



**Redevelopment
Agency of the
City of San Diego**

Annual Financial Report

Fiscal Year Ended / June 30, 2002

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

ANNUAL FINANCIAL REPORT

YEAR ENDED JUNE 30, 2002
TABLE OF CONTENTS

	<u>PAGE NUMBER</u>
<u>INTRODUCTORY SECTION</u>	
Letter of Transmittal.....	IX
Roster of Officials	X
<u>FINANCIAL SECTION</u>	
INDEPENDENT AUDITORS' REPORT.....	1
MANAGEMENT'S DISCUSSION AND ANALYSIS	4
<u>BASIC FINANCIAL STATEMENTS</u>	
Government-wide Financial Statements	
Statement of Net Assets.....	6
Statement of Activities	7
Fund Financial Statements	
Balance Sheet.....	8
Statement of Revenues, Expenditures, and Changes in Fund Balances.....	10
Reconciliation of the Statement of Revenues, Expenditures, and Changes In Fund Balances of Governmental Funds to the Statement of Activities.....	12
Notes to the Financial Statements	14
<u>COMBINING FUND STATEMENTS AND SCHEDULES – NONMAJOR GOVERNMENTAL FUNDS</u>	
Combining Balance Sheet.....	16
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	18
Special Revenue	
Combining Balance Sheet.....	20
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	24
Debt Service	
Combining Balance Sheet.....	28
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	31
Capital Projects	
Combining Balance Sheet.....	34
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	38

TABLE OF CONTENTS (Continued)

**PAGE
NUMBER**

SUPPLEMENTAL INFORMATION SECTION

COMBINED AND COMBINING FINANCIAL STATEMENTS

All Fund Types	
Combined Balance Sheet	44
Combined Statement of Revenues, Expenditures and Changes in Fund Balances	46
Special Revenue Funds	
Combining Balance Sheet	48
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	52
Debt Service Funds	
Combining Balance Sheet	56
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	59
Capital Projects Funds	
Combining Balance Sheet	62
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	66
Statement of Long-Term Debt	70
Statement of Capital Assets	72
Statement of Changes in Capital Assets	73

BARRIO LOGAN REDEVELOPMENT AREA FUNDS

Combined Balance Sheet	76
Combined Statement of Revenues, Expenditures and Changes in Fund Balances	78

CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS

Combined Balance Sheet	82
Combined Statement of Revenues, Expenditures and Changes in Fund Balances	86
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds	90

CENTRE CITY REDEVELOPMENT AREA FUNDS

Combined Balance Sheet	92
Combined Statement of Revenues, Expenditures and Changes in Fund Balances	102
Statement of Future Debt Requirements by Years - Series 1992 Tax Allocation Bonds	112
Statement of Future Debt Requirements by Years - Series 1993 A Tax Allocation Bonds	113
Statement of Future Debt Requirements by Years - Series 1993 B Tax Allocation Bonds	114
Statement of Future Debt Requirements by Years - Series 1999 A Tax Allocation Bonds	115
Statement of Future Debt Requirements by Years - Series 1999 B Tax Allocation Bonds	116
Statement of Future Debt Requirements by Years - Series 1999 C Tax Allocation Bonds	117
Statement of Future Debt Requirements by Years - Series 1999 A Parking Revenue Bonds	118
Statement of Future Debt Requirements by Years - Series 2000 A Tax Allocation Bonds	119
Statement of Future Debt Requirements by Years - Series 2000 B Tax Allocation Bonds	120
Statement of Future Debt Requirements by Years - Series 2001 A Tax Allocation Bonds	121

TABLE OF CONTENTS (Continued)

**PAGE
NUMBER**

CITY HEIGHTS REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	124
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	128
Statement of Future Debt Requirements by Years - Series 1999 A Tax Allocation Bonds.....	132
Statement of Future Debt Requirements by Years - Series 1999 B Tax Allocation Bonds.....	133

COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	136
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	138

COLLEGE GROVE REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	142
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	144

CROSSROADS SURVEY AREA FUND

Balance Sheet.....	148
Statement of Revenues, Expenditures and Changes in Fund Balance.....	149

DELLS IMPERIAL SURVEY AREA FUND

Balance Sheet.....	152
Statement of Revenues, Expenditures and Changes in Fund Balance.....	153

GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	156
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	159
Statement of Future Debt Requirements by Years - Series 1995 Tax Allocation Bonds.....	162

HORTON PLAZA 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 1996 A Tax Allocation Bonds.....	172
Statement of Future Debt Requirements by Years - Series 1996 B Tax Allocation Bonds.....	173
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds.....	174

LINDA VISTA REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	176
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	178

MARKET STREET REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	182
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	184

TABLE OF CONTENTS (Continued)

**PAGE
NUMBER**

MOUNT HOPE REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	188
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	192
Statement of Future Debt Requirements by Years - Series 1995 A Tax Allocation Bonds.....	196
Statement of Future Debt Requirements by Years - Series 1995 B Tax Allocation Bonds.....	197

NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	200
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	202

NORTH BAY REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	206
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	210
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds.....	214

NORTH PARK REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	216
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	219
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds.....	222

PACIFIC BEACH SURVEY AREA FUND

Balance Sheet.....	224
Statement of Revenues, Expenditures and Changes in Fund Balance.....	225

SAN YSIDRO REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	228
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	230

SOUTHCREST REDEVELOPMENT AREA FUNDS

Combined Balance Sheet.....	234
Combined Statement of Revenues, Expenditures and Changes in Fund Balances.....	238
Statement of Future Debt Requirements by Years - Series 1995 Tax Allocation Bonds.....	242
Statement of Future Debt Requirements by Years - Series 2000 Tax Allocation Bonds.....	243

Independent Auditors' Report on Compliance with Laws and Regulations in Accordance with the Guidelines For Compliance Audits of California Redevelopment Agencies.....	244
---	-----

ASSESSED VALUATION

Barrio Logan Redevelopment Project.....	248
Central Imperial Redevelopment Project.....	250
Central Imperial Redevelopment Project – Expansion 2.....	252
Central Imperial Redevelopment Project – Expansion 3.....	254

TABLE OF CONTENTS (Continued)

	<u>PAGE NUMBER</u>
Centre City Redevelopment Project	256
Centre City Redevelopment Project - Columbia Sub Area	258
Centre City Redevelopment Project - Gaslamp Sub Area	260
Centre City Redevelopment Project - Marina Sub Area	262
City Heights Redevelopment Project	264
College Community Redevelopment Project	266
College Grove Redevelopment Project	268
Gateway Center West Redevelopment Project	270
Horton Plaza Redevelopment Project	272
Linda Vista Redevelopment Project	274
Market Street Redevelopment Project	276
Mount Hope Redevelopment Project	278
Naval Training Center Redevelopment Project	280
North Bay Redevelopment Project	282
North Park Redevelopment Project	284
San Ysidro Redevelopment Project	286
Southcrest Redevelopment Project	288

**This Page
Intentionally
Left Blank**

Introductory Section



THE CITY OF SAN DIEGO

November 30, 2002

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, 2002 is presented in accordance with the Community Redevelopment Law (§ 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,

A handwritten signature in black ink, appearing to read "Ed Ryan".

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 June 30, 2002, and for the year then ended, 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, 2002, 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 27, 2002, 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. The report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in accordance with this report in considering the results of our audit.

As described in Note 1 to the basic financial statements, the Agency adopted Statements of the Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments; No. 37, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus; and, No. 38, Certain Financial Statement Note Disclosures.

November 27, 2002

Calderon, Jaham & Osborn

**This Page
Intentionally
Left Blank**

Management's Discussion and Analysis

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2002

As management of the Redevelopment Agency of the City of San Diego (the "Agency"), we offer readers of the Agency financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2002. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our Letter of Transmittal, which can be found on page IX of this report.

For the fiscal year ended June 30, 2002, the Agency implemented Governmental Accounting Standards Board ("GASB") Statement No. 34 "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments," GASB Statement No. 37 "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus," and GASB Statement No. 38 "Certain Financial Statement Note Disclosures." The focus of this Standard is to present the government as a single entity (government-wide) and provide information about its current financial resources (fund level). These two perspectives provide readers of the Agency's financial statements with a broad picture of the results of governmental operations and its ability to provide services in the future.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components: (1) Government-Wide Financial Statements, (2) Fund Financial Statements, and (3) Notes to the Financial Statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The Government-Wide Financial Statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The Statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Activities presents information to show changes in the Agency's net assets during the most recent fiscal year. All changes in net assets are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This Statement also distinguishes functions of the Agency that are principally supported by taxes, private contributions, and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Agency include General Government and Support; Parks, Recreation, Culture and Leisure; Neighborhood Services; and Interest on Long-Term Debt. The Agency does not engage in business-type activities.

The government-wide financial statements exclusively include the Agency (known as the Primary Government) with no legally separate, discretely presented component units.

The government-wide financial statements can be found beginning on page 6 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been

segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of the Agency are combined into the governmental funds category.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Agency maintains individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the Centre City Project Area special revenue, debt service, and capital project funds and the Horton Plaza Project Area special revenue fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found beginning on page 8 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 14 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, combining fund statements and schedules for nonmajor governmental funds can be found beginning on page 16 of this report.

This report also presents certain supplementary information in connection with individual fund statements for all fund types and project area funds. The supplementary information can be found beginning on page 44 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Since this is the first year of implementing and presenting government-wide financial reporting, prior year comparisons will begin next fiscal year. For the current fiscal year, amounts will be presented for fiscal year 2002.

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the Agency, liabilities exceeded assets at the close of the most recent fiscal year, resulting in a current year deficit of \$195,564,000 for total net assets.

One of the factors contributing to the total net assets deficit includes a 36 percent decrease in the

Agency's investment in capital assets due to land retirements in the current fiscal year. Another factor contributing to the net asset deficit is the issuance of long-term debt, a majority of which is used for non-capital expenditures, such as public improvements, planning, and rehabilitation of properties not owned by the Agency. Consequently, unrestricted net assets show a deficit of \$355,020,000 and is the largest portion of the Agency's total net asset deficit at June 30, 2002.

The Agency's restricted net assets of \$96,348,000 represents resources that are subject to external restrictions on how they may be used.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NET ASSETS
(In Thousands)

	Governmental Activities 2002
Current and Other Assets	\$ 325,874
Capital Assets	<u>63,108</u>
Total Assets	<u>388,982</u>
Current and Other Liabilities	53,992
Long-term Debt Outstanding	<u>530,554</u>
Total Liabilities	<u>584,546</u>
Net Assets	
Invested in Capital Assets, Net of Related Debt	63,108
Restricted	96,348
Unrestricted	<u>(355,020)</u>
Total Net Assets	<u>\$ (195,564)</u>

Governmental Activities

Governmental Activities decreased the Agency's net assets by \$30,424,000 thereby accounting for 18 percent of the total decrease in the net assets of the Agency during fiscal year 2002.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CHANGES IN NET ASSETS
(In Thousands)

	Governmental Activities 2002
Revenues:	
Program Revenues	
Operating Grants and Contributions	\$ 1,599
Capital Grants and Contributions	3,000
General Revenues	
Property Taxes	45,654
Grants and Contributions not Restricted to Specific Programs	6,563
Revenue from Use of Money and Property	10,564
Gain on Sale of Assets	<u>10,301</u>
Total Revenues	<u>77,681</u>

Expenses:	
General Government and Support	13,424
Parks, Recreation, Culture and Leisure	322
Neighborhood Services	71,419
Interest on Long-Term Debt	<u>28,292</u>
Total Expenses	<u>113,457</u>
Change in Net Assets Before Transfers	<u>(35,776)</u>
Transfers In (Out)	<u>5,352</u>
Change in Net Assets	<u>(30,424)</u>
Net Assets, Beginning of Year, as Restated	<u>(165,140)</u>
Net Assets, Ending of Year	<u>\$ (195,564)</u>

Aside from the effects of long-term debt and capital asset activity, the Agency's expenses more than doubled over the previous year, outpacing the increases in revenues and transfers and further increasing the net assets deficit.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

All of the Agency's funds are governmental funds, the focus of which is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of \$286,321,000, an increase of \$32,397,000 from the prior year. This increase is primarily attributed to proceeds from the Centre City Series 2001A tax allocation bond issuance to finance various redevelopment activities. Approximately 25 percent of the combined fund balances, \$72,420,000, constitutes unreserved fund balance, which is available for spending at the Agency's discretion. The remainder of fund balance is reserved to indicate that it is not available for new spending because it has already been committed (1) to liquidate contracts and purchase orders of the period, (2) to pay debt service, (3) to generate income to pay for the perpetual care of the various programs, or (4) for a variety of other restricted purposes.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

Capital assets of governmental funds are capitalized at the government-wide level and not at the fund level. Differences between the fund and government-wide statements reporting for these governmental assets will be explained in both the reconciliation and the accompanying notes to the financial statements.

The Agency's investment in capital assets, net of accumulated depreciation, for governmental activities for the year ended June 30, 2002 amounts to \$63,108,000. The total decrease in the Agency's investment in capital assets for the current fiscal year is 36 percent.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION
(In Thousands)**

	Governmental Activities	
	2002	2001
	Land	\$ 62,901
Equipment	207	191
Total	\$ 63,108	\$ 98,587

Highlights of Fiscal Year 2002 Capital Improvement Activities

Governmental Activities

Central Imperial Redevelopment Agency Project Area

- Completed the construction of public improvements required for the Valencia Business Park.
- Phase I of the construction of the on-site and off-site public improvements for the 30-acre Imperial Marketplace were completed. Construction of the Home Depot was completed in the third quarter of fiscal year 2002.

Centre City Redevelopment Agency Project Area

- Completed three residential developments in the Cortez District, consisting of 415 market-rate units and 38 low/mod units.
- Completed two residential developments in the East Village District, comprised of 137 market-rate units.
- Completed four residential developments with 203 market-rate units in the Little Italy District.
- Completed three residential developments for a total of 292 market-rate units in the Marina Sub-Area.
- Completed the offsites for Marina Place.

City Heights Redevelopment Agency Project Area

- In November 2001, Phase IV of the Urban Village Project was completed and opened for business for the City Heights Retail Village, a commercial center, including Albertson's grocery store, and other retail stores and services.
- Construction continues, on target, for Phase V of the Urban Village Project, the City Heights Townhomes and Office Project, including a six-story office building, multi-story parking garage, and 116 new townhome residential units. Completion of the office building and parking garage is expected in December 2002 and the residential units is expected in Spring 2003.

Naval Training Center Redevelopment Agency Project Area

- NTC land conveyed from City to Agency, and subsequently, portions have been conveyed to McMillin-NTC for development.

San Ysidro Redevelopment Agency Project Area

- Held the grand opening for Phase I of the 55 acre, \$192 million Las Americas/International Gateway to the Americas Project at the U.S.-Mexico border, which includes 370,000 square feet of open-air retail and restaurant space.

Southcrest Redevelopment Agency Project Area

- Completed the first phase of Southcrest Park Estates, which sold out.

Long-Term Debt

At the end of the current fiscal year, the Agency had total debt outstanding of \$540,265,000. Of this amount, \$275,471,000 is comprised of tax allocation bonds. The remainder of the Agency's debt represents revenue bonds, contracts payable, notes payable, and loans payable.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO OUTSTANDING DEBT (In Thousands)

	Governmental Activities	
	2002	2001
Revenue Bonds	\$ 11,870	\$ 12,105
Tax Allocation Bonds	275,471	222,751
Contracts Payable	3,596	3,848
Notes Payable	15,521	15,581
Loans Payable	233,807	259,600
Total	<u>\$ 540,265</u>	<u>\$ 513,885</u>

In December 2001, the Agency issued \$58,425,000 of tax allocation bonds to finance various redevelopment activities. The Agency has an Aaa rating from Moody's Investors Service and an AAA rating from Standard & Poor's for the current year Centre City Series 2001A tax allocation bond issue.

Additional information on the Agency's long-term debt can be found in the accompanying notes to the financial statements.

REQUESTS FOR INFORMATION

This financial report was designed to provide a general overview of the Agency's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the City Auditor and Comptroller, 202 C Street, San Diego, CA 92101 or e-mailed to the City Auditor and Comptroller at auditor@sandiego.gov.

**This Page
Intentionally
Left Blank**

Basic Financial Statements
Component
Unit

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF NET ASSETS
June 30, 2002

ASSETS	Governmental Activities
Cash or Equity in Pooled Cash and Investments	\$ 175,834,307
Receivables:	
Taxes - Net	1,203,779
Notes	28,451,577
Accrued Interest	723,118
Working Capital Advances:	
Centre City Development Corporation	540,000
Southeast Economic Development Corporation	158,977
Land Held for Resale	81,573,978
Prepaid and Reimbursable Items and Deposits	32,919
Restricted cash and cash equivalents:	
Cash or Equity in Pooled Cash and Investments - Interest and Redemption Funds	37,355,427
Capital Assets - Depreciable	206,620
Capital Assets - Non-Depreciable	62,901,527
TOTAL ASSETS	388,982,229
LIABILITIES	
Accounts Payable	5,431,772
Interest Accrued on Long-Term Debt	4,728,602
Long-Term Debt Due Within One Year	9,711,356
Deferred Revenue	28,535,761
Sundry Trust Liabilities	5,585,178
Contracts Payable	2,592,344
Notes Payable	13,354,067
Loans Payable	233,806,966
Bonds Payable	280,800,623
TOTAL LIABILITIES	584,546,669
NET ASSETS	
Invested in Capital Assets, Net of Related Debt	63,108,147
Restricted for:	
Debt Service	96,347,527
Unrestricted	(355,020,114)
TOTAL NET ASSETS	\$ (195,564,440)

The accompanying notes are an integral part of the financial statements.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF ACTIVITIES
Year Ended June 30, 2002

Functions/Programs	Program Revenues			Net Revenue (Expenses) and Changes in Net Assets
Primary Government:	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental Activities
Governmental Activities:				
General Government and Support	\$ 13,423,689	\$ 104,777	\$ -	\$ (13,318,912)
Parks, Recreation, Culture and Leisure	322,054	-	-	(322,064)
Neighborhood Services	71,419,345	433,549	3,000,000	(67,985,796)
Interest on Long-Term Debt	28,291,929	1,060,319	-	(27,231,610)
TOTAL GOVERNMENTAL ACTIVITIES	113,457,027	1,598,645	3,000,000	(108,858,382)
General Revenues:				
Property Taxes				45,653,995
Grants and Contributions not Restricted to Specific Programs ..				6,562,813
Revenue from Use of Money and Property				10,564,140
Gain on Sale of Fixed Assets				10,300,744
Transfers From (To) Other Agencies				5,352,222
TOTAL GENERAL REVENUES AND TRANSFERS				78,433,914
CHANGE IN NET ASSETS				(30,424,468)
Net Assets at Beginning of Year, as Restated				(165,139,972)
NET ASSETS AT END OF YEAR				\$ (195,564,440)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2002

ASSETS	Centre City		
	Special Revenue	Debt Service	Capital Projects
Cash or Equity in Pooled Cash and Investments.....	\$ 79,043,143	\$ 135,192	\$ 42,222,801
Cash with Fiscal Agent	-	14,194,829	-
Investments (Fair Value).....	-	3,812,656	-
Receivables:			
Taxes.....	761,361	-	-
Notes.....	8,733,334	-	12,289,869
Interest.....	338,470	(325)	208,664
From Other Funds.....	-	1,627,473	7,177,981
Working Capital Advances:			
Centre City Development Corporation.....	-	-	265,000
Southeast Economic Development Corporation.....	-	-	-
Land Held for Resale.....	7,352,288	-	48,804,042
Prepaid Items and Deposits.....	2,562	27,116	3,241
TOTAL ASSETS.....	<u>\$ 96,231,158</u>	<u>\$ 19,796,941</u>	<u>\$ 110,971,598</u>
 LIABILITIES			
Accounts Payable.....	\$ 97,575	\$ -	\$ 4,555,088
Deferred Revenue.....	8,733,334	-	12,289,869
Due to Other Funds.....	8,805,454	-	-
Trust Liability.....	-	-	5,405,313
TOTAL LIABILITIES.....	<u>17,636,363</u>	<u>-</u>	<u>22,250,270</u>
 FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	7,352,288	-	48,804,042
Reserved for Encumbrances.....	6,190,480	-	22,827,151
Reserved for Debt Service.....	38,763,528	16,971,530	-
Unreserved:			
Designated for Unrealized Gain.....	343,940	2,825,411	210,045
Designated for Subsequent Years' Expenditures.....	5,609,988	-	16,443,491
Undesignated.....	20,334,571	-	436,599
TOTAL FUND EQUITY.....	<u>78,594,795</u>	<u>19,796,941</u>	<u>88,721,328</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 96,231,158</u>	<u>\$ 19,796,941</u>	<u>\$ 110,971,598</u>

<u>Horton Plaza Special Revenue</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
\$ 20,901,650	\$ 33,531,521	\$ 175,834,307
-	7,875,885	22,070,714
-	11,472,057	15,284,713
-	-	-
83,795	358,623	1,203,779
7,013,374	415,000	28,451,577
71,046	105,263	723,118
-	15,605,381	24,410,835
-	275,000	540,000
-	158,977	158,977
54,910	25,362,738	81,573,978
-	-	32,919
<u>\$ 28,124,775</u>	<u>\$ 95,160,445</u>	<u>\$ 350,284,917</u>

\$ 10,421	\$ 768,688	\$ 5,431,772
7,013,374	499,184	28,535,761
8,452,822	7,152,559	24,410,835
-	179,865	5,585,178
<u>15,476,617</u>	<u>8,600,296</u>	<u>63,963,546</u>

54,910	25,362,738	81,573,978
2,163,963	4,798,179	35,979,773
6,401,456	34,211,013	96,347,527
68,376	284,536	3,732,308
2,872,999	7,367,283	32,293,761
1,086,454	14,536,400	36,394,024
<u>12,648,158</u>	<u>86,560,149</u>	<u>286,321,371</u>
<u>\$ 28,124,775</u>	<u>\$ 95,160,445</u>	

Amounts reported for governmental activities in the Statement of Net Assets are different because:

Capital Assets used in governmental activities are not financial resources and therefore not reported in the funds. 63,108,147

Some Liabilities, including bonds payable, are not due and payable in the current period and therefore not reported in the funds. (544,993,958)

Net Assets of Governmental Activities \$ (195,564,440)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended June 30, 2002

	Centre City		
	Special Revenue	Debt Service	Capital Projects
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	\$ 13,247,327	\$ 14,042,536	\$ 1,452,996
Interest.....	3,696,002	492,015	1,586,424
Rents.....	76,824	-	864,518
Private Sources.....	106,786	287,800	9,158,498
Gain/Loss on Sale of Real Estate.....	394,220	-	2,180,276
Other Revenue.....	5,068	-	371,672
TOTAL REVENUES.....	17,528,227	14,822,351	15,614,384
EXPENDITURES			
Administration.....	41,850	-	528,934
Legal.....	162,759	-	1,462,001
Plans and Surveys.....	69,068	-	1,459,291
Acquisition Expense.....	72,839	-	153,225
Real Estate/Fixture Purchases.....	4,398,870	-	20,221,374
Property Management.....	13,029	-	168,306
Relocation.....	241,548	-	175,336
Rehabilitation.....	1,652,979	-	1,884,159
Site Clearance.....	758	-	128,566
Project Improvements.....	984	-	2,100,647
Promotions and Marketing.....	-	-	32,771
Bond Sale Expense.....	-	1,486,337	645,779
Program Management.....	63,165	-	1,402,280
Rehabilitation Loans.....	1,273,447	-	-
Tax Sharing Payments.....	-	-	-
Other.....	-	-	322,064
Debt Service:			
Principal.....	-	32,173,322	-
Interest.....	-	22,786,480	-
TOTAL EXPENDITURES.....	7,991,296	56,446,139	30,704,733
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	9,536,931	(41,623,788)	(15,090,349)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	56,917,100	1,508,000	-
Contributions from the City of San Diego.....	672,872	592,212	936,907
Loans from the City of San Diego.....	-	-	4,319,297
Transfers from Other Funds.....	876	4,669,541	4,138,091
Transfers from Bond Proceeds.....	-	38,950,162	5,179,743
Transfers from Escrow Agent.....	-	457,200	-
Transfers from Public Facilities Financing Authority.....	-	-	12,280,000
Transfers from the Housing Commission.....	-	-	-
Transfers to Centre City Development Corporation.....	(610,147)	-	(3,519,956)
Transfers to Southeast Economic Development Corporation.....	-	-	-
Transfers to the City of San Diego.....	(386,787)	-	(167,122)
Transfers to Other Funds.....	(44,488,977)	(4,310,469)	(4,138,967)
TOTAL OTHER FINANCING SOURCES (USES).....	12,104,937	41,866,646	19,027,993
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	21,641,868	242,658	3,937,644
Fund Balances at July 1, 2001.....	56,952,927	19,554,083	84,783,684
FUND BALANCES AT JUNE 30, 2002.....	\$ 78,594,795	\$ 19,796,941	\$ 88,721,328

Horton Plaza Special Revenue	Other Governmental Funds	Total Governmental Funds
\$ 483,085	\$ 16,428,051	\$ 45,653,995
898,583	2,892,361	9,565,385
-	57,413	998,755
-	360,203	9,915,287
-	7,726,248	10,300,744
-	412,231	788,971
<u>1,381,668</u>	<u>27,876,507</u>	<u>77,223,137</u>
9,089	2,764,673	3,344,546
15,969	369,604	2,010,333
10,189	877,512	2,418,160
1,465	66,241	293,770
390,150	(9,578)	25,000,816
-	153,364	354,699
-	280,348	697,232
100,000	409,384	4,046,522
-	17,605	146,929
-	2,656,517	4,758,148
-	13,681	46,452
-	21,875	2,153,991
-	185,636	1,651,081
438,548	-	1,711,995
-	731,162	731,162
-	-	322,064
-	5,652,174	37,825,496
-	6,401,788	29,188,268
<u>965,410</u>	<u>20,592,086</u>	<u>116,699,664</u>
<u>416,258</u>	<u>7,284,421</u>	<u>(39,476,527)</u>
-	-	58,425,100
-	428,881	2,630,872
-	3,319,729	7,639,026
-	3,943,311	12,751,819
-	8,706,857	52,836,762
-	-	457,200
-	-	12,280,000
-	200,000	200,000
(105,291)	(167,912)	(4,403,306)
-	(1,165,276)	(1,165,276)
-	(3,636,159)	(4,190,068)
<u>(4,084,102)</u>	<u>(8,566,066)</u>	<u>(65,588,581)</u>
<u>(4,189,393)</u>	<u>3,063,365</u>	<u>71,873,548</u>
(3,773,135)	10,347,786	32,397,021
<u>16,421,293</u>	<u>76,212,363</u>	<u>253,924,350</u>
<u>\$ 12,648,158</u>	<u>\$ 86,560,149</u>	<u>\$ 286,321,371</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2002**

Net change in fund balances - total governmental funds (page 11)	\$	32,397,021
 Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		 24,707,172
 The Statement of Activities reports losses arising from the retirement of existing capital assets. The effect of these transactions is to increase net assets.		 (60,186,370)
 The issuance of long-term debt (i.e. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. This amount is the net effect of these differences in the treatment of long-term debt and related items.		 <u>(27,342,291)</u>
 Change in net assets of governmental activities (page 7)	 \$	 <u><u>(30,424,468)</u></u>

The accompanying notes are an integral part of the financial statements.

**This Page
Intentionally
Left Blank**

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2002

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 Southeastern 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.

As of July 1, 2001, the Agency adopted the provisions of Governmental Accounting Standards Board Statement No. 34, "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments," GASB Statement No. 37 "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus," and GASB Statement No. 38 "Certain Financial Statement Note Disclosures." This results in a change in the format and content of the basic financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City conform to accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The following is a summary of the more significant of such policies:

a. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Assets and the Statement of Activities and Changes in Net Assets) report information on all of the nonfiduciary activities Agency. For the most part, the effect of interfund activity has been removed from these statements.

The Statement of Activities and Changes in Net Assets demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A separate financial statement is provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

b. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

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

Revenues which are considered susceptible to accrual include property taxes and interest. Charges for services and miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received.

The following are the Agency's Major Governmental Funds:

Centre City and Horton Plaza Project Areas major governmental funds for (1) Centre City Project Area includes special revenue, debt service, and capital project fund Types and (2) Horton Plaza Project Area includes special revenue fund types. These funds are used to account for the acquisition, use, and balances of the Agency's expendable financial resources and the related liabilities.

The following are the Agency's Other Governmental Fund Types:

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, governmental activities 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.

All nonmajor governmental funds are accounted for and reported similarly to major governmental funds.

Accounting and financial reporting which are similar to those often found in the private sector are followed in the government-wide financial statements. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include (1) charges to customers or applications for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

c. Estimates

The preparation of financial statements in conformity with GAAP 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.

d. Investments

At July 1, 1997, the City and the Agency adopted 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, 2002, 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. Capital Assets

Capital assets, which include property, plant, and infrastructure assets such as roads, bridges, and drainage systems, are reported in the governmental activities column in the government-wide financial statements net of accumulated depreciation.

To meet the criteria for capitalization, an asset must have a useful life in excess of one year, and in the case of equipment outlay, equal or exceed a capitalization threshold of \$3,000. All other capital assets such as land, structures, and infrastructure are capitalized regardless of cost. Subsequent improvements are capitalized to the extent that they extend the initial estimated useful life of the capitalized asset, or improve the efficiency or capacity of that asset. Costs for routine maintenance are expensed as incurred.

Capital assets, when purchased or constructed, are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at the estimated fair market value on the date of donation. Depreciation of capital assets is computed using the straight-line method over the estimated useful life of the asset as follows:

<u>Assets</u>	<u>Years</u>
Equipment	3-50
Structures and Improvements	20-50
Distribution and collection systems	15-150
Infrastructure	25-75

g. Long-Term Liabilities

In the government-wide fund type financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities fund statements of net assets.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

h. Fund Equity

In the fund financial statements, portions of fund equity of governmental funds have been reserved for specific purposes. Reservations were created to either (1) satisfy legal covenants that require a portion of the fund balance to be segregated or (2) identify the portion of the fund balance that is not appropriate 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 appropriation 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.

3. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

a. Explanation of certain differences between the Governmental Funds Balance Sheet and the Government-wide Statement of Net Assets:

The governmental fund balance sheet includes a reconciliation between Total Fund Balance - Governmental Funds and Total Net Assets - Governmental Activities as reported in the Government-wide Statement of Net Assets. One element of that reconciliation explains that "Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the funds." The details of this \$63,108,147 difference are as follows:

Capital Assets, net, July 1, 2001, as restated	\$ 98,587,345
Capital Outlay	24,726,250
Retirements	(60,186,370)
Depreciation Expense	<u>(19,078)</u>
Net adjustment to increase Total Fund Balance – Governmental Funds to arrive at Total Net Assets - Governmental Activities	<u>\$ 63,108,147</u>

Another element of the reconciliation states that "Long Term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds." The details of this (\$544,993,958) difference are as follows:

Bonds Payable	\$ 287,340,623
Contracts and Notes Payable	19,117,767
Loans Payable	233,806,966
Accrued Interest Payable	<u>4,728,602</u>
Net adjustment to decrease Total Fund Balance - Governmental Funds to arrive at Total Net Assets – Governmental Activities	<u>\$ 544,993,958</u>

3. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

- b. Explanation of certain differences between the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities:

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances includes a reconciliation between Net Change in Fund Balances - Total Governmental Funds and Changes in Net Assets of Governmental Activities as reported in the Government-wide Statement of Activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this \$24,707,172 difference are as follows:

Capital outlay	\$ 24,726,250
Depreciation expense	<u>(19,078)</u>
Net adjustment to increase Net Changes in Fund Balances - Total Governmental Funds to arrive at Changes in Net Assets of Governmental Activities	<u>\$ 24,707,172</u>

Another element of the reconciliation states that "The net effect of various miscellaneous transactions involving capital assets (i.e., donations, retirements, and transfers) is to decrease net assets." The details of this (\$60,186,370) difference are as follows:

The Statement of Activities reports losses arising from the retirement of existing capital assets. Conversely, governmental funds do not report any gain or loss on a retirement of capital assets.	<u>60,186,370</u>
Net adjustment to decrease Net Change in Fund Balances – Total Governmental Funds to arrive at Changes in Net Assets of Governmental Activities.	<u>\$ 60,186,370</u>

Another element of the reconciliation states that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, etc. when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities." The details of this (\$26,379,881) difference are as follows:

Debt Issued or Incurred:	
Issuance of Tax Allocation Bonds	\$ 58,425,100
Loans Incurred	21,771,487
Principal Repayments:	
Revenue Bond Debt	(235,000)
Tax Allocation Debt	(5,705,000)
Loans Payable	(47,565,042)
Contracts and Notes Payable	<u>(311,664)</u>
Net adjustment to decrease Net Changes in Fund Balances – Total Governmental Funds to arrive at Changes in Net Assets of Governmental Activities	<u>\$ 26,379,881</u>

4. CASH AND INVESTMENTS

a. 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 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.

b. 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 debt-holders. 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.

c. Investments

Investments at June 30, 2002 consist of United States government securities, with a fair value of \$15,284,713. 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.

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.

4. CASH AND INVESTMENTS (Continued)

e. Types of Risk

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 entities name, (3) Uncollateralized.

Investments may be categorized as follows: (1) Insured or registered, with 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.

Aggregate cash deposits and investments are as follows at June 30, 2002:

	<u>Total</u>
Cash or Equity in Pooled Cash and Investments	\$175,834,307
Cash with Fiscal Agent	22,070,714
Investments (Fair Value)	<u>15,284,713</u>
Total	<u>\$213,189,734</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, 2002 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	\$ -	\$ -	\$ -	\$ -
<u>Investments</u>				
U.S. Government Securities	<u>15,284,713</u>	<u>-</u>	<u>-</u>	<u>15,284,713</u>
Total Deposits and Investments	<u>\$ 15,284,713</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,284,713</u>

5. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2002 was as follows:

	Primary Government			
	Beginning Balance, As Restated	Additions	Retirements	Ending Balance
Governmental Activities:				
Land	\$ 98,396,565	\$ 24,691,332	\$ (60,186,370)	\$ 62,901,527
Equipment	1,480,876	34,918	(705,837)	809,957
Total at Historical Cost	<u>99,877,441</u>	<u>24,726,250</u>	<u>(60,892,207)</u>	<u>63,711,484</u>
Less Accumulated Depreciation for:				
Equipment	(1,290,096)	(19,078)	705,837	(603,337)
Total Accumulated Depreciation	<u>(1,290,096)</u>	<u>(19,078)</u>	<u>705,837</u>	<u>(603,337)</u>
Governmental Activities Capital Assets, Net	<u>\$ 98,587,345</u>	<u>\$ 24,707,172</u>	<u>\$ (60,186,370)</u>	<u>\$ 63,108,147</u>

Depreciation expense was charged to governmental functions as follows:

Neighborhood services	\$ 19,078
Total depreciation expense	<u>\$ 19,078</u>

6. GOVERNMENTAL ACTIVITIES LONG-TERM DEBT

Governmental activities long-term debt consists of tax allocation bonds, revenue bonds, contracts payable, notes payable, and loans payable to the City. A summary of obligations as recorded in the Government-wide Statement of Net Assets as of June 30, 2002 is as follows:

Type of Obligation	Interest Rates	Maturity Date	Original Amount	Balance Outstanding June 30, 2002
Revenue Bonds:				
Centre City Parking Revenue Bonds, Series 1999A	4.5-6.4	2025	12,105,000	\$ 11,870,000
Total Revenue Bonds				<u>\$ 11,870,000</u>
Tax Allocation Bonds:				
Central Imperial Redevelopment Project Tax Allocation Bonds, Series 2000, Issued May 2000	Various	2030	3,395,000	\$ 3,350,000
Centre City Redevelopment Project Tax Allocation Refunding Bonds, Series 1992, Issued October 1992	3.0-6.0	2009	36,935,000	19,830,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 1993A & B, Issued November 1993	4.875-6.5	2018	54,350,000	36,710,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 1999A, B & C, Issued March 1999	3.0-6.25	2024	50,650,000	50,045,000

6. GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (Continued)

Types of Obligation	Interest Rates	Maturity Date	Original Amount	Balance Outstanding June 30, 2002
Centre City Redevelopment Project Tax Allocation Bonds, Series 2000A, Issued April 2000	4.0-5.6	2024	6,100,000	5,960,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2000B, Issued April 2000	3.95-5.0	2017	21,390,000	21,390,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2001A, Issued December 2001	3.0-5.25	2026	58,425,100	58,425,100
City Heights Redevelopment Project Tax Allocation Bonds, Series 1999A & B, Issued April 1999	4.5-6.4	2028	15,830,523	15,830,523
Gateway Centre West Redevelopment Project Tax Allocation Bonds, Series 1995, Issued June 1995	7.8-9.75	2013	1,400,000	1,045,000
Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1996A & B, Issued May 1996	3.8-7.0	2017	22,800,000	19,115,000
Horton Plaza Redevelopment Project Tax Allocation Bonds, Series 2000, Issued November 2000	4.25-5.55	2015	15,025,000	14,915,000
Mount Hope Redevelopment Project Tax Allocation Bonds, Series 1995A & B, Issued June 1995	4.4-8.2	2020	5,155,000	4,610,000
North Bay Redevelopment Project Tax Allocation Bonds, Series 2000, Issued October 2000	4.25-5.875	2030	13,000,000	12,725,000
North Park Redevelopment Project Tax Allocation Bonds, Series 2000, Issued October 2000	4.1-5.7	2020	7,000,000	6,855,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 1995, Issued June 1995	4.75-6.5	2020	3,750,000	2,845,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 2000, Issued May 2001	Various	2025	1,860,000	1,820,000
Total Tax Allocation Bonds				\$ 275,470,623
Total Bonds Payable				\$ 287,340,623
<u>Contracts Payable:</u>				
Contract Payable to MTDB, dated January 2000	4.1	2015	1,626,000	\$ 1,567,806
Contract Payable to City of National City, dated March 1987	7.5	2002	2,170,925	430,936
Contract Payable to SDSU Foundation, dated December 1991	5.6	2010	1,597,744	1,597,744
Total Contracts Payable				\$ 3,596,486
<u>Notes Payable:</u>				
Note Payable to City Heights, dated 2001	5.0	2030	5,115,000	\$ 5,115,000

6. GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (Continued)

Types of Obligation	Interest Rates	Maturity Date	Original Amount	Balance Outstanding June 30, 2002
Note Payable to City Heights, dated 2001	7.0	2011	200,000	203,770
Note Payable to Lorren Daro, dated March 1995	8.0	2005	256,814	94,511
Note Payable to David Engel, dated December 1994	6.0	2005	4,800,000	4,800,000
Note Payable to Forest City West, dated August 1998	0.0	2004	4,000,000	4,000,000
Note Payable to Wal-Mart, dated 2001	10.0	2017	1,308,000	1,308,000
Total Notes Payable				\$ 15,521,281
Loans Payable:				
JMI Padres – Centre City	8.0	2009	3,272,000	\$ 3,250,000
City of San Diego dated various dates	Various	Various	230,556,966	230,556,966
Total Loans Payable				\$ 233,806,966
Total Governmental Activities				\$ 540,265,356

The following is a summary of changes in governmental activities long-term debt for the year ended June 30, 2002:

	Beginning Balance, As Restated	Additions	Retirements	Ending Balance	Due Within One Year
Revenue Bonds	\$ 12,105,000	\$ -	\$ (235,000)	\$ 11,870,000	\$ 245,000
Tax Allocation Bonds	222,750,523	58,425,100	(5,705,000)	275,470,623	6,295,000
Contracts Payable	3,847,870	-	(251,384)	3,596,486	1,004,142
Notes Payable	15,581,561	-	(60,280)	15,521,281	2,167,214
Loans Payable	259,600,521	21,771,487	(47,565,042)	233,806,966	-
Total	\$513,885,475	\$80,196,587	\$ (53,816,706)	\$540,265,356	\$9,711,356

Additions to governmental activities long-term debt for Contracts, Notes, and Loans Payable may differ from proceeds reported on the Statement of Revenues, Expenditures and Changes in Fund Balances due to funding received in prior fiscal years being converted to long-term debt through contingent contractual terms.

