Annual Financial Report

Fiscal Year Ended
June 30,2001

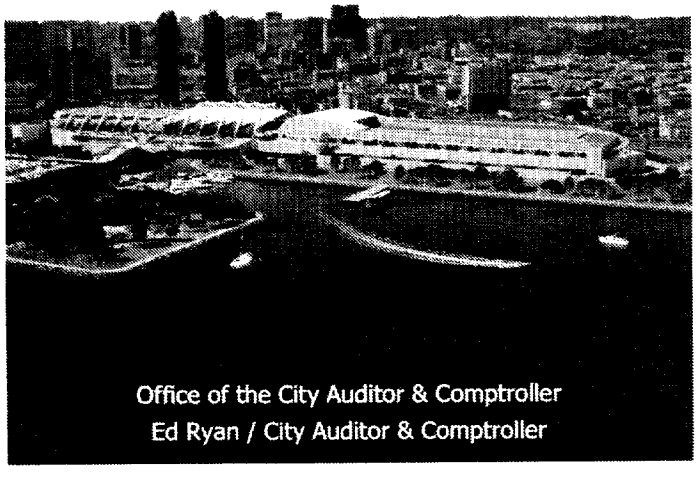
Redevelopment Agency
of the City of San Diego

Annual Financial Report

Fiscal Year Ended
June 30,2001

Redevelopment Agency

of the City of San Diego



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

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REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

ANNUAL FINANCIAL REPORT

YEAR ENDED JUNE 30, 2001
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Introductory Section

THE CITY OF SAN DIEGO

November 30, 2001

Honorable Members of the Agency:

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

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

Respectfully submitted,

Ed Ryan
City Auditor and Comptroller

Office of the Auditor and Comptroller
202 C Street • San Diego, CA 92101
Tel (619) 236-6310 Fax (619) 533-3998

DIVERSITY

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

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INDEPENDENT AUDITORS' REPORT

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

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

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

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

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

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

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

November 21, 2001

Calderon, Jaham + Osborn

Comerica Bank Tower
600 "B" Street, Suite 1900
San Diego, CA 92101
Phone: (619) 234-5137
Fax: (619) 234-5162
E-mail: cjo@cjo.com

P.O. Box 1039
1236 State Street
El Centro, CA 92243
Phone: (760) 352-6022
Fax: (760) 352-2492
E-mail: cjocpas@thegrid.net

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Financial Statements

Component Unit

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

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

See notes to financial statements.

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

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

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

See notes to financial statements.

Fiduciary Fund Type Expendable Trust	Total (Memorandum Only)
$ --	$ 36,043,332
244	13,959,360
--	1,045,084
12,250	7,590,755
--	(13,803,803)
--	1,416,109
12,494	46,251,037
--	2,049,227
--	3,788,081
41,199	3,071,545
--	326,617
--	10,499,791
--	494,199
--	1,295,774
--	1,348,319
--	46,890
--	10,063,859
--	100
--	1,766,866
--	1,897,819
--	318,702
--	1,169,884
--	338,487
--	13,361,402
--	22,492,400
41,199	74,329,762
(28,705)	(28,078,725)
--	216,481
--	112,908
--	56,612,143
--	801,250
--	11,403,369
--	12,317,875
--	38,406,701
--	457,200
--	(4,121,104)
--	(1,031,625)
--	(5,605,820)
--	(50,724,576)
--	58,844,802
(28,705)	30,766,077
28,705	223,158,273
$ --	$ 253,924,350

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

1. ORGANIZATION AND OPERATIONS

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

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

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

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

a. Basis of Presentation

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

GOVERNMENTAL FUND TYPES

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Special Revenue Funds - Special Revenue Funds are used to account for the general operations of the Agency as well as for the proceeds of specific revenue sources (other than those for major capital projects) that are legally restricted to expenditures for specified purposes.

- Debt Service Funds - Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

- Capital Projects Funds - Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

FIDUCIARY FUND TYPES

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

ACCOUNT GROUPS

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

- General Fixed Assets Account Group - This account group is established to account for all fixed assets of the Agency.

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

b. Basis of Accounting

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

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

c. Estimates

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

d. Investments

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

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

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

f. General Fixed Assets

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

No depreciation has been provided on general fixed assets.

g. Long-Term Liabilities

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

h. Fund Equity

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

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

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

i. Land Held for Resale

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

j. Total Column on Combined Statements

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

3. CASH AND INVESTMENTS

a. Cash with Fiscal Agent

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

b. Investments

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

c. Cash or Equity in Pooled Cash and Investments

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

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

3. CASH AND INVESTMENTS (Continued)

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

d. Reverse Repurchase Agreements

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

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

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

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

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

3. CASH AND INVESTMENTS (Continued)

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

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

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

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

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

4. GENERAL FIXED ASSETS

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

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

5. GENERAL LONG-TERM DEBT

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

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

Obligations	Interest Rates	Maturity Date	Original Amount	Balance Outstanding June 30, 2001
Series 2000B	3.95-5.0	2017	21,390,000	21,390,000
Horton Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.55	2015	15,025,000	15,025,000
North Bay Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.875	2030	13,000,000	13,000,000
North Park Redevelopment Project Tax Allocation Bonds, Series 2000	4.1-5.7	2020	7,000,000	7,000,000
Total Bonds Payable			270,745,000	234,855,523
Contracts Payable:				
Contract Payable to County of San Diego, dated June 1987	11.0	2013	104,875	90,365
Contract Payable to MTDB, dated January 2000	4.09	2015	1,626,000	1,626,000
Contract Payable to City of National City, dated March 1987	7.50	2002	2,170,925	624,126
SDSU Foundation dated 1991	Prime-12.0	Unknown	1,597,744	1,597,744
Total Contracts Payable			5,499,544	3,938,235
Notes Payable:				
Note Payable to the City of San Diego, dated December 1991	12.0	2007	1,388,000	34,000
Note Payable to Bohemian Building dated May 2000	8.0	2002	400,000	0
Note Payable to Lorren Daro, dated March 1995	8.0	2005	256,814	120,791
Note Payable to David Engel dated December 1994	6.0	2002	4,800,000	4,800,000
Note Payable to Walmart dated 2001	10.0	2017	1,308,000	1,308,000
Note Payable to City Heights Urban Village Townhomes & Office Center dated 2001	5.0	2030	5,115,000	5,115,000

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

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

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

5. GENERAL LONG-TERM DEBT (Continued)

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

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

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

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Financial Statements

Combining, Account Group and Combined

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

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

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

Continued on next page.

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

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

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

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

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

City Heights	College Community	College Grove	Gateway Center West	Horton Plaza	Linda Vista	Market Street
$ 1,159,784	$ 92,547	$ 263,113	$ 102,975	$ 781,433	$ (22)	$ (46,662)
75,192	7,242	15,554	43,625	1,345,343	19,731	26,579
--	--	--	--	--	--	--
--	--	--	--	731	--	--
--	--	--	--	71,210	--	--
--	--	--	250	--	--	--
1,234,976	99,789	278,667	146,850	2,198,717	19,709	(20,083)
--	--	--	--	4,750	--	--
--	--	--	759	8,371	--	--
--	--	--	13,038	6,779	--	--
--	--	--	--	10,625	--	--
--	--	--	--	1,210,658	--	--
--	--	--	6,705	--	--	--
25,681	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	687	--	--
--	--	--	--	318,702	--	--
36,549	25,997	--	--	--	--	--
62,230	25,997	--	20,502	1,560,572	--	--
1,172,746	73,792	278,667	126,348	638,145	19,709	(20,083)
--	--	--	7,500	6,824,376	--	--
103,523	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	(53,148)	--	--
--	--	--	(37,609)	--	--	--
--	--	(106,000)	--	--	--	(93,000)
138,162	--	--	(96,667)	(7,777,500)	--	--
241,685	--	(106,000)	(126,776)	(1,006,272)	--	(93,000)
1,414,431	73,792	172,667	(428)	(368,127)	19,709	(113,083)
269,352	66,175	106,869	221,868	16,789,420	224,694	388,536
$ 1,683,783	$ 139,967	$ 279,536	$ 221,440	$ 16,421,293	$ 244,403	$ 275,453

Continued on next page.

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

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

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

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

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

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

Continued on next page.

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

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

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

	Central Imperial	Centre City	City Heights
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ --	$ 12,263,111	$ --
Interest	120,159	724,471	168,236
Private Sources	--	174,500	78,474
Gain/Loss on Sale of Real Estate	--	--	--
TOTAL REVENUES	120,159	13,162,082	246,710
EXPENDITURES			
Bond Sale Expense	16,069	1,252,989	--
Debt Service:			
Principal	15,000	3,761,518	2,598,374
Interest	198,585	13,548,198	382,102
TOTAL EXPENDITURES	229,654	18,562,705	2,980,476
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(109,495)	(5,400,623)	(2,733,766)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes	--	3,183,715	--
Transfers from Other Funds	--	--	2,588,426
Transfers from Bond Proceeds	--	8,267,500	--
Transfers from Escrow Agent	--	457,200	--
Transfers to Other Funds	(917,753)	--	(3,059)
TOTAL OTHER FINANCING SOURCES (USES)	(917,753)	11,908,415	2,585,367
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(1,027,248)	6,507,792	(148,399)
Fund Balances at July 1, 2000	2,269,313	13,046,291	1,842,916
FUND BALANCES AT JUNE 30, 2001	$ 1,242,065	$ 19,554,083	$ 1,694,517

Continued on next page.

