

# Annual Financial Report

Fiscal Year Ended  
June 30, 2001

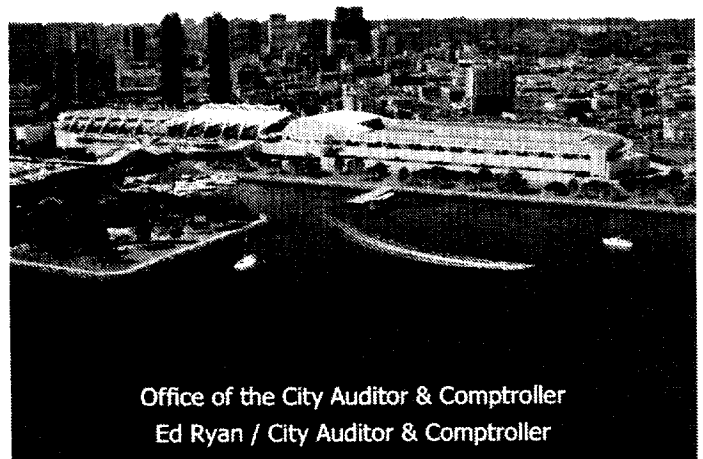
## Redevelopment Agency of the City of San Diego



# Annual Financial Report

Fiscal Year Ended  
June 30, 2001

## Redevelopment Agency of the City of San Diego



Office of the City Auditor & Comptroller  
Ed Ryan / City Auditor & Comptroller

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**

**ANNUAL FINANCIAL REPORT**

**YEAR ENDED JUNE 30, 2001**

**TABLE OF CONTENTS**

**PAGE  
NUMBER**

**INTRODUCTORY SECTION**

Letter of Transmittal..... VII

Roster of Officials..... VIII

**FINANCIAL SECTION**

INDEPENDENT AUDITORS' REPORT ..... 1

**COMPONENT UNIT FINANCIAL STATEMENTS AS OF JUNE 30, 2001 AND  
FOR THE YEAR THEN ENDED:**

Combined Balance Sheet-All Fund Types and Account Groups ..... 4

Combined Statement of Revenues, Expenditures and Changes in Fund Balances -  
All Governmental Fund Types and Expendable Trust Funds ..... 6

Notes to Financial Statements..... 8

**COMBINING, ACCOUNT GROUP AND COMBINED FINANCIAL STATEMENTS  
AS OF JUNE 30, 2001 AND FOR THE YEAR THEN ENDED:**

**Special Revenue Funds:**

Combining Balance Sheet ..... 10

Combining Statement of Revenues, Expenditures and Changes in Fund Balances ..... 14

**Debt Service Funds:**

Combining Balance Sheet ..... 18

Combining Statement of Revenues, Expenditures and Changes in Fund Balances ..... 21

**Capital Projects Funds:**

Combining Balance Sheet ..... 24

Combining Statement of Revenues, Expenditures and Changes in Fund Balances ..... 28

Statement of General Long-term Debt ..... 32

Statement of General Fixed Assets..... 34

Statement of Changes in General Fixed Assets ..... 35

**TABLE OF CONTENTS (Continued)**

**PAGE  
NUMBER**

**BARRIO LOGAN REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	38
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	40

**CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	44
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	48
Statement of Future Debt Requirements by Years - Series 2001 Tax Allocation Bonds .....	52

**CENTRE CITY REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	54
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	64
Statement of Future Debt Requirements by Years - Series 1992 Tax Allocation Bonds .....	74
Statement of Future Debt Requirements by Years - Series 1993 A Tax Allocation Bonds .....	75
Statement of Future Debt Requirements by Years - Series 1993 B Tax Allocation Bonds .....	76
Statement of Future Debt Requirements by Years - Series 1999 A Tax Allocation Bonds .....	77
Statement of Future Debt Requirements by Years - Series 1999 B Tax Allocation Bonds .....	78
Statement of Future Debt Requirements by Years - Series 1999 C Tax Allocation Bonds .....	79
Statement of Future Debt Requirements by Years - Series 1999 Revenue Bonds .....	80
Statement of Future Debt Requirements by Years - Series 2000 A Tax Allocation Bonds .....	81
Statement of Future Debt Requirements by Years - Series 2000 B Tax Allocation Bonds .....	82

**CITY HEIGHTS REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	84
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	88
Statement of Future Debt Requirements by Years - Series 1999 A Tax Allocation Bonds .....	92
Statement of Future Debt Requirements by Years - Series 1999 B Tax Allocation Bonds .....	93

**COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	96
Combined Statement of Revenue, Expenditures and Changes in Fund Balances .....	98

**COLLEGE GROVE REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	102
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	104

**DELLS IMPERIAL SURVEY AREA FUND:**

Balance Sheet .....	108
Statement of Revenues, Expenditures and Changes in Fund Balance .....	109

**GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	112
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	116
Statement of Future Debt Requirements by Years - Series 1995 Tax Allocation Bonds .....	119

**TABLE OF CONTENTS (Continued)**

**PAGE  
NUMBER**

**HORTON PLAZA REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	122
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	126
Statement of Future Debt Requirements by Years - Series 1996 A Tax Allocation Bonds .....	130
Statement of Future Debt Requirements by Years - Series 1996 B Tax Allocation Bonds .....	131
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds.....	132

**LINDA VISTA REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	134
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	136

**MARKET STREET REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	140
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	142

**MOUNT HOPE REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet .....	146
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	150
Statement of Future Debt Requirements by Years - Series 1995 A Tax Allocation Bonds .....	154
Statement of Future Debt Requirements by Years - Series 1995 B Tax Allocation Bonds .....	155

**NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	158
Combined Statement of Revenues, Expenditures and Changes in Fund Balance.....	160

**NORTH BAY REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	164
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	168
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds .....	171

**NORTH PARK REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	174
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	176
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds .....	178

**PACIFIC BEACH SURVEY AREA FUND:**

Balance Sheet.....	180
Statement of Revenues, Expenditures and Changes in Fund Balance.....	181

**SAN YSIDRO REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet.....	184
Combined Statement of Revenues, Expenditures and Changes in Fund Balances .....	186

**TABLE OF CONTENTS (Continued)**

**PAGE  
NUMBER**

**SOUTHCREST REDEVELOPMENT AREA FUNDS:**

Combined Balance Sheet ..... 190  
Combined Statement of Revenues, Expenditures and Changes in Fund Balances ..... 194  
Statement of Future Debt Requirements by Years - Series 1995 Tax Allocation Bonds ..... 198  
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds ..... 199

Independent Auditors' Report on Compliance with Laws and Regulations in Accordance with the  
Guidelines For Compliance Audits of California Redevelopment Agencies ..... 200

**ADDITIONAL INFORMATION (UNAUDITED)**

**ASSESSED VALUATION:**

Barrio Logan Redevelopment Project ..... 204  
Central Imperial Redevelopment Project ..... 206  
Centre City Redevelopment Project ..... 210  
Centre City Redevelopment Project - Columbia Sub Area ..... 212  
Centre City Redevelopment Project - Gaslamp Sub Area ..... 214  
Centre City Redevelopment Project - Marina Sub Area ..... 216  
City Heights Redevelopment Project ..... 218  
College Community Redevelopment Project ..... 220  
College Grove Redevelopment Project ..... 222  
Gateway Center West Redevelopment Project ..... 224  
Horton Redevelopment Project ..... 226  
Linda Vista Redevelopment Project ..... 228  
Market Street Redevelopment Project ..... 230  
Mount Hope Redevelopment Project ..... 232  
Naval Training Center Redevelopment Project ..... 234  
North Bay Redevelopment Project ..... 235  
North Park Redevelopment Project ..... 236  
San Ysidro Redevelopment Project ..... 238  
Southcrest Redevelopment Project ..... 240

# **Introductory Section**





## THE CITY OF SAN DIEGO

November 30, 2001

Honorable Members of the Agency:

The Annual Financial Report on all projects of the Redevelopment Agency of the City of San Diego for the year ended June 30, 2001 is presented in accordance with the Community Redevelopment Law (Sections 33,000 et seq., of the Health and Safety Code of the State of California).

All expenditures and revenues for these projects have been reported for in accordance with accounting principles generally accepted in the United States of America applicable to municipalities, and all financial transactions occurring during the year were made in accordance with the redevelopment laws of the State of California.

Respectfully submitted,

Ed Ryan  
City Auditor and Comptroller



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**

**ROSTER OF OFFICIALS**

**BOARD OF MEMBERS**

**Dick Murphy**  
Chairperson

**Scott Peters**

**Brian Maienschein**

**Byron Wear**

**Donna Frye**

**Toni Atkins**

**Jim Madaffer**

**George Stevens**

**Ralph Inzunza**

**OTHER OFFICIALS**

**Michael T. Uberuaga**  
Executive Director

**Casey Gwinn**  
General Counsel

**Ed Ryan**  
Auditor and Comptroller

**Charles G. Abdelnour**  
Secretary

**Mary Vattimo**  
Treasurer

# Financial Section



# CALDERON, JAHAM & OSBORN

AN ACCOUNTANCY CORPORATION

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

www.cjo.com

## INDEPENDENT AUDITORS' REPORT

To the Governing Board of the  
Redevelopment Agency  
of the City of San Diego, California

We have audited the accompanying component unit financial statements of the Redevelopment Agency of the City of San Diego (the "Agency") as of and for the year ended June 30, 2001, as listed in the foregoing table of contents. These component unit financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these component unit financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the component unit financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the component unit financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall component unit financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the component unit financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of June 30, 2001, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a separate report dated November 21, 2001, on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was conducted for the purpose of forming an opinion on the component unit financial statements taken as a whole. The combining and individual fund and account group financial statements and schedules listed in the foregoing table of contents are presented for purposes of additional analysis and are not a required part of the component unit financial statements of the Agency. Such information has been subjected to the auditing procedures applied in the audit of the component unit financial statements and, in our opinion, is fairly presented in all material respects in relation to the component unit financial statements taken as a whole.

The scope of our audit did not include the additional information as listed in the foregoing table of contents. Such information has not been subjected to the auditing procedures applied in the audit of the component unit financial statements and, accordingly, we express no opinion on it.

November 21, 2001

*Calderon, Jaham + Osborn*

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# **Financial Statements**

**Component  
Unit**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS**  
 June 30, 2001

	Governmental Fund Types		
	Special Revenue	Debt Service	Capital Projects
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 127,598,929	\$ 261,570	\$ 29,808,887
Cash with Fiscal Agent.....	--	18,965,246	--
Investments (Fair Value).....	--	13,659,743	--
Receivables:			
Taxes.....	842,776	--	--
Accounts.....	--	--	--
Notes.....	15,196,274	--	12,561,695
Interest.....	1,038,962	6,470	399,688
From Other Funds.....	654,749	10,917,548	29,566,741
Working Capital Advances:			
Centre City Development Corporation.....	--	--	450,000
Southeast Economic Development Corporation.....	--	--	158,977
Land Held for Resale.....	7,506,679	--	59,091,985
General Fixed Assets:			
Land.....	--	--	--
Equipment.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 152,838,369</b>	<b>\$ 43,810,577</b>	<b>\$ 132,037,973</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 404,945	\$ 27,116	\$ 1,126,101
Deferred Revenue.....	15,196,274	--	12,645,879
Due to Other Funds.....	41,139,038	700,000	--
Trust Liability.....	--	--	3,523,216
Loans Payable.....	--	--	--
Contracts Payable.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>56,740,257</b>	<b>727,116</b>	<b>17,295,196</b>
<b>FUND EQUITY</b>			
Investment in Fixed Assets.....	--	--	--
Fund Balances:			
Reserved for Land Held for Resale.....	7,506,679	--	59,091,579
Reserved for Encumbrances.....	10,557,251	--	11,255,482
Reserved for Debt Service.....	42,258,659	42,960,305	--
Unreserved:			
Designated for Unrealized Gain.....	751,271	123,156	248,595
Designated for Subsequent Years' Expenditures.....	5,678,805	--	40,238,459
Undesignated.....	29,345,447	--	3,908,662
<b>TOTAL FUND EQUITY.....</b>	<b>96,098,112</b>	<b>43,083,461</b>	<b>114,742,777</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 152,838,369</b>	<b>\$ 43,810,577</b>	<b>\$ 132,037,973</b>

See notes to financial statements.

Fiduciary Fund Type	Account Groups		Total (Memorandum Only)
	General Fixed Assets	General Long-Term Debt	
Expendable Trust			
\$ --	\$ --	\$ --	\$ 157,669,386
--	--	--	18,965,246
--	--	--	13,659,743
--	--	--	842,776
--	--	--	--
--	--	--	27,757,969
--	--	--	1,445,120
--	--	--	41,139,038
--	--	--	450,000
--	--	--	158,977
--	--	--	66,598,664
--	89,614,535	--	89,614,535
--	1,480,876	--	1,480,876
--	--	85,218,964	85,218,964
--	--	424,753,106	424,753,106
<u>\$ --</u>	<u>\$ 91,095,411</u>	<u>\$ 509,972,070</u>	<u>\$ 929,754,400</u>
\$ --	\$ --	\$ --	\$ 1,558,162
--	--	--	27,842,153
--	--	--	41,839,038
--	--	--	3,523,216
--	--	259,600,521	259,600,521
--	--	3,938,235	3,938,235
--	--	234,855,523	234,855,523
--	--	11,577,791	11,577,791
--	--	509,972,070	584,734,639
--	91,095,411	--	91,095,411
--	--	--	66,598,258
--	--	--	21,812,733
--	--	--	85,218,964
--	--	--	1,123,022
--	--	--	45,917,264
--	--	--	33,254,109
--	91,095,411	--	345,019,761
<u>\$ --</u>	<u>\$ 91,095,411</u>	<u>\$ 509,972,070</u>	<u>\$ 929,754,400</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**ALL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS**  
**Year Ended June 30, 2001**

	Governmental Fund Types		
	Special Revenue	Debt Service	Capital Projects
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 11,663,815	\$ 18,130,256	\$ 6,249,261
Interest.....	8,532,744	1,645,030	3,781,342
Rents.....	45,950	--	999,134
Private Sources.....	638,944	252,974	6,686,587
Gain/Loss on Sale of Real Estate.....	131,210	--	(13,934,813)
Other Revenue.....	250	--	1,415,859
<b>TOTAL REVENUES.....</b>	<b>21,012,913</b>	<b>20,028,260</b>	<b>5,197,370</b>
<b>EXPENDITURES</b>			
Administration.....	38,921	--	2,010,306
Legal.....	43,480	--	3,744,601
Plans and Surveys.....	174,134	--	2,856,212
Acquisition Expense.....	10,625	--	315,992
Real Estate/Fixture Purchases.....	1,210,658	--	9,289,133
Property Management.....	12,453	--	481,746
Relocation.....	30,168	--	1,265,606
Rehabilitation.....	64,000	--	1,284,319
Site Clearance.....	--	--	46,690
Project Improvements.....	10,733	--	10,053,126
Promotions and Marketing.....	--	--	100
Bond Sale Expense.....	(449,773)	2,154,103	62,536
Program Management.....	101,276	--	1,796,543
Rehabilitation Loans.....	318,702	--	--
Tax Sharing Payments.....	1,169,884	--	--
Other.....	--	--	338,487
Debt Service:			
Principal.....	--	13,361,402	--
Interest.....	--	22,492,400	--
<b>TOTAL EXPENDITURES.....</b>	<b>2,735,261</b>	<b>38,007,905</b>	<b>33,545,397</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>18,277,652</b>	<b>(17,979,645)</b>	<b>(28,348,027)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	216,481
Contributions from the State of California.....	--	--	112,908
Proceeds from Bonds and Notes.....	42,995,945	13,394,055	222,143
Contributions from the City of San Diego.....	--	--	801,250
Loans from City of San Diego.....	--	--	11,403,369
Transfers from Other Funds.....	1,531,334	4,381,483	6,405,058
Transfers from Bond Proceeds.....	(286,225)	16,345,000	22,347,926
Transfers from Escrow Agent.....	--	457,200	--
Transfers to Centre City Development Corporation.....	(626,170)	--	(3,494,934)
Transfers to Southeast Economic Development Corporation.....	(271,763)	--	(759,862)
Transfers to the City of San Diego.....	(2,670,218)	--	(2,935,602)
Transfers to Other Funds.....	(38,750,263)	(1,874,433)	(10,099,880)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>1,922,640</b>	<b>32,703,305</b>	<b>24,218,857</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>20,200,292</b>	<b>14,723,660</b>	<b>(4,129,170)</b>
Fund Balances at July 1, 2000.....	75,897,820	28,359,801	118,871,947
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 96,098,112</b>	<b>\$ 43,083,461</b>	<b>\$ 114,742,777</b>

See notes to financial statements.

Fiduciary Fund Type Expendable Trust	Total (Memorandum Only)
\$ --	\$ 36,043,332
244	13,959,360
--	1,045,084
12,250	7,590,755
--	(13,803,603)
--	1,416,109
<u>12,494</u>	<u>46,251,037</u>
--	2,049,227
--	3,788,061
41,199	3,071,545
--	326,617
--	10,499,791
--	494,199
--	1,295,774
--	1,348,319
--	46,690
--	10,083,859
--	100
--	1,766,866
--	1,897,819
--	318,702
--	1,169,884
--	338,487
--	13,361,402
--	22,492,400
<u>41,199</u>	<u>74,329,762</u>
<u>(28,705)</u>	<u>(28,078,725)</u>
--	216,481
--	112,908
--	56,612,143
--	801,250
--	11,403,369
--	12,317,875
--	38,406,701
--	457,200
--	(4,121,104)
--	(1,031,625)
--	(5,605,820)
--	(50,724,576)
<u>--</u>	<u>58,844,802</u>
(28,705)	30,766,077
<u>28,705</u>	<u>223,158,273</u>
<u>\$ --</u>	<u>\$ 253,924,350</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2001**

**1. ORGANIZATION AND OPERATIONS**

The Redevelopment Agency of the City of San Diego (the "Agency") was established by the City of San Diego Council in 1958 in order to provide a method for revitalizing deteriorated and blighted areas of the City of San Diego (the "City"). The Agency began functioning in 1969 under authority granted by the Community Redevelopment Law.

Since the City exercises oversight responsibility over the Agency, it is a component unit of the reporting entity of the City.

Centre City Development Corporation ("CCDC") and Southeast Economic Development Corporation, Inc. ("SEDC") are non-profit corporations organized by the City to administer certain redevelopment projects (CCDC in downtown San Diego and SEDC in Southeast San Diego) as well as providing redevelopment advisory services to the Agency. These activities are carried out pursuant to operating agreements with both the City and the Agency under which the City and the Agency agree to reimburse CCDC/SEDC for all eligible costs (as defined) incurred in connection with such activities.

The City is the sole member of CCDC and SEDC and acts through the City Council in accordance with the City Charter, the City's Municipal Code and applicable state laws. The City Council's function is to appoint the members of the Board of Directors of CCDC and SEDC and to act as the Agency, represented by CCDC in the downtown area and Centre City and SEDC in Southeast San Diego.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the Agency conform to generally accepted accounting principles ("GAAP") as applicable to governmental entities. The following is a summary of the more significant of such policies:

**a. Basis of Presentation**

The accounts of the Agency are organized on the basis of funds or account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues and expenditures. The various funds are summarized by type in the financial statements. The following fund types and account groups are used by the Agency:

**GOVERNMENTAL FUND TYPES**

Governmental Fund Types are those through which most governmental functions of the Agency are financed. The acquisition, use, and balances of the Agency's expendable financial resources and the related liabilities are accounted for through Governmental Fund Types. The measurement focus is upon determination of financial position and changes in financial position, rather than upon net income determination. The following are the Agency's Governmental Fund Types:

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Special Revenue Funds** - Special Revenue Funds are used to account for the general operations of the Agency as well as for the proceeds of specific revenue sources (other than those for major capital projects) that are legally restricted to expenditures for specified purposes.
- **Debt Service Funds** - Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.
- **Capital Projects Funds** - Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

### **FIDUCIARY FUND TYPES**

Fiduciary Fund Types are used to account for assets held by the Agency in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds. The Expendable Trust Fund is accounted for and reported similarly to Governmental Fund Types.

### **ACCOUNT GROUPS**

Account Groups are used to establish accounting control and accountability for the Agency's general fixed assets and general long-term debt. The following are the Agency's account groups:

- **General Fixed Assets Account Group** - This account group is established to account for all fixed assets of the Agency.
- **General Long-Term Debt Account Group** - This account group is established to account for all long-term debt of the Agency.

#### b. **Basis of Accounting**

The modified accrual basis of accounting is followed in the Governmental Fund Types. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues which are considered susceptible to accrual include tax increments/pay in-lieu of taxes, interest and rents. In applying the susceptible to accrual concept to state and federal revenues, the legal and contractual requirements of the numerous individual programs are used as guidance.

Expenditures are recorded when the fund liability is incurred, except for principal and interest on general long-term debt which is recognized when due.

#### c. **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of certain assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the related reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Management believes that the estimates are reasonable.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### d. Investments

At July 1, 1997, the City and the Agency adopted Government Accounting Standards Board (GASB) Statement No. 31, "Accounting and Financial Reporting for Certain Investments and for External Investment Pools," which requires certain investments to be reported at fair value. At June 30, 2001, all such investments are presented at fair value.

### e. Tax Increment/Pay In-Lieu of Taxes Revenue

Tax Increment/Pay In-Lieu of Tax Revenue are those amounts derived each year from the receipt of taxes on any increase in the taxable valuation of land, improvements and personal property in a redevelopment project area over and above the base assessment roll for each redevelopment project area.

### f. General Fixed Assets

General Fixed Assets are those acquired for general governmental purposes. Assets purchased are recorded as expenditures in the Governmental Fund Types and capitalized at cost in the General Fixed Assets Account Group. Donated fixed assets are recorded in general fixed assets at estimated fair market value at the time received. Certain current year additions for which actual costs are not practically determined have been valued on the basis of a professional valuation which determined their approximate historical cost.

No depreciation has been provided on general fixed assets.

### g. Long-Term Liabilities

Long-term liabilities expected to be financed in future years from Government Fund Types are accounted for in the General Long-term Debt Account Group.

### h. Fund Equity

Portions of fund equity in the financial statements have been reserved for specific purposes. Reservations were created to either (1) satisfy legal covenants that require a portion of the fund balance be segregated or (2) identify the portion of the fund balance that is not applicable for future expenditures.

Designated fund balance indicates that portion of fund equity for which the Agency has made tentative plans.

Undesignated fund balance indicates that portion of fund equity which is available for budgeting in future periods.

### i. Land Held for Resale

All property purchases by the Agency are charged to Capital Outlay Expenditures. Land held for resale is capitalized in the Special Revenue and Capital Projects Funds on the lower of acquisition cost or estimated resale value. Fund balances and reserved amounts are equal to the carrying value of land held for resale because such assets are not available to finance the Agency's current operations.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### j. Total Column on Combined Statements

Amounts in the "Total - Memorandum Only" column on each of the combined financial statements are presented to aggregate financial data. The total includes fund types and account groups that use different bases of accounting and the captions "Amount Available for Long-term Debt" and "Amount to be Provided for Long-term Debt", which are not assets in the usual sense. Data in this column does not present financial position or results of operations in conformity with generally accepted accounting principles, nor is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

## 3. CASH AND INVESTMENTS

### a. Cash with Fiscal Agent

"Cash with Fiscal Agent" represents funds held by bank trustees on behalf of the Redevelopment Agency. The purpose of these accounts is to invest cash related to certain outstanding long-term debt and to distribute principal and interest payments to debtholders. Such balances are not covered by federal depository insurance. However, investments in this category are primarily in obligations of the U.S. Government and are backed by the full faith and credit of the U.S. Government.

### b. Investments

Investments at June 30, 2001 consist of United States government securities, with a fair value of \$13,659,743. All such securities owned by the Agency are held in safekeeping in the name of the Agency by a third party trust department acting as agent for the Agency under the terms of a custody agreement executed between the bank and the Agency. This agreement provides, among other things, that the securities are to be held separate from the other assets of the bank.

### c. Cash or Equity in Pooled Cash and Investments

Other cash resources of the Agency are combined with cash resources of the City to form a pool of cash that is managed by the City Treasurer.

As provided for by the Government Code, the cash balance of substantially all City funds and certain entities are pooled and invested by the City Treasurer for the purpose of increasing interest earnings through investment activities. The Agency's net share of the total pooled cash and investments is included in the accompanying combined balance sheet under the captions "Cash or Equity in Pooled Cash and Investments" and "Obligations under Reverse Repurchase Agreements". Interest earned on pooled investments is deposited to certain of the participating City funds and entities, including the Agency, based upon each fund's and each entity's average daily deposit balance during the allocation period with all remaining interest deposited to the City's General Fund.

### **3. CASH AND INVESTMENTS (Continued)**

The City may transact business only with banks, savings and loans, and investment securities dealers who are primary dealers regularly reporting to the New York Federal Reserve Bank. Exceptions to this rule can be made only upon written authorization of the City Treasurer. Authorized cash deposits and investments are governed by state law, as well as by the City's own written investment policy. Within the context of these limitations, permissible investments include (1) obligations of the U.S. government and federal agencies, (2) commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, (3) bankers' acceptances, (4) negotiable and/or non-negotiable certificates of deposit and non-negotiable time deposits issued by a nationally or state chartered bank or a state or federal savings and loan association, (5) repurchase and reverse repurchase agreements, (6) the local agency investment fund established by the state treasurer and (7) financial futures contracts in any of the other authorized investments which are used to offset an existing financial position and not for outright speculation.

#### **d. Reverse Repurchase Agreements**

Investment policies permit the City to enter into reverse repurchase agreements which is a sale of securities with a simultaneous agreement to repurchase them in the future at the same price plus a contract rate of interest. The market value of the securities underlying reverse repurchase agreements normally exceeds the cash received providing the dealers a margin against a decline in the market value of the securities. If the dealers default on their obligations to resell these securities to the City or provide securities of cash or equal value, the Redevelopment Agency could suffer an economic loss equal to the difference between the market value plus accrued interest of the underlying securities and the reverse repurchase agreement obligation, including accrued interest payable. There was no such credit exposure at year-end.

Deposits and investments are generally exposed to two types of risk; credit risk and market risk. Credit risk is the risk that a governmental entity will not be able (a) to recover deposits if the depository financial institution fails or (b) to recover the value of investment or collateral securities that are in the possession of an outside party if the counterparty to the investment or deposit transaction fails. Market risk is the risk that the value of an investment will decline.

In accordance with governmental reporting standards, the Agency has classified its deposits and investments by categories of credit risk. Classification in category 1 indicates that the exposure to potential credit risk is low. The level of potential credit risk is higher for those classified in category 2, and highest for those in category 3.

Deposits may be categorized as follows: (1) Insured or collateralized with securities held by the entity or by its agent in the entity's name, (2) Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name, (3) Uncollateralized.

Investments may be categorized as follows: (1) Insured or registered, or securities held by the entity or its agent in the entity's name, (2) Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the entity's name, (3) Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent but not in the entity's name.



**3. CASH AND INVESTMENTS (Continued)**

Aggregate cash deposits and investments are as follows at June 30, 2001:

	<u>Total</u>
Cash or Equity in Pooled Cash and Investments	\$157,669,386
Cash with Fiscal Agent	18,965,246
Investments (Fair Value)	<u>13,659,743</u>
Total	<u>\$190,294,375</u>

Information pertaining to the City's cash and investment pool may be found in the City's Comprehensive Annual Financial Report.

The Agency's cash deposits and investments as of June 30, 2001 subject to credit risk categorization are presented below:

	<u>Category</u>			<u>Fair Value</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
<u>Deposits</u>				
Insured	\$ 0	\$ 0	\$ 0	\$ 0
<u>Investments</u>				
U.S. Government Securities	<u>13,659,743</u>	<u>0</u>	<u>0</u>	<u>13,659,743</u>
Total Deposits and Investments	<u>\$13,659,743</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$13,659,743</u>

**4. GENERAL FIXED ASSETS**

A summary of changes in general fixed assets for the year ended June 30, 2001 is as follows:

	<u>Balance July 1, 2000</u>	<u>Additions/ Deletions</u>	<u>Balance June 30, 2001</u>
Land	\$75,546,195	\$14,068,340	\$89,614,535
Equipment	<u>1,406,957</u>	<u>73,919</u>	<u>1,480,876</u>
Total	<u>\$76,953,152</u>	<u>\$14,142,259</u>	<u>\$91,095,411</u>

## 5. GENERAL LONG-TERM DEBT

General long-term debt consists of tax allocation bonds, contracts payable, a note payable, and loans payable to the City. A summary of obligations recorded in the General Long-term Debt Account Group at June 30, 2001, is as follows:

<u>Obligations</u>	<u>Interest Rates</u>	<u>Maturity Date</u>	<u>Original Amount</u>	<u>Balance Outstanding June 30, 2001</u>
<b><u>Bonds Payable:</u></b>				
Central Imperial Redevelopment Project Tax Allocation Bonds Series 2000	Various	2030	\$3,395,000	\$3,380,000
City Heights Redevelopment Project Tax Allocation Bonds Series 1999 A & B, Issued April 1999	4.5-6.4%	2028	15,830,000	15,830,523
Centre City Redevelopment Project Tax Allocation Bonds Series 1999A, B & C, Issued March 1999	3.0 - 6.25	2024	50,650,000	50,265,000
Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1996, issued May 1996	3.8-7.0	2017	22,800,000	19,920,000
Gateway Center West Redevelopment Project Tax Allocation Bonds, Series 1995, issued June 1995	7.8-9.75	2013	1,400,000	1,090,000
Mount Hope Redevelopment Project Tax Allocation Bonds, Series 1995A & B, issued June 1995	4.4-8.2	2020	5,155,000	4,720,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 1995, issued June 1995	4.75-6.5	2020	3,750,000	2,930,000
Centre City Parking Revenue Bonds, Series 1999A	4.5 - 6.4	2025	12,105,000	12,105,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 1993A & B, issued November 1993	4.875-6.5	2018	54,350,000	38,175,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 2000	Various	2025	1,860,000	1,845,000
Centre City Redevelopment Project Tax Allocation Refunding Bonds, Series 1992, issued October 1992	3.0-6.0	2009	36,935,000	22,080,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2000A	4 - 5.6	2024	6,100,000	6,100,000
Centre City Redevelopment Project Tax Allocation Bonds,				

<u>Obligations</u>	<u>Interest Rates</u>	<u>Maturity Date</u>	<u>Original Amount</u>	<u>Balance Outstanding June 30, 2001</u>
Series 2000B	3.95-5.0	2017	21,390,000	21,390,000
Horton Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.55	2015	15,025,000	15,025,000
North Bay Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.875	2030	13,000,000	13,000,000
North Park Redevelopment Project Tax Allocation Bonds, Series 2000	4.1-5.7	2020	<u>7,000,000</u>	<u>7,000,000</u>
<b>Total Bonds Payable</b>			<b><u>270,745,000</u></b>	<b><u>234,855,523</u></b>

Contracts Payable:

Contract Payable to County of San Diego, dated June 1987	11.0	2013	104,875	90,365
Contract Payable to MTDB, dated January 2000	4.09	2015	1,626,000	1,626,000
Contract Payable to City of National City, dated March 1987	7.50	2002	2,170,925	624,126
SDSU Foundation dated 1991	Prime-12.0	Unknown	<u>1,597,744</u>	<u>1,597,744</u>
<b>Total Contracts Payable</b>			<b><u>5,499,544</u></b>	<b><u>3,938,235</u></b>

Notes Payable:

Note Payable to the City of San Diego, dated December 1991	12.0	2007	1,388,000	34,000
Note Payable to Bohemian Building dated May 2000	8.0	2002	400,000	0
Note Payable to Lorren Daro, dated March 1995	8.0	2005	256,814	120,791
Note Payable to David Engel dated December 1994	6.0	2002	4,800,000	4,800,000
Note Payable to Walmart dated 2001	10.0	2017	1,308,000	1,308,000
Note Payable to City Heights Urban Village Townhomes & Office Center dated 2001	5.0	2030	5,115,000	5,115,000

<u>Obligations</u>	<u>Interest Rates</u>	<u>Maturity Date</u>	<u>Original Amount</u>	<u>Balance Outstanding June 30, 2001</u>
Note Payable to City Heights Urban Village Townhomes & Office Center dated 2001	7.0	2011	<u>200,000</u>	<u>200,000</u>
Total Notes Payable			<u>13,467,814</u>	<u>11,577,791</u>
<b><u>Loans Payable:</u></b>				
City of San Diego/Developers, dated various dates	10.5	Various	<u>259,600,521</u>	<u>259,600,521</u>
Total Obligations			<u>\$549,312,879</u>	<u>\$509,972,070</u>

The following is a summary of changes in general long-term debt for the year ended June 30, 2001 (in thousands):

	<u>Balance July 1, 2000</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 2001</u>
Tax allocation bonds	\$183,206	\$56,415	(\$4,765)	\$234,856
Contracts Payable	1,697	2,241	0	3,938
Notes Payable	6,737	6,623	(1,782)	11,578
Loans Payable	<u>253,343</u>	<u>25,869</u>	<u>(19,612)</u>	<u>259,600</u>
Total	<u>\$444,983</u>	<u>\$91,148</u>	<u>(\$26,159)</u>	<u>\$509,972</u>

**5. GENERAL LONG-TERM DEBT (Continued)**

The annual requirements to amortize such long-term debt outstanding as of June 30, 2001, including interest payments to maturity, are as follows (in thousands):

	Bonds <u>Payable</u>	Contracts <u>Payable</u>	Note <u>Payable</u>	Loans <u>Payable</u>	<u>Total</u>
2002	\$ 18,351	\$4,121	\$323	\$ 0	\$22,795
2003	18,625	230	497	0	19,352
2004	18,724	230	497	0	19,451
2005	18,803	230	5,128	0	24,161
2006	18,924	230	172	0	19,326
2007-2011	97,920	1,036	860	0	99,816
2012-2016	96,732	458	860	0	98,050
Thereafter	<u>128,050</u>	<u>0</u>	<u>172</u>	<u>0</u>	<u>128,222</u>
Total	416,129	6,535	8,509	0	431,173
Less Amounts Representing Interest	(181,273)	(2,597)	(2,280)	0	(186,150)
Plus Amount Due to City of San Diego /Developers	<u>0</u>	<u>0</u>	<u>5,349</u>	<u>259,600</u>	<u>264,949</u>
Total	<u>\$234,856</u>	<u>\$3,938</u>	<u>\$11,578</u>	<u>\$259,600</u>	<u>\$509,972</u>

The debt service for tax allocation bonds will be made from tax increment revenues received by the Agency.