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

The annual requirements to amortize such long-term debt outstanding as of June 30, 2002, including interest payments to maturity, are as follows (in thousands):

6. GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (Continued)

Year Ending June 30,	Tax Allocation		Revenue		Contracts Payable	
	Bonds		Bonds			
	Principal	Interest	Principal	Interest	Principal	Interest
2003	\$ 6,295	\$ 14,011	\$ 245	\$ 711	\$ 1,004	\$ 1,414
2004	7,129	12,532	260	699	66	152
2005	7,609	12,763	270	686	68	149
2006	8,112	12,370	285	671	71	146
2007	8,651	11,955	300	656	74	143
2008-2012	54,233	52,500	1,760	3,013	2,017	442
2013-2017	67,383	38,791	2,315	2,431	296	19
2018-2022	61,474	24,977	3,130	1,583	-	-
2023-2027	47,418	14,406	3,305	440	-	-
2028-2032	7,167	3,934	-	-	-	-
Total	<u>\$ 275,471</u>	<u>\$ 198,239</u>	<u>\$ 11,870</u>	<u>\$ 10,890</u>	<u>\$ 3,596</u>	<u>\$ 2,465</u>

Year Ending June 30,	Notes Payable		Loans Payable		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
	2003	\$ 2,167	\$ 1,441	\$ -	\$ 871	\$ 9,711
2004	2,088	665	-	330	9,543	14,378
2005	4,920	507	-	356	12,867	14,461
2006	95	375	-	385	8,563	13,947
2007	102	369	-	415	9,127	13,538
2008-2012	606	1,705	3,250	933	61,866	58,593
2013-2017	428	1,367	-	-	70,422	42,608
2018-2022	-	1,279	-	-	64,604	27,839
2023-2027	-	1,279	-	-	50,723	16,125
2028-2032	5,115	767	230,557	-	242,839	4,701
Total	<u>\$ 15,521</u>	<u>\$ 9,754</u>	<u>\$ 233,807</u>	<u>\$ 3,290</u>	<u>\$ 540,265</u>	<u>\$ 224,638</u>

7. RESTATEMENT OF BEGINNING BALANCES

As a result of implementation of GASB No. 34, the Long-Term Debt and Capital Assets balances as of June 30, 2001 have been restated as follows:

	Contracts Payable	Notes Payable	Total Long-Term Debt	Total Capital Assets
Balances/Net Assets, June 30, 2001, as previously reported	\$ 3,938,235	\$ 11,577,791	\$ 509,972,070	\$ 89,805,315
Adjustments	(90,365)	4,003,770	3,913,405	8,782,030
Balances/Net Assets, June 30, 2001, as restated	<u>\$ 3,847,870</u>	<u>\$ 15,581,561</u>	<u>\$ 513,885,475</u>	<u>\$ 98,587,345</u>

8. SUBSEQUENT EVENTS

On August 15, 2002, the Redevelopment Agency issued \$3,055,000 of Tax Allocation Refunding Bonds for the purpose of refunding a portion of certain loans previously used to finance public improvements in the Mount Hope Redevelopment Project Area. The Series 2002A Bonds are payable from and secured by the Pledged Tax Revenues to be derived from the the Mount Hope Redevelopment Project Area. The interest rate on the bonds is 5.00 percent and the maturity date is October 1, 2026.

**This Page
Intentionally
Left Blank**

Nonmajor Governmental Funds

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2002

	Other Governmental Funds		
	Special Revenue	Debt Service	Capital Projects
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 28,641,963	\$ 26,933	\$ 4,862,625
Cash with Fiscal Agent.....	-	7,875,885	-
Investments (Fair Value).....	-	11,472,057	-
Receivables:			
Taxes.....	358,623	-	-
Notes.....	150,000	-	265,000
Interest.....	76,066	(661)	29,858
From Other Funds.....	628,395	8,596,670	6,380,316
Working Capital Advances:			
Centre City Development Corporation.....	-	-	275,000
Southeast Economic Development Corporation.....	-	-	158,977
Land Held for Resale.....	99,481	-	25,263,257
TOTAL ASSETS.....	\$ 29,954,528	\$ 27,970,884	\$ 37,235,033
LIABILITIES			
Accounts Payable.....	\$ 176,527	\$ -	\$ 592,161
Deferred Revenue.....	150,000	-	349,184
Due to Other Funds.....	7,152,559	-	-
Trust Liability.....	-	-	179,865
TOTAL LIABILITIES.....	7,479,086	-	1,121,210
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	99,481	-	25,263,257
Reserved for Encumbrances.....	338,821	-	4,459,358
Reserved for Debt Service.....	6,438,547	27,772,466	-
Unreserved:			
Designated for Unrealized Gain.....	66,153	198,418	19,965
Designated for Subsequent Years' Expenditures.....	3,051,597	-	4,315,686
Undesignated.....	12,480,843	-	2,055,557
TOTAL FUND EQUITY.....	22,475,442	27,970,884	36,113,823
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 29,954,528	\$ 27,970,884	\$ 37,235,033

See notes to financial statements.

Total
Nonmajor
Governmental
Funds

\$ 33,531,521
7,875,885
11,472,057

358,623
415,000
105,263
15,605,381

275,000
158,977
25,362,738

\$ 95,160,445

\$ 768,688
499,184
7,152,559
179,865

8,600,296

25,362,738
4,798,179
34,211,013

284,536
7,367,283
14,536,400

86,560,149

\$ 95,160,445

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year Ended June 30, 2002

	Other Governmental Funds		
	Special Revenue	Debt Service	Capital Projects
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 4,218,821	\$ 9,772,803	\$ 2,436,427
Interest.....	1,690,957	988,731	212,673
Rents.....	-	-	57,413
Private Sources.....	-	315,319	44,884
Gain/Loss on Sale of Real Estate.....	-	-	7,726,248
Other Revenue.....	-	-	412,231
TOTAL REVENUES.....	5,909,778	11,076,853	10,889,876
EXPENDITURES			
Administration.....	39,430	-	2,725,243
Legal.....	38,563	-	331,041
Plans and Surveys.....	67,183	-	810,429
Acquisition Expense.....	-	-	66,241
Real Estate/Fixture Purchases.....	-	-	(9,578)
Property Management.....	11,872	-	141,492
Relocation.....	3,050	-	277,298
Rehabilitation.....	58,720	-	350,664
Site Clearance.....	-	-	17,605
Project Improvements.....	-	-	2,656,517
Promotions and Marketing.....	500	-	13,181
Bond Sale Expense.....	-	(1,059)	22,934
Program Management.....	27,643	-	157,993
Tax Sharing Payments.....	731,162	-	-
Debt Service:			
Principal.....	-	5,652,174	-
Interest.....	-	6,401,788	-
TOTAL EXPENDITURES.....	978,123	12,052,903	7,561,060
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	4,931,655	(976,050)	3,328,816
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	428,881
Loans from the City of San Diego.....	-	-	3,319,729
Transfers from Other Funds.....	130,990	1,265,962	2,546,359
Transfers from Bond Proceeds.....	7,452	4,691,011	4,008,394
Transfers from the Housing Commission.....	200,000	-	-
Transfers to Centre City Development Corporation.....	-	-	(167,912)
Transfers to Southeast Economic Development Corporation.....	(328,430)	-	(836,846)
Transfers to the City of San Diego.....	-	-	(3,636,159)
Transfers to Other Funds.....	(5,190,117)	(539,417)	(2,836,532)
TOTAL OTHER FINANCING SOURCES (USES).....	(5,180,105)	5,417,556	2,825,914
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(248,450)	4,441,506	6,154,730
Fund Balances at July 1, 2001.....	22,723,892	23,529,378	29,959,093
FUND BALANCES AT JUNE 30, 2002.....	\$ 22,475,442	\$ 27,970,884	\$ 36,113,823

Total
Nonmajor
Governmental
Funds

\$ 16,428,051
2,892,361
57,413
360,203
7,726,248
412,231

27,876,507

2,764,673
369,604
877,612
66,241
(9,578)
153,364
280,348
409,384
17,605
2,656,517
13,681
21,875
185,636
731,162

5,652,174
6,401,788

20,592,086

7,284,421

428,881
3,319,729
3,943,311
8,706,857
200,000
(167,912)
(1,165,276)
(3,636,159)
(8,566,066)

3,063,365

10,347,786

76,212,363

\$ 86,560,149

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
June 30, 2002**

	Barrio Logan	Central Imperial	City Heights
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 88,847	\$ 577,197	\$ 2,225,353
Receivables:			
Taxes.....	1,759	19,205	140,692
Notes.....	-	-	-
Interest.....	705	4,383	13,283
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	77,842
TOTAL ASSETS.....	\$ 91,311	\$ 600,785	\$ 2,457,170
LIABILITIES			
Accounts Payable.....	\$ -	\$ 6,411	\$ 2,227
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	22,572	148,587
TOTAL LIABILITIES.....	-	28,983	150,814
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	77,842
Reserved for Encumbrances.....	-	6,833	319,154
Reserved for Debt Service.....	30,996	368,988	1,189,474
Unreserved:			
Designated for Unrealized Gain.....	-	2,159	12,479
Designated for Subsequent Years' Expenditures.....	58,757	193,822	443,187
Undesignated.....	1,558	-	264,220
TOTAL FUND EQUITY.....	91,311	571,802	2,306,356
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 91,311	\$ 600,785	\$ 2,457,170

College Community	College Grove	Gateway Center West	Linda Vista	Market Street	Mount Hope	Naval Training Center
\$ 282,008	\$ 530,086	\$ 198,108	\$ 262,710	\$ 20,364	\$ 1,765,654	\$ 1,004
18,315	8,503	3,656	1,366	-	17,468	-
-	-	-	-	-	150,000	-
1,849	3,108	1,371	1,797	1,715	7,041	7
-	-	-	-	-	325,659	-
-	-	-	-	-	-	-
<u>\$ 302,172</u>	<u>\$ 541,697</u>	<u>\$ 203,135</u>	<u>\$ 265,873</u>	<u>\$ 22,079</u>	<u>\$ 2,265,822</u>	<u>\$ 1,011</u>
\$ -	\$ -	\$ 4,311	\$ -	\$ -	\$ 72,274	\$ -
-	-	-	-	-	150,000	-
-	-	4,291	-	-	671,786	-
-	-	8,602	-	-	894,060	-
-	-	-	-	-	-	-
-	-	177	7,000	-	870	-
119,473	351,421	137,854	142,657	16,724	608,526	765
1,895	3,012	931	1,551	83	6,292	-
158,661	173,308	55,571	105,617	5,272	287,055	-
22,123	13,956	-	9,048	-	469,019	246
302,172	541,697	194,533	265,873	22,079	1,371,762	1,011
<u>\$ 302,172</u>	<u>\$ 541,697</u>	<u>\$ 203,135</u>	<u>\$ 265,873</u>	<u>\$ 22,079</u>	<u>\$ 2,265,822</u>	<u>\$ 1,011</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
 June 30, 2002**

	North Bay	North Park	San Ysidro
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 12,351,761	\$ 7,051,082	\$ 1,277,563
Receivables:			
Taxes.....	57,399	49,231	22,945
Notes.....	-	-	-
Interest.....	17,129	10,055	7,814
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS	\$ 12,426,289	\$ 7,110,368	\$ 1,308,322
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ 74,074
Deferred Revenue.....	-	-	-
Due to Other Funds.....	3,406,970	1,508,039	-
TOTAL LIABILITIES	3,406,970	1,508,039	74,074
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	1,399,779	715,891	815,945
Unreserved:			
Designated for Unrealized Gain.....	14,072	10,524	7,054
Designated for Subsequent Years' Expenditures.....	529,485	331,579	382,186
Undesignated.....	7,075,983	4,544,335	29,063
TOTAL FUND EQUITY	9,019,319	5,602,329	1,234,248
TOTAL LIABILITIES AND FUND EQUITY	\$ 12,426,289	\$ 7,110,368	\$ 1,308,322

<u>Southcrest</u>	<u>Total</u>
\$ 2,010,226	\$ 28,641,963
18,084	358,623
-	150,000
5,809	76,066
302,736	628,395
<u>21,639</u>	<u>99,481</u>
<u>\$ 2,358,494</u>	<u>\$ 29,954,528</u>
\$ 17,230	\$ 176,527
-	150,000
<u>1,390,314</u>	<u>7,152,559</u>
<u>1,407,544</u>	<u>7,479,086</u>
21,639	99,481
4,787	338,821
540,054	6,438,547
6,101	66,153
327,077	3,051,597
<u>51,292</u>	<u>12,480,843</u>
<u>950,950</u>	<u>22,475,442</u>
<u>\$ 2,358,494</u>	<u>\$ 29,954,528</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
Year Ended June 30, 2002

	Barro Logan	Central Imperial	City Heights
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 14,915	\$ 375,498	\$ 743,947
Interest.....	4,661	55,979	83,978
TOTAL REVENUES.....	19,576	431,477	827,925
EXPENDITURES			
Administration.....	-	-	25,597
Legal.....	141	10,603	20,491
Plans and Surveys.....	-	2,268	-
Property Management.....	-	11,872	-
Relocation.....	-	-	3,050
Rehabilitation.....	-	-	-
Promotions and Marketing.....	-	125	-
Program Management.....	-	-	-
Tax Sharing Payments.....	1,058	-	165,233
TOTAL EXPENDITURES.....	1,199	24,868	214,371
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	18,377	406,609	613,554
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	3,050
Transfers from Bond Proceeds.....	-	-	-
Transfers from the Housing Commission.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	-	(103,941)	-
Transfers to Other Funds.....	-	(147,027)	5,969
TOTAL OTHER FINANCING SOURCES (USES).....	-	(250,968)	9,019
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	18,377	155,641	622,573
Fund Balances at July 1, 2001.....	72,934	416,161	1,683,783
FUND BALANCES AT JUNE 30, 2002.....	\$ 91,311	\$ 571,802	\$ 2,306,356

College Community	College Grove	Gateway Center West	Linda Vista	Market Street	Mount Hope	Naval Training Center
\$ 164,404	\$ 188,769	\$ 70,063	\$ 19,174	\$ (266,953)	\$ 360,692	\$ -
12,050	20,024	13,623	13,679	13,579	92,852	57
<u>176,454</u>	<u>208,793</u>	<u>83,686</u>	<u>32,853</u>	<u>(253,374)</u>	<u>453,544</u>	<u>57</u>
-	-	-	11,383	-	-	-
350	-	-	-	-	-	-
-	-	3,520	-	-	30,568	-
-	-	-	-	-	-	-
-	-	-	-	-	58,720	-
-	-	125	-	-	125	-
-	-	3,877	-	-	12,476	-
<u>13,899</u>	<u>50,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>221</u>
<u>14,249</u>	<u>50,250</u>	<u>7,522</u>	<u>11,383</u>	<u>-</u>	<u>101,889</u>	<u>221</u>
<u>162,205</u>	<u>158,543</u>	<u>76,164</u>	<u>21,470</u>	<u>(253,374)</u>	<u>351,655</u>	<u>(164)</u>
-	103,618	-	-	-	-	-
-	-	(77,246)	-	-	130,264	-
-	-	10,630	-	-	189,370	-
-	-	(25,336)	-	-	(103,342)	-
-	-	(11,119)	-	-	(111,131)	-
<u>-</u>	<u>103,618</u>	<u>(103,071)</u>	<u>-</u>	<u>-</u>	<u>105,161</u>	<u>-</u>
162,205	262,161	(26,907)	21,470	(253,374)	456,816	(164)
<u>139,967</u>	<u>279,536</u>	<u>221,440</u>	<u>244,403</u>	<u>275,453</u>	<u>914,946</u>	<u>1,175</u>
<u>\$ 302,172</u>	<u>\$ 541,697</u>	<u>\$ 194,533</u>	<u>\$ 265,873</u>	<u>\$ 22,079</u>	<u>\$ 1,371,762</u>	<u>\$ 1,011</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
Year Ended June 30, 2002

REVENUES	North Bay	North Park	San Ysidro
Tax Increments/Pay In-Lieu of Taxes.....	\$ 804,068	\$ 579,525	\$ 814,060
Interest.....	811,100	456,785	42,071
TOTAL REVENUES.....	1,615,168	1,036,310	856,131
 EXPENDITURES			
Administration.....	-	-	-
Legal.....	350	759	295
Plans and Surveys.....	-	-	-
Property Management.....	-	-	-
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Promotions and Marketing.....	-	-	-
Program Management.....	-	-	-
Tax Sharing Payments.....	298,076	152,690	49,735
TOTAL EXPENDITURES.....	298,426	153,449	50,030
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	1,316,742	882,861	806,101
 OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	18,245	6,077	-
Transfers from Bond Proceeds.....	-	-	-
Transfers from the Housing Commission.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	-	-	-
Transfers to Other Funds.....	(1,672,800)	(2,602,619)	-
TOTAL OTHER FINANCING SOURCES (USES).....	(1,654,555)	(2,596,542)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(337,813)	(1,713,681)	806,101
Fund Balances at July 1, 2001.....	9,357,132	7,316,010	428,147
FUND BALANCES AT JUNE 30, 2002.....	\$ 9,019,319	\$ 5,602,329	\$ 1,234,248

<u>Southcrest</u>	<u>Total</u>
\$ 350,659	\$ 4,218,821
70,519	1,690,957
<u>421,178</u>	<u>5,909,778</u>
2,450	39,430
5,574	38,563
30,827	67,183
-	11,872
-	3,050
-	58,720
125	500
11,290	27,643
-	731,162
<u>50,266</u>	<u>978,123</u>
<u>370,912</u>	<u>4,931,655</u>
-	130,990
(45,566)	7,452
-	200,000
(95,811)	(328,430)
<u>(651,390)</u>	<u>(5,190,117)</u>
<u>(792,767)</u>	<u>(5,180,105)</u>
(421,855)	(248,450)
<u>1,372,805</u>	<u>22,723,892</u>
<u>\$ 950,950</u>	<u>\$ 22,475,442</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
 June 30, 2002**

	Central Imperial	City Heights	College Grove
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 267	\$ 8,517	\$ -
Cash with Fiscal Agent.....	1,116,024	1,838,139	-
Investments (Fair Value).....	105,306	1,481,672	-
Receivables:			
Interest.....	3	(708)	-
From Other Funds.....	-	-	-
	\$ 1,221,600	\$ 3,327,620	\$ -
TOTAL ASSETS	\$ 1,221,600	\$ 3,327,620	\$ -
FUND EQUITY			
Fund Balances:			
Reserved for Debt Service.....	\$ 1,212,142	\$ 3,280,968	\$ -
Unreserved:			
Designated for Unrealized Gain.....	9,458	46,652	-
	1,221,600	3,327,620	-
TOTAL FUND EQUITY	1,221,600	3,327,620	-
TOTAL LIABILITIES AND FUND EQUITY	\$ 1,221,600	\$ 3,327,620	\$ -

<u>Gateway Center West</u>	<u>Horton Plaza</u>	<u>Linda Vista</u>	<u>Market Street</u>	<u>Mount Hope</u>	<u>North Bay</u>	<u>North Park</u>
\$ 24	\$ 14,917	\$ 36	\$ -	\$ 1,536	\$ 1,159	\$ -
117,882	3,229,191	-	-	492,906	-	564,414
-	8,568,346	-	-	-	1,029,771	-
-	41	-	-	-	-	-
<u>2,042</u>	<u>8,452,822</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>141,806</u>	<u>-</u>
<u>\$ 119,948</u>	<u>\$ 20,265,317</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>	<u>\$ 564,414</u>
\$ 119,948	\$ 20,167,363	\$ 36	\$ -	\$ 494,442	\$ 1,146,651	\$ 550,630
-	97,954	-	-	-	26,085	13,784
<u>119,948</u>	<u>20,265,317</u>	<u>36</u>	<u>-</u>	<u>494,442</u>	<u>1,172,736</u>	<u>564,414</u>
<u>\$ 119,948</u>	<u>\$ 20,265,317</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>	<u>\$ 564,414</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
 June 30, 2002**

ASSETS

	Southcrest	Total
Cash or Equity in Pooled Cash and Investments.....	\$ 477	\$ 26,933
Cash with Fiscal Agent.....	517,329	7,875,885
Investments (Fair Value).....	286,962	11,472,057
Receivables:		
Interest.....	3	(661)
From Other Funds.....	-	8,596,670
	\$ 804,771	\$ 27,970,884
TOTAL ASSETS	\$ 804,771	\$ 27,970,884

FUND EQUITY

Fund Balances:		
Reserved for Debt Service.....	\$ 800,286	\$ 27,772,466
Unreserved:		
Designated for Unrealized Gain.....	4,485	198,418
	804,771	27,970,884
TOTAL FUND EQUITY	804,771	27,970,884
 TOTAL LIABILITIES AND FUND EQUITY	 \$ 804,771	 \$ 27,970,884

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
Year Ended June 30, 2002

	Central Imperial	City Heights	College Grove
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 173,248	\$ 1,833,578	\$ 215,000
Interest.....	68,166	116,260	-
Private Sources.....	-	315,319	-
	241,414	2,265,157	215,000
TOTAL REVENUES.....	241,414	2,265,157	215,000
EXPENDITURES			
Bond Sale Expense.....	-	-	-
Principal.....	64,000	212,702	104,037
Interest.....	502,668	419,352	110,963
	566,668	632,054	215,000
TOTAL EXPENDITURES.....	566,668	632,054	215,000
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(325,254)	1,633,103	-
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	304,789	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Other Funds.....	-	-	(103,618)
	304,789	-	(103,618)
TOTAL OTHER FINANCING SOURCES (USES).....	304,789	-	(103,618)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(20,465)	1,633,103	(103,618)
Fund Balances at July 1, 2001.....	1,242,065	1,694,517	103,618
FUND BALANCES AT JUNE 30, 2002.....	\$ 1,221,600	\$ 3,327,620	\$ -

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
Year Ended June 30, 2002

	Gateway Center West	Horton Plaza	Linda Vista
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 128,561	\$ 5,398,178	\$ -
Interest.....	2,108	618,958	2
Private Sources.....	-	-	-
TOTAL REVENUES.....	130,669	6,017,136	2
EXPENDITURES			
Bond Sale Expense.....	-	-	-
Principal.....	45,000	4,187,041	-
Interest.....	502,510	2,801,677	-
TOTAL EXPENDITURES.....	547,510	6,988,718	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(416,841)	(971,582)	2
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	14,814	435,799	-
Transfers from Bond Proceeds.....	402,042	4,084,102	-
Transfers to Other Funds.....	-	(435,799)	-
TOTAL OTHER FINANCING SOURCES (USES).....	416,856	4,084,102	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	15	3,112,520	2
Fund Balances at July 1, 2001.....	119,933	17,152,797	34
FUND BALANCES AT JUNE 30, 2002.....	\$ 119,948	\$ 20,265,317	\$ 36

<u>Market Street</u>	<u>Mount Hope</u>	<u>North Bay</u>	<u>North Park</u>	<u>Southcrest</u>	<u>Total</u>
\$ 266,953	\$ 353,766	\$ 744,982	\$ 394,888	\$ 263,649	\$ 9,772,803
-	8,801	79,245	33,298	61,893	988,731
-	-	-	-	-	315,319
<u>266,953</u>	<u>362,567</u>	<u>824,227</u>	<u>428,186</u>	<u>325,542</u>	<u>11,076,853</u>
-	-	(1,059)	-	-	(1,059)
148,010	110,000	333,194	145,000	303,190	5,652,174
<u>118,943</u>	<u>504,960</u>	<u>712,380</u>	<u>380,672</u>	<u>347,663</u>	<u>6,401,788</u>
<u>266,953</u>	<u>614,960</u>	<u>1,044,515</u>	<u>525,672</u>	<u>650,853</u>	<u>12,052,903</u>
-	(252,393)	(220,288)	(97,486)	(325,311)	(976,050)
-	87,088	223,940	124,594	74,938	1,265,962
-	(35,133)	-	-	240,000	4,691,011
-	-	-	-	-	(539,417)
-	<u>51,955</u>	<u>223,940</u>	<u>124,594</u>	<u>314,938</u>	<u>5,417,556</u>
-	(200,438)	3,652	27,108	(10,373)	4,441,506
-	<u>694,880</u>	<u>1,169,084</u>	<u>537,306</u>	<u>815,144</u>	<u>23,529,378</u>
<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>	<u>\$ 564,414</u>	<u>\$ 804,771</u>	<u>\$ 27,970,884</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
June 30, 2002

	Barrio Logan	Central Imperial	City Heights
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 16,481	\$ 443,114	\$ 236,888
Receivables:			
Notes.....	-	265,000	-
Interest.....	67	4,727	1,204
From Other Funds.....	-	22,572	148,587
Centre City Development Corporation.....	-	-	-
Southeast Economic Development Corporation.....	-	-	-
Land Held for Resale.....	7,308,558	463,241	9,287,250
 TOTAL ASSETS.....	 \$ 7,325,106	 \$ 1,198,654	 \$ 9,673,929
 LIABILITIES			
Accounts Payable.....	\$ 747	\$ 220,983	\$ -
Deferred Revenue.....	-	265,000	-
Trust Liability.....	714	43,072	387
 TOTAL LIABILITIES.....	 1,461	 529,055	 387
 FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	7,308,558	463,241	9,287,250
Reserved for Encumbrances.....	956	185,504	15,167
Unreserved:			
Designated for Unrealized Gain.....	-	-	1,038
Designated for Subsequent Years' Expenditures.....	14,131	19,633	174,568
Undesignated.....	-	1,221	195,519
 TOTAL FUND EQUITY.....	 7,323,645	 669,599	 9,673,542
 TOTAL LIABILITIES AND FUND EQUITY.....	 \$ 7,325,106	 \$ 1,198,654	 \$ 9,673,929

College Community	College Grove	Crossroads	Dells Imperial	Gateway Center West	Horton Plaza	Linda Vista
\$ 1,064	\$ 187	\$ 63,455	\$ -	\$ 48,814	\$ 3,099,905	\$ 91,109
-	-	-	-	-	-	-
-	-	-	-	294	17,966	482
-	-	-	-	2,249	-	-
-	-	-	-	-	275,000	-
-	-	-	-	-	-	-
-	-	-	-	165,033	-	366,285
<u>\$ 1,064</u>	<u>\$ 187</u>	<u>\$ 63,455</u>	<u>\$ -</u>	<u>\$ 216,390</u>	<u>\$ 3,392,871</u>	<u>\$ 457,876</u>
\$ 731	\$ -	\$ 63,455	\$ -	\$ -	\$ 25,041	\$ -
-	-	-	-	-	-	-
-	-	-	-	14,522	25,000	-
<u>731</u>	<u>-</u>	<u>63,455</u>	<u>-</u>	<u>14,522</u>	<u>50,041</u>	<u>-</u>
-	-	-	-	165,033	-	366,285
333	-	-	-	5,153	1,196,465	5,699
-	-	-	-	-	17,064	-
-	-	-	-	25,073	280,588	85,892
-	187	-	-	6,609	1,848,713	-
<u>333</u>	<u>187</u>	<u>-</u>	<u>-</u>	<u>201,868</u>	<u>3,342,830</u>	<u>457,876</u>
<u>\$ 1,064</u>	<u>\$ 187</u>	<u>\$ 63,455</u>	<u>\$ -</u>	<u>\$ 216,390</u>	<u>\$ 3,392,871</u>	<u>\$ 457,876</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
June 30, 2002**

ASSETS	Market Street	Mount Hope	Naval Training Center
Cash or Equity in Pooled Cash and Investments.....	\$ 147	\$ 303,570	\$ 3,155
Receivables:			
Notes.....	-	-	-
Interest.....	-	1,674	286
From Other Funds.....	-	346,127	-
Centre City Development Corporation.....	-	-	-
Southeast Economic Development Corporation.....	-	158,977	-
Land Held for Resale.....	-	446,199	5,304,011
TOTAL ASSETS	\$ 147	\$ 1,256,547	\$ 5,307,452
LIABILITIES			
Accounts Payable.....	\$ -	\$ 15,164	\$ 3,402
Deferred Revenue.....	-	84,184	-
Trust Liability.....	-	4,723	-
TOTAL LIABILITIES	-	104,071	3,402
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	446,199	5,304,011
Reserved for Encumbrances.....	-	70,872	39
Unreserved:			
Designated for Unrealized Gain.....	-	914	-
Designated for Subsequent Years' Expenditures.....	-	634,491	-
Undesignated.....	147	-	-
TOTAL FUND EQUITY	147	1,152,476	5,304,050
TOTAL LIABILITIES AND FUND EQUITY	\$ 147	\$ 1,256,547	\$ 5,307,452

North Bay	North Park	Pacific Beach	San Ysidro	Southcrest	Total
\$ 207,916	\$ 52,646	\$ -	\$ 24,137	\$ 270,037	\$ 4,862,625
-	-	-	-	-	265,000
29	102	-	174	2,853	29,858
3,265,164	1,508,039	-	-	1,087,578	6,380,316
-	-	-	-	-	275,000
-	-	-	-	-	158,977
-	900,000	-	-	1,022,680	25,263,257
<u>\$ 3,473,109</u>	<u>\$ 2,460,787</u>	<u>\$ -</u>	<u>\$ 24,311</u>	<u>\$ 2,383,148</u>	<u>\$ 37,235,033</u>
\$ 200,306	\$ 31,344	\$ -	\$ 6,638	\$ 24,350	\$ 592,161
-	-	-	-	-	349,184
-	20,605	-	-	70,842	179,865
<u>200,306</u>	<u>51,949</u>	<u>-</u>	<u>6,638</u>	<u>95,192</u>	<u>1,121,210</u>
-	900,000	-	-	1,022,680	25,263,257
1,404,144	1,491,852	-	15,941	67,233	4,459,358
-	-	-	-	949	19,965
1,868,659	16,353	-	1,732	1,194,566	4,315,686
-	633	-	-	2,528	2,055,557
<u>3,272,803</u>	<u>2,408,838</u>	<u>-</u>	<u>17,673</u>	<u>2,287,956</u>	<u>36,113,823</u>
<u>\$ 3,473,109</u>	<u>\$ 2,460,787</u>	<u>\$ -</u>	<u>\$ 24,311</u>	<u>\$ 2,383,148</u>	<u>\$ 37,235,033</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
Year Ended June 30, 2002

REVENUES	Barrio Logan	Central Imperial	City Heights
Tax Increments/Pay In-Lieu of Taxes.....	\$ 44,144	\$ 41,953	\$ -
Interest.....	404	30,788	36,356
Rents.....	6,750	-	-
Private Sources.....	692	-	-
Gain/Loss on Sale of Real Estate.....	-	-	1,546,934
Other Revenue.....	1,027	-	16
TOTAL REVENUES.....	53,017	72,741	1,583,306
EXPENDITURES			
Administration.....	44,550	97,240	80,013
Legal.....	932	90,193	2,762
Plans and Surveys.....	12,847	102,292	-
Acquisition Expense.....	-	-	16,264
Real Estate/Fixture Purchases.....	-	-	(57,308)
Property Management.....	-	36,393	-
Relocation.....	-	-	277,298
Rehabilitation.....	-	270,664	-
Site Clearance.....	17,605	-	-
Project Improvements.....	-	2,641,640	-
Promotions and Marketing.....	-	7,068	-
Bond Sale Expense.....	-	3,207	-
Program Management.....	-	49,423	73,709
TOTAL EXPENDITURES.....	75,934	3,298,120	392,738
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(22,917)	(3,225,379)	1,190,568
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	244,913
Loans from the City of San Diego.....	22,886	2,488,062	467,942
Transfers from Other Funds.....	-	1,003,185	-
Transfers from Bond Proceeds.....	-	129,361	(5,969)
Transfers to Centre City Development Corporation.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	-	(451,481)	-
Transfers to the City of San Diego.....	-	(1,413,150)	-
Transfers to Other Funds.....	-	(1,290,308)	(3,050)
TOTAL OTHER FINANCING SOURCES (USES).....	22,886	465,669	703,836
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(31)	(2,759,710)	1,894,404
 Fund Balances at July 1, 2001.....	 7,323,676	 3,429,309	 7,779,138
 FUND BALANCES AT JUNE 30, 2002.....	 \$ 7,323,645	 \$ 669,599	 \$ 9,673,542

College Community	College Grove	Crossroads	Dells Imperial	Gateway Center West	Horton Plaza	Linda Vista
\$ 178,241	\$ 64,524	\$ -	\$ -	\$ 54,904	\$ 52,740	\$ 81,940
-	-	-	(65)	1,773	118,555	4,178
-	-	-	-	-	-	50,663
-	-	-	-	-	-	-
-	-	-	-	-	875,303	-
5	8	-	-	-	(15,850)	-
<u>178,246</u>	<u>64,532</u>	<u>-</u>	<u>(65)</u>	<u>56,677</u>	<u>1,030,748</u>	<u>136,781</u>
180,083	62,289	12,607	-	50,795	29,570	106,978
1,848	-	18,050	-	85	5,163	6,302
-	-	139,042	-	20,685	261	-
-	-	-	-	-	-	-
-	-	-	-	-	47,730	-
2,185	2,235	-	-	3,200	30,482	2,235
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	400	-	-
-	-	-	-	2,922	5,805	-
-	-	-	-	909	9,274	-
<u>184,116</u>	<u>64,524</u>	<u>169,699</u>	<u>-</u>	<u>78,996</u>	<u>128,285</u>	<u>115,515</u>
<u>(5,870)</u>	<u>8</u>	<u>(169,699)</u>	<u>(65)</u>	<u>(22,319)</u>	<u>902,463</u>	<u>21,266</u>
-	-	169,699	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1,431,257	-
-	-	-	-	(328,491)	-	-
-	-	-	-	-	(167,912)	-
-	-	-	-	(11,098)	-	-
-	-	-	-	-	-	-
-	-	-	-	-	(1,431,257)	-
<u>-</u>	<u>-</u>	<u>169,699</u>	<u>-</u>	<u>(339,589)</u>	<u>(167,912)</u>	<u>-</u>
(5,870)	8	-	(65)	(361,908)	734,551	21,266
6,203	179	-	65	563,776	2,608,279	436,610
<u>\$ 333</u>	<u>\$ 187</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 201,868</u>	<u>\$ 3,342,830</u>	<u>\$ 457,876</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
Year Ended June 30, 2002

	Market Street	Mount Hope	Naval Training Center
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ 374,068	\$ -
Interest.....	-	11,255	5,518
Rents.....	-	-	-
Private Sources.....	-	-	23,992
Gain/Loss on Sale of Real Estate.....	-	-	5,304,011
Other Revenue.....	-	-	276,263
	-	-	-
TOTAL REVENUES.....	-	385,323	5,609,784
Administration.....	-	145,425	270,573
Legal.....	-	16,302	105,894
Plans and Surveys.....	-	83,950	27,636
Acquisition Expense.....	-	-	49,977
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	-	10,290	2,185
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Site Clearance.....	-	-	-
Project Improvements.....	-	1,090	-
Promotions and Marketing.....	-	800	-
Bond Sale Expense.....	-	5,276	-
Program Management.....	-	6,188	-
	-	-	-
TOTAL EXPENDITURES.....	-	269,321	456,265
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	-	116,002	5,153,519
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	111,917	-
Transfers from Bond Proceeds.....	-	(71,088)	-
Transfers to Centre City Development Corporation.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	-	(147,043)	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	(111,917)	-
	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	-	(218,131)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	-	(102,129)	5,153,519
Fund Balances at July 1, 2001.....	147	1,254,605	150,531
FUND BALANCES AT JUNE 30, 2002.....	\$ 147	\$ 1,152,476	\$ 5,304,050

North Bay	North Park	Pacific Beach	San Ysidro	Southcrest	Total
\$ 605,166	\$ 530,887	\$ -	\$ 388,674	\$ 19,186	\$ 2,436,427
269	633	-	2,202	807	212,673
-	-	-	-	-	57,413
-	20,000	-	-	200	44,884
-	-	-	-	-	7,726,248
656	-	-	-	150,106	412,231
<u>606,091</u>	<u>551,520</u>	<u>-</u>	<u>390,876</u>	<u>170,299</u>	<u>10,889,876</u>
565,895	525,620	1,629	397,983	153,993	2,725,243
3,232	10,684	-	24,742	44,852	331,041
247,892	76,371	12,640	-	86,813	810,429
-	-	-	-	-	66,241
-	-	-	-	-	(9,578)
2,236	2,235	-	2,236	45,580	141,492
-	-	-	-	-	277,298
-	-	-	-	80,000	350,664
-	-	-	-	-	17,605
12,807	-	-	-	980	2,656,517
-	-	-	-	4,913	13,181
-	-	-	-	5,724	22,934
-	-	-	-	18,490	157,993
<u>832,062</u>	<u>614,910</u>	<u>14,269</u>	<u>424,961</u>	<u>441,345</u>	<u>7,561,060</u>
<u>(225,971)</u>	<u>(63,390)</u>	<u>(14,269)</u>	<u>(34,085)</u>	<u>(271,046)</u>	<u>3,328,816</u>
-	-	14,269	-	-	428,881
724	-	-	-	340,115	3,319,729
-	-	-	-	-	2,546,359
1,430,615	2,471,948	-	-	382,018	4,008,394
-	-	-	-	-	(167,912)
-	-	-	-	(227,224)	(836,846)
(2,223,009)	-	-	-	-	(3,636,159)
-	-	-	-	-	(2,836,532)
<u>(791,670)</u>	<u>2,471,948</u>	<u>14,269</u>	<u>-</u>	<u>494,909</u>	<u>2,825,914</u>
(1,017,641)	2,408,558	-	(34,085)	223,863	6,154,730
4,290,444	280	-	51,758	2,064,093	29,959,093
<u>\$ 3,272,803</u>	<u>\$ 2,408,838</u>	<u>\$ -</u>	<u>\$ 17,673</u>	<u>\$ 2,287,956</u>	<u>\$ 36,113,823</u>

