

F=Bus/Transit

Vista Community Development Commission
Redevelopment Agencies Financial Statements Report

Achievement Information (Unaudited)

Disposition and Development Agreement, real estate issues related to the Santa Fe Mercantile Project and the modification and implementation of the Inclusionary and Affordable Housing Program.
Entered into a Disposition and Development Agreement (DDA) with Regency Realty Group for the development of Phase IV of the Downtown Vista Village Redevelopment Project.
Amended an Exclusive Negotiation Agreement (ENA) with Vista Village Seniors, L.L.P. for the development of an affordable senior rental housing project.
Entered into an Exclusive Negotiation Agreement (ENA) with Pelican Center, LLC for the development of a mixed use project consisting of retail, office and residential units.
Entered into an Exclusive Negotiation Agreement with California West Homes for the development of a market rate housing project on the existing Sycamore Creek site.
Modified the Vista Mobile Home Assistance Program (VMAP) to improve the program and more effectively serve the residents of Vista.
In addition, the Commission also completed the following activities: More than 700 community volunteers revitalized 24 homes during the annual Vistas R.O.C.I. (Revitalizing Our Community), project resulting in more than 350 gallons of paint used, 15 new lawns planted and 76 tons of trash removed all in one day.
13 homes were rehabilitated through the City's housing programs. Of the 13 households assisted, 2 were of extremely low income, 6 were very low income, 4 were low income and 1 household was moderate income.
21 households purchased homes with down payment assistance from the Vista Home Ownership Programs including one elderly household. One of the families assisted were of extremely low income, 3 were of very low income and 17 were of low income.
38 households received rental assistance under the Vista Mobile Home Assistance Program (VMAP). 32 of the households assisted were elderly and 6

Achievement Information (Unaudited)

Achievement Information (Unaudited)

households were disabled. 30 of the households were of extremely low income and 8 households were very low income.

44 households received homebuyer education classes free of cost.

69 households received fair housing assistance, including fair housing outreach and education and landlord/tenant assistance and mediation.

One Vista resident was able to purchase a home using the Mortgage Credit Certificate Program which enables low to moderate income households to maximize their buying power.

469 Vista households received rental assistance from the County of San Diego Housing Authority in the form of Section 8 vouchers. 90 of the households assisted were elderly, 316 were considered small families and 63 were considered large families.

Using Community Development Block Grant funds 28,958 persons received social services and assisted 151 persons with one on one job search assistance. Of those assisted 27 obtained employment with an average wage of \$9.50 per hour.

Audit Information

Fiscal Year 2006

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?

Project Area Report

Fiscal Year 2006

Project Area Name

Project Area No. 1

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

Achievement Report

Please see "Achievement Information" portion of the report.

Forwarded from Prior Year ?

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?

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

No

Yes

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%)

Percentage of Land Developed at the Inception of the Project Area

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)

2037

2028

2,106

19.2

80.8

RI/CP

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

State Community Development Commission
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2006

Project Area Name

Project Area No. 1

Frozen Base Assessed Valuation	187,602,251
Increment Assessed Valuation	1,320,564,781
Total Assessed Valuation	1,508,167,032

Pass-Through / School District Assistance

Fiscal Year 2006

Project Area Name Project Area No. 1

	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
Amounts Paid To Taxing Agencies Pursuant To:						
County	1,771,630			\$1,771,630		
Cities				\$0		
School Districts	1,890,994			\$1,890,994		
Community College District	45,642			\$45,642		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$3,708,266	\$0	\$0	\$3,708,266	\$0	\$0
Net Amount to Agency				\$10,645,149		
Gross Tax Increment Generated				14,353,415		

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2006
Project Area Name	
Tax Allocation Bond Debt	97,593,544
Revenue Bonds	5,343,062
Other Long Term Debt	1,469,718
City/County Debt	17,875,913
Low and Moderate Income Housing Fund	
Other	
Total	\$122,282,237
Available Revenues	632,002
Net Tax Increment Requirements	\$121,650,235

**Vista Community Development Commission
Redevelopment Agencies Financial Transactions Report
Detail Summary of Long-Term Debt**

Fiscal Year 2006

City/County Debt

Project Area No. 1

Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Project Financing	1987	28,657,210	28,657,210	17,875,913

Notes

Project Area No. 1

Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Lowe's Retail Store Project	2001	1,650,000	1,650,000	1,132,388