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# **Financial Statements**

**Combining,  
Account Group  
and Combined**



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
SPECIAL REVENUE FUNDS  
June 30, 2001**

	Barrio Logan	Central Imperial	Centre City
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 67,232	\$ 1,502,123	\$ 75,658,853
Receivables:			
Taxes.....	5,111	19,179	483,030
Notes.....	--	--	8,640,973
Interest.....	789	7,970	801,270
From Other Funds.....	--	--	--
Land Held for Resale.....	--	--	7,352,288
TOTAL ASSETS.....	\$ 73,132	\$ 1,529,272	\$ 92,936,414
 <b>LIABILITIES</b>			
Accounts Payable.....	\$ 198	\$ 101	\$ 73,694
Deferred Revenue.....	--	--	8,640,973
Due to Other Funds.....	--	1,113,010	27,268,820
TOTAL LIABILITIES.....	198	1,113,111	35,983,487
 <b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	7,352,288
Reserved for Encumbrances.....	--	3,421	9,351,066
Reserved for Debt Service.....	26,878	101,467	30,788,950
Unreserved:			
Designated for Unrealized Gain.....	--	5,312	570,027
Designated for Subsequent Years' Expenditures.....	42,698	263,429	668,827
Undesignated.....	3,358	42,532	8,221,769
TOTAL FUND EQUITY.....	72,934	416,161	56,952,927
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 73,132	\$ 1,529,272	\$ 92,936,414

<u>City Heights</u>	<u>College Community</u>	<u>College Grove</u>	<u>Gateway Center West</u>	<u>Horton Plaza</u>	<u>Linda Vista</u>	<u>Market Street</u>
\$ 1,874,856	\$ 146,169	\$ 275,950	\$ 567,346	\$ 21,487,762	\$ 238,939	\$ 271,505
83,701	7,101	125	4,838	75,874	1,923	--
--	--	--	--	6,405,301	--	--
18,108	1,424	3,461	1,668	128,687	3,541	3,948
--	--	--	96,968	--	--	--
<u>77,842</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>54,910</u>	<u>--</u>	<u>--</u>
<u>\$ 2,054,507</u>	<u>\$ 154,694</u>	<u>\$ 279,536</u>	<u>\$ 670,820</u>	<u>\$ 28,152,534</u>	<u>\$ 244,403</u>	<u>\$ 275,453</u>
\$ 36,549	\$ 14,727	\$ --	\$ 4,960	\$ 27,224	\$ --	\$ --
--	--	--	--	6,405,301	--	--
<u>334,175</u>	<u>--</u>	<u>--</u>	<u>444,420</u>	<u>5,298,716</u>	<u>--</u>	<u>--</u>
<u>370,724</u>	<u>14,727</u>	<u>--</u>	<u>449,380</u>	<u>11,731,241</u>	<u>--</u>	<u>--</u>
77,842	--	--	--	54,910	--	--
--	--	--	1,842	1,154,133	7,000	--
1,063,571	32,893	189,188	112,504	6,713,486	135,231	267,932
12,785	983	2,654	1,021	109,271	2,341	2,514
20,042	94,000	78,000	106,073	2,950,746	91,000	5,007
<u>509,543</u>	<u>12,091</u>	<u>9,694</u>	<u>--</u>	<u>5,438,747</u>	<u>8,831</u>	<u>--</u>
<u>1,683,783</u>	<u>139,967</u>	<u>279,536</u>	<u>221,440</u>	<u>16,421,293</u>	<u>244,403</u>	<u>275,453</u>
<u>\$ 2,054,507</u>	<u>\$ 154,694</u>	<u>\$ 279,536</u>	<u>\$ 670,820</u>	<u>\$ 28,152,534</u>	<u>\$ 244,403</u>	<u>\$ 275,453</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
SPECIAL REVENUE FUNDS  
June 30, 2001**

	<u>Mount Hope</u>	<u>Naval Training Center</u>	<u>North Bay</u>
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,527,597	\$ 843	\$ 13,895,084
Receivables:			
Taxes.....	14,471	319	53,791
Notes.....	150,000	--	--
Interest.....	10,781	13	26,668
From Other Funds.....	195,395	--	--
Land Held for Resale.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 1,898,244</b>	<b>\$ 1,175</b>	<b>\$ 13,975,543</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 13,923	\$ --	\$ 135,026
Deferred Revenue.....	150,000	--	--
Due to Other Funds.....	819,375	--	4,483,385
<b>TOTAL LIABILITIES.....</b>	<b>983,298</b>	<b>--</b>	<b>4,618,411</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	9,560	--	--
Reserved for Debt Service.....	438,724	941	1,263,894
Unreserved:			
Designated for Unrealized Gain.....	6,673	--	16,514
Designated for Subsequent Years' Expenditures.....	459,989	--	326,000
Undesignated.....	--	234	7,750,724
<b>TOTAL FUND EQUITY.....</b>	<b>914,946</b>	<b>1,175</b>	<b>9,357,132</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 1,898,244</b>	<b>\$ 1,175</b>	<b>\$ 13,975,543</b>

<u>North Park</u>	<u>San Ysidro</u>	<u>Southcrest</u>	<u>Total</u>
\$ 7,333,837	\$ 425,014	\$ 2,325,819	\$ 127,598,929
35,291	22,221	35,801	842,776
--	--	--	15,196,274
11,248	5,226	14,160	1,038,962
--	--	362,386	654,749
--	--	21,639	7,506,679
<u>\$ 7,380,376</u>	<u>\$ 452,461</u>	<u>\$ 2,759,805</u>	<u>\$ 152,838,369</u>
\$ 64,366	\$ 24,314	\$ 9,863	\$ 404,945
--	--	--	15,196,274
--	--	1,377,137	41,139,038
<u>64,366</u>	<u>24,314</u>	<u>1,387,000</u>	<u>56,740,257</u>
--	--	21,639	7,506,679
--	--	30,229	10,557,251
558,863	264,423	299,714	42,258,659
7,398	4,183	9,595	751,271
66,000	68,000	438,994	5,678,805
6,683,749	91,541	572,634	29,345,447
<u>7,316,010</u>	<u>428,147</u>	<u>1,372,805</u>	<u>96,098,112</u>
<u>\$ 7,380,376</u>	<u>\$ 452,461</u>	<u>\$ 2,759,805</u>	<u>\$ 152,838,369</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUNDS  
Year Ended June 30, 2001**

	Barrio Logan	Central Imperial	Centre City
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 33,273	\$ 54,699	\$ 6,986,415
Interest.....	3,034	56,990	5,666,101
Rents.....	--	--	45,950
Private Sources.....	--	--	658,213
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
	<b>36,307</b>	<b>111,689</b>	<b>13,356,679</b>
<b>TOTAL REVENUES.....</b>			
<b>EXPENDITURES</b>			
Administration.....	--	--	35,039
Legal.....	--	454	28,689
Plans and Surveys.....	--	3,034	54,324
Acquisition Expense.....	--	--	--
Real Estate/Fidure Purchases.....	--	--	--
Property Management.....	--	--	5,748
Relocation.....	--	--	4,487
Rehabilitation.....	--	--	24,000
Project Improvements.....	--	--	969
Bond Sale Expense.....	--	--	(449,773)
Program Management.....	--	6,024	64,024
Rehabilitation Loans.....	--	--	--
Tax Sharing Payments.....	198	--	820,127
	<b>198</b>	<b>9,512</b>	<b>587,634</b>
<b>TOTAL EXPENDITURES.....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>			
	<b>36,109</b>	<b>102,177</b>	<b>12,769,045</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	18,206,285
Transfers from Other Funds.....	--	917,753	--
Transfers from Bond Proceeds.....	--	--	--
Transfers to Centre City Development Corporation.....	--	--	(573,022)
Transfers to Southeast Economic Development Corporation.....	--	(29,636)	--
Transfers to The City of San Diego.....	--	--	(2,170,218)
Transfers to Other Funds.....	--	(722,702)	(25,221,755)
	<b>--</b>	<b>165,415</b>	<b>(9,758,710)</b>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>			
	<b>36,109</b>	<b>267,592</b>	<b>3,010,335</b>
Fund Balances at July 1, 2000.....	<b>36,825</b>	<b>148,569</b>	<b>53,942,592</b>
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 72,934</b>	<b>\$ 416,161</b>	<b>\$ 56,952,927</b>

City Heights	College Community	College Grove	Gateway Center West	Horton Plaza	Linda Vista	Market Street
\$ 1,159,784	\$ 92,547	\$ 283,113	\$ 102,975	\$ 781,433	\$ (22)	\$ (46,662)
75,192	7,242	15,554	43,625	1,345,343	19,731	26,579
--	--	--	--	--	--	--
--	--	--	--	731	--	--
--	--	--	--	71,210	--	--
--	--	--	250	--	--	--
<u>1,234,976</u>	<u>99,789</u>	<u>278,667</u>	<u>146,850</u>	<u>2,198,717</u>	<u>19,709</u>	<u>(20,083)</u>
--	--	--	--	4,750	--	--
--	--	--	759	8,371	--	--
--	--	--	13,038	6,779	--	--
--	--	--	--	10,625	--	--
--	--	--	--	1,210,658	--	--
--	--	--	6,705	--	--	--
25,681	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	687	--	--
--	--	--	--	318,702	--	--
<u>36,549</u>	<u>25,997</u>	--	--	--	--	--
<u>62,230</u>	<u>25,997</u>	--	<u>20,502</u>	<u>1,560,572</u>	--	--
<u>1,172,746</u>	<u>73,792</u>	<u>278,667</u>	<u>126,348</u>	<u>638,145</u>	<u>19,709</u>	<u>(20,083)</u>
--	--	--	7,500	6,824,376	--	--
103,523	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	(53,148)	--	--
--	--	--	(37,609)	--	--	--
--	--	(106,000)	--	--	--	(93,000)
<u>138,162</u>	--	--	<u>(96,667)</u>	<u>(7,777,500)</u>	--	--
<u>241,685</u>	--	<u>(106,000)</u>	<u>(126,776)</u>	<u>(1,006,272)</u>	--	<u>(93,000)</u>
1,414,431	73,792	172,667	(428)	(368,127)	19,709	(113,083)
<u>269,352</u>	<u>66,175</u>	<u>106,869</u>	<u>221,868</u>	<u>16,789,420</u>	<u>224,694</u>	<u>388,536</u>
<u>\$ 1,683,783</u>	<u>\$ 139,967</u>	<u>\$ 279,536</u>	<u>\$ 221,440</u>	<u>\$ 16,421,293</u>	<u>\$ 244,403</u>	<u>\$ 275,453</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 SPECIAL REVENUE FUNDS  
 Year Ended June 30, 2001**

	Mount Hope	Naval Training Center	North Bay
<b>REVENUES</b>			
Tax Increments/Pay in-Lieu of Taxes.....	\$ 215,830	\$ 644	\$ 1,085,007
Interest.....	126,400	46	637,148
Rents.....	--	--	--
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
	<b>342,230</b>	<b>690</b>	<b>1,722,155</b>
<b>TOTAL REVENUES.....</b>			
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	2,657	--	--
Plans and Surveys.....	44,736	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	--	--	--
Relocation.....	--	--	--
Rehabilitation.....	--	--	--
Project Improvements.....	9,764	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	17,739	--	--
Rehabilitation Loans.....	--	--	--
Tax Sharing Payments.....	--	--	173,977
	<b>74,896</b>	<b>--</b>	<b>173,977</b>
<b>TOTAL EXPENDITURES.....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>267,334</b>	<b>690</b>	<b>1,548,178</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	11,696,469
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers to Centre City Development Corporation.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	(120,867)	--	--
Transfers to The City of San Diego.....	--	--	(200,000)
Transfers to Other Funds.....	(248,829)	--	(4,489,000)
	<b>(369,696)</b>	<b>--</b>	<b>7,007,469</b>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(102,362)</b>	<b>690</b>	<b>8,555,647</b>
Fund Balances at July 1, 2000.....	1,017,308	485	801,485
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 914,946</b>	<b>\$ 1,175</b>	<b>\$ 9,357,132</b>



North Park	San Ysidro	Southcrest	Total
\$ 568,679	\$ 344,755	\$ 21,345	\$ 11,663,815
331,343	20,263	158,153	8,532,744
--	--	--	45,950
--	--	(20,000)	638,944
--	--	60,000	131,210
--	--	--	250
<u>900,022</u>	<u>365,018</u>	<u>219,498</u>	<u>21,012,913</u>
(868)	--	--	38,921
--	--	2,550	43,480
--	--	52,223	174,134
--	--	--	10,625
--	--	--	1,210,658
--	--	--	12,453
--	--	--	30,168
--	--	40,000	64,000
--	--	--	10,733
--	--	--	(449,773)
--	--	12,802	101,276
--	--	--	318,702
<u>82,972</u>	<u>30,064</u>	<u>--</u>	<u>1,169,884</u>
<u>82,104</u>	<u>30,064</u>	<u>107,575</u>	<u>2,735,261</u>
<u>817,918</u>	<u>334,954</u>	<u>111,923</u>	<u>18,277,652</u>
6,293,815	--	(32,500)	42,995,945
--	--	510,058	1,531,334
--	--	(286,225)	(286,225)
--	--	--	(626,170)
--	--	(83,651)	(271,763)
(101,000)	--	--	(2,670,218)
<u>(11,519)</u>	<u>--</u>	<u>(320,453)</u>	<u>(38,750,263)</u>
<u>6,181,296</u>	<u>--</u>	<u>(212,771)</u>	<u>1,922,640</u>
6,999,214	334,954	(100,848)	20,200,292
<u>316,796</u>	<u>93,193</u>	<u>1,473,653</u>	<u>75,897,820</u>
<u>\$ 7,316,010</u>	<u>\$ 428,147</u>	<u>\$ 1,372,805</u>	<u>\$ 96,098,112</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
DEBT SERVICE FUNDS  
June 30, 2001**

	Central Imperial	Centre City	City Heights
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ --	\$ 140,538	\$ 3,940
Cash with Fiscal Agent.....	1,139,518	11,575,395	117,274
Investments (Fair Value).....	102,547	3,332,241	1,574,051
Receivables:			
Interest.....	--	3,526	(748)
From Other Funds.....	--	5,229,499	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 1,242,065</u></b>	<b><u>\$ 20,281,199</u></b>	<b><u>\$ 1,694,517</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 27,116	\$ --
Due to Other Funds.....	--	700,000	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>727,116</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balance:			
Reserved for Debt Service.....	1,235,366	19,517,591	1,675,438
Unreserved:			
Designated for Unrealized Gain.....	6,699	36,492	19,079
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>1,242,065</u></b>	<b><u>19,554,083</u></b>	<b><u>1,694,517</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 1,242,065</u></b>	<b><u>\$ 20,281,199</u></b>	<b><u>\$ 1,694,517</u></b>

<u>College Grove</u>	<u>Gateway Center West</u>	<u>Horton Plaza</u>	<u>Linda Vista</u>	<u>Mount Hope</u>	<u>North Bay</u>	<u>North Park</u>
\$ 102,478	\$ 24	\$ 11,457	\$ 34	\$ 1,491	\$ 1,159	\$ --
--	119,909	3,295,902	--	504,011	944,762	510,109
--	--	8,544,221	--	--	23,163	27,197
1,140	--	2,501	--	45	--	--
--	--	5,298,716	--	189,333	200,000	--
<u>\$ 103,618</u>	<u>\$ 119,933</u>	<u>\$ 17,152,797</u>	<u>\$ 34</u>	<u>\$ 694,880</u>	<u>\$ 1,169,084</u>	<u>\$ 537,306</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	--	--
--	--	--	--	--	--	--
102,653	119,933	17,123,912	34	694,880	1,163,108	516,183
965	--	28,885	--	--	5,976	21,123
--	--	--	--	--	--	--
<u>103,618</u>	<u>119,933</u>	<u>17,152,797</u>	<u>34</u>	<u>694,880</u>	<u>1,169,084</u>	<u>537,306</u>
<u>\$ 103,618</u>	<u>\$ 119,933</u>	<u>\$ 17,152,797</u>	<u>\$ 34</u>	<u>\$ 694,880</u>	<u>\$ 1,169,084</u>	<u>\$ 537,306</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
DEBT SERVICE FUNDS  
June 30, 2001**

	<b>Southcrest</b>	<b>Total</b>
<b>ASSETS</b>		
Cash or Equity in Pooled Cash and Investments.....	\$ 449	\$ 261,570
Cash with Fiscal Agent.....	758,366	18,965,246
Investments (Fair Value).....	56,323	13,659,743
Receivables:		
Interest.....	6	6,470
From Other Funds.....	--	10,917,548
	<b>\$ 815,144</b>	<b>\$ 43,810,577</b>
<b>LIABILITIES</b>		
Accounts Payable.....	\$ --	\$ 27,116
Due to Other Funds.....	--	700,000
	<b>--</b>	<b>727,116</b>
<b>FUND EQUITY</b>		
Fund Balance:		
Reserved for Debt Service.....	811,207	42,960,305
Unreserved:		
Designated for Unrealized Gain.....	3,937	123,156
Undesignated.....	--	--
	<b>815,144</b>	<b>43,083,461</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 815,144</b>	<b>\$ 43,810,577</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 DEBT SERVICE FUNDS  
 Year Ended June 30, 2001**

	Central Imperial	Centre City	City Heights
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 12,263,111	\$ --
Interest.....	120,159	724,471	168,236
Private Sources.....	--	174,500	78,474
Gain/Loss on Sale of Real Estate.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>120,159</b>	<b>13,162,082</b>	<b>246,710</b>
<b>EXPENDITURES</b>			
Bond Sale Expense.....	16,069	1,252,989	--
Debt Service:			
Principal.....	15,000	3,761,518	2,588,374
Interest.....	198,585	13,548,198	382,102
<b>TOTAL EXPENDITURES.....</b>	<b>229,654</b>	<b>18,562,705</b>	<b>2,980,476</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(109,495)</b>	<b>(5,400,623)</b>	<b>(2,733,766)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	3,183,715	--
Transfers from Other Funds.....	--	--	2,588,426
Transfers from Bond Proceeds.....	--	8,267,500	--
Transfers from Escrow Agent.....	--	457,200	--
Transfers to Other Funds.....	(917,753)	--	(3,059)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(917,753)</b>	<b>11,908,415</b>	<b>2,585,367</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(1,027,248)</b>	<b>6,507,792</b>	<b>(148,399)</b>
Fund Balances at July 1, 2000.....	2,269,313	13,046,291	1,842,916
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 1,242,065</b>	<b>\$ 19,554,083</b>	<b>\$ 1,694,517</b>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**DEBT SERVICE FUNDS**  
**Year Ended June 30, 2001**

	College Grove	Gateway Center West	Horton Plaza
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 101,331	\$ 89,965	\$ 4,502,718
Interest.....	3,702	4,034	474,419
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>105,033</b>	<b>93,999</b>	<b>4,977,137</b>
<b>EXPENDITURES</b>			
Bond Sale Expense.....	--	--	287,076
Debt Service:			
Principal.....	2,879	45,000	6,054,815
Interest.....	13,183	306,515	6,424,760
<b>TOTAL EXPENDITURES.....</b>	<b>16,062</b>	<b>351,515</b>	<b>12,766,651</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>88,971</b>	<b>(257,516)</b>	<b>(7,789,514)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	8,200,624
Transfers from Other Funds.....	--	158,214	443,563
Transfers from Bond Proceeds.....	--	100,000	7,777,500
Transfers from Escrow Agent.....	--	--	--
Transfers to Other Funds.....	--	--	(443,563)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>258,214</b>	<b>15,978,124</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>88,971</b>	<b>698</b>	<b>8,188,610</b>
Fund Balances at July 1, 2000.....	14,647	119,235	8,964,187
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 103,618</b>	<b>\$ 119,933</b>	<b>\$ 17,152,797</b>

<u>Linda Vista</u>	<u>Mount Hope</u>	<u>North Bay</u>	<u>North Park</u>	<u>Southcrest</u>	<u>Total</u>
\$ --	\$ 525,541	\$ 251,378	\$ 134,276	\$ 261,936	\$ 18,130,256
2	19,887	28,408	32,593	69,119	1,645,030
--	--	--	--	--	252,974
--	--	--	--	--	--
<u>2</u>	<u>545,428</u>	<u>279,786</u>	<u>166,869</u>	<u>331,055</u>	<u>20,028,260</u>
--	--	364,014	201,472	32,483	2,154,103
--	788,816	--	--	95,000	13,361,402
--	<u>836,678</u>	<u>251,378</u>	<u>134,276</u>	<u>396,725</u>	<u>22,492,400</u>
--	<u>1,625,494</u>	<u>615,392</u>	<u>335,748</u>	<u>524,208</u>	<u>38,007,905</u>
<u>2</u>	<u>(1,080,066)</u>	<u>(335,606)</u>	<u>(168,879)</u>	<u>(193,153)</u>	<u>(17,979,645)</u>
--	--	1,303,531	706,185	--	13,394,055
--	1,084,796	--	--	106,484	4,381,483
--	--	200,000	--	--	16,345,000
--	--	--	--	--	457,200
--	--	--	--	<u>(510,058)</u>	<u>(1,874,433)</u>
--	<u>1,084,796</u>	<u>1,503,531</u>	<u>706,185</u>	<u>(403,574)</u>	<u>32,703,305</u>
2	4,730	1,167,925	537,306	(596,727)	14,723,660
<u>32</u>	<u>690,150</u>	<u>1,159</u>	<u>--</u>	<u>1,411,871</u>	<u>28,359,801</u>
<u>\$ 34</u>	<u>\$ 694,880</u>	<u>\$ 1,169,084</u>	<u>\$ 537,306</u>	<u>\$ 815,144</u>	<u>\$ 43,083,461</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
CAPITAL PROJECTS FUNDS  
June 30, 2001**

	Barrio Logan	Central Imperial	Centre City
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 17,338	\$ 1,934,125	\$ 24,292,768
Receivables:			
Notes.....	--	--	12,561,695
Interest.....	202	10,320	341,911
From Other Funds.....	--	1,113,010	22,039,321
Working Capital Advances:			
Centre City Development Corporation.....	--	--	175,000
Southeast Economic Development Corporation.....	--	--	--
Land Held for Resale.....	7,308,558	463,241	42,097,911
 TOTAL ASSETS.....	\$ 7,326,098	\$ 3,520,696	\$ 101,508,606
 <b>LIABILITIES</b>			
Accounts Payable.....	\$ 1,016	\$ 49,313	\$ 795,568
Deferred Revenue.....	--	--	12,561,695
Trust Liability.....	1,406	42,074	3,367,659
 TOTAL LIABILITIES.....	2,422	91,387	16,724,922
 <b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	7,308,558	463,241	42,097,911
Reserved for Encumbrances.....	541	1,768,258	7,776,767
Unreserved:			
Designated for Unrealized Gain.....	--	18,993	195,137
Designated for Subsequent Years' Expenditures.....	14,577	442,665	31,608,040
Undesignated.....	--	736,152	3,105,829
 TOTAL FUND EQUITY.....	7,323,676	3,429,309	84,783,684
 TOTAL LIABILITIES AND FUND EQUITY.....	\$ 7,326,098	\$ 3,520,696	\$ 101,508,606



<u>City Heights</u>	<u>College Community</u>	<u>College Grove</u>	<u>Dells Imperial</u>	<u>Gateway Center West</u>	<u>Horton Plaza</u>	<u>Linda Vista</u>
\$ 219,933	\$ 6,182	\$ 173	\$ 64	\$ 65,625	\$ 2,444,882	\$ 69,497
--	--	--	--	--	--	--
3,527	96	6	1	1,843	32,617	828
334,175	--	--	--	347,452	--	--
--	--	--	--	--	275,000	--
--	--	--	--	--	--	--
<u>7,222,078</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>165,033</u>	<u>--</u>	<u>366,285</u>
<u>\$ 7,779,713</u>	<u>\$ 6,278</u>	<u>\$ 179</u>	<u>\$ 65</u>	<u>\$ 579,953</u>	<u>\$ 2,752,499</u>	<u>\$ 436,610</u>
\$ 188	\$ 75	\$ --	\$ --	\$ 2,396	\$ 119,220	\$ --
--	--	--	--	--	--	--
<u>387</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>13,781</u>	<u>25,000</u>	<u>--</u>
<u>575</u>	<u>75</u>	<u>--</u>	<u>--</u>	<u>16,177</u>	<u>144,220</u>	<u>--</u>
7,222,078	--	--	--	165,033	--	366,285
51,420	75	179	--	32,151	1,195,153	46,656
6,065	--	--	--	--	23,038	--
493,460	1,755	--	--	366,592	1,390,088	23,669
<u>6,115</u>	<u>4,373</u>	<u>--</u>	<u>65</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>7,779,138</u>	<u>6,203</u>	<u>179</u>	<u>65</u>	<u>563,776</u>	<u>2,608,279</u>	<u>436,610</u>
<u>\$ 7,779,713</u>	<u>\$ 6,278</u>	<u>\$ 179</u>	<u>\$ 65</u>	<u>\$ 579,953</u>	<u>\$ 2,752,499</u>	<u>\$ 436,610</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COMBINING BALANCE SHEET  
CAPITAL PROJECTS FUNDS  
June 30, 2001**

	Market Street	Mount Hope	Naval Training Center
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 182	\$ 325,849	\$ 178,252
Receivables:			
Notes.....	--	--	--
Interest.....	2	4,993	1,650
From Other Funds.....	--	434,647	--
Working Capital Advances:			
Centre City Development Corporation.....	--	--	--
Southeast Economic Development Corporation.....	--	158,977	--
Land Held for Resale.....	--	446,199	--
	<u>184</u>	<u>1,370,665</u>	<u>179,902</u>
<b>TOTAL ASSETS.....</b>	<b>\$ 184</b>	<b>\$ 1,370,665</b>	<b>\$ 179,902</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 37	\$ 27,394	\$ 29,371
Deferred Revenue.....	--	84,184	--
Trust Liability.....	--	4,482	--
	<u>37</u>	<u>116,060</u>	<u>29,371</u>
<b>TOTAL LIABILITIES.....</b>	<b>37</b>	<b>116,060</b>	<b>29,371</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	446,199	--
Reserved for Encumbrances.....	--	278,415	78,616
Unreserved:			
Designated for Unrealized Gain.....	--	2,636	2,065
Designated for Subsequent Years' Expenditures.....	--	473,927	69,850
Undesignated.....	147	53,428	--
	<u>147</u>	<u>1,254,605</u>	<u>150,531</u>
<b>TOTAL FUND EQUITY.....</b>	<b>147</b>	<b>1,254,605</b>	<b>150,531</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 184</b>	<b>\$ 1,370,665</b>	<b>\$ 179,902</b>

<u>North Bay</u>	<u>North Park</u>	<u>Pacific Beach</u>	<u>San Ysidro</u>	<u>Southcrest</u>	<u>Total</u>
\$ 54,800	\$ 745	\$ --	\$ 59,584	\$ 138,888	\$ 29,908,887
--	--	--	--	--	12,561,695
270	106	--	61	1,255	399,688
4,283,385	--	--	--	1,014,751	29,566,741
--	--	--	--	--	450,000
--	--	--	--	--	158,977
--	--	--	--	1,022,680	59,091,985
<u>\$ 4,338,455</u>	<u>\$ 851</u>	<u>\$ --</u>	<u>\$ 59,645</u>	<u>\$ 2,177,574</u>	<u>\$ 132,037,973</u>
\$ 48,011	\$ --	\$ --	\$ 7,888	\$ 45,624	\$ 1,126,101
--	--	--	--	--	12,645,879
--	571	--	(1)	67,857	3,523,216
<u>48,011</u>	<u>571</u>	<u>--</u>	<u>7,887</u>	<u>113,481</u>	<u>17,295,196</u>
--	--	--	--	1,022,274	59,091,579
2,050	280	--	1,733	23,188	11,255,482
--	--	--	--	661	248,595
4,288,394	--	--	50,000	1,015,442	40,238,459
--	--	--	25	2,528	3,908,662
<u>4,290,444</u>	<u>280</u>	<u>--</u>	<u>51,758</u>	<u>2,064,093</u>	<u>114,742,777</u>
<u>\$ 4,338,455</u>	<u>\$ 851</u>	<u>\$ --</u>	<u>\$ 59,645</u>	<u>\$ 2,177,574</u>	<u>\$ 132,037,973</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**CAPITAL PROJECTS FUNDS**  
**Year Ended June 30, 2001**

	Barrio Logan	Central Imperial	Centre City
<b>REVENUES</b>			
Tax increments/Pay in-Lieu of Taxes.....	\$ (54)	\$ 266,001	\$ 4,013,565
Interest.....	1,119	38,123	3,272,728
Rents.....	3,050	--	947,701
Private Sources.....	4,176	3,090,183	3,370,431
Gain/Loss on Sale of Real Estate.....	--	(1,258,161)	(5,975,805)
Other Revenue.....	339	375	457,586
<b>TOTAL REVENUES.....</b>	<b>8,630</b>	<b>2,136,521</b>	<b>6,086,206</b>
<b>EXPENDITURES</b>			
Administration.....	113,851	90,660	390,700
Legal.....	15,197	131,141	3,331,905
Plans and Surveys.....	45,085	165,418	2,263,419
Acquisition Expense.....	(28,976)	--	344,968
Real Estate/Fixture Purchases.....	(3,039,683)	(1,901,553)	14,230,369
Property Management.....	--	20,205	386,839
Relocation.....	--	--	829,675
Rehabilitation.....	--	20,316	1,039,356
Site Clearance.....	214	--	309,699
Project Improvements.....	--	897,808	9,160,239
Promotions and Marketing.....	--	--	--
Bond Sale Expense.....	--	3,456	41,734
Program Management.....	--	38,694	1,697,855
Other.....	--	--	338,457
<b>TOTAL EXPENDITURES.....</b>	<b>(2,894,312)</b>	<b>(533,855)</b>	<b>34,365,215</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>2,902,942</b>	<b>2,670,376</b>	<b>(28,279,009)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	216,481
Contributions from the State of California.....	--	--	112,908
Proceeds from Bonds and Notes.....	--	--	222,143
Contributions from the City of San Diego.....	15,480	--	--
Loans from City of San Diego.....	123,977	1,262,070	7,743,213
Transfers from Other Funds.....	--	103,000	5,229,999
Transfers from Bond Proceeds.....	--	722,702	16,954,255
Transfers to Centre City Development Corporation.....	--	--	(3,301,838)
Transfers to Southeast Economic Development Corporation.....	--	(335,381)	--
Transfers to the City of San Diego.....	--	(2,931,987)	2,000
Transfers to Other Funds.....	--	(103,000)	(5,229,999)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>139,457</b>	<b>(1,282,596)</b>	<b>21,949,162</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>3,042,399</b>	<b>1,387,780</b>	<b>(6,329,847)</b>
Fund Balances at July 1, 2000.....	4,281,277	2,041,529	91,113,531
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 7,323,676</b>	<b>\$ 3,429,309</b>	<b>\$ 84,783,684</b>

City Heights	College Community	College Grove	Dells Imperial	Gateway Center West	Horton Plaza	Linda Vista
\$ 12,657	\$ 87,233	\$ 38,103	\$ --	\$ 9,516	\$ 311,022	\$ 96,016
181,764	788	32	4	8,017	170,664	5,216
--	--	--	--	--	--	48,383
783	--	--	--	--	--	--
(7,251,283)	--	--	--	--	500,436	--
136	--	--	--	71	109,298	--
<u>(7,045,933)</u>	<u>88,021</u>	<u>38,135</u>	<u>4</u>	<u>17,604</u>	<u>1,091,420</u>	<u>149,615</u>
(235,668)	94,262	38,043	--	45,542	20,723	116,598
18,347	2,444	--	--	150	16,362	--
(20,486)	--	--	--	17,286	33,147	5,721
--	--	--	--	--	--	--
--	--	--	--	--	--	--
(941)	60	60	--	5,104	19,783	109
435,931	--	--	--	--	--	--
--	--	--	--	12,143	210,839	--
(279,463)	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	2,371	4,800	--
--	--	--	--	5,694	3,541	--
--	--	--	--	--	--	--
<u>(82,280)</u>	<u>96,766</u>	<u>38,103</u>	<u>--</u>	<u>88,290</u>	<u>309,195</u>	<u>122,428</u>
<u>(6,963,653)</u>	<u>(8,745)</u>	<u>32</u>	<u>4</u>	<u>(70,686)</u>	<u>782,225</u>	<u>27,187</u>
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
668,275	--	--	--	--	--	--
2,051,912	210	--	--	25,906	--	10,730
--	--	--	--	--	1,032,000	--
(138,162)	--	--	--	(61,547)	--	--
--	--	--	--	--	(193,096)	--
--	--	--	--	(49,541)	--	--
--	--	--	--	--	--	--
<u>(2,888,890)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(100,000)</u>	<u>(1,032,000)</u>	<u>--</u>
<u>(106,865)</u>	<u>210</u>	<u>--</u>	<u>--</u>	<u>(185,182)</u>	<u>(193,096)</u>	<u>10,730</u>
(7,070,518)	(8,535)	32	4	(255,868)	589,129	37,917
<u>14,849,656</u>	<u>14,738</u>	<u>147</u>	<u>61</u>	<u>819,644</u>	<u>2,019,150</u>	<u>398,693</u>
<u>\$ 7,779,138</u>	<u>\$ 6,203</u>	<u>\$ 179</u>	<u>\$ 65</u>	<u>\$ 563,776</u>	<u>\$ 2,608,279</u>	<u>\$ 436,610</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**CAPITAL PROJECTS FUNDS**  
**Year Ended June 30, 2001**

	Market Street	Mount Hope	Naval Training Center
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 46,662	\$ 299,925	\$ --
Interest.....	188	69,289	19,917
Rents.....	--	--	--
Private Sources.....	--	--	200,000
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	5	847,444	199
	<b>46,855</b>	<b>1,216,658</b>	<b>220,116</b>
<b>TOTAL REVENUES.....</b>			
<b>EXPENDITURES</b>			
Administration.....	11,464	119,243	451,223
Legal.....	35,244	27,776	138,078
Plans and Surveys.....	--	51,535	54,035
Acquisition Expense.....	--	--	--
Real Estate/Fidure Purchases.....	--	--	--
Property Management.....	--	13,910	60
Relocation.....	--	--	--
Rehabilitation.....	--	--	--
Site Clearance.....	--	14,160	2,080
Project Improvements.....	--	(17,354)	--
Promotions and Marketing.....	--	100	--
Bond Sale Expense.....	--	4,713	--
Program Management.....	--	24,334	--
Other.....	--	--	--
	<b>46,708</b>	<b>238,417</b>	<b>645,476</b>
<b>TOTAL EXPENDITURES.....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>147</b>	<b>978,241</b>	<b>(425,360)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	--
Contributions from the State of California.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Contributions from the City of San Diego.....	--	--	114,000
Loans from City of San Diego.....	--	--	173,990
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	69,965	--
Transfers to Centre City Development Corporation.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	--	(154,656)	--
Transfers to the City of San Diego.....	--	--	--
Transfers to Other Funds.....	--	(905,932)	--
	<b>--</b>	<b>(990,623)</b>	<b>287,990</b>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>			
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>147</b>	<b>(12,382)</b>	<b>(137,370)</b>
Fund Balances at July 1, 2000.....	--	1,266,987	287,901
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 147</b>	<b>\$ 1,254,605</b>	<b>\$ 150,531</b>

North Bay	North Park	Pacific Beach	SanYsidro	Southcrest	Total
\$ 320,051	\$ 209,713	\$ --	\$ 247,312	\$ 291,539	\$ 6,249,261
438	601	--	251	2,203	3,781,342
--	--	--	--	--	999,134
5,000	--	--	--	16,004	6,686,587
--	--	--	50,000	--	(13,934,813)
104	22	--	14	266	1,415,859
<u>325,583</u>	<u>210,336</u>	<u>--</u>	<u>297,577</u>	<u>310,012</u>	<u>5,197,370</u>
221,401	164,265	3,495	234,280	130,224	2,010,306
2,958	312	--	12,972	11,715	3,744,601
95,897	56,837	--	--	88,318	2,856,212
--	--	--	--	--	315,992
--	--	--	--	--	9,289,133
60	60	--	60	36,377	481,746
--	--	--	--	--	1,265,606
--	--	--	--	1,665	1,284,319
--	--	--	--	--	46,690
--	--	--	--	12,433	10,053,126
--	--	--	--	--	100
--	--	--	--	5,462	62,536
--	--	--	--	26,425	1,796,543
--	--	--	--	30	338,487
<u>320,316</u>	<u>221,474</u>	<u>3,495</u>	<u>247,312</u>	<u>312,649</u>	<u>33,545,397</u>
<u>5,277</u>	<u>(11,138)</u>	<u>(3,495)</u>	<u>50,265</u>	<u>(2,637)</u>	<u>(28,348,027)</u>
--	--	--	--	--	216,481
--	--	--	--	--	112,908
--	--	--	--	--	222,143
--	--	3,495	--	--	801,250
265	(108)	--	--	11,204	11,403,369
--	--	--	--	40,059	6,405,058
4,289,000	11,519	--	--	500,194	22,347,926
--	--	--	--	--	(3,494,934)
--	--	--	--	(220,284)	(759,862)
(5,615)	--	--	--	--	(2,935,602)
--	--	--	--	(40,059)	(10,099,880)
<u>4,283,650</u>	<u>11,411</u>	<u>3,495</u>	<u>--</u>	<u>291,114</u>	<u>24,218,857</u>
4,288,927	273	--	50,265	288,477	(4,129,170)
1,517	7	--	1,493	1,775,616	118,871,947
<u>\$ 4,290,444</u>	<u>\$ 280</u>	<u>\$ --</u>	<u>\$ 51,758</u>	<u>\$ 2,084,093</u>	<u>\$ 114,742,777</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
STATEMENT OF GENERAL LONG-TERM DEBT  
June 30, 2001**

**AMOUNT AVAILABLE AND TO BE PROVIDED  
FOR THE PAYMENT OF GENERAL LONG-TERM DEBT**

**AMOUNT AVAILABLE FOR:**

Barrio Logan.....	\$ 26,878
Central Imperial.....	1,336,833
Centre City.....	50,306,541
City Heights.....	2,739,009
College Community.....	32,893
College Grove.....	291,841
Gateway Center West.....	232,437
Horton Plaza.....	23,837,398
Linda Vista.....	135,265
Market Street.....	267,932
Mount Hope.....	1,133,604
Naval Training Center.....	941
North Bay.....	2,427,002
North Park.....	1,075,046
San Ysidro.....	264,423
Southcrest.....	1,110,921
<b>Total Amount Available.....</b>	<b><u>85,218,964</u></b>

**AMOUNT TO BE PROVIDED FOR:**

Barrio Logan.....	16,872,287
Central Imperial.....	18,160,255
Centre City.....	238,687,993
City Heights.....	30,620,284
College Community.....	2,732,853
College Grove.....	1,362,487
Gateway Center West.....	22,331,413
Horton Plaza.....	22,632,266
Linda Vista.....	5,055,378
Market Street.....	(9,120)
Mount Hope.....	23,470,920
Naval Training Center.....	1,852,647
North Bay.....	12,921,420
North Park.....	7,908,558
San Ysidro.....	1,371,575
Southcrest.....	18,781,890
<b>Total Amount to be Provided.....</b>	<b><u>424,753,106</u></b>

**TOTAL AMOUNT AVAILABLE AND TO BE PROVIDED.....** **\$ 509,972,070**



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
STATEMENT OF GENERAL LONG-TERM DEBT  
June 30, 2001**

**GENERAL LONG-TERM DEBT PAYABLE**

<b>Bonds Payable:</b>	
Central Imperial 2000.....	\$ 3,380,000
Centre City 1992.....	22,080,000
Centre City 1993.....	38,175,000
Centre City 1999.....	50,265,000
Centre City Parking Revenue 1999.....	12,105,000
Centre City 2000.....	27,490,000
City Heights 1999.....	15,830,523
Gateway Center West Series 1995.....	1,090,000
Horton Series 1996.....	19,920,000
Horton Series 2000.....	15,025,000
Mount Hope Series 1995.....	4,720,000
North Bay 2000.....	13,000,000
North Park 2000.....	7,000,000
Southcrest Series 1995.....	2,930,000
Southcrest Series 2000.....	1,845,000
<b>Total Bonds Payable.....</b>	<b><u>234,855,523</u></b>
 <b>Loans Payable:</b>	
City of San Diego.....	256,350,521
Developers.....	3,250,000
<b>Total Loans Payable.....</b>	<b><u>259,600,521</u></b>
 <b>Notes Payable:</b>	
City of San Diego.....	34,000
Developers.....	11,543,791
<b>Total Notes Payable.....</b>	<b><u>11,577,791</u></b>
 <b>Contracts Payable:</b>	
County of San Diego.....	90,365
National City.....	624,126
MTDB.....	1,626,000
SDSU Foundation.....	1,597,744
<b>Total Contracts Payable.....</b>	<b><u>3,938,235</u></b>
 <b>TOTAL GENERAL LONG-TERM DEBT PAYABLE.....</b>	 <b><u>\$ 509,972,070</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**STATEMENT OF GENERAL FIXED ASSETS**  
June 30, 2001

	<u>Equipment</u>	<u>Land</u>	<u>Condemnations</u>	<u>Total</u>
BARRIO LOGAN.....	\$ 7,351	\$ 30,351	\$ --	\$ 37,702
CENTRAL IMPERIAL.....	--	47,742	--	47,742
<b>CENTRE CITY</b>				
Columbia Residential.....	--	461,190	--	461,190
Gaslamp Quarter Project.....	--	1,109,186	--	1,109,186
Market Street Square.....	--	3,625,692	--	3,625,692
Horton House.....	--	1,126,405	--	1,126,405
Southern Pacific/MTDB.....	--	8,177,623	--	8,177,623
Washington School.....	--	4,582,437	--	4,582,437
RTC Block.....	--	911,531	--	911,531
Martin Luther King Promenade.....	--	5,338,354	--	5,338,354
Horton Heirs.....	--	1,365,100	--	1,365,100
Marina Residential.....	--	453,480	--	453,480
CCBA Senior Housing (L/M).....	--	272,369	--	272,369
Parking Lot #1.....	--	4,570,171	--	4,570,171
Parking Lot #2.....	33,000	4,405,394	--	4,438,394
Parking Lot #3.....	18,895	60,930	--	79,825
Park to Bay.....	--	131,450	--	131,450
Ballpark.....	473,676	45,404,091	--	45,877,767
Ballpark - Ancillary.....	--	--	--	--
Library.....	--	2,011,990	--	2,011,990
<b>TOTAL CENTRE CITY.....</b>	<b>525,571</b>	<b>84,007,393</b>	<b>--</b>	<b>84,532,964</b>
CITY HEIGHTS.....	4,689	387,243	--	391,932
COLLEGE COMMUNITY.....	12,241	--	--	12,241
COLLEGE GROVE.....	2,989	--	--	2,989
<b>HORTON PLAZA</b>				
Balboa Theatre.....	--	2,861,585	--	2,861,585
Horton Theater.....	889,443	--	--	889,443
<b>TOTAL HORTON PLAZA.....</b>	<b>889,443</b>	<b>2,861,585</b>	<b>--</b>	<b>3,751,028</b>
LINDA VISTA.....	9,609	2,278,141	--	2,287,750
MARKET STREET.....	6,949	--	--	6,949
NORTH BAY.....	3,957	--	--	3,957
NORTH PARK.....	6,329	--	--	6,329
NTC.....	--	2,080	--	2,080
SAN YSIDRO.....	11,748	--	--	11,748
<b>TOTAL.....</b>	<b>\$ 1,480,876</b>	<b>\$ 89,614,535</b>	<b>\$ --</b>	<b>91,095,411</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
STATEMENT OF CHANGES IN GENERAL FIXED ASSETS  
Year Ended June 30, 2001**

	Balance at 7/1/00	Additions	Deletions	Balance at 6/30/01
<b>BARRIO LOGAN</b> .....	\$ 7,351	\$ 30,351	\$ --	\$ 37,702
<b>CENTRAL IMPERIAL</b> .....	2,349,795	--	(2,302,053)	47,742
<b>CENTRE CITY</b>				
Columbia Residential.....	461,190	--	--	461,190
Gaelamp Quarter Project.....	1,109,186	--	--	1,109,186
Market Street Square.....	3,625,692	--	--	3,625,692
Horton House.....	1,126,405	--	--	1,126,405
Southern Pacific/MTDB.....	8,177,623	--	--	8,177,623
Washington School.....	4,582,437	--	--	4,582,437
RTC Block.....	911,531	--	--	911,531
Martin Luther King Promenade.....	5,338,354	--	--	5,338,354
Horton Heirs.....	--	1,365,100	--	1,365,100
Marina Residential.....	453,080	400	--	453,480
CCBA Senior Housing (L/M).....	272,369	--	--	272,369
Parking Lot #1.....	4,570,171	--	--	4,570,171
Parking Lot #2.....	4,120,975	317,419	--	4,438,394
Parking Lot #3.....	61,264	18,561	--	79,825
Park to Bay.....	--	131,450	--	131,450
Ballpark.....	33,167,604	12,710,163	--	45,877,767
Ballpark - Ancillary.....	--	--	--	--
Library.....	2,011,990	--	--	2,011,990
<b>TOTAL CENTRE CITY</b> .....	<b>69,989,871</b>	<b>14,543,093</b>	<b>--</b>	<b>84,532,964</b>
<b>CITY HEIGHTS</b> .....	4,689	387,243	--	391,932
<b>COLLEGE COMMUNITY</b> .....	12,241	--	--	12,241
<b>COLLEGE GROVE</b> .....	2,989	--	--	2,989
<b>HORTON PLAZA</b>				
Balboa Theatre.....	2,861,585	--	--	2,861,585
Horton Theater.....	815,890	73,553	--	889,443
<b>Total Horton Plaza</b> .....	<b>3,677,475</b>	<b>73,553</b>	<b>--</b>	<b>3,751,028</b>
<b>LINDA VISTA</b> .....	880,124	1,407,626	--	2,287,750
<b>MARKET STREET</b> .....	6,583	366	--	6,949
<b>NORTH BAY</b> .....	3,957	--	--	3,957
<b>NORTH PARK</b> .....	6,329	--	--	6,329
<b>NTC</b> .....	--	2,080	--	2,080
<b>SAN YSIDRO</b> .....	11,748	--	--	11,748
<b>TOTAL</b> .....	<b>\$ 76,953,152</b>	<b>\$ 16,444,312</b>	<b>\$ (2,302,053)</b>	<b>\$ 91,095,411</b>