**This Page
Intentionally
Left Blank**

Supplemental Information

Supplemental Information

Combined and Combining Statements

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINED BALANCE SHEET - ALL FUND TYPES
June 30, 2002

	Governmental Fund Types		
	Special Revenue	Debt Service	Capital Projects
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 128,586,756	\$ 162,125	\$ 47,085,426
Cash with Fiscal Agent.....	-	22,070,714	-
Investments (Fair Value).....	-	15,284,713	-
Receivables:			
Taxes.....	1,203,779	-	-
Notes.....	15,896,708	-	12,554,869
Interest.....	485,582	(986)	238,522
From Other Funds.....	626,395	10,224,143	13,558,297
Working Capital Advances:			
Centre City Development Corporation.....	-	-	540,000
Southeast Economic Development Corporation.....	-	-	158,977
Land Held for Resale.....	7,506,679	-	74,067,299
Prepaid Items and Deposits.....	2,562	27,116	3,241
TOTAL ASSETS.....	<u>\$ 154,310,461</u>	<u>\$ 47,767,825</u>	<u>\$ 148,206,631</u>
LIABILITIES			
Accounts Payable.....	\$ 284,523	\$ -	\$ 5,147,249
Deferred Revenue.....	15,896,708	-	12,639,053
Due to Other Funds.....	24,410,835	-	-
Trust Liability.....	-	-	5,585,178
TOTAL LIABILITIES.....	<u>40,592,066</u>	<u>-</u>	<u>23,371,480</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	7,506,679	-	74,067,299
Reserved for Encumbrances.....	8,693,264	-	27,286,509
Reserved for Debt Service.....	51,603,531	44,743,996	-
Unreserved:			
Designated for Unrealized Gain.....	478,469	3,023,829	230,010
Designated for Subsequent Years' Expenditures.....	11,534,584	-	20,759,177
Undesignated.....	33,901,868	-	2,492,156
TOTAL FUND EQUITY.....	<u>113,718,395</u>	<u>47,767,825</u>	<u>124,835,151</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 154,310,461</u>	<u>\$ 47,767,825</u>	<u>\$ 148,206,631</u>

<u>Total</u>	
\$	175,834,307
	22,070,714
	15,284,713
	1,203,779
	28,451,577
	723,118
	24,410,835
	540,000
	158,977
	81,573,978
	32,919

\$ 350,284,917

\$	5,431,772
	28,535,761
	24,410,835
	5,585,178

63,963,546

	81,573,978
	35,979,773
	96,347,527
	3,732,308
	32,293,761
	36,394,024

286,321,371

\$ 350,284,917

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUND TYPES
Year Ended June 30, 2002

	Governmental Fund Types		
	Special Revenue	Debt Service	Capital Projects
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 17,949,233	\$ 23,815,339	\$ 3,889,423
Interest.....	6,285,542	1,480,746	1,799,097
Rents.....	76,824	-	921,931
Private Sources.....	108,786	603,119	9,203,382
Gain/Loss on Sale of Real Estate.....	394,220	-	9,906,524
Other Revenue.....	5,068	-	783,903
TOTAL REVENUES.....	24,819,673	25,899,204	26,504,260
EXPENDITURES			
Administration.....	90,369	-	3,254,177
Legal.....	217,291	-	1,793,042
Plans and Surveys.....	146,440	-	2,269,720
Acquisition Expense.....	74,304	-	219,466
Real Estate/Fixture Purchases.....	4,789,020	-	20,211,796
Property Management.....	24,901	-	329,798
Relocation.....	244,598	-	452,634
Rehabilitation.....	1,811,699	-	2,234,823
Site Clearance.....	758	-	146,171
Project Improvements.....	984	-	4,757,164
Promotions and Marketing.....	500	-	45,952
Bond Sale Expense.....	-	1,485,278	668,713
Program Management.....	90,808	-	1,560,273
Rehabilitation Loans.....	1,711,995	-	-
Tax Sharing Payments.....	731,162	-	-
Other.....	-	-	322,064
Debt Service:			
Principal.....	-	37,825,496	-
Interest.....	-	29,188,268	-
TOTAL EXPENDITURES.....	9,934,829	68,499,042	38,265,793
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	14,884,844	(42,599,838)	(11,761,533)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	56,917,100	1,508,000	-
Contributions from the City of San Diego.....	672,872	592,212	1,365,788
Loans from the City of San Diego.....	-	-	7,639,026
Transfers from Other Funds.....	131,866	5,935,503	6,684,450
Transfers from Bond Proceeds.....	7,452	43,641,173	9,188,137
Transfers from Escrow Agent.....	-	457,200	-
Transfers from Public Facilities Financing Authority.....	-	-	12,280,000
Transfers from the Housing Commission.....	200,000	-	-
Transfers to Centre City Development Corporation.....	(715,438)	-	(3,687,868)
Transfers to Southeast Economic Development Corporation.....	(328,430)	-	(836,846)
Transfers to the City of San Diego.....	(386,787)	-	(3,803,281)
Transfers to Other Funds.....	(53,763,196)	(4,849,886)	(6,975,499)
TOTAL OTHER FINANCING SOURCES (USES).....	2,735,439	47,284,202	21,853,907
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	17,620,283	4,684,364	10,092,374
Fund Balances at July 1, 2001.....	96,098,112	43,083,461	114,742,777
FUND BALANCES AT JUNE 30, 2002.....	\$ 113,718,395	\$ 47,767,825	\$ 124,835,151

Total

\$ 45,653,995
9,565,385
998,755
9,915,287
10,300,744
788,971

77,223,137

3,344,546
2,010,333
2,416,160
293,770
25,000,816
354,699
697,232
4,046,522
146,929
4,758,148
46,452
2,153,991
1,651,081
1,711,995
731,162
322,064

37,825,496
29,188,268

116,699,664

(39,476,527)

58,425,100
2,630,872
7,639,026
12,751,819
52,836,762
457,200
12,280,000
200,000
(4,403,306)
(1,165,276)
(4,190,068)
(65,588,581)

71,873,548

32,397,021

253,924,350

\$ 286,321,371

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 SPECIAL REVENUE FUNDS
 June 30, 2002**

	Barro Logan	Central Imperial	Centre City
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 88,847	\$ 577,197	\$ 79,043,143
Receivables:			
Taxes.....	1,759	19,205	761,361
Notes.....	-	-	8,733,334
Interest.....	705	4,383	338,470
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	7,352,288
Prepaid Items and Deposits.....	-	-	2,562
TOTAL ASSETS.....	\$ 91,311	\$ 600,785	\$ 96,231,158
LIABILITIES			
Accounts Payable.....	\$ -	\$ 6,411	\$ 97,575
Deferred Revenue.....	-	-	8,733,334
Due to Other Funds.....	-	22,572	8,805,454
TOTAL LIABILITIES.....	-	28,983	17,636,363
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	7,352,288
Reserved for Encumbrances.....	-	6,833	6,190,480
Reserved for Debt Service.....	30,996	368,988	38,763,528
Unreserved:			
Designated for Unrealized Gain.....	-	2,159	343,940
Designated for Subsequent Years' Expenditures.....	58,757	193,822	5,609,988
Undesignated.....	1,558	-	20,334,571
TOTAL FUND EQUITY.....	91,311	571,802	78,594,795
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 91,311	\$ 600,785	\$ 96,231,158

City Heights	College Community	College Grove	Gateway Center West	Horton Plaza	Linda Vista	Market Street
\$ 2,225,353	\$ 282,008	\$ 530,086	\$ 198,108	\$ 20,901,650	\$ 262,710	\$ 20,364
140,692	18,315	8,503	3,656	83,795	1,366	-
-	-	-	-	7,013,374	-	-
13,283	1,849	3,108	1,371	71,046	1,797	1,715
-	-	-	-	-	-	-
77,842	-	-	-	54,910	-	-
-	-	-	-	-	-	-
<u>\$ 2,457,170</u>	<u>\$ 302,172</u>	<u>\$ 541,697</u>	<u>\$ 203,135</u>	<u>\$ 28,124,775</u>	<u>\$ 265,873</u>	<u>\$ 22,079</u>
\$ 2,227	\$ -	\$ -	\$ 4,311	\$ 10,421	\$ -	\$ -
-	-	-	-	7,013,374	-	-
148,587	-	-	4,291	8,452,822	-	-
-	-	-	-	-	-	-
150,814	-	-	8,602	15,476,617	-	-
-	-	-	-	-	-	-
77,842	-	-	-	54,910	-	-
319,154	-	-	177	2,163,963	7,000	-
1,189,474	119,473	351,421	137,854	6,401,456	142,657	16,724
-	-	-	-	-	-	-
12,479	1,895	3,012	931	68,376	1,551	83
443,187	158,681	173,308	55,571	2,872,999	105,617	5,272
264,220	22,123	13,956	-	1,086,454	9,048	-
-	-	-	-	-	-	-
<u>2,306,356</u>	<u>302,172</u>	<u>541,697</u>	<u>194,533</u>	<u>12,648,158</u>	<u>265,873</u>	<u>22,079</u>
<u>\$ 2,457,170</u>	<u>\$ 302,172</u>	<u>\$ 541,697</u>	<u>\$ 203,135</u>	<u>\$ 28,124,775</u>	<u>\$ 265,873</u>	<u>\$ 22,079</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
SPECIAL REVENUE FUNDS
June 30, 2002**

ASSETS	Mount Hope	Naval Training Center	North Bay
Cash or Equity in Pooled Cash and Investments.....	\$ 1,765,654	\$ 1,004	\$ 12,351,761
Receivables:			
Taxes.....	17,468	-	57,399
Notes.....	150,000	-	-
Interest.....	7,041	7	17,129
From Other Funds.....	325,659	-	-
Land Held for Resale.....	-	-	-
Prepaid Items and Deposits.....	-	-	-
TOTAL ASSETS.....	<u>\$ 2,265,822</u>	<u>\$ 1,011</u>	<u>\$ 12,426,289</u>
LIABILITIES			
Accounts Payable.....	\$ 72,274	\$ -	\$ -
Deferred Revenue.....	150,000	-	-
Due to Other Funds.....	671,786	-	3,406,970
TOTAL LIABILITIES.....	<u>894,060</u>	<u>-</u>	<u>3,406,970</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	870	-	-
Reserved for Debt Service.....	608,526	765	1,399,779
Unreserved:			
Designated for Unrealized Gain.....	6,292	-	14,072
Designated for Subsequent Years' Expenditures.....	287,055	-	529,485
Undesignated.....	469,019	246	7,075,983
TOTAL FUND EQUITY.....	<u>1,371,762</u>	<u>1,011</u>	<u>9,019,319</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 2,265,822</u>	<u>\$ 1,011</u>	<u>\$ 12,426,289</u>

<u>North Park</u>	<u>San Ysidro</u>	<u>Southcrest</u>	<u>Total</u>
\$ 7,051,082	\$ 1,277,563	\$ 2,010,226	\$ 128,586,756
49,231	22,945	18,084	1,203,779
-	-	-	15,896,708
10,055	7,814	5,809	485,582
-	-	302,736	628,395
-	-	21,639	7,506,679
-	-	-	2,562
<u>\$ 7,110,368</u>	<u>\$ 1,308,322</u>	<u>\$ 2,358,494</u>	<u>\$ 154,310,461</u>
\$ -	\$ 74,074	\$ 17,230	\$ 284,523
-	-	-	15,896,708
1,508,039	-	1,390,314	24,410,835
<u>1,508,039</u>	<u>74,074</u>	<u>1,407,544</u>	<u>40,592,066</u>
-	-	21,639	7,506,679
-	-	4,787	8,693,264
715,891	815,945	540,054	51,603,531
10,524	7,054	6,101	478,469
331,579	382,186	327,077	11,534,584
4,544,335	29,063	51,292	33,901,868
<u>5,602,329</u>	<u>1,234,248</u>	<u>950,950</u>	<u>113,718,395</u>
<u>\$ 7,110,368</u>	<u>\$ 1,308,322</u>	<u>\$ 2,358,494</u>	<u>\$ 154,310,461</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, 2002

	Barrio Logan	Central Imperial	Centre City
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 14,915	\$ 375,498	\$ 13,247,327
Interest.....	4,661	55,979	3,696,002
Rents.....	-	-	76,824
Private Sources.....	-	-	108,786
Gain/Loss on Sale of Real Estate.....	-	-	394,220
Other Revenue.....	-	-	5,068
TOTAL REVENUES.....	19,576	431,477	17,528,227
EXPENDITURES			
Administration.....	-	-	41,850
Legal.....	141	10,603	162,759
Plans and Surveys.....	-	2,268	69,068
Acquisition Expense.....	-	-	72,839
Real Estate/Fixture Purchases.....	-	-	4,398,870
Property Management.....	-	11,872	13,029
Relocation.....	-	-	241,548
Rehabilitation.....	-	-	1,652,979
Site Clearance.....	-	-	758
Project Improvements.....	-	-	984
Promotions and Marketing.....	-	125	-
Program Management.....	-	-	63,165
Rehabilitation Loans.....	-	-	1,273,447
Tax Sharing Payments.....	1,058	-	-
TOTAL EXPENDITURES.....	1,199	24,868	7,991,296
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	18,377	406,609	9,536,931
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	56,917,100
Contributions from the City of San Diego.....	-	-	672,872
Transfers from Other Funds.....	-	-	876
Transfers from Bond Proceeds.....	-	-	-
Transfers from the Housing Commission.....	-	-	-
Transfers to Centre City Development Corporation.....	-	-	(610,147)
Transfers to Southeast Economic Development Corporation.....	-	(103,941)	-
Transfers to the City of San Diego.....	-	-	(386,787)
Transfers to Other Funds.....	-	(147,027)	(44,488,977)
TOTAL OTHER FINANCING SOURCES (USES).....	-	(250,968)	12,104,937
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	18,377	155,641	21,641,868
Fund Balances at July 1, 2001.....	72,934	416,161	56,952,927
FUND BALANCES AT JUNE 30, 2002.....	\$ 91,311	\$ 571,802	\$ 78,594,795

City Heights	College Community	College Grove	Gateway Center West	Horton Plaza	Linda Vista	Market Street
\$ 743,947	\$ 164,404	\$ 188,769	\$ 70,063	\$ 483,085	\$ 19,174	\$ (266,953)
83,978	12,050	20,024	13,623	898,583	13,679	13,579
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
827,925	176,454	208,793	83,686	1,381,668	32,853	(253,374)
25,597	-	-	-	9,089	11,383	-
20,491	350	-	-	15,969	-	-
-	-	-	3,520	10,189	-	-
-	-	-	-	1,465	-	-
-	-	-	-	390,150	-	-
3,050	-	-	-	-	-	-
-	-	-	-	100,000	-	-
-	-	-	-	-	-	-
-	-	-	125	-	-	-
-	-	-	3,877	-	-	-
-	-	-	-	438,548	-	-
165,233	13,899	50,250	-	-	-	-
214,371	14,249	50,250	7,522	965,410	11,383	-
613,554	162,205	158,543	76,164	416,258	21,470	(253,374)
-	-	-	-	-	-	-
3,050	-	103,618	-	-	-	-
-	-	-	(77,246)	-	-	-
-	-	-	10,630	-	-	-
-	-	-	-	(105,291)	-	-
-	-	-	(25,336)	-	-	-
5,969	-	-	(11,119)	(4,084,102)	-	-
9,019	-	103,618	(103,071)	(4,189,393)	-	-
622,573	162,205	262,161	(26,907)	(3,773,135)	21,470	(253,374)
1,683,783	139,967	279,536	221,440	16,421,293	244,403	275,453
\$ 2,306,356	\$ 302,172	\$ 541,697	\$ 194,533	\$ 12,648,158	\$ 265,873	\$ 22,079

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, 2002

REVENUES	Mount Hope	Naval Training Center	North Bay
Tax Increments/Pay In-Lieu of Taxes.....	\$ 360,692	\$ -	\$ 804,068
Interest.....	92,852	57	811,100
Rents.....	-	-	-
Private Sources.....	-	-	-
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	453,544	57	1,615,168
 EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	350
Plans and Surveys.....	30,568	-	-
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	-	-	-
Relocation.....	-	-	-
Rehabilitation.....	58,720	-	-
Site Clearance.....	-	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	125	-	-
Program Management.....	12,476	-	-
Rehabilitation Loans.....	-	-	-
Tax Sharing Payments.....	-	221	298,076
TOTAL EXPENDITURES.....	101,889	221	298,426
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	351,655	(164)	1,316,742
 OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	18,245
Transfers from Bond Proceeds.....	130,264	-	-
Transfers from the Housing Commission.....	189,370	-	-
Transfers to Centre City Development Corporation.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	(103,342)	-	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	(111,131)	-	(1,672,800)
TOTAL OTHER FINANCING SOURCES (USES).....	105,161	-	(1,654,555)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	456,816	(164)	(337,813)
Fund Balances at July 1, 2001.....	914,946	1,175	9,357,132
FUND BALANCES AT JUNE 30, 2002.....	\$ 1,371,762	\$ 1,011	\$ 9,019,319

North Park	San Ysidro	Southcrest	Total
\$ 579,525	\$ 814,060	\$ 350,659	\$ 17,949,233
456,785	42,071	70,519	6,285,542
-	-	-	76,824
-	-	-	108,786
-	-	-	394,220
-	-	-	5,068
<u>1,036,310</u>	<u>856,131</u>	<u>421,178</u>	<u>24,819,673</u>
-	-	2,450	90,369
759	295	5,574	217,291
-	-	30,827	146,440
-	-	-	74,304
-	-	-	4,789,020
-	-	-	24,901
-	-	-	244,598
-	-	-	1,811,699
-	-	-	758
-	-	-	984
-	-	125	500
-	-	11,290	90,808
-	-	-	1,711,995
<u>152,690</u>	<u>49,735</u>	<u>-</u>	<u>731,162</u>
<u>153,449</u>	<u>50,030</u>	<u>50,266</u>	<u>9,934,829</u>
<u>882,861</u>	<u>806,101</u>	<u>370,912</u>	<u>14,884,844</u>
-	-	-	56,917,100
-	-	-	672,872
6,077	-	-	131,866
-	-	(45,566)	7,452
-	-	-	200,000
-	-	-	(715,438)
-	-	(95,811)	(328,430)
-	-	-	(386,787)
<u>(2,602,619)</u>	<u>-</u>	<u>(651,390)</u>	<u>(53,763,196)</u>
<u>(2,596,542)</u>	<u>-</u>	<u>(792,767)</u>	<u>2,735,439</u>
(1,713,681)	806,101	(421,855)	17,620,283
<u>7,316,010</u>	<u>428,147</u>	<u>1,372,805</u>	<u>96,098,112</u>
<u>\$ 5,602,329</u>	<u>\$ 1,234,248</u>	<u>\$ 950,950</u>	<u>\$ 113,718,395</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
DEBT SERVICE FUNDS
June 30, 2002**

	Central Imperial	Centre City	City Heights
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 267	\$ 135,192	\$ 8,517
Cash with Fiscal Agent.....	1,116,024	14,194,829	1,838,139
Investments (Fair Value).....	105,306	3,812,656	1,481,672
Receivables:			
Interest.....	3	(325)	(708)
From Other Funds.....	-	1,627,473	-
Prepaid Items and Deposits.....	-	27,116	-
 TOTAL ASSETS.....	 \$ 1,221,600	 \$ 19,796,941	 \$ 3,327,620
 FUND EQUITY			
Fund Balances:			
Reserved for Debt Service.....	\$ 1,212,142	\$ 16,971,530	\$ 3,280,968
Unreserved:			
Designated for Unrealized Gain.....	9,458	2,825,411	46,652
 TOTAL FUND EQUITY.....	 1,221,600	 19,796,941	 3,327,620
 TOTAL LIABILITIES AND FUND EQUITY.....	 \$ 1,221,600	 \$ 19,796,941	 \$ 3,327,620

College Grove	Gateway Center West	Horton Plaza	Linda Vista	Market Street	Mount Hope	North Bay
\$ -	\$ 24	\$ 14,917	\$ 36	\$ -	\$ 1,536	\$ 1,159
-	117,882	3,229,191	-	-	492,906	-
-	-	8,568,346	-	-	-	1,029,771
-	-	41	-	-	-	-
-	2,042	8,452,822	-	-	-	141,806
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 119,948</u>	<u>\$ 20,265,317</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>
\$ -	\$ 119,948	\$ 20,167,363	\$ 36	\$ -	\$ 494,442	\$ 1,146,651
-	-	97,954	-	-	-	26,085
-	119,948	20,265,317	36	-	494,442	1,172,736
<u>\$ -</u>	<u>\$ 119,948</u>	<u>\$ 20,265,317</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 DEBT SERVICE FUNDS
 June 30, 2002**

ASSETS

	<u>North Park</u>	<u>Southcrest</u>	<u>Total</u>
Cash or Equity in Pooled Cash and Investments.....	\$ -	\$ 477	\$ 162,125
Cash with Fiscal Agent.....	564,414	517,329	22,070,714
Investments (Fair Value).....	-	286,962	15,284,713
Receivables:			
Interest.....	-	3	(986)
From Other Funds.....	-	-	10,224,143
Prepaid Items and Deposits.....	-	-	27,116
TOTAL ASSETS.....	<u>\$ 564,414</u>	<u>\$ 804,771</u>	<u>\$ 47,767,825</u>

FUND EQUITY

Fund Balances:			
Reserved for Debt Service.....	\$ 550,630	\$ 800,286	\$ 44,743,996
Unreserved:			
Designated for Unrealized Gain.....	13,784	4,485	3,023,829
TOTAL FUND EQUITY.....	<u>564,414</u>	<u>804,771</u>	<u>47,767,825</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 564,414</u>	<u>\$ 804,771</u>	<u>\$ 47,767,825</u>

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, 2002

	Central Imperial	Centre City	City Heights
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 173,248	\$ 14,042,536	\$ 1,833,578
Interest.....	68,166	492,015	116,260
Private Sources.....	-	287,800	315,319
	<u>241,414</u>	<u>14,822,351</u>	<u>2,265,157</u>
EXPENDITURES			
Bond Sale Expense.....	-	1,486,337	-
Debt Service:			
Principal.....	64,000	32,173,322	212,702
Interest.....	502,668	22,786,480	419,352
	<u>566,668</u>	<u>56,446,139</u>	<u>632,054</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>(325,254)</u>	<u>(41,623,788)</u>	<u>1,633,103</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	1,508,000	-
Contributions from the City of San Diego.....	-	592,212	-
Transfers from Other Funds.....	304,789	4,669,541	-
Transfers from Bond Proceeds.....	-	38,950,162	-
Transfers from Escrow Agent.....	-	457,200	-
Transfers to Other Funds.....	-	(4,310,469)	-
	<u>304,789</u>	<u>41,866,646</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	<u>(20,465)</u>	<u>242,858</u>	<u>1,633,103</u>
Fund Balances at July 1, 2001.....	<u>1,242,065</u>	<u>19,554,083</u>	<u>1,694,517</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ 1,221,600</u>	<u>\$ 19,796,941</u>	<u>\$ 3,327,620</u>

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, 2002

	College Grove	Gateway Center West	Horton Plaza
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 215,000	\$ 128,561	\$ 5,398,178
Interest.....	-	2,108	618,958
Private Sources.....	-	-	-
TOTAL REVENUES.....	215,000	130,669	6,017,136
EXPENDITURES			
Bond Sale Expense.....	-	-	-
Debt Service:			
Principal.....	104,037	45,000	4,187,041
Interest.....	110,963	502,510	2,801,677
TOTAL EXPENDITURES.....	215,000	547,510	6,988,718
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	-	(416,841)	(971,582)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	14,814	435,799
Transfers from Bond Proceeds.....	-	402,042	4,084,102
Transfers from Escrow Agent.....	-	-	-
Transfers to Other Funds.....	(103,618)	-	(435,799)
TOTAL OTHER FINANCING SOURCES (USES).....	(103,618)	416,856	4,084,102
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(103,618)	15	3,112,520
Fund Balances at July 1, 2001.....	103,618	119,933	17,152,797
FUND BALANCES AT JUNE 30, 2002.....	\$ -	\$ 119,948	\$ 20,265,317

Linda Vista	Market Street	Mount Hope	North Bay	North Park	Southcrest	Total
\$ -	\$ 266,953	\$ 353,766	\$ 744,982	\$ 394,888	\$ 263,649	\$ 23,815,339
2	-	8,801	79,245	33,298	61,893	1,480,746
-	-	-	-	-	-	603,119
<u>2</u>	<u>266,953</u>	<u>362,567</u>	<u>824,227</u>	<u>428,186</u>	<u>325,542</u>	<u>25,899,204</u>
-	-	-	(1,059)	-	-	1,485,278
-	148,010	110,000	333,194	145,000	303,190	37,825,496
-	118,943	504,960	712,380	380,672	347,663	29,188,268
-	266,953	614,960	1,044,515	525,672	650,853	68,499,042
<u>2</u>	<u>-</u>	<u>(252,393)</u>	<u>(220,288)</u>	<u>(97,486)</u>	<u>(325,311)</u>	<u>(42,599,838)</u>
-	-	-	-	-	-	1,508,000
-	-	-	-	-	-	592,212
-	-	87,088	223,940	124,594	74,938	5,935,503
-	-	(35,133)	-	-	240,000	43,641,173
-	-	-	-	-	-	457,200
-	-	-	-	-	-	(4,849,886)
-	-	51,955	223,940	124,594	314,938	47,284,202
2	-	(200,438)	3,652	27,108	(10,373)	4,684,364
34	-	694,880	1,169,084	537,306	815,144	43,083,461
<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 494,442</u>	<u>\$ 1,172,736</u>	<u>\$ 564,414</u>	<u>\$ 804,771</u>	<u>\$ 47,767,825</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
CAPITAL PROJECTS FUNDS
June 30, 2002**

	Barrio Logan	Central Imperial	Centre City
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 16,481	\$ 443,114	\$ 42,222,801
Receivables:			
Notes.....	-	265,000	12,289,869
Interest.....	67	4,727	208,664
From Other Funds.....	-	22,572	7,177,981
Working Capital Advances:			
Centre City Development Corporation.....	-	-	265,000
Southeast Economic Development Corporation.....	-	-	-
Land Held for Resale.....	7,308,558	463,241	48,804,042
Prepaid Items and Deposits.....	-	-	3,241
	<u>\$ 7,325,106</u>	<u>\$ 1,198,654</u>	<u>\$ 110,971,598</u>
LIABILITIES			
Accounts Payable.....	\$ 747	\$ 220,983	\$ 4,555,088
Deferred Revenue.....	-	265,000	12,289,869
Trust Liability.....	714	43,072	5,405,313
	<u>1,461</u>	<u>529,055</u>	<u>22,250,270</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	7,308,558	463,241	48,804,042
Reserved for Encumbrances.....	956	185,504	22,827,151
Unreserved:			
Designated for Unrealized Gain.....	-	-	210,045
Designated for Subsequent Years' Expenditures.....	14,131	19,633	16,443,491
Undesignated.....	-	1,221	436,599
	<u>7,323,645</u>	<u>669,599</u>	<u>88,721,328</u>
TOTAL FUND EQUITY.....	<u>7,323,645</u>	<u>669,599</u>	<u>88,721,328</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 7,325,106</u>	<u>\$ 1,198,654</u>	<u>\$ 110,971,598</u>

City Heights	College Community	College Grove	Crossroads	Dells Imperial	Gateway Center West	Horton Plaza
\$ 236,888	\$ 1,064	\$ 187	\$ 63,455	\$ -	\$ 48,814	\$ 3,099,905
-	-	-	-	-	-	-
1,204	-	-	-	-	294	17,966
148,587	-	-	-	-	2,249	-
-	-	-	-	-	-	275,000
-	-	-	-	-	-	-
9,287,250	-	-	-	-	165,033	-
-	-	-	-	-	-	-
<u>\$ 9,673,929</u>	<u>\$ 1,064</u>	<u>\$ 187</u>	<u>\$ 63,455</u>	<u>\$ -</u>	<u>\$ 216,390</u>	<u>\$ 3,392,871</u>
\$ -	\$ 731	\$ -	\$ 63,455	\$ -	\$ -	\$ 25,041
-	-	-	-	-	-	-
387	-	-	-	-	14,522	25,000
<u>387</u>	<u>731</u>	<u>-</u>	<u>63,455</u>	<u>-</u>	<u>14,522</u>	<u>50,041</u>
9,287,250	-	-	-	-	165,033	-
15,167	333	-	-	-	5,153	1,196,465
1,038	-	-	-	-	-	17,064
174,568	-	-	-	-	25,073	280,588
195,519	-	187	-	-	6,609	1,848,713
<u>9,673,542</u>	<u>333</u>	<u>187</u>	<u>-</u>	<u>-</u>	<u>201,868</u>	<u>3,342,830</u>
<u>\$ 9,673,929</u>	<u>\$ 1,064</u>	<u>\$ 187</u>	<u>\$ 63,455</u>	<u>\$ -</u>	<u>\$ 216,390</u>	<u>\$ 3,392,871</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
CAPITAL PROJECTS FUNDS
June 30, 2002**

ASSETS	Linda Vista	Market Street	Mount Hope
Cash or Equity in Pooled Cash and Investments.....	\$ 91,109	\$ 147	\$ 303,570
Receivables:			
Notes.....	-	-	-
Interest.....	482	-	1,674
From Other Funds.....	-	-	346,127
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Southeast Economic Development Corporation.....	-	-	158,977
Land Held for Resale.....	366,285	-	446,199
Prepaid Items and Deposits.....	-	-	-
TOTAL ASSETS.....	\$ 457,876	\$ 147	\$ 1,256,547
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ 15,164
Deferred Revenue.....	-	-	84,184
Trust Liability.....	-	-	4,723
TOTAL LIABILITIES.....	-	-	104,071
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	366,285	-	446,199
Reserved for Encumbrances.....	5,699	-	70,872
Unreserved:			
Designated for Unrealized Gain.....	-	-	914
Designated for Subsequent Years' Expenditures.....	85,892	-	634,491
Undesignated.....	-	147	-
TOTAL FUND EQUITY.....	457,876	147	1,152,476
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 457,876	\$ 147	\$ 1,256,547

Naval Training Center	North Bay	North Park	Pacific Beach	San Ysidro	Southcrest	Total
\$ 3,155	\$ 207,916	\$ 52,646	\$ -	\$ 24,137	\$ 270,037	\$ 47,085,426
-	-	-	-	-	-	12,554,869
286	29	102	-	174	2,853	238,522
-	3,265,164	1,508,039	-	-	1,087,578	13,558,297
-	-	-	-	-	-	540,000
-	-	-	-	-	-	158,977
5,304,011	-	900,000	-	-	1,022,680	74,067,299
-	-	-	-	-	-	3,241
<u>\$ 5,307,452</u>	<u>\$ 3,473,109</u>	<u>\$ 2,460,787</u>	<u>\$ -</u>	<u>\$ 24,311</u>	<u>\$ 2,383,148</u>	<u>\$ 148,206,631</u>
\$ 3,402	\$ 200,306	\$ 31,344	\$ -	\$ 6,638	\$ 24,350	\$ 5,147,249
-	-	-	-	-	-	12,639,053
-	-	20,605	-	-	70,842	5,585,178
<u>3,402</u>	<u>200,306</u>	<u>51,949</u>	<u>-</u>	<u>6,638</u>	<u>95,192</u>	<u>23,371,480</u>
5,304,011	-	900,000	-	-	1,022,680	74,067,299
39	1,404,144	1,491,852	-	15,941	67,233	27,286,509
-	-	-	-	-	949	230,010
-	1,868,659	16,353	-	1,732	1,194,566	20,759,177
-	-	633	-	-	2,528	2,492,156
<u>5,304,050</u>	<u>3,272,803</u>	<u>2,408,838</u>	<u>-</u>	<u>17,673</u>	<u>2,287,956</u>	<u>124,835,151</u>
<u>\$ 5,307,452</u>	<u>\$ 3,473,109</u>	<u>\$ 2,460,787</u>	<u>\$ -</u>	<u>\$ 24,311</u>	<u>\$ 2,383,148</u>	<u>\$ 148,206,631</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, 2002

	Barrio Logan	Central Imperial	Centre City
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 44,144	\$ 41,953	\$ 1,452,996
Interest.....	404	30,788	1,586,424
Rents.....	6,750	-	864,518
Private Sources.....	692	-	9,158,498
Gain/Loss on Sale of Real Estate.....	-	-	2,180,276
Other Revenue.....	1,027	-	371,672
	<u>53,017</u>	<u>72,741</u>	<u>15,614,384</u>
EXPENDITURES			
Administration.....	44,550	97,240	528,934
Legal.....	932	90,193	1,462,001
Plans and Surveys.....	12,847	102,292	1,459,291
Acquisition Expense.....	-	-	153,225
Real Estate/Fixture Purchases.....	-	-	20,221,374
Property Management.....	-	36,393	188,306
Relocation.....	-	-	175,336
Rehabilitation.....	-	270,664	1,884,159
Site Clearance.....	17,605	-	128,566
Project Improvements.....	-	2,641,640	2,100,647
Promotions and Marketing.....	-	7,068	32,771
Bond Sale Expense.....	-	3,207	645,779
Program Management.....	-	49,423	1,402,280
Other.....	-	-	322,064
	<u>75,934</u>	<u>3,298,120</u>	<u>30,704,733</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>(22,917)</u>	<u>(3,225,379)</u>	<u>(15,090,349)</u>
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	936,907
Loans from the City of San Diego.....	22,886	2,488,062	4,319,297
Transfers from Other Funds.....	-	1,003,185	4,138,091
Transfers from Bond Proceeds.....	-	129,361	5,179,743
Transfers from Public Facilities Financing Authority.....	-	-	12,280,000
Transfers to Centre City Development Corporation.....	-	-	(3,519,956)
Transfers to Southeast Economic Development Corporation.....	-	(451,481)	-
Transfers to the City of San Diego.....	-	(1,413,150)	(167,122)
Transfers to Other Funds.....	-	(1,290,308)	(4,138,967)
	<u>22,886</u>	<u>465,669</u>	<u>19,027,993</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	<u>(31)</u>	<u>(2,759,710)</u>	<u>3,937,644</u>
Fund Balances at July 1, 2001.....	<u>7,323,676</u>	<u>3,429,309</u>	<u>84,783,684</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ 7,323,645</u>	<u>\$ 669,599</u>	<u>\$ 88,721,328</u>

City Heights	College Community	College Grove	Crossroads	Deils Imperial	Gateway Center West	Horton Plaza
\$ -	\$ 178,241	\$ 64,524	\$ -	\$ -	\$ 54,904	\$ 52,740
36,356	-	-	-	(65)	1,773	118,555
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1,546,934	-	-	-	-	-	875,303
16	5	8	-	-	-	(15,850)
<u>1,583,306</u>	<u>178,246</u>	<u>64,532</u>	<u>-</u>	<u>(65)</u>	<u>56,677</u>	<u>1,030,748</u>
80,013	180,083	62,289	12,607	-	50,795	29,570
2,762	1,848	-	18,050	-	85	5,163
-	-	-	139,042	-	20,685	261
16,264	-	-	-	-	-	-
(57,308)	-	-	-	-	-	47,730
-	2,185	2,235	-	-	3,200	30,482
277,298	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	400	-
-	-	-	-	-	2,922	5,805
73,709	-	-	-	-	909	9,274
-	-	-	-	-	-	-
<u>392,738</u>	<u>184,116</u>	<u>64,524</u>	<u>169,699</u>	<u>-</u>	<u>78,996</u>	<u>128,285</u>
<u>1,190,568</u>	<u>(5,870)</u>	<u>8</u>	<u>(169,699)</u>	<u>(65)</u>	<u>(22,319)</u>	<u>902,463</u>
244,913	-	-	169,699	-	-	-
467,942	-	-	-	-	-	-
-	-	-	-	-	-	1,431,257
(5,969)	-	-	-	-	(328,491)	-
-	-	-	-	-	-	(167,912)
-	-	-	-	-	(11,098)	-
-	-	-	-	-	-	-
(3,050)	-	-	-	-	-	(1,431,257)
<u>703,836</u>	<u>-</u>	<u>-</u>	<u>169,699</u>	<u>-</u>	<u>(339,589)</u>	<u>(167,912)</u>
1,894,404	(5,870)	8	-	(65)	(361,908)	734,551
<u>7,779,138</u>	<u>6,203</u>	<u>179</u>	<u>-</u>	<u>65</u>	<u>563,776</u>	<u>2,608,279</u>
<u>\$ 9,673,542</u>	<u>\$ 333</u>	<u>\$ 187</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 201,868</u>	<u>\$ 3,342,830</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, 2002

	Linda Vista	Market Street	Mount Hope
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 81,940	\$ -	\$ 374,068
Interest.....	4,178	-	11,255
Rents.....	50,663	-	-
Private Sources.....	-	-	-
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
	<u>136,781</u>	<u>-</u>	<u>385,323</u>
EXPENDITURES			
Administration.....	106,978	-	145,425
Legal.....	6,302	-	16,302
Plans and Surveys.....	-	-	83,950
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	2,235	-	10,290
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Site Clearance.....	-	-	-
Project Improvements.....	-	-	1,090
Promotions and Marketing.....	-	-	800
Bond Sale Expense.....	-	-	5,276
Program Management.....	-	-	6,188
Other.....	-	-	-
	<u>115,515</u>	<u>-</u>	<u>269,321</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>21,266</u>	<u>-</u>	<u>116,002</u>
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	111,917
Transfers from Bond Proceeds.....	-	-	(71,088)
Transfers from Public Facilities Financing Authority.....	-	-	-
Transfers to Centre City Development Corporation.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	-	-	(147,043)
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	-	(111,917)
	<u>-</u>	<u>-</u>	<u>(218,131)</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	<u>21,266</u>	<u>-</u>	<u>(102,129)</u>
Fund Balances at July 1, 2001.....	<u>436,610</u>	<u>147</u>	<u>1,254,605</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ 457,876</u>	<u>\$ 147</u>	<u>\$ 1,152,476</u>