State

Project Area No. 1

Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Housing Project Loan	2002	550,000	550,000	550,000

Tax Allocation Bonds

Project Area No. 1

Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Refund 1995 Issue	2005	2,490,000	2,490,000	2,490,000

**Vista Community Development Commission
Redevelopment Agencies Financial Transactions Report
Detail Summary of Long-Term Debt**

Fiscal Year 2006

Parcial Refund 1995 Issue	2005	26,910,000	26,910,000	26,910,000
Project Financing	2001	12,150,000	12,150,000	11,920,000
Project Financing	1998	14,580,000	14,580,000	13,975,000
Project Financing	1995	32,550,000	32,550,000	1,905,000

Vista Community Development Commission

Redevelopment Agency's Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2006

Project Area Name

Project Area No. 1

Forward from Prior Year	
Bond Type	City/County Debt
Year of Authorization	1987
Principal Amount Authorized	28,657,210
Principal Amount Issued	28,657,210
Purpose of Issue	Project Financing
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2027
Principal Amount Unmatured Beginning of Fiscal Year	\$17,350,105
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	672,384
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	146,576
Principal Amount Deceased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$17,875,913
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 Institutions Report

Agency Long-Term Debt

Fiscal Year

2006

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 Deceased 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

\$1,275,316

142,928

\$1,132,388

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

VISA Community Development Commission

Redevelopment Agencies Financial Reassessments Report

Agency Long-Term Debt

Fiscal Year

2006

Project Area Name

Project Area No. 1

Forward from Prior Year

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

\$1,905,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$1,905,000

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

Wisla Community Development Commission

Revolvement 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 Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Tax Allocation Bonds

1998

14,580,000

14,580,000

Project Financing

1998

2028

\$14,135,000

160,000

\$13,975,000

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

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

Tax Allocation Bonds

2001

12,150,000

12,150,000

Project Financing

2002

2037

\$11,980,000

60,000

\$11,920,000

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

Project Area Name

Forward from Prior Year	
Bond Type	Tax Allocation Bonds
Year of Authorization	2005
Principal Amount Authorized	2,490,000
Principal Amount Issued	2,490,000
Purpose of Issue	Refund 1995 Issue
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2025
Principal Amount Unmatured Beginning of Fiscal Year	\$2,490,000
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	\$2,490,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

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

Vista Community Development Commission
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2006

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>		11,482,732	2,870,683		\$14,353,415
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	183,768	103,134	225,276		\$512,178
Rental Income	58,850				\$58,850
Lease Income					\$0
Sale of Real Estate	1,322,560				\$1,322,560
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	44,929	187,051	166,321		\$398,301
Total Revenues	\$1,610,107	\$11,772,917	\$3,262,280	\$0	\$16,645,304

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

Project Area Name

Project Area No. 1

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	937,873		620,023		\$1,557,896
Professional Services	288,387		106,158		\$394,545
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	25,298				\$25,298
Relocation Costs					\$0
Relocation Payments			10,000		\$10,000
Site Clearance Costs					\$0
Project Improvement / Construction Costs	150,253				\$150,253
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

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			124,589		\$124,589
Interest Expense	141,750	2,398,324	74,598		\$2,614,672
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing			65,255		\$65,255
Debt Issuance Costs		93,970	27,564		\$121,534
Other Expenditures Including Pass-Through Payment(s)		5,913,858			\$5,913,858
Debt Principal Payments:					
Tax Allocation Bonds and Notes		220,000			\$220,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans	146,576				\$146,576
All Other Long-Term Debt		142,928			\$142,928
Total Expenditures	\$1,690,137	\$8,769,080	\$1,028,187	\$0	\$11,487,404
Excess (Deficiency) Revenues over (under) Expenditures	(\$80,030)	\$3,003,837	\$2,234,093	\$0	\$5,157,900

Metropolitan Redevelopment Commission
 Redevelopment Agencies Financial Transfers Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

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					\$0
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)					\$0
Operating Transfers In	1,422,852				\$1,422,852
Tax Increment Transfers In					\$0
Operating Transfers Out		1,422,852			\$1,422,852
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$1,422,852	(\$1,422,852)	\$0	\$0	\$0

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

Project Area Name Project Area No. 1

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

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$1,342,822	\$1,580,985	\$2,234,093	\$0	\$5,157,900
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Equity, Beginning of Period	\$3,659,075	(\$317,858)	\$9,533,942	\$0	\$12,875,159
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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
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Total					