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**Barrio Logan  
Redevelopment  
Area**

# **Financial Statements**

## **Barrio Logan Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
BARRIO LOGAN REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 44,461	\$ 22,771	\$ 67,232
Receivables:			
Taxes.....	1,022	4,089	5,111
Interest.....	573	216	789
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 46,056</u></b>	<b><u>\$ 27,076</u></b>	<b><u>\$ 73,132</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 198	\$ 198
Loans Payable.....	--	--	--
Trust Liability.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>198</u></b>	<b><u>198</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	26,878	26,878
Unreserved:			
Designated for Subsequent Years' Expenditures.....	42,698	--	42,698
Undesignated.....	3,358	--	3,358
<b>TOTAL FUND EQUITY.....</b>	<b><u>46,056</u></b>	<b><u>26,878</u></b>	<b><u>72,934</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 46,056</u></b>	<b><u>\$ 27,076</u></b>	<b><u>\$ 73,132</u></b>

Barrio Logan	Capital Projects		General Long-Term Debt Account Group	Total (Memorandum Only)
	Mercado Del Barrio Commercial	Total		
\$ 15,350	\$ 1,988	\$ 17,338	\$ --	\$ 84,570
--	--	--	--	5,111
280	(78)	202	--	991
--	7,308,558	7,308,558	--	7,308,558
--	--	--	26,878	26,878
--	--	--	16,872,287	16,872,287
<u>\$ 15,630</u>	<u>\$ 7,310,468</u>	<u>\$ 7,326,098</u>	<u>\$ 16,899,165</u>	<u>\$ 24,298,395</u>
\$ 1,016	\$ --	\$ 1,016	\$ --	\$ 1,214
--	--	--	16,899,165	16,899,165
--	1,406	1,406	--	1,406
<u>1,016</u>	<u>1,406</u>	<u>2,422</u>	<u>16,899,165</u>	<u>16,901,785</u>
--	7,308,558	7,308,558	--	7,308,558
37	504	541	--	541
--	--	--	--	26,878
14,577	--	14,577	--	57,275
--	--	--	--	3,358
<u>14,614</u>	<u>7,309,062</u>	<u>7,323,676</u>	<u>--</u>	<u>7,396,610</u>
<u>\$ 15,630</u>	<u>\$ 7,310,468</u>	<u>\$ 7,326,098</u>	<u>\$ 16,899,165</u>	<u>\$ 24,298,395</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
BARRIO LOGAN REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 6,644	\$ 26,629	\$ 33,273
Interest.....	2,587	447	3,034
Rents.....	--	--	--
Private Sources.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>9,231</b>	<b>27,076</b>	<b>36,307</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Site Clearance.....	--	--	--
Tax Sharing Payments.....	--	198	198
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>198</b>	<b>198</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>9,231</b>	<b>26,878</b>	<b>36,109</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the City of San Diego.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	--	--	--
Community Development Block Grant.....	--	--	--
<b>Total Loans from the City of San Diego.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>9,231</b>	<b>26,878</b>	<b>36,109</b>
Fund Balances at July 1, 2000.....	36,825	--	36,825
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 46,056</b>	<b>\$ 26,878</b>	<b>\$ 72,934</b>

Capital Projects			
Barrio Logan	Mercado Del Barrio Commercial	Total	Total (Memorandum Only)
\$ (54)	\$ --	\$ (54)	\$ 33,219
1,150	(31)	1,119	4,153
3,050	--	3,050	3,050
10,000	(5,824)	4,176	4,176
339	--	339	339
<u>14,485</u>	<u>(5,855)</u>	<u>8,630</u>	<u>44,937</u>
116,676	(2,825)	113,851	113,851
14,087	1,110	15,197	15,197
45,085	--	45,085	45,085
(28,976)	--	(28,976)	(28,976)
--	(3,039,683)	(3,039,683)	(3,039,683)
214	--	214	214
--	--	--	198
<u>147,086</u>	<u>(3,041,398)</u>	<u>(2,894,312)</u>	<u>(2,894,114)</u>
<u>(132,601)</u>	<u>3,035,543</u>	<u>2,902,942</u>	<u>2,939,051</u>
15,480	--	15,480	15,480
--	3,000	3,000	3,000
120,977	--	120,977	120,977
<u>120,977</u>	<u>3,000</u>	<u>123,977</u>	<u>123,977</u>
<u>136,457</u>	<u>3,000</u>	<u>139,457</u>	<u>139,457</u>
3,856	3,038,543	3,042,399	3,078,508
10,758	4,270,519	4,281,277	4,318,102
<u>\$ 14,614</u>	<u>\$ 7,309,062</u>	<u>\$ 7,323,676</u>	<u>\$ 7,396,610</u>

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**Central Imperial  
Redevelopment  
Area**

# **Financial Statements**

**Central Imperial  
Redevelopment  
Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 41,796	\$ 85,105	\$ 1,375,222
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	3,836	15,343	--
Interest.....	422	1,820	5,728
From Other Funds.....	--	--	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 46,054</u></b>	<b><u>\$ 102,268</u></b>	<b><u>\$ 1,380,950</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 101	\$ --	\$ --
Due to Other Funds.....	--	--	1,113,010
Trust Liability.....	--	--	--
Loans Payable.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>101</u></b>	<b><u>--</u></b>	<b><u>1,113,010</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	3,421	--	--
Reserved for Debt Service.....	--	101,467	--
Unreserved:			
Designated for Unrealized Gain.....	--	801	4,511
Designated for Subsequent Years' Expenditures.....	--	--	263,429
Undesignated.....	42,532	--	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>45,953</u></b>	<b><u>102,268</u></b>	<b><u>267,940</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 46,054</u></b>	<b><u>\$ 102,268</u></b>	<b><u>\$ 1,380,950</u></b>

Special Revenue	Debt Service	Capital Projects				
		2000 Bonds	Central Imperial	Chollas Creek	Industrial Site Acquisition	Jacobs Center
Total						
\$ 1,502,123	\$ --	\$ 1,798,138	\$ --	\$ 2,185	\$ 451	\$ 489
--	1,139,518	--	--	--	--	--
--	102,547	--	--	--	--	--
19,179	--	--	--	--	--	--
7,970	--	9,088	--	93	19	1,194
--	--	--	--	939,957	--	--
--	--	287,757	--	175,484	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 1,529,272</u>	<u>\$ 1,242,065</u>	<u>\$ 2,094,983</u>	<u>\$ --</u>	<u>\$ 1,117,719</u>	<u>\$ 470</u>	<u>\$ 1,683</u>
\$ 101	\$ --	\$ 23,795	\$ --	\$ 24,122	\$ --	\$ --
1,113,010	--	--	--	--	--	--
--	--	10,220	--	--	--	2
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>1,113,111</u>	<u>--</u>	<u>34,015</u>	<u>--</u>	<u>24,122</u>	<u>--</u>	<u>2</u>
--	--	287,757	--	175,484	--	--
3,421	--	682,390	--	918,113	470	--
101,467	1,235,366	--	--	--	--	--
5,312	6,699	16,835	--	--	--	--
263,429	--	339,515	--	--	--	--
42,532	--	734,471	--	--	--	1,681
<u>416,161</u>	<u>1,242,065</u>	<u>2,060,968</u>	<u>--</u>	<u>1,093,597</u>	<u>470</u>	<u>1,681</u>
<u>\$ 1,529,272</u>	<u>\$ 1,242,065</u>	<u>\$ 2,094,983</u>	<u>\$ --</u>	<u>\$ 1,117,719</u>	<u>\$ 470</u>	<u>\$ 1,683</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Mt. View Community Center	North Creek	Post Office Acquisition
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,417	\$ 131,445	\$ --
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Interest.....	--	(74)	--
From Other Funds.....	--	114,864	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 1,417</b>	<b>\$ 246,235</b>	<b>\$ --</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 1,396	\$ --	\$ --
Due to Other Funds.....	--	--	--
Trust Liability.....	--	31,852	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>1,396</b>	<b>31,852</b>	<b>--</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	21	167,264	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	--	2,158	--
Designated for Subsequent Years' Expenditures.....	--	44,961	--
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b>21</b>	<b>214,383</b>	<b>--</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 1,417</b>	<b>\$ 246,235</b>	<b>\$ --</b>



	Capital Projects			General Long-Term Debt Account Group	Total (Memorandum Only)
	Walls of Excellence	Commercial Rehabilitation	Total		
\$ --	\$ --	\$ 1,934,125	\$ --	\$ 3,436,248	
--	--	--	--	1,139,518	
--	--	--	--	102,547	
--	--	--	--	19,179	
--	--	10,320	--	18,290	
58,189	--	1,113,010	--	1,113,010	
--	--	463,241	--	463,241	
--	--	--	1,336,833	1,336,833	
--	--	--	18,160,255	18,160,255	
<u>\$ 58,189</u>	<u>\$ --</u>	<u>\$ 3,520,696</u>	<u>\$ 19,497,088</u>	<u>\$ 25,789,121</u>	
\$ --	\$ --	\$ 49,313	\$ --	\$ 49,414	
--	--	--	--	1,113,010	
--	--	42,074	--	42,074	
--	--	--	16,083,088	16,083,088	
--	--	--	3,380,000	3,380,000	
--	--	--	34,000	34,000	
<u>--</u>	<u>--</u>	<u>91,387</u>	<u>19,497,088</u>	<u>20,701,586</u>	
--	--	463,241	--	463,241	
--	--	1,768,258	--	1,771,679	
--	--	--	--	1,336,833	
--	--	18,983	--	31,004	
58,189	--	442,665	--	706,094	
--	--	736,152	--	778,684	
<u>58,189</u>	<u>--</u>	<u>3,429,309</u>	<u>--</u>	<u>5,087,535</u>	
<u>\$ 58,189</u>	<u>\$ --</u>	<u>\$ 3,520,696</u>	<u>\$ 19,497,088</u>	<u>\$ 25,789,121</u>	

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 64,140	\$ (9,441)	\$ --
Interest.....	1,184	7,669	48,137
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>65,324</b>	<b>(1,772)</b>	<b>48,137</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	454	--	--
Plans and Surveys.....	3,034	--	--
Real Estate/Fidure Purchases.....	--	--	--
Property Management.....	--	--	--
Rehabilitation.....	--	--	--
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	6,024	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>9,512</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>55,812</b>	<b>(1,772)</b>	<b>48,137</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
HUD Section 108.....	--	--	--
<b>Total Loans from City of San Diego.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
Transfers from Other Funds.....	--	--	917,753
Transfers from Bond Proceeds.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	(29,636)	--	--
Transfers to the City of San Diego.....	--	--	--
Transfers to Other Funds.....	--	--	(722,702)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(29,636)</b>	<b>--</b>	<b>195,051</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>26,176</b>	<b>(1,772)</b>	<b>243,188</b>
Fund Balances at July 1, 2000.....	19,777	104,040	24,752
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 45,953</b>	<b>\$ 102,268</b>	<b>\$ 267,940</b>

Special Revenue	Debt Service Series 2000 Bonds	Capital Projects				
		Central Imperial	Chollas Creek	Industrial Site Acquisition	Jacobs Center	Lincoln High
Total						
\$ 54,699	\$ --	\$ 171,246	\$ --	\$ --	\$ --	\$ --
56,990	120,159	27,145	--	190	567	3,879
--	--	374,244	--	--	86,000	--
--	--	--	--	(64,753)	--	--
--	--	375	--	--	--	--
<u>111,689</u>	<u>120,159</u>	<u>573,010</u>	<u>--</u>	<u>(64,563)</u>	<u>86,567</u>	<u>3,879</u>
--	--	86,181	--	3,179	1,300	--
454	--	41,212	12,484	8,894	40,956	112
3,034	--	58,475	12,460	46,754	31,142	--
--	--	(1,741,011)	--	(64,753)	--	--
--	--	16,805	3,000	--	--	--
--	--	--	--	--	--	--
--	--	7,778	30,328	316,384	--	--
--	16,069	3,456	--	--	--	--
8,024	--	14,838	--	21,399	1,254	234
--	15,000	--	--	--	--	--
--	198,585	--	--	--	--	--
<u>9,512</u>	<u>229,654</u>	<u>(1,512,266)</u>	<u>58,272</u>	<u>331,857</u>	<u>74,652</u>	<u>346</u>
<u>102,177</u>	<u>(109,495)</u>	<u>2,065,276</u>	<u>(58,272)</u>	<u>(396,420)</u>	<u>11,915</u>	<u>3,533</u>
--	--	--	--	--	--	--
--	--	111,536	--	14,528	--	(5,948)
--	--	--	58,272	327,124	--	--
--	--	111,536	58,272	341,652	--	(5,948)
917,753	--	--	--	--	--	--
--	--	--	--	722,702	--	--
(29,636)	--	(136,127)	--	(171,041)	(11,445)	4,009
--	--	--	--	--	--	--
<u>(722,702)</u>	<u>(917,753)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(103,000)</u>
<u>165,415</u>	<u>(917,753)</u>	<u>(24,589)</u>	<u>58,272</u>	<u>893,313</u>	<u>(11,445)</u>	<u>(104,939)</u>
267,592	(1,027,248)	2,060,687	--	496,893	470	(101,406)
<u>148,569</u>	<u>2,269,313</u>	<u>281</u>	<u>--</u>	<u>596,704</u>	<u>--</u>	<u>103,087</u>
<u>\$ 416,161</u>	<u>\$ 1,242,065</u>	<u>\$ 2,060,968</u>	<u>\$ --</u>	<u>\$ 1,093,597</u>	<u>\$ 470</u>	<u>\$ 1,681</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Mt. View Community Center	North Creek	Post Office Acquisition
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 83,000	\$ 11,755
Interest.....	--	6,342	--
Private Sources.....	--	2,629,939	--
Gain/Loss on Sale of Real Estate.....	--	(1,193,408)	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>--</b>	<b>1,525,873</b>	<b>11,755</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	21,665	--
Plans and Surveys.....	1,080	13,975	1,494
Real Estate/Fixture Purchases.....	--	(96,289)	500
Property Management.....	--	400	--
Rehabilitation.....	--	--	--
Project Improvements.....	--	412,519	3,988
Bond Sale Expense.....	--	--	--
Program Management.....	969	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>2,049</b>	<b>352,270</b>	<b>5,982</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(2,049)</b>	<b>1,173,603</b>	<b>5,773</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Community Development Block Grant.....	--	714,037	--
HUD Section 108.....	9,023	--	--
<b>Total Loans from City of San Diego.....</b>	<b>9,023</b>	<b>714,037</b>	<b>--</b>
Transfers from Other Funds.....	--	103,000	--
Transfers from Bond Proceeds.....	--	(185,000)	--
Transfers to Southeast Economic Development Corporation.....	(6,974)	--	(5,773)
Transfers to the City of San Diego.....	--	(2,931,987)	--
Transfers to Other Funds.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>2,049</b>	<b>(2,299,950)</b>	<b>(5,773)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>--</b>	<b>(1,126,347)</b>	<b>--</b>
Fund Balances at July 1, 2000.....	21	1,340,730	--
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 21</b>	<b>\$ 214,383</b>	<b>\$ --</b>

Capital Projects			Total
Walls of Excellence	Commercial Rehabilitation	Total	(Memorandum Only)
\$ --	\$ --	\$ 286,001	\$ 320,700
--	--	38,123	215,272
--	--	3,080,183	3,080,183
--	--	(1,258,161)	(1,258,161)
--	--	375	375
--	--	<u>2,136,521</u>	<u>2,368,369</u>
--	--	90,660	90,660
--	5,818	131,141	131,595
--	38	165,418	168,452
--	--	(1,901,553)	(1,901,553)
--	--	20,205	20,205
--	20,316	20,316	20,316
126,811	--	867,808	867,808
--	--	3,456	19,525
--	--	38,694	44,718
--	--	--	15,000
--	--	--	<u>198,585</u>
<u>126,811</u>	<u>26,172</u>	<u>(533,855)</u>	<u>(294,689)</u>
<u>(126,811)</u>	<u>(26,172)</u>	<u>2,670,376</u>	<u>2,663,058</u>
--	--	--	--
--	33,496	867,651	867,651
--	--	394,419	394,419
--	<u>33,496</u>	<u>1,262,070</u>	<u>1,262,070</u>
--	--	103,000	1,020,753
185,000	--	722,702	722,702
--	(8,030)	(335,381)	(365,017)
--	--	(2,931,987)	(2,931,987)
--	--	(103,000)	(1,743,455)
<u>185,000</u>	<u>25,466</u>	<u>(1,282,596)</u>	<u>(2,034,934)</u>
58,189	(706)	1,387,780	628,124
--	706	2,041,529	4,459,411
<u>\$ 58,189</u>	<u>\$ --</u>	<u>\$ 3,429,309</u>	<u>\$ 5,087,535</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 20,000	215,545	235,545
2002 - 2003.....	45,000	213,450	258,450
2003 - 2004.....	45,000	210,820	255,820
2004 - 2005.....	50,000	207,995	257,995
2005 - 2006.....	60,000	204,985	264,985
2006 - 2007.....	60,000	201,670	261,670
2007 - 2008.....	60,000	198,048	258,048
2008 - 2009.....	65,000	194,235	259,235
2009 - 2010.....	65,000	190,233	255,233
2010 - 2011.....	70,000	186,065	256,065
2011 - 2012.....	80,000	181,400	261,400
2012 - 2013.....	80,000	176,375	256,375
2013 - 2014.....	90,000	171,008	261,008
2014 - 2015.....	90,000	165,295	255,295
2015 - 2016.....	95,000	159,383	254,383
2016 - 2017.....	105,000	152,950	257,950
2017 - 2018.....	105,000	146,180	251,180
2018 - 2019.....	120,000	138,925	258,925
2019 - 2020.....	120,000	131,185	251,185
2020 - 2021.....	130,000	123,100	253,100
2021 - 2022.....	145,000	114,183	259,183
2022 - 2023.....	150,000	104,613	254,613
2023 - 2024.....	160,000	94,555	254,555
2024 - 2025.....	170,000	83,853	253,853
2025 - 2026.....	185,000	72,340	257,340
2026 - 2027.....	195,000	59,980	254,980
2027 - 2028.....	210,000	46,770	256,770
2028 - 2029.....	220,000	32,740	252,740
2029 - 2030.....	235,000	17,895	252,895
2030 - 2031.....	155,000	5,115	160,115
<b>TOTALS</b>	<b>\$ 3,380,000</b>	<b>\$ 4,200,891</b>	<b>\$ 7,580,891</b>

**Centre City  
Redevelopment  
Area**

# **Financial Statements**

**Centre City  
Redevelopment  
Area**



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	1992 Centre City Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 12,479,408	\$ 30,301,278	\$ 1,945
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	96,606	386,424	--
Notes.....	8,640,973	--	--
Interest.....	204,269	394,113	15
From Other Funds.....	--	--	--
Working Capital Advance - Centre City Development Corporation.....	--	--	--
Land Held for Resale.....	7,352,288	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 28,773,544</u></b>	<b><u>\$ 31,081,815</u></b>	<b><u>\$ 1,960</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 73,694	\$ --	\$ --
Deferred Revenue.....	8,640,973	--	--
Due to Other Funds.....	--	7,341	--
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>8,714,667</u></b>	<b><u>7,341</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	7,352,288	--	--
Reserved for Encumbrances.....	9,351,066	--	--
Reserved for Debt Service.....	--	30,788,950	--
Unreserved:			
Designated for Unrealized Gain.....	117,393	285,524	--
Designated for Subsequent Years' Expenditures.....	128,613	--	--
Undesignated.....	3,109,517	--	1,960
<b>TOTAL FUND EQUITY.....</b>	<b><u>20,058,877</u></b>	<b><u>31,074,474</u></b>	<b><u>1,960</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 28,773,544</u></b>	<b><u>\$ 31,081,815</u></b>	<b><u>\$ 1,960</u></b>

Special Revenue					Debt Service	
1993 Centre City Bond Proceeds	1999 Centre City Bond Proceeds	1999 Parking Rev Bond Proceeds	2000 Centre City Bond Proceeds	Total	Marina City Loan	Gaslamp Other Loan Repayment
\$ 12,792,129	\$ 6,679,530	\$ 809,619	\$ 12,594,944	\$ 75,658,853	\$ 6,660	\$ 7,808
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	483,030	--	--
--	--	--	--	8,640,973	--	--
110,432	89,403	1,491	1,547	801,270	156	2,661
--	--	--	--	--	229,499	5,000,000
--	--	--	--	--	--	--
--	--	--	--	7,352,288	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 12,902,561</u>	<u>\$ 6,768,933</u>	<u>\$ 811,110</u>	<u>\$ 12,596,491</u>	<u>\$ 92,936,414</u>	<u>\$ 236,315</u>	<u>\$ 5,010,469</u>
\$ --	\$ --	\$ --	\$ --	\$ 73,694	\$ --	\$ --
--	--	--	--	8,640,973	--	--
11,842,741	6,706,063	269,972	8,442,703	27,268,820	--	700,000
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>11,842,741</u>	<u>6,706,063</u>	<u>269,972</u>	<u>8,442,703</u>	<u>35,983,487</u>	<u>--</u>	<u>700,000</u>
--	--	--	--	7,352,288	--	--
--	--	--	--	9,351,066	--	--
--	--	--	--	30,788,950	236,315	4,310,469
80,758	62,870	924	22,558	570,027	--	--
--	--	540,214	--	668,827	--	--
<u>979,062</u>	<u>--</u>	<u>--</u>	<u>4,131,230</u>	<u>8,221,769</u>	<u>--</u>	<u>--</u>
<u>1,059,820</u>	<u>62,870</u>	<u>541,138</u>	<u>4,153,788</u>	<u>56,952,927</u>	<u>236,315</u>	<u>4,310,469</u>
<u>\$ 12,902,561</u>	<u>\$ 6,768,933</u>	<u>\$ 811,110</u>	<u>\$ 12,596,491</u>	<u>\$ 92,936,414</u>	<u>\$ 236,315</u>	<u>\$ 5,010,469</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Debt Service		
	Developer Loan	Centre City 1992 Bonds	Centre City 1993 Bonds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 31,916	\$ --	\$ --
Cash with Fiscal Agent.....	--	2,959,407	2,725,202
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	--	--	--
Interest.....	--	--	--
From Other Funds.....	--	--	--
Working Capital Advance - Centre City Development Corporation.....	--	--	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 31,916</u></b>	<b><u>\$ 2,959,407</u></b>	<b><u>\$ 2,725,202</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 27,116	\$ --	\$ --
Deferred Revenue.....	--	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>27,116</u></b>	<b><u>--</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	4,800	2,959,407	2,725,202
Unreserved:			
Designated for Unrealized Gain.....	--	--	--
Designated for Subsequent Years' Expenditures.....	--	--	--
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>4,800</u></b>	<b><u>2,959,407</u></b>	<b><u>2,725,202</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 31,916</u></b>	<b><u>\$ 2,959,407</u></b>	<b><u>\$ 2,725,202</u></b>

Debt Service				Capital Projects		
Centre City 1999 Bonds	Parking Rev 1999 Bonds	Centre City 2000 Bonds	Total	Centre City - Areawide Remediation	Centre City - Core District	Centre City - Cortez District
\$ 42,701	\$ --	\$ 51,453	\$ 140,538	\$ 954,167	\$ 1,850,707	\$ 1,653,874
4,236,325	6,102	1,648,359	11,575,395	--	--	--
--	966,328	2,365,913	3,332,241	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	4,752,897
--	(20)	729	3,526	13,398	31,446	17,457
--	--	--	5,229,499	--	914,581	42,959
--	--	--	--	--	--	--
--	--	--	--	--	6,459,557	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 4,279,026</u>	<u>\$ 972,410</u>	<u>\$ 4,066,454</u>	<u>\$ 20,281,199</u>	<u>\$ 967,565</u>	<u>\$ 9,256,291</u>	<u>\$ 6,467,187</u>
\$ --	\$ --	\$ --	\$ 27,116	\$ 40,637	\$ 51,233	\$ 16,638
--	--	--	--	--	--	4,752,897
--	--	--	700,000	--	--	--
--	--	--	--	--	62,385	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	727,116	40,637	113,618	4,769,535
--	--	--	--	--	6,459,557	--
4,279,026	972,410	4,029,962	19,517,591	567,830	1,754,895	171,705
--	--	36,492	36,492	8,984	17,310	15,572
--	--	--	--	--	910,911	1,510,375
--	--	--	--	350,114	--	--
<u>4,279,026</u>	<u>972,410</u>	<u>4,066,454</u>	<u>19,554,083</u>	<u>926,928</u>	<u>9,142,673</u>	<u>1,697,652</u>
<u>\$ 4,279,026</u>	<u>\$ 972,410</u>	<u>\$ 4,066,454</u>	<u>\$ 20,281,199</u>	<u>\$ 967,565</u>	<u>\$ 9,256,291</u>	<u>\$ 6,467,187</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Centre City - East Village	Centre City - Jaeger	Centre City - ISTEA King Promenade
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,004,125	\$ 579,020	\$ 247,883
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	644,053	--	--
Interest.....	10,225	9,477	--
From Other Funds.....	2,305,274	--	--
Working Capital Advance - Centre City Development Corporation.....	--	--	--
Land Held for Resale.....	1,115,550	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 5,079,227</u></b>	<b><u>\$ 588,497</u></b>	<b><u>\$ 247,883</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 143,563	\$ 58,229	\$ --
Deferred Revenue.....	644,053	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	100,000	530,268	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>887,616</u></b>	<b><u>588,497</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	1,115,550	--	--
Reserved for Encumbrances.....	765,003	--	507
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	9,454	--	--
Designated for Subsequent Years' Expenditures.....	2,301,604	--	209,779
Undesignated.....	--	--	37,597
<b>TOTAL FUND EQUITY.....</b>	<b><u>4,191,611</u></b>	<b><u>--</u></b>	<b><u>247,883</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 5,079,227</u></b>	<b><u>\$ 588,497</u></b>	<b><u>\$ 247,883</u></b>

Capital Projects						
Centre City - Land Acquisition	Centre City - Little Italy	Centre City - Public Improvements	Centre City - 6th & C	Centre City - Public Parking	Centre City - Ballpark	Centre City - Ancillary Development
\$ 2,794	\$ 582,330	\$ 544,972	\$ --	\$ 386,862	\$ 3,095,911	\$ 204,058
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	9,620	6,976	--	7,520	40,878	7,507
--	33,388	--	--	1,474,379	14,795,433	2,203,335
--	--	--	--	--	--	--
--	679,862	--	--	--	13,091,520	10,451,343
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 2,794</u>	<u>\$ 1,305,200</u>	<u>\$ 551,948</u>	<u>\$ --</u>	<u>\$ 1,868,761</u>	<u>\$ 31,023,742</u>	<u>\$ 12,866,243</u>
\$ --	\$ 26,102	\$ 9,991	\$ --	\$ 14,954	\$ 139,184	\$ 46,153
--	--	--	--	--	--	--
--	111,662	8,103	--	273,301	1,590,826	147,724
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	137,764	18,094	--	288,255	1,730,010	193,877
--	679,862	--	--	--	13,091,520	10,451,343
--	453,854	528,798	--	105,005	1,392,459	17,145
--	--	--	--	--	--	--
--	4,538	5,056	--	1,122	14,320	543
--	29,182	--	--	1,474,379	14,795,433	2,203,335
2,794	--	--	--	--	--	--
<u>2,794</u>	<u>1,167,436</u>	<u>533,854</u>	<u>--</u>	<u>1,580,506</u>	<u>29,293,732</u>	<u>12,672,366</u>
<u>\$ 2,794</u>	<u>\$ 1,305,200</u>	<u>\$ 551,948</u>	<u>\$ --</u>	<u>\$ 1,868,761</u>	<u>\$ 31,023,742</u>	<u>\$ 12,866,243</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Centre City - 6th & Market Public Parking	Centre City - Washington School	Centre City - ISTEA Sante Fe Depot
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 44,961	\$ 47,011	\$ 53,289
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	--	--	--
Interest.....	614	1,248	709
From Other Funds.....	269,972	--	--
Working Capital Advance - Centre City Development Corporation.....	--	--	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 315,547</u></b>	<b><u>\$ 48,259</u></b>	<b><u>\$ 53,998</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 126	\$ --	\$ --
Deferred Revenue.....	--	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>126</u></b>	<b><u>--</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	45,449	--	3,741
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	--	--	502
Designated for Subsequent Years' Expenditures.....	269,972	29,744	48,634
Undesignated.....	--	18,515	1,121
<b>TOTAL FUND EQUITY.....</b>	<b><u>315,421</u></b>	<b><u>48,259</u></b>	<b><u>53,998</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 315,547</u></b>	<b><u>\$ 48,259</u></b>	<b><u>\$ 53,998</u></b>

Columbia/ Future Phases	Columbia/ Marina - Residential	Capital Projects					Marina - King Promenade
		Columbia - Santa Fe Depot	Gaslamp - Fourth Avenue	Marina - Greyhound Block	Marina - Horton House		
\$ 177,176	\$ 964,428	\$ 82,263	\$ 2,321,991	\$ 45,188	\$ 82,937	\$ 2,022,279	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
893	12,411	1,219	2,290,000	782	971	27,487	
--	--	--	30,814	--	--	--	
--	--	--	--	--	--	--	
--	2,968,062	--	2,099,764	298	--	--	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
<u>\$ 178,069</u>	<u>\$ 3,944,901</u>	<u>\$ 83,482</u>	<u>\$ 6,742,569</u>	<u>\$ 46,268</u>	<u>\$ 83,908</u>	<u>\$ 2,049,766</u>	
\$ 148,205	\$ 2,077	\$ 1,479	\$ 35,991	\$ 3,184	\$ 116	\$ 5,222	
--	--	--	2,290,000	--	--	--	
--	--	--	--	--	--	--	
--	--	51,316	731	--	--	--	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
--	--	--	--	--	--	--	
<u>148,205</u>	<u>2,077</u>	<u>52,795</u>	<u>2,326,722</u>	<u>3,184</u>	<u>116</u>	<u>5,222</u>	
--	2,968,062	--	2,099,764	298	--	--	
28,196	75,314	1,047	223,314	19,410	--	720,364	
--	--	--	--	--	--	--	
1,668	9,091	--	21,882	--	781	19,055	
--	782,987	29,640	1,477,314	23,376	--	590,538	
--	107,370	--	593,573	--	83,011	714,587	
<u>29,864</u>	<u>3,942,824</u>	<u>30,687</u>	<u>4,415,847</u>	<u>43,084</u>	<u>83,792</u>	<u>2,044,544</u>	
<u>\$ 178,069</u>	<u>\$ 3,944,901</u>	<u>\$ 83,482</u>	<u>\$ 6,742,569</u>	<u>\$ 46,268</u>	<u>\$ 83,908</u>	<u>\$ 2,049,766</u>	

Continued on next page.



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Marina - Lions Manor	Marina/ Columbia - Residential	Marina - Residential Future Phases
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 115,685	\$ 173,734	\$ 80,870
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	--	--	--
Interest.....	1,231	1,638	1,078
From Other Funds.....	--	--	--
Working Capital Advance - Centre City Development Corporation.....	--	--	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 116,916</u></b>	<b><u>\$ 175,372</u></b>	<b><u>\$ 81,948</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 535	\$ --
Deferred Revenue.....	--	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	--	50,000	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>50,535</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	1,089	1,165	762
Designated for Subsequent Years' Expenditures.....	--	21,889	804
Undesignated.....	115,827	101,783	80,382
<b>TOTAL FUND EQUITY.....</b>	<b><u>116,916</u></b>	<b><u>124,837</u></b>	<b><u>81,948</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 116,916</u></b>	<b><u>\$ 175,372</u></b>	<b><u>\$ 81,948</u></b>

Capital Projects		Fiduciary	General	Total
Marina - Residential Parcels	Total	Marina - Expendable Trust	Long-Term Debt Account Group	(Memorandum Only)
\$ 6,974,253	\$ 24,292,768	\$ --	\$ --	\$ 100,092,159
--	--	--	--	11,575,395
--	--	--	--	3,332,241
--	--	--	--	483,030
4,874,745	12,561,695	--	--	21,202,668
106,312	341,911	--	--	1,146,707
--	22,039,321	--	--	27,268,820
175,000	175,000	--	--	175,000
5,231,955	42,097,911	--	--	49,450,199
--	--	--	50,306,541	50,306,541
--	--	--	238,687,993	238,687,993
<u>\$ 17,362,265</u>	<u>\$ 101,508,606</u>	<u>\$ --</u>	<u>\$ 288,994,534</u>	<u>\$ 503,720,753</u>
\$ 51,949	\$ 795,568	\$ --	\$ --	\$ 896,378
4,874,745	12,561,695	--	--	21,202,668
--	--	--	--	27,968,820
441,343	3,367,659	--	--	3,367,659
--	--	--	130,708,743	130,708,743
--	--	--	3,250,000	3,250,000
--	--	--	150,115,000	150,115,000
--	--	--	4,920,791	4,920,791
<u>5,368,037</u>	<u>16,724,922</u>	<u>--</u>	<u>288,994,534</u>	<u>342,430,059</u>
5,231,955	42,097,911	--	--	49,450,199
902,731	7,776,767	--	--	17,127,833
--	--	--	--	50,306,541
62,243	195,137	--	--	801,656
4,898,144	31,608,040	--	--	32,276,867
899,155	3,105,829	--	--	11,327,598
<u>11,994,228</u>	<u>84,783,684</u>	<u>--</u>	<u>--</u>	<u>161,290,694</u>
<u>\$ 17,362,265</u>	<u>\$ 101,508,606</u>	<u>\$ --</u>	<u>\$ 288,994,534</u>	<u>\$ 503,720,753</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Centre City 1992 Bonds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 4,617,041	\$ 2,369,374	\$ --
Interest.....	1,180,033	2,246,884	29,570
Rents.....	45,950	--	--
Private Sources.....	658,213	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>6,501,237</b>	<b>4,616,258</b>	<b>29,570</b>
<b>EXPENDITURES</b>			
Administration.....	35,039	--	--
Legal.....	28,689	--	--
Plans and Surveys.....	54,324	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	5,748	--	--
Relocation.....	4,487	--	--
Rehabilitation.....	24,000	--	--
Site Clearance.....	--	--	--
Project Improvements.....	969	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	64,024	--	--
Tax Sharing Payments.....	--	820,127	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>217,280</b>	<b>820,127</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>6,283,957</b>	<b>3,796,131</b>	<b>29,570</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	--
Contributions from the State Government.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	--	--	--
Gas Tax.....	--	--	--
Marina/Columbia Residential Fund.....	--	--	--
Community Development Block Grant.....	--	--	--
Capital Outlay.....	--	--	--
Sewer Utility.....	--	--	--
Total Loans from City of San Diego.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers from Escrow Agent.....	--	--	--
Transfers to Centre City Development Corporation.....	(573,022)	--	--
Transfers to the City of San Diego.....	(2,170,218)	--	--
Transfers to Other Funds.....	--	--	(60,102)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(2,743,240)</b>	<b>--</b>	<b>(60,102)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>3,540,717</b>	<b>3,796,131</b>	<b>(30,532)</b>
Fund Balances at July 1, 2000.....	16,518,160	27,278,343	32,492
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 20,058,877</b>	<b>\$ 31,074,474</b>	<b>\$ 1,960</b>

Special Revenue					Debt Service	
Centre City 1993 Bonds	Centre City 1999 Bonds	Parking Meter Revenue 1999 Bonds	Centre City 2000 Bonds	Total	Marina City Loan	Gaslamp Other Loan Repayment
\$ --	\$ --	\$ --	\$ --	\$ 6,986,415	\$ --	\$ 1,300,000
966,985	535,821	86,020	620,788	5,666,101	673	9,812
--	--	--	--	45,950	--	--
--	--	--	--	658,213	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>966,985</u>	<u>535,821</u>	<u>86,020</u>	<u>620,788</u>	<u>13,356,679</u>	<u>673</u>	<u>1,309,812</u>
--	--	--	--	35,039	--	--
--	--	--	--	28,689	--	--
--	--	--	--	54,324	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	5,748	--	--
--	--	--	--	4,487	--	--
--	--	--	--	24,000	--	--
--	--	--	--	--	--	--
--	--	--	--	969	--	--
--	--	--	(449,773)	(449,773)	--	--
--	--	--	--	64,024	--	--
--	--	--	--	820,127	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	5,267,500
--	--	--	(449,773)	587,634	--	5,267,500
<u>966,985</u>	<u>535,821</u>	<u>86,020</u>	<u>1,070,561</u>	<u>12,769,045</u>	<u>673</u>	<u>(3,957,688)</u>
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	18,206,285	18,206,285	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	8,267,500
--	--	--	--	--	--	--
--	--	--	--	(573,022)	--	--
--	--	--	--	(2,170,218)	--	--
(7,255,457)	(1,528,085)	--	(16,378,111)	(25,221,755)	--	--
<u>(7,255,457)</u>	<u>(1,528,085)</u>	<u>--</u>	<u>1,828,174</u>	<u>(9,758,710)</u>	<u>--</u>	<u>8,267,500</u>
(6,288,472)	(962,264)	86,020	2,898,735	3,010,335	673	4,309,812
7,348,292	1,055,134	455,118	1,255,053	53,942,592	235,642	657
<u>\$ 1,059,820</u>	<u>\$ 62,870</u>	<u>\$ 541,138</u>	<u>\$ 4,153,788</u>	<u>\$ 56,952,927</u>	<u>\$ 236,315</u>	<u>\$ 4,310,469</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Debt Service		
	Developer Loan	Centre City 1992 Bonds	Centre City 1993 Bonds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 37,391	\$ 3,331,640	\$ 3,319,180
Interest.....	--	111,674	110,518
Rents.....	--	--	--
Private Sources.....	168,000	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>205,391</b>	<b>3,443,314</b>	<b>3,429,698</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	--	--	--
Relocation.....	--	--	--
Rehabilitation.....	--	--	--
Site Clearance.....	--	--	--
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	--	--	--
Tax Sharing Payments.....	--	--	--
Other.....	--	--	--
Debt Service:			
Principal.....	26,518	2,140,000	1,385,000
Interest.....	288,873	1,353,737	2,695,358
<b>TOTAL EXPENDITURES.....</b>	<b>325,391</b>	<b>3,493,737</b>	<b>4,080,358</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(120,000)</b>	<b>(50,423)</b>	<b>(650,660)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	--
Contributions from the State Government.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	--	--	--
Gas Tax.....	--	--	--
Marina/Columbia Residential Fund.....	--	--	--
Community Development Block Grant.....	--	--	--
Capital Outlay.....	--	--	--
Sewer Utility.....	--	--	--
Total Loans from City of San Diego.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers from Escrow Agent.....	--	--	457,200
Transfers to Centre City Development Corporation.....	--	--	--
Transfers to the City of San Diego.....	--	--	--
Transfers to Other Funds.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>--</b>	<b>457,200</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(120,000)</b>	<b>(50,423)</b>	<b>(193,460)</b>
Fund Balances at July 1, 2000.....	124,800	3,009,830	2,918,662
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 4,800</b>	<b>\$ 2,959,407</b>	<b>\$ 2,725,202</b>