Naval Training Center	North Bay	North Park	Pacific Beach	San Ysidro	Southcrest	Total
\$ -	\$ 605,166	\$ 530,887	\$ -	\$ 388,674	\$ 19,186	\$ 3,889,423
5,518	269	633	-	2,202	807	1,799,097
-	-	-	-	-	-	921,931
23,992	-	20,000	-	-	200	9,203,382
5,304,011	-	-	-	-	-	9,906,524
276,263	656	-	-	-	150,106	783,903
5,609,784	606,091	551,520	-	390,876	170,299	26,504,260
270,573	565,895	525,620	1,629	397,983	153,993	3,254,177
105,894	3,232	10,684	-	24,742	44,852	1,793,042
27,636	247,892	76,371	12,640	-	86,813	2,269,720
49,977	-	-	-	-	-	219,466
-	-	-	-	-	-	20,211,796
2,185	2,236	2,235	-	2,236	45,580	329,798
-	-	-	-	-	-	452,634
-	-	-	-	-	80,000	2,234,823
-	-	-	-	-	-	146,171
-	12,807	-	-	-	980	4,757,164
-	-	-	-	-	4,913	45,952
-	-	-	-	-	5,724	668,713
-	-	-	-	-	18,490	1,560,273
-	-	-	-	-	-	322,064
456,265	832,062	614,910	14,269	424,961	441,345	38,265,793
5,153,519	(225,971)	(63,390)	(14,269)	(34,085)	(271,046)	(11,761,533)
-	-	-	14,269	-	-	1,365,788
-	724	-	-	-	340,115	7,639,026
-	-	-	-	-	-	6,684,450
-	1,430,615	2,471,948	-	-	382,018	9,188,137
-	-	-	-	-	-	12,280,000
-	-	-	-	-	-	(3,687,868)
-	-	-	-	-	(227,224)	(836,846)
-	(2,223,009)	-	-	-	-	(3,803,281)
-	-	-	-	-	-	(6,975,499)
-	(791,670)	2,471,948	14,269	-	494,909	21,853,907
5,153,519	(1,017,641)	2,408,558	-	(34,085)	223,863	10,092,374
150,531	4,290,444	280	-	51,758	2,064,093	114,742,777
\$ 5,304,050	\$ 3,272,803	\$ 2,408,838	\$ -	\$ 17,673	\$ 2,287,956	\$ 124,835,151

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF LONG-TERM DEBT
June 30, 2002**

LONG-TERM DEBT PAYABLE

BONDS PAYABLE:

Central Imperial	
Central Imperial 2000.....	\$ 3,350,000
Centre City	
Centre City 1992.....	19,830,000
Centre City 1993.....	36,710,000
Centre City 1999.....	50,045,000
Centre City Parking Revenue 1999.....	11,870,000
Centre City 2000.....	27,350,000
Centre City 2001.....	58,425,100
Total Centre City	<u>204,230,100</u>
City Heights	
City Heights 1999.....	15,830,523
Gateway Center West	
Gateway Center West 1995.....	1,045,000
Horton Plaza	
Horton Plaza 1996.....	19,115,000
Horton Plaza 2000.....	14,915,000
Total Horton Plaza	<u>34,030,000</u>
Mount Hope	
Mount Hope 1995.....	4,610,000
North Bay	
North Bay 2000.....	12,725,000
North Park	
North Park 2000.....	6,855,000
Southcrest	
Southcrest 1995.....	2,845,000
Southcrest 2000.....	1,820,000
Total Southcrest	<u>4,665,000</u>
TOTAL BONDS PAYABLE	\$ 287,340,623

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF LONG-TERM DEBT
June 30, 2002**

LONG-TERM DEBT PAYABLE

LOANS PAYABLE:

City of San Diego

Barrio Logan.....	\$ 18,087,177
Central Imperial.....	19,716,314
Centre City.....	99,446,358
City Heights.....	13,285,578
College Community.....	1,247,377
College Grove.....	51,191
Gateway Center West.....	21,952,654
Horton Plaza.....	8,255,707
Linda Vista.....	5,404,609
Mount Hope.....	20,714,101
Naval Training Center.....	2,017,487
North Bay.....	782,505
North Park.....	2,108,704
San Ysidro.....	1,745,118
Southcrest.....	15,742,086
Total City of San Diego.....	<u>230,556,966</u>

Developers

Centre City.....	<u>3,250,000</u>
------------------	------------------

TOTAL LOANS PAYABLE	\$ 233,806,966
----------------------------------	-----------------------

NOTES PAYABLE:

Centre City.....	\$ 8,894,511
City Heights.....	5,318,770
College Grove.....	<u>1,308,000</u>

TOTAL NOTES PAYABLE	\$ 15,521,281
----------------------------------	----------------------

CONTRACTS PAYABLE:

College Community.....	\$ 1,597,744
North Bay.....	1,567,806
Southcrest.....	<u>430,936</u>

TOTAL CONTRACTS PAYABLE	\$ 3,596,486
--------------------------------------	---------------------

TOTAL LONG-TERM DEBT PAYABLE	\$ 540,265,356
---	-----------------------

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF CAPITAL ASSETS
June 30, 2002

	Equipment	Land	Total
BARRIO LOGAN	\$ 7,351	\$ 30,351	\$ 37,702
CENTRAL IMPERIAL	-	47,742	47,742
CENTRE CITY			
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.....	-	1,476,437	1,476,437
Marina Residential.....	-	453,880	453,880
CCBA Senior Housing (L/M).....	-	272,369	272,369
Parking Lot #1.....	-	4,570,171	4,570,171
Parking Lot #2.....	-	4,406,069	4,406,069
Parking Lot #3.....	-	3,006,625	3,006,625
Park to Bay.....	-	1,574,358	1,574,358
Park to Bay (L/M).....	-	4,472,467	4,472,467
Ballpark.....	-	9,717,601	9,717,601
Library.....	-	2,011,990	2,011,990
Total Centre City.....	-	<u>57,294,385</u>	<u>57,294,385</u>
CITY HEIGHTS	4,689	387,243	391,932
COLLEGE COMMUNITY	12,241	-	12,241
COLLEGE GROVE	2,989	-	2,989
HORTON PLAZA			
Balboa Theatre.....	-	2,861,585	2,861,585
Horton Theater.....	744,095	-	744,095
Total Horton Plaza.....	<u>744,095</u>	<u>2,861,585</u>	<u>3,605,680</u>
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
TOTAL	<u>\$ 809,957</u>	<u>\$ 62,901,527</u>	<u>\$ 63,711,484</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF CHANGES IN CAPITAL ASSETS
Year Ended June 30, 2002**

	Balance 07/01/01	Additions	Deletions	Balance 06/30/02
BARRIO LOGAN	\$ 37,702	\$ -	\$ -	\$ 37,702
CENTRAL IMPERIAL	47,742	-	-	47,742
CENTRE CITY				
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	111,337	-	1,476,437
Marina Residential.....	453,480	400	-	453,880
CCBA Senior Housing (L/M).....	272,369	-	-	272,369
Parking Lot #1.....	4,570,171	-	-	4,570,171
Parking Lot #2.....	4,438,394	675	(33,000)	4,406,069
Parking Lot #3.....	79,825	2,945,695	(18,895)	3,006,625
Park to Bay.....	131,450	1,442,908	-	1,574,358
Park to Bay (L/M).....	-	4,472,467	-	4,472,467
Ballpark.....	54,659,797	15,717,850	(60,660,046)	9,717,601
Library.....	2,011,990	-	-	2,011,990
Total Centre City.....	<u>93,314,994</u>	<u>24,691,332</u>	<u>(60,711,941)</u>	<u>57,294,385</u>
CITY HEIGHTS	391,932	-	-	391,932
COLLEGE COMMUNITY	12,241	-	-	12,241
COLLEGE GROVE	2,989	-	-	2,989
HORTON PLAZA				
Balboa Theatre.....	2,861,585	-	-	2,861,585
Horton Theatre.....	889,443	34,918	(180,266)	744,095
Total Horton Plaza.....	<u>3,751,028</u>	<u>34,918</u>	<u>(180,266)</u>	<u>3,605,680</u>
LINDA VISTA	2,287,750	-	-	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
TOTAL	<u>\$ 99,877,441</u>	<u>\$ 24,726,250</u>	<u>\$ (60,892,207)</u>	<u>\$ 63,711,484</u>

**This Page
Intentionally
Left Blank**

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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 59,624	\$ 29,223	\$ 88,847
Receivables:			
Taxes.....	352	1,407	1,759
Interest.....	339	366	705
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 60,315	\$ 30,996	\$ 91,311
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	-	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	30,996	30,996
Unreserved:			
Designated for Subsequent Years' Expenditures.....	58,757	-	58,757
Undesignated.....	1,558	-	1,558
TOTAL FUND EQUITY.....	60,315	30,996	91,311
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 60,315	\$ 30,996	\$ 91,311

Capital Projects			
Barrio Logan	Mercado Del Barrio Commercial	Total	Total
\$ 14,778	\$ 1,703	\$ 16,481	\$ 105,328
-	-	-	1,759
100	(33)	67	772
<u>-</u>	<u>7,308,558</u>	<u>7,308,558</u>	<u>7,308,558</u>
<u>\$ 14,878</u>	<u>\$ 7,310,228</u>	<u>\$ 7,325,106</u>	<u>\$ 7,416,417</u>
\$ 747	\$ -	\$ 747	\$ 747
<u>-</u>	<u>714</u>	<u>714</u>	<u>714</u>
<u>747</u>	<u>714</u>	<u>1,461</u>	<u>1,461</u>
-	7,308,558	7,308,558	7,308,558
-	956	956	956
-	-	-	30,996
14,131	-	14,131	72,888
<u>-</u>	<u>-</u>	<u>-</u>	<u>1,558</u>
<u>14,131</u>	<u>7,309,514</u>	<u>7,323,645</u>	<u>7,414,956</u>
<u>\$ 14,878</u>	<u>\$ 7,310,228</u>	<u>\$ 7,325,106</u>	<u>\$ 7,416,417</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 BARRIO LOGAN REDEVELOPMENT AREA FUNDS
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 Year Ended June 30, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 11,812	\$ 3,103	\$ 14,915
Interest.....	2,588	2,073	4,661
Rents.....	-	-	-
Private Sources.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES	14,400	5,176	19,576
EXPENDITURES			
Administration.....	-	-	-
Legal.....	141	-	141
Plans and Surveys.....	-	-	-
Site Clearance.....	-	-	-
Tax Sharing Payments.....	-	1,058	1,058
TOTAL EXPENDITURES	141	1,058	1,199
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	14,259	4,118	18,377
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego: Community Development Block Grant.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	14,259	4,118	18,377
Fund Balances at July 1, 2001.....	46,056	26,878	72,934
FUND BALANCES AT JUNE 30, 2002	\$ 60,315	\$ 30,996	\$ 91,311

Capital Projects			
Barrio Logan	Mercado Del Barrio Commercial	Total	Total
\$ 44,144	\$ -	\$ 44,144	\$ 59,059
385	19	404	5,065
6,750	-	6,750	6,750
-	692	692	692
1,027	-	1,027	1,027
<u>52,306</u>	<u>711</u>	<u>53,017</u>	<u>72,593</u>
44,392	158	44,550	44,550
932	-	932	1,073
12,746	101	12,847	12,847
17,605	-	17,605	17,605
-	-	-	1,058
<u>75,675</u>	<u>259</u>	<u>75,934</u>	<u>77,133</u>
<u>(23,369)</u>	<u>452</u>	<u>(22,917)</u>	<u>(4,540)</u>
<u>22,886</u>	<u>-</u>	<u>22,886</u>	<u>22,886</u>
<u>22,886</u>	<u>-</u>	<u>22,886</u>	<u>22,886</u>
(483)	452	(31)	18,346
<u>14,614</u>	<u>7,309,062</u>	<u>7,323,676</u>	<u>7,396,610</u>
<u>\$ 14,131</u>	<u>\$ 7,309,514</u>	<u>\$ 7,323,645</u>	<u>\$ 7,414,956</u>

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 21,848	\$ 353,450	\$ 201,899
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	3,841	15,364	-
Notes.....	-	-	-
Interest.....	176	2,147	2,060
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	<u>\$ 25,865</u>	<u>\$ 370,961</u>	<u>\$ 203,959</u>
LIABILITIES			
Accounts Payable.....	\$ 6,411	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	22,572
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	<u>6,411</u>	<u>-</u>	<u>22,572</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	6,833	-	-
Reserved for Debt Service.....	-	368,988	-
Unreserved:			
Designated for Unrealized Gain.....	-	1,973	186
Designated for Subsequent Years' Expenditures.....	12,621	-	181,201
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	<u>19,454</u>	<u>370,961</u>	<u>181,387</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 25,865</u>	<u>\$ 370,961</u>	<u>\$ 203,959</u>

Special Revenue	Debt Service			Capital Projects			
	Total	City Loan	City Note	2000 Bonds	Total	Central Imperial	Chollas Creek
\$ 577,197	\$ 267	\$ -	\$ -	\$ -	\$ 267	\$ 86,500	\$ 3,991
-	-	-	1,116,024	-	1,116,024	-	-
-	-	-	105,306	-	105,306	-	-
19,205	-	-	-	-	-	-	-
-	-	-	-	-	-	265,000	-
4,383	3	-	-	-	3	1,156	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	287,757	-
<u>\$ 600,785</u>	<u>\$ 270</u>	<u>\$ -</u>	<u>\$ 1,221,330</u>	<u>\$ 1,221,600</u>	<u>\$ 640,413</u>	<u>\$ 3,991</u>	
\$ 6,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,991
-	-	-	-	-	-	265,000	-
22,572	-	-	-	-	-	-	-
-	-	-	-	-	-	2	-
<u>28,983</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>265,002</u>	<u>3,991</u>
-	-	-	-	-	-	287,757	-
6,833	-	-	-	-	-	68,551	-
368,988	270	-	1,211,872	1,212,142	-	-	-
2,159	-	-	9,458	9,458	-	-	-
193,822	-	-	-	-	-	19,103	-
-	-	-	-	-	-	-	-
<u>571,802</u>	<u>270</u>	<u>-</u>	<u>1,221,330</u>	<u>1,221,600</u>	<u>375,411</u>	<u>-</u>	
<u>\$ 600,785</u>	<u>\$ 270</u>	<u>\$ -</u>	<u>\$ 1,221,330</u>	<u>\$ 1,221,600</u>	<u>\$ 640,413</u>	<u>\$ 3,991</u>	

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Industrial Site Acquisition	Jacobs Center	Lincoln High
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 284,533	\$ 492	\$ 1,741
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	755	3	10
From Other Funds.....	4,731	-	-
Land Held for Resale.....	175,484	-	-
TOTAL ASSETS.....	<u>\$ 465,503</u>	<u>\$ 495</u>	<u>\$ 1,751</u>
LIABILITIES			
Accounts Payable.....	\$ 216,992	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	10,670	-	-
TOTAL LIABILITIES.....	<u>227,662</u>	<u>-</u>	<u>-</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	175,484	-	-
Reserved for Encumbrances.....	62,357	495	-
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Subsequent Years' Expenditures.....	-	-	530
Undesignated.....	-	-	1,221
TOTAL FUND EQUITY.....	<u>237,841</u>	<u>495</u>	<u>1,751</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 465,503</u>	<u>\$ 495</u>	<u>\$ 1,751</u>

Capital Projects

Mt. View Community Center	North Creek	Post Office Acquisition	Walls of Excellence	Commercial Rehabilitation	Total	Total
\$ 21	\$ 65,836	\$ -	\$ -	\$ -	\$ 443,114	\$ 1,020,578
-	-	-	-	-	-	1,116,024
-	-	-	-	-	-	105,306
-	-	-	-	-	-	19,205
-	-	-	-	-	265,000	265,000
-	2,803	-	-	-	4,727	9,113
-	-	-	17,841	-	22,572	22,572
-	-	-	-	-	463,241	463,241
<u>\$ 21</u>	<u>\$ 68,639</u>	<u>\$ -</u>	<u>\$ 17,841</u>	<u>\$ -</u>	<u>\$ 1,198,654</u>	<u>\$ 3,021,039</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,983	\$ 227,394
-	-	-	-	-	265,000	265,000
-	-	-	-	-	-	22,572
-	32,400	-	-	-	43,072	43,072
-	32,400	-	-	-	529,055	558,038
-	-	-	-	-	463,241	463,241
21	36,239	-	17,841	-	185,504	192,337
-	-	-	-	-	-	1,581,130
-	-	-	-	-	-	11,617
-	-	-	-	-	19,633	213,455
-	-	-	-	-	1,221	1,221
<u>21</u>	<u>36,239</u>	<u>-</u>	<u>17,841</u>	<u>-</u>	<u>669,599</u>	<u>2,463,001</u>
<u>\$ 21</u>	<u>\$ 68,639</u>	<u>\$ -</u>	<u>\$ 17,841</u>	<u>\$ -</u>	<u>\$ 1,198,654</u>	<u>\$ 3,021,039</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 118,140	\$ 257,358	\$ -
Interest.....	1,836	11,335	42,808
TOTAL REVENUES.....	119,976	268,693	42,808
EXPENDITURES			
Administration.....	-	-	-
Legal.....	10,603	-	-
Plans and Surveys.....	2,268	-	-
Property Management.....	11,872	-	-
Rehabilitation.....	-	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	125	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	24,868	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	95,108	268,693	42,808
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Community Development Block Grant.....	-	-	-
HUD Section 108.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	(103,941)	-	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	(17,666)	-	(129,361)
TOTAL OTHER FINANCING SOURCES (USES).....	(121,607)	-	(129,361)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(26,499)	268,693	(86,553)
Fund Balances at July 1, 2001.....	45,953	102,268	267,940
FUND BALANCES AT JUNE 30, 2002.....	\$ 19,454	\$ 370,961	\$ 181,387

Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	City Note	Series 2000 Bonds	Total	Central Imperial
\$ 375,498	\$ -	\$ 34,000	\$ 139,248	\$ 173,248	\$ (1,858)	\$ -
55,979	270	-	67,896	68,166	34,056	-
<u>431,477</u>	<u>270</u>	<u>34,000</u>	<u>207,144</u>	<u>241,414</u>	<u>32,198</u>	<u>-</u>
-	-	-	-	-	44,050	-
10,603	-	-	-	-	21,397	-
2,268	-	-	-	-	50,519	-
11,872	-	-	-	-	7,203	-
-	-	-	-	-	265,000	-
-	-	-	-	-	-	-
125	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	8,065	4,018
-	-	34,000	30,000	64,000	-	-
-	287,123	-	215,545	502,668	-	-
<u>24,868</u>	<u>287,123</u>	<u>34,000</u>	<u>245,545</u>	<u>566,668</u>	<u>396,234</u>	<u>4,018</u>
<u>406,609</u>	<u>(286,853)</u>	<u>-</u>	<u>(38,401)</u>	<u>(325,254)</u>	<u>(364,036)</u>	<u>(4,018)</u>
-	-	-	-	-	1,137	-
-	-	-	-	-	15,671	-
-	-	-	-	-	-	11,025
-	-	-	-	-	16,808	11,025
-	287,123	-	17,666	304,789	-	-
-	-	-	-	-	34,000	-
(103,941)	-	-	-	-	(82,021)	(7,007)
-	-	-	-	-	-	-
(147,027)	-	-	-	-	(1,290,308)	-
<u>(250,968)</u>	<u>287,123</u>	<u>-</u>	<u>17,666</u>	<u>304,789</u>	<u>(1,321,521)</u>	<u>4,018</u>
155,641	270	-	(20,735)	(20,465)	(1,685,557)	-
<u>416,161</u>	<u>-</u>	<u>-</u>	<u>1,242,065</u>	<u>1,242,065</u>	<u>2,060,968</u>	<u>-</u>
<u>\$ 571,802</u>	<u>\$ 270</u>	<u>\$ -</u>	<u>\$ 1,221,330</u>	<u>\$ 1,221,600</u>	<u>\$ 375,411</u>	<u>\$ -</u>

Continued on next page.

**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, 2002**

	Capital Projects		
	Industrial Site Acquisition	Jacobs Center	Lincoln High
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ -	\$ -
Interest.....	2,515	25	70
TOTAL REVENUES.....	2,515	25	70
EXPENDITURES			
Administration.....	-	-	-
Legal.....	32,158	-	-
Plans and Surveys.....	47,198	-	-
Property Management.....	1,748	-	-
Rehabilitation.....	-	-	-
Project Improvements.....	2,590,417	-	-
Promotions and Marketing.....	2,068	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	32,279	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	2,705,868	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(2,703,353)	25	70
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Community Development Block Grant.....	43,973	-	-
HUD Section 108.....	1,428,095	-	-
Total Loans from City of San Diego.....	1,472,068	-	-
Transfers from Other Funds.....	680,905	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	(305,376)	-	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	1,847,597	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(855,756)	25	70
Fund Balances at July 1, 2001.....	1,093,597	470	1,681
FUND BALANCES AT JUNE 30, 2002.....	\$ 237,841	\$ 495	\$ 1,751

Capital Projects

Mt. View Community Center	North Creek	Post Office Acquisition	Walls of Excellence	Commercial Rehabilitation	Total	Total
\$ -	\$ 30,325	\$ 13,486	\$ -	\$ -	\$ 41,953	\$ 590,699
-	(5,878)	-	-	-	30,788	154,933
-	24,447	13,486	-	-	72,741	745,632
-	53,190	-	-	-	97,240	97,240
213	34,850	-	1,575	-	90,193	100,796
-	3,539	1,036	-	-	102,292	104,560
1,658	25,371	-	-	413	36,393	48,265
-	-	-	-	5,664	270,664	270,664
-	-	12,450	38,773	-	2,641,640	2,641,640
-	5,000	-	-	-	7,068	7,193
-	3,207	-	-	-	3,207	3,207
-	5,061	-	-	-	49,423	49,423
-	-	-	-	-	-	64,000
-	-	-	-	-	-	502,668
1,871	130,218	13,486	40,348	6,077	3,298,120	3,889,656
(1,871)	(105,771)	-	(40,348)	(6,077)	(3,225,379)	(3,144,024)
-	-	-	-	-	1,137	1,137
-	978,374	-	-	6,189	1,044,207	1,044,207
3,598	-	-	-	-	1,442,718	1,442,718
3,598	978,374	-	-	6,189	2,488,062	2,488,062
-	322,280	-	-	-	1,003,185	1,307,974
-	95,361	-	-	-	129,361	129,361
(1,727)	(55,238)	-	-	(112)	(451,481)	(555,422)
-	(1,413,150)	-	-	-	(1,413,150)	(1,413,150)
-	-	-	-	-	(1,290,308)	(1,437,335)
1,871	(72,373)	-	-	6,077	465,669	519,490
-	(178,144)	-	(40,348)	-	(2,759,710)	(2,624,534)
21	214,383	-	58,189	-	3,429,309	5,087,535
\$ 21	\$ 36,239	\$ -	\$ 17,841	\$ -	\$ 669,599	\$ 2,463,001

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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.....	50,000	204,985	254,985
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
TOTALS	\$ 3,350,000	\$ 3,985,346	\$ 7,335,346

**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, 2002

	Special Revenue		
	Low/Mod	Tax Increment	1992 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 11,741,485	\$ 38,161,317	\$ 2,152
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	152,272	609,089	-
Notes.....	8,733,334	-	-
Interest.....	66,179	214,222	16
From Other Funds.....	-	-	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	7,352,288	-	-
Prepaid Items and Deposits.....	2,562	-	-
TOTAL ASSETS.....	\$ 28,048,120	\$ 38,984,628	\$ 2,168
LIABILITIES			
Accounts Payable.....	\$ 97,575	\$ -	\$ -
Deferred Revenue.....	8,733,334	-	-
Due to Other Funds.....	-	11,702	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	8,830,909	11,702	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	7,352,288	-	-
Reserved for Encumbrances.....	6,190,480	-	-
Reserved for Debt Service.....	-	38,763,528	-
Unreserved:			
Designated for Unrealized Gain.....	64,455	209,398	-
Designated for Subsequent Years' Expenditures.....	5,609,988	-	-
Undesignated.....	-	-	2,168
TOTAL FUND EQUITY.....	19,217,211	38,972,926	2,168
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 28,048,120	\$ 38,984,628	\$ 2,168

Special Revenue						
1993 Bond Proceeds	1999 Bond Proceeds	1999 Parking Rev Bond Proceeds	2000 Bond Proceeds	2001 Bond Proceeds	6th & Market Net Operating Revenue	Total
\$ 5,210,620	\$ 3,835,044	\$ 574,016	\$ 3,475,706	\$ 15,724,053	\$ 318,750	\$ 79,043,143
-	-	-	-	-	-	-
-	-	-	-	-	-	761,361
-	-	-	-	-	-	8,733,334
35,064	22,869	490	11,683	(12,356)	303	338,470
-	-	-	-	-	-	-
-	-	-	-	-	-	7,352,288
-	-	-	-	-	-	2,562
<u>\$ 5,245,684</u>	<u>\$ 3,857,913</u>	<u>\$ 574,506</u>	<u>\$ 3,487,389</u>	<u>\$ 15,711,697</u>	<u>\$ 319,053</u>	<u>\$ 96,231,158</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,575
-	-	-	-	-	-	8,733,334
5,214,497	559,208	574,111	1,553,713	892,223	-	8,805,454
-	-	-	-	-	-	-
<u>5,214,497</u>	<u>559,208</u>	<u>574,111</u>	<u>1,553,713</u>	<u>892,223</u>	<u>-</u>	<u>17,636,363</u>
-	-	-	-	-	-	7,352,288
-	-	-	-	-	-	6,190,480
-	-	-	-	-	-	38,763,528
31,187	20,768	395	12,541	3,440	1,756	343,940
-	-	-	-	-	-	5,609,988
-	3,277,937	-	1,921,135	14,816,034	317,297	20,334,571
<u>31,187</u>	<u>3,298,705</u>	<u>395</u>	<u>1,933,676</u>	<u>14,819,474</u>	<u>319,053</u>	<u>78,594,795</u>
<u>\$ 5,245,684</u>	<u>\$ 3,857,913</u>	<u>\$ 574,506</u>	<u>\$ 3,487,389</u>	<u>\$ 15,711,697</u>	<u>\$ 319,053</u>	<u>\$ 96,231,158</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002

	Debt Service		
	City Loan	Gaslamp Other Loan Repayment	Developer Loan
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 14,047	\$ -	\$ 4,600
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	(325)	-	-
From Other Funds.....	1,627,473	-	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	-	-	-
Prepaid Items and Deposits.....	-	-	27,116
TOTAL ASSETS	\$ 1,641,195	\$ -	\$ 31,716
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES	-	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	1,641,195	-	31,716
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Subsequent Years' Expenditures.....	-	-	-
Undesignated.....	-	-	-
TOTAL FUND EQUITY	1,641,195	-	31,716
TOTAL LIABILITIES AND FUND EQUITY	\$ 1,641,195	\$ -	\$ 31,716

Debt Service						
1992 Bonds	1993 Bonds	1999 Bonds	1999 Parking Rev Bonds	2000 Bonds	2001 Bonds	Total
\$ -	\$ -	\$ 42,701	\$ -	\$ 52,182	\$ 21,662	\$ 135,192
2,979,641	2,626,684	4,249,988	60,084	1,602,480	2,675,952	14,194,829
-	-	-	966,328	2,846,328	-	3,812,656
-	-	-	-	-	-	-
-	-	-	-	-	-	(325)
-	-	-	-	-	-	1,627,473
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	27,116
<u>\$ 2,979,641</u>	<u>\$ 2,626,684</u>	<u>\$ 4,292,689</u>	<u>\$ 1,026,412</u>	<u>\$ 4,500,990</u>	<u>\$ 2,697,614</u>	<u>\$ 19,796,941</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
2,979,641	2,626,684	4,292,689	1,026,412	4,372,879	314	16,971,530
-	-	-	-	128,111	2,697,300	2,825,411
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>2,979,641</u>	<u>2,626,684</u>	<u>4,292,689</u>	<u>1,026,412</u>	<u>4,500,990</u>	<u>2,697,614</u>	<u>19,796,941</u>
<u>\$ 2,979,641</u>	<u>\$ 2,626,684</u>	<u>\$ 4,292,689</u>	<u>\$ 1,026,412</u>	<u>\$ 4,500,990</u>	<u>\$ 2,697,614</u>	<u>\$ 19,796,941</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002

	Capital Projects		
	Centre City - Areawide Remediation	Centre City - Core District	Centre City - Cortez District
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 71,250	\$ 1,137,199	\$ 1,948,868
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	4,652,591
Interest.....	473	8,605	11,187
From Other Funds.....	-	278,312	2,513
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	-	6,467,682	-
Prepaid Items and Deposits.....	-	-	-
TOTAL ASSETS.....	<u>\$ 71,723</u>	<u>\$ 7,891,798</u>	<u>\$ 6,615,159</u>
LIABILITIES			
Accounts Payable.....	\$ 10,677	\$ 319,170	\$ 41,218
Deferred Revenue.....	-	-	4,652,591
Due to Other Funds.....	-	-	-
Trust Liability.....	-	63,002	-
TOTAL LIABILITIES.....	<u>10,677</u>	<u>382,172</u>	<u>4,693,809</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	6,467,682	-
Reserved for Encumbrances.....	60,434	1,035,687	723,875
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	612	6,257	10,729
Designated for Subsequent Years' Expenditures.....	-	-	1,186,746
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	<u>61,046</u>	<u>7,509,626</u>	<u>1,921,350</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 71,723</u>	<u>\$ 7,891,798</u>	<u>\$ 6,615,159</u>

Capital Projects

Centre City - East Village	Centre City - East Village MTDB	Centre City - ISTEA King Promenade	Centre City - Land Acquisition	Centre City - Little Italy	Centre City - Public Improvements	Centre City - Park-To-Bay
\$ 828,713	\$ 29,449	\$ 210,286	\$ 2,794	\$ 1,446,245	\$ 637,057	\$ 1,004,123
-	-	-	-	-	-	-
-	-	-	-	-	-	-
673,908	-	-	-	-	-	-
4,707	130	-	-	4,557	2,867	5,591
2,053,184	-	-	-	658,320	309,089	-
-	-	-	-	-	-	-
1,115,550	-	-	-	679,862	-	-
-	-	-	-	-	-	92
<u>\$ 4,676,062</u>	<u>\$ 29,579</u>	<u>\$ 210,286</u>	<u>\$ 2,794</u>	<u>\$ 2,788,984</u>	<u>\$ 949,013</u>	<u>\$ 1,009,806</u>
\$ 117,108	\$ 2,950	\$ -	\$ -	\$ 52,276	\$ 120,707	\$ 47,247
673,908	-	-	-	-	-	-
-	-	-	-	-	-	-
50,000	-	-	-	218,207	8,506	962,468
<u>841,016</u>	<u>2,950</u>	<u>-</u>	<u>-</u>	<u>270,483</u>	<u>129,213</u>	<u>1,009,715</u>
1,115,550	-	-	-	679,862	-	-
2,715,014	1,635	-	-	549,173	816,493	91
-	-	-	-	-	-	-
4,482	-	-	-	7,001	3,307	-
-	24,994	210,286	-	1,282,465	-	-
-	-	-	2,794	-	-	-
<u>3,835,046</u>	<u>26,629</u>	<u>210,286</u>	<u>2,794</u>	<u>2,518,501</u>	<u>819,800</u>	<u>91</u>
<u>\$ 4,676,062</u>	<u>\$ 29,579</u>	<u>\$ 210,286</u>	<u>\$ 2,794</u>	<u>\$ 2,788,984</u>	<u>\$ 949,013</u>	<u>\$ 1,009,806</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Centre City - Public Parking	Centre City - Ballpark	Centre City - Ancillary Development
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,660,881	\$ 23,149,019	\$ 929,054
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	10,503	92,297	6,845
From Other Funds.....	700,416	1,904,543	1,271,604
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	-	18,516,361	11,724,508
Prepaid Items and Deposits.....	-	3,149	-
TOTAL ASSETS.....	<u>\$ 2,371,800</u>	<u>\$ 43,665,369</u>	<u>\$ 13,932,011</u>
LIABILITIES			
Accounts Payable.....	\$ 30,910	\$ 3,616,075	\$ 39,431
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	1,315,729	1,900,636	214,930
TOTAL LIABILITIES.....	<u>1,346,639</u>	<u>5,516,711</u>	<u>254,361</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	18,516,361	11,724,508
Reserved for Encumbrances.....	1,023,387	13,259,473	169,477
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	1,774	121,597	5,875
Designated for Subsequent Years' Expenditures.....	-	6,251,227	1,777,790
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	<u>1,025,161</u>	<u>38,148,658</u>	<u>13,677,650</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 2,371,800</u>	<u>\$ 43,665,369</u>	<u>\$ 13,932,011</u>

Capital Projects						
Centre City - 6th & Market Public Parking	Centre City - Washington School	Centre City - ISTEA Sante Fe Depot	Columbia - Future Phases	Columbia/ Marina - Residential	Columbia - Santa Fe Depot	Gaslamp - Fourth Avenue
\$ 63,048	\$ -	\$ 56,043	\$ 141,418	\$ 857,877	\$ 183,480	\$ 2,022,174
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
359	-	330	1,632	5,714	941	2,090,000
-	-	-	-	-	-	15,758
-	-	-	-	-	-	-
-	-	-	-	2,968,062	-	2,099,764
-	-	-	-	-	-	-
<u>\$ 63,407</u>	<u>\$ -</u>	<u>\$ 56,373</u>	<u>\$ 143,050</u>	<u>\$ 3,831,653</u>	<u>\$ 184,421</u>	<u>\$ 6,227,696</u>
\$ 982	\$ -	\$ -	\$ 49,102	\$ 8,034	\$ 3,873	\$ 55,738
-	-	-	-	-	-	2,090,000
-	-	-	-	-	-	-
4,668	-	-	-	100,000	54,077	766
-	-	-	-	-	-	-
5,650	-	-	49,102	108,034	57,950	2,146,504
-	-	-	-	2,968,062	-	2,099,764
29,618	-	-	92,077	283,068	82,925	800,996
-	-	-	-	-	-	-
-	-	-	1,871	4,724	715	11,132
28,139	-	52,375	-	467,765	40,968	1,169,300
-	-	3,998	-	-	1,863	-
-	-	-	-	-	-	-
57,757	-	56,373	93,948	3,723,619	126,471	4,081,192
<u>\$ 63,407</u>	<u>\$ -</u>	<u>\$ 56,373</u>	<u>\$ 143,050</u>	<u>\$ 3,831,653</u>	<u>\$ 184,421</u>	<u>\$ 6,227,696</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Marina - Greyhound Block	Marina - Horton House	Marina - King Promenade
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 178,914	\$ 31,175	\$ 2,081,850
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	629	944	12,212
From Other Funds.....	-	-	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	298	-	-
Prepaid Items and Deposits.....	-	-	-
TOTAL ASSETS.....	\$ 179,841	\$ 32,119	\$ 2,094,062
LIABILITIES			
Accounts Payable.....	\$ 3,469	\$ 244	\$ 4,891
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	3,469	244	4,891
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	298	-	-
Reserved for Encumbrances.....	638	-	628,000
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	986	938	11,495
Designated for Subsequent Years' Expenditures.....	132,156	30,236	1,186,780
Undesignated.....	42,294	701	262,896
TOTAL FUND EQUITY.....	176,372	31,875	2,089,171
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 179,841	\$ 32,119	\$ 2,094,062

Capital Projects					
Marina - Lyons Manor	Marina/ Columbia - Residential	Marina - Residential Future Phases	Marina - Residential Parcels	Total	Total
\$ 208,023	\$ 145,071	\$ 85,051	\$ 3,113,739	\$ 42,222,801	\$ 121,401,136
-	-	-	-	-	14,194,829
-	-	-	-	-	3,812,656
-	-	-	-	-	761,361
-	-	-	4,873,370	12,289,869	21,023,203
1,311	830	502	19,740	208,664	546,809
-	-	-	-	7,177,981	8,805,454
-	-	-	265,000	265,000	265,000
-	-	-	5,231,955	48,804,042	56,156,330
-	-	-	-	3,241	32,919
<u>\$ 209,334</u>	<u>\$ 145,901</u>	<u>\$ 85,553</u>	<u>\$ 13,503,804</u>	<u>\$ 110,971,598</u>	<u>\$ 226,999,697</u>
\$ 244	\$ 244	\$ -	\$ 30,498	\$ 4,555,088	\$ 4,652,663
-	-	-	4,873,370	12,289,869	21,023,203
-	-	-	-	-	8,805,454
-	-	-	512,324	5,405,313	5,405,313
<u>244</u>	<u>244</u>	<u>-</u>	<u>5,416,192</u>	<u>22,250,270</u>	<u>39,886,633</u>
-	-	-	5,231,955	48,804,042	56,156,330
-	-	-	555,090	22,827,151	29,017,631
-	-	-	-	-	55,735,058
1,301	799	-	14,450	210,045	3,379,396
206,722	106,621	2,804	2,286,117	16,443,491	22,053,479
1,067	38,237	82,749	-	436,599	20,771,170
<u>209,090</u>	<u>145,657</u>	<u>85,553</u>	<u>8,087,612</u>	<u>88,721,328</u>	<u>187,113,064</u>
<u>\$ 209,334</u>	<u>\$ 145,901</u>	<u>\$ 85,553</u>	<u>\$ 13,503,804</u>	<u>\$ 110,971,598</u>	<u>\$ 226,999,697</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1992 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 5,711,881	\$ 7,535,446	\$ -
Interest.....	576,338	1,636,453	106
Rents.....	76,824	-	-
Private Sources.....	108,786	-	-
Gain/Loss on Sale of Real Estate.....	394,220	-	-
Other Revenue.....	5,068	-	-
TOTAL REVENUES.....	6,873,117	9,171,899	106
EXPENDITURES			
Administration.....	41,850	-	-
Legal.....	162,759	-	-
Plans and Surveys.....	69,068	-	-
Acquisition Expense.....	72,839	-	-
Real Estate/Fixture Purchases.....	4,398,870	-	-
Property Management.....	13,029	-	-
Relocation.....	241,548	-	-
Rehabilitation.....	1,652,979	-	-
Site Clearance.....	758	-	-
Project Improvements.....	984	-	-
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	63,165	-	-
Rehabilitation Loans.....	-	1,273,447	-
Other.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	6,717,849	1,273,447	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	155,268	7,898,452	106
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Gas Tax.....	-	-	-
Marina/Columbia Residential Fund.....	-	-	-
Community Development Block Grant.....	-	-	-
Capital Outlay.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers from Escrow Agent.....	-	-	-
Transfers from Public Facilities Financing Authority.....	-	-	-
Transfers to Centre City Development Corporation.....	(610,147)	-	-
Transfers to the City of San Diego.....	(386,787)	-	-
Transfers to Other Funds.....	-	-	102
TOTAL OTHER FINANCING SOURCES (USES).....	(996,934)	-	102
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(841,666)	7,898,452	208
Fund Balances at July 1, 2001.....	20,058,877	31,074,474	1,960
FUND BALANCES AT JUNE 30, 2002.....	\$ 19,217,211	\$ 38,972,926	\$ 2,168

