ATTACHMENT 2

REDEVELOPMENT AGENCIES FINANCIAL TRANSACTIONS REPORT

COVER PAGE

City Of Chula Vista Redevelopment Agency

Fiscal Year: 2006 ID Number: 13983715600

Submitted by:

Signature

Assistant Director of Finance
Title

Phillip A. Davis
Name (Please Print)

12-29-06
Date

Per Health and Safety Code section 33080, this report is due within six months after the end of the fiscal year. The report is to include two (2) copies of the agency's component unit audited financial statements, and the report on the Status and Use of the Low and Moderate Income Housing Fund (HCD report). To meet the filing requirements, all portions must be received by the California State Controller's Office.

To file electronically:

1. Complete all forms as necessary.
2. Transmit the completed output file using a File Transfer Protocol (FTP) program or via diskette.
3. Sign this cover page and mail to either address below with 2 audits and the HCD report.

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

To file a paper report:

1. Complete all forms as necessary.
2. Sign this cover page, and mail complete report to either address below with 2 audits and the HCD report.

Mailing Address:

State Controller's Office
Division of Accounting and Reporting
Local Government Reporting Section
P. O. Box 942850
Sacramento, CA 94250

Express Mailing Address:

State Controller's Office
Division of Accounting and Reporting
Local Government Reporting Section
3301 C Street, Suite 700
Sacramento, CA 95816

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year 2006

Members of the Governing Body

	Last Name	First Name	Middle Initial
Chairperson	Padilla	Steve	
Member	Chavez	Patricia	E
Member	Castaneda	Steve	
Member	Rindone	Jerry	R
Member	McCann	John	E
Member			
Member			
Member			
Member			
Member			

Mailing Address

Street 1: 276 Fourth Avenue

Street 2:

City: Chula Vista State: CA Zip: 91910-

Phone: (619) 691-5051 ☐ Is Address Changed?

Agency Officials

	Last Name	First Name	Middle Initial	Phone
Executive Director	Rowlands	David	D	(619) 691-5031
Fiscal Officer	Kachadoorian	Maria	V	(619) 691-5051
Secretary	Smith	Dana	M	(619) 691-5031

	Report Prepared By	Independent Auditor
Firm Name		Moreland & Associates
Last	Roble	Netty
First	Ronie	Lynne
Middle Initial	B	
Street	276 Fourth Avenue	1201 Dove Street, Suite 680
City	Chula Vista	Newport Beach
State	CA	CA
Zip Code	91910-	92660-
Phone	(619) 476-5376	(949) 221-0025

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year 2006

Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.

Please provide a description of the agency's activities/accomplishments during the past year.

(Please be specific, as this information will be the basis for possible inclusion in the publication.)

Activity Report

During the fiscal year ended June 30, 2006, the Chula Vista Redevelopment Corporation was formed. The five (5) year Implemenation Plan for all project areas was adopted. A redevelopment road show was presented for public outreach and education. A loan agreement was signed with the California Statewide Communities Development Authority for the funding of the Educational Revenue Augmentation Fund (ERAF) payment to the County of San Diego.

In the Bayfront project area, a joint San Diego Port Authority and the City Bayfront master planning effort is underway. In the Town Center I, the phase II of the Gateway office/retail project was completed. The Town Centre I land use amendment is underway. The downtown parking study Request for Proposal was issued. The Agency entered into five Exclusive Negotiating Agreements for properties in the Downtown Urban Core.

In the Otay Valley project area, a component of the Merged Project Areas, the construction of the Chula Vista Toyota auto dealership, the Chrysler-Dodge-Jeep auto dealership and Payless Car Sales were completed and opened for business. The South Bay Motor sports is under construction. The Merged Project of the Redevelopment Agency entered into two Exclusive Negotiating Agreements on E Street.

Construction of the Panda Express and Souplantation restaurants on Main Street, Otay Valley project area, were completed.

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

Square Footage Completed

	New Construction	Rehabilitated
Commercial Buildings	12,924	70,927
Industrial Buildings	1,600	
Public Buildings	2,052	34,650
Other Buildings	13,302	3,386
Total Square Footage	29,878	108,963

Enter the Number of Jobs Created from the Activities of the Agency: 500

Types Completed: ACDE

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

Achievement Information (Unaudited)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year 2006

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	Yes
Indicate Financial Audit Opinion	Unqualified
If Financial Audit is not yet Completed, What is the Expected Completion Date?	
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	
Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	Yes
Indicate Compliance Audit Opinion	Unqualified
If Compliance Audit is not yet Completed, What is the Expected Completion Date?	