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

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

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

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

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

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

Continued on next page.

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

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

North Bay	North Park	Pacific Beach	San Ysidro	Southcrest	Total
$ 54,800	$ 745	$ --	$ 59,584	$ 138,888	$ 29,808,887
--	--	--	--	--	12,561,695
270	106	--	61	1,255	399,688
4,283,385	--	--	--	1,014,751	29,566,741
--	--	--	--	--	450,000
--	--	--	--	--	158,977
--	--	--	--	1,022,680	59,091,985
$ 4,338,455	$ 851	$ --	$ 59,645	$ 2,177,574	$ 132,037,973
$ 48,011	$ --	$ --	$ 7,888	$ 45,624	$ 1,126,101
--	--	--	--	--	12,645,879
--	571	--	(1)	67,857	3,523,216
48,011	571	--	7,887	113,481	17,295,196
--	--	--	--	1,022,274	59,091,579
2,050	280	--	1,733	23,188	11,255,482
--	--	--	--	661	248,595
4,288,394	--	--	50,000	1,015,442	40,238,459
--	--	--	25	2,528	3,908,662
4,290,444	280	--	51,758	2,064,093	114,742,777
$ 4,338,455	$ 851	$ --	$ 59,645	$ 2,177,574	$ 132,037,973

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

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

City Heights	College Community	College Grove	Dells Imperial	Gateway Center West	Horton Plaza	Linda Vista
$ 12,657	$ 87,233	$ 38,103	$ --	$ 9,516	$ 311,022	$ 96,016
191,764	788	32	4	8,017	170,664	5,216
--	--	--	--	--	--	48,383
793	--	--	--	--	--	--
(7,251,283)	--	--	--	--	500,436	--
136	--	--	--	71	109,298	--
(7,045,933)	88,021	38,135	4	17,604	1,091,420	149,615
(235,668)	94,262	38,043	--	45,542	20,723	116,598
18,347	2,444	--	--	150	16,362	--
(20,486)	--	--	--	17,286	33,147	5,721
--	--	--	--	--	--	--
--	--	--	--	--	--	--
(941)	60	60	--	5,104	19,783	109
435,931	--	--	--	--	--	--
--	--	--	--	12,143	210,839	--
(279,463)	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	2,371	4,800	--
--	--	--	--	5,694	3,541	--
--	--	--	--	--	--	--
					--	
(82,280)	96,766	38,103	--	88,290	309,195	122,428
(6,963,653)	(8,745)	32	4	(70,686)	782,225	27,187
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
668,275	--	--	--	--	--	--
2,051,912	210	--	--	25,906	--	10,730
--	--	--	--	--	1,032,000	--
(138,162)	--	--	--	(61,547)	--	--
--	--	--	--	--	(193,096)	--
--	--	--	--	(49,541)	--	--
--	--	--	--	--	--	--
(2,688,890)	--	--	--	(100,000)	(1,032,000)	--
(106,865)	210	--	--	(185,182)	(193,096)	10,730
(7,070,518)	(8,535)	32	4	(255,868)	589,129	37,917
14,849,656	14,738	147	61	819,644	2,019,150	398,693
$ 7,779,138	$ 6,203	$ 179	$ 65	$ 563,776	$ 2,608,279	$ 436,610

Continued on next page.

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

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

North Bay	North Park	Pacific Beach	SanYsidro	Southcrest	Total
$ 320,051	$ 209,713	$ --	$ 247,312	$ 291,539	$ 6,249,261
438	601	--	251	2,203	3,781,342
--	--	--	--	--	999,134
5,000	--	--	--	16,004	6,686,587
--	--	--	50,000	--	(13,934,813)
104	22	--	14	266	1,415,859
325,583	210,336	--	297,577	310,012	5,197,370
221,401	164,265	3,495	234,280	130,224	2,010,306
2,958	312	--	12,972	11,715	3,744,601
95,897	56,837	--	--	88,318	2,856,212
--	--	--	--	--	315,992
--	--	--	--	--	9,289,133
60	60	--	60	36,377	481,746
--	--	--	--	--	1,265,606
--	--	--	--	1,665	1,284,319
--	--	--	--	--	46,690
--	--	--	--	12,433	10,053,126
--	--	--	--	--	100
--	--	--	--	5,462	62,536
--	--	--	--	26,425	1,796,543
--	--	--	--	30	338,487
320,316	221,474	3,495	247,312	312,649	33,545,397
5,277	(11,138)	(3,495)	50,265	(2,637)	(28,348,027)
--	--	--	--	--	216,481
--	--	--	--	--	112,908
--	--	--	--	--	222,143
--	--	3,495	--	--	801,250
265	(108)	--	--	11,204	11,403,369
--	--	--	--	40,059	6,405,058
4,289,000	11,519	--	--	500,194	22,347,926
--	--	--	--	--	(3,494,934)
--	--	--	--	(220,284)	(759,862)
(5,615)	--	--	--	--	(2,935,602)
--	--	--	--	(40,059)	(10,099,880)
4,283,650	11,411	3,495	--	291,114	24,218,857
4,288,927	273	--	50,265	288,477	(4,129,170)
1,517	7	--	1,493	1,775,616	118,871,947
$ 4,290,444	$ 280	$ --	$ 51,758	$ 2,064,093	$ 114,742,777

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

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

AMOUNT AVAILABLE FOR:

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

AMOUNT TO BE PROVIDED FOR:

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

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

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

GENERAL LONG-TERM DEBT PAYABLE

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

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

	Equipment	Land	Condemnations	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	--	1,365,100	--	1,365,100
Marina Residential	--	453,480	--	453,480
CCBA Senior Housing (L/M)	--	272,369	--	272,369
Parking Lot #1	--	4,570,171	--	4,570,171
Parking Lot #2	33,000	4,405,394	--	4,438,394
Parking Lot #3	18,895	60,930	--	79,825
Park to Bay	--	131,450	--	131,450
Ballpark	473,676	45,404,091	--	45,877,767
Ballpark - Ancillary	--	--	--	--
Library	--	2,011,990	--	2,011,990
TOTAL CENTRE CITY	525,571	84,007,393	--	84,532,964
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	889,443	--	--	889,443
TOTAL HORTON PLAZA	889,443	2,861,585	--	3,751,028
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	$ 1,480,876	$ 89,614,535	$ --	91,095,411

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

	Balance at 7/1/00	Additions	Deletions	Balance at 6/30/01
BARRIO LOGAN	$ 7,351	$ 30,351	$ --	$ 37,702
CENTRAL IMPERIAL	2,349,795	--	(2,302,053)	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	--	1,365,100
Marina Residential	453,080	400	--	453,480
CCBA Senior Housing (L/M)	272,369	--	--	272,369
Parking Lot #1	4,570,171	--	--	4,570,171
Parking Lot #2	4,120,975	317,419	--	4,438,394
Parking Lot #3	61,264	18,561	--	79,825
Park to Bay	--	131,450	--	131,450
Ballpark	33,167,604	12,710,163	--	45,877,767
Ballpark - Ancillary	--	--	--	--
Library	2,011,990	--	--	2,011,990
TOTAL CENTRE CITY	69,989,871	14,543,093	--	84,532,964
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	815,890	73,553	--	889,443
Total Horton Plaza	3,677,475	73,553	--	3,751,028
LINDA VISTA	880,124	1,407,626	--	2,287,750
MARKET STREET	6,583	366	--	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	$ 76,953,152	$ 16,444,312	$ (2,302,053)	$ 91,095,411

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Barrio Logan Redevelopment Area

Financial Statements

Barrio Logan Redevelopment Area

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

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

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

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

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

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

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Central Imperial Redevelopment Area

Financial Statements

Central Imperial Redevelopment Area

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

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

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

Continued on next page.