Special Revenue

1993 Bond Proceeds	1999 Bond Proceeds	1999 Parking Rev Bond Proceeds	2000 Bond Proceeds	2001 Bond Proceeds	6th & Market Net Operating Revenue	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,247,327
469,512	238,466	17,527	506,585	245,762	5,253	3,696,002
-	-	-	-	-	-	76,824
-	-	-	-	-	-	108,786
-	-	-	-	-	-	394,220
-	-	-	-	-	-	5,068
<u>469,512</u>	<u>238,466</u>	<u>17,527</u>	<u>506,585</u>	<u>245,762</u>	<u>5,253</u>	<u>17,528,227</u>
-	-	-	-	-	-	41,850
-	-	-	-	-	-	162,759
-	-	-	-	-	-	69,068
-	-	-	-	-	-	72,839
-	-	-	-	-	-	4,398,870
-	-	-	-	-	-	13,029
-	-	-	-	-	-	241,548
-	-	-	-	-	-	1,652,979
-	-	-	-	-	-	758
-	-	-	-	-	-	984
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	63,165
-	-	-	-	-	-	1,273,447
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	7,991,296
<u>469,512</u>	<u>238,466</u>	<u>17,527</u>	<u>506,585</u>	<u>245,762</u>	<u>5,253</u>	<u>9,536,931</u>
-	-	-	-	56,917,100	-	56,917,100
-	-	-	-	-	672,872	672,872
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
876	-	-	-	-	-	876
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	(610,147)
-	-	-	-	-	-	(386,787)
<u>(1,499,021)</u>	<u>2,997,369</u>	<u>(558,270)</u>	<u>(2,726,697)</u>	<u>(42,343,388)</u>	<u>(359,072)</u>	<u>(44,488,977)</u>
<u>(1,498,145)</u>	<u>2,997,369</u>	<u>(558,270)</u>	<u>(2,726,697)</u>	<u>14,573,712</u>	<u>313,800</u>	<u>12,104,937</u>
(1,028,633)	3,235,835	(540,743)	(2,220,112)	14,819,474	319,053	21,641,868
1,059,820	62,870	541,138	4,153,788	-	-	56,952,927
<u>\$ 31,187</u>	<u>\$ 3,298,705</u>	<u>\$ 395</u>	<u>\$ 1,933,676</u>	<u>\$ 14,819,474</u>	<u>\$ 319,053</u>	<u>\$ 78,594,795</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, 2002**

	Debt Service		
	City Loan	Gaslamp Other Loan Repayment	Developer Loan
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ -	\$ 37,391
Interest.....	(3,563)	-	-
Rents.....	-	-	-
Private Sources.....	-	-	287,800
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	(3,563)	-	325,191
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	-	-	-
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	-	-	-
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Site Clearance.....	-	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	-	-	-
Rehabilitation Loans.....	-	-	-
Other.....	-	-	-
Debt Service:			
Principal.....	27,837,042	-	26,280
Interest.....	14,015,146	-	271,995
TOTAL EXPENDITURES.....	41,852,188	-	298,275
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(41,855,751)	-	26,916
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Gas Tax.....	-	-	-
Marina/Columbia Residential Fund.....	-	-	-
Community Development Block Grant.....	-	-	-
Capital Outlay.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	4,310,469	-	-
Transfers from Bond Proceeds.....	38,950,162	-	-
Transfers from Escrow Agent.....	-	-	-
Transfers from Public Facilities Financing Authority.....	-	-	-
Transfers to Centre City Development Corporation.....	-	-	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	(4,310,469)	-
TOTAL OTHER FINANCING SOURCES (USES).....	43,260,631	(4,310,469)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	1,404,880	(4,310,469)	26,916
Fund Balances at July 1, 2001.....	236,315	4,310,469	4,800
FUND BALANCES AT JUNE 30, 2002.....	\$ 1,641,195	\$ -	\$ 31,716

Debt Service						
1992	1993	1999	1999	2000	2001	Total
Bonds	Bonds	Bonds	Parking Rev Bonds	Bonds	Bonds	
\$ 3,461,812	\$ 3,477,668	\$ 2,711,404	\$ -	\$ 1,682,001	\$ 2,672,260	\$ 14,042,536
44,109	41,798	81,307	59,903	264,770	3,691	492,015
-	-	-	-	-	-	-
-	-	-	-	-	-	287,800
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>3,505,921</u>	<u>3,519,466</u>	<u>2,792,711</u>	<u>59,903</u>	<u>1,946,771</u>	<u>2,675,951</u>	<u>14,822,351</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1,486,337	1,486,337
-	-	-	-	-	-	-
-	-	-	-	-	-	-
2,250,000	1,465,000	220,000	235,000	140,000	-	32,173,322
1,235,687	2,610,184	2,559,048	722,185	1,372,235	-	22,786,480
<u>3,485,687</u>	<u>4,075,184</u>	<u>2,779,048</u>	<u>957,185</u>	<u>1,512,235</u>	<u>1,486,337</u>	<u>56,446,139</u>
<u>20,234</u>	<u>(555,718)</u>	<u>13,663</u>	<u>(897,282)</u>	<u>434,536</u>	<u>1,189,614</u>	<u>(41,623,788)</u>
-	-	-	-	-	1,508,000	1,508,000
-	-	-	592,212	-	-	592,212
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	359,072	-	-	4,669,541
-	-	-	-	-	-	38,950,162
-	457,200	-	-	-	-	457,200
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	(4,310,469)
-	<u>457,200</u>	<u>-</u>	<u>951,284</u>	<u>-</u>	<u>1,508,000</u>	<u>41,866,646</u>
20,234	(98,518)	13,663	54,002	434,536	2,697,614	242,858
2,959,407	2,725,202	4,279,026	972,410	4,066,454	-	19,554,083
<u>\$ 2,979,641</u>	<u>\$ 2,626,684</u>	<u>\$ 4,292,689</u>	<u>\$ 1,026,412</u>	<u>\$ 4,500,990</u>	<u>\$ 2,697,614</u>	<u>\$ 19,796,941</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, 2002**

	Centre City - Areawide Remediation	Capital Projects Centre City - Core District	Centre City - Cortez District
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 155,370	\$ (718,775)	\$ 194,562
Interest.....	9,331	78,561	241,701
Rents.....	-	-	-
Private Sources.....	242,824	-	100,306
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	6,449	200
TOTAL REVENUES.....	407,525	(633,765)	536,769
EXPENDITURES			
Administration.....	-	54,193	58,088
Legal.....	-	20,281	6,847
Plans and Surveys.....	419,720	45,665	16,091
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	-	27,427	8,341
Relocation.....	-	-	-
Rehabilitation.....	-	1,986,715	-
Site Clearance.....	(256)	-	-
Project Improvements.....	-	35,691	-
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	-	2,095	2,095
Program Management.....	753,463	92,995	60,891
Rehabilitation Loans.....	-	-	-
Other.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	1,172,927	2,265,062	152,353
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(765,402)	(2,898,827)	384,416
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Sales Tax.....	(100,480)	638,565	12,346
Gas Tax.....	-	-	-
Marina/Columbia Residential Fund.....	-	-	-
Community Development Block Grant.....	-	-	-
Capital Outlay.....	-	(258,714)	-
Total Loans from City of San Diego.....	(100,480)	379,851	12,346
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	-	1,262,910	(33,168)
Transfers from Escrow Agent.....	-	-	-
Transfers from Public Facilities Financing Authority.....	-	-	-
Transfers to Centre City Development Corporation.....	-	(376,981)	(139,896)
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	(100,480)	1,265,780	(160,718)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(865,882)	(1,633,047)	223,698
Fund Balances at July 1, 2001.....	926,928	9,142,673	1,697,652
FUND BALANCES AT JUNE 30, 2002.....	\$ 61,046	\$ 7,509,626	\$ 1,921,350

Capital Projects						
Centre City - East Village	Centre City - East Village MTDB	Centre City - ISTEA King Promenade	Centre City - Land Acquisition	Centre City - Little Italy	Centre City - Public Improvements	Centre City - Park-To-Bay
\$ 815,214	\$ 33,801	\$ (37,597)	\$ -	\$ 202,880	\$ 419,959	\$ -
31,422	169	-	-	26,267	23,979	-
82,213	-	-	-	-	-	-
-	27,723	-	-	-	-	-
-	-	-	-	1,004,375	-	-
35	-	-	-	400	-	-
<u>928,884</u>	<u>61,693</u>	<u>(37,597)</u>	<u>-</u>	<u>1,233,922</u>	<u>443,938</u>	<u>-</u>
175,435	-	-	-	52,539	-	-
92,599	27,114	-	-	29,123	33	52,968
(269,609)	-	-	-	79,212	581,393	214,600
(115,196)	7,950	-	-	1,200	-	195,887
-	-	-	-	-	-	1,509,797
25,778	-	-	-	11,710	-	1,133
28,105	-	-	-	-	-	43,773
-	-	-	-	-	-	-
124,924	-	-	-	-	-	123
425,809	-	-	-	162,508	65,093	1,735
1,956	-	-	-	1,400	-	-
9,105	-	-	-	2,095	-	625,525
163,831	-	-	-	122,177	7,356	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>662,737</u>	<u>35,064</u>	<u>-</u>	<u>-</u>	<u>461,964</u>	<u>653,875</u>	<u>2,645,541</u>
<u>266,147</u>	<u>26,629</u>	<u>(37,597)</u>	<u>-</u>	<u>771,958</u>	<u>(209,937)</u>	<u>(2,645,541)</u>
-	-	-	-	-	-	-
19,251	-	-	-	-	-	-
135,684	-	-	-	-	20,883	2,836,587
-	-	-	-	155,888	-	-
24,764	-	-	-	-	-	-
442,290	-	-	-	-	-	-
32,336	-	-	-	-	-	-
<u>635,074</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,888</u>	<u>20,883</u>	<u>2,836,587</u>
-	-	-	-	46,091	-	-
(306,713)	-	-	-	630,997	475,000	-
-	-	-	-	-	-	-
(970,324)	-	-	-	(253,869)	-	(190,955)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>(622,712)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>579,107</u>	<u>495,883</u>	<u>2,645,632</u>
(356,565)	26,629	(37,597)	-	1,351,065	285,946	91
<u>4,191,611</u>	<u>-</u>	<u>247,883</u>	<u>2,794</u>	<u>1,167,436</u>	<u>533,854</u>	<u>-</u>
<u>\$ 3,835,046</u>	<u>\$ 26,629</u>	<u>\$ 210,286</u>	<u>\$ 2,794</u>	<u>\$ 2,518,501</u>	<u>\$ 819,800</u>	<u>\$ 91</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, 2002**

	Capital Projects		
	Centre City - Public Parking	Centre City - Ballpark	Centre City - Ancillary Development
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 471,218	\$ 19,363	\$ 23,334
Interest.....	166,503	375,660	60,537
Rents.....	36,100	-	-
Private Sources.....	-	8,550,000	-
Gain/Loss on Sale of Real Estate.....	-	-	465,035
Other Revenue.....	-	58,614	108,384
TOTAL REVENUES	673,821	9,003,637	657,290
EXPENDITURES			
Administration.....	32,475	-	-
Legal.....	17,742	783,926	284,485
Plans and Surveys.....	51,199	41,084	31,395
Acquisition Expense.....	675	58,434	-
Real Estate/Fixture Purchases.....	2,945,695	15,656,920	-
Property Management.....	3,638	46,205	1,616
Relocation.....	-	103,458	-
Rehabilitation.....	(102,556)	-	-
Site Clearance.....	-	2,885	890
Project Improvements.....	12,774	47,131	520,868
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	4,864	-	-
Program Management.....	(151,962)	133,442	60,968
Rehabilitation Loans.....	-	-	-
Other.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	2,814,544	16,873,485	900,222
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,140,723)	(7,869,848)	(242,932)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	917,400	-	-
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Gas Tax.....	-	-	-
Marina/Columbia Residential Fund.....	-	-	-
Community Development Block Grant.....	-	-	-
Capital Outlay.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	1,141,000	-	2,200,000
Transfers from Bond Proceeds.....	(318,576)	4,444,774	(719,155)
Transfers from Escrow Agent.....	-	-	-
Transfers from Public Facilities Financing Authority.....	-	12,280,000	-
Transfers to Centre City Development Corporation.....	(154,446)	-	(232,629)
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	1,585,378	16,724,774	1,248,216
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(555,345)	8,854,926	1,005,284
Fund Balances at July 1, 2001.....	1,580,506	29,293,732	12,672,366
FUND BALANCES AT JUNE 30, 2002	\$ 1,025,161	\$ 38,148,658	\$ 13,677,650

Capital Projects						
Centre City - 6th & Market Public Parking	Centre City - Washington School	Centre City - ISTEA Sante Fe Depot	Columbia - Future Phases	Columbia/ Marina - Residential	Columbia - Santa Fe Depot	Gaslamp - Fourth Avenue
\$ -	\$ -	\$ -	\$ 138,325	\$ -	\$ -	\$ (448,111)
3,708	(1,247)	2,375	(5,522)	58,774	2,413	239,604
8,600	-	-	-	308,000	-	-
-	-	-	-	-	-	225,000
-	-	-	-	437,810	-	250,000
-	-	-	1,000	200	-	2,600
<u>12,308</u>	<u>(1,247)</u>	<u>2,375</u>	<u>133,803</u>	<u>804,784</u>	<u>2,413</u>	<u>269,093</u>
1,365	-	-	15,869	30,125	-	52,185
13,712	-	-	13,359	11,788	697	18,757
8,803	-	-	8,362	88,406	3,023	92,025
-	-	-	-	1,500	-	-
23,071	45	-	6,268	7,772	-	9,989
-	-	-	-	-	-	-
-	-	-	-	-	-	-
202,686	-	-	20,033	3,951	-	23,269
-	-	-	-	-	-	-
-	-	-	-	-	-	-
4,750	-	-	8,746	4,251	-	96,704
-	-	-	-	-	-	-
-	-	-	-	322,064	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>254,387</u>	<u>45</u>	<u>-</u>	<u>72,637</u>	<u>469,857</u>	<u>3,720</u>	<u>292,929</u>
<u>(242,079)</u>	<u>(1,292)</u>	<u>2,375</u>	<u>61,166</u>	<u>334,927</u>	<u>(1,307)</u>	<u>(23,836)</u>
-	-	-	-	-	-	-
256	-	-	-	-	-	-
-	-	-	-	-	-	256,802
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	256,802
-	-	-	400,000	-	151,000	-
(15,841)	-	-	-	-	-	(240,485)
-	-	-	-	-	-	-
-	-	-	(397,082)	(3,132)	(53,909)	(327,136)
-	-	-	-	-	-	-
-	(46,967)	-	-	(561,000)	-	-
<u>(15,585)</u>	<u>(46,967)</u>	<u>-</u>	<u>2,918</u>	<u>(564,132)</u>	<u>97,091</u>	<u>(310,819)</u>
(257,664)	(48,259)	2,375	64,084	(219,205)	95,784	(334,655)
<u>315,421</u>	<u>48,259</u>	<u>53,998</u>	<u>29,864</u>	<u>3,942,824</u>	<u>30,687</u>	<u>4,415,847</u>
<u>\$ 57,757</u>	<u>\$ -</u>	<u>\$ 56,373</u>	<u>\$ 93,948</u>	<u>\$ 3,723,619</u>	<u>\$ 126,471</u>	<u>\$ 4,081,192</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, 2002**

	Capital Projects		
	Marina - Greyhound Block	Marina - Horton House	Marina - King Promenade
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ 69,074	\$ -
Interest.....	2,853	6,115	95,418
Rents.....	-	14,250	-
Private Sources.....	-	-	11,271
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	2,853	89,439	106,689
EXPENDITURES			
Administration.....	-	-	7,093
Legal.....	28,081	-	-
Plans and Surveys.....	-	-	2,660
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	400
Property Management.....	-	-	4,957
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Site Clearance.....	-	-	-
Project Improvements.....	-	-	26,393
Promotions and Marketing.....	-	-	22,915
Bond Sale Expense.....	-	-	-
Program Management.....	-	-	-
Rehabilitation Loans.....	-	-	-
Other.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	28,081	-	64,418
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(25,228)	89,439	42,271
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes.....	-	-	-
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Sales Tax.....	-	-	-
Gas Tax.....	-	-	-
Marina/Columbia Residential Fund.....	-	-	54,060
Community Development Block Grant.....	-	-	-
Capital Outlay.....	-	-	-
Total Loans from City of San Diego.....	-	-	54,060
Transfers from Other Funds.....	200,000	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers from Escrow Agent.....	-	-	-
Transfers from Public Facilities Financing Authority.....	-	-	-
Transfers to Centre City Development Corporation.....	(41,484)	(2,268)	(51,704)
Transfers to the City of San Diego.....	-	(139,088)	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	158,516	(141,356)	2,356
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	133,288	(51,917)	44,627
Fund Balances at July 1, 2001.....	43,084	83,792	2,044,544
FUND BALANCES AT JUNE 30, 2002.....	\$ 176,372	\$ 31,875	\$ 2,089,171

Capital Projects					
Marina - Lions Manor	Marina/ Columbia - Residential	Marina - Residential Future Phases	Marina - Residential Parcels	Total	Total
\$ 114,379	\$ -	\$ -	\$ -	\$ 1,452,996	\$ 28,742,859
8,097	6,473	3,605	149,628	1,586,424	5,774,441
-	-	-	415,355	864,518	941,342
-	-	-	1,374	9,158,498	9,555,084
-	16,615	-	6,441	2,180,276	2,574,496
-	-	-	193,790	371,672	376,740
<u>122,476</u>	<u>23,088</u>	<u>3,605</u>	<u>766,588</u>	<u>15,614,384</u>	<u>47,964,962</u>
-	-	-	49,567	528,934	570,784
-	-	-	60,489	1,462,001	1,624,760
-	-	-	45,262	1,459,291	1,528,359
-	-	-	2,775	153,225	226,064
-	-	-	108,562	20,221,374	24,620,244
-	-	-	10,356	188,306	201,335
-	-	-	-	175,336	416,884
-	-	-	-	1,884,159	3,537,138
-	-	-	-	128,566	129,324
-	-	-	552,706	2,100,647	2,101,631
-	-	-	6,500	32,771	32,771
-	-	-	-	645,779	2,132,116
-	-	-	44,668	1,402,280	1,465,445
-	-	-	-	-	1,273,447
-	-	-	-	322,064	322,064
-	-	-	-	-	32,173,322
-	-	-	-	-	22,786,480
-	-	-	880,885	30,704,733	95,142,168
<u>122,476</u>	<u>23,088</u>	<u>3,605</u>	<u>(114,297)</u>	<u>(15,090,349)</u>	<u>(47,177,206)</u>
-	-	-	-	-	58,425,100
-	-	-	-	936,907	2,201,991
-	-	-	-	3,800,387	3,800,387
-	-	-	-	155,888	155,888
-	-	-	1,291	80,115	80,115
-	-	-	66,995	509,285	509,285
-	-	-	-	(226,378)	(226,378)
-	-	-	68,286	4,319,297	4,319,297
-	-	-	-	4,138,091	8,808,508
-	-	-	-	5,179,743	44,129,905
-	-	-	-	-	457,200
-	-	-	-	12,280,000	12,280,000
(2,268)	(2,268)	-	(319,605)	(3,519,956)	(4,130,103)
(28,034)	-	-	-	(167,122)	(553,909)
-	-	-	(3,541,000)	(4,138,967)	(52,938,413)
<u>(30,302)</u>	<u>(2,268)</u>	<u>-</u>	<u>(3,792,319)</u>	<u>19,027,993</u>	<u>72,999,576</u>
92,174	20,820	3,605	(3,906,616)	3,937,644	25,822,370
116,916	124,837	81,948	11,994,228	84,783,684	161,290,694
<u>\$ 209,090</u>	<u>\$ 145,657</u>	<u>\$ 85,553</u>	<u>\$ 8,087,612</u>	<u>\$ 88,721,328</u>	<u>\$ 187,113,064</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 19,830,000	\$ 4,417,476	\$ 24,247,476

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 17,055,000	\$ 5,177,486	\$ 22,232,486

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 19,655,000	\$ 12,217,189	\$ 31,872,189

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 25,450,000	\$ 16,433,569	\$ 41,883,569

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 11,360,000	\$ 6,764,375	\$ 18,124,375

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 13,235,000	\$ 9,532,103	\$ 22,767,103

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 11,870,000	\$ 10,889,858	\$ 22,759,858

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 5,960,000	\$ 4,377,400	\$ 10,337,400

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 21,390,000	\$ 16,204,066	\$ 37,594,066

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

**SERIES 2001 A (Tax Exempt)
TAX ALLOCATION BONDS**

Fiscal Year	Principal	Interest	Total
2002 - 2003.....	\$ -	\$ 2,672,851	\$ 2,672,851
2003 - 2004.....	405,000	2,161,101	2,566,101
2004 - 2005.....	415,000	2,148,801	2,563,801
2005 - 2006.....	430,000	2,136,126	2,566,126
2006 - 2007.....	445,000	2,123,001	2,568,001
2007 - 2008.....	460,000	2,108,276	2,568,276
2008 - 2009.....	475,000	2,091,914	2,566,914
2009 - 2010.....	490,000	2,073,801	2,563,801
2010 - 2011.....	510,000	2,053,801	2,563,801
2011 - 2012.....	525,000	2,033,101	2,558,101
2012 - 2013.....	545,000	2,011,429	2,556,429
2013 - 2014.....	570,000	1,988,144	2,558,144
2014 - 2015.....	2,116,072	2,600,319	4,716,391
2015 - 2016.....	2,111,015	2,604,641	4,715,656
2016 - 2017.....	2,117,049	2,595,676	4,712,725
2017 - 2018.....	2,120,819	2,592,137	4,712,956
2018 - 2019.....	2,126,877	2,584,298	4,711,175
2019 - 2020.....	4,735,813	3,698,444	8,434,257
2020 - 2021.....	4,777,936	3,657,820	8,435,756
2021 - 2022.....	4,811,735	3,620,927	8,432,662
2022 - 2023.....	4,858,616	3,570,884	8,429,500
2023 - 2024.....	4,907,320	3,523,930	8,431,250
2024 - 2025.....	4,959,840	3,468,535	8,428,375
2025 - 2026.....	6,715,924	4,386,826	11,102,750
2026 - 2027.....	6,796,084	4,302,541	11,098,625
TOTALS	\$ 58,425,100	\$ 68,809,325	\$ 127,234,425

**This Page
Intentionally
Left Blank**

**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, 2002

	Special Revenue		
	Low/Mod	Tax Increment	1999 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 811,467	\$ 1,076,462	\$ 337,424
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	28,138	112,554	-
Interest.....	4,369	6,389	2,525
From Other Funds.....	-	-	-
Land Held for Resale.....	77,842	-	-
TOTAL ASSETS.....	\$ 921,816	\$ 1,195,405	\$ 339,949
LIABILITIES			
Accounts Payable.....	\$ 2,227	\$ -	\$ -
Due to Other Funds.....	-	-	148,587
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	2,227	-	148,587
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	77,842	-	-
Reserved for Encumbrances.....	319,154	-	-
Reserved for Debt Service.....	-	1,189,474	-
Unreserved:			
Designated for Unrealized Gain.....	4,471	5,931	2,077
Designated for Subsequent Years' Expenditures.....	443,187	-	-
Undesignated.....	74,935	-	189,285
TOTAL FUND EQUITY.....	919,589	1,195,405	191,362
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 921,816	\$ 1,195,405	\$ 339,949

Special Revenue	Debt Service			Capital Projects		
	City Loan	Other Loan Repayments	1999 Bonds	Total	City Heights	Regional Transportation Center
\$ 2,225,353	\$ 7,936	\$ 581	\$ -	\$ 8,517	\$ 6,767	\$ 26,080
-	-	-	1,838,139	1,838,139	-	-
-	-	-	1,481,672	1,481,672	-	-
140,692	-	-	-	-	-	-
13,283	(712)	4	-	(708)	41	162
-	-	-	-	-	-	51,184
77,842	-	-	-	-	-	2,605,821
<u>\$ 2,457,170</u>	<u>\$ 7,224</u>	<u>\$ 585</u>	<u>\$ 3,319,811</u>	<u>\$ 3,327,620</u>	<u>\$ 6,808</u>	<u>\$ 2,683,247</u>
\$ 2,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
148,587	-	-	-	-	-	-
-	-	-	-	-	-	387
<u>150,814</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>387</u>
77,842	-	-	-	-	-	2,605,821
319,154	-	-	-	-	-	-
1,189,474	7,224	585	3,273,159	3,280,968	-	-
12,479	-	-	46,652	46,652	-	-
443,187	-	-	-	-	-	77,039
264,220	-	-	-	-	6,808	-
<u>2,306,356</u>	<u>7,224</u>	<u>585</u>	<u>3,319,811</u>	<u>3,327,620</u>	<u>6,808</u>	<u>2,682,860</u>
<u>\$ 2,457,170</u>	<u>\$ 7,224</u>	<u>\$ 585</u>	<u>\$ 3,319,811</u>	<u>\$ 3,327,620</u>	<u>\$ 6,808</u>	<u>\$ 2,683,247</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002

	Capital Projects		
	Urban Village Retail	Urban Village Townhomes	Murphy's Market
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 188,390	\$ 14,686	\$ -
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Interest.....	907	78	-
From Other Funds.....	-	403	-
Land Held for Resale.....	-	6,681,429	-
TOTAL ASSETS	\$ 189,297	\$ 6,696,596	\$ -
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Due to Other Funds.....	-	-	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES	-	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	6,681,429	-
Reserved for Encumbrances.....	-	15,167	-
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	1,038	-	-
Designated for Subsequent Years' Expenditures.....	-	-	-
Undesignated.....	188,259	-	-
TOTAL FUND EQUITY	189,297	6,696,596	-
TOTAL LIABILITIES AND FUND EQUITY	\$ 189,297	\$ 6,696,596	\$ -

Capital Projects

Workforce Partnership	Metro Village	Model School	Central School	El Cajon Blvd/ 40th Street	Total	Total
\$ 965	\$ -	\$ -	\$ -	\$ -	\$ 236,888	\$ 2,470,758
-	-	-	-	-	-	1,838,139
-	-	-	-	-	-	1,481,672
-	-	-	-	-	-	140,692
16	-	-	-	-	1,204	13,779
-	27,000	20,000	25,000	25,000	148,587	148,587
-	-	-	-	-	9,287,250	9,365,092
<u>\$ 981</u>	<u>\$ 27,000</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 9,673,929</u>	<u>\$ 15,458,719</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,227
-	-	-	-	-	-	148,587
-	-	-	-	-	387	387
-	-	-	-	-	387	151,201
-	-	-	-	-	9,287,250	9,365,092
-	-	-	-	-	15,167	334,321
-	-	-	-	-	-	4,470,442
-	-	-	-	-	1,038	60,169
529	27,000	20,000	25,000	25,000	174,568	617,755
452	-	-	-	-	195,519	459,739
<u>981</u>	<u>27,000</u>	<u>20,000</u>	<u>25,000</u>	<u>25,000</u>	<u>9,673,542</u>	<u>15,307,518</u>
<u>\$ 981</u>	<u>\$ 27,000</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 9,673,929</u>	<u>\$ 15,458,719</u>

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1999 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 515,505	\$ 228,442	\$ -
Interest.....	25,289	58,915	(226)
Private Sources.....	-	-	-
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	540,794	287,357	(226)
EXPENDITURES			
Administration.....	25,597	-	-
Legal.....	20,491	-	-
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	-	-
Relocation.....	3,050	-	-
Program Management.....	-	-	-
Tax Sharing Payments.....	-	165,233	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	49,138	165,233	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	491,656	122,124	(226)
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Community Development Block Grant.....	-	-	-
HUD Section 108.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	3,050	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Other Funds.....	-	-	5,969
TOTAL OTHER FINANCING SOURCES (USES).....	3,050	-	5,969
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	494,706	122,124	5,743
Fund Balances at July 1, 2001.....	424,883	1,073,281	185,619
FUND BALANCES AT JUNE 30, 2002.....	\$ 919,589	\$ 1,195,405	\$ 191,362

Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	Other Loan Repayments	1999 Bonds	Total	City Heights
\$ 743,947	\$ -	\$ -	\$ 1,833,578	\$ 1,833,578	\$ -	\$ -
83,978	4,032	585	111,643	116,260	550	586
-	315,319	-	-	315,319	-	-
-	-	-	-	-	-	25,000
-	-	-	-	-	16	-
<u>827,925</u>	<u>319,351</u>	<u>585</u>	<u>1,945,221</u>	<u>2,265,157</u>	<u>566</u>	<u>25,586</u>
25,597	-	-	-	-	-	42,491
20,491	-	-	-	-	923	34
-	-	-	-	-	-	-
-	-	-	-	-	-	-
3,050	-	-	-	-	-	201,535
-	-	-	-	-	-	-
165,233	-	-	-	-	-	-
-	-	-	-	-	-	-
-	212,702	-	-	212,702	-	-
-	102,617	-	316,735	419,352	-	-
<u>214,371</u>	<u>315,319</u>	<u>-</u>	<u>316,735</u>	<u>632,054</u>	<u>923</u>	<u>244,060</u>
<u>613,554</u>	<u>4,032</u>	<u>585</u>	<u>1,628,486</u>	<u>1,633,103</u>	<u>(357)</u>	<u>(218,474)</u>
-	-	-	-	-	-	244,913
-	-	-	-	-	922	-
-	-	-	-	-	-	467,020
-	-	-	-	-	922	467,020
3,050	-	-	-	-	-	-
-	-	-	-	-	-	75,000
5,969	-	-	-	-	-	-
9,019	-	-	-	-	922	786,933
622,573	4,032	585	1,628,486	1,633,103	565	568,459
<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>\$ 2,306,356</u>	<u>\$ 7,224</u>	<u>\$ 585</u>	<u>\$ 3,319,811</u>	<u>\$ 3,327,620</u>	<u>\$ 6,808</u>	<u>\$ 2,682,860</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 BALANCES
Year Ended June 30, 2002**

	Capital Projects		
	Urban Village Retail	Urban Village Townhomes	Murphy's Market
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ -	\$ -
Interest.....	29,981	4,787	-
Private Sources.....	-	-	-
Gain/Loss on Sale of Real Estate.....	-	1,519,434	(10,000)
Other Revenue.....	-	-	-
TOTAL REVENUES	29,981	1,524,221	(10,000)
EXPENDITURES			
Administration.....	13,116	12,435	-
Legal.....	1,375	430	-
Acquisition Expense.....	16,264	-	-
Real Estate/Fixture Purchases.....	(57,308)	-	-
Relocation.....	11,079	64,684	-
Program Management.....	73,709	-	-
Tax Sharing Payments.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	58,235	77,549	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(28,254)	1,446,672	(10,000)
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego.....	-	-	-
Loans from the City of San Diego:			
Community Development Block Grant.....	-	-	-
HUD Section 108.....	-	-	-
Total Loans from City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	(275,939)	97,970	-
Transfers to Other Funds.....	-	(3,050)	-
TOTAL OTHER FINANCING SOURCES (USES)	(275,939)	94,920	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(304,193)	1,541,592	(10,000)
Fund Balances at July 1, 2001.....	493,490	5,155,004	10,000
FUND BALANCES AT JUNE 30, 2002	\$ 189,297	\$ 6,696,596	\$ -

Capital Projects

Workforce Partnership	Metro Village	Model School	Central School	El Cajon Blvd/ 40th Street	Total	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,577,525
452	-	-	-	-	36,356	236,594
-	-	-	-	-	-	315,319
12,500	-	-	-	-	1,546,934	1,546,934
-	-	-	-	-	16	16
<u>12,952</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,583,306</u>	<u>4,676,388</u>
11,971	-	-	-	-	80,013	105,610
-	-	-	-	-	2,762	23,253
-	-	-	-	-	16,264	16,264
-	-	-	-	-	(57,308)	(57,308)
-	-	-	-	-	277,298	280,348
-	-	-	-	-	73,709	73,709
-	-	-	-	-	-	165,233
-	-	-	-	-	-	212,702
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>419,352</u>
<u>11,971</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>392,738</u>	<u>1,239,163</u>
981	-	-	-	-	1,190,568	3,437,225
-	-	-	-	-	244,913	244,913
-	-	-	-	-	922	922
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>467,020</u>	<u>467,020</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>467,942</u>	<u>467,942</u>
-	27,000	20,000	25,000	25,000	(5,969)	(5,969)
-	-	-	-	-	(3,050)	2,919
<u>-</u>	<u>27,000</u>	<u>20,000</u>	<u>25,000</u>	<u>25,000</u>	<u>703,836</u>	<u>712,855</u>
981	27,000	20,000	25,000	25,000	1,894,404	4,150,080
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,779,138</u>	<u>11,157,438</u>
<u>\$ 981</u>	<u>\$ 27,000</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 9,673,542</u>	<u>\$ 15,307,518</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 5,690,000	\$ 5,742,607	\$ 11,432,607

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 10,140,523	\$ 22,788,140	\$ 32,928,663

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 177,143	\$ 104,865	\$ 282,008
Receivables:			
Taxes.....	3,663	14,652	18,315
Interest.....	974	875	1,849
TOTAL ASSETS	<u>\$ 181,780</u>	<u>\$ 120,392</u>	<u>\$ 302,172</u>
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
TOTAL LIABILITIES	<u>-</u>	<u>-</u>	<u>-</u>
FUND EQUITY			
Fund Balances:			
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	119,473	119,473
Unreserved:			
Designated for Unrealized Gain.....	976	919	1,895
Designated for Subsequent Years' Expenditures.....	158,681	-	158,681
Undesignated.....	22,123	-	22,123
TOTAL FUND EQUITY	<u>181,780</u>	<u>120,392</u>	<u>302,172</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>\$ 181,780</u>	<u>\$ 120,392</u>	<u>\$ 302,172</u>

<u>Capital Projects</u>	<u>Total</u>
\$ 1,064	\$ 283,072
-	18,315
-	<u>1,849</u>
<u>\$ 1,064</u>	<u>\$ 303,236</u>

<u>\$ 731</u>	<u>\$ 731</u>
<u>731</u>	<u>731</u>

333	333
-	119,473
-	1,895
-	158,681
-	<u>22,123</u>
<u>333</u>	<u>302,505</u>
<u>\$ 1,064</u>	<u>\$ 303,236</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 68,529	\$ 95,875	\$ 164,404
Interest.....	6,527	5,523	12,050
Other Revenue.....	-	-	-
TOTAL REVENUES.....	75,056	101,398	176,454
EXPENDITURES			
Administration.....	-	-	-
Legal.....	350	-	350
Property Management.....	-	-	-
Tax Sharing Payments.....	-	13,899	13,899
TOTAL EXPENDITURES.....	350	13,899	14,249
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	74,706	87,499	162,205
Fund Balances at July 1, 2001.....	107,074	32,893	139,967
FUND BALANCES AT JUNE 30, 2002.....	\$ 181,780	\$ 120,392	\$ 302,172

<u>Capital Projects</u>	<u>Total</u>
\$ 178,241	\$ 342,645
-	12,050
<u>5</u>	<u>5</u>
<u>178,246</u>	<u>354,700</u>
180,083	180,083
1,848	2,198
2,185	2,185
-	<u>13,899</u>
<u>184,116</u>	<u>198,365</u>
<u>(5,870)</u>	<u>156,335</u>
<u>6,203</u>	<u>146,170</u>
<u>\$ 333</u>	<u>\$ 302,505</u>

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 185,553	\$ 344,533	\$ 530,086
Receivables:			
Taxes.....	1,726	6,777	8,503
Interest.....	1,007	2,101	3,108
TOTAL ASSETS	<u>\$ 188,286</u>	<u>\$ 353,411</u>	<u>\$ 541,697</u>
FUND EQUITY			
Fund Balances:			
Reserved for Debt Service.....	\$ -	\$ 351,421	\$ 351,421
Unreserved:			
Designated for Unrealized Gain.....	1,022	1,990	3,012
Designated for Subsequent Years' Expenditures.....	173,308	-	173,308
Undesignated.....	13,956	-	13,956
TOTAL FUND EQUITY	<u>188,286</u>	<u>353,411</u>	<u>541,697</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>\$ 188,286</u>	<u>\$ 353,411</u>	<u>\$ 541,697</u>

Debt Service

City Loan	County	Developer Loan	Total	Capital Projects	Total
\$ -	\$ -	\$ -	\$ -	\$ 187	\$ 530,273
-	-	-	-	-	8,503
-	-	-	-	-	3,108
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 187</u>	<u>\$ 541,884</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351,421
-	-	-	-	-	3,012
-	-	-	-	-	173,308
-	-	-	-	187	14,143
-	-	-	-	187	541,884
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 187</u>	<u>\$ 541,884</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 93,659	\$ 95,110	\$ 188,769
Interest.....	6,112	13,912	20,024
Other Revenue.....	-	-	-
TOTAL REVENUES	99,771	109,022	208,793
EXPENDITURES			
Administration.....	-	-	-
Property Management.....	-	-	-
Tax Sharing Payments.....	-	50,250	50,250
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	-	50,250	50,250
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	99,771	58,772	158,543
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	103,618	103,618
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	103,618	103,618
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	99,771	162,390	262,161
Fund Balances at July 1, 2001.....	88,515	191,021	279,536
FUND BALANCES AT JUNE 30, 2002	\$ 188,286	\$ 353,411	\$ 541,697

Debt Service

City Loan	County	Developer Loan	Total	Capital Projects	Total
\$ 215,000	\$ -	\$ -	\$ 215,000	\$ 64,524	\$ 468,293
-	-	-	-	-	20,024
-	-	-	-	8	8
215,000	-	-	215,000	64,532	488,325
-	-	-	-	62,289	62,289
-	-	-	-	2,235	2,235
-	-	-	-	-	50,250
104,037	-	-	104,037	-	104,037
110,963	-	-	110,963	-	110,963
215,000	-	-	215,000	64,524	329,774
-	-	-	-	8	158,551
-	-	-	-	-	103,618
-	(103,613)	(5)	(103,618)	-	(103,618)
-	(103,613)	(5)	(103,618)	-	-
-	(103,613)	(5)	(103,618)	8	158,551
-	103,613	5	103,618	179	383,333
\$ -	\$ -	\$ -	\$ -	\$ 187	\$ 541,884

**This Page
Intentionally
Left Blank**

Crossroads Survey Area

Financial Statements

**Crossroads
Survey Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 CROSSROADS SURVEY AREA FUND
 BALANCE SHEET
 June 30, 2002**

ASSETS	<u>Capital Projects</u>
Cash or Equity in Pooled Cash and Investments.....	\$ 63,455
TOTAL ASSETS.....	<u>\$ 63,455</u>
LIABILITIES	
Accounts Payable.....	\$ 63,455
TOTAL LIABILITIES.....	<u>63,455</u>
FUND EQUITY	
Fund Balances:	
Unreserved:	
Undesignated.....	<u>-</u>
TOTAL FUND EQUITY.....	<u>-</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 63,455</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 CROSSROADS SURVEY AREA FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Year Ended June 30, 2002**