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2006 **Project Area Name** Town Center I/Bayfront Project Area

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

Activity Report

During the fiscal year ended June 30, 2006, the Chula Vista Redevelopment Corporation was formed. The five (5) year implementation plan for the project area was adopted. A redevelopment road show was presented for public outreach and education. A loan agreement was signed with the California Statewide Communities Development Authority for the funding of the Educational Revenue Augmentation Fund (ERAF) payment to the County of San Diego.

In the Bayfront project area, a joint San Diego Port Authority and City Bayfront master planning effort is underway; in the Town center I, the phase II of the Gateway Office/Retail Project was completed. TIhe Town Centre I land use amendment is underway. The downtown parking study Request for Proposal was issued. The Agency entered into five Exclusive Negotiating Agreements for properties in the Downtown

Forwarded from Prior Year ?	Yes
Enter Code for Type of Project Area Report	P
P = Standard Project Area Report / A = Administrative Fund	
L = Low and Moderate Income Housing Fund / M = Mortgage Revenue Bond Program	
O = Other Miscellaneous Funds or Programs / S = Proposed (Survey) Project Area	
Does the Plan Include Tax Increment Provisions?	Yes
Date Project Area was Established *(MM-DD-YY)*	07/01/1974
Most Recent Date Project Area was Amended	06/23/1998
Did this Amendment Add New Territory?	No
Most Recent Date Project Area was Merged	04/22/1986
Will this Project Area be Carried Forward to Next Year?	Yes
Established Time Limit :	
Repayment of Indebtedness *(Year Only)*	2024
Effectiveness of Plan *(Year Only)*	2014
New Indebtedness *(Year Only)*	2004
Size of Project Area in Acres	1,174
Percentage of Land Vacant at the Inception of the Project Area *Health and Safety Code Section 33320.1 (xx.x%)*	3.0
Percentage of Land Developed at the Inception of the Project Area *Health and Safety Code Section 33320.1 (xx.x%)*	97.0
Objectives of the Project Area as Set Forth in the Project Area Plan *(Enter the Appropriate Code(s) in Sequence as Shown)*	RICPO

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

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

Activity Report

During the fiscal year ended June 30, 2006, the Chula Vista Redevelopment Corporation was formed. The five (5) year implementation plan for the Merged Project area was adopted. A redevelopment road show was presented for public outreach and education. A loan agreement was signed with the California Statewide Communities Development Authority for the funding of the Educational Revenue Augmentation Fund (ERAF) payment to the County of San Diego.

In the Otay Valley project area, the construction of the Chula Vista Toyota auto dealership, the Chrysler-Dodge-Jeep auto dealership and Payless Car Sales were completed and opened for business. The South Bay Motor Sports is under construction.

Construction of the Panda Express and Souplantation restaurants on Main Street, Otay Valley project area, were completed.

Forwarded from Prior Year ?	Yes
Enter Code for Type of Project Area Report	P
P = Standard Project Area Report; L = Low and Moderate Income Housing Fund; O = Other Miscellaneous Funds or Programs; A = Administrative Fund; M = Mortgage Revenue Bond Program; S = Proposed (Survey) Project Area	
Does the Plan Include Tax Increment Provisions?	Yes
Date Project Area was Established *(MM-DD-YY)*	08/13/1978
Most Recent Date Project Area was Amended	05/04/2004
Did this Amendment Add New Territory?	Yes
Most Recent Date Project Area was Merged	12/01/2000
Will this Project Area be Carried Forward to Next Year?	Yes
Established Time Limit :	
Repayment of Indebtedness *(Year Only)*	2049
Effectiveness of Plan *(Year Only)*	2034
New Indebtedness *(Year Only)*	2024
Size of Project Area in Acres	2,456
Percentage of Land Vacant at the Inception of the Project Area *Health and Safety Code Section 33320.1 (xx.x%)*	72.0
Percentage of Land Developed at the Inception of the Project Area *Health and Safety Code Section 33320.1 (xx.x%)*	28.0
Objectives of the Project Area as Set Forth in the Project Area Plan *(Enter the Appropriate Code(s) in Sequence as Shown)*	RICPO