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

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

Capital Projects			General Long-Term Debt Account Group	Total (Memorandum Only)
Walls of Excellence	Commercial Rehabilitation	Total		
$ --	$ --	$ 1,934,125	$ --	$ 3,436,248
--	--	--	--	1,139,518
--	--	--	--	102,547
--	--	--	--	19,179
--	--	10,320	--	18,290
58,189	--	1,113,010	--	1,113,010
--	--	463,241	--	463,241
--	--	--	1,336,833	1,336,833
--	--	--	18,160,255	18,160,255
$ 58,189	$ --	$ 3,520,696	$ 19,497,088	$ 25,789,121
$ --	$ --	$ 49,313	$ --	$ 49,414
--	--	--	--	1,113,010
--	--	42,074	--	42,074
--	--	--	16,083,088	16,083,088
--	--	--	3,380,000	3,380,000
--	--	--	34,000	34,000
--	--	91,387	19,497,088	20,701,586
--	--	463,241	--	463,241
--	--	1,768,258	--	1,771,679
--	--	--	--	1,336,833
--	--	18,993	--	31,004
58,189	--	442,665	--	706,094
--	--	736,152	--	778,684
58,189	--	3,429,309	--	5,087,535
$ 58,189	$ --	$ 3,520,696	$ 19,497,088	$ 25,789,121

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

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

Special Revenue	Debt Service	Capital Projects				
Total	Series 2000 Bonds	Central Imperial	Chollas Creek	Industrial Site Acquisition	Jacobs Center	Lincoln High
$ 54,699	$ --	$ 171,246	$ --	$ --	$ --	$ --
56,990	120,159	27,145	--	190	567	3,879
--	--	374,244	--	--	86,000	--
--	--	--	--	(64,753)	--	--
--	--	375	--	--	--	--
111,689	120,159	573,010	--	(64,563)	86,567	3,879
--	--	86,181	--	3,179	1,300	--
454	--	41,212	12,484	8,894	40,956	112
3,034	--	58,475	12,460	46,754	31,142	--
--	--	(1,741,011)	--	(64,753)	--	--
--	--	16,805	3,000	--	--	--
--	--	--	--	--	--	--
--	--	7,778	30,328	316,384	--	--
--	16,069	3,456	--	--	--	--
6,024	--	14,838	--	21,399	1,254	234
--	15,000	--	--	--	--	--
--	198,585	--	--	--	--	--
9,512	229,654	(1,512,266)	58,272	331,857	74,652	346
102,177	(109,495)	2,085,276	(58,272)	(396,420)	11,915	3,533
--	--	--	--	--	--	--
--	--	111,538	--	14,528	--	(5,948)
--	--	--	58,272	327,124	--	--
--	--	111,538	58,272	341,652	--	(5,948)
917,753	--	--	--	--	--	--
--	--	--	--	722,702	--	--
(29,636)	--	(136,127)	--	(171,041)	(11,445)	4,009
--	--	--	--	--	--	--
(722,702)	(917,753)	--	--	--	--	(103,000)
165,415	(917,753)	(24,589)	58,272	893,313	(11,445)	(104,939)
267,592	(1,027,248)	2,060,687	--	496,893	470	(101,406)
148,569	2,269,313	281	--	596,704	--	103,087
$ 416,161	$ 1,242,065	$ 2,060,968	$ --	$ 1,093,597	$ 470	$ 1,681

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

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

Capital Projects			
Walls of Excellence	Commercial Rehabilitation	Total	Total (Memorandum Only)
$ --	$ --	$ 266,001	$ 320,700
--	--	38,123	215,272
--	--	3,090,183	3,090,183
--	--	(1,258,161)	(1,258,161)
--	--	375	375
--	--	2,136,521	2,368,369
--	--	90,660	90,660
--	5,818	131,141	131,595
--	38	165,418	168,452
--	--	(1,901,553)	(1,901,553)
--	--	20,205	20,205
--	20,316	20,316	20,316
126,811	--	897,808	897,808
--	--	3,456	19,525
--	--	38,694	44,718
--	--	--	15,000
--	--	--	198,585
126,811	26,172	(533,855)	(294,689)
(126,811)	(26,172)	2,670,376	2,663,058
--	--	--	--
--	33,496	867,651	867,651
--	--	394,419	394,419
--	33,496	1,262,070	1,262,070
--	--	103,000	1,020,753
185,000	--	722,702	722,702
--	(8,030)	(335,381)	(365,017)
--	--	(2,931,987)	(2,931,987)
--	--	(103,000)	(1,743,455)
185,000	25,466	(1,282,596)	(2,034,934)
58,189	(706)	1,387,780	628,124
--	706	2,041,529	4,459,411
$ 58,189	$ --	$ 3,429,309	$ 5,087,535

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

SERIES 2000 (Tax Exempt)
TAX ALLOCATION BONDS

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

Centre City Redevelopment Area

Financial Statements

Centre City Redevelopment Area

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

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

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

Continued on next page.

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

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

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

Continued on next page.

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

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

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

Continued on next page.

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

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

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

Continued on next page.

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

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

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

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

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

Special Revenue					Debt Service	
Centre City 1993 Bonds	Centre City 1999 Bonds	Parking Meter Revenue 1999 Bonds	Centre City 2000 Bonds	Total	Marina City Loan	Gaslamp Other Loan Repayment
$ --	$ --	$ --	$ --	$ 6,986,415	$ --	$ 1,300,000
966,985	535,821	86,020	620,788	5,666,101	673	9,812
--	--	--	--	45,950	--	--
--	--	--	--	658,213	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
966,985	535,821	86,020	620,788	13,356,679	673	1,309,812
--	--	--	--	35,039	--	--
--	--	--	--	28,689	--	--
--	--	--	--	54,324	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	5,748	--	--
--	--	--	--	4,487	--	--
--	--	--	--	24,000	--	--
--	--	--	--	--	--	--
--	--	--	--	969	--	--
--	--	--	(449,773)	(449,773)	--	--
--	--	--	--	64,024	--	--
--	--	--	--	820,127	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	5,267,500
--	--	--	(449,773)	587,634	--	5,267,500
966,985	535,821	86,020	1,070,561	12,769,045	673	(3,957,688)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	18,206,285	18,206,285	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	8,267,500
--	--	--	--	--	--	--
--	--	--	--	(573,022)	--	--
--	--	--	--	(2,170,218)	--	--
(7,255,457)	(1,528,085)	--	(16,378,111)	(25,221,755)	--	--
(7,255,457)	(1,528,085)	--	1,828,174	(9,758,710)	--	8,267,500
(6,288,472)	(992,264)	86,020	2,898,735	3,010,335	673	4,309,812
7,348,292	1,055,134	455,118	1,255,053	53,942,592	235,642	657
$ 1,059,820	$ 62,870	$ 541,138	$ 4,153,788	$ 56,952,927	$ 236,315	$ 4,310,469

Continued on next page.

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

		Debt Service	
	Developer Loan	Centre City 1992 Bonds	Centre City 1993 Bonds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ 37,391	$ 3,331,640	$ 3,319,180
Interest	--	111,674	110,518
Rents	--	--	--
Private Sources	168,000	--	--
Gain/Loss on Sale of Real Estate	--	--	--
Other Revenue	--	--	--
TOTAL REVENUES	205,391	3,443,314	3,429,698
EXPENDITURES			
Administration	--	--	--
Legal	--	--	--
Plans and Surveys	--	--	--
Acquisition Expense	--	--	--
Real Estate/Fixture Purchases	--	--	--
Property Management	--	--	--
Relocation	--	--	--
Rehabilitation	--	--	--
Site Clearance	--	--	--
Project Improvements	--	--	--
Bond Sale Expense	--	--	--
Program Management	--	--	--
Tax Sharing Payments	--	--	--
Other	--	--	--
Debt Service:			
Principal	26,518	2,140,000	1,385,000
Interest	298,873	1,353,737	2,695,358
TOTAL EXPENDITURES	325,391	3,493,737	4,080,358
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(120,000)	(50,423)	(650,660)
OTHER FINANCING SOURCES (USES)			
Contributions from the Federal Government	--	--	--
Contributions from the State Government	--	--	--
Proceeds from Bonds and Notes	--	--	--
Loans from the City of San Diego:			
Sales Tax	--	--	--
Gas Tax	--	--	--
Marina/Columbia Residential Fund	--	--	--
Community Development Block Grant	--	--	--
Capital Outlay	--	--	--
Sewer Utility		--	--
Total Loans from City of San Diego	--	--	--
Transfers from Other Funds	--	--	--
Transfers from Bond Proceeds	--	--	--
Transfers from Escrow Agent	--	--	457,200
Transfers to Centre City Development Corporation	--	--	--
Transfers to the City of San Diego	--	--	--
Transfers to Other Funds	--	--	--
TOTAL OTHER FINANCING SOURCES (USES)	--	--	457,200
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(120,000)	(50,423)	(193,460)
Fund Balances at July 1, 2000	124,800	3,009,830	2,918,662
FUND BALANCES AT JUNE 30, 2001	$ 4,800	$ 2,959,407	$ 2,725,202