EXPENDITURES	<u>Capital Projects</u>
Administration.....	\$ 12,607
Legal.....	18,050
Plans and Surveys.....	<u>139,042</u>
TOTAL EXPENDITURES.....	<u>169,699</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>(169,699)</u>
OTHER FINANCING SOURCES (USES)	
Contributions from the City of San Diego:	
Sales Tax.....	157,632
Community Development Block Grant.....	<u>12,067</u>
Total Contributions from City of San Diego.....	<u>169,699</u>
TOTAL OTHER FINANCING SOURCES (USES).....	<u>169,699</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	-
Fund Balances at July 1, 2001.....	<u>-</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ -</u>

**This Page
Intentionally
Left Blank**

Dells Imperial Survey Area

Financial Statements

**Dells Imperial
Survey Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
DELLS IMPERIAL SURVEY AREA FUND
BALANCE SHEET
June 30, 2002**

	Capital Projects
ASSETS	
Cash or Equity in Pooled Cash and Investments.....	\$ <u> -</u>
FUND EQUITY	
Fund Balances:	
Unreserved:	
Undesignated.....	<u> -</u>
TOTAL FUND EQUITY.....	<u> -</u>
TOTAL LIABILITIES AND FUND EQUITY.....	\$ <u> -</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
DELLS IMPERIAL SURVEY AREA FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended June 30, 2002

REVENUES	<u>Capital Projects</u>
Interest.....	\$ (65)
TOTAL REVENUES.....	<u>(65)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>(65)</u>
Fund Balances at July 1, 2001.....	<u>65</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ -</u>

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 49,394	\$ 134,901	\$ 13,813
Cash with Fiscal Agent.....	-	-	-
Receivables:			
Taxes.....	731	2,925	-
Interest.....	168	959	244
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 50,293	\$ 138,785	\$ 14,057
LIABILITIES			
Accounts Payable.....	\$ 4,311	\$ -	\$ -
Due to Other Funds.....	-	-	4,291
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	4,311	-	4,291
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	177	-	-
Reserved for Debt Service.....	-	137,854	-
Unreserved:			
Designated for Unrealized Gain.....	-	931	-
Designated for Subsequent Years' Expenditures.....	45,805	-	9,766
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	45,982	138,785	9,766
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 50,293	\$ 138,785	\$ 14,057

Special Revenue	Debt Service			Capital Projects		
	City Loan	1995 Bonds	Total	Acquisition 2.5 Acres	Gateway Center West	Lot 7 Development
\$ 198,108	\$ 24	\$ -	\$ 24	\$ 23,214	\$ 14,590	\$ 10,510
-	-	117,882	117,882	-	-	-
3,656	-	-	-	-	-	-
1,371	-	-	-	141	85	68
-	2,042	-	2,042	-	-	2,249
-	-	-	-	85,512	79,521	-
<u>\$ 203,135</u>	<u>\$ 2,066</u>	<u>\$ 117,882</u>	<u>\$ 119,948</u>	<u>\$ 108,867</u>	<u>\$ 94,196</u>	<u>\$ 12,827</u>
\$ 4,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4,291	-	-	-	-	-	-
-	-	-	-	-	14,522	-
<u>8,602</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,522</u>	<u>-</u>
-	-	-	-	85,512	79,521	-
177	-	-	-	5,000	153	-
137,854	2,066	117,882	119,948	-	-	-
931	-	-	-	-	-	-
55,571	-	-	-	18,355	-	6,218
-	-	-	-	-	-	6,609
<u>194,533</u>	<u>2,066</u>	<u>117,882</u>	<u>119,948</u>	<u>108,867</u>	<u>79,674</u>	<u>12,827</u>
<u>\$ 203,135</u>	<u>\$ 2,066</u>	<u>\$ 117,882</u>	<u>\$ 119,948</u>	<u>\$ 108,867</u>	<u>\$ 94,196</u>	<u>\$ 12,827</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Commercial Rehabilitation	Total	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 500	\$ 48,814	\$ 246,946
Cash with Fiscal Agent.....	-	-	117,882
Receivables:			
Taxes.....	-	-	3,656
Interest.....	-	294	1,665
From Other Funds.....	-	2,249	4,291
Land Held for Resale.....	-	165,033	165,033
TOTAL ASSETS.....	<u>\$ 500</u>	<u>\$ 216,390</u>	<u>\$ 539,473</u>
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ 4,311
Due to Other Funds.....	-	-	4,291
Trust Liability.....	-	14,522	14,522
TOTAL LIABILITIES.....	<u>-</u>	<u>14,522</u>	<u>23,124</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	165,033	165,033
Reserved for Encumbrances.....	-	5,153	5,330
Reserved for Debt Service.....	-	-	257,802
Unreserved:			
Designated for Unrealized Gain.....	-	-	931
Designated for Subsequent Years' Expenditures.....	500	25,073	80,644
Undesignated.....	-	6,609	6,609
TOTAL FUND EQUITY.....	<u>500</u>	<u>201,868</u>	<u>516,349</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 500</u>	<u>\$ 216,390</u>	<u>\$ 539,473</u>

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 50,705	\$ 19,358	\$ -
Interest.....	1,850	5,902	6,071
TOTAL REVENUES.....	52,355	25,260	6,071
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	3,520	-	-
Property Management.....	-	-	-
Promotions and Marketing.....	125	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	3,877	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	7,522	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	44,833	25,260	6,071
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	(77,246)	-	-
Transfers from the Housing Commission.....	10,630	-	-
Transfers to Southeast Economic Development Corporation.....	(25,336)	-	-
Transfers to Other Funds.....	(14,814)	-	3,695
TOTAL OTHER FINANCING SOURCES (USES).....	(106,766)	-	3,695
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(61,933)	25,260	9,766
Fund Balances at July 1, 2001.....	107,915	113,525	-
FUND BALANCES AT JUNE 30, 2002.....	\$ 45,982	\$ 138,785	\$ 9,766

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, 2002**

	Special Revenue	Debt Service	
	Total	City Loan	1995 Bonds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 70,063	\$ -	\$ 128,561
Interest.....	13,623	-	2,108
TOTAL REVENUES	83,686	-	130,669
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	3,520	-	-
Property Management.....	-	-	-
Promotions and Marketing.....	125	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	3,877	-	-
Debt Service:			
Principal.....	-	-	45,000
Interest.....	-	400,000	102,510
TOTAL EXPENDITURES	7,522	400,000	147,510
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	76,164	(400,000)	(16,841)
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	14,814
Transfers from Bond Proceeds.....	(77,246)	402,042	-
Transfers from the Housing Commission.....	10,630	-	-
Transfers to Southeast Economic Development Corporation.....	(25,336)	-	-
Transfers to Other Funds.....	(11,119)	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(103,071)	402,042	14,814
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(26,907)	2,042	(2,027)
Fund Balances at July 1, 2001.....	221,440	24	119,909
FUND BALANCES AT JUNE 30, 2002	\$ 194,533	\$ 2,066	\$ 117,882

Debt Service		Capital Projects					
Total	Acquisition 2.5 Acres	Gateway Center West	Lot 7 Development	Commercial Rehabilitation	Total	Total	
\$ 128,561	\$ -	\$ 54,904	\$ -	\$ -	\$ 54,904	\$ 253,528	
2,108	1,255	-	518	-	1,773	17,504	
130,669	1,255	54,904	518	-	56,677	271,032	
-	456	50,339	-	-	50,795	50,795	
-	-	85	-	-	85	85	
-	14,553	6,132	-	-	20,685	24,205	
-	596	2,604	-	-	3,200	3,200	
-	400	-	-	-	400	525	
-	-	2,922	-	-	2,922	2,922	
-	-	-	909	-	909	4,786	
45,000	-	-	-	-	-	45,000	
502,510	-	-	-	-	-	502,510	
547,510	16,005	62,082	909	-	78,996	634,028	
(416,841)	(14,750)	(7,178)	(391)	-	(22,319)	(362,996)	
14,814	-	-	-	-	-	14,814	
402,042	(337,918)	7,178	2,249	-	(328,491)	(3,695)	
-	-	-	-	-	-	10,630	
-	(3,427)	-	(7,671)	-	(11,098)	(36,434)	
-	-	-	-	-	-	(11,119)	
416,856	(341,345)	7,178	(5,422)	-	(339,589)	(25,804)	
15	(356,095)	-	(5,813)	-	(361,908)	(388,800)	
119,933	464,962	79,674	18,640	500	563,776	905,149	
\$ 119,948	\$ 108,867	\$ 79,674	\$ 12,827	\$ 500	\$ 201,868	\$ 516,349	

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 1,045,000	\$ 717,623	\$ 1,762,623

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1996 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 5,028,111	\$ 6,331,104	\$ 6,335,992
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	16,759	67,036	-
Notes.....	7,013,374	-	-
Interest.....	30,216	37,935	152
From Other Funds.....	-	-	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Land Held for Resale.....	54,910	-	-
TOTAL ASSETS.....	<u>\$ 12,143,370</u>	<u>\$ 6,436,075</u>	<u>\$ 6,336,144</u>
LIABILITIES			
Accounts Payable.....	\$ 10,421	\$ -	\$ -
Deferred Revenue.....	7,013,374	-	-
Due to Other Funds.....	-	-	5,567,850
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	<u>7,023,795</u>	<u>-</u>	<u>5,567,850</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	54,910	-	-
Reserved for Encumbrances.....	2,163,963	-	-
Reserved for Debt Service.....	-	6,401,456	-
Unreserved:			
Designated for Unrealized Gain.....	27,703	34,619	-
Designated for Subsequent Years' Expenditures.....	2,872,999	-	-
Undesignated.....	-	-	768,294
TOTAL FUND EQUITY.....	<u>5,119,575</u>	<u>6,436,075</u>	<u>768,294</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 12,143,370</u>	<u>\$ 6,436,075</u>	<u>\$ 6,336,144</u>

Special Revenue		Debt Service				Capital Projects
2000 Bond Proceeds	Total	City Loan	1996 Bonds	2000 Bonds	Total	Balboa Theatre
\$ 3,206,443	\$ 20,901,650	\$ 5,508	\$ -	\$ 9,409	\$ 14,917	\$ 1,156,782
-	-	-	2,603,191	626,000	3,229,191	-
-	-	-	-	8,568,346	8,568,346	-
-	83,795	-	-	-	-	-
-	7,013,374	-	-	-	-	-
2,743	71,046	-	41	-	41	6,860
-	-	8,452,822	-	-	8,452,822	-
-	-	-	-	-	-	-
-	54,910	-	-	-	-	-
<u>\$ 3,209,186</u>	<u>\$ 28,124,775</u>	<u>\$ 8,458,330</u>	<u>\$ 2,603,232</u>	<u>\$ 9,203,755</u>	<u>\$ 20,265,317</u>	<u>\$ 1,163,642</u>
\$ -	\$ 10,421	\$ -	\$ -	\$ -	\$ -	\$ 5,175
-	7,013,374	-	-	-	-	-
2,884,972	8,452,822	-	-	-	-	-
-	-	-	-	-	-	25,000
<u>2,884,972</u>	<u>15,476,617</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,175</u>
-	54,910	-	-	-	-	-
-	2,163,963	-	-	-	-	1,127,094
-	6,401,456	8,458,330	2,603,104	9,105,929	20,167,363	-
6,054	68,376	-	128	97,826	97,954	6,373
-	2,872,999	-	-	-	-	-
318,160	1,086,454	-	-	-	-	-
<u>324,214</u>	<u>12,648,158</u>	<u>8,458,330</u>	<u>2,603,232</u>	<u>9,203,755</u>	<u>20,265,317</u>	<u>1,133,467</u>
<u>\$ 3,209,186</u>	<u>\$ 28,124,775</u>	<u>\$ 8,458,330</u>	<u>\$ 2,603,232</u>	<u>\$ 9,203,755</u>	<u>\$ 20,265,317</u>	<u>\$ 1,163,642</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Horton Retail/ Parking	Horton Theater	Horton PH II
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ -	\$ 2,441	\$ 1,940,682
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	-	47	11,059
From Other Funds.....	-	-	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	275,000
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ -	\$ 2,488	\$ 2,226,741
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ 19,866
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	-	-	19,866
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	2,488	66,883
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	-	10,691
Designated for Subsequent Years' Expenditures.....	-	-	280,588
Undesignated.....	-	-	1,848,713
TOTAL FUND EQUITY.....	-	2,488	2,206,875
TOTAL LIABILITIES AND FUND EQUITY.....	\$ -	\$ 2,488	\$ 2,226,741

Capital
Projects

<u>Total</u>	<u>Total</u>
\$ 3,099,905	\$ 24,016,472
-	3,229,191
-	8,568,346
-	83,795
-	7,013,374
17,966	89,053
-	8,452,822
275,000	275,000
-	54,910

\$ 3,392,871 \$ 51,782,963

\$ 25,041	\$ 35,462
-	7,013,374
-	8,452,822
<u>25,000</u>	<u>25,000</u>

50,041 15,526,658

-	54,910
1,196,465	3,360,428
-	26,568,819
17,064	183,394
280,588	3,153,587
<u>1,848,713</u>	<u>2,935,167</u>

3,342,830 36,256,305

\$ 3,392,871 \$ 51,782,963

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1996 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 1,142,142	\$ (659,057)	\$ -
Interest.....	289,578	319,036	121,310
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES	1,431,720	(340,021)	121,310
EXPENDITURES			
Administration.....	9,089	-	-
Legal.....	15,969	-	-
Plans and Surveys.....	10,189	-	-
Acquisition Expense.....	1,465	-	-
Real Estate/Fixture Purchases.....	390,150	-	-
Property Management.....	-	-	-
Rehabilitation.....	100,000	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	-	-	-
Rehabilitation Loans.....	438,548	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	965,410	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	466,310	(340,021)	121,310
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Centre City Development Corporation.....	(105,291)	-	-
Transfers to Other Funds.....	-	-	(500,000)
TOTAL OTHER FINANCING SOURCES (USES)	(105,291)	-	(500,000)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	361,019	(340,021)	(378,690)
Fund Balances at July 1, 2001.....	4,758,556	6,776,096	1,146,984
FUND BALANCES AT JUNE 30, 2002	\$ 5,119,575	\$ 6,436,075	\$ 768,294

Special Revenue		Debt Service				Capital Projects
2000 Bond Proceeds	Total	City Loan	1996 Bonds	2000 Bonds	Total	Balboa Theatre
\$ -	\$ 483,085	\$ 3,145,263	\$ 1,451,385	\$ 801,530	\$ 5,398,178	\$ 5,010
168,659	898,583	-	52,599	566,359	618,958	56,522
-	-	-	-	-	-	-
-	-	-	-	-	-	1,000
168,659	1,381,668	3,145,263	1,503,984	1,367,889	6,017,136	62,532
-	9,089	-	-	-	-	9,147
-	15,969	-	-	-	-	726
-	10,189	-	-	-	-	-
-	1,465	-	-	-	-	-
-	390,150	-	-	-	-	-
-	-	-	-	-	-	30,482
-	100,000	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	3,351
-	438,548	-	-	-	-	-
-	-	3,272,041	805,000	110,000	4,187,041	-
-	-	802,218	1,177,592	821,867	2,801,677	-
-	965,410	4,074,259	1,982,592	931,867	6,988,718	43,706
168,659	416,258	(928,996)	(478,608)	436,022	(971,582)	18,826
-	-	-	435,799	-	435,799	-
-	-	4,084,102	-	-	4,084,102	-
-	(105,291)	-	-	-	-	(63,620)
(3,584,102)	(4,084,102)	-	-	(435,799)	(435,799)	-
(3,584,102)	(4,189,393)	4,084,102	435,799	(435,799)	4,084,102	(63,620)
(3,415,443)	(3,773,135)	3,155,106	(42,809)	223	3,112,520	(44,794)
3,739,657	16,421,293	5,303,224	2,646,041	9,203,532	17,152,797	1,178,261
\$ 324,214	\$ 12,648,158	\$ 8,458,330	\$ 2,603,232	\$ 9,203,755	\$ 20,265,317	\$ 1,133,467

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, 2002**

	Capital Projects		
	Horton Retail/ Parking	Horton Theater	Horton PH II
REVENUES			
Tax Increments/Pay in-Lieu of Taxes.....	\$ -	\$ 47,730	\$ -
Interest.....	(38,639)	978	99,694
Gain/Loss on Sale of Real Estate.....	-	-	875,303
Other Revenue.....	-	-	(16,850)
TOTAL REVENUES.....	(38,639)	48,708	958,147
EXPENDITURES			
Administration.....	-	-	20,423
Legal.....	-	-	4,437
Plans and Surveys.....	-	-	261
Acquisition Expense.....	-	-	-
Real Estate/Fixture Purchases.....	-	47,730	-
Property Management.....	-	-	-
Rehabilitation.....	-	-	-
Bond Sale Expense.....	-	-	5,805
Program Management.....	-	-	5,923
Rehabilitation Loans.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	-	47,730	36,849
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(38,639)	978	921,298
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	40,000	1,391,257
Transfers from Bond Proceeds.....	-	-	-
Transfers to Centre City Development Corporation.....	-	(38,612)	(65,680)
Transfers to Other Funds.....	(1,391,257)	-	(40,000)
TOTAL OTHER FINANCING SOURCES (USES).....	(1,391,257)	1,388	1,285,577
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(1,429,896)	2,366	2,206,875
Fund Balances at July 1, 2001.....	1,429,896	122	-
FUND BALANCES AT JUNE 30, 2002.....	\$ -	\$ 2,488	\$ 2,206,875

Capital
Projects

Total	Total
\$ 52,740	\$ 5,934,003
118,555	1,636,096
875,303	875,303
(15,850)	(15,850)
<u>1,030,748</u>	<u>8,429,552</u>
29,570	38,659
5,163	21,132
261	10,450
-	1,465
47,730	437,880
30,482	30,482
-	100,000
5,805	5,805
9,274	9,274
-	438,548
-	4,187,041
-	<u>2,801,677</u>
<u>128,285</u>	<u>8,082,413</u>
<u>902,463</u>	<u>347,139</u>
1,431,257	1,867,056
-	4,084,102
(167,912)	(273,203)
<u>(1,431,257)</u>	<u>(5,951,158)</u>
<u>(167,912)</u>	<u>(273,203)</u>
734,551	73,936
<u>2,608,279</u>	<u>36,182,369</u>
<u>\$ 3,342,830</u>	<u>\$ 36,256,305</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 10,665,000	\$ 4,958,983	\$ 15,623,983

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 HORTON PLAZA REDEVELOPMENT AREA FUNDS
 STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
 June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 8,450,000	\$ 5,147,980	\$ 13,597,980

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 14,915,000	\$ 11,249,467	\$ 26,164,467

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments	\$ 121,294	\$ 141,416	\$ 262,710
Receivables:			
Taxes.....	273	1,093	1,366
Interest.....	761	1,036	1,797
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	<u>\$ 122,328</u>	<u>\$ 143,545</u>	<u>\$ 265,873</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	\$ -	\$ -	\$ -
Reserved for Encumbrances.....	7,000	-	7,000
Reserved for Debt Service.....	-	142,657	142,657
Unreserved:			
Designated for Unrealized Gain.....	663	888	1,551
Designated for Subsequent Years' Expenditures.....	105,617	-	105,617
Undesignated.....	9,048	-	9,048
TOTAL FUND EQUITY.....	<u>122,328</u>	<u>143,545</u>	<u>265,873</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 122,328</u>	<u>\$ 143,545</u>	<u>\$ 265,873</u>

Debt Service		Capital Projects			
City Loan	Linda Vista	Community Center	Total	Total	
\$ 36	\$ 47,299	\$ 43,810	\$ 91,109	\$ 353,855	
-	-	-	-	1,366	
-	224	258	482	2,279	
-	-	366,285	366,285	366,285	
<u>\$ 36</u>	<u>\$ 47,523</u>	<u>\$ 410,353</u>	<u>\$ 457,876</u>	<u>\$ 723,785</u>	
\$ -	\$ -	\$ 366,285	\$ 366,285	\$ 366,285	
-	5,699	-	5,699	12,699	
36	-	-	-	142,693	
-	-	-	-	1,551	
-	41,824	44,068	85,892	191,509	
-	-	-	-	9,048	
<u>36</u>	<u>47,523</u>	<u>410,353</u>	<u>457,876</u>	<u>723,785</u>	
<u>\$ 36</u>	<u>\$ 47,523</u>	<u>\$ 410,353</u>	<u>\$ 457,876</u>	<u>\$ 723,785</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 20,223	\$ (1,049)	\$ 19,174
Interest.....	5,658	8,021	13,679
Rents.....	-	-	-
TOTAL REVENUES	25,881	6,972	32,853
EXPENDITURES			
Administration.....	11,383	-	11,383
Legal.....	-	-	-
Property Management.....	-	-	-
TOTAL EXPENDITURES	11,383	-	11,383
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	14,498	6,972	21,470
Fund Balances at July 1, 2001.....	107,830	136,573	244,403
FUND BALANCES AT JUNE 30, 2002	\$ 122,328	\$ 143,545	\$ 265,873

Debt Service		Capital Projects			
City Loan	Linda Vista	Community Center	Total	Total	
\$ -	\$ 81,940	\$ -	\$ 81,940	\$ 101,114	
2	1,929	2,249	4,178	17,859	
-	50,663	-	50,663	50,663	
2	134,532	2,249	136,781	169,636	
-	106,978	-	106,978	118,361	
-	6,302	-	6,302	6,302	
-	2,235	-	2,235	2,235	
-	115,515	-	115,515	126,898	
2	19,017	2,249	21,266	42,738	
34	28,506	408,104	436,610	681,047	
\$ 36	\$ 47,523	\$ 410,353	\$ 457,876	\$ 723,785	

**This Page
Intentionally
Left Blank**

**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, 2002

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 5,241	\$ 15,123	\$ 20,364
Receivables:			
Interest.....	31	1,684	1,715
TOTAL ASSETS.....	<u>\$ 5,272</u>	<u>\$ 16,807</u>	<u>\$ 22,079</u>
FUND EQUITY			
Fund Balances:			
Reserved for Debt Service.....	\$ -	\$ 16,724	\$ 16,724
Unreserved:			
Designated for Unrealized Gain.....	-	83	83
Designated for Subsequent Years' Expenditures.....	5,272	-	5,272
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	<u>5,272</u>	<u>16,807</u>	<u>22,079</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 5,272</u>	<u>\$ 16,807</u>	<u>\$ 22,079</u>

<u>Debt Service</u>		
<u>City Loan</u>	<u>Capital Projects</u>	<u>Total</u>
\$ -	\$ 147	\$ 20,511
-	-	1,715
<u>\$ -</u>	<u>\$ 147</u>	<u>\$ 22,226</u>
\$ -	\$ -	\$ 16,724
-	-	83
-	-	5,272
-	147	147
-	147	22,226
<u>\$ -</u>	<u>\$ 147</u>	<u>\$ 22,226</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ (266,953)	\$ (266,953)
Interest.....	265	13,314	13,579
TOTAL REVENUES.....	265	(253,639)	(253,374)
EXPENDITURES			
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	-	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	265	(253,639)	(253,374)
Fund Balances at July 1, 2001.....	5,007	270,446	275,453
FUND BALANCES AT JUNE 30, 2002.....	\$ 5,272	\$ 16,807	\$ 22,079

<u>Debt Service</u>		
<u>City Loan</u>	<u>Capital Projects</u>	<u>Total</u>
\$ 266,953	\$ -	\$ -
-	-	13,579
<u>266,953</u>	<u>-</u>	<u>13,579</u>
148,010	-	148,010
<u>118,943</u>	<u>-</u>	<u>118,943</u>
<u>266,953</u>	<u>-</u>	<u>266,953</u>
-	-	(253,374)
-	147	275,600
<u>\$ -</u>	<u>\$ 147</u>	<u>\$ 22,226</u>

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 499,882	\$ 594,018	\$ 671,754
Cash with Fiscal Agent.....	-	-	-
Receivables:			
Taxes.....	3,494	13,974	-
Notes.....	150,000	-	-
Interest.....	2,937	4,072	32
From Other Funds.....	325,659	-	-
Working Capital Advances:			
Southeast Economic Development Corporation.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 981,972	\$ 612,064	\$ 671,786
LIABILITIES			
Accounts Payable.....	\$ 72,274	\$ -	\$ -
Deferred Revenue.....	150,000	-	-
Due to Other Funds.....	-	-	671,786
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	222,274	-	671,786
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	870	-	-
Reserved for Debt Service.....	-	608,526	-
Unreserved:			
Designated for Unrealized Gain.....	2,754	3,538	-
Designated for Subsequent Years' Expenditures.....	287,055	-	-
Undesignated.....	469,019	-	-
TOTAL FUND EQUITY.....	759,698	612,064	-
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 981,972	\$ 612,064	\$ 671,786

Special Revenue	Debt Service			Capital Projects		
	City Loan	1995 Bonds	Total	Lots 7, 8 & 9	Lot 21 Development	Market St. Demo.
\$ 1,765,654	\$ 1,536	\$ -	\$ 1,536	\$ -	\$ -	\$ 165,830
-	-	492,906	492,906	-	-	-
17,468	-	-	-	-	-	-
150,000	-	-	-	-	-	-
7,041	-	-	-	-	-	978
325,659	-	-	-	-	-	346,127
-	-	-	-	-	-	-
-	-	-	-	-	-	446,199
<u>\$ 2,265,822</u>	<u>\$ 1,536</u>	<u>\$ 492,906</u>	<u>\$ 494,442</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 959,134</u>
\$ 72,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
150,000	-	-	-	-	-	-
671,786	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>894,060</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	446,199
870	-	-	-	-	-	23,100
608,526	1,536	492,906	494,442	-	-	-
6,292	-	-	-	-	-	914
287,055	-	-	-	-	-	488,921
469,019	-	-	-	-	-	-
<u>1,371,762</u>	<u>1,536</u>	<u>492,906</u>	<u>494,442</u>	<u>-</u>	<u>-</u>	<u>959,134</u>
<u>\$ 2,265,822</u>	<u>\$ 1,536</u>	<u>\$ 492,906</u>	<u>\$ 494,442</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 959,134</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002

	Capital Projects		
	Mount Hope	Street & Alley Improvements	Commercial Rehabilitation
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 107,338	\$ -	\$ 30,402
Cash with Fiscal Agent.....	-	-	-
Receivables:			
Taxes.....	-	-	-
Notes.....	-	-	-
Interest.....	521	-	175
From Other Funds.....	-	-	-
Working Capital Advances:			
Southeast Economic Development Corporation.....	158,977	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS	\$ 266,836	\$ -	\$ 30,577
LIABILITIES			
Accounts Payable.....	\$ 15,164	\$ -	\$ -
Deferred Revenue.....	84,184	-	-
Due to Other Funds.....	-	-	-
Trust Liability.....	4,723	-	-
TOTAL LIABILITIES	104,071	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	47,772	-	-
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Subsequent Years' Expenditures.....	114,993	-	30,577
Undesignated.....	-	-	-
TOTAL FUND EQUITY	162,765	-	30,577
TOTAL LIABILITIES AND FUND EQUITY	\$ 266,836	\$ -	\$ 30,577

Capital
Projects

<u>Total</u>		<u>Total</u>	
\$	303,570	\$	2,070,760
	-		492,906
	-		17,468
	-		150,000
	1,674		8,715
	346,127		671,786
	158,977		158,977
	446,199		446,199
<u>\$</u>	<u>1,256,547</u>	<u>\$</u>	<u>4,016,811</u>

\$	15,164	\$	87,438
	84,184		234,184
	-		671,786
	4,723		4,723
<u></u>	<u>104,071</u>	<u></u>	<u>998,131</u>

	446,199		446,199
	70,872		71,742
	-		1,102,968
	914		7,206
	634,491		921,546
	-		469,019
<u></u>	<u>1,152,476</u>	<u></u>	<u>3,018,680</u>
<u>\$</u>	<u>1,256,547</u>	<u>\$</u>	<u>4,016,811</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 217,705	\$ 142,987	\$ -
Interest.....	42,456	26,353	24,043
TOTAL REVENUES.....	260,161	169,340	24,043
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	30,568	-	-
Property Management.....	-	-	-
Rehabilitation.....	58,720	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	125	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	12,476	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	101,889	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	158,272	169,340	24,043
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	130,264	-	-
Transfers from the Housing Commission.....	189,370	-	-
Transfers to Southeast Economic Development Corporation.....	(103,342)	-	-
Transfers to Other Funds.....	(87,088)	-	(24,043)
TOTAL OTHER FINANCING SOURCES (USES).....	129,204	-	(24,043)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	287,476	169,340	-
Fund Balances at July 1, 2001.....	472,222	442,724	-
FUND BALANCES AT JUNE 30, 2002.....	\$ 759,698	\$ 612,064	\$ -

Special Revenue	Debt Service			Capital Projects		
	Total	City Loan	1995 Bonds	Total	Lots 7, 8 & 9	Lot 21 Development
\$ 360,692	\$ -	\$ 353,766	\$ 353,766	\$ -	\$ -	\$ 2,813
92,852	-	8,801	8,801	(7)	(1,730)	7,730
<u>453,544</u>	<u>-</u>	<u>362,567</u>	<u>362,567</u>	<u>(7)</u>	<u>(1,730)</u>	<u>10,543</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	12,546
30,568	-	-	-	-	-	2,800
-	-	-	-	-	-	3,498
58,720	-	-	-	-	-	-
-	-	-	-	-	-	1,090
125	-	-	-	-	-	800
-	-	-	-	-	-	-
12,476	-	-	-	-	-	-
-	-	110,000	110,000	-	-	-
-	154,200	350,760	504,960	-	-	-
<u>101,889</u>	<u>154,200</u>	<u>460,760</u>	<u>614,960</u>	<u>-</u>	<u>-</u>	<u>20,734</u>
<u>351,655</u>	<u>(154,200)</u>	<u>(98,193)</u>	<u>(252,393)</u>	<u>(7)</u>	<u>(1,730)</u>	<u>(10,191)</u>
-	-	87,088	87,088	-	-	-
130,264	(35,133)	-	(35,133)	-	-	(71,755)
189,370	-	-	-	-	-	-
(103,342)	-	-	-	-	-	-
(111,131)	-	-	-	(515)	(75,350)	(27,890)
<u>105,161</u>	<u>(35,133)</u>	<u>87,088</u>	<u>51,955</u>	<u>(515)</u>	<u>(75,350)</u>	<u>(99,645)</u>
456,816	(189,333)	(11,105)	(200,438)	(522)	(77,080)	(109,836)
<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>\$ 1,371,762</u>	<u>\$ 1,536</u>	<u>\$ 492,906</u>	<u>\$ 494,442</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 959,134</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, 2002**

	Capital Projects		
	Mount Hope	Street & Alley Improvements	Commercial Rehabilitation
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 371,255	\$ -	\$ -
Interest.....	4,752	(260)	770
TOTAL REVENUES.....	376,007	(260)	770
EXPENDITURES			
Administration.....	145,425	-	-
Legal.....	3,756	-	-
Plans and Surveys.....	81,150	-	-
Property Management.....	6,005	667	120
Rehabilitation.....	-	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	5,276	-	-
Program Management.....	6,188	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	247,800	667	120
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	128,207	(927)	650
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	84,027	-	27,890
Transfers from Bond Proceeds.....	-	667	-
Transfers from the Housing Commission.....	-	-	-
Transfers to Southeast Economic Development Corporation.....	(147,043)	-	-
Transfers to Other Funds.....	-	(8,162)	-
TOTAL OTHER FINANCING SOURCES (USES).....	(63,016)	(7,495)	27,890
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	65,191	(8,422)	28,540
Fund Balances at July 1, 2001.....	97,574	8,422	2,037
FUND BALANCES AT JUNE 30, 2002.....	\$ 162,765	\$ -	\$ 30,577

Capital
Projects

<u>Total</u>		<u>Total</u>	
\$	374,068	\$	1,088,526
	11,255		112,908
	<u>385,323</u>		<u>1,201,434</u>
	145,425		145,425
	16,302		16,302
	83,950		114,518
	10,290		10,290
	-		58,720
	1,090		1,090
	800		925
	5,276		5,276
	6,188		18,664
	-		110,000
	-		<u>504,960</u>
	<u>269,321</u>		<u>986,170</u>
	<u>116,002</u>		<u>215,264</u>
	111,917		199,005
	(71,088)		24,043
	-		189,370
	(147,043)		(250,385)
	<u>(111,917)</u>		<u>(223,048)</u>
	<u>(218,131)</u>		<u>(61,015)</u>
	(102,129)		154,249
	<u>1,254,605</u>		<u>2,864,431</u>
\$	<u>1,152,476</u>	\$	<u>3,018,680</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 1,030,000	\$ 635,953	\$ 1,665,953

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 3,580,000	\$ 3,449,526	\$ 7,029,526

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 244	\$ 760	\$ 1,004
Receivables:			
Interest.....	2	5	7
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	<u>\$ 246</u>	<u>\$ 765</u>	<u>\$ 1,011</u>
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
TOTAL LIABILITIES.....	<u>-</u>	<u>-</u>	<u>-</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	765	765
Unreserved:			
Undesignated.....	246	-	246
TOTAL FUND EQUITY.....	<u>246</u>	<u>765</u>	<u>1,011</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 246</u>	<u>\$ 765</u>	<u>\$ 1,011</u>

<u>Capital Projects</u>	<u>Total</u>
\$ 3,155	\$ 4,159
286	293
5,304,011	5,304,011
\$ 5,307,452	\$ 5,308,463

\$ 3,402	\$ 3,402
3,402	3,402

5,304,011	5,304,011
39	39
-	765
-	246
5,304,050	5,305,061
\$ 5,307,452	\$ 5,308,463

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Interest.....	\$ 12	\$ 45	\$ 57
Private Sources.....	-	-	-
Gain/Loss on Sale of Real Estate.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	12	45	57
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	-	-	-
Acquisition Expense.....	-	-	-
Property Management.....	-	-	-
Tax Sharing Payments.....	-	221	221
TOTAL EXPENDITURES.....	-	221	221
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	12	(176)	(164)
Fund Balances at July 1, 2001.....	234	941	1,175
FUND BALANCES AT JUNE 30, 2002.....	\$ 246	\$ 765	\$ 1,011

<u>Capital Projects</u>	<u>Total</u>
\$ 5,518	\$ 5,575
23,992	23,992
5,304,011	5,304,011
<u>276,263</u>	<u>276,263</u>
<u>5,609,784</u>	<u>5,609,841</u>
270,573	270,573
105,894	105,894
27,636	27,636
49,977	49,977
2,185	2,185
-	221
<u>456,265</u>	<u>456,486</u>
<u>5,153,519</u>	<u>5,153,355</u>
<u>150,531</u>	<u>151,706</u>
<u>\$ 5,304,050</u>	<u>\$ 5,305,061</u>

**This Page
Intentionally
Left Blank**

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 530,289	\$ 1,353,355	\$ 10,468,117
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	11,480	45,919	-
Interest.....	2,805	9,039	5,285
From Other Funds.....	-	-	-
TOTAL ASSETS.....	<u>\$ 544,574</u>	<u>\$ 1,408,313</u>	<u>\$ 10,473,402</u>
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Due to Other Funds.....	-	-	3,406,970
TOTAL LIABILITIES.....	<u>-</u>	<u>-</u>	<u>3,406,970</u>
FUND EQUITY			
Fund Balances:			
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	1,399,779	-
Unreserved:			
Designated for Unrealized Gain.....	2,922	8,534	2,616
Designated for Subsequent Years' Expenditures.....	529,485	-	-
Undesignated.....	12,167	-	7,063,816
TOTAL FUND EQUITY.....	<u>544,574</u>	<u>1,408,313</u>	<u>7,066,432</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 544,574</u>	<u>\$ 1,408,313</u>	<u>\$ 10,473,402</u>

Special Revenue	Debt Service			Capital Projects		
	MTDB Developer Loan	2000 Bonds	Total	North Bay	Pt. Loma Library	Barnett Tech Center
Total						
\$ 12,351,761	\$ 1,159	\$ -	\$ 1,159	\$ 2,974	\$ -	\$ 4,942
-	-	1,029,771	1,029,771	-	-	-
57,399	-	-	-	-	-	-
17,129	-	-	-	-	-	29
-	141,806	-	141,806	-	1,865,991	12,193
<u>\$ 12,426,289</u>	<u>\$ 142,965</u>	<u>\$ 1,029,771</u>	<u>\$ 1,172,736</u>	<u>\$ 2,974</u>	<u>\$ 1,865,991</u>	<u>\$ 17,164</u>
\$ -	\$ -	\$ -	\$ -	\$ 306	\$ -	\$ -
3,406,970	-	-	-	-	-	-
<u>3,406,970</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>306</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	17,164
1,399,779	142,965	1,003,686	1,146,651	-	-	-
14,072	-	26,085	26,085	-	-	-
529,485	-	-	-	2,668	1,865,991	-
7,075,983	-	-	-	-	-	-
<u>9,019,319</u>	<u>142,965</u>	<u>1,029,771</u>	<u>1,172,736</u>	<u>2,668</u>	<u>1,865,991</u>	<u>17,164</u>
<u>\$ 12,426,289</u>	<u>\$ 142,965</u>	<u>\$ 1,029,771</u>	<u>\$ 1,172,736</u>	<u>\$ 2,974</u>	<u>\$ 1,865,991</u>	<u>\$ 17,164</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH BAY REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002**

	Capital Projects		
	Bay to Bay Study	MTDB Guideway Study	YMCA SD County
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ -	\$ 200,000	\$ -
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Interest.....	-	-	-
From Other Funds.....	236,980	-	575,000
TOTAL ASSETS.....	\$ 236,980	\$ 200,000	\$ 575,000
LIABILITIES			
Accounts Payable.....	\$ -	\$ 200,000	\$ -
Due to Other Funds.....	-	-	-
TOTAL LIABILITIES.....	-	200,000	-
FUND EQUITY			
Fund Balances:			
Reserved for Encumbrances.....	236,980	-	575,000
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Subsequent Years' Expenditures.....	-	-	-
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	236,980	-	575,000
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 236,980	\$ 200,000	\$ 575,000

Capital Projects		
Vietnam Veterans SD	Total	Total
\$ -	\$ 207,916	\$ 12,560,836
-	-	1,029,771
-	-	57,399
-	29	17,158
575,000	3,265,164	3,406,970
<u>\$ 575,000</u>	<u>\$ 3,473,109</u>	<u>\$ 17,072,134</u>
\$ -	\$ 200,306	\$ 200,306
-	-	3,406,970
-	200,306	3,607,276
575,000	1,404,144	1,404,144
-	-	2,546,430
-	-	40,157
-	1,868,659	2,398,144
-	-	7,075,983
575,000	3,272,803	13,464,858
<u>\$ 575,000</u>	<u>\$ 3,473,109</u>	<u>\$ 17,072,134</u>