Debt Service				Capital Projects		
Centre City 1999 Bonds	Parking Meter Revenue Bonds	Centre City 2000 Bonds	Total	Centre City - Areawide Remediation	Centre City - Core District	Centre City - Cortez District
\$ 2,492,053	\$ --	\$ 1,782,847	\$ 12,263,111	\$ 28,120	\$ 941,206	\$ 1,417,948
208,511	62,904	220,379	724,471	60,348	199,149	210,793
--	--	--	--	--	300	--
--	6,500	--	174,500	1,113,982	--	1,472,750
--	--	--	--	--	--	--
--	--	--	--	--	4,342	--
<u>2,700,564</u>	<u>69,404</u>	<u>2,003,226</u>	<u>13,162,082</u>	<u>1,202,450</u>	<u>1,144,997</u>	<u>3,101,491</u>
--	--	--	--	--	33,013	35,578
--	--	--	--	--	116,117	9,054
--	--	--	--	377,555	98,046	12,883
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	50,747	15,883
--	--	--	--	--	5,138	--
--	--	--	--	--	--	1,039,356
--	--	--	--	54,062	--	--
--	--	--	--	344	--	240,245
--	--	1,252,989	1,252,989	--	3,035	2,031
--	--	--	--	520,254	17,617	188,124
--	--	--	--	--	--	--
--	--	--	--	--	--	--
210,000	--	--	3,761,518	--	--	--
<u>2,565,934</u>	<u>727,472</u>	<u>639,324</u>	<u>13,548,198</u>	--	--	--
<u>2,775,934</u>	<u>727,472</u>	<u>1,892,313</u>	<u>18,562,705</u>	<u>952,215</u>	<u>323,713</u>	<u>1,543,154</u>
<u>(75,370)</u>	<u>(658,068)</u>	<u>110,913</u>	<u>(5,400,623)</u>	<u>250,235</u>	<u>821,284</u>	<u>1,558,337</u>
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	3,183,715	3,183,715	--	--	--
--	--	--	--	576,327	573,707	(124,475)
--	--	--	--	--	--	371,433
--	--	--	--	--	--	--
--	--	--	--	--	1,012,715	--
--	--	--	--	--	--	--
--	--	--	--	576,327	1,586,422	246,958
--	--	--	--	--	1,530,000	--
--	--	--	8,267,500	--	(1,042,488)	--
--	--	--	457,200	--	--	--
--	--	--	--	--	(411,234)	(158,077)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	3,183,715	11,908,415	576,327	1,662,700	88,881
(75,370)	(658,068)	3,294,628	6,507,792	826,562	2,483,984	1,647,218
<u>4,354,366</u>	<u>1,630,478</u>	<u>771,826</u>	<u>13,046,291</u>	<u>100,366</u>	<u>6,658,689</u>	<u>50,434</u>
<u>\$ 4,279,026</u>	<u>\$ 972,410</u>	<u>\$ 4,066,454</u>	<u>\$ 19,554,083</u>	<u>\$ 926,928</u>	<u>\$ 9,142,673</u>	<u>\$ 1,697,652</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Centre City - East Village	Centre City - Jaeger	Centre City - ISTEA King Promenade
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 990,305	\$ --	\$ --
Interest.....	65,589	--	--
Rents.....	99,639	--	--
Private Sources.....	46,680	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	12,411	--	--
<b>TOTAL REVENUES.....</b>	<b>1,214,624</b>	<b>--</b>	<b>--</b>
<b>EXPENDITURES</b>			
Administration.....	160,931	--	--
Legal.....	105,510	--	--
Plans and Surveys.....	594,041	--	--
Acquisition Expense.....	136,277	--	--
Real Estate/Fixture Purchases.....	11,165	--	--
Property Management.....	34,315	--	--
Relocation.....	117,566	--	--
Rehabilitation.....	--	--	--
Site Clearance.....	224,512	--	--
Project Improvements.....	785,185	--	56,362
Bond Sale Expense.....	26,867	--	--
Program Management.....	137,689	--	--
Tax Sharing Payments.....	--	--	--
Other.....	3,201	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>2,337,259</b>	<b>--</b>	<b>56,362</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(1,122,635)</b>	<b>--</b>	<b>(56,362)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	216,481
Contributions from the State Government.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	623,465	--	--
Gas Tax.....	106,400	--	--
Marina/Columbia Residential Fund.....	23,264	--	--
Community Development Block Grant.....	825,276	--	--
Capital Outlay.....	15,000	--	--
Sewer Utility.....	--	--	--
Total Loans from City of San Diego.....	1,593,405	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers from Escrow Agent.....	--	--	--
Transfers to Centre City Development Corporation.....	(921,341)	--	--
Transfers to the City of San Diego.....	--	--	--
Transfers to Other Funds.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>672,064</b>	<b>--</b>	<b>216,481</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(450,571)</b>	<b>--</b>	<b>160,119</b>
Fund Balances at July 1, 2000.....	4,642,182	--	87,764
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 4,191,611</b>	<b>\$ --</b>	<b>\$ 247,883</b>

Capital Projects

Centre City - Land Acquisition	Centre City - Little Italy	Centre City - Public Improvements	Centre City - Public Imp 6th/C	Centre City - Public Parking	Centre City - Ballpark	Centre City - Ancillary Development
\$ --	\$ (137,638)	\$ 152,834	\$ --	\$ (24,008)	\$ 77,086	\$ 140,195
--	36,588	35,811	--	70,836	1,161,926	382,254
--	--	--	--	91,716	2,500	582
--	(983)	--	--	527,836	4,060	10,500
--	--	--	--	(2,062,239)	--	--
--	240	--	--	1,822	46,796	27,607
--	(101,803)	188,445	--	(1,384,237)	1,292,378	561,138
--	26,484	--	--	29,470	--	--
--	14,082	1,708	--	100,546	1,950,419	692,181
--	18,554	132,780	--	597,983	99,703	36,448
--	--	--	--	160	161,155	--
--	--	--	--	313,354	12,540,350	--
--	18,955	400	--	99,633	41,830	2,997
--	--	--	--	27,445	630,362	49,041
--	--	--	--	--	--	--
--	--	--	--	22,466	8,659	--
--	703,922	373,586	234,786	6,479	1,284	--
--	3,035	--	--	--	--	--
--	83,257	31,454	--	177,692	132,195	129,699
--	--	--	--	--	--	--
--	650	--	--	--	--	--
--	--	--	--	--	--	--
--	868,949	539,929	234,786	1,375,228	15,565,957	910,366
--	(970,752)	(351,484)	(234,786)	(2,769,465)	(14,273,579)	(349,228)
--	--	--	--	--	--	--
--	--	112,906	--	--	--	222,143
--	--	--	--	--	--	--
--	278,361	194,207	--	352,816	--	--
--	533,731	150,000	--	--	--	--
--	--	--	--	--	--	--
--	94,800	--	--	--	--	--
--	14,823	--	234,786	2,655	--	--
--	--	--	--	--	--	--
--	921,315	344,207	234,786	355,471	--	--
--	500,000	--	--	--	1,049,989	2,050,000
--	--	--	--	(236,001)	16,332,744	1,900,000
--	--	--	--	--	--	--
--	(227,660)	--	--	(273,429)	--	(333,629)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	1,193,655	457,115	234,786	(153,959)	17,382,743	3,838,514
--	222,903	105,631	--	(2,923,424)	3,109,164	3,489,286
2,794	944,533	428,223	--	4,503,930	26,184,568	9,183,080
\$ 2,794	\$ 1,167,436	\$ 533,854	\$ --	\$ 1,580,506	\$ 29,293,732	\$ 12,672,366

Continued on next page.



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Centre City - 6th & Market Public Parking	Centre City - Washington School	Centre City - ISTEA Santa Fe Depot
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ (422,177)	\$ --
Interest.....	2,417	14,852	3,801
Rents.....	750	--	--
Private Sources.....	27,437	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	5,933	--	--
<b>TOTAL REVENUES.....</b>	<b>36,537</b>	<b>(407,325)</b>	<b>3,801</b>
<b>EXPENDITURES</b>			
Administration.....	5,502	--	--
Legal.....	3,345	--	--
Plans and Surveys.....	131,941	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	54,732	--	--
Relocation.....	--	--	--
Rehabilitation.....	--	--	--
Site Clearance.....	--	--	--
Project Improvements.....	5,921,288	--	--
Bond Sale Expense.....	6,766	--	--
Program Management.....	101,854	1,420	(4,772)
Tax Sharing Payments.....	--	--	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>6,225,428</b>	<b>1,420</b>	<b>(4,772)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(6,188,891)</b>	<b>(408,745)</b>	<b>8,573</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	--
Contributions from the State Government.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	--	891,000	--
Gas Tax.....	--	--	--
Marina/Columbia Residential Fund.....	--	--	--
Community Development Block Grant.....	--	--	--
Capital Outlay.....	--	25,000	--
Sewer Utility.....	--	--	--
Total Loans from City of San Diego.....	--	916,000	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers from Escrow Agent.....	--	--	--
Transfers to Centre City Development Corporation.....	--	--	--
Transfers to the City of San Diego.....	--	--	--
Transfers to Other Funds.....	--	(494,168)	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>421,832</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(6,188,891)</b>	<b>13,087</b>	<b>8,573</b>
Fund Balances at July 1, 2000.....	6,504,312	35,172	45,425
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 315,421</b>	<b>\$ 48,259</b>	<b>\$ 53,998</b>

Capital Projects						
Columbia - Future Phases	Columbia/ Marina - Residential	Columbia - Santa Fe Depot	Gaslamp - Fourth Avenue	Marina - Greyhound Block	Marina - Horton House	Marina - King Promenade
\$ 401,906	\$ --	\$ --	\$ 308,518	\$ --	\$ 85,597	\$ (38,624)
5,736	65,112	4,012	217,485	3,928	3,485	161,739
--	309,495	--	63,773	--	15,438	--
--	5,262	--	143,037	--	--	8,375
--	332,429	--	146,830	--	--	--
250	17,483	--	5,560	--	--	--
<u>407,892</u>	<u>729,781</u>	<u>4,012</u>	<u>885,313</u>	<u>3,928</u>	<u>84,500</u>	<u>131,480</u>
13,032	10,841	--	32,424	--	--	9,257
3,141	5,851	1,403	44,891	48,349	--	--
3,683	12,173	10,012	40,538	6,118	--	3,623
--	17,242	1,000	--	--	--	--
--	--	--	--	--	--	400
8,901	6,031	--	24,679	--	--	8,326
--	--	--	--	--	--	--
--	--	--	--	--	--	--
137,325	--	--	3,769	--	--	310,778
--	--	--	--	--	--	--
--	--	--	93,627	--	--	2,816
--	322,064	--	--	--	--	6,042
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>166,082</u>	<u>374,202</u>	<u>12,415</u>	<u>239,728</u>	<u>54,467</u>	<u>--</u>	<u>341,242</u>
<u>241,810</u>	<u>355,579</u>	<u>(8,403)</u>	<u>645,585</u>	<u>(50,539)</u>	<u>84,500</u>	<u>(209,752)</u>
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	20,045	--	--	598,500
--	--	--	--	--	--	--
--	--	--	--	--	--	100,466
--	--	--	--	--	--	109,766
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	20,045	--	--	808,732
--	--	--	--	100,000	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
(288,186)	(5,081)	(41,404)	(315,552)	(8,557)	(2,300)	(49,763)
--	--	--	--	--	--	--
--	--	--	(500,000)	--	--	(555,831)
<u>(288,186)</u>	<u>(5,081)</u>	<u>(41,404)</u>	<u>(785,507)</u>	<u>91,443</u>	<u>(2,300)</u>	<u>203,138</u>
(46,376)	350,498	(49,807)	(149,922)	40,904	82,200	(6,814)
76,240	3,592,326	80,494	4,565,789	2,180	1,592	2,051,158
<u>\$ 29,864</u>	<u>\$ 3,942,824</u>	<u>\$ 30,687</u>	<u>\$ 4,415,847</u>	<u>\$ 43,084</u>	<u>\$ 83,792</u>	<u>\$ 2,044,544</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Marina - Lions Manor	Marina/ Columbia - Residential	Marina - Residential Future Phases
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 112,287	\$ --	\$ --
Interest.....	3,887	8,713	5,935
Rents.....	--	2,695	--
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	--	14,240	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>116,174</b>	<b>25,648</b>	<b>5,935</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	--	--	--
Relocation.....	--	--	--
Rehabilitation.....	--	--	--
Site Clearance.....	--	--	--
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	--	--	--
Tax Sharing Payments.....	--	--	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>116,174</b>	<b>25,648</b>	<b>5,935</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the Federal Government.....	--	--	--
Contributions from the State Government.....	--	--	--
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Sales Tax.....	--	--	--
Gas Tax.....	--	--	--
Marina/Columbia Residential Fund.....	--	--	--
Community Development Block Grant.....	--	--	--
Capital Outlay.....	--	--	--
Sewer Utility.....	--	--	--
Total Loans from City of San Diego.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers from Escrow Agent.....	--	--	--
Transfers to Centre City Development Corporation.....	(2,184)	(3,769)	(89)
Transfers to the City of San Diego.....	2,000	--	--
Transfers to Other Funds.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(184)</b>	<b>(3,769)</b>	<b>(89)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>115,990</b>	<b>21,879</b>	<b>5,846</b>
Fund Balances at July 1, 2000.....	926	102,958	76,102
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 116,916</b>	<b>\$ 124,837</b>	<b>\$ 81,948</b>

Capital Projects		Fiduciary	Total
Marina - Residential Parcels	Total	Marina - Expendable Trust	(Memorandum Only)
\$ --	\$ 4,013,565	\$ --	\$ 23,263,091
548,742	3,272,728	244	9,663,544
360,813	947,701	--	963,651
11,505	3,370,431	12,250	4,215,364
(4,407,165)	(5,975,805)	--	(5,975,805)
335,142	457,586	--	457,586
<u>(3,150,963)</u>	<u>6,086,206</u>	<u>12,494</u>	<u>32,617,461</u>
34,168	390,700	--	425,739
235,497	3,331,905	--	3,380,594
87,338	2,263,419	41,199	2,358,942
29,134	344,968	--	344,968
1,365,100	14,230,369	--	14,230,369
19,410	386,839	--	392,587
123	829,675	--	834,162
--	1,039,356	--	1,063,356
--	309,699	--	309,699
384,886	9,160,239	--	9,161,208
--	41,734	--	844,950
84,929	1,697,855	--	1,761,879
--	--	--	820,127
6,500	338,457	--	338,457
--	--	--	3,761,518
--	--	--	13,548,198
<u>2,247,085</u>	<u>34,365,215</u>	<u>41,199</u>	<u>53,556,753</u>
<u>(5,398,048)</u>	<u>(28,279,009)</u>	<u>(28,705)</u>	<u>(20,939,292)</u>
--	216,481	--	216,481
--	112,908	--	112,908
--	222,143	--	21,612,143
--	3,983,953	--	3,983,953
--	1,161,564	--	1,161,564
(1,627)	122,103	--	122,103
170,536	1,200,178	--	1,200,178
--	1,304,779	--	1,304,779
(29,364)	(29,364)	--	(29,364)
139,545	7,743,213	--	7,743,213
--	5,229,999	--	5,229,999
--	16,954,255	--	25,221,755
--	--	--	457,200
(259,583)	(3,301,838)	--	(3,874,860)
--	2,000	--	(2,168,218)
(3,680,000)	(5,229,999)	--	(30,451,754)
<u>(3,800,038)</u>	<u>21,949,162</u>	<u>--</u>	<u>24,098,867</u>
(9,198,086)	(6,329,847)	(28,705)	3,159,575
21,192,314	91,113,531	28,705	158,131,119
<u>\$ 11,994,228</u>	<u>\$ 84,783,684</u>	<u>\$ --</u>	<u>\$ 161,290,694</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1992 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 2,250,000	1,235,687	3,485,687
2002 - 2003.....	2,375,000	1,106,719	3,481,719
2003 - 2004.....	2,510,000	966,835	3,476,835
2004 - 2005.....	2,655,000	815,722	3,470,722
2005 - 2006.....	2,810,000	653,100	3,463,100
2006 - 2007.....	2,980,000	479,400	3,459,400
2007 - 2008.....	3,155,000	295,350	3,450,350
2008 - 2009.....	3,345,000	100,350	3,445,350
<b>TOTALS</b>	<b><u>\$ 22,080,000</u></b>	<b><u>\$ 5,653,163</u></b>	<b><u>\$ 27,733,163</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1993 A (Taxable)  
TAX ALLOCATION BONDS**

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2001 - 2002.....	\$ 1,465,000	1,136,750	2,601,750
2002 - 2003.....	1,555,000	1,044,812	2,599,812
2003 - 2004.....	1,650,000	946,040	2,596,040
2004 - 2005.....	1,750,000	839,765	2,589,765
2005 - 2006.....	1,860,000	725,120	2,585,120
2006 - 2007.....	1,980,000	601,250	2,581,250
2007 - 2008.....	2,110,000	468,325	2,578,325
2008 - 2009.....	2,245,000	326,787	2,571,787
2009 - 2010.....	2,390,000	176,150	2,566,150
2010 - 2011.....	1,515,000	49,237	1,564,237
<b>TOTALS</b>	<b><u>\$ 18,520,000</u></b>	<b><u>\$ 6,314,236</u></b>	<b><u>\$ 24,834,236</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1993 B (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	--	1,016,234	1,016,234
2002 - 2003.....	--	1,016,234	1,016,234
2003 - 2004.....	--	1,016,234	1,016,234
2004 - 2005.....	--	1,016,234	1,016,234
2005 - 2006.....	--	1,016,234	1,016,234
2006 - 2007.....	--	1,016,234	1,016,234
2007 - 2008.....	--	1,016,234	1,016,234
2008 - 2009.....	--	1,016,233	1,016,233
2009 - 2010.....	--	1,016,233	1,016,233
2010 - 2011.....	1,045,000	990,762	2,035,762
2011 - 2012.....	2,730,000	898,746	3,628,746
2012 - 2013.....	2,865,000	760,577	3,625,577
2013 - 2014.....	3,010,000	611,821	3,621,821
2014 - 2015.....	3,165,000	451,609	3,616,609
2015 - 2016.....	3,330,000	279,034	3,609,034
2016 - 2017.....	3,510,000	94,770	3,604,770
<b>TOTALS</b>	<b>\$ 19,655,000</b>	<b>\$ 13,233,423</b>	<b>\$ 32,888,423</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999 A (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 30,000	1,239,831	1,269,831
2002 - 2003.....	30,000	1,238,826	1,268,826
2003 - 2004.....	30,000	1,237,791	1,267,791
2004 - 2005.....	35,000	1,236,636	1,271,636
2005 - 2006.....	35,000	1,235,372	1,270,372
2006 - 2007.....	35,000	1,234,081	1,269,081
2007 - 2008.....	40,000	1,232,651	1,272,651
2008 - 2009.....	45,000	1,230,974	1,275,974
2009 - 2010.....	1,205,000	1,199,951	2,404,951
2010 - 2011.....	1,700,000	1,134,763	2,834,763
2011 - 2012.....	1,815,000	1,053,191	2,868,191
2012 - 2013.....	1,910,000	957,738	2,867,738
2013 - 2014.....	2,000,000	857,544	2,857,544
2014 - 2015.....	1,620,000	764,781	2,384,781
2015 - 2016.....	1,705,000	679,578	2,384,578
2016 - 2017.....	1,800,000	589,761	2,389,761
2017 - 2018.....	5,590,000	410,875	6,000,875
2018 - 2019.....	5,855,000	139,056	5,994,056
<b>TOTALS</b>	<b>\$ 25,480,000</b>	<b>\$ 17,673,400</b>	<b>\$ 43,153,400</b>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999 B (Taxable)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ --	\$ 710,000	\$ 710,000
2002 - 2003.....	--	710,000	710,000
2003 - 2004.....	--	710,000	710,000
2004 - 2005.....	--	710,000	710,000
2005 - 2006.....	--	710,000	710,000
2006 - 2007.....	--	710,000	710,000
2007 - 2008.....	--	710,000	710,000
2008 - 2009.....	--	710,000	710,000
2009 - 2010.....	2,385,000	635,469	3,020,469
2010 - 2011.....	2,090,000	495,625	2,585,625
2011 - 2012.....	2,155,000	362,969	2,517,969
2012 - 2013.....	2,290,000	224,062	2,514,062
2013 - 2014.....	2,440,000	76,250	2,516,250
<b>TOTALS</b>	<b><u>\$ 11,360,000</u></b>	<b><u>\$ 7,474,375</u></b>	<b><u>\$ 18,834,375</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999 C (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 190,000	\$ 609,217	\$ 799,217
2002 - 2003.....	195,000	602,768	797,768
2003 - 2004.....	205,000	595,865	800,865
2004 - 2005.....	210,000	588,497	798,497
2005 - 2006.....	220,000	580,730	800,730
2006 - 2007.....	225,000	572,524	797,524
2007 - 2008.....	235,000	563,752	798,752
2008 - 2009.....	240,000	554,398	794,398
2009 - 2010.....	255,000	544,371	799,371
2010 - 2011.....	260,000	533,781	793,781
2011 - 2012.....	270,000	522,681	792,681
2012 - 2013.....	275,000	510,928	785,928
2013 - 2014.....	290,000	498,387	788,387
2014 - 2015.....	785,000	473,219	1,258,219
2015 - 2016.....	825,000	435,981	1,260,981
2016 - 2017.....	860,000	394,963	1,254,963
2017 - 2018.....	905,000	353,044	1,258,044
2018 - 2019.....	950,000	308,988	1,258,988
2019 - 2020.....	890,000	264,288	1,154,288
2020 - 2021.....	935,000	221,944	1,156,944
2021 - 2022.....	980,000	176,462	1,156,462
2022 - 2023.....	1,025,000	128,844	1,153,844
2023 - 2024.....	1,075,000	78,969	1,153,969
2024 - 2025.....	1,125,000	26,719	1,151,719
<b>TOTALS</b>	<b>\$ 13,425,000</b>	<b>\$ 10,141,320</b>	<b>\$ 23,566,320</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999A (Tax Exempt)  
PARKING REVENUE BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 235,000	\$ 722,185	\$ 957,185
2002 - 2003.....	245,000	711,079	956,079
2003 - 2004.....	260,000	698,890	958,890
2004 - 2005.....	270,000	685,635	955,635
2005 - 2006.....	285,000	671,340	956,340
2006 - 2007.....	300,000	656,055	956,055
2007 - 2008.....	315,000	639,754	954,754
2008 - 2009.....	335,000	622,366	957,366
2009 - 2010.....	350,000	603,868	953,868
2010 - 2011.....	370,000	584,063	954,063
2011 - 2012.....	390,000	562,680	952,680
2012 - 2013.....	410,000	539,675	949,675
2013 - 2014.....	435,000	514,953	949,953
2014 - 2015.....	460,000	488,320	948,320
2015 - 2016.....	490,000	459,820	949,820
2016 - 2017.....	520,000	428,480	948,480
2017 - 2018.....	550,000	394,240	944,240
2018 - 2019.....	585,000	357,920	942,920
2019 - 2020.....	625,000	319,200	944,200
2020 - 2021.....	665,000	277,920	942,920
2021 - 2022.....	705,000	234,080	939,080
2022 - 2023.....	750,000	187,520	937,520
2023 - 2024.....	800,000	137,920	937,920
2024 - 2025.....	850,000	85,120	935,120
2025 - 2026.....	905,000	28,960	933,960
<b>TOTALS</b>	<b>\$ 12,105,000</b>	<b>\$ 11,612,043</b>	<b>\$ 23,717,043</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 A (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 140,000	\$ 307,450	\$ 447,450
2002 - 2003.....	145,000	301,750	446,750
2003 - 2004.....	150,000	295,756	445,756
2004 - 2005.....	155,000	289,407	444,407
2005 - 2006.....	165,000	282,646	447,646
2006 - 2007.....	170,000	275,421	445,421
2007 - 2008.....	180,000	267,742	447,742
2008 - 2009.....	185,000	259,620	444,620
2009 - 2010.....	195,000	250,948	445,948
2010 - 2011.....	205,000	241,621	446,621
2011 - 2012.....	215,000	231,563	446,563
2012 - 2013.....	225,000	220,697	445,697
2013 - 2014.....	240,000	209,072	449,072
2014 - 2015.....	250,000	196,666	446,666
2015 - 2016.....	265,000	183,370	448,370
2016 - 2017.....	280,000	169,130	449,130
2017 - 2018.....	295,000	153,963	448,963
2018 - 2019.....	315,000	137,641	452,641
2019 - 2020.....	335,000	119,923	454,923
2020 - 2021.....	355,000	100,948	455,948
2021 - 2022.....	375,000	80,873	455,873
2022 - 2023.....	395,000	59,500	454,500
2023 - 2024.....	420,000	36,680	456,680
2024 - 2025.....	445,000	12,463	457,463
<b>TOTALS</b>	<b>\$ 6,100,000</b>	<b>\$ 4,684,850</b>	<b>\$ 10,784,850</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 B (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 0	\$ 1,064,786	\$ 1,064,786
2002 - 2003.....	405,000	1,056,787	1,461,787
2003 - 2004.....	420,000	1,040,388	1,460,388
2004 - 2005.....	440,000	1,023,078	1,463,078
2005 - 2006.....	455,000	1,004,727	1,459,727
2006 - 2007.....	475,000	985,311	1,460,311
2007 - 2008.....	490,000	964,923	1,454,923
2008 - 2009.....	515,000	943,309	1,458,309
2009 - 2010.....	535,000	920,338	1,455,338
2010 - 2011.....	560,000	895,968	1,455,968
2011 - 2012.....	585,000	869,913	1,454,913
2012 - 2013.....	615,000	842,005	1,457,005
2013 - 2014.....	635,000	812,312	1,447,312
2014 - 2015.....	1,085,000	770,490	1,855,490
2015 - 2016.....	1,130,000	715,658	1,845,658
2016 - 2017.....	1,180,000	657,908	1,837,908
2017 - 2018.....	1,235,000	597,533	1,832,533
2018 - 2019.....	1,295,000	532,340	1,827,340
2019 - 2020.....	1,365,000	461,850	1,826,850
2020 - 2021.....	1,435,000	387,650	1,822,650
2021 - 2022.....	1,510,000	309,230	1,819,230
2022 - 2023.....	1,590,000	226,305	1,816,305
2023 - 2024.....	1,675,000	138,966	1,813,966
2024 - 2025.....	1,760,000	47,077	1,807,077
<b>TOTALS</b>	<b>\$ 21,390,000</b>	<b>\$ 17,268,852</b>	<b>\$ 38,658,852</b>

**City Heights  
Redevelopment  
Area**

# **Financial Statements**

## **City Heights Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 326,576	\$ 1,031,296	\$ 516,984
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	16,740	66,961	--
Accounts.....	--	--	--
Interest.....	3,725	11,573	2,810
From Other Funds.....	--	--	--
Land Held for Resale.....	77,842	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 424,883</b>	<b>\$ 1,109,830</b>	<b>\$ 519,794</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 36,549	\$ --
Trust Liability.....	--	--	--
Due to Other Funds.....	--	--	334,175
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>--</b>	<b>36,549</b>	<b>334,175</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	77,842	--	--
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	1,063,571	--
Unreserved:			
Designated for Unrealized Gain.....	3,075	9,710	--
Designated for Subsequent Years' Expenditures.....	20,042	--	--
Undesignated.....	323,924	--	185,619
<b>TOTAL FUND EQUITY.....</b>	<b>424,883</b>	<b>1,073,281</b>	<b>185,619</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 424,883</b>	<b>\$ 1,109,830</b>	<b>\$ 519,794</b>



Special Revenue	Debt Service			Capital Projects		
	Total	City	Other Loan Repayments	1999 Bonds	Total	City Heights
\$ 1,874,856	\$ 3,940	\$ --	\$ --	\$ 3,940	\$ 6,064	\$ 703
--	--	--	117,274	117,274	--	--
--	--	--	1,574,051	1,574,051	--	--
83,701	--	--	--	--	--	--
--	--	--	--	--	--	--
18,108	(748)	--	--	(748)	179	25
--	--	--	--	--	--	--
77,842	--	--	--	--	--	2,114,098
--	--	--	--	--	--	--
<u>\$ 2,054,507</u>	<u>\$ 3,192</u>	<u>\$ --</u>	<u>\$ 1,691,325</u>	<u>\$ 1,694,517</u>	<u>\$ 6,243</u>	<u>\$ 2,114,826</u>
\$ 36,549	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 38
--	--	--	--	--	--	387
334,175	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>370,724</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>425</u>
77,842	--	--	--	--	--	2,114,098
--	--	--	--	--	128	37
1,063,571	3,192	--	1,672,246	1,675,438	--	--
12,785	--	--	19,079	19,079	--	--
20,042	--	--	--	--	--	266
509,543	--	--	--	--	6,115	--
<u>1,683,783</u>	<u>3,192</u>	<u>--</u>	<u>1,691,325</u>	<u>1,694,517</u>	<u>6,243</u>	<u>2,114,401</u>
<u>\$ 2,054,507</u>	<u>\$ 3,192</u>	<u>\$ --</u>	<u>\$ 1,691,325</u>	<u>\$ 1,694,517</u>	<u>\$ 6,243</u>	<u>\$ 2,114,826</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Urban Village Retail	Urban Village Town Homes	Murphy's Market
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 154,495	\$ 48,671	\$ 10,000
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Accounts.....	--	--	--
Interest.....	4,820	(1,497)	--
From Other Funds.....	334,175	--	--
Land Held for Resale.....	--	5,107,980	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 493,490</b>	<b>\$ 5,155,154</b>	<b>\$ 10,000</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 150	\$ --
Trust Liability.....	--	--	--
Due to Other Funds.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Loans Payable to Developers.....	--	--	--
Bonds Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>--</b>	<b>150</b>	<b>--</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	5,107,980	--
Reserved for Encumbrances.....	4,231	47,024	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	6,065	--	--
Designated for Subsequent Years' Expenditures.....	483,194	--	10,000
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b>493,490</b>	<b>5,155,004</b>	<b>10,000</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 493,490</b>	<b>\$ 5,155,154</b>	<b>\$ 10,000</b>

Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
Total		
\$ 219,933	\$ --	\$ 2,098,729
--	--	117,274
--	--	1,574,051
--	--	83,701
--	--	--
3,527	--	20,887
334,175	--	334,175
7,222,078	--	7,299,920
--	2,739,009	2,739,009
--	30,620,284	30,620,284

\$ 7,779,713    \$ 33,359,293    \$ 44,888,030

\$ 188	\$ --	\$ 36,737
387	--	387
--	--	334,175
--	12,213,770	12,213,770
--	--	--
--	15,830,523	15,830,523
--	5,315,000	5,315,000

575    33,359,293    33,730,592

7,222,078	--	7,299,920
51,420	--	51,420
--	--	2,739,009
6,065	--	37,929
493,460	--	513,502
6,115	--	515,658

7,779,138    --    11,157,438

\$ 7,779,713    \$ 33,359,293    \$ 44,888,030

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 234,488	\$ 925,286	\$ --
Interest.....	14,576	43,814	16,802
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>249,064</b>	<b>969,110</b>	<b>16,802</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Property Management.....	--	--	--
Relocation.....	25,681	--	--
Site Clearance.....	--	--	--
Tax Sharing Payments.....	--	36,549	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>25,681</b>	<b>36,549</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>223,383</b>	<b>932,561</b>	<b>16,802</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the City of San Diego.....	--	--	--
Loans from the City of San Diego:			
HUD Section 108.....	--	--	--
Transfers from Other Funds.....	103,523	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers to Other Funds.....	--	--	138,162
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>103,523</b>	<b>--</b>	<b>138,162</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>326,906</b>	<b>932,561</b>	<b>154,964</b>
Fund Balances at July 1, 2000.....	97,977	140,720	30,655
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 424,883</b>	<b>\$ 1,073,281</b>	<b>\$ 185,619</b>

Special Revenue	Debt Service				Capital Projects		
	Total	City	Other Loan Repayments	1999 Bonds	Total	City Heights	Regional Transportation Ctr
\$ 1,159,784	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 12,657	\$ --
75,192	33	--	168,203	168,236	575	(952)	--
--	78,474	--	--	78,474	--	--	--
--	--	--	--	--	(35,000)	(15,000)	--
--	--	--	--	--	136	--	--
<u>1,234,976</u>	<u>78,507</u>	<u>--</u>	<u>168,203</u>	<u>246,710</u>	<u>(21,632)</u>	<u>(15,952)</u>	
--	--	--	--	--	(4,391)	34,911	
--	--	--	--	--	1,307	1,680	
--	--	--	--	--	--	--	
25,681	--	--	--	--	--	135,695	
36,549	--	--	--	--	--	--	
--	78,374	2,520,000	--	2,598,374	--	--	
--	--	65,367	316,735	382,102	--	--	
<u>62,230</u>	<u>78,374</u>	<u>2,585,367</u>	<u>316,735</u>	<u>2,980,476</u>	<u>(3,084)</u>	<u>172,286</u>	
<u>1,172,746</u>	<u>133</u>	<u>(2,585,367)</u>	<u>(148,532)</u>	<u>(2,733,766)</u>	<u>(18,548)</u>	<u>(188,238)</u>	
--	--	--	--	--	--	268,275	
103,523	3,059	2,585,367	--	2,588,426	18,932	2,032,980	
138,162	--	--	(3,059)	(3,059)	--	--	
<u>241,685</u>	<u>3,059</u>	<u>2,585,367</u>	<u>(3,059)</u>	<u>2,585,367</u>	<u>18,932</u>	<u>2,301,255</u>	
1,414,431	3,192	--	(151,591)	(148,399)	384	2,113,017	
<u>269,352</u>	<u>--</u>	<u>--</u>	<u>1,842,916</u>	<u>1,842,916</u>	<u>5,859</u>	<u>1,384</u>	
<u>\$ 1,683,783</u>	<u>\$ 3,192</u>	<u>\$ --</u>	<u>\$ 1,691,325</u>	<u>\$ 1,694,517</u>	<u>\$ 6,243</u>	<u>\$ 2,114,401</u>	

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**

	Capital Projects		
	Urban Village Retail	Urban Village Townhomes	Murphy's Market
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ --	\$ --
Interest.....	192,686	(545)	--
Private Sources.....	--	793	--
Gain/Loss on Sale of Real Estate.....	(12,549,302)	5,338,019	10,000
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>(12,356,616)</b>	<b>5,338,267</b>	<b>10,000</b>
<b>EXPENDITURES</b>			
Administration.....	(314,262)	48,074	--
Legal.....	3,910	11,450	--
Plans and Surveys.....	(20,486)	--	--
Property Management.....	(941)	--	--
Relocation.....	154,795	145,441	--
Site Clearance.....	(279,463)	--	--
Tax Sharing Payments.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>(456,447)</b>	<b>204,965</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(11,900,169)</b>	<b>5,133,302</b>	<b>10,000</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the City of San Diego.....	400,000	--	--
Loans from the City of San Diego:			
HUD Section 108.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	(138,162)	--	--
Transfers to Other Funds.....	(2,585,367)	(103,523)	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(2,323,529)</b>	<b>(103,523)</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(14,223,698)</b>	<b>5,029,779</b>	<b>10,000</b>
Fund Balances at July 1, 2000.....	14,717,188	125,225	--
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 493,490</b>	<b>\$ 5,155,004</b>	<b>\$ 10,000</b>

<u>Capital Projects</u>		<u>Total (Memorandum Only)</u>
<u>Total</u>		
\$ 12,657	\$	1,172,441
191,764		435,192
793		79,267
(7,251,283)		(7,251,283)
<u>136</u>		<u>136</u>
<u>(7,045,933)</u>		<u>(5,564,247)</u>
(235,668)		(235,668)
18,347		18,347
(20,486)		(20,486)
(941)		(941)
435,931		461,612
(279,463)		(279,463)
--		36,549
--		2,598,374
--		<u>382,102</u>
<u>(82,280)</u>		<u>2,960,426</u>
<u>(6,963,653)</u>		<u>(8,524,673)</u>
668,275		668,275
2,051,912		2,051,912
--		2,691,949
(138,162)		(138,162)
<u>(2,688,890)</u>		<u>(2,553,787)</u>
<u>(106,865)</u>		<u>2,720,187</u>
(7,070,518)		(5,804,486)
<u>14,849,656</u>		<u>16,961,924</u>
<u>\$ 7,779,138</u>	<u>\$</u>	<u>11,157,438</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999 A (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ --	\$ 316,735	\$ 316,735
2002 - 2003.....	--	316,735	316,735
2003 - 2004.....	--	316,735	316,735
2004 - 2005.....	115,000	316,735	431,735
2005 - 2006.....	120,000	311,560	431,560
2006 - 2007.....	125,000	306,040	431,040
2007 - 2008.....	130,000	300,165	430,165
2008 - 2009.....	140,000	293,925	433,925
2009 - 2010.....	145,000	287,065	432,065
2010 - 2011.....	150,000	279,815	429,815
2011 - 2012.....	160,000	272,165	432,165
2012 - 2013.....	170,000	263,845	433,845
2013 - 2014.....	180,000	254,835	434,835
2014 - 2015.....	185,000	245,115	430,115
2015 - 2016.....	195,000	234,940	429,940
2016 - 2017.....	210,000	223,728	433,728
2017 - 2018.....	220,000	211,652	431,652
2018 - 2019.....	235,000	199,002	434,002
2019 - 2020.....	245,000	185,490	430,490
2020 - 2021.....	260,000	171,402	431,402
2021 - 2022.....	275,000	156,453	431,453
2022 - 2023.....	290,000	140,640	430,640
2023 - 2024.....	310,000	123,965	433,965
2024 - 2025.....	325,000	106,140	431,140
2025 - 2026.....	345,000	87,290	432,290
2026 - 2027.....	365,000	67,280	432,280
2027 - 2028.....	385,000	46,110	431,110
2028 - 2029.....	410,000	23,780	433,780
<b>TOTALS</b>	<b>\$ 5,690,000</b>	<b>\$ 6,059,342</b>	<b>\$ 11,749,342</b>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1999 B (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ --	\$ --	\$ --
2002 - 2003.....	--	--	--
2003 - 2004.....	89,291	25,026	114,317
2004 - 2005.....	73,534	26,100	99,634
2005 - 2006.....	152,320	66,102	218,422
2006 - 2007.....	220,601	114,185	334,786
2007 - 2008.....	286,256	173,506	459,762
2008 - 2009.....	336,153	235,245	571,398
2009 - 2010.....	388,677	310,534	699,211
2010 - 2011.....	433,323	391,677	825,000
2011 - 2012.....	463,832	499,236	963,068
2012 - 2013.....	498,049	599,050	1,097,099
2013 - 2014.....	518,959	693,816	1,212,775
2014 - 2015.....	541,771	801,420	1,343,191
2015 - 2016.....	566,483	923,517	1,490,000
2016 - 2017.....	528,570	971,430	1,500,000
2017 - 2018.....	521,552	1,078,448	1,600,000
2018 - 2019.....	516,460	1,183,540	1,700,000
2019 - 2020.....	514,188	1,285,812	1,800,000
2020 - 2021.....	478,530	1,321,470	1,800,000
2021 - 2022.....	449,748	1,350,252	1,800,000
2022 - 2023.....	441,161	1,458,839	1,900,000
2023 - 2024.....	414,428	1,485,572	1,900,000
2024 - 2025.....	389,310	1,510,690	1,900,000
2025 - 2026.....	361,076	1,538,924	1,900,000
2026 - 2027.....	339,036	1,560,964	1,900,000
2027 - 2028.....	318,326	1,581,674	1,900,000
2028 - 2029.....	298,889	1,601,111	1,900,000
<b>TOTALS</b>	<b>\$ 10,140,523</b>	<b>\$ 22,788,140</b>	<b>\$ 32,928,663</b>

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**College Community  
Redevelopment  
Area**

# **Financial Statements**

## **College Community Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 104,441	\$ 41,728	\$ 146,169
Receivables:			
Taxes.....	1,420	5,681	7,101
Interest.....	1,213	211	1,424
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 107,074</u></b>	<b><u>\$ 47,620</u></b>	<b><u>\$ 154,694</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 14,727	\$ 14,727
Loans Payable to the City of San Diego.....	--	--	--
Contracts Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>14,727</u></b>	<b><u>14,727</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	32,893	32,893
Unreserved:			
Designated for Unrealized Gain.....	983	--	983
Designated for Subsequent Years' Expenditures.....	94,000	--	94,000
Undesignated.....	12,091	--	12,091
<b>TOTAL FUND EQUITY.....</b>	<b><u>107,074</u></b>	<b><u>32,893</u></b>	<b><u>139,967</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 107,074</u></b>	<b><u>\$ 47,620</u></b>	<b><u>\$ 154,694</u></b>

Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
\$ 6,182	\$ --	\$ 152,351
--	--	7,101
96	--	1,520
--	32,893	32,893
--	2,732,853	2,732,853
<u>\$ 6,278</u>	<u>\$ 2,765,746</u>	<u>\$ 2,926,718</u>
\$ 75	\$ --	\$ 14,802
--	1,168,002	1,168,002
--	1,597,744	1,597,744
<u>75</u>	<u>2,765,746</u>	<u>2,780,548</u>
75	--	75
--	--	32,893
--	--	983
1,755	--	95,755
<u>4,373</u>	<u>--</u>	<u>16,464</u>
<u>6,203</u>	<u>--</u>	<u>146,170</u>
<u>\$ 6,278</u>	<u>\$ 2,765,746</u>	<u>\$ 2,926,718</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax increments/Pay In-Lieu of Taxes.....	\$ 35,956	\$ 56,581	\$ 92,547
Interest.....	5,984	1,248	7,242
<b>TOTAL REVENUES.....</b>	<b>41,950</b>	<b>57,839</b>	<b>99,789</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Property Management.....	--	--	--
Tax Sharing Payments.....	--	25,997	25,997
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>25,997</b>	<b>25,997</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>41,950</b>	<b>31,842</b>	<b>73,792</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>41,950</b>	<b>31,842</b>	<b>73,792</b>
Fund Balances at July 1, 2000.....	65,124	1,051	66,175
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 107,074</b>	<b>\$ 32,893</b>	<b>\$ 139,967</b>

<u>Capital Projects</u>	<u>Total (Memorandum Only)</u>
\$ 87,233	\$ 179,780
<u>788</u>	<u>8,030</u>
<u>88,021</u>	<u>187,810</u>
94,262	94,262
2,444	2,444
60	60
<u>--</u>	<u>25,997</u>
<u>96,766</u>	<u>122,763</u>
<u>(8,745)</u>	<u>85,047</u>
210	210
<u>210</u>	<u>210</u>
(8,535)	65,257
<u>14,738</u>	<u>80,913</u>
<u>\$ 6,203</u>	<u>\$ 146,170</u>



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**College Grove  
Redevelopment  
Area**

# **Financial Statements**

## **College Grove Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE GROVE REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 87,224	\$ 188,726	\$ 275,950
Receivables:			
Taxes.....	--	125	125
Interest.....	1,291	2,170	3,461
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS</b> .....	<b>\$ 88,515</b>	<b>\$ 191,021</b>	<b>\$ 279,536</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ --	\$ --
Loans Payable to the City of San Diego.....	--	--	--
Contracts Payable.....	--	--	--
Notes Payable.....	--	--	--
<b>TOTAL LIABILITIES</b> .....	<b>--</b>	<b>--</b>	<b>--</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	189,188	189,188
Unreserved:			
Designated for Unrealized Gain.....	821	1,833	2,654
Designated for Subsequent Years' Expenditures.....	78,000	--	78,000
Undesignated.....	9,694	--	9,694
<b>TOTAL FUND EQUITY</b> .....	<b>88,515</b>	<b>191,021</b>	<b>279,536</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b> .....	<b>\$ 88,515</b>	<b>\$ 191,021</b>	<b>\$ 279,536</b>

Debt Service					General Long-Term Debt Account Group	Total (Memorandum Only)
City	County	Developer Loan	Total	Capital Projects		
\$ --	\$ 102,473	\$ 5	\$ 102,478	\$ 173	\$ --	\$ 378,601
--	--	--	--	--	--	125
--	1,140	--	1,140	6	--	4,807
--	--	--	--	--	291,841	291,841
--	--	--	--	--	1,362,487	1,362,487
<u>\$ --</u>	<u>\$ 103,613</u>	<u>\$ 5</u>	<u>\$ 103,618</u>	<u>\$ 179</u>	<u>\$ 1,654,328</u>	<u>\$ 2,037,661</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	255,963	255,963
--	--	--	--	--	1,308,000	1,308,000
--	--	--	--	--	90,365	90,365
--	--	--	--	--	1,654,328	1,654,328
--	--	--	--	179	--	179
--	102,648	5	102,653	--	--	291,841
--	965	--	965	--	--	3,619
--	--	--	--	--	--	78,000
--	--	--	--	--	--	9,694
--	103,613	5	103,618	179	--	383,333
<u>\$ --</u>	<u>\$ 103,613</u>	<u>\$ 5</u>	<u>\$ 103,618</u>	<u>\$ 179</u>	<u>\$ 1,654,328</u>	<u>\$ 2,037,661</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE GROVE REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 80,509	\$ 182,604	\$ 263,113
Interest.....	7,436	8,118	15,554
<b>TOTAL REVENUES.....</b>	<b>87,945</b>	<b>190,722</b>	<b>278,667</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Property Management.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>87,945</b>	<b>190,722</b>	<b>278,667</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to the City of San Diego.....	(106,000)	--	(106,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(106,000)</b>	<b>--</b>	<b>(106,000)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(18,055)</b>	<b>190,722</b>	<b>172,667</b>
Fund Balances at July 1, 2000.....	106,570	299	106,869
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 88,515</b>	<b>\$ 191,021</b>	<b>\$ 279,536</b>

Debt Service

<u>City</u>	<u>County</u>	<u>Developer Loan</u>	<u>Total</u>	<u>Capital Projects</u>	<u>Total (Memorandum Only)</u>
\$ 1,000	\$ 100,331	\$ --	\$ 101,331	\$ 38,103	\$ 402,547
--	3,702	--	3,702	32	19,288
<u>1,000</u>	<u>104,033</u>	<u>--</u>	<u>105,033</u>	<u>38,135</u>	<u>421,835</u>
--	--	--	--	38,043	38,043
--	--	--	--	--	--
--	--	--	--	60	60
--	2,879	--	2,879	--	2,879
<u>1,000</u>	<u>12,183</u>	<u>--</u>	<u>13,183</u>	<u>--</u>	<u>13,183</u>
<u>1,000</u>	<u>15,062</u>	<u>--</u>	<u>16,062</u>	<u>38,103</u>	<u>54,165</u>
<u>--</u>	<u>88,971</u>	<u>--</u>	<u>88,971</u>	<u>32</u>	<u>367,670</u>
<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(106,000)</u>
<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(106,000)</u>
--	88,971	--	88,971	32	261,670
--	14,642	5	14,647	147	121,663
<u>\$ --</u>	<u>\$ 103,613</u>	<u>\$ 5</u>	<u>\$ 103,618</u>	<u>\$ 179</u>	<u>\$ 383,333</u>

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**Dells Imperial  
Redevelopment  
Survey Area**

# **Financial Statements**

**Dells Imperial  
Redevelopment  
Survey Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**DELLS IMPERIAL SURVEY AREA FUND**  
**BALANCE SHEET**  
**June 30, 2001**

		Capital Projects
<b>ASSETS</b>		
Cash or Equity in Pooled Cash and Investments.....	\$	64
Receivables:		
Interest.....		1
 TOTAL ASSETS.....		 65
 <b>FUND EQUITY</b>		
Fund Balances:		
Unreserved:		
Undesignated.....	\$	65
 TOTAL FUND EQUITY.....	 \$	 65

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 DELLS IMPERIAL SURVEY AREA FUND  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 Year Ended June 30, 2001

	<u>Capital Projects</u>
<b>REVENUES</b>	
Interest.....	\$ 4
<b>TOTAL REVENUES.....</b>	<b>4</b>
<b>EXPENDITURES</b>	
Administration.....	--
Legal.....	--
Plans and Surveys.....	--
Program Management.....	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>4</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
Contributions from the City of San Diego:	
Sales Tax.....	--
Community Development Block Grant.....	--
Total Contributions from City of San Diego.....	--
Transfers to Southeast Economic Development Corporation.....	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>4</b>
Fund Balance at July 1, 2000.....	<u>61</u>
<b>FUND BALANCE AT JUNE 30, 2001.....</b>	<b>\$ 65</b>

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**Gateway Center West  
Redevelopment  
Area**

# **Financial Statements**

## **Gateway Center West Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 14,715	\$ 108,487	\$ 444,144
Cash with Fiscal Agent.....	--	--	--
Receivables:			
Taxes.....	968	3,870	--
Interest.....	224	1,168	276
From Other Funds.....	96,968	--	--
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
	<b>\$ 112,875</b>	<b>\$ 113,525</b>	<b>\$ 444,420</b>
<b>TOTAL ASSETS.....</b>			
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 4,960	\$ --	\$ --
Due to Other Funds.....	--	--	444,420
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
	<b>4,960</b>	<b>--</b>	<b>444,420</b>
<b>TOTAL LIABILITIES.....</b>			
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	1,842	--	--
Reserved for Debt Service.....	--	112,504	--
Unreserved:			
Designated for Unrealized Gain.....	--	1,021	--
Designated for Subsequent Years' Expenditures.....	106,073	--	--
Undesignated.....	--	--	--
	<b>107,915</b>	<b>113,525</b>	<b>--</b>
<b>TOTAL FUND EQUITY.....</b>			
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>			
	<b>\$ 112,875</b>	<b>\$ 113,525</b>	<b>\$ 444,420</b>



Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	1995 Bonds	Total	Acquisition 2.5 Acres	Gateway Center West
\$ 567,346	\$ 24	\$ --	\$ 24	\$ 31,486	\$ 13,944	\$ 19,695
--	--	119,909	119,909	--	--	--
4,838	--	--	--	--	--	--
1,668	--	--	--	559	181	1,103
96,968	--	--	--	347,452	--	--
--	--	--	--	85,512	79,521	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 670,820</u>	<u>\$ 24</u>	<u>\$ 119,909</u>	<u>\$ 119,933</u>	<u>\$ 465,009</u>	<u>\$ 93,646</u>	<u>\$ 20,798</u>
\$ 4,960	\$ --	\$ --	\$ --	\$ 47	\$ 191	\$ 2,158
444,420	--	--	--	--	--	--
--	--	--	--	--	13,781	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>449,380</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>47</u>	<u>13,972</u>	<u>2,158</u>
--	--	--	--	85,512	79,521	--
1,842	--	--	--	31,998	153	--
112,504	24	119,909	119,933	--	--	--
1,021	--	--	--	--	--	--
106,073	--	--	--	347,452	--	18,640
--	--	--	--	--	--	--
<u>221,440</u>	<u>24</u>	<u>119,909</u>	<u>119,933</u>	<u>464,962</u>	<u>79,674</u>	<u>18,640</u>
<u>\$ 670,820</u>	<u>\$ 24</u>	<u>\$ 119,909</u>	<u>\$ 119,933</u>	<u>\$ 465,009</u>	<u>\$ 93,646</u>	<u>\$ 20,798</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		General Long-Term Debt Account Group
	Commercial Rehabilitation	Total	
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 500	\$ 65,625	\$ --
Cash with Fiscal Agent.....	--	--	--
Receivables:			
Taxes.....	--	--	--
Interest.....	--	1,843	--
From Other Funds.....	--	347,452	--
Land Held for Resale.....	--	165,033	--
Amount Available for Long-Term Debt.....	--	--	232,437
Amount to be Provided for Long-Term Debt.....	--	--	22,331,413
TOTAL ASSETS.....	<u>\$ 500</u>	<u>\$ 579,953</u>	<u>\$ 22,563,850</u>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 2,396	\$ --
Due to Other Funds.....	--	--	--
Trust Liability.....	--	13,781	--
Loans Payable to the City of San Diego.....	--	--	21,473,850
Bonds Payable.....	--	--	1,090,000
TOTAL LIABILITIES.....	<u>--</u>	<u>16,177</u>	<u>22,563,850</u>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	165,033	--
Reserved for Encumbrances.....	--	32,151	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	--	--	--
Designated for Subsequent Years' Expenditures.....	500	366,592	--
Undesignated.....	--	--	--
TOTAL FUND EQUITY.....	<u>500</u>	<u>563,776</u>	<u>--</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 500</u>	<u>\$ 579,953</u>	<u>\$ 22,563,850</u>

Total  
(Memorandum  
Only)

\$ 632,965  
119,909

4,838  
3,511  
444,420  
165,033  
232,437  
22,331,413

\$ 23,934,556

\$ 7,356  
444,420  
13,781  
21,473,850  
1,090,000

23,029,407

165,033  
33,983  
232,437  
  
1,021  
472,665  
--

905,149

\$ 23,934,556

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 40,491	\$ 62,484	\$ --
Interest.....	2,214	6,005	35,406
Gain/Loss on Sale of Real Estate.....	--	--	--
Other.....	250	--	--
<b>TOTAL REVENUES.....</b>	<b>42,955</b>	<b>68,489</b>	<b>35,406</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	759	--	--
Plans and Surveys.....	13,038	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	6,705	--	--
Rehabilitation.....	--	--	--
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	--	--	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>20,502</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>22,453</b>	<b>68,489</b>	<b>35,406</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	7,500	--	--
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	(37,609)	--	--
Transfers to Other Funds.....	(58,214)	--	(38,453)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(88,323)</b>	<b>--</b>	<b>(38,453)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(65,870)</b>	<b>68,489</b>	<b>(3,047)</b>
Fund Balances at July 1, 2000.....	173,785	45,036	3,047
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 107,915</b>	<b>\$ 113,525</b>	<b>\$ --</b>

Special Revenue	Debt Service			Capital Projects		
	City Loan	1995 Bonds	Total	Acquisition 2.5 Acres	Gateway Center West	Lot 7 Development
\$ 102,975	\$ --	\$ 89,965	\$ 89,965	\$ 2,343	\$ 7,173	\$ --
43,625	34	4,000	4,034	2,835	(11)	5,193
--	--	--	--	--	(101,217)	101,217
250	--	--	--	--	71	--
<u>146,850</u>	<u>34</u>	<u>93,965</u>	<u>93,999</u>	<u>5,178</u>	<u>(93,984)</u>	<u>106,410</u>
--	--	--	--	44,929	613	--
759	--	--	--	--	--	150
13,038	--	--	--	14,204	3,082	--
--	--	--	--	--	--	--
6,705	--	--	--	3,997	1,107	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	2,371	--
--	--	--	--	3,279	323	868
--	--	--	--	--	--	--
--	--	45,000	45,000	--	--	--
--	200,000	106,515	306,515	--	--	--
<u>20,502</u>	<u>200,000</u>	<u>151,515</u>	<u>351,515</u>	<u>66,409</u>	<u>7,496</u>	<u>1,018</u>
<u>126,348</u>	<u>(198,966)</u>	<u>(57,550)</u>	<u>(257,516)</u>	<u>(61,231)</u>	<u>(101,480)</u>	<u>105,392</u>
7,500	--	--	--	--	--	--
--	--	--	--	--	--	--
--	100,000	58,214	158,214	--	--	--
--	100,000	--	100,000	(40,493)	323	(21,377)
(37,609)	--	--	--	(30,758)	--	(6,244)
<u>(96,867)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(100,000)</u>
<u>(126,776)</u>	<u>200,000</u>	<u>58,214</u>	<u>258,214</u>	<u>(71,251)</u>	<u>323</u>	<u>(127,621)</u>
(428)	34	664	688	(132,482)	(101,157)	(22,229)
<u>221,868</u>	<u>(10)</u>	<u>119,245</u>	<u>119,235</u>	<u>597,444</u>	<u>180,831</u>	<u>40,869</u>
<u>\$ 221,440</u>	<u>\$ 24</u>	<u>\$ 119,909</u>	<u>\$ 119,933</u>	<u>\$ 464,962</u>	<u>\$ 79,674</u>	<u>\$ 18,640</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		Total (Memorandum Only)
	Commercial Rehabilitation	Total	
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 9,516	\$ 202,456
Interest.....	--	8,017	55,676
Gain/Loss on Sale of Real Estate.....	--	--	--
Other.....	--	71	321
<b>TOTAL REVENUES.....</b>	<b>--</b>	<b>17,604</b>	<b>258,453</b>
<b>EXPENDITURES</b>			
Administration.....	--	45,542	45,542
Legal.....	--	150	909
Plans and Surveys.....	--	17,286	30,324
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	--	5,104	11,809
Rehabilitation.....	12,143	12,143	12,143
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	2,371	2,371
Program Management.....	1,224	5,694	5,694
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	45,000
Interest.....	--	--	306,515
<b>TOTAL EXPENDITURES.....</b>	<b>13,367</b>	<b>88,290</b>	<b>460,307</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>(13,367)</b>	<b>(70,686)</b>	<b>(201,854)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	7,500
Loans from the City of San Diego:			
Community Development Block Grant.....	25,906	25,906	25,906
Transfers from Other Funds.....	--	--	158,214
Transfers from Bond Proceeds.....	--	(61,547)	38,453
Transfers to Southeast Economic Development Corporation.....	(12,539)	(49,541)	(67,150)
Transfers to Other Funds.....	--	(100,000)	(196,667)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>13,367</b>	<b>(185,182)</b>	<b>(53,744)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>--</b>	<b>(255,868)</b>	<b>(255,598)</b>
Fund Balances at July 1, 2000.....	500	819,644	1,160,747
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 500</b>	<b>\$ 563,776</b>	<b>\$ 905,149</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1995 (Taxable)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 45,000	\$ 102,510	\$ 147,510
2002 - 2003.....	50,000	98,093	148,093
2003 - 2004.....	55,000	93,210	148,210
2004 - 2005.....	60,000	87,863	147,863
2005 - 2006.....	65,000	82,050	147,050
2006 - 2007.....	70,000	75,650	145,650
2007 - 2008.....	80,000	68,413	148,413
2008 - 2009.....	85,000	60,451	145,451
2009 - 2010.....	95,000	51,765	146,765
2010 - 2011.....	105,000	42,115	147,115
2011 - 2012.....	115,000	31,444	146,444
2012 - 2013.....	125,000	19,744	144,744
2013 - 2014.....	140,000	6,825	146,825
<b>TOTALS</b>	<b><u>\$ 1,090,000</u></b>	<b><u>\$ 820,133</u></b>	<b><u>\$ 1,910,133</u></b>

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**Horton Plaza  
Redevelopment  
Area**

# **Financial Statements**

## **Horton Plaza Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	'96 Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 4,655,785	\$ 6,649,607	\$ 6,442,588
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	15,175	60,699	--
Notes.....	6,405,301	--	--
Interest.....	59,910	65,790	3,112
From Other Funds.....	--	--	--
Working Capital Advance - Center City Development Corporation.....	--	--	--
Land Held for Resale.....	54,910	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 11,191,081</u></b>	<b><u>\$ 6,776,096</u></b>	<b><u>\$ 6,445,700</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 27,224	\$ --	\$ --
Deferred Revenue.....	6,405,301	--	--
Due to Other Funds.....	--	--	5,298,716
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>6,432,525</u></b>	<b><u>--</u></b>	<b><u>5,298,716</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	54,910	--	--
Reserved for Encumbrances.....	1,154,133	--	--
Reserved for Debt Service.....	--	6,713,486	--
Unreserved:			
Designated for Unrealized Gain.....	43,841	62,610	1,153
Designated for Subsequent Years' Expenditures.....	2,950,746	--	--
Undesignated.....	554,926	--	1,145,831
<b>TOTAL FUND EQUITY.....</b>	<b><u>4,758,556</u></b>	<b><u>6,776,096</u></b>	<b><u>1,146,984</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 11,191,081</u></b>	<b><u>\$ 6,776,096</u></b>	<b><u>\$ 6,445,700</u></b>

Special Revenue		Debt Service				Capital Projects
'00 Bond Proceeds	Total	City	1996 Bonds	2000 Bonds	Total	Balboa Theatre
\$ 3,739,782	\$ 21,487,762	\$ 2,183	\$ --	\$ 9,274	\$ 11,457	\$ 1,206,090
--	--	--	2,646,000	649,902	3,295,902	--
--	--	--	--	8,544,221	8,544,221	--
--	75,874	--	--	--	--	--
--	6,405,301	--	--	--	--	--
(125)	128,687	2,325	41	135	2,501	5,598
--	--	5,298,716	--	--	5,298,716	--
--	--	--	--	--	--	--
--	54,910	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 3,739,657</u>	<u>\$ 28,152,534</u>	<u>\$ 5,303,224</u>	<u>\$ 2,646,041</u>	<u>\$ 9,203,532</u>	<u>\$ 17,152,797</u>	<u>\$ 1,211,688</u>
\$ --	\$ 27,224	\$ --	\$ --	\$ --	\$ --	\$ 8,427
--	6,405,301	--	--	--	--	--
--	5,298,716	--	--	--	--	--
--	--	--	--	--	--	25,000
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	11,731,241	--	--	--	--	33,427
--	54,910	--	--	--	--	--
--	1,154,133	--	--	--	--	1,166,894
--	6,713,486	5,303,224	2,646,041	9,174,647	17,123,912	--
1,667	109,271	--	--	28,885	28,885	11,367
--	2,950,746	--	--	--	--	--
3,737,990	5,438,747	--	--	--	--	--
<u>3,739,657</u>	<u>16,421,293</u>	<u>5,303,224</u>	<u>2,646,041</u>	<u>9,203,532</u>	<u>17,152,797</u>	<u>1,178,261</u>
<u>\$ 3,739,657</u>	<u>\$ 28,152,534</u>	<u>\$ 5,303,224</u>	<u>\$ 2,646,041</u>	<u>\$ 9,203,532</u>	<u>\$ 17,152,797</u>	<u>\$ 1,211,688</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Horton Retail /Parking	Horton Theater	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,238,721	\$ 71	\$ 2,444,882
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	--	--	--
Interest.....	26,968	51	32,617
From Other Funds.....	--	--	--
Working Capital Advance - Center City Development Corporation.....	275,000	--	275,000
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 1,540,689</b>	<b>\$ 122</b>	<b>\$ 2,752,499</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 110,793	\$ --	\$ 119,220
Deferred Revenue.....	--	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	--	--	25,000
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>110,793</b>	<b>--</b>	<b>144,220</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	28,137	122	1,195,153
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	11,671	--	23,038
Designated for Subsequent Years' Expenditures.....	1,390,088	--	1,390,088
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b>1,429,896</b>	<b>122</b>	<b>2,608,279</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 1,540,689</b>	<b>\$ 122</b>	<b>\$ 2,752,499</b>

General Long-Term Debt Account Group	Total (Memorandum Only)
\$ --	\$ 23,944,101
--	3,295,902
--	8,544,221
--	75,874
--	6,405,301
--	163,805
--	5,298,716
--	275,000
--	54,910
23,837,398	23,837,398
<u>22,632,266</u>	<u>22,632,266</u>
<u>\$ 46,469,664</u>	<u>\$ 94,527,494</u>

\$ --	\$ 146,444
--	6,405,301
--	5,298,716
--	25,000
11,524,664	11,524,664
<u>34,945,000</u>	<u>34,945,000</u>
<u>46,469,664</u>	<u>58,345,125</u>

--	54,910
--	2,349,286
--	23,837,398
--	161,194
--	4,340,834
--	<u>5,438,747</u>
--	<u>36,182,369</u>
<u>\$ 46,469,664</u>	<u>\$ 94,527,494</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	'96 Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 1,165,031	\$ (383,598)	\$ --
Interest.....	341,577	399,960	421,025
Private Sources.....	731	--	--
Gain/Loss on Sale of Real Estate.....	71,210	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>1,578,549</b>	<b>16,362</b>	<b>421,025</b>
<b>EXPENDITURES</b>			
Administration.....	4,750	--	--
Legal.....	8,371	--	--
Plans and Surveys.....	6,779	--	--
Acquisition Expense.....	10,625	--	--
Real Estate/Fixture Purchases.....	1,210,658	--	--
Property Management.....	--	--	--
Rehabilitation.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	687	--	--
Rehabilitation Loans.....	318,702	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>1,560,572</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>17,977</b>	<b>16,362</b>	<b>421,025</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	--	--
Transfers to Centre City Development Corporation.....	(53,148)	--	--
Transfers to Other Funds.....	--	--	(4,510,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(53,148)</b>	<b>--</b>	<b>(4,510,000)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(35,171)</b>	<b>16,362</b>	<b>(4,088,975)</b>
Fund Balances at July 1, 2000.....	4,793,727	6,759,734	5,235,959
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 4,758,556</b>	<b>\$ 6,776,096</b>	<b>\$ 1,146,984</b>

Special Revenue		Debt Service				Capital Projects
'00 Bond Proceeds	Total	City	1996 Bonds	2000 Bonds	Total	Balboa Theatre
\$ --	\$ 781,433	\$ 1,895,963	\$ 1,661,550	\$ 945,205	\$ 4,502,718	\$ 120,242
182,781	1,345,343	2,637	158,263	313,319	474,419	29,573
--	731	--	--	--	--	--
--	71,210	--	--	--	--	--
--	--	--	--	--	--	--
<u>182,781</u>	<u>2,198,717</u>	<u>1,898,600</u>	<u>1,819,813</u>	<u>1,258,524</u>	<u>4,977,137</u>	<u>149,815</u>
--	4,750	--	--	--	--	7,946
--	8,371	--	--	--	--	9,284
--	6,779	--	--	--	--	22,996
--	10,625	--	--	--	--	--
--	1,210,658	--	--	--	--	--
--	--	--	--	--	--	19,783
--	--	--	--	--	--	20,059
--	--	--	--	287,076	287,076	--
--	687	--	--	--	--	692
--	318,702	--	--	--	--	--
--	--	5,284,815	770,000	--	6,054,815	--
--	--	4,795,913	1,216,744	412,103	6,424,760	--
--	<u>1,580,572</u>	<u>10,080,728</u>	<u>1,986,744</u>	<u>699,179</u>	<u>12,766,651</u>	<u>80,760</u>
<u>182,781</u>	<u>638,145</u>	<u>(8,181,928)</u>	<u>(166,931)</u>	<u>559,345</u>	<u>(7,789,514)</u>	<u>69,055</u>
6,824,376	6,824,376	--	--	8,200,624	8,200,624	--
--	--	--	--	443,563	443,563	993,000
--	--	7,777,500	--	--	7,777,500	--
--	(53,148)	--	--	--	--	(93,063)
<u>(3,267,500)</u>	<u>(7,777,500)</u>	--	<u>(443,563)</u>	--	<u>(443,563)</u>	--
<u>3,558,876</u>	<u>(1,006,272)</u>	<u>7,777,500</u>	<u>(443,563)</u>	<u>8,644,187</u>	<u>15,978,124</u>	<u>899,937</u>
3,739,657	(368,127)	(404,428)	(610,494)	9,203,532	8,188,610	968,992
--	16,788,420	5,707,652	3,256,535	--	8,964,187	209,269
<u>\$ 3,739,657</u>	<u>\$ 16,421,293</u>	<u>\$ 5,303,224</u>	<u>\$ 2,646,041</u>	<u>\$ 9,203,532</u>	<u>\$ 17,152,797</u>	<u>\$ 1,178,261</u>

Continued on next page.



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Horton Retail /Parking	Horton Theater	Total
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 190,780	\$ 311,022
Interest.....	140,183	908	170,664
Private Sources.....	--	--	--
Gain/Loss on Sale of Real Estate.....	500,436	--	500,436
Other Revenue.....	109,298	--	109,298
<b>TOTAL REVENUES.....</b>	<b>749,917</b>	<b>191,688</b>	<b>1,091,420</b>
<b>EXPENDITURES</b>			
Administration.....	12,777	--	20,723
Legal.....	7,078	--	16,362
Plans and Surveys.....	10,151	--	33,147
Acquisition Expense.....	--	--	--
Real Estate/Fixture Purchases.....	--	--	--
Property Management.....	--	--	19,783
Rehabilitation.....	--	190,780	210,839
Bond Sale Expense.....	4,800	--	4,800
Program Management.....	2,849	--	3,541
Rehabilitation Loans.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>37,655</b>	<b>190,780</b>	<b>309,195</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>712,262</b>	<b>908</b>	<b>782,225</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	--
Transfers from Other Funds.....	--	39,000	1,032,000
Transfers from Bond Proceeds.....	--	--	--
Transfers to Centre City Development Corporation.....	(58,918)	(41,115)	(193,096)
Transfers to Other Funds.....	(1,032,000)	--	(1,032,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(1,090,918)</b>	<b>(2,115)</b>	<b>(193,096)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(378,656)</b>	<b>(1,207)</b>	<b>589,129</b>
Fund Balances at July 1, 2000.....	1,808,552	1,329	2,019,150
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 1,429,896</b>	<b>\$ 122</b>	<b>\$ 2,608,279</b>

**Total  
(Memorandum  
Only)**

\$ 5,585,173  
1,990,426  
731  
571,646  
109,298  
8,267,274

25,473  
24,733  
39,926  
10,625  
1,210,658  
19,783  
210,839  
291,876  
4,228  
318,702

6,054,815  
6,424,760

14,636,418

(6,369,144)

15,025,000  
1,475,563  
7,777,500  
(246,244)  
(9,253,063)

14,778,756

8,409,612

27,772,757

\$ 36,182,369

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1996 A (Tax Exempt)  
TAX ALLOCATION BONDS**

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2001 - 2002.....	\$ 500,000	\$ 622,865	\$ 1,122,865
2002 - 2003.....	525,000	597,490	1,122,490
2003 - 2004.....	555,000	570,213	1,125,213
2004 - 2005.....	580,000	540,980	1,120,980
2005 - 2006.....	610,000	509,735	1,119,735
2006 - 2007.....	645,000	476,155	1,121,155
2007 - 2008.....	680,000	440,040	1,120,040
2008 - 2009.....	715,000	401,320	1,116,320
2009 - 2010.....	755,000	358,650	1,113,650
2010 - 2011.....	805,000	311,850	1,116,850
2011 - 2012.....	850,000	262,200	1,112,200
2012 - 2013.....	900,000	209,700	1,109,700
2013 - 2014.....	960,000	153,900	1,113,900
2014 - 2015.....	1,015,000	94,650	1,109,650
2015 - 2016.....	1,070,000	32,100	1,102,100
<b>TOTALS</b>	<b><u>\$ 11,165,000</u></b>	<b><u>\$ 5,581,848</u></b>	<b><u>\$ 16,746,848</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 HORTON PLAZA REDEVELOPMENT AREA FUNDS  
 STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
 June 30, 2001**

**SERIES 1996 B (Tax Exempt)  
 TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 305,000	\$ 554,726	\$ 859,726
2002 - 2003.....	320,000	537,844	857,844
2003 - 2004.....	335,000	517,319	852,319
2004 - 2005.....	360,000	492,994	852,994
2005 - 2006.....	385,000	469,229	854,229
2006 - 2007.....	410,000	445,969	855,969
2007 - 2008.....	435,000	420,824	855,824
2008 - 2009.....	460,000	393,054	853,054
2009 - 2010.....	490,000	362,654	852,654
2010 - 2011.....	520,000	330,334	850,334
2011 - 2012.....	555,000	295,309	850,309
2012 - 2013.....	590,000	257,381	847,381
2013 - 2014.....	630,000	216,969	846,969
2014 - 2015.....	670,000	173,906	843,906
2015 - 2016.....	715,000	128,028	843,028
2016 - 2017.....	760,000	79,169	839,169
2017 - 2018.....	815,000	26,997	841,997
<b>TOTALS</b>	<b><u>\$ 8,755,000</u></b>	<b><u>\$ 5,702,706</u></b>	<b><u>\$ 14,457,706</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
HORTON PLAZA REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 110,000	\$ 821,868	\$ 931,868
2002 - 2003.....	115,000	817,000	932,000
2003 - 2004.....	120,000	811,770	931,770
2004 - 2005.....	125,000	806,195	931,195
2005 - 2006.....	130,000	800,233	930,233
2006 - 2007.....	135,000	793,871	928,871
2007 - 2008.....	575,000	776,510	1,351,510
2008 - 2009.....	605,000	747,600	1,352,600
2009 - 2010.....	635,000	716,903	1,351,903
2010 - 2011.....	660,000	684,198	1,344,198
2011 - 2012.....	700,000	649,168	1,349,168
2012 - 2013.....	735,000	611,490	1,346,490
2013 - 2014.....	770,000	571,223	1,341,223
2014 - 2015.....	810,000	528,158	1,338,158
2015 - 2016.....	865,000	481,879	1,346,879
2016 - 2017.....	1,145,000	425,243	1,570,243
2017 - 2018.....	1,210,000	358,125	1,568,125
2018 - 2019.....	1,280,000	286,520	1,566,520
2019 - 2020.....	1,355,000	210,105	1,565,105
2020 - 2021.....	1,430,000	129,340	1,559,340
2021 - 2022.....	1,515,000	43,935	1,558,935
<b>TOTALS</b>	<b>\$ 15,025,000</b>	<b>\$ 12,071,334</b>	<b>\$ 27,096,334</b>

**Linda Vista  
Redevelopment  
Area**

# **Financial Statements**

**Linda Vista  
Redevelopment  
Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
LINDA VISTA REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 106,079	\$ 132,860	\$ 238,939
Receivables:			
Taxes.....	385	1,538	1,923
Interest .....	1,366	2,175	3,541
Land Held for Resale.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 107,830</b>	<b>\$ 136,573</b>	<b>\$ 244,403</b>
<b>LIABILITIES</b>			
Loans Payable to the City of San Diego.....	\$ --	\$ --	\$ --
<b>TOTAL LIABILITIES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	7,000	--	7,000
Reserved for Debt Service.....	--	135,231	135,231
Unreserved:			
Designated for Unrealized Gain.....	999	1,342	2,341
Designated for Subsequent Years' Expenditures.....	91,000	--	91,000
Undesignated.....	8,831	--	8,831
<b>TOTAL FUND EQUITY.....</b>	<b>107,830</b>	<b>136,573</b>	<b>244,403</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 107,830</b>	<b>\$ 136,573</b>	<b>\$ 244,403</b>



Debt Service		Capital Projects			General Long-Term Debt Account Group	Total (Memorandum Only)
City	Linda Vista	Community Center	Total			
\$ 34	\$ 28,241	\$ 41,256	\$ 69,497	\$ --	\$ 308,470	
--	--	--	--	--	1,923	
--	265	563	828	--	4,369	
--	--	366,285	366,285	--	366,285	
--	--	--	--	135,265	135,265	
--	--	--	--	5,055,378	5,055,378	
<u>\$ 34</u>	<u>\$ 28,506</u>	<u>\$ 408,104</u>	<u>\$ 436,610</u>	<u>\$ 5,190,643</u>	<u>\$ 5,871,690</u>	
\$ --	\$ --	\$ --	\$ --	\$ 5,190,643	\$ 5,190,643	
--	--	--	--	5,190,643	5,190,643	
--	--	366,285	366,285	--	366,285	
--	28,506	18,150	46,656	--	53,656	
34	--	--	--	--	135,265	
--	--	--	--	--	2,341	
--	--	23,669	23,669	--	114,669	
--	--	--	--	--	8,831	
<u>34</u>	<u>28,506</u>	<u>408,104</u>	<u>436,610</u>	<u>--</u>	<u>681,047</u>	
<u>\$ 34</u>	<u>\$ 28,506</u>	<u>\$ 408,104</u>	<u>\$ 436,610</u>	<u>\$ 5,190,643</u>	<u>\$ 5,871,690</u>	

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
LINDA VISTA REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax increments/Pay In-Lieu of Taxes.....	\$ 19,199	\$ (19,221)	\$ (22)
Interest.....	6,997	12,734	19,731
Rents.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>26,196</b>	<b>(6,487)</b>	<b>19,709</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Plans and Surveys.....	--	--	--
Property Management.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>26,196</b>	<b>(6,487)</b>	<b>19,709</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
<b>Total Loans from City of San Diego.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>26,196</b>	<b>(6,487)</b>	<b>19,709</b>
Fund Balances at July 1, 2000.....	81,634	143,060	224,694
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 107,830</b>	<b>\$ 136,573</b>	<b>\$ 244,403</b>

Debt Service		Capital Projects			Total (Memorandum Only)
City	Linda Vista	Community Center	Total		
\$ --	\$ 96,016	\$ --	\$ 96,016	\$ 95,994	
2	928	4,288	5,216	24,949	
--	48,383	--	48,383	48,383	
2	145,327	4,288	149,615	189,326	
--	116,598	--	116,598	116,598	
--	5,721	--	5,721	5,721	
--	109	--	109	109	
--	122,428	--	122,428	122,428	
2	22,899	4,288	27,187	46,898	
--	--	10,730	10,730	10,730	
--	--	10,730	10,730	10,730	
--	--	10,730	10,730	10,730	
2	22,899	15,018	37,917	57,628	
32	5,607	393,086	398,693	623,419	
\$ 34	\$ 28,506	\$ 408,104	\$ 436,610	\$ 681,047	

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**Market Street  
Redevelopment  
Area**

# **Financial Statements**

## **Market Street Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 MARKET STREET REDEVELOPMENT AREA FUNDS  
 COMBINED BALANCE SHEET  
 June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 4,866	\$ 266,839	\$ 271,505
Receivables:			
Interest .....	341	3,607	3,948
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b>\$ 5,007</b>	<b>\$ 270,446</b>	<b>\$ 275,453</b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ --	\$ --
Loans Payable to the City of San Diego.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Debt Service.....	--	267,932	267,932
Unreserved:			
Designated for Unrealized Gain.....	--	2,514	2,514
Designated for Subsequent Years' Expenditures.....	5,007	--	5,007
Undesignated.....	--	--	--
<b>TOTAL FUND BALANCES.....</b>	<b>5,007</b>	<b>270,446</b>	<b>275,453</b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b>\$ 5,007</b>	<b>\$ 270,446</b>	<b>\$ 275,453</b>

Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
\$ 182	\$ --	\$ 271,687
2	--	3,950
--	267,932	267,932
--	(9,120)	(9,120)
<u>\$ 184</u>	<u>\$ 258,812</u>	<u>\$ 534,449</u>
\$ 37	\$ --	\$ 37
--	258,812	258,812
<u>37</u>	<u>258,812</u>	<u>258,849</u>
--	--	267,932
--	--	2,514
--	--	5,007
<u>147</u>	<u>--</u>	<u>147</u>
<u>147</u>	<u>--</u>	<u>275,600</u>
<u>\$ 184</u>	<u>\$ 258,812</u>	<u>\$ 534,449</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 MARKET STREET REDEVELOPMENT AREA FUNDS  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ (46,662)	\$ (46,662)
Interest.....	4,255	22,324	26,579
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>4,255</b>	<b>(24,338)</b>	<b>(20,083)</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>4,255</b>	<b>(24,338)</b>	<b>(20,083)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to the City of San Diego.....	(93,000)	--	(93,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(93,000)</b>	<b>--</b>	<b>(93,000)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(88,745)</b>	<b>(24,338)</b>	<b>(113,083)</b>
Fund Balances at July 1, 2000.....	93,752	294,784	388,536
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 5,007</b>	<b>\$ 270,446</b>	<b>\$ 275,453</b>

<u>Capital Projects</u>	<u>Total (Memorandum Only)</u>
\$ 46,662	\$ --
188	26,767
<u>5</u>	<u>5</u>
46,855	26,772
11,464	11,464
<u>35,244</u>	<u>35,244</u>
46,708	46,708
<u>147</u>	<u>(19,936)</u>
<u>--</u>	<u>(93,000)</u>
<u>--</u>	<u>(93,000)</u>
147	(112,936)
<u>--</u>	<u>388,536</u>
<u>\$ 147</u>	<u>\$ 275,600</u>

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**Mount Hope  
Redevelopment  
Area**

# **Financial Statements**

## **Mount Hope Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 283,877	\$ 424,867	\$ 818,853
Cash with Fiscal Agent.....	--	--	--
Receivables:			
Taxes.....	2,894	11,577	--
Notes.....	150,000	--	--
Interest.....	3,979	6,280	522
From Other Funds.....	195,395	--	--
Land Held for Resale.....	--	--	--
Working Capital Advances - Southeast Economic Development Corporation.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 636,145</u></b>	<b><u>\$ 442,724</u></b>	<b><u>\$ 819,375</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 13,923	\$ --	\$ --
Deferred Revenue.....	150,000	--	--
Due to Other Funds.....	--	--	819,375
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>163,923</u></b>	<b><u>--</u></b>	<b><u>819,375</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	9,560	--	--
Reserved for Debt Service.....	--	438,724	--
Unreserved:			
Designated for Unrealized Gain.....	2,673	4,000	--
Designated for Subsequent Years' Expenditures.....	459,989	--	--
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>472,222</u></b>	<b><u>442,724</u></b>	<b><u>--</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 636,145</u></b>	<b><u>\$ 442,724</u></b>	<b><u>\$ 819,375</u></b>

Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	1995 Bonds	Total	Lots 7, 8 & 9	Lot 21 Development
\$ 1,527,597	\$ 1,491	\$ --	\$ 1,491	\$ 515	\$ 76,066	\$ 192,293
--	--	504,011	504,011	--	--	--
14,471	--	--	--	--	--	--
150,000	--	--	--	--	--	--
10,781	45	--	45	7	1,014	3,095
195,395	189,333	--	189,333	--	--	434,647
--	--	--	--	--	--	446,199
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 1,898,244</u>	<u>\$ 190,869</u>	<u>\$ 504,011</u>	<u>\$ 694,880</u>	<u>\$ 522</u>	<u>\$ 77,080</u>	<u>\$ 1,076,234</u>
\$ 13,923	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 7,264
150,000	--	--	--	--	--	--
819,375	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>983,298</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>7,264</u>
--	--	--	--	--	--	446,199
9,560	--	--	--	--	--	180,841
438,724	190,869	504,011	694,880	--	--	--
6,673	--	--	--	--	716	1,920
459,989	--	--	--	--	23,458	440,010
--	--	--	--	522	52,906	--
<u>914,946</u>	<u>190,869</u>	<u>504,011</u>	<u>694,880</u>	<u>522</u>	<u>77,080</u>	<u>1,068,970</u>
<u>\$ 1,898,244</u>	<u>\$ 190,869</u>	<u>\$ 504,011</u>	<u>\$ 694,880</u>	<u>\$ 522</u>	<u>\$ 77,080</u>	<u>\$ 1,076,234</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Capital Projects		
	Mount Hope	Street & Alley Improvements	Commercial Rehabilitation
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 46,803	\$ 8,162	\$ 2,010
Cash with Fiscal Agent.....	--	--	--
Receivables:			
Taxes.....	--	--	--
Notes.....	--	--	--
Interest.....	590	260	27
From Other Funds.....	--	--	--
Land Held for Resale.....	--	--	--
Working Capital Advances - Southeast Economic Development Corporation.....	158,977	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 206,370</u></b>	<b><u>\$ 8,422</u></b>	<b><u>\$ 2,037</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 20,130	\$ --	\$ --
Deferred Revenue.....	84,184	--	--
Due to Other Funds.....	--	--	--
Trust Liability.....	4,482	--	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>108,796</u></b>	<b><u>--</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	--	--	--
Reserved for Encumbrances.....	97,574	--	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	--	--	--
Designated for Subsequent Years' Expenditures.....	--	8,422	2,037
Undesignated.....	--	--	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>97,574</u></b>	<b><u>8,422</u></b>	<b><u>2,037</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 206,370</u></b>	<b><u>\$ 8,422</u></b>	<b><u>\$ 2,037</u></b>



Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
Total		
\$ 325,849	\$ --	\$ 1,854,937
--	--	504,011
--	--	14,471
--	--	150,000
4,993	--	15,819
434,647	--	819,375
446,199	--	446,199
158,977	--	158,977
--	1,133,604	1,133,604
--	23,470,920	23,470,920
<u>\$ 1,370,665</u>	<u>\$ 24,604,524</u>	<u>\$ 28,568,313</u>
\$ 27,394	\$ --	\$ 41,317
84,184	--	234,184
--	--	819,375
4,482	--	4,482
--	19,884,524	19,884,524
--	4,720,000	4,720,000
<u>116,060</u>	<u>24,604,524</u>	<u>25,703,882</u>
446,199	--	446,199
278,415	--	287,975
--	--	1,133,604
2,636	--	9,309
473,927	--	933,916
53,428	--	53,428
<u>1,254,605</u>	<u>--</u>	<u>2,864,431</u>
<u>\$ 1,370,665</u>	<u>\$ 24,604,524</u>	<u>\$ 28,568,313</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 208,259	\$ 7,571	\$ --
Interest.....	24,726	31,709	69,965
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>232,985</b>	<b>39,280</b>	<b>69,965</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	2,657	--	--
Plans and Surveys.....	44,736	--	--
Property Management.....	--	--	--
Site Clearance.....	--	--	--
Project Improvements.....	9,764	--	--
Promotions and Marketing.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	17,739	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>74,896</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>158,089</b>	<b>39,280</b>	<b>69,965</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from Bond Proceeds.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	(120,867)	--	--
Transfers to Other Funds.....	(178,864)	--	(69,965)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(299,731)</b>	<b>--</b>	<b>(69,965)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(141,642)</b>	<b>39,280</b>	<b>--</b>
Fund Balances at July 1, 2000.....	613,864	403,444	--
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 472,222</b>	<b>\$ 442,724</b>	<b>\$ --</b>

Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	1995 Bonds	Total	Lots 7, 8 & 9	Lot 21 Development
\$ 215,830	\$ 256,360	\$ 269,181	\$ 525,541	\$ --	\$ --	\$ 34,340
126,400	496	19,391	19,887	36	5,582	59,360
--	--	--	--	--	--	847,444
<u>342,230</u>	<u>256,856</u>	<u>288,572</u>	<u>545,428</u>	<u>36</u>	<u>5,582</u>	<u>941,144</u>
--	--	--	--	--	--	13,754
2,657	--	--	--	--	--	24,439
44,736	--	--	--	--	--	19,408
--	--	--	--	--	--	10,782
--	--	--	--	--	--	14,160
9,764	--	--	--	--	--	4,554
--	--	--	--	--	--	--
--	--	--	--	--	--	--
17,739	--	--	--	--	--	12,642
--	683,816	105,000	788,816	--	--	--
--	478,476	358,202	836,678	--	--	--
<u>74,896</u>	<u>1,162,292</u>	<u>463,202</u>	<u>1,625,494</u>	<u>--</u>	<u>--</u>	<u>99,739</u>
<u>267,334</u>	<u>(905,436)</u>	<u>(174,630)</u>	<u>(1,080,066)</u>	<u>36</u>	<u>5,582</u>	<u>841,405</u>
--	--	--	--	--	--	514,382
--	905,932	178,864	1,084,796	--	--	--
(120,867)	--	--	--	--	--	(25,917)
(248,829)	--	--	--	--	--	(905,932)
<u>(369,696)</u>	<u>905,932</u>	<u>178,864</u>	<u>1,084,796</u>	<u>--</u>	<u>--</u>	<u>(417,467)</u>
(102,362)	496	4,234	4,730	36	5,582	423,838
<u>1,017,308</u>	<u>190,373</u>	<u>499,777</u>	<u>690,150</u>	<u>486</u>	<u>71,488</u>	<u>645,032</u>
<u>\$ 914,946</u>	<u>\$ 190,869</u>	<u>\$ 504,011</u>	<u>\$ 694,880</u>	<u>\$ 522</u>	<u>\$ 77,080</u>	<u>\$ 1,068,970</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Mount Hope	Street & Alley Improvements	Commercial Rehabilitation
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 265,585	\$ --	\$ --
Interest.....	2,709	1,467	135
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>268,294</b>	<b>1,467</b>	<b>135</b>
<b>EXPENDITURES</b>			
Administration.....	105,489	--	--
Legal.....	3,337	--	--
Plans and Surveys.....	32,127	--	--
Property Management.....	2,923	205	--
Site Clearance.....	--	--	--
Project Improvements.....	--	(21,908)	--
Promotions and Marketing.....	100	--	--
Bond Sale Expense.....	4,713	--	--
Program Management.....	11,636	--	56
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>180,325</b>	<b>(21,703)</b>	<b>56</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>107,969</b>	<b>23,170</b>	<b>79</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from Bond Proceeds.....	--	(444,417)	--
Transfers from Other Funds.....	--	--	--
Transfers to Southeast Economic Development Corporation.....	(128,215)	--	(524)
Transfers to Other Funds.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(128,215)</b>	<b>(444,417)</b>	<b>(524)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(20,246)</b>	<b>(421,247)</b>	<b>(445)</b>
Fund Balances at July 1, 2000.....	117,820	429,669	2,482
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 97,574</b>	<b>\$ 8,422</b>	<b>\$ 2,037</b>

<u>Capital Projects</u>	<u>Total (Memorandum Only)</u>
<u>Total</u>	
\$ 298,925	\$ 1,041,296
68,289	215,576
<u>847,444</u>	<u>847,444</u>
<u>1,216,658</u>	<u>2,104,316</u>
119,243	119,243
27,776	30,433
51,535	96,271
13,910	13,910
14,160	14,160
(17,354)	(7,590)
100	100
4,713	4,713
24,334	42,073
--	788,816
<u>--</u>	<u>836,678</u>
<u>238,417</u>	<u>1,938,807</u>
<u>978,241</u>	<u>165,509</u>
69,965	69,965
--	1,084,796
(154,656)	(275,523)
<u>(905,932)</u>	<u>(1,154,761)</u>
<u>(990,623)</u>	<u>(275,523)</u>
(12,382)	(110,014)
<u>1,266,987</u>	<u>2,974,445</u>
<u>\$ 1,254,605</u>	<u>\$ 2,864,431</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1995 A (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 30,000	\$ 60,630	\$ 90,630
2002 - 2003.....	35,000	58,947	93,947
2003 - 2004.....	35,000	57,092	92,092
2004 - 2005.....	40,000	55,048	95,048
2005 - 2006.....	40,000	52,828	92,828
2006 - 2007.....	40,000	50,568	90,568
2007 - 2008.....	45,000	48,123	93,123
2008 - 2009.....	45,000	45,501	90,501
2009 - 2010.....	50,000	42,710	92,710
2010 - 2011.....	55,000	39,599	94,599
2011 - 2012.....	55,000	36,313	91,313
2012 - 2013.....	60,000	32,900	92,900
2013 - 2014.....	65,000	29,228	94,228
2014 - 2015.....	65,000	25,409	90,409
2015 - 2016.....	70,000	21,444	91,444
2016 - 2017.....	75,000	17,184	92,184
2017 - 2018.....	80,000	12,631	92,631
2018 - 2019.....	85,000	7,784	92,784
2019 - 2020.....	90,000	2,644	92,644
<b>TOTALS</b>	<b><u>\$ 1,060,000</u></b>	<b><u>\$ 696,583</u></b>	<b><u>\$ 1,756,583</u></b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1995 B (Taxable)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 80,000	\$ 290,130	\$ 370,130
2002 - 2003.....	85,000	283,860	368,860
2003 - 2004.....	95,000	277,020	372,020
2004 - 2005.....	95,000	269,800	364,800
2005 - 2006.....	105,000	262,200	367,200
2006 - 2007.....	115,000	253,725	368,725
2007 - 2008.....	125,000	244,365	369,365
2008 - 2009.....	135,000	234,225	369,225
2009 - 2010.....	145,000	223,305	368,305
2010 - 2011.....	150,000	211,800	361,800
2011 - 2012.....	170,000	199,040	369,040
2012 - 2013.....	180,000	184,815	364,815
2013 - 2014.....	195,000	169,575	364,575
2014 - 2015.....	215,000	152,913	367,913
2015 - 2016.....	230,000	134,827	364,827
2016 - 2017.....	245,000	115,525	360,525
2017 - 2018.....	265,000	94,800	359,800
2018 - 2019.....	290,000	72,243	362,243
2019 - 2020.....	310,000	47,858	357,858
2020 - 2021.....	430,000	17,630	447,630
<b>TOTALS</b>	<b>\$ 3,660,000</b>	<b>\$ 3,739,656</b>	<b>\$ 7,399,656</b>

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**Naval Training Center  
Redevelopment  
Area**

# **Financial Statements**

## **Naval Training Center Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS  
 COMBINED BALANCE SHEET  
 June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 168	\$ 675	\$ 843
Receivables:			
Taxes.....	64	255	319
Interest.....	2	11	13
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 234</u></b>	<b><u>\$ 941</u></b>	<b><u>\$ 1,175</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ --	\$ --
Loans Payable to the City of San Diego.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>--</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	941	941
Unreserved:			
Designated for Unrealized Gain.....	--	--	--
Designated for Subsequent Years' Expenditures.....	--	--	--
Undesignated.....	234	--	234
<b>TOTAL FUND EQUITY.....</b>	<b><u>234</u></b>	<b><u>941</u></b>	<b><u>1,175</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 234</u></b>	<b><u>\$ 941</u></b>	<b><u>\$ 1,175</u></b>

Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
\$ 178,252	\$ --	\$ 179,095
--	--	319
1,650	--	1,663
--	941	941
--	1,852,647	1,852,647
<u>\$ 179,902</u>	<u>\$ 1,853,588</u>	<u>\$ 2,034,665</u>
\$ 29,371	\$ --	\$ 29,371
--	1,853,588	1,853,588
<u>29,371</u>	<u>1,853,588</u>	<u>1,882,959</u>
78,616	--	78,616
--	--	941
2,065	--	2,065
69,850	--	69,850
--	--	234
<u>150,531</u>	<u>--</u>	<u>151,706</u>
<u>\$ 179,902</u>	<u>\$ 1,853,588</u>	<u>\$ 2,034,665</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 129	\$ 515	\$ 644
Interest.....	8	38	46
Private Sources.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>137</b>	<b>553</b>	<b>690</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Property Management.....	--	--	--
Site Clearance.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>137</b>	<b>553</b>	<b>690</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Contributions from the City of San Diego.....	--	--	--
Loans from the City of San Diego:			
General Fund.....	--	--	--
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>137</b>	<b>553</b>	<b>690</b>
Fund Balances at July 1, 2000.....	97	388	485
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 234</b>	<b>\$ 941</b>	<b>\$ 1,175</b>

<u>Capital Projects</u>	<u>Total (Memorandum Only)</u>
\$ --	\$ 644
19,917	19,963
200,000	200,000
<u>199</u>	<u>199</u>
<u>220,116</u>	<u>220,806</u>
451,223	451,223
138,078	138,078
54,035	54,035
60	60
<u>2,080</u>	<u>2,080</u>
<u>645,476</u>	<u>645,476</u>
<u>(425,360)</u>	<u>(424,670)</u>
114,000	114,000
<u>173,990</u>	<u>173,990</u>
<u>287,990</u>	<u>287,990</u>
(137,370)	(136,680)
<u>287,901</u>	<u>288,386</u>
<u>\$ 150,531</u>	<u>\$ 151,706</u>

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**North Bay  
Redevelopment  
Area**



# **Financial Statements**

**North Bay  
Redevelopment  
Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH BAY REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bonds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 325,441	\$ 1,349,987	\$ 12,219,656
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	10,758	43,033	--
Interest.....	4,140	19,195	3,333
From Other Funds.....	--	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 340,339</u></b>	<b><u>\$ 1,412,215</u></b>	<b><u>\$ 12,222,989</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 135,026	\$ --
Due to Other Funds.....	--	--	4,483,385
Loans Payable to the City of San Diego.....	--	--	--
Contract Payable.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>135,026</u></b>	<b><u>4,483,385</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	1,263,894	--
Unreserved:			
Designated for Unrealized Gain.....	3,064	13,295	155
Designated for Subsequent Years' Expenditures.....	326,000	--	--
Undesignated.....	11,275	--	7,739,449
<b>TOTAL FUND BALANCES.....</b>	<b><u>340,339</u></b>	<b><u>1,277,189</u></b>	<b><u>7,739,604</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 340,339</u></b>	<b><u>\$ 1,412,215</u></b>	<b><u>\$ 12,222,989</u></b>

Special Revenue	Debt Service			Capital Projects		
	MTDB Developer Loan	2000 Bonds	Total	North Bay Redevelopment	Pt. Loma Library	Barnett Tech Center
\$ 13,895,084	\$ 1,159	\$ 944,762	\$ 1,159	\$ 49,800	\$ --	\$ 5,000
--	--	23,163	23,163	--	--	--
53,791	--	--	--	--	--	--
26,668	--	--	--	261	--	9
--	200,000	--	200,000	--	4,083,385	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 13,975,543</u>	<u>\$ 201,159</u>	<u>\$ 967,925</u>	<u>\$ 1,169,084</u>	<u>\$ 50,061</u>	<u>\$ 4,083,385</u>	<u>\$ 5,009</u>
\$ 135,026	\$ --	\$ --	\$ --	\$ 48,011	\$ --	\$ --
4,483,385	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>4,618,411</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>48,011</u>	<u>--</u>	<u>--</u>
--	--	--	--	2,050	--	--
1,263,894	201,159	961,949	1,163,108	--	--	--
16,514	--	5,976	5,976	--	--	--
326,000	--	--	--	--	4,083,385	5,009
7,750,724	--	--	--	--	--	--
<u>9,357,132</u>	<u>201,159</u>	<u>967,925</u>	<u>1,169,084</u>	<u>2,050</u>	<u>4,083,385</u>	<u>5,009</u>
<u>\$ 13,975,543</u>	<u>\$ 201,159</u>	<u>\$ 967,925</u>	<u>\$ 1,169,084</u>	<u>\$ 50,061</u>	<u>\$ 4,083,385</u>	<u>\$ 5,009</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 NORTH BAY REDEVELOPMENT AREA FUNDS  
 COMBINED BALANCE SHEET  
 June 30, 2001

	Capital Projects		General Long-Term Debt Account Group
	Bay to Bay Study	Total	
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ --	\$ 54,800	\$ --
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Interest.....	--	270	--
From Other Funds.....	200,000	4,283,385	--
Amount Available for Long-Term Debt.....	--	--	2,427,002
Amount to be Provided for Long-Term Debt.....	--	--	12,921,420
TOTAL ASSETS.....	<u>\$ 200,000</u>	<u>\$ 4,338,455</u>	<u>\$ 15,348,422</u>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 48,011	\$ --
Due to Other Funds.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	722,422
Contract Payable.....	--	--	1,626,000
Bonds Payable.....	--	--	13,000,000
TOTAL LIABILITIES.....	<u>--</u>	<u>48,011</u>	<u>15,348,422</u>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	2,050	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	--	--	--
Designated for Subsequent Years' Expenditures.....	200,000	4,288,394	--
Undesignated.....	--	--	--
TOTAL FUND BALANCES.....	<u>200,000</u>	<u>4,290,444</u>	<u>--</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 200,000</u>	<u>\$ 4,338,455</u>	<u>\$ 15,348,422</u>

Total  
(Memorandum  
Only)

\$ 13,951,043  
944,762  
23,163

53,791  
26,938  
4,483,385  
2,427,002  
12,921,420

\$ 34,831,504

\$ 183,037  
4,483,385  
722,422  
1,626,000  
13,000,000

20,014,844

2,050  
2,427,002

22,490  
4,614,394  
7,750,724

14,816,660

\$ 34,831,504

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH BAY CENTER REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bonds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 331,287	\$ 753,720	\$ --
Interest.....	19,797	85,216	532,135
Private Sources.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>351,084</b>	<b>838,936</b>	<b>532,135</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Property Management.....	--	--	--
Bond Sale Expense.....	--	--	--
Tax Sharing Payments.....	--	173,977	--
Debt Service:			
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>173,977</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>351,084</b>	<b>664,959</b>	<b>532,135</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	11,696,469
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
<b>Total Loans from City of San Diego.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
Transfers from Bond Proceeds.....	--	--	--
Transfers to the City of San Diego.....	(200,000)	--	--
Transfers to Other Funds.....	--	--	(4,489,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(200,000)</b>	<b>--</b>	<b>7,207,469</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>151,084</b>	<b>664,959</b>	<b>7,739,604</b>
Fund Balances at July 1, 2000.....	189,255	612,230	--
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 340,339</b>	<b>\$ 1,277,189</b>	<b>\$ 7,739,604</b>

Special Revenue	Debt Service			Capital Projects		
	MTDB Developer Loan	2000 Bonds	Total	North Bay	Pt. Loma Library	Barnett Tech Center
\$ 1,085,007	\$ --	\$ 251,378	\$ 251,378	\$ 320,051	\$ --	\$ --
637,148	--	28,408	28,408	429	--	9
--	--	--	--	--	--	5,000
--	--	--	--	104	--	--
<u>1,722,155</u>	<u>--</u>	<u>279,786</u>	<u>279,786</u>	<u>320,584</u>	<u>--</u>	<u>5,009</u>
--	--	--	--	221,401	--	--
--	--	--	--	2,958	--	--
--	--	--	--	95,897	--	--
--	--	--	--	60	--	--
--	--	364,014	364,014	--	--	--
173,977	--	--	--	--	--	--
--	--	251,378	251,378	--	--	--
<u>173,977</u>	<u>--</u>	<u>615,382</u>	<u>615,382</u>	<u>320,316</u>	<u>--</u>	<u>--</u>
<u>1,548,178</u>	<u>--</u>	<u>(335,606)</u>	<u>(335,606)</u>	<u>268</u>	<u>--</u>	<u>5,009</u>
11,696,469	--	1,303,531	1,303,531	--	--	--
--	--	--	--	265	--	--
--	--	--	--	265	--	--
--	200,000	--	200,000	--	4,089,000	--
(200,000)	--	--	--	--	(5,615)	--
(4,489,000)	--	--	--	--	--	--
<u>7,007,469</u>	<u>200,000</u>	<u>1,303,531</u>	<u>1,503,531</u>	<u>265</u>	<u>4,083,385</u>	<u>--</u>
8,555,647	200,000	967,925	1,167,925	533	4,083,385	5,009
801,485	1,159	--	1,159	1,517	--	--
<u>\$ 9,357,132</u>	<u>\$ 201,159</u>	<u>\$ 967,925</u>	<u>\$ 1,169,084</u>	<u>\$ 2,050</u>	<u>\$ 4,083,385</u>	<u>\$ 5,009</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH BAY CENTER REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		Total (Memorandum Only)
	Bay to Bay Study	Total	
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 320,051	\$ 1,656,436
Interest.....	--	438	665,994
Private Sources.....	--	5,000	5,000
Other Revenue.....	--	104	104
<b>TOTAL REVENUES.....</b>	<b>--</b>	<b>325,593</b>	<b>2,327,534</b>
<b>EXPENDITURES</b>			
Administration.....	--	221,401	221,401
Legal.....	--	2,958	2,958
Plans and Surveys.....	--	95,897	95,897
Property Management.....	--	60	60
Bond Sale Expense.....	--	--	364,014
Tax Sharing Payments.....	--	--	173,977
Debt Service:			
Interest.....	--	--	251,378
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>320,316</b>	<b>1,109,685</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>--</b>	<b>5,277</b>	<b>1,217,849</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	13,000,000
Loans from the City of San Diego:			
Community Development Block Grant.....	--	265	265
<b>Total Loans from City of San Diego.....</b>	<b>--</b>	<b>265</b>	<b>265</b>
Transfers from Bond Proceeds.....	200,000	4,289,000	4,489,000
Transfers to the City of San Diego.....	--	(5,615)	(205,615)
Transfers to Other Funds.....	--	--	(4,489,000)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>200,000</b>	<b>4,283,650</b>	<b>12,794,650</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>200,000</b>	<b>4,288,927</b>	<b>14,012,499</b>
Fund Balances at July 1, 2000.....	--	1,517	804,161
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 200,000</b>	<b>\$ 4,290,444</b>	<b>\$ 14,816,660</b>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH BAY REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 275,000	\$ 712,380	\$ 987,380
2002 - 2003.....	190,000	702,499	892,499
2003 - 2004.....	195,000	694,220	889,220
2004 - 2005.....	205,000	685,417	890,417
2005 - 2006.....	215,000	675,965	890,965
2006 - 2007.....	230,000	665,726	895,726
2007 - 2008.....	240,000	654,678	894,678
2008 - 2009.....	250,000	642,978	892,978
2009 - 2010.....	265,000	630,486	895,486
2010 - 2011.....	280,000	616,994	896,994
2011 - 2012.....	295,000	602,471	897,471
2012 - 2013.....	310,000	586,888	896,888
2013 - 2014.....	330,000	570,166	900,166
2014 - 2015.....	350,000	552,229	902,229
2015 - 2016.....	370,000	532,964	902,964
2016 - 2017.....	390,000	512,249	902,249
2017 - 2018.....	410,000	490,044	900,044
2018 - 2019.....	435,000	466,166	901,166
2019 - 2020.....	460,000	440,543	900,543
2020 - 2021.....	490,000	413,231	903,231
2021 - 2022.....	520,000	384,064	904,064
2022 - 2023.....	550,000	353,034	903,034
2023 - 2024.....	580,000	320,264	900,264
2024 - 2025.....	615,000	285,378	900,378
2025 - 2026.....	655,000	248,072	903,072
2026 - 2027.....	690,000	208,563	898,563
2027 - 2028.....	735,000	166,703	901,703
2028 - 2029.....	775,000	122,347	897,347
2029 - 2030.....	825,000	75,347	900,347
2030 - 2031.....	870,000	25,558	895,558
<b>TOTALS</b>	<b>\$ 13,000,000</b>	<b>\$ 14,037,624</b>	<b>\$ 27,037,624</b>

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**North Park  
Redevelopment  
Area**

# **Financial Statements**

## **North Park Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH PARK REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bonds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 172,333	\$ 593,343	\$ 6,568,161
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	7,058	28,233	--
Interest.....	2,134	7,345	1,769
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 181,525</u></b>	<b><u>\$ 628,921</u></b>	<b><u>\$ 6,569,930</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 64,366	\$ --
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>64,366</u></b>	<b><u>--</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	558,863	--
Unreserved:			
Designated for Unrealized Gain.....	1,623	5,692	83
Designated for Subsequent Years' Expenditures.....	66,000	--	--
Undesignated.....	113,902	--	6,569,847
<b>TOTAL FUND BALANCES.....</b>	<b><u>181,525</u></b>	<b><u>564,555</u></b>	<b><u>6,569,930</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 181,525</u></b>	<b><u>\$ 628,921</u></b>	<b><u>\$ 6,569,930</u></b>

Special Revenue	Debt Service		General Long-Term Debt Account Group	Total (Memorandum Only)
Total	2000 Bonds	Capital Projects		
\$ 7,333,837	\$ --	\$ 745	\$ --	\$ 7,334,582
--	510,109	--	--	510,109
--	27,197	--	--	27,197
35,291	--	--	--	35,291
11,248	--	106	--	11,354
--	--	--	1,075,046	1,075,046
--	--	--	7,908,558	7,908,558
<u>\$ 7,380,376</u>	<u>\$ 537,306</u>	<u>\$ 851</u>	<u>\$ 8,983,604</u>	<u>\$ 16,902,137</u>
\$ 64,366	\$ --	\$ --	\$ --	\$ 64,366
--	--	571	--	571
--	--	--	1,983,604	1,983,604
--	--	--	7,000,000	7,000,000
<u>64,366</u>	<u>--</u>	<u>571</u>	<u>8,983,604</u>	<u>9,048,541</u>
--	--	280	--	280
558,863	516,183	--	--	1,075,046
7,398	21,123	--	--	28,521
66,000	--	--	--	66,000
6,683,749	--	--	--	6,683,749
<u>7,316,010</u>	<u>537,306</u>	<u>280</u>	<u>--</u>	<u>7,853,596</u>
<u>\$ 7,380,376</u>	<u>\$ 537,306</u>	<u>\$ 851</u>	<u>\$ 8,983,604</u>	<u>\$ 16,902,137</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH PARK CENTER REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bonds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 182,534	\$ 386,145	\$ --
Interest.....	9,524	34,185	287,634
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>192,058</b>	<b>420,330</b>	<b>287,634</b>
<b>EXPENDITURES</b>			
Administration.....	--	(868)	--
Legal.....	--	--	--
Plans and Surveys.....	--	--	--
Property Management.....	--	--	--
Tax Sharing Payments.....	--	82,972	--
Bond Sale Expense.....	--	--	--
Debt Service:			
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>82,104</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>192,058</b>	<b>338,226</b>	<b>287,634</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	6,293,815
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
<b>Total Loans from City of San Diego.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
Transfers from Bond Proceeds.....	--	--	--
Transfers to the City of San Diego.....	(101,000)	--	--
Transfers to Other Funds.....	--	--	(11,519)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(101,000)</b>	<b>--</b>	<b>6,282,296</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>91,058</b>	<b>338,226</b>	<b>6,569,930</b>
Fund Balances at July 1, 2000.....	90,467	226,329	--
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 181,525</b>	<b>\$ 564,555</b>	<b>\$ 6,569,930</b>

<u>Special Revenue</u>	<u>Debt Service</u>		<u>Total (Memorandum Only)</u>
<u>Total</u>	<u>2000 Bonds</u>	<u>Capital Projects</u>	
\$ 568,679	\$ 134,276	\$ 209,713	\$ 912,668
331,343	32,593	601	364,537
--	--	22	22
<u>900,022</u>	<u>166,869</u>	<u>210,336</u>	<u>1,277,227</u>
(868)	--	164,265	163,397
--	--	312	312
--	--	56,837	56,837
--	--	60	60
82,972	--	--	82,972
--	201,472	--	201,472
--	134,276	--	134,276
<u>82,104</u>	<u>335,748</u>	<u>221,474</u>	<u>639,326</u>
<u>817,918</u>	<u>(168,879)</u>	<u>(11,138)</u>	<u>637,901</u>
6,293,815	706,185	--	7,000,000
--	--	(108)	(108)
--	--	(108)	(108)
--	--	11,519	11,519
(101,000)	--	--	(101,000)
(11,519)	--	--	(11,519)
<u>6,181,296</u>	<u>706,185</u>	<u>11,411</u>	<u>6,898,892</u>
6,999,214	537,306	273	7,536,793
<u>316,796</u>	<u>--</u>	<u>7</u>	<u>316,803</u>
<u>\$ 7,316,010</u>	<u>\$ 537,306</u>	<u>\$ 280</u>	<u>\$ 7,853,596</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH PARK REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 145,000	\$ 380,673	\$ 525,673
2002 - 2003.....	100,000	375,600	475,600
2003 - 2004.....	105,000	371,243	476,243
2004 - 2005.....	110,000	366,566	476,566
2005 - 2006.....	115,000	361,558	476,558
2006 - 2007.....	125,000	356,158	481,158
2007 - 2008.....	130,000	350,356	480,356
2008 - 2009.....	135,000	344,227	479,227
2009 - 2010.....	145,000	337,644	482,644
2010 - 2011.....	150,000	330,600	480,600
2011 - 2012.....	160,000	323,080	483,080
2012 - 2013.....	165,000	315,035	480,035
2013 - 2014.....	175,000	306,448	481,448
2014 - 2015.....	185,000	297,176	482,176
2015 - 2016.....	200,000	287,116	487,116
2016 - 2017.....	210,000	276,301	486,301
2017 - 2018.....	220,000	264,796	484,796
2018 - 2019.....	235,000	252,393	487,393
2019 - 2020.....	250,000	238,930	488,930
2020 - 2021.....	265,000	224,378	489,378
2021 - 2022.....	280,000	208,566	488,566
2022 - 2023.....	295,000	191,603	486,603
2023 - 2024.....	315,000	173,608	488,608
2024 - 2025.....	330,000	154,581	484,581
2025 - 2026.....	350,000	134,521	484,521
2026 - 2027.....	375,000	113,133	488,133
2027 - 2028.....	395,000	90,418	485,418
2028 - 2029.....	420,000	66,376	486,376
2029 - 2030.....	445,000	40,858	485,858
2030 - 2031.....	470,000	13,848	483,848
<b>TOTALS</b>	<b>\$ 7,000,000</b>	<b>\$ 7,547,790</b>	<b>\$ 14,547,790</b>

**Pacific Beach  
Redevelopment  
Survey Area**

# **Financial Statements**

**Pacific Beach  
Redevelopment  
Survey Area**

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
PACIFIC BEACH FEASIBILITY STUDY  
BALANCE SHEET  
June 30, 2001

Capital  
Projects

**ASSETS**

Cash or Equity in Pooled Cash and Investments..... \$           --

**FUND EQUITY**

Fund Balances:

Unreserved:  
Undesignated..... \$           --

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**PACIFIC BEACH SURVEY AREA FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**Year Ended June 30, 2001**

	<u>Capital Projects</u>
<b>REVENUES</b>	
Interest.....	\$ --
<b>TOTAL REVENUES.....</b>	<u>--</u>
<b>EXPENDITURES</b>	
Administration.....	3,495
<b>TOTAL EXPENDITURES.....</b>	<u>3,495</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<u>(3,495)</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
Contributions from the City of San Diego:	
Community Development Block Grant.....	3,495
<b>Total Contributions from City of San Diego.....</b>	<u>3,495</u>
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<u>3,495</u>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<u>--</u>
Fund Balances at July 1, 2000.....	<u>--</u>
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<u>\$ --</u>

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**San Ysidro  
Redevelopment  
Area**

# **Financial Statements**

**San Ysidro  
Redevelopment  
Area**



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SAN YSIDRO REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 154,924	\$ 270,090	\$ 425,014
Receivables:			
Taxes.....	4,444	17,777	22,221
Interest.....	1,632	3,594	5,226
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 161,000</u></b>	<b><u>\$ 291,461</u></b>	<b><u>\$ 452,461</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ --	\$ 24,314	\$ 24,314
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>--</u></b>	<b><u>24,314</u></b>	<b><u>24,314</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Encumbrances.....	--	--	--
Reserved for Debt Service.....	--	264,423	264,423
Unreserved:			
Designated for Unrealized Gain.....	1,459	2,724	4,183
Designated for Subsequent Years' Expenditures.....	68,000	--	68,000
Undesignated.....	91,541	--	91,541
<b>TOTAL FUND BALANCES.....</b>	<b><u>161,000</u></b>	<b><u>267,147</u></b>	<b><u>428,147</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 161,000</u></b>	<b><u>\$ 291,461</u></b>	<b><u>\$ 452,461</u></b>

Capital Projects			General Long-Term Debt Account Group	Total (Memorandum Only)
San Ysidro Redevelopment	International Gateway	Total		
\$ 9,584	\$ 50,000	\$ 59,584	\$ --	\$ 484,598
--	--	--	--	22,221
36	25	61	--	5,287
--	--	--	264,423	264,423
--	--	--	1,371,575	1,371,575
<u>\$ 9,620</u>	<u>\$ 50,025</u>	<u>\$ 59,645</u>	<u>\$ 1,635,998</u>	<u>\$ 2,148,104</u>
\$ 7,888	\$ --	\$ 7,888	\$ --	\$ 32,202
(1)	--	(1)	--	(1)
--	--	--	1,635,998	1,635,998
<u>7,887</u>	<u>--</u>	<u>7,887</u>	<u>1,635,998</u>	<u>1,668,199</u>
1,733	--	1,733	--	1,733
--	--	--	--	264,423
--	--	--	--	4,183
--	50,000	50,000	--	118,000
--	25	25	--	91,566
<u>1,733</u>	<u>50,025</u>	<u>51,758</u>	<u>--</u>	<u>479,905</u>
<u>\$ 9,620</u>	<u>\$ 50,025</u>	<u>\$ 59,645</u>	<u>\$ 1,635,998</u>	<u>\$ 2,148,104</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 SAN YSIDRO REDEVELOPMENT AREA FUNDS  
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	Total
<b>REVENUES</b>			
Tax Increments/Pay in-Lieu of Taxes.....	\$ 118,413	\$ 226,342	\$ 344,755
Interest.....	6,212	14,051	20,263
Gain/Loss on Sale of Real Estate.....	--	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>124,625</b>	<b>240,393</b>	<b>365,018</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	--	--
Property Management.....	--	--	--
Tax Sharing Payments.....	--	30,064	30,064
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>30,064</b>	<b>30,064</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>124,625</b>	<b>210,329</b>	<b>334,954</b>
Fund Balances at July 1, 2000.....	36,375	56,818	93,193
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 161,000</b>	<b>\$ 267,147</b>	<b>\$ 428,147</b>

Capital Projects			Total (Memorandum Only)
San Ysidro Redevelopment	International Gateway	Total	
\$ 247,312	\$ --	\$ 247,312	\$ 592,067
226	25	251	20,514
--	50,000	50,000	50,000
14	--	14	14
<u>247,552</u>	<u>50,025</u>	<u>297,577</u>	<u>662,565</u>
234,280	--	234,280	234,280
12,972	--	12,972	12,972
60	--	60	60
--	--	--	30,064
<u>247,312</u>	<u>--</u>	<u>247,312</u>	<u>277,376</u>
240	50,025	50,265	385,219
1,493	--	1,493	94,686
<u>\$ 1,733</u>	<u>\$ 50,025</u>	<u>\$ 51,758</u>	<u>\$ 479,905</u>

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**Southcrest  
Redevelopment  
Area**

# **Financial Statements**

## **Southcrest Redevelopment Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**SOUTHCREST REDEVELOPMENT AREA FUNDS**  
**COMBINED BALANCE SHEET**  
**June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 108,902	\$ 269,486	\$ 922,916
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	7,160	28,641	--
Interest.....	1,663	4,124	3,667
From Other Funds.....	362,386	--	--
Land Held for Resale.....	21,639	--	--
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 501,750</u></b>	<b><u>\$ 302,251</u></b>	<b><u>\$ 926,583</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 9,863	\$ --	\$ --
Due to Other Funds.....	--	--	350,109
Trust Liability.....	--	--	--
Loans Payable to the City of San Diego.....	--	--	--
Contracts Payable.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>9,863</u></b>	<b><u>--</u></b>	<b><u>350,109</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	21,639	--	--
Reserved for Encumbrances.....	30,229	--	--
Reserved for Debt Service.....	--	299,714	--
Unreserved:			
Designated for Unrealized Gain.....	1,025	2,537	3840
Designated for Subsequent Years' Expenditures.....	438,994	--	--
Undesignated.....	--	--	572,634
<b>TOTAL FUND EQUITY.....</b>	<b><u>491,887</u></b>	<b><u>302,251</u></b>	<b><u>576,474</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 501,750</u></b>	<b><u>\$ 302,251</u></b>	<b><u>\$ 926,583</u></b>



Special Revenue		Debt Service				Capital Projects
2000 Bond Proceeds	Total	City	1995 Bonds	2000 Bonds	Total	Alpha Street - Commercial
\$ 1,024,515	\$ 2,325,819	\$ 449	\$ --	\$ --	\$ 449	\$ 644
--	--	--	153,696	604,670	758,366	--
--	--	--	--	56,323	56,323	--
--	35,801	--	--	--	--	--
4,706	14,160	6	--	--	6	994
--	362,386	--	--	--	--	--
--	21,639	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>\$ 1,029,221</u>	<u>\$ 2,759,805</u>	<u>\$ 455</u>	<u>\$ 153,696</u>	<u>\$ 660,993</u>	<u>\$ 815,144</u>	<u>\$ 1,638</u>
\$ --	\$ 9,863	\$ --	\$ --	\$ --	\$ --	\$ --
1,027,028	1,377,137	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
<u>1,027,028</u>	<u>1,387,000</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
--	21,639	--	--	--	--	--
--	30,229	--	--	--	--	--
--	299,714	455	153,696	657,056	811,207	--
2193	9,595	--	--	3937	3,937	--
--	438,994	--	--	--	--	--
--	572,634	--	--	--	--	1,638
<u>2,193</u>	<u>1,372,805</u>	<u>455</u>	<u>153,696</u>	<u>660,993</u>	<u>815,144</u>	<u>1,638</u>
<u>\$ 1,029,221</u>	<u>\$ 2,759,805</u>	<u>\$ 455</u>	<u>\$ 153,696</u>	<u>\$ 660,993</u>	<u>\$ 815,144</u>	<u>\$ 1,638</u>

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REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT AREA FUNDS  
COMBINED BALANCE SHEET  
June 30, 2001

	Capital Projects		
	Alpha Street - Residential	School District Development	Southcrest
<b>ASSETS</b>			
Cash or Equity in Pooled Cash and Investments.....	\$ 56,100	\$ 350	\$ 81,108
Cash with Fiscal Agent.....	--	--	--
Investments (Fair Value).....	--	--	--
Receivables:			
Taxes.....	--	--	--
Interest.....	280	540	(564)
From Other Funds.....	993,540	--	21,211
Land Held for Resale.....	182,620	--	840,060
Amount Available for Long-Term Debt.....	--	--	--
Amount to be Provided for Long-Term Debt.....	--	--	--
<b>TOTAL ASSETS.....</b>	<b><u>\$ 1,232,540</u></b>	<b><u>\$ 890</u></b>	<b><u>\$ 941,815</u></b>
<b>LIABILITIES</b>			
Accounts Payable.....	\$ 32,664	\$ --	\$ 12,960
Due to Other Funds.....	--	--	--
Trust Liability.....	--	--	67,857
Loans Payable to the City of San Diego.....	--	--	--
Contracts Payable.....	--	--	--
Bonds Payable.....	--	--	--
<b>TOTAL LIABILITIES.....</b>	<b><u>32,664</u></b>	<b><u>--</u></b>	<b><u>80,817</u></b>
<b>FUND EQUITY</b>			
Fund Balances:			
Reserved for Land Held for Resale.....	182,620	--	839,654
Reserved for Encumbrances.....	23,188	--	--
Reserved for Debt Service.....	--	--	--
Unreserved:			
Designated for Unrealized Gain.....	528	--	133
Designated for Subsequent Years' Expenditures.....	993,540	--	21,211
Undesignated.....	--	890	--
<b>TOTAL FUND EQUITY.....</b>	<b><u>1,199,876</u></b>	<b><u>890</u></b>	<b><u>860,998</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY.....</b>	<b><u>\$ 1,232,540</u></b>	<b><u>\$ 890</u></b>	<b><u>\$ 941,815</u></b>