Debt Service				Capital Projects		
Centre City 1999 Bonds	Parking Meter Revenue Bonds	Centre City 2000 Bonds	Total	Centre City - Areawide Remediation	Centre City - Core District	Centre City - Cortez District
$ 2,492,053	$ --	$ 1,782,847	$ 12,263,111	$ 28,120	$ 941,206	$ 1,417,948
208,511	62,904	220,379	724,471	60,348	199,149	210,793
--	--	--	--	--	300	--
--	6,500	--	174,500	1,113,982	--	1,472,750
--	--	--	--	--	--	--
--	--	--	--	--	4,342	--
2,700,564	69,404	2,003,226	13,162,082	1,202,450	1,144,997	3,101,491
--	--	--	--	--	33,013	35,578
--	--	--	--	--	116,117	9,054
--	--	--	--	377,555	98,046	12,883
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	50,747	15,883
--	--	--	--	--	5,138	--
--	--	--	--	--	--	1,039,356
--	--	--	--	54,062	--	--
--	--	--	--	344	--	240,245
--	--	1,252,989	1,252,989	--	3,035	2,031
--	--	--	--	520,254	17,617	188,124
--	--	--	--	--	--	--
--	--	--	--	--	--	--
210,000	--	--	3,761,518	--	--	--
2,565,934	727,472	639,324	13,548,198	--	--	--
2,775,934	727,472	1,892,313	18,562,705	952,215	323,713	1,543,154
(75,370)	(658,068)	110,913	(5,400,623)	250,235	821,284	1,558,337
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	3,183,715	3,183,715	--	--	--
--	--	--	--	576,327	573,707	(124,475)
--	--	--	--	--	--	371,433
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	1,012,715	--
--	--	--	--	--	--	--
--	--	--	--	576,327	1,586,422	246,958
--	--	--	--	--	1,530,000	--
--	--	--	8,267,500	--	(1,042,488)	--
--	--	--	457,200	--	--	--
--	--	--	--	--	(411,234)	(158,077)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	3,183,715	11,908,415	576,327	1,662,700	88,881
(75,370)	(658,068)	3,294,628	6,507,792	826,562	2,483,984	1,647,218
4,354,396	1,630,478	771,826	13,046,291	100,366	6,658,689	50,434
$ 4,279,026	$ 972,410	$ 4,066,454	$ 19,554,083	$ 926,928	$ 9,142,673	$ 1,697,652

Continued on next page.

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

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

Capital Projects						
Centre City - Land Acquisition	Centre City - Little Italy	Centre City - Public Improvements	Centre City - Public Imp 6th/C	Centre City - Public Parking	Centre City - Ballpark	Centre City - Ancillary Development
$ --	$ (137,638)	$ 152,834	$ --	$ (24,008)	$ 77,096	$ 140,195
--	36,588	35,611	--	70,636	1,161,926	382,254
--	--	--	--	91,716	2,500	582
--	(993)	--	--	527,836	4,060	10,500
--	--	--	--	(2,062,239)	--	--
--	240	--	--	1,822	46,796	27,607
--	(101,803)	188,445	--	(1,394,237)	1,292,378	561,138
--	26,484	--	--	29,470	--	--
--	14,092	1,709	--	100,546	1,950,419	692,181
--	18,554	132,780	--	597,983	99,703	36,448
--	--	--	--	160	161,155	--
--	--	--	--	313,354	12,540,350	--
--	18,955	400	--	99,633	41,830	2,997
--	--	--	--	27,445	630,362	49,041
--	--	--	--	--	--	--
--	--	--	--	22,466	8,659	--
--	703,922	373,586	234,786	6,479	1,284	--
--	3,035	--	--	--	--	--
--	83,257	31,454	--	177,692	132,195	129,699
--	--	--	--	--	--	--
--	650	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	868,949	539,929	234,786	1,375,228	15,565,957	910,366
--	(970,752)	(351,484)	(234,786)	(2,769,465)	(14,273,579)	(349,228)
--	--	--	--	--	--	--
--	--	112,908	--	--	--	--
--	--	--	--	--	--	222,143
--	278,361	194,207	--	352,816	--	--
--	533,731	150,000	--	--	--	--
--	--	--	--	--	--	--
--	94,600	--	--	--	--	--
--	14,623	--	234,786	2,655	--	--
--	--	--	--	--	--	--
--	921,315	344,207	234,786	355,471	--	--
--	500,000	--	--	--	1,049,999	2,050,000
--	--	--	--	(236,001)	16,332,744	1,900,000
--	--	--	--	--	--	--
--	(227,660)	--	--	(273,429)	--	(333,629)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	1,193,655	457,115	234,786	(153,959)	17,382,743	3,838,514
--	222,903	105,631	--	(2,923,424)	3,109,164	3,489,286
2,794	944,533	428,223	--	4,503,930	26,184,568	9,183,080
$ 2,794	$ 1,167,436	$ 533,854	$ --	$ 1,580,506	$ 29,293,732	$ 12,672,366

Continued on next page.

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

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

Capital Projects						
Columbia - Future Phases	Columbia/ Marina - Residential	Columbia - Santa Fe Depot	Gaslamp - Fourth Avenue	Marina - Greyhound Block	Marina - Horton House	Marina - King Promenade
$ 401,906	$ --	$ --	$ 308,518	$ --	$ 65,597	$ (38,624)
5,736	65,112	4,012	217,495	3,928	3,465	161,739
--	309,495	--	63,773	--	15,438	--
--	5,262	--	143,037	--	--	8,375
--	332,429	--	146,930	--	--	--
250	17,483	--	5,560	--	--	--
407,892	729,781	4,012	885,313	3,928	84,500	131,490
13,032	10,841	--	32,424	--	--	9,257
3,141	5,851	1,403	44,691	48,349	--	--
3,683	12,173	10,012	40,538	6,118	--	3,623
--	17,242	1,000	--	--	--	--
--	--	--	--	--	--	400
8,901	6,031	--	24,679	--	--	8,326
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
137,325	--	--	3,769	--	--	310,778
--	--	--	--	--	--	--
--	--	--	93,627	--	--	2,816
--	--	--	--	--	--	--
--	322,064	--	--	--	--	6,042
--	--	--	--	--	--	--
--	--	--	--	--	--	--
166,082	374,202	12,415	239,728	54,467	--	341,242
241,810	355,579	(8,403)	645,585	(50,539)	84,500	(209,752)
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	20,045	--	--	598,500
--	--	--	--	--	--	--
--	--	--	--	--	--	100,466
--	--	--	--	--	--	109,766
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	20,045	--	--	808,732
--	--	--	--	100,000	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
(288,186)	(5,081)	(41,404)	(315,552)	(8,557)	(2,300)	(49,763)
--	--	--	--	--	--	--
--	--	--	(500,000)	--	--	(555,831)
(288,186)	(5,081)	(41,404)	(795,507)	91,443	(2,300)	203,138
(46,376)	350,498	(49,807)	(149,922)	40,904	82,200	(6,614)
76,240	3,592,326	80,494	4,565,769	2,180	1,592	2,051,158
$ 29,864	$ 3,942,824	$ 30,687	$ 4,415,847	$ 43,084	$ 83,792	$ 2,044,544

Continued on next page.

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

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

Capital Projects		Fiduciary	
Marina - Residential Parcels	Total	Marina - Expendable Trust	Total (Memorandum Only)
$ --	$ 4,013,565	$ --	$ 23,263,091
548,742	3,272,728	244	9,663,544
360,813	947,701	--	993,651
11,505	3,370,431	12,250	4,215,394
(4,407,165)	(5,975,805)	--	(5,975,805)
335,142	457,586	--	457,586
(3,150,963)	6,086,206	12,494	32,617,461
34,168	390,700	--	425,739
235,497	3,331,905	--	3,360,594
87,338	2,263,419	41,199	2,358,942
29,134	344,968	--	344,968
1,365,100	14,230,369	--	14,230,369
19,410	386,839	--	392,587
123	829,675	--	834,162
--	1,039,356	--	1,063,356
--	309,699	--	309,699
384,886	9,160,239	--	9,161,208
--	41,734	--	844,950
84,929	1,697,855	--	1,761,879
--	--	--	820,127
6,500	338,457	--	338,457
--	--	--	3,761,518
--	--	--	13,548,198
2,247,085	34,365,215	41,199	53,556,753
(5,398,048)	(28,279,009)	(28,705)	(20,939,292)
--	216,481	--	216,481
--	112,908	--	112,908
--	222,143	--	21,612,143
--	3,983,953	--	3,983,953
--	1,161,564	--	1,161,564
(1,627)	122,103	--	122,103
170,536	1,200,178	--	1,200,178
--	1,304,779	--	1,304,779
(29,364)	(29,364)	--	(29,364)
139,545	7,743,213	--	7,743,213
--	5,229,999	--	5,229,999
--	16,954,255	--	25,221,755
--	--	--	457,200
(259,583)	(3,301,838)	--	(3,874,860)
--	2,000	--	(2,168,218)
(3,680,000)	(5,229,999)	--	(30,451,754)
(3,800,038)	21,949,162	--	24,098,867
(9,198,086)	(6,329,847)	(28,705)	3,159,575
21,192,314	91,113,531	28,705	158,131,119
$ 11,994,228	$ 84,783,684	$ --	$ 161,290,694

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

SERIES 1992 (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1993 A (Taxable)
TAX ALLOCATION BONDS

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

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

SERIES 1993 B (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1999 A (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1999 B (Taxable)
TAX ALLOCATION BONDS

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

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

SERIES 1999 C (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1999A (Tax Exempt)
PARKING REVENUE BONDS

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

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

SERIES 2000 A (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 2000 B (Tax Exempt)
TAX ALLOCATION BONDS

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

City Heights Redevelopment Area

Financial Statements

City Heights Redevelopment Area

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

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

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

Continued on next page.