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 430,843	\$ 373,225	\$ -
Interest.....	15,927	55,975	739,198
Other Revenue.....	-	-	-
TOTAL REVENUES	446,770	429,200	739,198
EXPENDITURES			
Administration.....	-	-	-
Legal.....	350	-	-
Plans and Surveys.....	-	-	-
Property Management.....	-	-	-
Project Improvements.....	-	-	-
Bond Sale Expense.....	-	-	-
Tax Sharing Payments.....	-	298,076	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	350	298,076	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	446,420	131,124	739,198
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Community Development Block Grant.....	-	-	-
Transfers from Other Funds.....	-	-	18,245
Transfers from Bond Proceeds.....	-	-	-
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	(242,185)	-	(1,430,615)
TOTAL OTHER FINANCING SOURCES (USES)	(242,185)	-	(1,412,370)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	204,235	131,124	(673,172)
Fund Balances at July 1, 2001.....	340,339	1,277,189	7,739,604
FUND BALANCES AT JUNE 30, 2002	\$ 544,574	\$ 1,408,313	\$ 7,066,432

Special Revenue	Debt Service			Capital Projects		
	MTDB Developer Loan	2000 Bonds	Total	North Bay	Pt. Loma Library	Barnett Tech Center
Total						
\$ 804,068	\$ -	\$ 744,982	\$ 744,982	\$ 605,166	\$ -	\$ -
811,100	-	79,245	79,245	-	-	269
-	-	-	-	656	-	-
1,615,168	-	824,227	824,227	605,822	-	269
-	-	-	-	565,588	-	307
350	-	-	-	3,232	-	-
-	-	-	-	34,872	-	-
-	-	-	-	2,236	-	-
-	-	-	-	-	-	12,807
-	-	(1,059)	(1,059)	-	-	-
298,076	-	-	-	-	-	-
-	58,194	275,000	333,194	-	-	-
-	-	712,380	712,380	-	-	-
298,426	58,194	986,321	1,044,515	605,928	-	13,114
1,316,742	(58,194)	(162,094)	(220,288)	(106)	-	(12,845)
-	-	-	-	724	-	-
18,245	-	223,940	223,940	-	-	-
-	-	-	-	-	5,615	25,000
-	-	-	-	-	(2,223,009)	-
(1,672,800)	-	-	-	-	-	-
(1,654,555)	-	223,940	223,940	724	(2,217,394)	25,000
(337,813)	(58,194)	61,846	3,652	618	(2,217,394)	12,155
9,357,132	201,159	967,925	1,169,084	2,050	4,083,385	5,009
\$ 9,019,319	\$ 142,965	\$ 1,029,771	\$ 1,172,736	\$ 2,668	\$ 1,865,991	\$ 17,164

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, 2002**

	Capital Projects		
	Bay to Bay Study	MTDB Guideway Study	YMCA SD County
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ -	\$ -
Interest.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES	-	-	-
EXPENDITURES			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	13,020	200,000	-
Property Management.....	-	-	-
Project Improvements.....	-	-	-
Bond Sale Expense.....	-	-	-
Tax Sharing Payments.....	-	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES	13,020	200,000	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(13,020)	(200,000)	-
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Community Development Block Grant.....	-	-	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	50,000	200,000	575,000
Transfers to the City of San Diego.....	-	-	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	50,000	200,000	575,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	36,980	-	575,000
Fund Balances at July 1, 2001.....	200,000	-	-
FUND BALANCES AT JUNE 30, 2002	\$ 236,980	\$ -	\$ 575,000

<u>Capital Projects</u>		
<u>Vietnam Veterans SD</u>	<u>Total</u>	<u>Total</u>
\$ -	\$ 605,166	\$ 2,154,216
-	269	890,614
-	656	656
-	606,091	3,045,486
-	565,895	565,895
-	3,232	3,582
-	247,892	247,892
-	2,236	2,236
-	12,807	12,807
-	-	(1,059)
-	-	298,076
-	-	333,194
-	-	712,380
-	832,062	2,175,003
-	(225,971)	870,483
-	724	724
-	-	242,185
575,000	1,430,615	1,430,615
-	(2,223,009)	(2,223,009)
-	-	(1,672,800)
<u>575,000</u>	<u>(791,670)</u>	<u>(2,222,285)</u>
575,000	(1,017,641)	(1,351,802)
-	4,290,444	14,816,660
<u>\$ 575,000</u>	<u>\$ 3,272,803</u>	<u>\$ 13,464,858</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH BAY REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 12,725,000	\$ 13,325,244	\$ 26,050,244

**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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 349,108	\$ 675,342	\$ 6,026,632
Cash with Fiscal Agent.....	-	-	-
Receivables:			
Taxes.....	9,846	39,385	-
Interest.....	1,814	5,079	3,162
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	<u>\$ 360,768</u>	<u>\$ 719,806</u>	<u>\$ 6,029,794</u>
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Due to Other Funds.....	-	-	1,508,039
Trust Liability.....	-	-	-
TOTAL LIABILITIES.....	<u>-</u>	<u>-</u>	<u>1,508,039</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	715,891	-
Unreserved:			
Designated for Unrealized Gain.....	1,924	3,915	4,685
Designated for Subsequent Years' Expenditures.....	331,579	-	-
Undesignated.....	27,265	-	4,517,070
TOTAL FUND EQUITY.....	<u>360,768</u>	<u>719,806</u>	<u>4,521,755</u>
TOTAL LIABILITIES AND FUND EQUITY.....	<u>\$ 360,768</u>	<u>\$ 719,806</u>	<u>\$ 6,029,794</u>

Special Revenue	Debt Service	Capital Projects				Total
		2000 Bonds	North Park	Carter Reese	North Park Theatre	
Total						
\$ 7,051,082	\$ -	\$ 35,758	\$ 16,888	\$ -	\$ -	\$ 52,646
-	564,414	-	-	-	-	-
49,231	-	-	-	-	-	-
10,055	-	4	98	-	-	102
-	-	25,834	-	1,465,738	16,467	1,508,039
-	-	-	-	900,000	-	900,000
<u>\$ 7,110,368</u>	<u>\$ 564,414</u>	<u>\$ 61,596</u>	<u>\$ 16,986</u>	<u>\$ 2,365,738</u>	<u>\$ 16,467</u>	<u>\$ 2,460,787</u>
\$ -	\$ -	\$ 14,877	\$ -	\$ -	\$ 16,467	\$ 31,344
1,508,039	-	-	-	-	-	-
-	-	20,605	-	-	-	20,605
<u>1,508,039</u>	<u>-</u>	<u>35,482</u>	<u>-</u>	<u>-</u>	<u>16,467</u>	<u>51,949</u>
-	-	-	-	900,000	-	900,000
-	-	26,114	-	1,465,738	-	1,491,852
715,891	550,630	-	-	-	-	-
10,524	13,784	-	-	-	-	-
331,579	-	-	16,353	-	-	16,353
4,544,335	-	-	633	-	-	633
<u>5,602,329</u>	<u>564,414</u>	<u>26,114</u>	<u>16,986</u>	<u>2,365,738</u>	<u>-</u>	<u>2,408,838</u>
<u>\$ 7,110,368</u>	<u>\$ 564,414</u>	<u>\$ 61,596</u>	<u>\$ 16,986</u>	<u>\$ 2,365,738</u>	<u>\$ 16,467</u>	<u>\$ 2,460,787</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 NORTH PARK REDEVELOPMENT AREA FUNDS
 COMBINED BALANCE SHEET
 June 30, 2002**

	Total
ASSETS	
Cash or Equity in Pooled Cash and Investments.....	\$ 7,103,728
Cash with Fiscal Agent.....	564,414
Receivables:	
Taxes.....	49,231
Interest.....	10,157
From Other Funds.....	1,508,039
Land Held for Resale.....	900,000
 TOTAL ASSETS.....	 \$ 10,135,569
 LIABILITIES	
Accounts Payable.....	\$ 31,344
Due to Other Funds.....	1,508,039
Trust Liability.....	20,605
 TOTAL LIABILITIES.....	 1,559,988
 FUND EQUITY	
Fund Balances:	
Reserved for Land Held for Resale.....	900,000
Reserved for Encumbrances.....	1,491,852
Reserved for Debt Service.....	1,266,521
Unreserved:	
Designated for Unrealized Gain.....	24,308
Designated for Subsequent Years' Expenditures.....	347,932
Undesignated.....	4,544,968
 TOTAL FUND EQUITY.....	 8,575,581
 TOTAL LIABILITIES AND FUND EQUITY.....	 \$ 10,135,569

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	2000 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 301,060	\$ 278,465	\$ -
Interest.....	9,613	29,476	417,696
Private Sources.....	-	-	-
TOTAL REVENUES.....	310,673	307,941	417,696
EXPENDITURES			
Administration.....	-	-	-
Legal.....	759	-	-
Plans and Surveys.....	-	-	-
Property Management.....	-	-	-
Tax Sharing Payments.....	-	152,690	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	759	152,690	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	309,914	155,251	417,696
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	-	-	6,077
Transfers from Bond Proceeds.....	-	-	-
Transfers to Other Funds.....	(130,671)	-	(2,471,948)
TOTAL OTHER FINANCING SOURCES (USES).....	(130,671)	-	(2,465,871)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	179,243	155,251	(2,048,175)
Fund Balances at July 1, 2001.....	181,525	564,555	6,569,930
FUND BALANCES AT JUNE 30, 2002.....	\$ 360,768	\$ 719,806	\$ 4,521,755

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2002**

	Special Revenue	Debt Service	Capital Projects
	Total	2000 Bonds	North Park
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 579,525	\$ 394,888	\$ 530,887
Interest.....	456,785	33,298	-
Private Sources.....	-	-	-
TOTAL REVENUES	1,036,310	428,186	530,887
EXPENDITURES			
Administration.....	-	-	467,711
Legal.....	759	-	10,684
Plans and Surveys.....	-	-	59,904
Property Management.....	-	-	2,235
Tax Sharing Payments.....	152,690	-	-
Debt Service:			
Principal.....	-	145,000	-
Interest.....	-	380,672	-
TOTAL EXPENDITURES	153,449	525,672	540,534
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	882,861	(97,486)	(9,647)
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds.....	6,077	124,594	-
Transfers from Bond Proceeds.....	-	-	35,481
Transfers to Other Funds.....	(2,602,619)	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(2,596,542)	124,594	35,481
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(1,713,681)	27,108	25,834
Fund Balances at July 1, 2001.....	7,316,010	537,306	280
FUND BALANCES AT JUNE 30, 2002	\$ 5,602,329	\$ 564,414	\$ 26,114

Capital Projects

Carter Reese	North Park Theatre	Public Parking Lot	Total	Total
\$ -	\$ -	\$ -	\$ 530,887	\$ 1,505,300
633	-	-	633	490,716
20,000	-	-	20,000	20,000
<u>20,633</u>	<u>-</u>	<u>-</u>	<u>551,520</u>	<u>2,016,016</u>
3,647	54,262	-	525,620	525,620
-	-	-	10,684	11,443
-	-	16,467	76,371	76,371
-	-	-	2,235	2,235
-	-	-	-	152,690
-	-	-	-	145,000
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>380,672</u>
<u>3,647</u>	<u>54,262</u>	<u>16,467</u>	<u>614,910</u>	<u>1,294,031</u>
<u>16,986</u>	<u>(54,262)</u>	<u>(16,467)</u>	<u>(63,390)</u>	<u>721,985</u>
-	-	-	-	130,671
-	2,420,000	16,467	2,471,948	2,471,948
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,602,619)</u>
<u>-</u>	<u>2,420,000</u>	<u>16,467</u>	<u>2,471,948</u>	<u>-</u>
16,986	2,365,738	-	2,408,558	721,985
<u>-</u>	<u>-</u>	<u>-</u>	<u>280</u>	<u>7,853,596</u>
<u>\$ 16,986</u>	<u>\$ 2,365,738</u>	<u>\$ -</u>	<u>\$ 2,408,838</u>	<u>\$ 8,575,581</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 6,855,000	\$ 7,167,117	\$ 14,022,117

Pacific Beach Survey Area

Financial Statements

**Pacific Beach
Survey Area**

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 PACIFIC BEACH SURVEY AREA FUND
 BALANCE SHEET
 June 30, 2002**

	Capital Projects
ASSETS	
Cash or Equity in Pooled Cash and Investments.....	\$ -
FUND EQUITY	
Fund Balances:	
Unreserved:	
Undesignated.....	-
TOTAL FUND EQUITY.....	-
TOTAL LIABILITIES AND FUND EQUITY.....	\$ -

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
PACIFIC BEACH SURVEY AREA FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended June 30, 2002**

EXPENDITURES	<u>Capital Projects</u>
Administration.....	\$ 1,629
Plans and Surveys.....	<u>12,640</u>
TOTAL EXPENDITURES.....	<u>14,269</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	<u>(14,269)</u>
 OTHER FINANCING SOURCES (USES)	
Contributions from the City of San Diego:	
Community Development Block Grant.....	<u>14,269</u>
Total Contributions from City of San Diego.....	<u>14,269</u>
TOTAL OTHER FINANCING SOURCES (USES).....	<u>14,269</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	-
Fund Balances at July 1, 2001.....	<u>-</u>
FUND BALANCES AT JUNE 30, 2002.....	<u>\$ -</u>

**This Page
Intentionally
Left Blank**

**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, 2002

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 421,572	\$ 855,991	\$ 1,277,563
Receivables:			
Taxes.....	4,589	18,356	22,945
Interest.....	2,226	5,588	7,814
TOTAL ASSETS.....	\$ 428,387	\$ 879,935	\$ 1,308,322
LIABILITIES			
Accounts Payable.....	\$ 14,815	\$ 59,259	\$ 74,074
TOTAL LIABILITIES.....	14,815	59,259	74,074
FUND EQUITY			
Fund Balances:			
Reserved for Encumbrances.....	-	-	-
Reserved for Debt Service.....	-	815,945	815,945
Unreserved:			
Designated for Unrealized Gain.....	2,323	4,731	7,054
Designated for Subsequent Years' Expenditures.....	382,186	-	382,186
Undesignated.....	29,063	-	29,063
TOTAL FUND BALANCES.....	413,572	820,676	1,234,248
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 428,387	\$ 879,935	\$ 1,308,322

Capital Projects

<u>San Ysidro</u>	<u>International Gateway</u>	<u>Total</u>	<u>Total</u>
\$ 8,370	\$ 15,767	\$ 24,137	\$ 1,301,700
-	-	-	22,945
-	174	174	7,988
<u>\$ 8,370</u>	<u>\$ 15,941</u>	<u>\$ 24,311</u>	<u>\$ 1,332,633</u>
<u>\$ 6,638</u>	<u>\$ -</u>	<u>\$ 6,638</u>	<u>\$ 80,712</u>
6,638	-	6,638	80,712
-	15,941	15,941	15,941
-	-	-	815,945
-	-	-	7,054
1,732	-	1,732	383,918
-	-	-	29,063
<u>1,732</u>	<u>15,941</u>	<u>17,673</u>	<u>1,251,921</u>
<u>\$ 8,370</u>	<u>\$ 15,941</u>	<u>\$ 24,311</u>	<u>\$ 1,332,633</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 240,547	\$ 573,513	\$ 814,060
Interest.....	12,320	29,751	42,071
TOTAL REVENUES.....	252,867	603,264	856,131
EXPENDITURES			
Administration.....	-	-	-
Legal.....	295	-	295
Property Management.....	-	-	-
Tax Sharing Payments.....	-	49,735	49,735
TOTAL EXPENDITURES.....	295	49,735	50,030
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	252,572	553,529	806,101
Fund Balances at July 1, 2001.....	161,000	267,147	428,147
FUND BALANCES AT JUNE 30, 2002	\$ 413,572	\$ 820,676	\$ 1,234,248

Capital Projects

San Ysidro	International Gateway	Total	Total
\$ 387,771	\$ 903	\$ 388,674	\$ 1,202,734
-	2,202	2,202	44,273
<u>387,771</u>	<u>3,105</u>	<u>390,876</u>	<u>1,247,007</u>
360,794	37,189	397,983	397,983
24,742	-	24,742	25,037
2,236	-	2,236	2,236
-	-	-	49,735
<u>387,772</u>	<u>37,189</u>	<u>424,961</u>	<u>474,991</u>
<u>(1)</u>	<u>(34,084)</u>	<u>(34,085)</u>	<u>772,016</u>
<u>1,733</u>	<u>50,025</u>	<u>51,758</u>	<u>479,905</u>
<u>\$ 1,732</u>	<u>\$ 15,941</u>	<u>\$ 17,673</u>	<u>\$ 1,251,921</u>

**This Page
Intentionally
Left Blank**

**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, 2002

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 42,439	\$ 525,859	\$ 555,193
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	3,617	14,467	-
Interest.....	302	2,774	2,804
From Other Funds.....	302,736	-	-
Land Held for Resale.....	21,639	-	-
TOTAL ASSETS	\$ 370,733	\$ 543,100	\$ 557,997
LIABILITIES			
Accounts Payable.....	\$ 17,230	\$ -	\$ -
Due to Other Funds.....	-	-	504,356
Trust Liability.....	-	-	-
TOTAL LIABILITIES	17,230	-	504,356
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	21,639	-	-
Reserved for Encumbrances.....	4,787	-	-
Reserved for Debt Service.....	-	540,054	-
Unreserved:			
Designated for Unrealized Gain.....	-	3,046	2,349
Designated for Subsequent Years' Expenditures.....	327,077	-	-
Undesignated.....	-	-	51,292
TOTAL FUND BALANCES	353,503	543,100	53,641
TOTAL LIABILITIES AND FUND EQUITY	\$ 370,733	\$ 543,100	\$ 557,997

Special Revenue		Debt Service				
2000 Bond Proceeds	Total	City Loan	National City Mitigation	1995 Bonds	2000 Bonds	Total
\$ 886,735	\$ 2,010,226	\$ 477	\$ -	\$ -	\$ -	\$ 477
-	-	-	-	-	517,329	517,329
-	-	-	-	148,745	138,217	286,962
-	18,084	-	-	-	-	-
(71)	5,809	3	-	-	-	3
-	302,736	-	-	-	-	-
-	21,639	-	-	-	-	-
<u>\$ 886,664</u>	<u>\$ 2,358,494</u>	<u>\$ 480</u>	<u>\$ -</u>	<u>\$ 148,745</u>	<u>\$ 655,546</u>	<u>\$ 804,771</u>
\$ -	\$ 17,230	\$ -	\$ -	\$ -	\$ -	\$ -
885,958	1,390,314	-	-	-	-	-
-	-	-	-	-	-	-
<u>885,958</u>	<u>1,407,544</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	21,639	-	-	-	-	-
-	4,787	-	-	-	-	-
-	540,054	480	-	148,745	651,061	800,286
706	6,101	-	-	-	4,485	4,485
-	327,077	-	-	-	-	-
-	51,292	-	-	-	-	-
<u>706</u>	<u>950,950</u>	<u>480</u>	<u>-</u>	<u>148,745</u>	<u>655,546</u>	<u>804,771</u>
<u>\$ 886,664</u>	<u>\$ 2,358,494</u>	<u>\$ 480</u>	<u>\$ -</u>	<u>\$ 148,745</u>	<u>\$ 655,546</u>	<u>\$ 804,771</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT AREA FUNDS
COMBINED BALANCE SHEET
June 30, 2002

	Capital Projects		
	Alpha Street - Commercial	Alpha Street - Residential	School District Development
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 644	\$ 197,725	\$ 350
Cash with Fiscal Agent.....	-	-	-
Investments (Fair Value).....	-	-	-
Receivables:			
Taxes.....	-	-	-
Interest.....	994	900	540
From Other Funds.....	-	1,087,578	-
Land Held for Resale.....	-	182,620	-
TOTAL ASSETS	\$ 1,638	\$ 1,468,823	\$ 890
LIABILITIES			
Accounts Payable.....	\$ -	\$ 24,350	\$ -
Due to Other Funds.....	-	-	-
Trust Liability.....	-	-	-
TOTAL LIABILITIES	-	24,350	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	182,620	-
Reserved for Encumbrances.....	-	67,199	-
Reserved for Debt Service.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	816	-
Designated for Subsequent Years' Expenditures.....	-	1,193,838	-
Undesignated.....	1,638	-	890
TOTAL FUND BALANCES	1,638	1,444,473	890
TOTAL LIABILITIES AND FUND EQUITY	\$ 1,638	\$ 1,468,823	\$ 890

Capital Projects

Southcrest	Commerical Rehabilitation	Linear Park	Total	Total
\$ 70,594	\$ 724	\$ -	\$ 270,037	\$ 2,280,740
-	-	-	-	517,329
-	-	-	-	286,962
-	-	-	-	18,084
415	4	-	2,853	8,665
-	-	-	1,087,578	1,390,314
<u>840,060</u>	<u>-</u>	<u>-</u>	<u>1,022,680</u>	<u>1,044,319</u>
<u>\$ 911,069</u>	<u>\$ 728</u>	<u>\$ -</u>	<u>\$ 2,383,148</u>	<u>\$ 5,546,413</u>
\$ -	\$ -	\$ -	\$ 24,350	\$ 41,580
-	-	-	-	1,390,314
<u>70,842</u>	<u>-</u>	<u>-</u>	<u>70,842</u>	<u>70,842</u>
<u>70,842</u>	<u>-</u>	<u>-</u>	<u>95,192</u>	<u>1,502,736</u>
840,060	-	-	1,022,680	1,044,319
34	-	-	67,233	72,020
-	-	-	-	1,340,340
133	-	-	949	11,535
-	728	-	1,194,566	1,521,643
-	-	-	2,528	53,820
<u>840,227</u>	<u>728</u>	<u>-</u>	<u>2,287,956</u>	<u>4,043,677</u>
<u>\$ 911,069</u>	<u>\$ 728</u>	<u>\$ -</u>	<u>\$ 2,383,148</u>	<u>\$ 5,546,413</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, 2002**

	Special Revenue		
	Low/Mod	Tax Increment	1995 Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ 126,699	\$ 223,960	\$ -
Interest.....	1,498	16,889	30,520
Private Sources.....	-	-	-
Other Revenue.....	-	-	-
TOTAL REVENUES.....	128,197	240,849	30,520
EXPENDITURES			
Administration.....	2,450	-	-
Legal.....	5,574	-	-
Plans and Surveys.....	30,827	-	-
Property Management.....	-	-	-
Rehabilitation.....	-	-	-
Project Improvements.....	-	-	-
Promotions and Marketing.....	125	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	11,290	-	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	50,266	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	77,931	240,849	30,520
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Community Development Block Grant.....	-	-	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	(45,566)	-	-
Transfers to Southeast Economic Development Corporation.....	(95,811)	-	-
Transfers to Other Funds.....	(74,938)	-	(553,353)
TOTAL OTHER FINANCING SOURCES (USES).....	(216,315)	-	(553,353)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(138,384)	240,849	(522,833)
Fund Balances at July 1, 2001.....	491,887	302,251	576,474
FUND BALANCES AT JUNE 30, 2002.....	\$ 353,503	\$ 543,100	\$ 53,641

Special Revenue		Debt Service				
2000 Bond Proceeds	Total	City Loan	National City Mitigation	1995 Bonds	2000 Bonds	Total
\$ -	\$ 350,659	\$ -	\$ -	\$ 210,409	\$ 53,240	\$ 263,649
21,612	70,519	25	-	2,693	59,175	61,893
-	-	-	-	-	-	-
-	-	-	-	-	-	-
21,612	421,178	25	-	213,102	112,415	325,542
-	2,450	-	-	-	-	-
-	5,574	-	-	-	-	-
-	30,827	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	125	-	-	-	-	-
-	-	-	-	-	-	-
-	11,290	-	-	-	-	-
-	-	-	193,190	85,000	25,000	303,190
-	-	-	46,810	185,653	115,200	347,663
-	50,266	-	240,000	270,653	140,200	650,853
21,612	370,912	25	(240,000)	(57,551)	(27,785)	(325,311)
-	-	-	-	-	-	-
-	-	-	-	52,600	22,338	74,938
-	(45,566)	-	240,000	-	-	240,000
-	(95,811)	-	-	-	-	-
(23,099)	(651,390)	-	-	-	-	-
(23,099)	(792,767)	-	240,000	52,600	22,338	314,938
(1,487)	(421,855)	25	-	(4,951)	(5,447)	(10,373)
2,193	1,372,805	455	-	153,696	660,993	815,144
\$ 706	\$ 950,950	\$ 480	\$ -	\$ 148,745	\$ 655,546	\$ 804,771

Continued on next page.

**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, 2002**

	Capital Projects		
	Alpha Street - Commercial	Alpha Street - Residential	School District Development
REVENUES			
Tax Increments/Pay In-Lieu of Taxes.....	\$ -	\$ 38,330	\$ -
Interest.....	-	254	-
Private Sources.....	-	200	-
Other Revenue.....	-	150,106	-
TOTAL REVENUES.....	-	188,890	-
EXPENDITURES			
Administration.....	-	33,636	-
Legal.....	-	35,261	-
Plans and Surveys.....	-	32,578	-
Property Management.....	-	39,196	-
Rehabilitation.....	-	80,000	-
Project Improvements.....	-	980	-
Promotions and Marketing.....	-	-	-
Bond Sale Expense.....	-	-	-
Program Management.....	-	10,546	-
Debt Service:			
Principal.....	-	-	-
Interest.....	-	-	-
TOTAL EXPENDITURES.....	-	232,197	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	-	(43,307)	-
OTHER FINANCING SOURCES (USES)			
Loans from the City of San Diego:			
Community Development Block Grant.....	-	24,350	-
Transfers from Other Funds.....	-	-	-
Transfers from Bond Proceeds.....	-	370,435	-
Transfers to Southeast Economic Development Corporation.....	-	(106,881)	-
Transfers to Other Funds.....	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	-	287,904	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	-	244,597	-
Fund Balances at July 1, 2001.....	1,638	1,199,876	890
FUND BALANCES AT JUNE 30, 2002.....	\$ 1,638	\$ 1,444,473	\$ 890

Capital Projects

Southcrest	Commercial Rehabilitation	Linear Park	Total	Total
\$ (19,144)	\$ -	\$ -	\$ 19,186	\$ 633,494
516	37	-	807	133,219
-	-	-	200	200
-	-	-	150,106	150,106
(18,628)	37	-	170,299	917,019
120,357	-	-	153,993	156,443
9,038	-	553	44,852	50,426
34,235	-	20,000	86,813	117,640
6,384	-	-	45,580	45,580
-	-	-	80,000	80,000
-	-	-	980	980
4,913	-	-	4,913	5,038
5,724	-	-	5,724	5,724
7,944	-	-	18,490	29,780
-	-	-	-	303,190
-	-	-	-	347,663
188,595	-	20,553	441,345	1,142,464
(207,223)	37	(20,553)	(271,046)	(225,445)
295,212	-	20,553	340,115	340,115
-	-	-	-	74,938
11,583	-	-	382,018	576,452
(120,343)	-	-	(227,224)	(323,035)
-	-	-	-	(651,390)
186,452	-	20,553	494,909	17,080
(20,771)	37	-	223,863	(208,365)
860,998	691	-	2,064,093	4,252,042
\$ 840,227	\$ 728	\$ -	\$ 2,287,956	\$ 4,043,677

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 2,845,000	\$ 1,978,535	\$ 4,823,535

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT AREA FUNDS
STATEMENT OF FUTURE DEBT REQUIREMENTS BY YEARS
June 30, 2002**

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

Fiscal Year	Principal	Interest	Total
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
TOTALS	\$ 1,820,000	\$ 1,691,645	\$ 3,511,645



CALDERON, JAHAM & OSBORN

AN ACCOUNTANCY CORPORATION

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

www.cjo.com

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, 2002, as listed in the foregoing table of contents, and have issued our report thereon dated November 27, 2002. 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 27, 2002

Calderon, Jaham & Osborn

**This Page
Intentionally
Left Blank**

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 1995-96 TO 2001-02 (BASE YEAR 1991-92)**

	Base Year 1991-92	Revised Base Year 1991-92	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 32,772	\$ 32,772	\$ 53,150
Public Utilities - State Assessed.....	2,829	2,608	220
Total Secured Valuation.....	35,601	35,380	53,370
Unsecured - Locally Assessed.....	4,710	4,692	2,450
Total Gross Valuation.....	40,311	40,072	55,820
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	3,664	3,664	14,940
Unsecured - Locally Assessed.....	-	-	3
Total Exemptions.....	3,664	3,664	14,943
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	29,108	29,108	38,210
Public Utilities - State Assessed.....	2,829	2,608	220
Net Secured.....	31,937	31,716	38,430
Unsecured - Locally Assessed.....	4,710	4,692	2,447
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 36,647	\$ 36,408	\$ 40,877
INCREMENT			
Net Assessed Valuation increase (Decrease) Over Base Year.....			4,469
Percentage Increase (Decrease) Over Base Year.....			12.27%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 217	\$ 217	\$ 224
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	217	217	224
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	28,891	28,891	37,986
Public Utilities - State Assessed.....	2,829	2,608	220
Net Secured.....	31,720	31,499	38,206
Unsecured - Locally Assessed.....	4,710	4,692	2,447
NET ASSESSED VALUATION.....	\$ 36,430	\$ 36,191	\$ 40,653

Revised Base Year 1991-92	1996-97	Revised Base Year 1991-92	1997-98	1998-99	1999-2000	2000-01	2001-02
\$ 37,330 2,608	\$ 41,539 236	\$ 37,013 2,608	\$ 42,711 260	\$ 43,675 378	\$ 45,664 411	\$ 46,178 420	\$ 49,720 429
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	50,149 6,948
44,630	44,358	44,313	45,601	47,977	52,001	52,487	57,097
3,664 -	7,746 -	3,664 -	7,996 -	8,216 713	8,634 1,048	8,356 1,233	8,501 2,362
3,664	7,746	3,664	7,996	8,929	9,682	9,589	10,863
33,666 2,608	33,793 236	33,349 2,608	34,715 260	35,459 378	37,030 411	37,822 420	41,219 429
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	41,648 4,586
\$ 40,966	\$ 36,612	\$ 40,649	\$ 37,605	\$ 39,048	\$ 42,319	\$ 42,898	\$ 46,234
	(4,354)		(3,044)	(1,601)	1,670	2,249	5,585
	-10.63%		-7.49%	-3.94%	4.11%	5.53%	13.74%
\$ 217 -	\$ 217 -	\$ 217 -	\$ 224 -	\$ 224 -	\$ 217 -	\$ 217 -	\$ 217 -
217	217	217	224	224	217	217	217
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
33,449 2,608	33,576 236	33,132 2,608	34,491 260	35,235 378	36,813 411	37,605 420	41,002 429
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	41,431 4,586
\$ 40,749	\$ 36,395	\$ 40,432	\$ 37,381	\$ 38,824	\$ 42,102	\$ 42,681	\$ 46,017

**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 1994-95 TO 2001-02 (BASE YEAR 1992-93)**

	Base Year 1992-93	1994-95	1995-96
GROSS			
Secured - Locally Assessed	\$ 94,838	\$ 96,903	\$ 97,584
Public Utilities - State Assessed	-	-	-
Total Secured Valuation	94,838	96,903	97,584
Unsecured - Locally Assessed	2,692	2,868	1,431
Total Gross Valuation	97,530	99,771	99,015
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	6,693	12,981	16,244
Unsecured - Locally Assessed	-	115	137
Total Exemptions	6,693	13,096	16,381
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	88,145	83,922	81,340
Public Utilities - State Assessed	-	-	-
Net Secured	88,145	83,922	81,340
Unsecured - Locally Assessed	2,692	2,753	1,294
NET ASSESSED VALUATION FOR TAX RATE	\$ 90,837	\$ 86,675	\$ 82,634
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		(4,162)	(8,203)
Percentage Increase (Decrease) Over Base Year		-4.58%	-9.03%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ 1,033	\$ 1,039	\$ 1,219
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	1,033	1,039	1,219
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	87,112	82,883	80,121
Public Utilities - State Assessed	-	-	-
Net Secured	87,112	82,883	80,121
Unsecured - Locally Assessed	2,692	2,753	1,294
NET ASSESSED VALUATION	\$ 89,804	\$ 85,636	\$ 81,415

1996-97	1997-98	Revised Base Year 1992-93	1998-99	1999-2000	2000-01	2001-02
\$ 96,170	\$ 97,516	\$ 67,688	\$ 83,275	\$ 88,975	\$ 102,297	\$ 114,448
-	-	-	-	-	-	-
96,170	97,516	67,688	83,275	88,975	102,297	114,448
1,857	1,558	2,693	1,738	1,997	2,240	3,412
98,027	99,074	70,381	85,013	90,972	104,537	117,860
15,218	15,202	6,693	14,133	10,006	16,120	14,351
86	-	-	16	187	76	462
15,304	15,202	6,693	14,149	10,193	16,196	14,813
80,952	82,314	60,995	69,142	78,969	86,177	100,097
-	-	-	-	-	-	-
80,952	82,314	60,995	69,142	78,969	86,177	100,097
1,771	1,558	2,693	1,722	1,810	2,164	2,950
\$ 82,723	\$ 83,872	\$ 63,688	\$ 70,864	\$ 80,779	\$ 88,341	\$ 103,047
(8,114)	(6,965)		7,176	17,091	24,653	39,359
-8.93%	-7.67%		11.27%	26.84%	38.71%	61.80%
\$ 1,347	\$ 1,416	\$ 1,033	\$ 1,447	\$ 1,541	\$ 1,636	\$ 1,636
-	-	-	-	-	-	-
1,347	1,416	1,033	1,447	1,541	1,636	1,636
-	-	-	-	-	-	-
-	-	-	-	-	-	-
79,605	80,898	59,962	67,695	77,428	84,541	98,461
-	-	-	-	-	-	-
79,605	80,898	59,962	67,695	77,428	84,541	98,461
1,771	1,558	2,693	1,722	1,810	2,164	2,950
\$ 81,376	\$ 82,456	\$ 62,655	\$ 69,417	\$ 79,238	\$ 86,705	\$ 101,411

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT PROJECT - EXPANSION 2
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1999-2000 TO 2001-02 (BASE YEAR 1999-2000)**

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

2001-02

\$ 18,508
-
18,508
247
18,755

1,234
229
1,463

17,274
-
17,274
18
\$ 17,292

2,255
15.00%

\$ 714
-
714

-
-
-

16,560
-
16,560
18
\$ 16,578

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT PROJECT - EXPANSION 3
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 2001-02 (BASE YEAR 2001-02)**

	Base Year 2001-02	2001-02
GROSS		
Secured - Locally Assessed	\$ 3,215	\$ 10,279
Public Utilities - State Assessed	-	-
Total Secured Valuation.....	3,215	10,279
Unsecured - Locally Assessed	-	-
Total Gross Valuation.....	3,215	10,279
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)		
Secured - Locally Assessed	-	-
Unsecured - Locally Assessed	-	-
Total Exemptions.....	-	-
NET ASSESSED VALUATIONS FOR TAX RATE		
Secured - Locally Assessed	3,215	10,279
Public Utilities - State Assessed	-	-
Net Secured.....	3,215	10,279
Unsecured - Locally Assessed	-	-
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 3,215	\$ 10,279
INCREMENT		
Net Assessed Valuation Increase (Decrease) Over Base Year.....		7,064
Percentage Increase (Decrease) Over Base Year.....		219.72%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS		
Secured - Locally Assessed	\$ -	\$ -
Unsecured - Locally Assessed	-	-
Total Homeowners' Exemptions.....	-	-
BUSINESS INVENTORY EXEMPTIONS		
Secured - Locally Assessed	-	-
Unsecured - Locally Assessed	-	-
Total Business Inventory Exemptions.....	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS		
Secured - Locally Assessed	3,215	10,279
Public Utilities - State Assessed	-	-
Net Secured	3,215	10,279
Unsecured - Locally Assessed	-	-
NET ASSESSED VALUATION.....	\$ 3,215	\$ 10,279

**This Page
Intentionally
Left Blank**

**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 1994-95 TO 2001-02 (BASE YEAR 1992-93)**

	Base Year 1992-93	1994-95	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 1,090,174	\$ 972,637	\$ 927,021
Public Utilities - State Assessed.....	3,465	1,862	2,181
Total Secured Valuation.....	1,093,639	974,499	929,202
Unsecured - Locally Assessed.....	64,243	17,922	22,293
Total Gross Valuation.....	1,157,882	992,421	951,495
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	62,189	78,849	78,614
Unsecured - Locally Assessed.....	-	413	552
Total Exemptions.....	62,189	79,262	79,166
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	1,027,985	893,788	848,407
Public Utilities - State Assessed.....	3,465	1,862	2,181
Net Secured.....	1,031,450	895,650	850,588
Unsecured - Locally Assessed.....	64,243	17,509	21,741
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 1,095,693	\$ 913,159	\$ 872,329
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(182,534)	(223,364)
Percentage Increase (Decrease) Over Base Year.....		-16.66%	-20.39%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 714	\$ 805	\$ 812
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	714	805	812
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	1,027,271	892,983	847,595
Public Utilities - State Assessed.....	3,465	1,862	2,181
Net Secured.....	1,030,736	894,845	849,776
Unsecured - Locally Assessed.....	64,243	17,509	21,741
NET ASSESSED VALUATION.....	\$ 1,094,979	\$ 912,354	\$ 871,517

1996-97	Revised Base Year 1992-93	1997-98	1998-99	1999-2000	2000-01	2001-02
\$ 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	\$ 1,467,297 -
908,626 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	1,467,297 93,294
926,219	1,156,429	941,270	1,045,392	1,204,168	1,381,981	1,560,591
87,884 97	62,019 -	90,800 987	87,662 4,637	94,089 6,129	104,469 6,919	100,954 9,403
87,981	62,019	91,787	92,299	100,218	111,388	110,357
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	1,366,343 -
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	1,366,343 83,891
\$ 838,238	\$ 1,094,410	\$ 849,483	\$ 953,093	\$ 1,103,950	\$ 1,270,593	\$ 1,450,234
(257,455)		(244,927)	(141,317)	9,540	176,183	355,824
-23.50%		-22.38%	-12.91%	0.87%	16.10%	32.51%
\$ 902 -	\$ 714 -	\$ 980 -	\$ 1,077 -	\$ 1,182 -	\$ 1,133 -	\$ 1,133 61
902	714	980	1,077	1,182	1,133	1,194
-	-	-	-	-	-	-
-	-	-	-	-	-	-
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	1,365,210 -
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 80,339	1,365,210 83,830
\$ 837,336	\$ 1,093,696	\$ 848,503	\$ 952,016	\$ 1,102,768	\$ 1,269,460	\$ 1,449,040