Other Total					
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Equity, End of Period	\$5,001,897	\$1,263,127	\$11,768,035	\$0	\$18,033,059
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Metropolitan Development Commission
 Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2006	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	5,062,078			5,796,578				\$10,858,656
Cash with Fiscal Agent			2,017,126	8				\$2,017,134
Tax Increments Receivable			284,309	83,216				\$367,525
Accounts Receivable								\$0
Accrued Interest Receivable	9,313							\$9,313
Loans Receivable				588,437				\$588,437
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

Balance Sheet - Assets and Other Debits

Fiscal Year	2006	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				5,315,046				\$5,315,046
Allowance for Decline in Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements								\$0
Equipment								\$0
Amount Available In Debt Service Fund						1,263,127		\$1,263,127
Amount to be Provided for Payment of Long-Term Debt						75,495,174		\$75,495,174
Total Assets and Other Debits		\$5,071,391	\$2,301,435	\$11,783,285	\$0	\$76,758,301	\$0	\$95,914,412

(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	2006	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	43,662		128,170	7,813				\$179,645
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities	25,832		910,138	7,437				\$943,407
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						57,200,000		\$57,200,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						19,558,301		\$19,558,301
Total Liabilities and Other Credits	\$69,494		\$1,038,308	\$15,250	\$0	\$76,758,301		\$77,881,353

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2006	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Equities								
Investment In General Fixed Assets								
Fund Balance Reserved	466,234		1,263,127	6,976,609				\$8,705,970
Fund Balance Unreserved-Designated	572,563			102,745				\$675,308
Fund Balance Unreserved-Undesignated	3,963,100			4,688,681				\$8,651,781
Total Equities	\$5,001,897		\$1,263,127	\$11,768,035	\$0		\$0	\$18,033,059
Total Liabilities, Other Credits, and Equities								
	\$5,071,391	\$2,301,435	\$11,783,285	\$0	\$76,758,301	\$0	\$95,914,412	

Village Community Development Commission

Page 2/0/06 - Agenda - Financial Transfers - 2006

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

Fiscal Year	2006
Operating Transfers In	\$1,422,852
Tax Increment Transfers In	\$0
Operating Transfers Out	\$1,422,852
Tax Increment Transfers Out	\$0

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

Statement of Income and Expenditures

Revenues - Consolidated

Fiscal Year 2006

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$0	\$11,482,732	\$2,870,683	\$0	\$14,353,415
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	\$183,768	\$103,134	\$225,276	\$0	\$512,178
Rental Income	\$58,850	\$0	\$0	\$0	\$58,850
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$1,322,560	\$0	\$0	\$0	\$1,322,560
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	\$44,929	\$187,051	\$166,321	\$0	\$398,301
Total Revenues	\$1,610,107	\$11,772,917	\$3,262,280	\$0	\$16,645,304

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

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$937,873	\$0	\$620,023	\$0	\$1,557,896
Professional Services	\$288,387	\$0	\$106,158	\$0	\$394,545
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$0	\$0	\$0
Operation of Acquired Property	\$25,298	\$0	\$0	\$0	\$25,298
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$0	\$0	\$10,000	\$0	\$10,000
Site Clearance Costs	\$0	\$0	\$0	\$0	\$0
Project Improvement / Construction Costs	\$150,253	\$0	\$0	\$0	\$150,253
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 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$124,589	\$0	\$124,589
Interest Expense	\$141,750	\$2,398,324	\$74,598	\$0	\$2,614,672
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$65,255	\$0	\$65,255
Debt Issuance Costs	\$0	\$93,970	\$27,564	\$0	\$121,534
Other Expenditures Including Pass Through Payment(s)	\$0	\$5,913,858	\$0	\$0	\$5,913,858
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$220,000	\$0	\$0	\$220,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$146,576	\$0	\$0	\$0	\$146,576
U.S., State and Other Long-Term Debt	\$0	\$142,928	\$0	\$0	\$142,928
Total Expenditures	\$1,690,137	\$8,769,080	\$1,028,187	\$0	\$11,487,404
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$80,030)	\$3,003,837	\$2,234,093	\$0	\$5,157,900