Capital Projects		General Long-Term Debt Account Group	Total (Memorandum Only)
Commerical Rehabilitation	Total		
\$ 686	\$ 138,888	\$ --	\$ 2,465,156
--	--	--	758,366
--	--	--	56,323
--	--	--	35,801
5	1,255	--	15,421
--	1,014,751	--	1,377,137
--	1,022,680	--	1,044,319
--	--	1,110,921	1,110,921
--	--	18,781,890	18,781,890
<u>\$ 691</u>	<u>\$ 2,177,574</u>	<u>\$ 19,892,811</u>	<u>\$ 25,645,334</u>
\$ --	\$ 45,624	\$ --	\$ 55,487
--	--	--	1,377,137
--	67,857	--	67,857
--	--	14,493,685	14,493,685
--	--	624,126	624,126
--	--	4,775,000	4,775,000
--	113,481	19,892,811	21,393,292
--	1,022,274	--	1,043,913
--	23,188	--	53,417
--	--	--	1,110,921
--	--	--	14,193
691	1,015,442	--	1,454,436
--	2,528	--	575,162
<u>691</u>	<u>2,064,083</u>	<u>--</u>	<u>4,252,042</u>
<u>\$ 691</u>	<u>\$ 2,177,574</u>	<u>\$ 19,892,811</u>	<u>\$ 25,645,334</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 114,964	\$ (93,619)	\$ --
Interest.....	14,316	22,021	74,188
Private Sources.....	(20,000)	--	--
Gain/Loss on Sale of Real Estate.....	60,000	--	--
Other Revenue.....	--	--	--
<b>TOTAL REVENUES.....</b>	<b>169,280</b>	<b>(71,598)</b>	<b>74,188</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	2,550	--	--
Plans and Surveys.....	52,223	--	--
Property Management.....	--	--	--
Rehabilitation.....	40,000	--	--
Project Improvements.....	--	--	--
Bond Sale Expense.....	--	--	--
Program Management.....	12,802	--	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>107,575</b>	<b>--</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>61,705</b>	<b>(71,598)</b>	<b>74,188</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	(32,500)	--	--
Loans from the City of San Diego:			
Community Development Block Grant.....	--	--	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	(286,225)	--	--
Transfers to Southeast Economic Development Corporation.....	(83,651)	--	--
Transfers to Other Funds.....	(106,484)	--	348,289
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(508,860)</b>	<b>--</b>	<b>348,289</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(447,155)</b>	<b>(71,598)</b>	<b>422,477</b>
Fund Balances at July 1, 2000.....	939,042	373,849	153,997
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 491,887</b>	<b>\$ 302,251</b>	<b>\$ 576,474</b>

Special Revenue		Debt Service			
2000 Bond Proceeds	Total	City	1985 Bonds	2000 Bonds	Total
\$ --	\$ 21,345	\$ 100,000	\$ 159,711	\$ 2,225	\$ 261,936
47,628	158,153	45	7,475	61,589	69,119
--	(20,000)	--	--	--	--
--	60,000	--	--	--	--
--	--	--	--	--	--
<u>47,628</u>	<u>219,498</u>	<u>100,045</u>	<u>167,186</u>	<u>63,824</u>	<u>331,055</u>
--	--	--	--	--	--
--	2,550	--	--	--	--
--	52,223	--	--	--	--
--	--	--	--	--	--
--	40,000	--	--	--	--
--	--	--	--	--	--
--	--	--	--	32,483	32,483
--	12,802	--	--	--	--
--	--	--	--	--	--
--	--	--	80,000	15,000	95,000
--	--	100,000	190,233	106,492	396,725
--	107,575	100,000	270,233	153,975	524,208
<u>47,628</u>	<u>111,923</u>	<u>45</u>	<u>(103,047)</u>	<u>(90,151)</u>	<u>(193,153)</u>
--	(32,500)	--	--	--	--
--	--	--	--	--	--
510,058	510,058	--	105,928	556	106,484
--	(286,225)	--	--	--	--
--	(83,651)	--	--	--	--
<u>(562,258)</u>	<u>(320,453)</u>	<u>--</u>	<u>--</u>	<u>(510,058)</u>	<u>(510,058)</u>
<u>(52,200)</u>	<u>(212,771)</u>	<u>--</u>	<u>105,928</u>	<u>(509,502)</u>	<u>(403,574)</u>
(4,572)	(100,848)	45	2,881	(599,653)	(596,727)
<u>6,785</u>	<u>1,473,653</u>	<u>410</u>	<u>150,815</u>	<u>1,260,646</u>	<u>1,411,871</u>
<u>\$ 2,193</u>	<u>\$ 1,372,805</u>	<u>\$ 455</u>	<u>\$ 153,696</u>	<u>\$ 660,993</u>	<u>\$ 815,144</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT AREA FUNDS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
Year Ended June 30, 2001**

	Capital Projects		
	Alpha Street - Commercial	Alpha Street - Residential	School District Development
<b>REVENUES</b>			
Tax Increments/Pay In-Lieu of Taxes.....	\$ --	\$ 84,965	\$ --
Interest.....	1,668	478	902
Private Sources.....	--	16,004	--
Gain/Loss on Sale of Real Estate.....	--	--	--
Private Sources.....	266	--	--
<b>TOTAL REVENUES.....</b>	<b>1,934</b>	<b>101,447</b>	<b>902</b>
<b>EXPENDITURES</b>			
Administration.....	--	--	--
Legal.....	--	4,768	--
Plans and Surveys.....	--	81,755	--
Property Management.....	--	33,289	--
Rehabilitation.....	--	--	--
Project Improvements.....	--	11,850	--
Bond Sale Expense.....	--	--	--
Program Management.....	--	14,180	--
Other.....	--	--	--
Debt Service:			
Principal.....	--	--	--
Interest.....	--	--	--
<b>TOTAL EXPENDITURES.....</b>	<b>--</b>	<b>125,842</b>	<b>--</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....</b>	<b>1,934</b>	<b>(24,395)</b>	<b>902</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Bonds and Notes.....	--	--	--
Loans from the City of San Diego:			
Community Development Block Grant.....	--	11,204	--
Transfers from Other Funds.....	--	--	--
Transfers from Bond Proceeds.....	--	435,661	--
Transfers to Southeast Economic Development Corporation.....	--	(98,284)	--
Transfers to Other Funds.....	(4,984)	--	(35,075)
<b>TOTAL OTHER FINANCING SOURCES (USES).....</b>	<b>(4,984)</b>	<b>348,581</b>	<b>(35,075)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....</b>	<b>(3,050)</b>	<b>324,186</b>	<b>(34,173)</b>
Fund Balances at July 1, 2000.....	4,688	875,690	35,063
<b>FUND BALANCES AT JUNE 30, 2001.....</b>	<b>\$ 1,638</b>	<b>\$ 1,199,876</b>	<b>\$ 890</b>

Capital Projects			Total
Southcrest	Commercial Rehabilitation	Total	(Memorandum Only)
\$ 206,574	\$ --	\$ 291,539	\$ 574,820
(704)	(141)	2,203	229,475
--	--	16,004	(3,996)
--	--	--	60,000
--	--	266	266
<u>205,870</u>	<u>(141)</u>	<u>310,012</u>	<u>860,585</u>
130,224	--	130,224	130,224
6,947	--	11,715	14,265
26,563	--	88,318	140,541
3,088	--	36,377	36,377
--	1,665	1,665	41,665
--	583	12,433	12,433
5,462	--	5,462	37,945
12,245	--	26,425	39,227
30	--	30	30
--	--	--	95,000
--	--	--	396,725
<u>184,559</u>	<u>2,248</u>	<u>312,649</u>	<u>944,432</u>
<u>21,311</u>	<u>(2,389)</u>	<u>(2,637)</u>	<u>(83,867)</u>
--	--	--	(32,500)
--	--	11,204	11,204
40,059	--	40,059	656,601
64,533	--	500,194	213,969
(122,000)	--	(220,284)	(303,935)
--	--	(40,059)	(870,570)
<u>(17,408)</u>	<u>--</u>	<u>291,114</u>	<u>(325,231)</u>
3,903	(2,389)	288,477	(409,098)
<u>857,095</u>	<u>3,080</u>	<u>1,775,616</u>	<u>4,661,140</u>
<u>\$ 860,998</u>	<u>\$ 691</u>	<u>\$ 2,064,093</u>	<u>\$ 4,252,042</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 1995 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 85,000	\$ 185,653	\$ 270,653
2002 - 2003.....	90,000	180,685	270,685
2003 - 2004.....	95,000	175,295	270,295
2004 - 2005.....	100,000	169,493	269,493
2005 - 2006.....	105,000	163,290	268,290
2006 - 2007.....	115,000	156,523	271,523
2007 - 2008.....	120,000	149,178	269,178
2008 - 2009.....	130,000	141,270	271,270
2009 - 2010.....	135,000	132,823	267,823
2010 - 2011.....	145,000	123,826	268,826
2011 - 2012.....	155,000	114,112	269,112
2012 - 2013.....	165,000	103,637	268,637
2013 - 2014.....	175,000	92,432	267,432
2014 - 2015.....	185,000	80,567	265,567
2015 - 2016.....	200,000	67,880	267,880
2016 - 2017.....	210,000	54,370	264,370
2017 - 2018.....	225,000	40,037	265,037
2018 - 2019.....	240,000	24,715	264,715
2019 - 2020.....	255,000	8,402	263,402
<b>TOTALS</b>	<b><u>\$ 2,930,000</u></b>	<b><u>\$ 2,164,188</u></b>	<b><u>\$ 5,094,188</u></b>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT AREA FUNDS  
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS  
June 30, 2001**

**SERIES 2000 (Tax Exempt)  
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2001 - 2002.....	\$ 25,000	\$ 115,200	\$ 140,200
2002 - 2003.....	35,000	113,520	148,520
2003 - 2004.....	35,000	111,485	146,485
2004 - 2005.....	35,000	109,428	144,428
2005 - 2006.....	45,000	107,063	152,063
2006 - 2007.....	50,000	104,235	154,235
2007 - 2008.....	50,000	101,235	151,235
2008 - 2009.....	50,000	98,215	148,215
2009 - 2010.....	50,000	95,175	145,175
2010 - 2011.....	60,000	91,813	151,813
2011 - 2012.....	65,000	87,963	152,963
2012 - 2013.....	65,000	83,925	148,925
2013 - 2014.....	65,000	79,863	144,863
2014 - 2015.....	75,000	75,463	150,463
2015 - 2016.....	80,000	70,560	150,560
2016 - 2017.....	80,000	65,465	145,465
2017 - 2018.....	90,000	60,038	150,038
2018 - 2019.....	95,000	54,130	149,130
2019 - 2020.....	100,000	47,905	147,905
2020 - 2021.....	105,000	41,343	146,343
2021 - 2022.....	115,000	34,278	149,278
2022 - 2023.....	120,000	26,730	146,730
2023 - 2024.....	130,000	18,700	148,700
2024 - 2025.....	135,000	10,188	145,188
2025 - 2026.....	90,000	2,925	92,925
<b>TOTALS</b>	<b>\$ 1,845,000</b>	<b>\$ 1,806,845</b>	<b>\$ 3,651,845</b>



# CALDERON, JAHAM & OSBORN

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE (INCLUDING THE PROVISIONS CONTAINED IN THE GUIDELINES FOR COMPLIANCE AUDITS OF REDEVELOPMENT AGENCIES) AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Governing Board of the  
Redevelopment Agency of the  
City of San Diego, California

We have audited the accompanying component unit financial statements of the Redevelopment Agency of the City of San Diego (the "Agency"), a component unit of the City of San Diego, California, as of and for the year ended June 30, 2001, as listed in the foregoing table of contents, and have issued our report thereon dated November 21, 2001. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

### Compliance

As part of obtaining reasonable assurance about whether the component unit financial statements of the Agency are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, and administrative requirements governing activities of the Agency, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Such provisions include those provisions of laws and regulations identified in the *Guidelines for Compliance Audits of California Redevelopment Agencies* issued by the State Controller's Office, Division of Accounting and Reporting, and those provisions of laws and regulations identified in Health and Safety Code Section 33080.1. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

### Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the component unit financial statements and not to provide assurance on the internal control over financial reporting.

Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the component unit financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is solely for the information and use of the Governing Board and management of the Redevelopment Agency of the City of San Diego and the State Controller's Office, Division of Accounting and Reporting and is not intended to be and should not be used by anyone other than these specified parties.

November 21, 2001

*Calderon, Faham + Osborn*

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# **Supplemental Information**

# **Supplemental Information**

## **Assessed Valuations**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 BARRIO LOGAN REDEVELOPMENT PROJECT  
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
 FISCAL YEAR 1994-95 TO 2000-2001 (BASE YEAR 1991-92)**

	<u>Base Year 1991-92</u>	<u>Revised Base Year 1991-92</u>	<u>1994-95</u>
<b><u>GROSS</u></b>			
Secured - Locally Assessed.....	\$ 32,772	\$ 32,772	\$ 52,476
Public Utilities - State Assessed.....	2,829	2,608	165
<b>Total Secured Valuation.....</b>	<b>35,601</b>	<b>35,380</b>	<b>52,641</b>
Unsecured - Locally Assessed.....	4,710	4,692	2,373
<b>Total Gross Valuation.....</b>	<b>40,311</b>	<b>40,072</b>	<b>55,014</b>
<b><u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u></b>			
Secured - Locally Assessed.....	3,664	3,664	11,580
Unsecured - Locally Assessed.....	--	--	3
<b>Total Exemptions.....</b>	<b>3,664</b>	<b>3,664</b>	<b>11,583</b>
<b><u>NET ASSESSED VALUATIONS FOR TAX RATE</u></b>			
Secured - Locally Assessed.....	29,108	29,108	40,896
Public Utilities - State Assessed.....	2,829	2,608	165
<b>Net Secured.....</b>	<b>31,937</b>	<b>31,716</b>	<b>41,061</b>
Unsecured - Locally Assessed.....	4,710	4,692	2,370
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 36,647</b>	<b>\$ 36,408</b>	<b>\$ 43,431</b>
<b><u>INCREMENT</u></b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....			7,023
Percentage Increase (Decrease) Over Base Year.....			19.29%
<b><u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	\$ 217	\$ 217	\$ 245
Unsecured - Locally Assessed.....	--	--	--
<b>Total Homeowners' Exemptions.....</b>	<b>217</b>	<b>217</b>	<b>245</b>
<b><u>BUSINESS INVENTORY EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Business Inventory Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b><u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	28,891	28,891	40,651
Public Utilities - State Assessed.....	2,829	2,608	165
<b>Net Secured.....</b>	<b>31,720</b>	<b>31,499</b>	<b>40,816</b>
Unsecured - Locally Assessed.....	4,710	4,692	2,370
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 36,430</b>	<b>\$ 36,191</b>	<b>\$ 43,186</b>

<u>1995-96</u>	<u>Revised Base Year 1991-92</u>	<u>1996-97</u>	<u>Revised Base Year 1991-92</u>	<u>1997-98</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 53,150 220	\$ 37,330 2,608	\$ 41,539 236	\$ 37,013 2,608	\$ 42,711 260	\$ 43,675 378	\$ 45,664 411	\$ 46,178 420
53,370 2,450	39,938 4,692	41,775 2,583	39,621 4,692	42,971 2,630	44,053 3,924	46,075 5,926	46,598 5,889
<u>55,820</u>	<u>44,630</u>	<u>44,358</u>	<u>44,313</u>	<u>45,601</u>	<u>47,977</u>	<u>52,001</u>	<u>52,487</u>
14,940 3	3,664 --	7,746 --	3,664 --	7,996 --	8,216 713	8,634 1,048	8,356 1,233
<u>14,943</u>	<u>3,664</u>	<u>7,746</u>	<u>3,664</u>	<u>7,996</u>	<u>8,929</u>	<u>9,682</u>	<u>9,589</u>
38,210 220	33,666 2,608	33,793 236	33,349 2,608	34,715 260	35,459 378	37,030 411	37,822 420
38,430 2,447	36,274 4,692	34,029 2,583	35,957 4,692	34,975 2,630	35,837 3,211	37,441 4,878	38,242 4,656
<u>\$ 40,877</u>	<u>\$ 40,966</u>	<u>\$ 36,612</u>	<u>\$ 40,649</u>	<u>\$ 37,605</u>	<u>\$ 39,048</u>	<u>\$ 42,319</u>	<u>\$ 42,898</u>
4,469		(4,354)		(3,044)	(1,601)	1,670	2,249
12.27%		-10.63%		-7.49%	-3.94%	4.11%	5.53%
\$ 224 --	\$ 217 --	\$ 217 --	\$ 217 --	\$ 224 --	\$ 224 --	\$ 217 --	\$ 217 --
<u>224</u>	<u>217</u>	<u>217</u>	<u>217</u>	<u>224</u>	<u>224</u>	<u>217</u>	<u>217</u>
-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
<u>37,986</u> 220	<u>33,449</u> 2,608	<u>33,576</u> 236	<u>33,132</u> 2,608	<u>34,491</u> 260	<u>35,235</u> 378	<u>36,813</u> 411	<u>37,605</u> 420
38,206 2,447	36,057 4,692	33,812 2,583	35,740 4,692	34,751 2,630	35,613 3,211	37,224 4,878	38,025 4,656
<u>\$ 40,653</u>	<u>\$ 40,749</u>	<u>\$ 36,395</u>	<u>\$ 40,432</u>	<u>\$ 37,381</u>	<u>\$ 38,824</u>	<u>\$ 42,102</u>	<u>\$ 42,681</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1992-93)**

	<u>Base Year 1992-93</u>	<u>1993-94</u>	<u>1994-95</u>
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 94,838	\$ 97,110	\$ 96,903
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	<u>94,838</u>	<u>97,110</u>	<u>96,903</u>
Unsecured - Locally Assessed.....	2,692	4,744	2,868
Total Gross Valuation.....	<u>97,530</u>	<u>101,854</u>	<u>99,771</u>
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	6,693	13,202	12,981
Unsecured - Locally Assessed.....	--	--	115
Total Exemptions.....	<u>6,693</u>	<u>13,202</u>	<u>13,096</u>
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	88,145	83,908	83,922
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>88,145</u>	<u>83,908</u>	<u>83,922</u>
Unsecured - Locally Assessed.....	2,692	4,744	2,753
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 90,837</u>	<u>\$ 88,652</u>	<u>\$ 86,675</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(2,185)	(4,162)
Percentage Increase (Decrease) Over Base Year.....		-2.41%	-4.58%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 1,033	\$ 1,004	\$ 1,039
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	<u>1,033</u>	<u>1,004</u>	<u>1,039</u>
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	<u>--</u>	<u>--</u>	<u>--</u>
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	87,112	82,904	82,883
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>87,112</u>	<u>82,904</u>	<u>82,883</u>
Unsecured - Locally Assessed.....	2,692	4,744	2,753
NET ASSESSED VALUATION.....	<u>\$ 89,804</u>	<u>\$ 87,648</u>	<u>\$ 85,636</u>

<u>1995-96</u>	<u>1996-97</u>	<u>1997-98</u>	<u>Revised Base Year 1992-93</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 97,584	\$ 96,170	\$ 97,516	\$ 67,688	\$ 83,275	\$ 88,975	\$ 102,297
--	--	--	--	--	--	--
97,584	96,170	97,516	67,688	83,275	88,975	102,297
1,431	1,857	1,558	2,693	1,738	1,997	2,240
99,015	98,027	99,074	70,381	85,013	90,972	104,537
16,244	15,218	15,202	6,693	14,133	10,006	16,120
137	86	--	--	16	187	76
16,381	15,304	15,202	6,693	14,149	10,193	16,196
81,340	80,952	82,314	60,995	69,142	78,969	86,177
--	--	--	--	--	--	--
81,340	80,952	82,314	60,995	69,142	78,969	86,177
1,294	1,771	1,558	2,693	1,722	1,810	2,164
<u>\$ 82,634</u>	<u>\$ 82,723</u>	<u>\$ 83,872</u>	<u>\$ 63,688</u>	<u>\$ 70,864</u>	<u>\$ 80,779</u>	<u>\$ 88,341</u>
(8,203)	(8,114)	(6,965)		7,176	17,091	24,653
-9.03%	-8.93%	-7.67%		11.27%	26.84%	38.71%
\$ 1,219	\$ 1,347	\$ 1,416	\$ 1,033	\$ 1,447	\$ 1,541	\$ 1,636
--	--	--	--	--	--	--
1,219	1,347	1,416	1,033	1,447	1,541	1,636
--	--	--	--	--	--	--
--	--	--	--	--	--	--
80,121	79,605	80,898	59,962	67,695	77,428	84,541
--	--	--	--	--	--	--
80,121	79,605	80,898	59,962	67,695	77,428	84,541
1,294	1,771	1,558	2,693	1,722	1,810	2,164
<u>\$ 81,415</u>	<u>\$ 81,376</u>	<u>\$ 82,456</u>	<u>\$ 62,655</u>	<u>\$ 69,417</u>	<u>\$ 79,238</u>	<u>\$ 86,705</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRAL IMPERIAL EXPANSION 2 PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 2000-2001 (BASE YEAR 1999-2000)**

	<u>Base Year 1999-2000</u>	<u>1999-2000</u>	<u>2000-01</u>
<b><u>GROSS</u></b>			
Secured - Locally Assessed.....	\$ 16,115	\$ 16,080	\$ 17,367
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	<u>16,115</u>	<u>16,080</u>	<u>17,367</u>
Unsecured - Locally Assessed.....	27	172	148
Total Gross Valuation.....	<u>16,142</u>	<u>16,252</u>	<u>17,515</u>
<b><u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u></b>			
Secured - Locally Assessed.....	1,105	1,192	1,214
Unsecured - Locally Assessed.....	--	145	129
Total Exemptions.....	<u>1,105</u>	<u>1,337</u>	<u>1,343</u>
<b><u>NET ASSESSED VALUATIONS FOR TAX RATE</u></b>			
Secured - Locally Assessed.....	15,010	14,888	16,153
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>15,010</u>	<u>14,888</u>	<u>16,153</u>
Unsecured - Locally Assessed.....	27	27	19
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 15,037</u>	<u>\$ 14,915</u>	<u>\$ 16,172</u>
<b><u>INCREMENT</u></b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(122)	1,135
Percentage Increase (Decrease) Over Base Year.....		-0.81%	7.55%
<b><u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	\$ 721	\$ 721	\$ 714
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	<u>721</u>	<u>721</u>	<u>714</u>
<b><u>BUSINESS INVENTORY EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	<u>--</u>	<u>--</u>	<u>--</u>
<b><u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	14,289	14,167	15,439
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>14,289</u>	<u>14,167</u>	<u>15,439</u>
Unsecured - Locally Assessed.....	27	27	19
NET ASSESSED VALUATION.....	<u>\$ 14,316</u>	<u>\$ 14,194</u>	<u>\$ 15,458</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1992-93)**

	<u>Base Year 1992-93</u>	<u>1993-94</u>	<u>1994-95</u>
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 1,090,174	\$ 1,094,360	\$ 972,637
Public Utilities - State Assessed.....	3,465	1,656	1,862
<b>Total Secured Valuation.....</b>	<b>1,093,639</b>	<b>1,096,016</b>	<b>974,499</b>
Unsecured - Locally Assessed.....	64,243	222	17,922
<b>Total Gross Valuation.....</b>	<b>1,157,882</b>	<b>1,096,238</b>	<b>992,421</b>
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	62,189	68,177	78,849
Unsecured - Locally Assessed.....	--	--	413
<b>Total Exemptions.....</b>	<b>62,189</b>	<b>68,177</b>	<b>79,262</b>
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	1,027,985	1,026,183	893,788
Public Utilities - State Assessed.....	3,465	1,656	1,862
<b>Net Secured.....</b>	<b>1,031,450</b>	<b>1,027,839</b>	<b>895,650</b>
Unsecured - Locally Assessed.....	64,243	222	17,509
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 1,095,693</b>	<b>\$ 1,028,061</b>	<b>\$ 913,159</b>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(67,632)	(182,534)
Percentage Increase (Decrease) Over Base Year.....		-6.17%	-16.66%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 714	\$ 686	\$ 805
Unsecured - Locally Assessed.....	--	--	--
<b>Total Homeowners' Exemptions.....</b>	<b>714</b>	<b>686</b>	<b>805</b>
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Business Inventory Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	1,027,271	1,025,497	892,983
Public Utilities - State Assessed.....	3,465	1,656	1,862
<b>Net Secured.....</b>	<b>1,030,736</b>	<b>1,027,153</b>	<b>894,845</b>
Unsecured - Locally Assessed.....	64,243	222	17,509
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 1,094,979</b>	<b>\$ 1,027,375</b>	<b>\$ 912,354</b>

<u>1995-96</u>	<u>1996-97</u>	<u>Revised Base Year 1992-93</u>	<u>1997-98</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 927,021 2,181	\$ 906,105 2,521	\$ 1,088,721 3,464	\$ 917,921 2,747	\$ 984,645 3,855	\$ 1,125,712 4,094	\$ 1,290,546 4,177
929,202 22,293	906,626 17,593	1,092,185 64,244	920,668 20,602	988,500 56,892	1,129,806 74,362	1,294,723 87,258
<u>951,495</u>	<u>926,219</u>	<u>1,156,429</u>	<u>941,270</u>	<u>1,045,392</u>	<u>1,204,168</u>	<u>1,381,981</u>
78,614 552	87,884 97	62,019 --	90,800 987	87,662 4,637	94,089 6,129	104,469 6,919
<u>79,166</u>	<u>87,981</u>	<u>62,019</u>	<u>91,787</u>	<u>92,299</u>	<u>100,218</u>	<u>111,388</u>
848,407 2,181	818,221 2,521	1,026,702 3,464	827,121 2,747	896,983 3,855	1,031,623 4,094	1,186,077 4,177
850,588 21,741	820,742 17,496	1,030,166 64,244	829,868 19,615	900,838 52,255	1,035,717 68,233	1,190,254 80,339
<u>\$ 872,329</u>	<u>\$ 838,238</u>	<u>\$ 1,094,410</u>	<u>\$ 849,483</u>	<u>\$ 953,093</u>	<u>\$ 1,103,950</u>	<u>\$ 1,270,593</u>
(223,364)	(257,455)		(244,927)	(141,317)	9,540	176,183
-20.39%	-23.50%		-22.38%	-12.91%	0.87%	16.10%
\$ 812 --	\$ 902 --	\$ 714 --	\$ 980 --	\$ 1,077 --	\$ 1,182 --	\$ 1,133 61
<u>812</u>	<u>902</u>	<u>714</u>	<u>980</u>	<u>1,077</u>	<u>1,182</u>	<u>1,194</u>
-- --	-- --	-- --	-- --	-- --	-- --	-- --
-- --	-- --	-- --	-- --	-- --	-- --	-- --
847,595 2,181	817,319 2,521	1,025,988 3,464	826,141 2,747	895,906 3,855	1,030,441 4,094	1,184,944 4,177
849,776 21,741	819,840 17,496	1,029,452 64,244	828,888 19,615	899,761 52,255	1,034,535 68,233	1,189,121 80,278
<u>\$ 871,517</u>	<u>\$ 837,336</u>	<u>\$ 1,093,696</u>	<u>\$ 848,503</u>	<u>\$ 952,016</u>	<u>\$ 1,102,768</u>	<u>\$ 1,269,399</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT PROJECT - COLUMBIA SUB AREA  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1976-77)**

	<u>Base Year 1976-77</u>	<u>1993-94</u>	<u>1994-95</u>
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 19,715	\$ 526,794	\$ 474,979
Public Utilities - State Assessed.....	17,131	2,174	2,175
Total Secured Valuation.....	36,846	528,968	477,154
Unsecured - Locally Assessed.....	18,870	51,003	51,811
Total Gross Valuation.....	55,716	579,971	528,965
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	1,507	2,941	3,089
Unsecured - Locally Assessed.....	--	1,145	160
Total Exemptions.....	1,507	4,086	3,249
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	18,208	523,853	471,890
Public Utilities - State Assessed.....	17,131	2,174	2,175
Net Secured.....	35,339	526,027	474,065
Unsecured - Locally Assessed.....	18,870	49,858	51,651
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 54,209</u>	<u>\$ 575,885</u>	<u>\$ 525,716</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		521,676	471,507
Percentage Increase (Decrease) Over Base Year.....		962.34%	869.79%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ 852	\$ 868
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	852	868
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	178	--	--
Unsecured - Locally Assessed.....	1,602	--	--
Total Business Inventory Exemptions.....	1,780	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	18,030	523,001	471,022
Public Utilities - State Assessed.....	17,131	2,174	2,175
Net Secured.....	35,161	525,175	473,197
Unsecured - Locally Assessed.....	17,268	49,858	51,651
NET ASSESSED VALUATION.....	<u>\$ 52,429</u>	<u>\$ 575,033</u>	<u>\$ 524,848</u>

<u>1995-96</u>	<u>1996-97</u>	<u>Revised Base Year 1976-77</u>	<u>1997-98</u>	<u>Revised Base Year 1976-77</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 454,634	\$ 431,513	\$ 18,554	\$ 437,849	\$ 18,553	\$ 519,344	\$ 563,347	\$ 602,524
1,550	1,473	17,131	1,518	1,038	1,742	1,906	1,923
456,184	432,986	35,685	439,367	19,591	521,086	565,253	604,447
57,303	53,503	18,870	57,458	18,870	47,267	52,096	57,950
513,487	486,489	54,555	496,825	38,461	568,353	617,349	662,397
3,521	3,558	1,507	1,993	1,507	387	2,191	2,229
157	22	--	253	--	281	401	531
3,678	3,580	1,507	2,246	1,507	668	2,592	2,760
451,113	427,955	17,047	435,856	17,046	518,957	561,156	600,295
1,550	1,473	17,131	1,518	1,038	1,742	1,906	1,923
452,663	429,428	34,178	437,374	18,084	520,699	563,062	602,218
57,146	53,481	18,870	57,205	18,870	46,986	51,695	57,419
<u>\$ 509,809</u>	<u>\$ 482,909</u>	<u>\$ 53,048</u>	<u>\$ 494,579</u>	<u>\$ 36,954</u>	<u>\$ 567,685</u>	<u>\$ 614,757</u>	<u>\$ 659,637</u>
455,600	428,700		441,531		530,731	577,803	622,683
840.45%	790.83%		832.32%		1436.19%	1563.57%	1685.02%
\$ 839	\$ 802	\$ --	\$ 860	\$ --	\$ 868	\$ 927	\$ 966
--	--	--	--	--	--	--	--
839	802	--	860	--	868	927	966
--	--	178	--	178	--	--	--
--	--	1,602	--	1,602	--	--	--
--	--	1,780	--	1,780	--	--	--
450,274	427,153	16,869	434,996	16,868	518,089	560,229	599,329
1,550	1,473	17,131	1,518	1,038	1,742	1,906	1,923
451,824	428,626	34,000	436,514	17,906	519,831	562,135	601,252
57,146	53,481	17,268	57,205	17,268	46,986	51,695	57,419
<u>\$ 508,970</u>	<u>\$ 482,107</u>	<u>\$ 51,268</u>	<u>\$ 493,719</u>	<u>\$ 35,174</u>	<u>\$ 566,817</u>	<u>\$ 613,830</u>	<u>\$ 658,671</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT PROJECT - GASLAMP SUB AREA  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1982-83)**

	<u>Base Year 1982-83</u>	<u>1992-93</u>	<u>1993-94</u>
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 31,114	\$ 87,633	\$ 81,229
Public Utilities - State Assessed.....	1,733	48	49
Total Secured Valuation.....	32,847	87,681	81,278
Unsecured - Locally Assessed.....	2,306	7,373	6,273
Total Gross Valuation.....	35,153	95,054	87,551
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	1,047	1,426	1,602
Unsecured - Locally Assessed.....	--	245	--
Total Exemptions.....	1,047	1,671	1,602
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	30,067	86,207	79,627
Public Utilities - State Assessed.....	1,733	48	49
Net Secured.....	31,800	86,255	79,676
Unsecured - Locally Assessed.....	2,306	7,128	6,273
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 34,106</u>	<u>\$ 93,383</u>	<u>\$ 85,949</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		59,277	51,843
Percentage Increase (Decrease) Over Base Year.....		173.80%	152.01%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	--	--
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	30,067	86,207	79,627
Public Utilities - State Assessed.....	1,733	48	49
Net Secured.....	31,800	86,255	79,676
Unsecured - Locally Assessed.....	2,306	7,128	6,273
NET ASSESSED VALUATION.....	<u>\$ 34,106</u>	<u>\$ 93,383</u>	<u>\$ 85,949</u>

<u>1994-95</u>	<u>1995-96</u>	<u>1996-97</u>	<u>1997-98</u>	<u>Revised Base Year 1982-83</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 80,408 19	\$ 84,131 24	\$ 100,504 26	\$ 105,400 29	\$ 31,114 61	\$ 126,908 42	\$ 160,567 45	\$ 214,793 46
80,427 6,633	84,155 5,937	100,530 7,048	105,429 8,446	31,175 2,306	126,950 11,987	160,612 13,202	214,839 17,680
<u>87,060</u>	<u>90,092</u>	<u>107,578</u>	<u>113,875</u>	<u>33,481</u>	<u>138,937</u>	<u>173,814</u>	<u>232,519</u>
1,355 --	1,365 --	1,644 --	1,631 --	1,047 --	1,634 6	-- 10	291 8
<u>1,355</u>	<u>1,365</u>	<u>1,644</u>	<u>1,631</u>	<u>1,047</u>	<u>1,640</u>	<u>10</u>	<u>299</u>
79,053 19	82,766 24	98,860 26	103,769 29	30,067 61	125,274 42	160,567 45	214,502 46
79,072 6,633	82,790 5,937	98,886 7,048	103,798 8,446	30,128 2,306	125,316 11,981	160,612 13,192	214,548 17,672
<u>\$ 85,705</u>	<u>\$ 88,727</u>	<u>\$ 105,934</u>	<u>\$ 112,244</u>	<u>\$ 32,434</u>	<u>\$ 137,297</u>	<u>\$ 173,804</u>	<u>\$ 232,220</u>
51,599	54,621	71,828	78,138		104,863	141,370	199,786
151.29%	160.15%	210.60%	229.10%		323.31%	435.87%	615.98%
\$ -- --	\$ 7 --	\$ 7 --	\$ 7 --	\$ -- --	\$ -- --	\$ 7 --	\$ 7 --
--	7	7	7	--	--	7	7
-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
--	--	--	--	--	--	--	--
79,053 19	82,759 24	98,853 26	103,762 29	30,067 61	125,274 42	160,560 45	214,495 46
79,072 6,633	82,783 5,937	98,879 7,048	103,791 8,446	30,128 2,306	125,316 11,981	160,605 13,192	214,541 17,672
<u>\$ 85,705</u>	<u>\$ 88,720</u>	<u>\$ 105,927</u>	<u>\$ 112,237</u>	<u>\$ 32,434</u>	<u>\$ 137,297</u>	<u>\$ 173,797</u>	<u>\$ 232,213</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CENTRE CITY REDEVELOPMENT PROJECT - MARINA SUB AREA  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1976-77)**

	Base Year 1976-77	1993-94	1994-95
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 10,503	\$ 807,940	\$ 790,755
Public Utilities - State Assessed.....	2,672	1,612	1,285
Total Secured Valuation.....	13,175	809,552	792,040
Unsecured - Locally Assessed.....	6,475	31,048	57,767
Total Gross Valuation.....	19,650	840,600	849,807
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	142	19,495	19,880
Unsecured - Locally Assessed.....	--	7	750
Total Exemptions.....	142	19,502	20,630
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	10,361	788,445	770,875
Public Utilities - State Assessed.....	2,672	1,612	1,285
Net Secured.....	13,033	790,057	772,160
Unsecured - Locally Assessed.....	6,475	31,041	57,017
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 19,508	\$ 821,098	\$ 829,177
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		801,590	809,669
Percentage Increase (Decrease) Over Base Year.....		4109.03%	4150.45%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ 1,321	\$ 1,442
Unsecured - Locally Assessed.....	--	7	27
Total Homeowners' Exemptions.....	--	1,328	1,469
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	212	--	--
Unsecured - Locally Assessed.....	1,539	--	--
Total Business Inventory Exemptions.....	1,751	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	10,149	787,124	769,433
Public Utilities - State Assessed.....	2,672	1,612	1,285
Net Secured.....	12,821	788,736	770,718
Unsecured - Locally Assessed.....	4,936	31,034	56,990
NET ASSESSED VALUATION.....	\$ 17,757	\$ 819,770	\$ 827,708

<u>1995-96</u>	<u>1996-97</u>	<u>Revised Base Year 1976-77</u>	<u>1997-98</u>	<u>Revised Base Year 1976-77</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 721,810 1,085	\$ 708,839 475	\$ 9,814 2,672	\$ 721,827 353	\$ 9,814 964	\$ 758,292 501	\$ 816,598 534	\$ 873,181 544
722,695 57,602	709,314 59,865	12,486 6,475	722,180 59,208	10,778 6,475	758,793 64,822	817,132 60,580	873,725 66,559
780,297	769,179	18,961	781,388	17,253	823,615	877,712	940,284
20,114 322	18,771 --	143 --	19,397 --	143 --	19,782 97	20,400 88	20,558 88
20,436	18,771	143	19,397	143	19,879	20,488	20,646
701,496 1,085	690,068 475	9,671 2,672	702,430 353	9,671 964	738,510 501	796,198 534	852,623 544
702,581 57,280	690,543 59,865	12,343 6,475	702,783 59,208	10,835 6,475	739,011 64,725	796,732 60,492	853,167 66,471
<u>\$ 759,861</u>	<u>\$ 750,408</u>	<u>\$ 18,818</u>	<u>\$ 761,991</u>	<u>\$ 17,110</u>	<u>\$ 803,736</u>	<u>\$ 857,224</u>	<u>\$ 919,638</u>
740,353	730,900		743,173		786,626	840,114	902,528
3795.13%	3746.67%		3949.27%		4597.46%	4910.08%	5274.86%
\$ 1,477 49	\$ 1,560 95	\$ 867 --	\$ 1,792 95	\$ 867 --	\$ 2,001 --	\$ 2,351 --	\$ 2,280 116
1,526	1,655	867	1,887	867	2,001	2,351	2,396
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
700,019 1,085	688,508 475	8,804 2,672	700,638 353	8,804 964	736,509 501	793,847 534	850,343 544
701,104 57,231	688,983 59,770	11,476 6,475	700,991 59,113	9,768 6,475	737,010 64,725	794,381 60,492	850,887 66,355
<u>\$ 758,335</u>	<u>\$ 748,753</u>	<u>\$ 17,951</u>	<u>\$ 760,104</u>	<u>\$ 16,243</u>	<u>\$ 801,735</u>	<u>\$ 854,873</u>	<u>\$ 917,242</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
CITY HEIGHTS REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1994-95 TO 2000-2001 (BASE YEAR 1992-93)**