**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 1994-95 TO 2001-02 (BASE YEAR 1976-77)**

	Base Year 1976-77	1994-95	1995-96
GROSS			
Secured - Locally Assessed	\$ 19,715	\$ 474,979	\$ 454,634
Public Utilities - State Assessed	17,131	2,175	1,550
Total Secured Valuation	36,846	477,154	456,184
Unsecured - Locally Assessed	18,870	51,811	57,303
Total Gross Valuation	55,716	528,965	513,487
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	1,507	3,089	3,521
Unsecured - Locally Assessed	-	160	157
Total Exemptions	1,507	3,249	3,678
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	18,208	471,890	451,113
Public Utilities - State Assessed	17,131	2,175	1,550
Net Secured	35,339	474,065	452,663
Unsecured - Locally Assessed	18,870	51,651	57,146
NET ASSESSED VALUATION FOR TAX RATE	\$ 54,209	\$ 525,716	\$ 509,809
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		471,507	455,600
Percentage Increase (Decrease) Over Base Year		869.79%	840.45%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ 868	\$ 839
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	-	868	839
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	178	-	-
Unsecured - Locally Assessed	1,602	-	-
Total Business Inventory Exemptions	1,780	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	18,030	471,022	450,274
Public Utilities - State Assessed	17,131	2,175	1,550
Net Secured	35,161	473,197	451,824
Unsecured - Locally Assessed	17,268	51,651	57,146
NET ASSESSED VALUATION	\$ 52,429	\$ 524,848	\$ 508,970

1996-97	Revised Base Year 1976-77	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02
\$ 431,513 1,473	\$ 18,554 17,131	\$ 437,849 1,518	\$ 18,553 1,038	\$ 519,344 1,742	\$ 563,347 1,906	\$ 602,524 1,923	\$ 643,416 -
432,986 53,503	35,685 18,870	439,367 57,458	19,591 18,870	521,086 47,267	565,253 52,096	604,447 57,950	643,416 61,602
486,489	54,555	496,825	38,461	568,353	617,349	662,397	705,018
3,558 22	1,507 -	1,993 253	1,507 -	387 281	2,191 401	2,229 531	2,051 593
3,580	1,507	2,246	1,507	668	2,592	2,760	2,644
427,955 1,473	17,047 17,131	435,856 1,518	17,046 1,038	518,957 1,742	561,156 1,906	600,295 1,923	641,365 -
429,428 53,481	34,178 18,870	437,374 57,205	18,084 18,870	520,699 46,986	563,062 51,695	602,218 57,419	641,365 61,009
\$ 482,909	\$ 53,048	\$ 494,579	\$ 36,954	\$ 567,685	\$ 614,757	\$ 659,637	\$ 702,374
428,700		441,531		530,731	577,803	622,683	665,420
790.83%		832.32%		1436.19%	1563.57%	1685.02%	1800.67%
\$ 802 -	\$ - -	\$ 860 -	\$ - -	\$ 868 -	\$ 927 -	\$ 966 -	\$ 966 -
802	-	860	-	868	927	966	966
- -	178 1,602	- -	178 1,602	- -	- -	- -	- -
-	1,780	-	1,780	-	-	-	-
427,153 1,473	16,869 17,131	434,996 1,518	16,868 1,038	518,089 1,742	560,229 1,906	599,329 1,923	640,399 -
428,626 53,481	34,000 17,268	436,514 57,205	17,906 17,268	519,831 46,986	562,135 51,695	601,252 57,419	640,399 61,009
\$ 482,107	\$ 51,268	\$ 493,719	\$ 35,174	\$ 566,817	\$ 613,830	\$ 658,671	\$ 701,408

**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 1993-94 TO 2001-02 (BASE YEAR 1982-83)**

	Base Year 1982-83	1993-94	1994-95
GROSS			
Secured - Locally Assessed.....	\$ 31,114	\$ 81,229	\$ 80,408
Public Utilities - State Assessed.....	1,733	49	19
Total Secured Valuation.....	32,847	81,278	80,427
Unsecured - Locally Assessed.....	2,306	6,273	6,633
Total Gross Valuation.....	35,153	87,551	87,060
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	1,047	1,602	1,355
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	1,047	1,602	1,355
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	30,067	79,627	79,053
Public Utilities - State Assessed.....	1,733	49	19
Net Secured.....	31,800	79,676	79,072
Unsecured - Locally Assessed.....	2,306	6,273	6,633
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 34,106	\$ 85,949	\$ 85,705
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		51,843	51,599
Percentage Increase (Decrease) Over Base Year.....		152.01%	151.29%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	30,067	79,627	79,053
Public Utilities - State Assessed.....	1,733	49	19
Net Secured.....	31,800	79,676	79,072
Unsecured - Locally Assessed.....	2,306	6,273	6,633
NET ASSESSED VALUATION.....	\$ 34,106	\$ 85,949	\$ 85,705

1995-96	1996-97	1997-98	Revised Base Year 1982-83	1998-99	1999-2000	2000-01	2001-02
\$ 84,131 24	\$ 100,504 26	\$ 105,400 29	\$ 31,114 61	\$ 126,908 42	\$ 160,567 45	\$ 214,793 46	\$ 233,212 -
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	233,212 19,390
90,092	107,578	113,875	33,481	138,937	173,814	232,519	252,602
1,365 -	1,644 -	1,631 -	1,047 -	1,634 6	- 10	291 8	297 24
1,365	1,644	1,631	1,047	1,640	10	299	321
82,766 24	98,860 26	103,769 29	30,067 61	125,274 42	160,567 45	214,502 46	232,915 -
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	232,915 19,366
\$ 88,727	\$ 105,934	\$ 112,244	\$ 32,434	\$ 137,297	\$ 173,804	\$ 232,220	\$ 252,281
54,621	71,828	78,138		104,863	141,370	199,786	219,847
160.15%	210.60%	229.10%		323.31%	435.87%	615.98%	677.83%
\$ 7 -	\$ 7 -	\$ 7 -	\$ - -	\$ - -	\$ 7 -	\$ 7 -	\$ 7 -
7	7	7	-	-	7	7	7
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
82,759 24	98,853 26	103,762 29	30,067 61	125,274 42	160,560 45	214,495 46	232,908 -
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	232,908 19,366
\$ 88,720	\$ 105,927	\$ 112,237	\$ 32,434	\$ 137,297	\$ 173,797	\$ 232,213	\$ 252,274

**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 1994-95 TO 2001-02 (BASE YEAR 1976-77)**

	Base Year 1976-77	1994-95	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 10,503	\$ 790,755	\$ 721,610
Public Utilities - State Assessed.....	2,672	1,285	1,085
Total Secured Valuation.....	13,175	792,040	722,695
Unsecured - Locally Assessed.....	6,475	57,767	57,602
Total Gross Valuation.....	19,650	849,807	780,297
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	142	19,880	20,114
Unsecured - Locally Assessed.....	-	750	322
Total Exemptions.....	142	20,630	20,436
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	10,361	770,875	701,496
Public Utilities - State Assessed.....	2,672	1,285	1,085
Net Secured.....	13,033	772,160	702,581
Unsecured - Locally Assessed.....	6,475	57,017	57,280
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 19,508	\$ 829,177	\$ 759,861
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		809,669	740,353
Percentage Increase (Decrease) Over Base Year.....		4150.45%	3795.13%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 1,442	\$ 1,477
Unsecured - Locally Assessed.....	-	27	49
Total Homeowners' Exemptions.....	-	1,469	1,526
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	212	-	-
Unsecured - Locally Assessed.....	1,539	-	-
Total Business Inventory Exemptions.....	1,751	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	10,149	769,433	700,019
Public Utilities - State Assessed.....	2,672	1,285	1,085
Net Secured.....	12,821	770,718	701,104
Unsecured - Locally Assessed.....	4,936	56,990	57,231
NET ASSESSED VALUATION.....	\$ 17,757	\$ 827,708	\$ 758,335

1996-97	Revised Base Year 1976-77	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02
\$ 708,839 475	\$ 9,814 2,672	\$ 721,827 353	\$ 9,814 964	\$ 758,292 501	\$ 816,598 534	\$ 873,181 544	\$ 1,078,100 -
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	1,078,100 69,427
769,179	18,961	781,388	17,253	823,615	877,712	940,284	1,147,527
18,771 -	143 -	19,397 -	143 -	19,782 97	20,400 88	20,558 88	22,941 3,553
18,771	143	19,397	143	19,879	20,488	20,646	26,494
690,068 475	9,671 2,672	702,430 353	9,671 964	738,510 501	796,198 534	852,623 544	1,055,159 -
690,543 59,865	12,343 6,475	702,783 59,208	10,635 6,475	739,011 64,725	796,732 60,492	853,167 66,471	1,055,159 65,874
\$ 750,408	\$ 18,818	\$ 761,991	\$ 17,110	\$ 803,736	\$ 857,224	\$ 919,638	\$ 1,121,033
730,900		743,173		786,626	840,114	902,528	1,103,923
3746.67%		3949.27%		4597.46%	4910.08%	5274.86%	6451.92%
\$ 1,560 95	\$ 867 -	\$ 1,792 95	\$ 867 -	\$ 2,001 -	\$ 2,351 -	\$ 2,280 116	\$ 2,280 116
1,655	867	1,887	867	2,001	2,351	2,396	2,396
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
688,508 475	8,804 2,672	700,638 353	8,804 964	736,509 501	793,847 534	850,343 544	1,052,879 -
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	1,052,879 65,758
\$ 748,753	\$ 17,951	\$ 760,104	\$ 16,243	\$ 801,735	\$ 854,873	\$ 917,242	\$ 1,118,637

**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 1995-96 TO 2001-02 (BASE YEAR 1992-93)**

	Base Year 1992-93	Revised Base Year 1992-93	1995-96
GROSS			
Secured - Locally Assessed	\$ 1,221,895	\$ 1,214,987	\$ 1,167,759
Public Utilities - State Assessed	-	-	-
Total Secured Valuation.....	1,221,895	1,214,987	1,167,759
Unsecured - Locally Assessed.....	20,926	20,926	17,037
Total Gross Valuation.....	1,242,821	1,235,913	1,184,796
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	25,677	25,064	23,614
Unsecured - Locally Assessed.....	-	-	78
Total Exemptions	25,677	25,064	23,692
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	1,196,218	1,189,923	1,144,145
Public Utilities - State Assessed	-	-	-
Net Secured	1,196,218	1,189,923	1,144,145
Unsecured - Locally Assessed.....	20,926	20,926	16,959
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 1,217,144	\$ 1,210,849	\$ 1,161,104
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....			(49,745)
Percentage Increase (Decrease) Over Base Year.....			-4.11%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ 19,985	\$ 19,852
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions.....	-	19,985	19,852
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	1,196,218	1,169,938	1,124,293
Public Utilities - State Assessed	-	-	-
Net Secured	1,196,218	1,169,938	1,124,293
Unsecured - Locally Assessed.....	20,926	20,926	16,959
NET ASSESSED VALUATION.....	\$ 1,217,144	\$ 1,190,864	\$ 1,141,252

1996-97	Revised Base Year 1992-93	1997-98	Revised Base Year 1992-93	1998-99	1999-2000	2000-01	2001-02
\$ 1,116,612	\$ 1,034,935	\$ 1,000,884	\$ 1,027,567	\$ 1,010,076	\$ 1,045,685	\$ 1,118,357	\$ 1,227,363
-	-	-	-	-	-	-	-
1,116,612	1,034,935	1,000,884	1,027,567	1,010,076	1,045,685	1,118,357	1,227,363
15,508	20,926	14,297	20,926	17,330	17,759	18,869	18,078
1,132,120	1,055,861	1,015,181	1,048,493	1,027,406	1,063,444	1,137,226	1,245,441
25,816	25,064	26,792	25,064	27,331	31,489	43,087	44,494
41	-	166	-	199	544	574	909
25,857	25,064	26,958	25,064	27,530	32,033	43,661	45,403
1,090,796	1,009,871	974,092	1,002,503	982,745	1,014,196	1,075,270	1,182,869
-	-	-	-	-	-	-	-
1,090,796	1,009,871	974,092	1,002,503	982,745	1,014,196	1,075,270	1,182,869
15,467	20,926	14,131	20,926	17,131	17,215	18,295	17,169
\$ 1,106,263	\$ 1,030,797	\$ 988,223	\$ 1,023,429	\$ 999,876	\$ 1,031,411	\$ 1,093,565	\$ 1,200,038
(104,586)		(42,574)		(23,553)	7,982	70,136	176,609
-8.64%		-4.13%		-2.30%	0.78%	6.85%	17.26%
\$ 19,674	\$ 19,985	\$ 19,421	\$ 19,985	\$ 19,127	\$ 19,734	\$ 19,838	\$ 19,838
-	-	-	-	-	-	-	-
19,674	19,985	19,421	19,985	19,127	19,734	19,838	19,838
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
1,071,122	989,886	954,671	982,518	963,618	994,462	1,055,432	1,163,031
-	-	-	-	-	-	-	-
1,071,122	989,886	954,671	982,518	963,618	994,462	1,055,432	1,163,031
15,467	20,926	14,131	20,926	17,131	17,215	18,295	17,169
\$ 1,086,589	\$ 1,010,812	\$ 968,802	\$ 1,003,444	\$ 980,749	\$ 1,011,677	\$ 1,073,727	\$ 1,180,200

**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 2001-02 (BASE YEAR 1993-94)**

	Base Year 1993-94	1994-95	1995-96
GROSS			
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
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	10,367	11,029	10,723
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	10,367	11,029	10,723
NET ASSESSED VALUATIONS FOR TAX RATE			
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.....	\$ 49,032	\$ 52,174	\$ 51,043
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		3,142	2,011
Percentage increase (Decrease) Over Base Year		6.41%	4.10%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ 14	\$ 14	\$ 14
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions.....	14	14	14
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
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.....	\$ 49,018	\$ 52,160	\$ 51,029

1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02
\$ 58,730	\$ 59,540	\$ 65,343	\$ 69,023	\$ 77,392	\$ 101,104
-	-	-	-	-	-
58,730	59,540	65,343	69,023	77,392	101,104
2,447	3,053	5,809	4,950	10,019	10,329
61,177	62,593	71,152	73,973	87,411	111,433
11,972	11,778	10,997	11,440	21,149	23,021
-	1,114	309	1,542	4,847	5,455
11,972	12,892	11,306	12,982	25,996	28,476
46,758	47,762	54,346	57,583	56,243	78,083
-	-	-	-	-	-
46,758	47,762	54,346	57,583	56,243	78,083
2,447	1,939	5,500	3,408	5,172	4,874
\$ 49,205	\$ 49,701	\$ 59,846	\$ 60,991	\$ 61,415	\$ 82,957
173	669	10,814	11,959	12,383	33,925
0.35%	1.36%	22.05%	24.39%	25.25%	69.19%
\$ 14	\$ 14	\$ 14	\$ 21	\$ 21	\$ 21
-	-	-	-	-	-
14	14	14	21	21	21
-	-	-	-	-	-
-	-	-	-	-	-
46,744	47,748	54,332	57,562	56,222	78,062
-	-	-	-	-	-
46,744	47,748	54,332	57,562	56,222	78,062
2,447	1,939	5,500	3,408	5,172	4,874
\$ 49,191	\$ 49,687	\$ 59,832	\$ 60,970	\$ 61,394	\$ 82,936

**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 1993-94 TO 2001-02 (BASE YEAR 1986-87)**

	Base Year 1986-87	1993-94	1994-95
GROSS			
Secured - Locally Assessed	\$ 17,135	\$ 32,064	\$ 32,969
Public Utilities - State Assessed	292	-	-
Total Secured Valuation	17,427	32,064	32,969
Unsecured - Locally Assessed	2,510	5,091	5,097
Total Gross Valuation	19,937	37,155	38,066
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	2
Total Exemptions	-	-	2
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	17,135	32,064	32,969
Public Utilities - State Assessed	292	-	-
Net Secured	17,427	32,064	32,969
Unsecured - Locally Assessed	2,510	5,091	5,095
NET ASSESSED VALUATION FOR TAX RATE	\$ 19,937	\$ 37,155	\$ 38,064
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		17,218	18,127
Percentage Increase (Decrease) Over Base Year		86.36%	90.92%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ -	\$ -
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	17,135	32,064	32,969
Public Utilities - State Assessed	292	-	-
Net Secured	17,427	32,064	32,969
Unsecured - Locally Assessed	2,510	5,091	5,095
NET ASSESSED VALUATION	\$ 19,937	\$ 37,155	\$ 38,064

1995-96	1996-97	1997-98	Revised Base Year 1986-87	1998-99	1999-2000	2000-01	2001-02
\$ 27,115	\$ 26,283	\$ 26,507	\$ 17,135	\$ 26,846	\$ 25,176	\$ 53,271	\$ 61,376
-	-	-	14	-	-	-	-
27,115	26,283	26,507	17,149	26,846	25,176	53,271	61,376
3,450	2,692	3,158	2,510	2,705	1,669	2,851	6,879
30,565	28,975	29,665	19,659	29,551	26,845	56,122	68,255
-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
27,115	26,283	26,507	17,135	26,846	25,176	53,271	61,376
-	-	-	14	-	-	-	-
27,115	26,283	26,507	17,149	26,846	25,176	53,271	61,376
3,448	2,692	3,158	2,510	2,705	1,669	2,851	6,879
\$ 30,563	\$ 28,975	\$ 29,665	\$ 19,659	\$ 29,551	\$ 26,845	\$ 56,122	\$ 68,255
10,626	9,038	9,728		9,892	7,186	36,463	48,596
53.30%	45.33%	48.79%		50.32%	36.55%	185.48%	247.19%
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
27,115	26,283	26,507	17,135	26,846	25,176	53,271	61,376
-	-	-	14	-	-	-	-
27,115	26,283	26,507	17,149	26,846	25,176	53,271	61,376
3,448	2,692	3,158	2,510	2,705	1,669	2,851	6,879
\$ 30,563	\$ 28,975	\$ 29,665	\$ 19,659	\$ 29,551	\$ 26,845	\$ 56,122	\$ 68,255

**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 1994-95 TO 2001-02 (BASE YEAR 1976-77)**

	Base Year 1976-77	1994-95	1995-96
GROSS			
Secured - Locally Assessed	\$ 3,306	\$ 21,664	\$ 22,547
Public Utilities - State Assessed	1,841	-	-
Total Secured Valuation	5,147	21,664	22,547
Unsecured - Locally Assessed	454	1,546	1,424
Total Gross Valuation	5,601	23,210	23,971
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	87	3,570	3,612
Unsecured - Locally Assessed	-	155	135
Total Exemptions	87	3,725	3,747
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	3,219	18,094	18,935
Public Utilities - State Assessed	1,841	-	-
Net Secured	5,060	18,094	18,935
Unsecured - Locally Assessed	454	1,391	1,289
NET ASSESSED VALUATION FOR TAX RATE	\$ 5,514	\$ 19,485	\$ 20,224
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		13,971	14,710
Percentage Increase (Decrease) Over Base Year		253.37%	266.78%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ 189	\$ 70	\$ 63
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	189	70	63
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	54	-	-
Unsecured - Locally Assessed	80	-	-
Total Business Inventory Exemptions	134	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	2,976	18,024	18,872
Public Utilities - State Assessed	1,841	-	-
Net Secured	4,817	18,024	18,872
Unsecured - Locally Assessed	374	1,391	1,289
NET ASSESSED VALUATION	\$ 5,191	\$ 19,415	\$ 20,161

Revised Base Year 1976-77	1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02
\$ 3,301 1,841	\$ 20,915 -	\$ 22,079 -	\$ 3,302 -	\$ 22,008 -	\$ 22,412 -	\$ 22,100 -	\$ 24,462 -
5,142 454	20,915 4,096	22,079 2,719	3,302 454	22,008 2,417	22,412 2,066	22,100 3,005	24,462 4,471
5,596	25,011	24,798	3,756	24,425	24,478	25,105	28,933
87 -	4,912 -	5,010 201	87 -	5,111 118	5,205 109	5,309 165	5,415 186
87	4,912	5,211	87	5,229	5,314	5,474	5,601
3,214 1,841	16,003 -	17,069 -	3,215 -	16,897 -	17,207 -	16,791 -	19,047 -
5,055 454	16,003 4,096	17,069 2,518	3,215 454	16,897 2,299	17,207 1,957	16,791 2,840	19,047 4,285
\$ 5,509	\$ 20,099	\$ 19,587	\$ 3,669	\$ 19,196	\$ 19,164	\$ 19,631	\$ 23,332
	14,590	14,078		15,527	15,495	15,962	19,663
	264.84%	255.55%		423.19%	422.32%	435.05%	535.92%
\$ 189 -	\$ 63 -	\$ 70 -	\$ 189 -	\$ 70 -	\$ 70 -	\$ 70 -	\$ 70 -
189	63	70	189	70	70	70	70
- -	- -	- -	- -	- -	- -	- -	- -
-	-	-	-	-	-	-	-
3,025 1,841	15,940 -	16,999 -	3,026 -	16,827 -	17,137 -	16,721 -	18,977 -
4,866 454	15,940 4,096	16,999 2,518	3,026 454	16,827 2,299	17,137 1,957	16,721 2,840	18,977 4,285
\$ 5,320	\$ 20,036	\$ 19,517	\$ 3,480	\$ 19,126	\$ 19,094	\$ 19,561	\$ 23,262

**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 1993-94 TO 2001-02 (BASE YEAR 1972-73)**

	Base Year 1972-73	1993-94	1994-95
GROSS			
Secured - Locally Assessed	\$ 15,718	\$ 428,008	\$ 410,939
Public Utilities - State Assessed	1,374	-	-
Total Secured Valuation	17,092	428,008	410,939
Unsecured - Locally Assessed	2,202	24,780	27,953
Total Gross Valuation	19,294	452,788	438,892
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	522	-	-
Unsecured - Locally Assessed	-	606	608
Total Exemptions	522	606	608
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	15,196	428,008	410,939
Public Utilities - State Assessed	1,374	-	-
Net Secured	16,570	428,008	410,939
Unsecured - Locally Assessed	2,202	24,174	27,345
NET ASSESSED VALUATION FOR TAX RATE	\$ 18,772	\$ 452,182	\$ 438,284
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		433,410	419,512
Percentage Increase (Decrease) Over Base Year		2308.81%	2234.78%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ 572	\$ 609
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	-	572	609
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	307	-	-
Total Business Inventory Exemptions	307	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	15,196	427,436	410,330
Public Utilities - State Assessed	1,374	-	-
Net Secured	16,570	427,436	410,330
Unsecured - Locally Assessed	1,895	24,174	27,345
NET ASSESSED VALUATION	\$ 18,465	\$ 451,610	\$ 437,675

1995-96	1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01	2001-02
\$ 354,750	\$ 346,766	\$ 364,213	\$ 15,718 ₃	\$ 373,433	\$ 455,518	\$ 473,520	\$ 500,728
-	-	-	-	-	-	-	-
354,750	346,766	364,213	15,721	373,433	455,518	473,520	500,728
23,628	25,055	26,626	2,203	28,495	43,981	46,557	44,642
<u>378,378</u>	<u>371,821</u>	<u>390,839</u>	<u>17,924</u>	<u>401,928</u>	<u>499,499</u>	<u>520,077</u>	<u>545,370</u>
-	-	-	522	-	-	-	-
660	557	922	-	528	7,384	7,597	7,848
<u>660</u>	<u>557</u>	<u>922</u>	<u>522</u>	<u>528</u>	<u>7,384</u>	<u>7,597</u>	<u>7,848</u>
354,750	346,766	364,213	15,196 ₃	373,433	455,518	473,520	500,728
-	-	-	-	-	-	-	-
354,750	346,766	364,213	15,199	373,433	455,518	473,520	500,728
22,968	24,498	25,704	2,203	27,967	36,597	38,960	36,794
<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>	<u>\$ 537,522</u>
358,946	352,492	371,145		383,998	474,713	495,078	520,120
1912.14%	1877.75%	1977.12%		2206.63%	2727.92%	2844.95%	2988.85%
\$ 595	\$ 630	\$ 679	\$ -	\$ 728	\$ 735	\$ 754	\$ 755
-	-	-	-	-	-	-	-
<u>595</u>	<u>630</u>	<u>679</u>	<u>-</u>	<u>728</u>	<u>735</u>	<u>754</u>	<u>755</u>
-	-	-	-	-	-	-	-
-	-	-	307	-	-	-	-
-	-	-	307	-	-	-	-
354,155	346,136	363,534	15,196 ₃	372,705	454,783	472,766	499,973
-	-	-	-	-	-	-	-
354,155	346,136	363,534	15,199	372,705	454,783	472,766	499,973
22,968	24,498	25,704	1,896	27,967	36,597	38,960	36,794
<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>	<u>\$ 536,767</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 1994-95 TO 2001-02 (BASE YEAR 1972-73)**

	Base Year 1972-73	Revised Base Year 1972-73	1994-95
GROSS			
Secured - Locally Assessed	\$ 1,611	\$ 1,600	\$ 7,049
Public Utilities - State Assessed	128	128	-
Total Secured Valuation	1,739	1,728	7,049
Unsecured - Locally Assessed	660	660	952
Total Gross Valuation	2,399	2,388	8,001
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	7	7	-
Unsecured - Locally Assessed	-	-	-
Total Exemptions	7	7	-
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	1,604	1,593	7,049
Public Utilities - State Assessed	128	128	-
Net Secured	1,732	1,721	7,049
Unsecured - Locally Assessed	660	660	952
NET ASSESSED VALUATION FOR TAX RATE	\$ 2,392	\$ 2,381	\$ 8,001
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year			5,620
Percentage Increase (Decrease) Over Base Year			236.04%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ -	\$ -
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	153	153	-
Total Business Inventory Exemptions	153	153	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	1,604	1,593	7,049
Public Utilities - State Assessed	128	128	-
Net Secured	1,732	1,721	7,049
Unsecured - Locally Assessed	507	507	952
NET ASSESSED VALUATION	\$ 2,239	\$ 2,228	\$ 8,001

1995-96	1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01	2001-02
\$ 7,123	\$ 7,242	\$ 7,373	\$ 1,600	\$ 7,505	\$ 8,123	\$ 8,807	\$ 9,163
-	-	-	-	-	-	-	-
7,123	7,242	7,373	1,600	7,505	8,123	8,807	9,163
1,582	1,826	1,461	660	1,319	1,926	2,385	2,433
8,705	9,068	8,834	2,260	8,824	10,049	11,192	11,596
-	-	-	7	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	7	-	-	-	-
7,123	7,242	7,373	1,593	7,505	8,123	8,807	9,163
-	-	-	-	-	-	-	-
7,123	7,242	7,373	1,593	7,505	8,123	8,807	9,163
1,582	1,826	1,461	660	1,319	1,926	2,385	2,433
<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>	<u>\$ 11,596</u>
6,324	6,687	6,453		6,571	7,796	8,939	9,343
265.60%	280.85%	271.02%		291.66%	346.03%	396.76%	414.69%
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	153	-	-	-	-
-	-	-	153	-	-	-	-
7,123	7,242	7,373	1,593	7,505	8,123	8,807	9,163
-	-	-	-	-	-	-	-
7,123	7,242	7,373	1,593	7,505	8,123	8,807	9,163
1,582	1,826	1,461	507	1,319	1,926	2,385	2,433
<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>	<u>\$ 11,596</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 MARKET STREET REDEVELOPMENT PROJECT
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
 FISCAL YEAR 1993-94 TO 2001-02 (BASE YEAR 1976-77)**

	Base Year 1976-77	1993-94	1994-95
GROSS			
Secured - Locally Assessed	\$ 97	\$ 11,452	\$ 11,504
Public Utilities - State Assessed	8	6	6
Total Secured Valuation	105	11,458	11,510
Unsecured - Locally Assessed	-	880	885
Total Gross Valuation	105	12,338	12,395
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Exemptions	-	-	-
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	97	11,452	11,504
Public Utilities - State Assessed	8	6	6
Net Secured	105	11,458	11,510
Unsecured - Locally Assessed	-	880	885
NET ASSESSED VALUATION FOR TAX RATE	\$ 105	\$ 12,338	\$ 12,395
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		12,233	12,290
Percentage Increase (Decrease) Over Base Year		11650.48%	11704.76%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ -	\$ -	\$ -
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	97	11,452	11,504
Public Utilities - State Assessed	8	6	6
Net Secured	105	11,458	11,510
Unsecured - Locally Assessed	-	880	885
NET ASSESSED VALUATION	\$ 105	\$ 12,338	\$ 12,395

1995-96	1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02
\$ 11,294 2	\$ 10,508 7	\$ 10,079 6	\$ 97 -	\$ 11,898 4	\$ 12,831 5	\$ 14,232 -	\$ 14,459 5
11,296 848	10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125
12,144	11,210	11,151	97	16,568	19,246	20,561	21,589
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
11,294 2	10,508 7	10,079 6	97 -	11,898 4	12,831 5	14,232 -	14,459 5
11,296 848	10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125
\$ 12,144	\$ 11,210	\$ 11,151	\$ 97	\$ 16,568	\$ 19,246	\$ 20,561	\$ 21,589
12,039	11,105	11,046		16,471	19,149	20,464	21,492
11465.71%	10576.19%	10520.00%		16980.41%	19741.24%	21096.91%	22156.70%
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
11,294 2	10,508 7	10,079 6	97 -	11,898 4	12,831 5	14,232 -	14,459 5
11,296 848	10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125
\$ 12,144	\$ 11,210	\$ 11,151	\$ 97	\$ 16,568	\$ 19,246	\$ 20,561	\$ 21,589

**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 1993-94 TO 2001-02 (BASE YEAR 1982-83)**

	Base Year 1982-83	1993-94	1994-95
GROSS			
Secured - Locally Assessed	\$ 18,484	\$ 72,974	\$ 72,446
Public Utilities - State Assessed	716	-	-
Total Secured Valuation	19,200	72,974	72,446
Unsecured - Locally Assessed	24	7,623	6,742
Total Gross Valuation	19,224	80,597	79,188
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	443	1,103	1,124
Unsecured - Locally Assessed	-	3	3
Total Exemptions	443	1,106	1,127
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	18,041	71,871	71,322
Public Utilities - State Assessed	716	-	-
Net Secured	18,757	71,871	71,322
Unsecured - Locally Assessed	24	7,620	6,739
NET ASSESSED VALUATION FOR TAX RATE	\$ 18,781	\$ 79,491	\$ 78,061
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		60,710	59,280
Percentage Increase (Decrease) Over Base Year		323.25%	315.64%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ 1,414	\$ 1,300	\$ 1,356
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	1,414	1,300	1,356
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	16,627	70,571	69,966
Public Utilities - State Assessed	716	-	-
Net Secured	17,343	70,571	69,966
Unsecured - Locally Assessed	24	7,620	6,739
NET ASSESSED VALUATION	\$ 17,367	\$ 78,191	\$ 76,705

1995-96	1996-97	1997-98	Revised Base Year 1982-83	1998-99	1999-2000	2000-01	2001-02
\$ 69,736	\$ 70,232	\$ 72,740	\$ 18,484	\$ 75,324	\$ 77,535	\$ 90,378	\$ 96,022
-	-	-	-	-	-	-	-
69,736	70,232	72,740	18,484	75,324	77,535	90,378	96,022
9,994	10,271	12,224	24	18,209	18,325	15,642	16,268
79,730	80,503	84,964	18,508	93,533	95,860	106,020	112,290
1,153	1,248	1,364	443	1,306	1,271	1,186	905
3	9	25	-	9	-	7	-
1,156	1,257	1,389	443	1,315	1,271	1,193	905
68,583	68,984	71,376	18,041	74,018	76,264	89,192	95,117
-	-	-	-	-	-	-	-
68,583	68,984	71,376	18,041	74,018	76,264	89,192	95,117
9,991	10,262	12,199	24	18,200	18,325	15,635	16,268
\$ 78,574	\$ 79,246	\$ 83,575	\$ 18,065	\$ 92,218	\$ 94,589	\$ 104,827	\$ 111,385
59,793	60,465	64,794		74,153	76,524	86,762	93,320
318.37%	321.95%	345.00%		410.48%	423.60%	480.28%	516.58%
\$ 1,399	\$ 1,442	\$ 1,519	\$ 1,414	\$ 1,532	\$ 1,518	\$ 1,518	\$ 1,518
-	-	-	-	-	-	-	-
1,399	1,442	1,519	1,414	1,532	1,518	1,518	1,518
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
67,184	67,542	69,857	16,627	72,486	74,746	87,674	93,599
-	-	-	-	-	-	-	-
67,184	67,542	69,857	16,627	72,486	74,746	87,674	93,599
9,991	10,262	12,199	24	18,200	18,325	15,635	16,268
\$ 77,175	\$ 77,804	\$ 82,056	\$ 16,651	\$ 90,686	\$ 93,071	\$ 103,309	\$ 109,867

**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 2001-02 (BASE YEAR 1999-2000)**

	Base Year 1999-2000	1999-2000	2000-01
GROSS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	-	-	-
Unsecured - Locally Assessed.....	-	44	68
Total Gross Valuation.....	-	44	68
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	12
Total Exemptions.....	-	-	12
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	-	-	-
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	-	-	-
Unsecured - Locally Assessed.....	-	44	56
NET ASSESSED VALUATION FOR TAX RATE.....	\$ -	\$ 44	\$ 56
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		44	56
Percentage Increase (Decrease) Over Base Year.....		N/A	N/A
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	-	-	-
Unsecured - Locally Assessed.....	-	44	56
NET ASSESSED VALUATION.....	\$ -	\$ 44	\$ 56

2001-02

\$ -

-

-

-

-

-

-

-

-

-

-

-

\$ -

-

N/A

\$ -

-

-

-

-

-

-

-

-

-

\$ -

**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 2001-02 (BASE YEAR 1999-2000)**

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

2001-02

\$ 828,519
8,440

836,959
84,023

920,982

60,979
6,530

67,509

767,540
6,440

775,980
77,493

\$ 853,473

170,001

24.87%

\$ 2,222
35

2,257

-

-

-

765,318
8,440

773,758
77,458

\$ 851,216

**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 2001-02 (BASE YEAR 1999-2000)**

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

2001-02

\$ 528,168

528,168
15,355

543,523

9,691
446

10,137

518,477

518,477
14,909

\$ 533,386

109,835

25.93%

\$ 5,410

5,410

-

-

-

513,067

513,067
14,909

\$ 527,976

**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 2001-02 (BASE YEAR 1996-97)**

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

<u>1999-2000</u>	<u>2000-01</u>	<u>2001-02</u>
\$ 228,338	\$ 244,704	\$ 295,357
-	-	-
228,338	244,704	295,357
10,870	11,982	14,042
<u>239,208</u>	<u>256,686</u>	<u>309,399</u>
27,554	29,730	13,127
58	72	137
<u>27,612</u>	<u>29,802</u>	<u>13,264</u>
200,784	214,974	282,230
-	-	-
200,784	214,974	282,230
10,812	11,910	13,905
<u>\$ 211,596</u>	<u>\$ 226,884</u>	<u>\$ 296,135</u>
10,959	26,247	95,498
5.46%	13.08%	47.60%
\$ 1,260	\$ 1,224	\$ 1,224
-	-	-
<u>1,260</u>	<u>1,224</u>	<u>1,224</u>
-	-	-
-	-	-
199,524	213,750	281,006
-	-	-
199,524	213,750	281,006
10,812	11,910	13,905
<u>\$ 210,336</u>	<u>\$ 225,660</u>	<u>\$ 294,911</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 1993-94 TO 2001-02 (BASE YEAR 1986-87)**

	Base Year 1986-87	1993-94	1994-95
GROSS			
Secured - Locally Assessed	\$ 46,450	\$ 72,662	\$ 73,398
Public Utilities - State Assessed	2,402	-	-
Total Secured Valuation	48,852	72,662	73,398
Unsecured - Locally Assessed	856	2,060	2,170
Total Gross Valuation	49,708	74,722	75,568
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed	2,501	5,681	5,607
Unsecured - Locally Assessed	-	10	10
Total Exemptions	2,501	5,691	5,617
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed	43,949	66,981	67,791
Public Utilities - State Assessed	2,402	-	-
Net Secured	46,351	66,981	67,791
Unsecured - Locally Assessed	856	2,050	2,160
NET ASSESSED VALUATION FOR TAX RATE	\$ 47,207	\$ 69,031	\$ 69,951
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		21,824	22,744
Percentage Increase (Decrease) Over Base Year		46.23%	48.18%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed	\$ 3,080	\$ 3,066	\$ 3,114
Unsecured - Locally Assessed	-	-	-
Total Homeowners' Exemptions	3,080	3,066	3,114
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed	-	-	-
Unsecured - Locally Assessed	-	-	-
Total Business Inventory Exemptions	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed	40,869	63,915	64,677
Public Utilities - State Assessed	2,402	-	-
Net Secured	43,271	63,915	64,677
Unsecured - Locally Assessed	856	2,050	2,160
NET ASSESSED VALUATION	\$ 44,127	\$ 65,965	\$ 66,837

1995-96	1996-97	1997-98	Revised Base Year 1986-87	1998-99	1999-2000	2000-01	2001-02
\$ 77,638	\$ 83,305	\$ 87,161	\$ 46,450 343	\$ 91,217	\$ 96,970	\$ 102,246	\$ 110,325
77,638	83,305	87,161	46,793	91,217	96,970	102,246	110,325
2,360	2,418	1,019	856	5,647	5,208	5,647	4,190
79,998	85,723	88,180	47,649	96,864	102,178	107,893	114,515
4,609	4,705	3,503	2,501	3,670	4,002	4,519	6,550
-	-	-	-	-	18	-	91
4,609	4,705	3,503	2,501	3,670	4,020	4,519	6,641
73,029	78,600	83,658	43,949	87,547	92,968	97,727	103,775
-	-	-	343	-	-	-	-
73,029	78,600	83,658	44,292	87,547	92,968	97,727	103,775
2,360	2,418	1,019	856	5,647	5,190	5,647	4,099
\$ 75,389	\$ 81,018	\$ 84,677	\$ 45,148	\$ 93,194	\$ 98,158	\$ 103,374	\$ 107,874
28.182	33.811	37.470		48.046	53.010	58.226	62.726
59.70%	71.62%	79.37%		106.42%	117.41%	128.97%	138.93%
\$ 3,059	\$ 3,094	\$ 3,234	\$ 3,080	\$ 3,289	\$ 3,401	\$ 3,410	\$ 3,410
-	-	-	-	-	-	-	-
3,059	3,094	3,234	3,080	3,289	3,401	3,410	3,410
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
69,970	75,506	80,424	40,869	84,258	89,567	94,317	100,365
-	-	-	343	-	-	-	-
69,970	75,506	80,424	41,212	84,258	89,567	94,317	100,365
2,360	2,418	1,019	856	5,647	5,190	5,647	4,099
\$ 72,330	\$ 77,924	\$ 81,443	\$ 42,068	\$ 89,905	\$ 94,757	\$ 99,964	\$ 104,464

**This Page
Intentionally
Left Blank**