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

Fiscal Year	2006					Total
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds		
Proceeds of Long-Term Debt	\$0	\$0	\$0	\$0		\$0
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	\$0	\$0		\$0
Operating Transfers In	\$1,422,852	\$0	\$0	\$0		\$1,422,852
Tax Increment Transfers In	\$0	\$0	\$0	\$0		\$0
Operating Transfers Out	\$0	\$1,422,852	\$0	\$0		\$1,422,852
Tax Increment Transfers Out	\$0	\$0	\$0	\$0		\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
Total Other Financing Sources (Uses)	\$1,422,852	(\$1,422,852)	\$0	\$0		\$0

**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	\$1,342,822	\$1,580,985	\$2,234,093	\$0	\$5,157,900
Equity Beginning of Period	\$3,659,075	(\$317,858)	\$9,533,942	\$0	\$12,875,159
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	\$5,001,897	\$1,263,127	\$11,768,035	\$0	\$18,033,059

ATTACHMENT No. 4

**2005-2006 State Department of
Housing & Community Development Report**

California Redevelopment Agencies-Fiscal Year 2005/2006
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 VISTA RDA

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Tax Increment Exempted	Amount Exempted	Deferral	Tax Incr. Deposited to Hsing Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
PROJECT AREA 1	\$14,353,415	\$2,870,683	\$2,870,683	\$0	\$0	\$0	\$2,870,683	20%	\$0	\$400,509	\$3,271,192
Agency Totals:	\$14,353,415	\$2,870,683	\$2,870,683	\$0	\$0	\$0	\$2,870,683	20%	\$0	\$400,509	\$3,271,192

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

**California Redevelopment Agencies- Fiscal Year 2005/2006
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information**

Agency VISTA RDA
Address City of Vista, Redevelopment & Housing
 600 Eucalyptus Ave.
 VISTA CA 92084

Project Area PROJECT AREA 1

Type: Inside Project Area **Status:** Active
Plan Adoption: 1987 **Plan Expiration Year:** 2027

Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$14,353,415	\$2,870,683	\$2,870,683	\$0	\$0	\$2,870,683	20%	\$0
				Repayment	\$0		
				Category			
				Interest Income	\$225,276		
				Loan Repayments	\$166,321		
				Other Revenue	\$8,912		
				Total Additional Revenue	\$400,509		
				Total Housing Fund Deposits for Project Area	\$3,271,192		

Agency Totals For All Project Areas:

Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$14,353,415	\$2,870,683	\$2,870,683	\$0	\$0	\$2,870,683	20%	\$0
				Total Additional Revenue from Project Areas	\$400,509		
				Total Deferral Repayments.	\$0		
				Total Deposit to Housing Fund from Project Areas.	\$3,271,192		

California Redevelopment Agencies - Fiscal Year 2005/2006
Sch A/B Project Area Program Information
VISTA RDA

Project Area: **PROJECT AREA 1**

FUTURE UNIT CONSTRUCTION

Contract Name	Execution Date	Estimated Completion Date	Very Low	Low	Moderate	Total
North Santa Fe Senior Project	05/23/06	06/01/08	0	0	0	0

California Redevelopment Agencies - Fiscal Year 2005/2006
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
VISTA RDA

	Beginning Balance	\$3,621,547
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$3,621,547
Total Tax Increment From PA(s)	\$2,870,683	
	Total Receipts from PA(s)	\$3,271,192
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$6,892,739

Expenditure			
Item	Subitem	Amount	Remark
Debt Service			
Debt Issuance Costs		\$27,564	
Interest Expense		\$74,598	
	Subtotal of Debt Service	\$102,162	
 Housing Rehabilitation			
		\$124,589	
	Subtotal of Housing Rehabilitation	\$124,589	
 Planning and Administration Costs			
Administration Costs		\$620,023	
Professional Services		\$106,158	
	Subtotal of Planning and Administration Costs	\$726,181	
 Property Acquisition			
Relocation Costs		\$10,000	
	Subtotal of Property Acquisition	\$10,000	
 Subsidies from the LMIHF			
Rental Subsidies		\$65,255	
	Subtotal of Subsidies from the LMIHF	\$65,255	

**California Redevelopment Agencies - Fiscal Year 2005/2006
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 VISTA RDA**

Expenditure			
Item	Subitem	Amount	Remark
	Total Expenditures	\$1,028,187	
	Net Resources Available	\$5,864,552	
	Indebtedness For Setasides Deferred	\$0	

Other Housing Fund Assets			
Category		Amount	Remark
Loan Receivable for Housing Activities		\$588,437	
Value of Land Purchased with Housing Funds		\$5,315,046	
	Total Other Housing Fund Assets	\$5,903,483	
	Total Fund Equity	\$11,768,035	