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2006

Project Area Name	Town Center I/Bayfront Project Area
Frozen Base Assessed Valuation	252,711,208
Increment Assessed Valuation	268,915,662
Total Assessed Valuation	521,626,870

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2006

Project Area Name	Town Center II, Otay Valley, Southwest Merged Project Areas
Frozen Base Assessed Valuation	702,901,853
Increment Assessed Valuation	552,162,510
Total Assessed Valuation	1,255,064,363

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			10,036	$10,036		
Cities			6,986	$6,986		
School Districts			18,108	$18,108		
Community College District			1,917	$1,917		
Special Districts			1,021	$1,021		
Total Paid to Taxing Agencies	$0	$0	$38,068	$38,068	$0	$0
Net Amount to Agency				$4,248,609		
Gross Tax Increment Generated				4,286,677		

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	380,755		25,077	$405,832		
Cities			18,097	$18,097		
School Districts	511,400		47,182	$558,582		
Community College District	54,527		4,958	$59,485		
Special Districts	28,471		2,509	$30,980		
Total Paid to Taxing Agencies	$975,153	$0	$97,823	$1,072,976	$0	$0
Net Amount to Agency				$5,045,227		
Gross Tax Increment Generated				6,118,203		

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2006
Project Area Name	Town Center II/Bayfront Project Area
Tax Allocation Bond Debt	47,137,416
Revenue Bonds	
Other Long Term Debt	1,254,406
City/County Debt	4,491,902
Low and Moderate Income Housing Fund	12,981,865
Other	8,871,687
Total	$74,737,276
Available Revenues	627,043
Net Tax Increment Requirements	$74,110,233

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2006
Project Area Name	Town Center II, Otay Valley, Southwest Merged Project Areas
Tax Allocation Bond Debt	27,890,294
Revenue Bonds	
Other Long Term Debt	9,641,141
City/County Debt	35,894,041
Low and Moderate Income Housing Fund	20,331,284
Other	7,273,126
Total	$101,029,886
Available Revenues	
Net Tax Increment Requirements	$101,029,886

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1974
Principal Amount Authorized	4,888,905
Principal Amount Issued	4,888,905
Purpose of Issue	Operations
Maturity Date Beginning Year	1974
Maturity Date Ending Year	2024
Principal Amount Unmatured Beginning of Fiscal Year	$4,249,855
Adjustment Made During Year	-40,833
Adjustment Explanation	To eliminate advances between project areas.
Interest Added to Principal	201,043
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$4,410,065
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1978
Principal Amount Authorized	61,489,934
Principal Amount Issued	61,489,934
Purpose of Issue	Operations
Maturity Date Beginning Year	1978
Maturity Date Ending Year	2038
Principal Amount Unmatured Beginning of Fiscal Year	$27,752,528
Adjustment Made During Year	-5,166,125
Adjustment Explanation	To eliminate the advances between project areas.
Interest Added to Principal	1,174,456
Principal Amount Issued During Fiscal Year	1,137,398
Principal Amount Matured During Fiscal Year	1,081,010
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$23,817,247
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

Forward from Prior Year	Yes
Bond Type	Loans
Year of Authorization	2005
Principal Amount Authorized	387,161
Principal Amount Issued	387,161
Purpose of Issue	Funds used to pay for the FY04-05 ERAF deposit to the County of San Diego.
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2015
Principal Amount Unmatured Beginning of Fiscal Year	$387,161
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	27,830
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$359,331
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

Forward from Prior Year	Yes
Bond Type	Loans
Year of Authorization	2005
Principal Amount Authorized	377,839
Principal Amount Issued	377,839
Purpose of Issue	Funds used to pay for the FY04-05 ERAF deposit to the County of San Diego.
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2015
Principal Amount Unmatured Beginning of Fiscal Year	$377,839
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	27,170
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$350,669
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1994
Principal Amount Authorized	14,810,000
Principal Amount Issued	14,810,000
Purpose of Issue	Series A
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2024
Principal Amount Unmatured Beginning of Fiscal Year	$12,885,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	295,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$12,590,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1994
Principal Amount Authorized	8,195,000
Principal Amount Issued	8,195,000
Purpose of Issue	Series C
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2024
Principal Amount Unmatured Beginning of Fiscal Year	$7,025,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	170,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$6,855,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1994
Principal Amount Authorized	5,680,000
Principal Amount Issued	5,680,000
Purpose of Issue	Series D
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2024
Principal Amount Unmatured Beginning of Fiscal Year	$5,050,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	105,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$4,945,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center II, Otay Valley, Southwest Merged Project Areas