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

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

Capital Projects Total	General Long-Term Debt Account Group	Total (Memorandum Only)
$ 219,933	$ --	$ 2,098,729
--	--	117,274
--	--	1,574,051
--	--	83,701
--	--	--
3,527	--	20,887
334,175	--	334,175
7,222,078	--	7,299,920
--	2,739,009	2,739,009
--	30,620,284	30,620,284
$ 7,779,713	$ 33,359,293	$ 44,888,030
$ 188	$ --	$ 36,737
387	--	387
--	--	334,175
--	12,213,770	12,213,770
--	--	--
--	15,830,523	15,830,523
--	5,315,000	5,315,000
575	33,359,293	33,730,592
7,222,078	--	7,299,920
51,420	--	51,420
--	--	2,739,009
6,065	--	37,929
493,460	--	513,502
6,115	--	515,658
7,779,138	--	11,157,438
$ 7,779,713	$ 33,359,293	$ 44,888,030

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

	Special Revenue		
	Low/Mod	Tax Increment	Bond Proceeds
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ 234,488	$ 925,296	$ --
Interest	14,576	43,814	16,802
Private Sources	--	--	--
Gain/Loss on Sale of Real Estate	--	--	--
Other Revenue	--	--	--
TOTAL REVENUES	249,064	969,110	16,802
EXPENDITURES			
Administration	--	--	--
Legal	--	--	--
Plans and Surveys	--	--	--
Property Management	--	--	--
Relocation	25,681	--	--
Site Clearance	--	--	--
Tax Sharing Payments	--	36,549	--
Debt Service:			
Principal	--	--	--
Interest	--	--	--
TOTAL EXPENDITURES	25,681	36,549	--
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	223,383	932,561	16,802
OTHER FINANCING SOURCES (USES)			
Contributions from the City of San Diego	--	--	--
Loans from the City of San Diego:			
HUD Section 108	--	--	--
Transfers from Other Funds	103,523	--	--
Transfers from Bond Proceeds	--	--	--
Transfers to Other Funds	--	--	138,162
TOTAL OTHER FINANCING SOURCES (USES)	103,523	--	138,162
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	326,906	932,561	154,964
Fund Balances at July 1, 2000	97,977	140,720	30,655
FUND BALANCES AT JUNE 30, 2001	$ 424,883	$ 1,073,281	$ 185,619

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

Continued on next page.

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

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

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

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

SERIES 1999 A (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1999 B (Tax Exempt)
TAX ALLOCATION BONDS

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

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College Community Redevelopment Area

Financial Statements

College Community Redevelopment Area

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

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

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

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

	Special Revenue		
	Low/Mod	Tax Increment	Total
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ 35,956	$ 56,591	$ 92,547
Interest	5,994	1,248	7,242
TOTAL REVENUES	41,950	57,839	99,789
EXPENDITURES			
Administration	--	--	--
Legal	--	--	--
Property Management	--	--	--
Tax Sharing Payments	--	25,997	25,997
TOTAL EXPENDITURES	--	25,997	25,997
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	41,950	31,842	73,792
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	41,950	31,842	73,792
Fund Balances at July 1, 2000	65,124	1,051	66,175
FUND BALANCES AT JUNE 30, 2001	$ 107,074	$ 32,893	$ 139,967

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

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College Grove Redevelopment Area

Financial Statements

College Grove Redevelopment Area

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

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

Debt Service						
City	County	Developer Loan	Total	Capital Projects	General Long-Term Debt Account Group	Total (Memorandum Only)
$ --	$ 102,473	$ 5	$ 102,478	$ 173	$ --	$ 378,601
--	--	--	--	--	--	125
--	1,140	--	1,140	6	--	4,607
--	--	--	--	--	291,841	291,841
--	--	--	--	--	1,362,487	1,362,487
$ --	$ 103,613	$ 5	$ 103,618	$ 179	$ 1,654,328	$ 2,037,661
$ --	$ --	$ --	$ --	$ --	$ --	$ --
--	--	--	--	--	255,963	255,963
--	--	--	--	--	1,308,000	1,308,000
--	--	--	--	--	90,365	90,365
--	--	--	--	--	1,654,328	1,654,328
--	--	--	--	179	--	179
--	102,648	5	102,653	--	--	291,841
--	965	--	965	--	--	3,619
--	--	--	--	--	--	78,000
--	--	--	--	--	--	9,694
--	103,613	5	103,618	179	--	383,333
$ --	$ 103,613	$ 5	$ 103,618	$ 179	$ 1,654,328	$ 2,037,661

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

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

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

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Dells Imperial Redevelopment Survey Area

Financial Statements

Dells Imperial Redevelopment Survey Area

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

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

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

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

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Gateway Center West Redevelopment Area

Financial Statements

Gateway Center West Redevelopment Area

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

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

Special Revenue	Debt Service			Capital Projects		
Total	City Loan	1995 Bonds	Total	Acquisition 2.5 Acres	Gateway Center West	Lot 7 Development
$ 567,346	$ 24	$ --	$ 24	$ 31,486	$ 13,944	$ 19,695
--	--	119,909	119,909	--	--	--
--						
4,838	--	--	--	--	--	--
1,668	--	--	--	559	181	1,103
96,968	--	--	--	347,452	--	--
--	--	--	--	85,512	79,521	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
$ 670,820	$ 24	$ 119,909	$ 119,933	$ 465,009	$ 93,646	$ 20,798
$ 4,960	$ --	$ --	$ --	$ 47	$ 191	$ 2,158
444,420	--	--	--	--	--	--
--	--	--	--	--	13,781	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
449,380	--	--	--	47	13,972	2,158
--	--	--	--	85,512	79,521	--
1,842	--	--	--	31,998	153	--
112,504	24	119,909	119,933	--	--	--
1,021	--	--	--	--	--	--
106,073	--	--	--	347,452	--	18,640
--	--	--	--	--	--	--
221,440	24	119,909	119,933	464,962	79,674	18,640
$ 670,820	$ 24	$ 119,909	$ 119,933	$ 465,009	$ 93,646	$ 20,798

Continued on next page.

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

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

Total (Memorandum Only)
$ 632,995
119,909
4,838
3,511
444,420
165,033
232,437
22,331,413
$ 23,934,556
$ 7,356
444,420
13,781
21,473,850
1,090,000
23,029,407
165,033
33,993
232,437
1,021
472,665
--
905,149
$ 23,934,556

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

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

Special Revenue	Debt Service			Capital Projects		
Total	City Loan	1995 Bonds	Total	Acquisition 2.5 Acres	Gateway Center West	Lot 7 Development
$ 102,975	$ --	$ 89,965	$ 89,965	$ 2,343	$ 7,173	$ --
43,625	34	4,000	4,034	2,835	(11)	5,193
--	--	--	--	--	(101,217)	101,217
250	--	--	--	--	71	--
146,850	34	93,965	93,999	5,178	(93,984)	106,410
--	--	--	--	44,929	613	--
759	--	--	--	--	--	150
13,038	--	--	--	14,204	3,082	--
--	--	--	--	--	--	--
6,705	--	--	--	3,997	1,107	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	2,371	--
--	--	--	--	3,279	323	868
--	--	--	--	--	--	--
--	--	45,000	45,000	--	--	--
--	200,000	106,515	306,515	--	--	--
20,502	200,000	151,515	351,515	66,409	7,496	1,018
126,348	(199,966)	(57,550)	(257,516)	(61,231)	(101,480)	105,392
7,500	--	--	--	--	--	--
--	--	--	--	--	--	--
--	100,000	58214	158,214	--	--	--
--	100,000	--	100,000	(40,493)	323	(21,377)
(37,609)	--	--	--	(30,758)	--	(6,244)
(96,667)	--	--	--	--	--	(100,000)
(126,776)	200,000	58,214	258,214	(71,251)	323	(127,621)
(428)	34	664	698	(132,482)	(101,157)	(22,229)
221,868	(10)	119,245	119,235	597,444	180,831	40,869
$ 221,440	$ 24	$ 119,909	$ 119,933	$ 464,962	$ 79,674	$ 18,640

Continued on next page.