	Base Year 1992-93	1994-95	Revised Base Year 1992-93
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 1,221,895	\$ 1,220,715	\$ 1,214,987
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	1,221,895	1,220,715	1,214,987
Unsecured - Locally Assessed.....	20,926	18,033	20,926
Total Gross Valuation.....	1,242,821	1,238,748	1,235,913
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	25,677	23,252	25,064
Unsecured - Locally Assessed.....	--	76	--
Total Exemptions.....	25,677	23,328	25,064
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	1,196,218	1,197,463	1,189,923
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	1,196,218	1,197,463	1,189,923
Unsecured - Locally Assessed.....	20,926	17,957	20,926
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 1,217,144</u>	<u>\$ 1,215,420</u>	<u>\$ 1,210,849</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(1,724)	
Percentage Increase (Decrease) Over Base Year.....		-0.14%	
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ 20,216	\$ 19,985
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	20,216	19,985
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	1,196,218	1,177,247	1,169,938
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	1,196,218	1,177,247	1,169,938
Unsecured - Locally Assessed.....	20,926	17,957	20,926
NET ASSESSED VALUATION.....	<u>\$ 1,217,144</u>	<u>\$ 1,195,204</u>	<u>\$ 1,190,864</u>

<u>1995-96</u>	<u>1996-97</u>	<u>Revised Base Year 1992-93</u>	<u>1997-98</u>	<u>Revised Base Year 1992-93</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 1,167,759	\$ 1,116,612	\$ 1,034,935	\$ 1,000,884	\$ 1,027,567	\$ 1,010,076	\$ 1,045,685	\$ 1,118,357
--	--	--	--	--	--	--	--
<u>1,167,759</u>	<u>1,116,612</u>	<u>1,034,935</u>	<u>1,000,884</u>	<u>1,027,567</u>	<u>1,010,076</u>	<u>1,045,685</u>	<u>1,118,357</u>
<u>17,037</u>	<u>15,508</u>	<u>20,926</u>	<u>14,297</u>	<u>20,926</u>	<u>17,330</u>	<u>17,759</u>	<u>18,869</u>
<u>1,184,796</u>	<u>1,132,120</u>	<u>1,055,861</u>	<u>1,015,181</u>	<u>1,048,493</u>	<u>1,027,406</u>	<u>1,063,444</u>	<u>1,137,226</u>
23,614	25,816	25,064	26,792	25,064	27,331	31,489	43,087
78	41	--	166	--	199	544	574
<u>23,692</u>	<u>25,857</u>	<u>25,064</u>	<u>26,958</u>	<u>25,064</u>	<u>27,530</u>	<u>32,033</u>	<u>43,661</u>
1,144,145	1,090,796	1,009,871	974,092	1,002,503	982,745	1,014,196	1,075,270
--	--	--	--	--	--	--	--
<u>1,144,145</u>	<u>1,090,796</u>	<u>1,009,871</u>	<u>974,092</u>	<u>1,002,503</u>	<u>982,745</u>	<u>1,014,196</u>	<u>1,075,270</u>
<u>16,959</u>	<u>15,467</u>	<u>20,926</u>	<u>14,131</u>	<u>20,926</u>	<u>17,131</u>	<u>17,215</u>	<u>18,295</u>
<u>\$ 1,161,104</u>	<u>\$ 1,106,263</u>	<u>\$ 1,030,797</u>	<u>\$ 988,223</u>	<u>\$ 1,023,429</u>	<u>\$ 999,876</u>	<u>\$ 1,031,411</u>	<u>\$ 1,093,565</u>
(49,745)	(104,586)		(42,574)		(23,553)	7,982	70,136
-4.11%	-8.64%		-4.13%		-2.30%	0.78%	6.85%
\$ 19,852	\$ 19,674	\$ 19,985	\$ 19,421	\$ 19,985	\$ 19,127	\$ 19,734	\$ 19,838
--	--	--	--	--	--	--	--
<u>19,852</u>	<u>19,674</u>	<u>19,985</u>	<u>19,421</u>	<u>19,985</u>	<u>19,127</u>	<u>19,734</u>	<u>19,838</u>
--	--	--	--	--	--	--	--
<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
1,124,293	1,071,122	989,886	954,671	982,518	963,618	994,462	1,055,432
--	--	--	--	--	--	--	--
<u>1,124,293</u>	<u>1,071,122</u>	<u>989,886</u>	<u>954,671</u>	<u>982,518</u>	<u>963,618</u>	<u>994,462</u>	<u>1,055,432</u>
<u>16,959</u>	<u>15,467</u>	<u>20,926</u>	<u>14,131</u>	<u>20,926</u>	<u>17,131</u>	<u>17,215</u>	<u>18,295</u>
<u>\$ 1,141,252</u>	<u>\$ 1,086,589</u>	<u>\$ 1,010,812</u>	<u>\$ 968,802</u>	<u>\$ 1,003,444</u>	<u>\$ 980,749</u>	<u>\$ 1,011,677</u>	<u>\$ 1,073,727</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE COMMUNITY REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1994-95 TO 2000-2001 (BASE YEAR 1993-94)**

	Base Year 1993-94	1994-95	1995-96
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 56,366	\$ 60,304	\$ 59,183
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	56,366	60,304	59,183
Unsecured - Locally Assessed.....	3,033	2,899	2,583
Total Gross Valuation.....	59,399	63,203	61,766
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	10,367	11,029	10,723
Unsecured - Locally Assessed.....	--	--	--
Total Exemptions.....	10,367	11,029	10,723
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	45,999	49,275	48,460
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	45,999	49,275	48,460
Unsecured - Locally Assessed.....	3,033	2,899	2,583
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 49,032</u>	<u>\$ 52,174</u>	<u>\$ 51,043</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		3,142	2,011
Percentage Increase (Decrease) Over Base Year.....		6.41%	4.10%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 14	\$ 14	\$ 14
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	14	14	14
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	45,985	49,261	48,446
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	45,985	49,261	48,446
Unsecured - Locally Assessed.....	3,033	2,899	2,583
NET ASSESSED VALUATION.....	<u>\$ 49,018</u>	<u>\$ 52,160</u>	<u>\$ 51,029</u>

<u>1996-97</u>	<u>1997-98</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 58,730	\$ 59,540	\$ 65,343	\$ 69,023	\$ 77,392
--	--	--	--	--
58,730	59,540	65,343	69,023	77,392
2,447	3,053	5,809	4,950	10,019
<u>61,177</u>	<u>62,593</u>	<u>71,152</u>	<u>73,973</u>	<u>87,411</u>
11,972	11,778	10,997	11,440	21,149
--	1,114	309	1,542	4,847
<u>11,972</u>	<u>12,892</u>	<u>11,306</u>	<u>12,982</u>	<u>25,996</u>
46,758	47,762	54,346	57,583	56,243
--	--	--	--	--
46,758	47,762	54,346	57,583	56,243
2,447	1,939	5,500	3,408	5,172
<u>\$ 49,205</u>	<u>\$ 49,701</u>	<u>\$ 59,846</u>	<u>\$ 60,991</u>	<u>\$ 61,415</u>
173	669	10,814	11,959	12,383
0.35%	1.36%	22.05%	24.39%	25.25%
\$ 14	\$ 14	\$ 14	\$ 21	\$ 21
--	--	--	--	--
<u>14</u>	<u>14</u>	<u>14</u>	<u>21</u>	<u>21</u>
--	--	--	--	--
--	--	--	--	--
--	--	--	--	--
46,744	47,748	54,332	57,562	56,222
--	--	--	--	--
46,744	47,748	54,332	57,562	56,222
2,447	1,939	5,500	3,408	5,172
<u>\$ 49,191</u>	<u>\$ 49,687</u>	<u>\$ 59,832</u>	<u>\$ 60,970</u>	<u>\$ 61,394</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
COLLEGE GROVE REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1986-87)**

	Base Year 1986-87	1992-93	1993-94
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 17,135	\$ 31,436	\$ 32,064
Public Utilities - State Assessed.....	292	--	--
Total Secured Valuation.....	17,427	31,436	32,064
Unsecured - Locally Assessed.....	2,510	5,251	5,091
Total Gross Valuation.....	19,937	36,687	37,155
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Exemptions.....	--	--	--
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	17,135	31,436	32,064
Public Utilities - State Assessed.....	292	--	--
Net Secured.....	17,427	31,436	32,064
Unsecured - Locally Assessed.....	2,510	5,251	5,091
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 19,937</u>	<u>\$ 36,687</u>	<u>\$ 37,155</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		16,750	17,218
Percentage Increase (Decrease) Over Base Year.....		84.01%	86.36%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	--	--
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	17,135	31,436	32,064
Public Utilities - State Assessed.....	292	--	--
Net Secured.....	17,427	31,436	32,064
Unsecured - Locally Assessed.....	2,510	5,251	5,091
NET ASSESSED VALUATION.....	<u>\$ 19,937</u>	<u>\$ 36,687</u>	<u>\$ 37,155</u>

1994-95	1995-96	1996-97	1997-98	Revised Base Year 1986-87	1998-99	1999-2000	2000-01
\$ 32,969	\$ 27,115	\$ 26,283	\$ 26,507	\$ 17,135	\$ 26,846	\$ 25,176	\$ 53,271
--	--	--	--	14	--	--	--
32,969	27,115	26,283	26,507	17,149	26,846	25,176	53,271
5,097	3,450	2,692	3,158	2,510	2,705	1,669	2,851
<u>38,066</u>	<u>30,565</u>	<u>28,975</u>	<u>29,665</u>	<u>19,659</u>	<u>29,551</u>	<u>26,845</u>	<u>56,122</u>
--	--	--	--	--	--	--	--
2	2	--	--	--	--	--	--
<u>2</u>	<u>2</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
32,969	27,115	26,283	26,507	17,135	26,846	25,176	53,271
--	--	--	--	14	--	--	--
32,969	27,115	26,283	26,507	17,149	26,846	25,176	53,271
5,095	3,448	2,692	3,158	2,510	2,705	1,669	2,851
<u>\$ 38,064</u>	<u>\$ 30,563</u>	<u>\$ 28,975</u>	<u>\$ 29,665</u>	<u>\$ 19,659</u>	<u>\$ 29,551</u>	<u>\$ 26,845</u>	<u>\$ 56,122</u>
18,127	10,626	9,038	9,728		9,892	7,186	36,463
90.92%	53.30%	45.33%	48.79%		50.32%	36.55%	185.48%
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
32,969	27,115	26,283	26,507	17,135	26,846	25,176	53,271
--	--	--	--	14	--	--	--
32,969	27,115	26,283	26,507	17,149	26,846	25,176	53,271
5,095	3,448	2,692	3,158	2,510	2,705	1,669	2,851
<u>\$ 38,064</u>	<u>\$ 30,563</u>	<u>\$ 28,975</u>	<u>\$ 29,665</u>	<u>\$ 19,659</u>	<u>\$ 29,551</u>	<u>\$ 26,845</u>	<u>\$ 56,122</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
GATEWAY CENTER WEST REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1976-77)**

	Base Year 1976-77	1993-94	1994-95
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 3,306	\$ 20,914	\$ 21,664
Public Utilities - State Assessed.....	1,841	--	--
Total Secured Valuation.....	5,147	20,914	21,664
Unsecured - Locally Assessed.....	454	1,930	1,546
Total Gross Valuation.....	5,601	22,844	23,210
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	87	3,500	3,570
Unsecured - Locally Assessed.....	--	280	155
Total Exemptions.....	87	3,780	3,725
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	3,219	17,414	18,094
Public Utilities - State Assessed.....	1,841	--	--
Net Secured.....	5,060	17,414	18,094
Unsecured - Locally Assessed.....	454	1,650	1,391
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 5,514</u>	<u>\$ 19,064</u>	<u>\$ 19,485</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		13,550	13,971
Percentage Increase (Decrease) Over Base Year.....		245.74%	253.37%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 189	\$ 70	\$ 70
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	189	70	70
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	54	--	--
Unsecured - Locally Assessed.....	80	--	--
Total Business Inventory Exemptions.....	134	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	2,976	17,344	18,024
Public Utilities - State Assessed.....	1,841	--	--
Net Secured.....	4,817	17,344	18,024
Unsecured - Locally Assessed.....	374	1,650	1,391
NET ASSESSED VALUATION.....	<u>\$ 5,191</u>	<u>\$ 18,994</u>	<u>\$ 19,415</u>

1995-96	Revised Base Year 1976-77	1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01
\$ 22,547	\$ 3,301	\$ 20,915	\$ 22,079	\$ 3,302	\$ 22,008	\$ 22,412	\$ 22,100
--	1,841	--	--	--	--	--	--
22,547	5,142	20,915	22,079	3,302	22,008	22,412	22,100
1,424	454	4,096	2,719	454	2,417	2,066	3,005
23,971	5,596	25,011	24,798	3,756	24,425	24,478	25,105
3,612	87	4,912	5,010	87	5,111	5,205	5,309
135	--	--	201	--	118	109	165
3,747	87	4,912	5,211	87	5,229	5,314	5,474
18,935	3,214	16,003	17,069	3,215	16,897	17,207	16,791
--	1,841	--	--	--	--	--	--
18,935	5,055	16,003	17,069	3,215	16,897	17,207	16,791
1,289	454	4,096	2,518	454	2,299	1,957	2,840
<u>\$ 20,224</u>	<u>\$ 5,509</u>	<u>\$ 20,099</u>	<u>\$ 19,587</u>	<u>\$ 3,669</u>	<u>\$ 19,196</u>	<u>\$ 19,164</u>	<u>\$ 19,631</u>
14,710		14,590	14,078		15,527	15,495	15,962
266.78%		264.84%	255.55%		423.19%	422.32%	435.05%
\$ 63	\$ 189	\$ 63	\$ 70	\$ 189	\$ 70	\$ 70	\$ 70
--	--	--	--	--	--	--	--
63	189	63	70	189	70	70	70
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
18,872	3,025	15,940	16,999	3,026	16,827	17,137	16,721
--	1,841	--	--	--	--	--	--
18,872	4,866	15,940	16,999	3,026	16,827	17,137	16,721
1,289	454	4,096	2,518	454	2,299	1,957	2,840
<u>\$ 20,161</u>	<u>\$ 5,320</u>	<u>\$ 20,036</u>	<u>\$ 19,517</u>	<u>\$ 3,480</u>	<u>\$ 19,126</u>	<u>\$ 19,094</u>	<u>\$ 19,561</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 HORTON PLAZA REDEVELOPMENT PROJECT  
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
 FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1972-73)**

	Base Year 1972-73	1992-93	1993-94
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 15,718	\$ 461,447	\$ 428,008
Public Utilities - State Assessed.....	1,374	--	--
Total Secured Valuation.....	17,092	461,447	428,008
Unsecured - Locally Assessed.....	2,202	26,486	24,780
Total Gross Valuation.....	19,294	487,933	452,788
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	522	--	--
Unsecured - Locally Assessed.....	--	565	606
Total Exemptions.....	522	565	606
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	15,196	461,447	428,008
Public Utilities - State Assessed.....	1,374	--	--
Net Secured.....	16,570	461,447	428,008
Unsecured - Locally Assessed.....	2,202	25,921	24,174
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 18,772</u>	<u>\$ 487,368</u>	<u>\$ 452,182</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		468,596	433,410
Percentage Increase (Decrease) Over Base Year.....		2496.25%	2308.81%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ 531	\$ 572
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	531	572
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	307	--	--
Total Business Inventory Exemptions.....	307	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	15,196	460,916	427,436
Public Utilities - State Assessed.....	1,374	--	--
Net Secured.....	16,570	460,916	427,436
Unsecured - Locally Assessed.....	1,895	25,921	24,174
NET ASSESSED VALUATION.....	<u>\$ 18,465</u>	<u>\$ 486,837</u>	<u>\$ 451,610</u>

1994-95	1995-96	1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01
\$ 410,939	\$ 354,750	\$ 346,766	\$ 364,213	\$ 15,718	\$ 373,433	\$ 455,518	\$ 473,520
--	--	--	--	3	--	--	--
410,939	354,750	346,766	364,213	15,721	373,433	455,518	473,520
27,953	23,628	25,055	26,626	2,203	28,495	43,981	46,557
438,892	378,378	371,821	390,839	17,924	401,928	499,499	520,077
--	--	--	--	522	--	--	--
608	660	557	922	--	528	7,384	7,597
608	660	557	922	522	528	7,384	7,597
410,939	354,750	346,766	364,213	15,196	373,433	455,518	473,520
--	--	--	--	3	--	--	--
410,939	354,750	346,766	364,213	15,199	373,433	455,518	473,520
27,345	22,968	24,498	25,704	2,203	27,967	36,597	38,960
<u>\$ 438,284</u>	<u>\$ 377,718</u>	<u>\$ 371,264</u>	<u>\$ 389,917</u>	<u>\$ 17,402</u>	<u>\$ 401,400</u>	<u>\$ 492,115</u>	<u>\$ 512,480</u>
419,512	358,946	352,492	371,145		383,998	474,713	495,078
2234.78%	1912.14%	1877.75%	1977.12%		2206.63%	2727.92%	2844.95%
\$ 609	\$ 595	\$ 630	\$ 679	\$ --	\$ 728	\$ 735	\$ 754
--	--	--	--	--	--	--	--
609	595	630	679	--	728	735	754
--	--	--	--	--	--	--	--
--	--	--	--	307	--	--	--
--	--	--	--	307	--	--	--
410,330	354,155	346,136	363,534	15,196	372,705	454,783	472,766
--	--	--	--	3	--	--	--
410,330	354,155	346,136	363,534	15,199	372,705	454,783	472,766
27,345	22,968	24,498	25,704	1,896	27,967	36,597	38,960
<u>\$ 437,675</u>	<u>\$ 377,123</u>	<u>\$ 370,634</u>	<u>\$ 389,238</u>	<u>\$ 17,095</u>	<u>\$ 400,672</u>	<u>\$ 491,380</u>	<u>\$ 511,726</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
LINDA VISTA REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1993-94 TO 2000-2001 (BASE YEAR 1972-73)**

	Base Year 1972-73	1993-94	Revised Base Year 1972-73
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 1,611	\$ 6,910	\$ 1,600
Public Utilities - State Assessed.....	128	--	128
Total Secured Valuation.....	1,739	6,910	1,728
Unsecured - Locally Assessed.....	660	1,321	660
Total Gross Valuation.....	2,399	8,231	2,388
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	7	--	7
Unsecured - Locally Assessed.....	--	--	--
Total Exemptions.....	7	--	7
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	1,604	6,910	1,593
Public Utilities - State Assessed.....	128	--	128
Net Secured.....	1,732	6,910	1,721
Unsecured - Locally Assessed.....	660	1,321	660
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 2,392</u>	<u>\$ 8,231</u>	<u>\$ 2,381</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		5,839	
Percentage Increase (Decrease) Over Base Year.....		244.11%	
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	--	--
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	153	--	153
Total Business Inventory Exemptions.....	153	--	153
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	1,604	6,910	1,593
Public Utilities - State Assessed.....	128	--	128
Net Secured.....	1,732	6,910	1,721
Unsecured - Locally Assessed.....	507	1,321	507
NET ASSESSED VALUATION.....	<u>\$ 2,239</u>	<u>\$ 8,231</u>	<u>\$ 2,228</u>

1994-95	1995-96	1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01
\$ 7,049	\$ 7,123	\$ 7,242	\$ 7,373	\$ 1,600	\$ 7,505	\$ 8,123	\$ 8,807
--	--	--	--	--	--	--	--
7,049	7,123	7,242	7,373	1,600	7,505	8,123	8,807
952	1,582	1,826	1,461	660	1,319	1,926	2,385
8,001	8,705	9,068	8,834	2,260	8,824	10,049	11,192
--	--	--	--	7	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	7	--	--	--
7,049	7,123	7,242	7,373	1,593	7,505	8,123	8,807
--	--	--	--	--	--	--	--
7,049	7,123	7,242	7,373	1,593	7,505	8,123	8,807
952	1,582	1,826	1,461	660	1,319	1,926	2,385
<u>\$ 8,001</u>	<u>\$ 8,705</u>	<u>\$ 9,068</u>	<u>\$ 8,834</u>	<u>\$ 2,253</u>	<u>\$ 8,824</u>	<u>\$ 10,049</u>	<u>\$ 11,192</u>
5,620	6,324	6,687	6,453		6,571	7,796	8,939
236.04%	265.60%	280.85%	271.02%		291.66%	346.03%	396.76%
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	153	--	--	--
--	--	--	--	153	--	--	--
7,049	7,123	7,242	7,373	1,593	7,505	8,123	8,807
--	--	--	--	--	--	--	--
7,049	7,123	7,242	7,373	1,593	7,505	8,123	8,807
952	1,582	1,826	1,461	507	1,319	1,926	2,385
<u>\$ 8,001</u>	<u>\$ 8,705</u>	<u>\$ 9,068</u>	<u>\$ 8,834</u>	<u>\$ 2,100</u>	<u>\$ 8,824</u>	<u>\$ 10,049</u>	<u>\$ 11,192</u>



**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 MARKET ST REDEVELOPMENT PROJECT  
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
 FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1976-77)**

	Base Year 1976-77	1992-93	1993-94
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 97	\$ 10,662	\$ 11,452
Public Utilities - State Assessed.....	8	--	6
<b>Total Secured Valuation.....</b>	<b>105</b>	<b>10,662</b>	<b>11,458</b>
Unsecured - Locally Assessed.....	--	678	880
<b>Total Gross Valuation.....</b>	<b>105</b>	<b>11,340</b>	<b>12,338</b>
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	97	10,662	11,452
Public Utilities - State Assessed.....	8	--	6
<b>Net Secured.....</b>	<b>105</b>	<b>10,662</b>	<b>11,458</b>
Unsecured - Locally Assessed.....	--	678	880
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 105</b>	<b>\$ 11,340</b>	<b>\$ 12,338</b>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		11,235	12,233
Percentage Increase (Decrease) Over Base Year.....		10700.00%	11650.48%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Unsecured - Locally Assessed.....	--	--	--
<b>Total Homeowners' Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Business Inventory Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	97	10,662	11,452
Public Utilities - State Assessed.....	8	--	6
<b>Net Secured.....</b>	<b>105</b>	<b>10,662</b>	<b>11,458</b>
Unsecured - Locally Assessed.....	--	678	880
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 105</b>	<b>\$ 11,340</b>	<b>\$ 12,338</b>

1994-95	1995-96	1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01
\$ 11,504 6	\$ 11,294 2	\$ 10,508 7	\$ 10,079 6	\$ 97 --	\$ 11,898 4	\$ 12,831 5	\$ 14,232 --
11,510 885	11,296 848	10,515 695	10,085 1,066	97 --	11,902 4,666	12,836 6,410	14,232 6,329
12,395	12,144	11,210	11,151	97	16,568	19,246	20,561
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
11,504 6	11,294 2	10,508 7	10,079 6	97 --	11,898 4	12,831 5	14,232 --
11,510 885	11,296 848	10,515 695	10,085 1,066	97 --	11,902 4,666	12,836 6,410	14,232 6,329
<u>\$ 12,395</u>	<u>\$ 12,144</u>	<u>\$ 11,210</u>	<u>\$ 11,151</u>	<u>\$ 97</u>	<u>\$ 16,568</u>	<u>\$ 19,246</u>	<u>\$ 20,561</u>
12,290	12,039	11,105	11,046		16,471	19,149	20,464
11704.76%	11465.71%	10576.19%	10520.00%		16980.41%	19741.24%	21096.91%
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
11,504 6	11,294 2	10,508 7	10,079 6	97 --	11,898 4	12,831 5	14,232 --
11,510 885	11,296 848	10,515 695	10,085 1,066	97 --	11,902 4,666	12,836 6,410	14,232 6,329
<u>\$ 12,395</u>	<u>\$ 12,144</u>	<u>\$ 11,210</u>	<u>\$ 11,151</u>	<u>\$ 97</u>	<u>\$ 16,568</u>	<u>\$ 19,246</u>	<u>\$ 20,561</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
MOUNT HOPE REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1982-83)**

	<u>Base Year 1982-83</u>	<u>1992-93</u>	<u>1993-94</u>
<b><u>GROSS</u></b>			
Secured - Locally Assessed.....	\$ 18,484	\$ 70,140	\$ 72,974
Public Utilities - State Assessed.....	716	--	--
Total Secured Valuation.....	<u>19,200</u>	<u>70,140</u>	<u>72,974</u>
Unsecured - Locally Assessed.....	24	8,157	7,623
Total Gross Valuation.....	<u>19,224</u>	<u>78,297</u>	<u>80,597</u>
<b><u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u></b>			
Secured - Locally Assessed.....	443	1,064	1,103
Unsecured - Locally Assessed.....	--	--	3
Total Exemptions.....	<u>443</u>	<u>1,064</u>	<u>1,106</u>
<b><u>NET ASSESSED VALUATIONS FOR TAX RATE</u></b>			
Secured - Locally Assessed.....	18,041	69,076	71,871
Public Utilities - State Assessed.....	716	--	--
Net Secured.....	<u>18,757</u>	<u>69,076</u>	<u>71,871</u>
Unsecured - Locally Assessed.....	24	8,157	7,620
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 18,781</u>	<u>\$ 77,233</u>	<u>\$ 79,491</u>
<b><u>INCREMENT</u></b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		58,452	60,710
Percentage Increase (Decrease) Over Base Year.....		311.23%	323.25%
<b><u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	\$ 1,414	\$ 1,253	\$ 1,300
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	<u>1,414</u>	<u>1,253</u>	<u>1,300</u>
<b><u>BUSINESS INVENTORY EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	<u>--</u>	<u>--</u>	<u>--</u>
<b><u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	16,627	67,823	70,571
Public Utilities - State Assessed.....	716	--	--
Net Secured.....	<u>17,343</u>	<u>67,823</u>	<u>70,571</u>
Unsecured - Locally Assessed.....	24	8,157	7,620
NET ASSESSED VALUATION.....	<u>\$ 17,367</u>	<u>\$ 75,980</u>	<u>\$ 78,191</u>

1994-95	1995-96	1996-97	1997-98	Revised Base Year 1982-83	1998-99	1999-2000	2000-01
\$ 72,446	\$ 69,736	\$ 70,232	\$ 72,740	\$ 18,484	\$ 75,324	\$ 77,535	\$ 90,378
--	--	--	--	--	--	--	--
72,446	69,736	70,232	72,740	18,484	75,324	77,535	90,378
6,742	9,994	10,271	12,224	24	18,209	18,325	15,642
79,188	79,730	80,503	84,964	18,508	93,533	95,860	106,020
1,124	1,153	1,248	1,364	443	1,306	1,271	1,186
3	3	9	25	--	9	--	7
1,127	1,156	1,257	1,389	443	1,315	1,271	1,193
71,322	68,583	68,984	71,376	18,041	74,018	76,264	89,192
--	--	--	--	--	--	--	--
71,322	68,583	68,984	71,376	18,041	74,018	76,264	89,192
6,739	9,991	10,262	12,199	24	18,200	18,325	15,635
<u>\$ 78,061</u>	<u>\$ 78,574</u>	<u>\$ 79,246</u>	<u>\$ 83,575</u>	<u>\$ 18,065</u>	<u>\$ 92,218</u>	<u>\$ 94,589</u>	<u>\$ 104,827</u>
59,280	59,793	60,465	64,794		74,153	76,524	86,762
315.64%	318.37%	321.95%	345.00%		410.48%	423.60%	480.28%
\$ 1,356	\$ 1,399	\$ 1,442	\$ 1,519	\$ 1,414	\$ 1,532	\$ 1,518	\$ 1,518
--	--	--	--	--	--	--	--
1,356	1,399	1,442	1,519	1,414	1,532	1,518	1,518
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
69,966	67,184	67,542	69,857	16,627	72,486	74,746	87,674
--	--	--	--	--	--	--	--
69,966	67,184	67,542	69,857	16,627	72,486	74,746	87,674
6,739	9,991	10,262	12,199	24	18,200	18,325	15,635
<u>\$ 76,705</u>	<u>\$ 77,175</u>	<u>\$ 77,804</u>	<u>\$ 82,056</u>	<u>\$ 16,651</u>	<u>\$ 90,686</u>	<u>\$ 93,071</u>	<u>\$ 103,309</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 NAVAL TRAINING CENTER REDEVELOPMENT PROJECT  
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
 FISCAL YEAR 1999-2000 to 2000-2001 (BASE YEAR 1999-2000)**

	Base Year 1999-2000	1999-2000	2000-2001
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	--	--	--
Unsecured - Locally Assessed.....	--	44	68
Total Gross Valuation.....	--	44	68
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	12
Total Exemptions.....	--	--	12
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	--	--	--
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	--	--	--
Unsecured - Locally Assessed.....	--	44	56
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ --</u>	<u>\$ 44</u>	<u>\$ 56</u>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		44	56
Percentage Increase (Decrease) Over Base Year.....		N/A	N/A
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ --	\$ --
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	--	--	--
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	--	--	--
Unsecured - Locally Assessed.....	--	44	56
NET ASSESSED VALUATION.....	<u>\$ --</u>	<u>\$ 44</u>	<u>\$ 56</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH BAY REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1999-2000 to 2000-2001 (BASE YEAR 1999-2000)**

	Base Year 1999-2000	1999-2000	2000-01
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 665,470	\$ 737,249	\$ 784,329
Public Utilities - State Assessed.....	4,917	8,101	8,274
<b>Total Secured Valuation.....</b>	<b>670,387</b>	<b>745,350</b>	<b>792,603</b>
Unsecured - Locally Assessed.....	76,363	98,094	89,629
<b>Total Gross Valuation.....</b>	<b>746,750</b>	<b>843,444</b>	<b>882,232</b>
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	63,278	61,649	62,940
Unsecured - Locally Assessed.....	--	--	7,945
<b>Total Exemptions.....</b>	<b>63,278</b>	<b>61,649</b>	<b>70,885</b>
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	602,192	675,600	721,389
Public Utilities - State Assessed.....	4,917	8,101	8,274
<b>Net Secured.....</b>	<b>607,109</b>	<b>683,701</b>	<b>729,663</b>
Unsecured - Locally Assessed.....	76,363	98,094	81,684
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 683,472</b>	<b>\$ 781,795</b>	<b>\$ 811,347</b>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		98,323	127,875
Percentage Increase (Decrease) Over Base Year.....		14.39%	18.71%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ --	\$ 2,153	\$ 2,222
Unsecured - Locally Assessed.....	--	--	35
<b>Total Homeowners' Exemptions.....</b>	<b>--</b>	<b>2,153</b>	<b>2,257</b>
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Business Inventory Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	602,192	673,447	719,167
Public Utilities - State Assessed.....	4,917	8,101	8,274
<b>Net Secured.....</b>	<b>607,109</b>	<b>681,548</b>	<b>727,441</b>
Unsecured - Locally Assessed.....	76,363	98,094	81,649
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 683,472</b>	<b>\$ 779,642</b>	<b>\$ 809,090</b>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
NORTH PARK REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1999-2000 to 2000-2001 (BASE YEAR 1999-2000)**

	<u>Base Year 1999-2000</u>	<u>1999-2000</u>	<u>2000-01</u>
<b><u>GROSS</u></b>			
Secured - Locally Assessed.....	\$ 421,648	\$ 453,872	\$ 486,289
Public Utilities - State Assessed.....	--	--	--
Total Secured Valuation.....	<u>421,648</u>	<u>453,872</u>	<u>486,289</u>
Unsecured - Locally Assessed.....	10,814	15,822	16,214
Total Gross Valuation.....	<u>432,462</u>	<u>469,694</u>	<u>502,503</u>
<b><u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u></b>			
Secured - Locally Assessed.....	8,911	8,912	9,775
Unsecured - Locally Assessed.....	--	--	305
Total Exemptions.....	<u>8,911</u>	<u>8,912</u>	<u>10,080</u>
<b><u>NET ASSESSED VALUATIONS FOR TAX RATE</u></b>			
Secured - Locally Assessed.....	412,737	444,960	476,514
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>412,737</u>	<u>444,960</u>	<u>476,514</u>
Unsecured - Locally Assessed.....	10,814	15,822	15,909
NET ASSESSED VALUATION FOR TAX RATE.....	<u>\$ 423,551</u>	<u>\$ 460,782</u>	<u>\$ 492,423</u>
<b><u>INCREMENT</u></b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		37,231	68,872
Percentage Increase (Decrease) Over Base Year.....		8.79%	16.26%
<b><u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	\$ --	\$ 5,228	\$ 5,410
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	<u>--</u>	<u>5,228</u>	<u>5,410</u>
<b><u>BUSINESS INVENTORY EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	<u>--</u>	<u>--</u>	<u>--</u>
<b><u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u></b>			
Secured - Locally Assessed.....	412,737	439,732	471,104
Public Utilities - State Assessed.....	--	--	--
Net Secured.....	<u>412,737</u>	<u>439,732</u>	<u>471,104</u>
Unsecured - Locally Assessed.....	10,814	15,822	15,909
NET ASSESSED VALUATION.....	<u>\$ 423,551</u>	<u>\$ 455,554</u>	<u>\$ 487,013</u>

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 SAN YSIDRO REDEVELOPMENT PROJECT  
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
 FISCAL YEAR 1997-98 to 2000-2001 (BASE YEAR 1996-97)**

	<u>Base Year 1996-97</u>	<u>1997-98</u>	<u>1998-99</u>
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 214,166	\$ 214,360	\$ 219,810
Public Utilities - State Assessed.....	--	--	--
<b>Total Secured Valuation.....</b>	<b>214,166</b>	<b>214,360</b>	<b>219,810</b>
Unsecured - Locally Assessed.....	10,431	4,670	10,739
<b>Total Gross Valuation.....</b>	<b>224,597</b>	<b>219,030</b>	<b>230,549</b>
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	23,960	26,042	26,857
Unsecured - Locally Assessed.....	--	--	23
<b>Total Exemptions.....</b>	<b>23,960</b>	<b>26,042</b>	<b>26,880</b>
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	190,206	188,318	192,953
Public Utilities - State Assessed.....	--	--	--
<b>Net Secured.....</b>	<b>190,206</b>	<b>188,318</b>	<b>192,953</b>
Unsecured - Locally Assessed.....	10,431	4,670	10,716
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 200,637</b>	<b>\$ 192,988</b>	<b>\$ 203,669</b>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(7,649)	3,032
Percentage Increase (Decrease) Over Base Year.....		-3.81%	1.51%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 1,250	\$ 1,287	\$ 1,281
Unsecured - Locally Assessed.....	--	--	--
<b>Total Homeowners' Exemptions.....</b>	<b>1,250</b>	<b>1,287</b>	<b>1,281</b>
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
<b>Total Business Inventory Exemptions.....</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	188,956	187,031	191,672
Public Utilities - State Assessed.....	--	--	--
<b>Net Secured.....</b>	<b>188,956</b>	<b>187,031</b>	<b>191,672</b>
Unsecured - Locally Assessed.....	10,431	4,670	10,716
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 199,387</b>	<b>\$ 191,701</b>	<b>\$ 202,388</b>

<u>1999-2000</u>	<u>2000-01</u>
\$ 228,338	\$ 244,704
<u>    --</u>	<u>    --</u>
228,338	244,704
<u>10,870</u>	<u>11,982</u>
<u>239,208</u>	<u>256,686</u>
27,554	29,730
<u>    58</u>	<u>    72</u>
<u>27,612</u>	<u>29,802</u>
200,784	214,974
<u>    --</u>	<u>    --</u>
200,784	214,974
<u>10,812</u>	<u>11,910</u>
<u>\$ 211,596</u>	<u>\$ 226,884</u>
10,959	26,247
5.46%	13.08%
\$ 1,260	\$ 1,224
<u>    --</u>	<u>    --</u>
<u>1,260</u>	<u>1,224</u>
--	--
<u>    --</u>	<u>    --</u>
--	--
199,524	213,750
<u>    --</u>	<u>    --</u>
199,524	213,750
<u>10,812</u>	<u>11,910</u>
<u>\$ 210,336</u>	<u>\$ 225,660</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
SOUTHCREST REDEVELOPMENT PROJECT  
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)  
FISCAL YEAR 1992-93 TO 2000-2001 (BASE YEAR 1986-87)**

	Base Year 1986-87	1992-93	1993-94
<b>GROSS</b>			
Secured - Locally Assessed.....	\$ 46,450	\$ 70,960	\$ 72,662
Public Utilities - State Assessed.....	2,402	--	--
Total Secured Valuation.....	48,852	70,960	72,662
Unsecured - Locally Assessed.....	856	1,745	2,060
Total Gross Valuation.....	49,708	72,705	74,722
<b>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</b>			
Secured - Locally Assessed.....	2,501	4,784	5,681
Unsecured - Locally Assessed.....	--	10	10
Total Exemptions.....	2,501	4,794	5,691
<b>NET ASSESSED VALUATIONS FOR TAX RATE</b>			
Secured - Locally Assessed.....	43,949	66,176	66,981
Public Utilities - State Assessed.....	2,402	--	--
Net Secured.....	46,351	66,176	66,981
Unsecured - Locally Assessed.....	856	1,735	2,050
<b>NET ASSESSED VALUATION FOR TAX RATE.....</b>	<b>\$ 47,207</b>	<b>\$ 67,911</b>	<b>\$ 69,031</b>
<b>INCREMENT</b>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		20,704	21,824
Percentage Increase (Decrease) Over Base Year.....		43.86%	46.23%
<b>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</b>			
Secured - Locally Assessed.....	\$ 3,080	\$ 2,952	\$ 3,066
Unsecured - Locally Assessed.....	--	--	--
Total Homeowners' Exemptions.....	3,080	2,952	3,066
<b>BUSINESS INVENTORY EXEMPTIONS</b>			
Secured - Locally Assessed.....	--	--	--
Unsecured - Locally Assessed.....	--	--	--
Total Business Inventory Exemptions.....	--	--	--
<b>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</b>			
Secured - Locally Assessed.....	40,869	63,224	63,915
Public Utilities - State Assessed.....	2,402	--	--
Net Secured.....	43,271	63,224	63,915
Unsecured - Locally Assessed.....	856	1,735	2,050
<b>NET ASSESSED VALUATION.....</b>	<b>\$ 44,127</b>	<b>\$ 64,959</b>	<b>\$ 65,965</b>

<u>1994-95</u>	<u>1995-96</u>	<u>1996-97</u>	<u>1997-98</u>	<u>Revised Base Year 1986-87</u>	<u>1998-99</u>	<u>1999-2000</u>	<u>2000-01</u>
\$ 73,398	\$ 77,638	\$ 83,305	\$ 87,161	\$ 46,450	\$ 91,217	\$ 96,970	\$ 102,246
--	--	--	--	343	--	--	--
73,398	77,638	83,305	87,161	46,793	91,217	96,970	102,246
2,170	2,360	2,418	1,019	856	5,647	5,208	5,647
<u>75,568</u>	<u>79,998</u>	<u>85,723</u>	<u>88,180</u>	<u>47,649</u>	<u>96,864</u>	<u>102,178</u>	<u>107,893</u>
5,607	4,609	4,705	3,503	2,501	3,670	4,002	4,519
10	--	--	--	--	--	18	--
<u>5,617</u>	<u>4,609</u>	<u>4,705</u>	<u>3,503</u>	<u>2,501</u>	<u>3,670</u>	<u>4,020</u>	<u>4,519</u>
67,791	73,029	78,600	83,658	43,949	87,547	92,968	97,727
--	--	--	--	343	--	--	--
67,791	73,029	78,600	83,658	44,292	87,547	92,968	97,727
2,160	2,360	2,418	1,019	856	5,647	5,190	5,647
<u>\$ 69,951</u>	<u>\$ 75,389</u>	<u>\$ 81,018</u>	<u>\$ 84,677</u>	<u>\$ 45,148</u>	<u>\$ 93,194</u>	<u>\$ 98,158</u>	<u>\$ 103,374</u>
22,744	28,182	33,811	37,470		48,046	53,010	58,226
48.18%	59.70%	71.62%	79.37%		106.42%	117.41%	128.97%
\$ 3,114	\$ 3,059	\$ 3,094	\$ 3,234	\$ 3,080	\$ 3,289	\$ 3,401	\$ 3,410
--	--	--	--	--	--	--	--
<u>3,114</u>	<u>3,059</u>	<u>3,094</u>	<u>3,234</u>	<u>3,080</u>	<u>3,289</u>	<u>3,401</u>	<u>3,410</u>
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
64,677	69,970	75,506	80,424	40,869	84,258	89,567	94,317
--	--	--	--	343	--	--	--
64,677	69,970	75,506	80,424	41,212	84,258	89,567	94,317
2,160	2,360	2,418	1,019	856	5,647	5,190	5,647
<u>\$ 66,837</u>	<u>\$ 72,330</u>	<u>\$ 77,924</u>	<u>\$ 81,443</u>	<u>\$ 42,068</u>	<u>\$ 89,905</u>	<u>\$ 94,757</u>	<u>\$ 99,964</u>

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