2001/2002	\$1816028			
2002/2003	\$1969781			
2003/2004	\$2254216	sum of 4 Previous Years' Tax	Prior Year Ending Unencum	Excess Surplus for
2004/2005	\$2531339	Increment for 2005/2006		2005/2006
		\$8571364	\$3,621,547	\$0

Sum of Current and 3 Previous Years' Tax Increments	\$9,626,019
Adjusted Balance	\$5,864,552
Excess Surplus for next year	\$0
Net Resources Available	\$5,864,552
Unencumbered Designated	\$0
Unencumbered Undesignated	\$5,864,552
Total Encumbrances	\$0
Unencumbered Balance	\$5,864,552
Unencumbered Balance Adjusted for Debt Proceeds	\$0
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

California Redevelopment Agencies - Fiscal Year 2005/2006
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
VISTA RDA

Site Improvement Activities Benefiting Households

Income Level	Low	Very Low	Moderate	Total
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Land Held for Future Development

Site Name	Num Of Acres	Zoning	Purchase Date	Estimated Start Date	Remark
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Use of the Housing Fund to Assist Mortgageors

Income Adjustment Factors	Requirements Completed
Home \$	Hope \$

Non Housing Redevelopment Funds Usage HOME and CalHome funds were used to construct, improve, assist or preserve housing in the community through the provision of various programs including VHOP (Vista Homeownership Program), VMAP (Vista Mobilehome Assistance Program) and housing rehabilitation programs.

Resource Needs

LMIHF Deposits/Withdrawals

Document Name	Document Date	Custodian Name	Custodian Phone	Copy Source
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Achievements

Description

California Redevelopment Agencies - Fiscal Year 2005/2006
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 VISTA RDA

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$3,621,547	\$3,271,192	\$0	\$1,028,187	\$5,864,552	\$5,903,483	\$11,768,035	\$0	\$5,864,552	\$0	\$5,864,552

Expenses	Debt Service	Housing Rehabilitation	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2005/2006	\$102,162	\$124,589	\$726,181	\$10,000	\$65,255	\$1,028,187

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

**California Redevelopment Agencies - Fiscal Year 2005/2006
Sch D General Project Information
VISTA RDA**

Project Area Name: OUTSIDE PROJECT AREA

Project Name: Home Ownership Made Easy
Address: Citywide Vista 92084
Owner Name: Various

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided without LMIHF								
Unit								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Elderly	1	3	17	0	0	21
Unit Total			1	3	17	0	0	21

PROJECT FUNDING SOURCE

Funding Source	Amount
Federal Funds	\$505,538
State Funds	\$290,366

Project Name: MH RENTAL ASSIST
Address: CITYWIDE VISTA 92084
Owner Name: Various

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Mobilehome Owner, Resident								
Non-Agency	Owner	Non-Elderly	4	2	0	0	0	6
Non-Agency	Owner	Elderly	20	12	0	0	0	32
Unit Total			24	14	0	0	0	38

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$65,661

**California Redevelopment Agencies - Fiscal Year 2005/2006
Sch D General Project Information
VISTA RDA**

Project Area Name: OUTSIDE PROJECT AREA

Project Name: MOBILEHOME REHABILITATION
Address: CITYWIDE VISTA 92084
Owner Name: VARIOUS

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Elderly	6	3	0	0	0	9
Non-Agency	Owner	Non-Elderly	1	2	1	0	0	4
Unit Total			7	5	1	0	0	13

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$149,214
Federal Funds	\$152,203

Project Name: MORTGAGE CREDIT CERTIFICATE
Address: Citywide Vista 92083
Owner Name: Various

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided without LMIHF								
Unit								
Acquisition Only								
Non-Agency	Owner	Non-Elderly	0	0	1	0	0	1
Unit Total			0	0	1	0	0	1

**California Redevelopment Agencies - Fiscal Year 2005/2006
Sch D General Project Information
VISTA RDA**

Project Area Name: OUTSIDE PROJECT AREA

Project Name: SINGLE FAMILY HSG REHAB

Address: city wide VISTA 92084

Owner Name: n/a

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	0	0	2	0	0	2
Unit Total			0	0	2	0	0	2

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$100,000

California Redevelopment Agencies - Fiscal Year 2005/2006
Sch D General Project Information
VISTA RDA