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

	Capital Projects		Total (Memorandum Only)
	Commercial Rehabilitation	Total	
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ --	$ 9,516	$ 202,456
Interest	--	8,017	55,676
Gain/Loss on Sale of Real Estate	--	--	--
Other	--	71	321
TOTAL REVENUES	--	17,604	258,453
EXPENDITURES			
Administration	--	45,542	45,542
Legal	--	150	909
Plans and Surveys	--	17,286	30,324
Real Estate/Fixture Purchases	--	--	--
Property Management	--	5,104	11,809
Rehabilitation	12,143	12,143	12,143
Project Improvements	--	--	--
Bond Sale Expense	--	2,371	2,371
Program Management	1,224	5,694	5,694
Other	--	--	--
Debt Service:			
Principal	--	--	45,000
Interest	--	--	306,515
TOTAL EXPENDITURES	13,367	88,290	460,307
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(13,367)	(70,686)	(201,854)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes	--	--	7,500
Loans from the City of San Diego:			
Community Development Block Grant	25,906	25,906	25,906
Transfers from Other Funds	--	--	158,214
Transfers from Bond Proceeds	--	(61,547)	38,453
Transfers to Southeast Economic Development Corporation	(12,539)	(49,541)	(87,150)
Transfers to Other Funds	--	(100,000)	(196,667)
TOTAL OTHER FINANCING SOURCES (USES)	13,367	(185,182)	(53,744)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	--	(255,868)	(255,598)
Fund Balances at July 1, 2000	500	819,644	1,160,747
FUND BALANCES AT JUNE 30, 2001	$ 500	$ 563,776	$ 905,149

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

SERIES 1995 (Taxable)
TAX ALLOCATION BONDS

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

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Horton Plaza Redevelopment Area

Financial Statements

Horton Plaza Redevelopment Area

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

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

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

Continued on next page.

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

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

General Long-Term Debt Account Group	Total (Memorandum Only)
$ --	$ 23,944,101
--	3,295,902
--	8,544,221
--	75,874
--	6,405,301
--	163,805
--	5,298,716
--	275,000
--	54,910
23,837,398	23,837,398
22,632,266	22,632,266
$ 46,469,664	$ 94,527,494
$ --	$ 146,444
--	6,405,301
--	5,298,716
--	25,000
11,524,664	11,524,664
34,945,000	34,945,000
46,469,664	58,345,125
--	54,910
--	2,349,286
--	23,837,398
--	161,194
--	4,340,834
--	5,438,747
--	36,182,369
$ 46,469,664	$ 94,527,494

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

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

Special Revenue		Debt Service				Capital Projects
'00 Bond Proceeds	Total	City	1996 Bonds	2000 Bonds	Total	Balboa Theatre
$ --	$ 781,433	$ 1,895,963	$ 1,661,550	$ 945,205	$ 4,502,718	$ 120,242
182,781	1,345,343	2,837	158,263	313,319	474,419	29,573
--	731	--	--	--	--	--
--	71,210	--	--	--	--	--
--	--	--	--	--	--	--
182,781	2,198,717	1,898,800	1,819,813	1,258,524	4,977,137	149,815
--	4,750	--	--	--	--	7,946
--	8,371	--	--	--	--	9,284
--	6,779	--	--	--	--	22,996
--	10,625	--	--	--	--	--
--	1,210,658	--	--	--	--	--
--	--	--	--	--	--	19,783
--	--	--	--	--	--	20,059
--	--	--	--	287,076	287,076	--
--	687	--	--	--	--	692
--	318,702	--	--	--	--	--
--	--	5,284,815	770,000	--	6,054,815	--
--	--	4,795,913	1,216,744	412,103	6,424,760	--
--	1,560,572	10,080,728	1,986,744	699,179	12,766,651	80,760
182,781	638,145	(8,181,928)	(166,931)	559,345	(7,789,514)	69,055
6,824,376	6,824,376	--	--	8,200,624	8,200,624	--
--	--	--	--	443,563	443,563	993,000
--	--	7,777,500	--	--	7,777,500	--
--	(53,148)	--	--	--	--	(93,063)
(3,267,500)	(7,777,500)	--	(443,563)	--	(443,563)	--
3,556,876	(1,006,272)	7,777,500	(443,563)	8,644,187	15,978,124	899,937
3,739,657	(368,127)	(404,428)	(610,494)	9,203,532	8,188,610	968,992
--	16,789,420	5,707,652	3,256,535	--	8,964,187	209,269
$ 3,739,657	$ 16,421,293	$ 5,303,224	$ 2,646,041	$ 9,203,532	$ 17,152,797	$ 1,178,261

Continued on next page.

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

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

Total (Memorandum Only)
$ 5,595,173
1,990,426
731
571,646
109,298
8,267,274
25,473
24,733
39,926
10,625
1,210,658
19,783
210,839
291,876
4,228
318,702
6,054,815
6,424,760
14,636,418
(6,369,144)
15,025,000
1,475,563
7,777,500
(246,244)
(9,253,063)
14,778,756
8,409,612
27,772,757
$ 36,182,369

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

SERIES 1996 A (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1996 B (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 2000 (Tax Exempt)
TAX ALLOCATION BONDS

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

Linda Vista Redevelopment Area

Financial Statements

Linda Vista Redevelopment Area

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

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

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

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

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

Debt Service	Capital Projects			
City	Linda Vista	Community Center	Total	Total (Memorandum Only)
$ --	$ 96,016	$ --	$ 96,016	$ 95,994
2	928	4,288	5,216	24,949
--	48,383	--	48,383	48,383
2	145,327	4,288	149,615	169,326
--	116,598	--	116,598	116,598
--	5,721	--	5,721	5,721
--	109	--	109	109
--	122,428	--	122,428	122,428
2	22,899	4,288	27,187	46,898
--	--	10,730	10,730	10,730
--	--	10,730	10,730	10,730
--	--	10,730	10,730	10,730
2	22,899	15,018	37,917	57,628
32	5,607	393,086	398,693	623,419
$ 34	$ 28,506	$ 408,104	$ 436,610	$ 681,047

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Market Street Redevelopment Area

Financial Statements

Market Street Redevelopment Area

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

	Special Revenue		
	Low/Mod	Tax Increment	Total
ASSETS			
Cash or Equity in Pooled Cash and Investments	$ 4,666	$ 266,839	$ 271,505
Receivables:			
Interest	341	3,607	3,948
Amount Available for Long-Term Debt	--	--	--
Amount to be Provided for Long-Term Debt	--	--	--
TOTAL ASSETS	$ 5,007	$ 270,446	$ 275,453
LIABILITIES			
Accounts Payable	$ --	$ --	$ --
Loans Payable to the City of San Diego	--	--	--
TOTAL LIABILITIES	--	--	--
FUND EQUITY			
Fund Balances:			
Reserved for Debt Service	--	267,932	267,932
Unreserved:			
Designated for Unrealized Gain	--	2,514	2,514
Designated for Subsequent Years' Expenditures	5,007	--	5,007
Undesignated	--	--	--
TOTAL FUND BALANCES	5,007	270,446	275,453
TOTAL LIABILITIES AND FUND EQUITY	$ 5,007	$ 270,446	$ 275,453

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

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

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

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

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Mount Hope Redevelopment Area

Financial Statements

Mount Hope Redevelopment Area

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

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

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

Continued on next page.

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

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

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

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

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

Special Revenue	Debt Service			Capital Projects		
Total	City Loan	1995 Bonds	Total	Lots 7, 8 & 9	Lot 21 Development	Market St. Demo.
$ 215,830	$ 256,360	$ 269,181	$ 525,541	$ --	$ --	$ 34,340
126,400	496	19,391	19,887	36	5,582	59,360
--	--	--	--	--	--	847,444
342,230	256,856	288,572	545,428	36	5,582	941,144
--	--	--	--	--	--	13,754
2,657	--	--	--	--	--	24,439
44,736	--	--	--	--	--	19,408
--	--	--	--	--	--	10,782
--	--	--	--	--	--	14,160
9,764	--	--	--	--	--	4,554
--	--	--	--	--	--	--
--	--	--	--	--	--	--
17,739	--	--	--	--	--	12,642
--	683,816	105,000	788,816	--	--	--
--	478,476	358,202	836,678	--	--	--
74,896	1,162,292	463,202	1,625,494	--	--	99,739
267,334	(905,436)	(174,630)	(1,080,066)	36	5,582	841,405
--	--	--	--	--	--	514,382
--	905,932	178,864	1,084,796	--	--	--
(120,867)	--	--	--	--	--	(25,917)
(248,829)	--	--	--	--	--	(905,932)
(369,696)	905,932	178,864	1,084,796	--	--	(417,467)
(102,362)	496	4,234	4,730	36	5,582	423,938
1,017,308	190,373	499,777	690,150	486	71,498	645,032
$ 914,946	$ 190,869	$ 504,011	$ 694,880	$ 522	$ 77,080	$ 1,068,970

Continued on next page.

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

	Capital Projects		
	Mount Hope	Street & Alley Improvements	Commercial Rehabilitation
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ 265,585	$ --	$ --
Interest	2,709	1,467	135
Other Revenue	--	--	--
TOTAL REVENUES	268,294	1,467	135
EXPENDITURES			
Administration	105,489	--	--
Legal	3,337	--	--
Plans and Surveys	32,127	--	--
Property Management	2,923	205	--
Site Clearance	--	--	--
Project Improvements	--	(21,908)	--
Promotions and Marketing	100	--	--
Bond Sale Expense	4,713	--	--
Program Management	11,636	--	56
Debt Service:			
Principal	--	--	--
Interest	--	--	--
TOTAL EXPENDITURES	160,325	(21,703)	56
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	107,969	23,170	79
OTHER FINANCING SOURCES (USES)			
Transfers from Bond Proceeds	--	(444,417)	--
Transfers from Other Funds	--	--	--
Transfers to Southeast Economic Development Corporation	(128,215)	--	(524)
Transfers to Other Funds	--	--	--
TOTAL OTHER FINANCING SOURCES (USES)	(128,215)	(444,417)	(524)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(20,246)	(421,247)	(445)
Fund Balances at July 1, 2000	117,820	429,669	2,482
FUND BALANCES AT JUNE 30, 2001	$ 97,574	$ 8,422	$ 2,037

Capital Projects Total	Total (Memorandum Only)
$ 299,925	$ 1,041,296
69,289	215,576
847,444	847,444
1,216,658	2,104,316
119,243	119,243
27,776	30,433
51,535	96,271
13,910	13,910
14,160	14,160
(17,354)	(7,590)
100	100
4,713	4,713
24,334	42,073
--	788,816
--	836,678
238,417	1,938,807
978,241	165,509
69,965	69,965
--	1,084,796
(154,656)	(275,523)
(905,932)	(1,154,761)
(990,623)	(275,523)
(12,382)	(110,014)
1,266,987	2,974,445
$ 1,254,605	$ 2,864,431

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

SERIES 1995 A (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 1995 B (Taxable)
TAX ALLOCATION BONDS

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

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Naval Training Center Redevelopment Area

Financial Statements

Naval Training Center Redevelopment Area

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

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

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

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

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

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

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North Bay Redevelopment Area

Financial Statements

North Bay Redevelopment Area

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

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

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

Continued on next page.

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

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

Total (Memorandum Only)
$ 13,951,043
944,762
23,163
53,791
26,938
4,483,385
2,427,002
12,921,420
$ 34,831,504
$ 183,037
4,483,385
722,422
1,626,000
13,000,000
20,014,844
2,050
2,427,002
22,490
4,614,394
7,750,724
14,816,660
$ 34,831,504

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

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

Special Revenue	Debt Service			Capital Projects		
Total	MTDB Developer Loan	2000 Bonds	Total	North Bay	Pt. Loma Library	Barnett Tech Center
$ 1,085,007	$ --	$ 251,378	$ 251,378	$ 320,051	$ --	$ --
637,148	--	28,408	28,408	429	--	9
--	--	--	--	--	--	5,000
--	--	--	--	104	--	--
1,722,155	--	279,786	279,786	320,584	--	5,009
--	--	--	--	221,401	--	--
--	--	--	--	2,958	--	--
--	--	--	--	95,897	--	--
--	--	--	--	60	--	--
--	--	364,014	364,014	--	--	--
173,977	--	--	--	--	--	--
--	--	251,378	251,378	--	--	--
173,977	--	615,392	615,392	320,316	--	--
1,548,178	--	(335,606)	(335,606)	268	--	5,009
11,696,469	--	1,303,531	1,303,531	--	--	--
--	--	--	--	265	--	--
--	--	--	--	265	--	--
--	200,000	--	200,000	--	4,089,000	--
(200,000)	--	--	--	--	(5,615)	--
(4,489,000)	--	--	--	--	--	--
7,007,469	200,000	1,303,531	1,503,531	265	4,083,385	--
8,555,647	200,000	967,925	1,167,925	533	4,083,385	5,009
801,485	1,159	--	1,159	1,517	--	--
$ 9,357,132	$ 201,159	$ 967,925	$ 1,169,084	$ 2,050	$ 4,083,385	$ 5,009

Continued on next page.

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

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

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

SERIES 2000 (Tax Exempt)
TAX ALLOCATION BONDS

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

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North Park Redevelopment Area

Financial Statements

North Park Redevelopment Area

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

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

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

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

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

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

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

SERIES 2000 (Tax Exempt)
TAX ALLOCATION BONDS

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

Pacific Beach Redevelopment Survey Area

Financial Statements

Pacific Beach Redevelopment Survey Area

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

	Capital Projects
ASSETS	
Cash or Equity in Pooled Cash and Investments	$ --
FUND EQUITY	
Fund Balances:	
Unreserved:	
Undesignated	$ --

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

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

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San Ysidro Redevelopment Area

Financial Statements

San Ysidro Redevelopment Area

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

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

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

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

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

Capital Projects			
San Ysidro Redevelopment	International Gateway	Total	Total (Memorandum Only)
$ 247,312	$ --	$ 247,312	$ 592,067
226	25	251	20,514
--	50,000	50,000	50,000
14	--	14	14
247,552	50,025	297,577	662,595
234,280	--	234,280	234,280
12,972	--	12,972	12,972
60	--	60	60
--	--	--	30,064
247,312	--	247,312	277,376
240	50,025	50,265	385,219
1,493	--	1,493	94,686
$ 1,733	$ 50,025	$ 51,758	$ 479,905

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Southcrest Redevelopment Area

Financial Statements

Southcrest Redevelopment Area

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

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

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

Continued on next page.

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

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

Capital Projects		General Long-Term Debt Account Group	Total (Memorandum Only)
Commerical Rehabilitation	Total		
$ 686	$ 138,888	$ --	$ 2,465,156
--	--	--	758,366
--	--	--	56,323
--	--	--	35,801
5	1,255	--	15,421
--	1,014,751	--	1,377,137
--	1,022,680	--	1,044,319
--	--	1,110,921	1,110,921
--	--	18,781,890	18,781,890
$ 691	$ 2,177,574	$ 19,892,811	$ 25,645,334
$ --	$ 45,624	$ --	$ 55,487
--	--	--	1,377,137
--	67,857	--	67,857
--	--	14,493,685	14,493,685
--	--	624,126	624,126
--	--	4,775,000	4,775,000
--	113,481	19,892,811	21,393,292
--	1,022,274	--	1,043,913
--	23,188	--	53,417
--	--	--	1,110,921
--	--		
--	661	--	14,193
691	1,015,442	--	1,454,436
--	2,528	--	575,162
691	2,064,093	--	4,252,042
$ 691	$ 2,177,574	$ 19,892,811	$ 25,645,334

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

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

Special Revenue		Debt Service			
2000 Bond Proceeds	Total	City	1995 Bonds	2000 Bonds	Total
$ --	$ 21,345	$ 100,000	$ 159,711	$ 2,225	$ 261,936
47,628	158,153	45	7,475	61,599	69,119
--	(20,000)	--	--	--	--
--	60,000	--	--	--	--
--	--	--	--	--	--
47,628	219,498	100,045	167,186	63,824	331,055
--	--	--	--	--	--
--	2,550	--	--	--	--
--	52,223	--	--	--	--
--	--	--	--	--	--
--	40,000	--	--	--	--
--	--	--	--	--	--
--	--	--	--	32,483	32,483
--	12,802	--	--	--	--
--	--	--	--	--	--
--	--	--	80,000	15,000	95,000
--	--	100,000	190,233	106,492	396,725
--	107,575	100,000	270,233	153,975	524,208
47,628	111,923	45	(103,047)	(90,151)	(193,153)
--	(32,500)	--	--	--	--
--	--	--	--	--	--
510,058	510,058	--	105,928	556	106,484
--	(286,225)	--	--	--	--
--	(83,651)	--	--	--	--
(562,258)	(320,453)	--	--	(510,058)	(510,058)
(52,200)	(212,771)	--	105,928	(509,502)	(403,574)
(4,572)	(100,848)	45	2,881	(599,653)	(596,727)
6,785	1,473,653	410	150,815	1,260,646	1,411,871
$ 2,193	$ 1,372,805	$ 455	$ 153,696	$ 660,993	$ 815,144

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, 2001

	Capital Projects		
	Alpha Street - Commercial	Alpha Street - Residential	School District Development
REVENUES			
Tax Increments/Pay In-Lieu of Taxes	$ --	$ 84,965	$ --
Interest	1,668	478	902
Private Sources	--	16,004	--
Gain/Loss on Sale of Real Estate	--	--	--
Private Sources	266	--	--
TOTAL REVENUES	1,934	101,447	902
EXPENDITURES			
Administration	--	--	--
Legal	--	4,768	--
Plans and Surveys	--	61,755	--
Property Management	--	33,289	--
Rehabilitation	--	--	--
Project Improvements	--	11,850	--
Bond Sale Expense	--	--	--
Program Management	--	14,180	--
Other	--	--	--
Debt Service:			
Principal	--	--	--
Interest	--	--	--
TOTAL EXPENDITURES	--	125,842	--
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,934	(24,395)	902
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds and Notes	--	--	--
Loans from the City of San Diego:			
Community Development Block Grant	--	11,204	--
Transfers from Other Funds	--	--	--
Transfers from Bond Proceeds	--	435,661	--
Transfers to Southeast Economic Development Corporation	--	(98,284)	--
Transfers to Other Funds	(4,984)	--	(35,075)
TOTAL OTHER FINANCING SOURCES (USES)	(4,984)	348,581	(35,075)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(3,050)	324,186	(34,173)
Fund Balances at July 1, 2000	4,688	875,690	35,063
FUND BALANCES AT JUNE 30, 2001	$ 1,638	$ 1,199,876	$ 890

Capital Projects			
Southcrest	Commercial Rehabilitation	Total	Total (Memorandum Only)
$ 206,574	$ --	$ 291,539	$ 574,820
(704)	(141)	2,203	229,475
--	--	16,004	(3,996)
--	--	--	60,000
--	--	266	266
205,870	(141)	310,012	860,565
130,224	--	130,224	130,224
6,947	--	11,715	14,265
26,563	--	88,318	140,541
3,088	--	36,377	36,377
--	1,665	1,665	41,665
--	583	12,433	12,433
5,462	--	5,462	37,945
12,245	--	26,425	39,227
30	--	30	30
--	--	--	95,000
--	--	--	396,725
184,559	2,248	312,649	944,432
21,311	(2,389)	(2,637)	(83,867)
--	--	--	(32,500)
--	--	11,204	11,204
40,059	--	40,059	656,601
64,533	--	500,194	213,969
(122,000)	--	(220,284)	(303,935)
--	--	(40,059)	(870,570)
(17,408)	--	291,114	(325,231)
3,903	(2,389)	288,477	(409,098)
857,095	3,080	1,775,616	4,661,140
$ 860,998	$ 691	$ 2,064,093	$ 4,252,042

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

SERIES 1995 (Tax Exempt)
TAX ALLOCATION BONDS

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

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

SERIES 2000 (Tax Exempt)
TAX ALLOCATION BONDS

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

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

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

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

Compliance

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

Internal Control Over Financial Reporting

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

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

Comerica Bank Tower
600 "B" Street, Suite 1900
San Diego, CA 92101
Phone: (619) 234-5137
Fax: (619) 234-5162
E-mail: cjo@cjo.com

P.O. Box 1039
1236 State Street
El Centro, CA 92243
Phone: (760) 352-6022
Fax: (760) 352-2492
E-mail: cjocpas@thegrid.net

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

November 21, 2001 Calderon, Faham + Osborn

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Supplemental Information

Supplemental Information

Assessed Valuations

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

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

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

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

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

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

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

	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

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

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

1995-96	1996-97	Revised Base Year 1992-93	1997-98	1998-99	1999-2000	2000-01
$ 927,021	$ 906,105	$ 1,088,721	$ 917,921	$ 984,645	$ 1,125,712	$ 1,290,546
2,181	2,521	3,464	2,747	3,855	4,094	4,177
929,202	908,626	1,092,185	920,668	988,500	1,129,806	1,294,723
22,293	17,593	64,244	20,602	56,892	74,362	87,258
951,495	926,219	1,156,429	941,270	1,045,392	1,204,168	1,381,981
78,614	87,884	62,019	90,800	87,662	94,089	104,469
552	97	--	987	4,637	6,129	6,919
79,166	87,981	62,019	91,787	92,299	100,218	111,388
848,407	818,221	1,026,702	827,121	896,983	1,031,623	1,186,077
2,181	2,521	3,464	2,747	3,855	4,094	4,177
850,588	820,742	1,030,166	829,868	900,838	1,035,717	1,190,254
21,741	17,496	64,244	19,615	52,255	68,233	80,339
$ 872,329	$ 838,238	$ 1,094,410	$ 849,483	$ 953,093	$ 1,103,950	$ 1,270,593
(223,364)	(257,455)		(244,927)	(141,317)	9,540	176,183
-20.39%	-23.50%		-22.38%	-12.91%	0.87%	16.10%
$ 812	$ 902	$ 714	$ 980	$ 1,077	$ 1,182	$ 1,133
--	--	--	--	--	--	61
812	902	714	980	1,077	1,182	1,194
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847,595	817,319	1,025,988	826,141	895,906	1,030,441	1,184,944
2,181	2,521	3,464	2,747	3,855	4,094	4,177
849,776	819,840	1,029,452	828,888	899,761	1,034,535	1,189,121
21,741	17,496	64,244	19,615	52,255	68,233	80,278
$ 871,517	$ 837,336	$ 1,093,696	$ 848,503	$ 952,016	$ 1,102,768	$ 1,269,399

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

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

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

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

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

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

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

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

1995-96	1996-97	Revised Base Year 1976-77	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01
$ 721,610	$ 708,839	$ 9,814	$ 721,827	$ 9,814	$ 758,292	$ 816,598	$ 873,181
1,085	475	2,672	353	964	501	534	544
722,695	709,314	12,486	722,180	10,778	758,793	817,132	873,725
57,602	59,865	6,475	59,208	6,475	64,822	60,580	66,559
780,297	769,179	18,961	781,388	17,253	823,615	877,712	940,284
20,114	18,771	143	19,397	143	19,782	20,400	20,558
322	--	--	--	--	97	88	88
20,436	18,771	143	19,397	143	19,879	20,488	20,646
701,496	690,068	9,671	702,430	9,671	738,510	796,198	852,623
1,085	475	2,672	353	964	501	534	544
702,581	690,543	12,343	702,783	10,635	739,011	796,732	853,167
57,280	59,865	6,475	59,208	6,475	64,725	60,492	66,471
$ 759,861	$ 750,408	$ 18,818	$ 761,991	$ 17,110	$ 803,736	$ 857,224	$ 919,638
740,353	730,900		743,173		786,626	840,114	902,528
3795.13%	3746.67%		3949.27%		4597.46%	4910.08%	5274.86%
$ 1,477	$ 1,560	$ 867	$ 1,792	$ 867	$ 2,001	$ 2,351	$ 2,280
49	95	--	95	--	--	--	116
1,526	1,655	867	1,887	867	2,001	2,351	2,396
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
700,019	688,508	8,804	700,638	8,804	736,509	793,847	850,343
1,085	475	2,672	353	964	501	534	544
701,104	688,983	11,476	700,991	9,768	737,010	794,381	850,887
57,231	59,770	6,475	59,113	6,475	64,725	60,492	66,355
$ 758,335	$ 748,753	$ 17,951	$ 760,104	$ 16,243	$ 801,735	$ 854,873	$ 917,242

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

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

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

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

	Base Year 1993-94	1994-95	1995-96
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
$ 58,730	$ 59,540	$ 65,343	$ 69,023	$ 77,392
--	--	--	--	--
58,730	59,540	65,343	69,023	77,392
2,447	3,053	5,809	4,950	10,019
61,177	62,593	71,152	73,973	87,411
11,972	11,778	10,997	11,440	21,149
--	1,114	309	1,542	4,847
11,972	12,892	11,306	12,982	25,996
46,758	47,762	54,346	57,583	56,243
--	--	--	--	--
46,758	47,762	54,346	57,583	56,243
2,447	1,939	5,500	3,408	5,172
$ 49,205	$ 49,701	$ 59,846	$ 60,991	$ 61,415
173	669	10,814	11,959	12,383
0.35%	1.36%	22.05%	24.39%	25.25%
$ 14	$ 14	$ 14	$ 21	$ 21
--	--	--	--	--
14	14	14	21	21
--	--	--	--	--
--	--	--	--	--
--	--	--	--	--
46,744	47,748	54,332	57,562	56,222
--	--	--	--	--
46,744	47,748	54,332	57,562	56,222
2,447	1,939	5,500	3,408	5,172
$ 49,191	$ 49,687	$ 59,832	$ 60,970	$ 61,394

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

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

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

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

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

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

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

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

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

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

	Base Year 1972-73	1993-94	Revised Base Year 1972-73
GROSS			
Secured - Locally Assessed	$ 1,611	$ 6,910	$ 1,600
Public Utilities - State Assessed	128	--	128
Total Secured Valuation	1,739	6,910	1,728
Unsecured - Locally Assessed	660	1,321	660
Total Gross Valuation	2,399	8,231	2,388
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	6,910	1,593
Public Utilities - State Assessed	128	--	128
Net Secured	1,732	6,910	1,721
Unsecured - Locally Assessed	660	1,321	660
NET ASSESSED VALUATION FOR TAX RATE	$ 2,392	$ 8,231	$ 2,381
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year		5,839	
Percentage Increase (Decrease) Over Base Year		244.11%	
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	6,910	1,593
Public Utilities - State Assessed	128	--	128
Net Secured	1,732	6,910	1,721
Unsecured - Locally Assessed	507	1,321	507
NET ASSESSED VALUATION	$ 2,239	$ 8,231	$ 2,228

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

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

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

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

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

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

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

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

	Base Year 1999-2000	1999-2000	2000-2001
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

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

	Base Year 1999-2000	1999-2000	2000-01
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

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

	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

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

	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

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

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

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

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

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