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	2000
Principal Amount Authorized	17,000,000
Principal Amount Issued	17,000,000
Purpose of Issue	Finance Redevelopment Activities
Maturity Date Beginning Year	2001
Maturity Date Ending Year	2030
Principal Amount Unmatured Beginning of Fiscal Year	$16,280,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	375,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$15,905,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

Forward from Prior Year	
Bond Type	Loans
Year of Authorization	2006
Principal Amount Authorized	586,830
Principal Amount Issued	586,830
Purpose of Issue	To fund the FY 05-06 ERAF payment to the County of San Diego:
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2016
Principal Amount Unmatured Beginning of Fiscal Year	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	586,830
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$586,830
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

Forward from Prior Year	
Bond Type	Loans
Year of Authorization	2006
Principal Amount Authorized	343,170
Principal Amount Issued	343,170
Purpose of Issue	To fund FY 05-06 ERAF payment to the County of San Diego.
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2016
Principal Amount Unmatured Beginning of Fiscal Year	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	343,170
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$343,170
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

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

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	1997
Principal Amount Authorized	18,300,000
Principal Amount Issued	18,300,000
Purpose of Issue	Eucalyptus
Maturity Date Beginning Year	1997
Maturity Date Ending Year	2027
Principal Amount Unmatured Beginning of Fiscal Year	18,300,000
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$18,300,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	1998
Principal Amount Authorized	43,000,000
Principal Amount Issued	43,000,000
Purpose of Issue	Gateway Town Center
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2032
Principal Amount Unmatured Beginning of Fiscal Year	40,255,000
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	630,000
Principal Amount Defeased During Fiscal Year	39,625,000
Principal Amount Unmatured End of Fiscal Year	$0
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	1999
Principal Amount Authorized	6,352,500
Principal Amount Issued	6,352,500
Purpose of Issue	Villa Serena
Maturity Date Beginning Year	2000
Maturity Date Ending Year	2030
Principal Amount Unmatured Beginning of Fiscal Year	6,012,500
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	90,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$5,922,500
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	2000
Principal Amount Authorized	5,779,000
Principal Amount Issued	5,779,000
Purpose of Issue	Pear Tree Manor
Maturity Date Beginning Year	2000
Maturity Date Ending Year	2031
Principal Amount Unmatured Beginning of Fiscal Year	5,274,000
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	70,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$5,204,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	2001
Principal Amount Authorized	15,384,000
Principal Amount Issued	15,384,000
Purpose of Issue	Construction of Heritage Town Center Apartments
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2034
Principal Amount Unmatured Beginning of Fiscal Year	15,269,000
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	190,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$15,079,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	Yes
Bond Type	Mortgage Revenue Bonds
Year of Authorization	2004
Principal Amount Authorized	11,686,000
Principal Amount Issued	11,686,000
Purpose of Issue	Construction of Rancho Vista Apartments
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2036
Principal Amount Unmatured Beginning of Fiscal Year	11,686,000
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	201,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$11,485,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	
Bond Type	Mortgage Revenue Bonds
Year of Authorization	2006
Principal Amount Authorized	37,940,000
Principal Amount Issued	37,940,000
Purpose of Issue	Teresina Apartment 2006 A (Refunding Gateway Town Center Series A)
Maturity Date Beginning Year	2018
Maturity Date Ending Year	2036
Principal Amount Unmatured Beginning of Fiscal Year	
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	37,940,000
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$37,940,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Non-Agency Long-Term Debt

Fiscal Year	2006
Project Area Name	Town Center I/Bayfront Project Area
Forward from Prior Year	
Bond Type	Mortgage Revenue Bonds
Year of Authorization	2005
Principal Amount Authorized	1,715,000
Principal Amount Issued	1,715,000
Purpose of Issue	To fund Ranch Vista Apartments Construction
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2035
Principal Amount Unmatured Beginning of Fiscal Year	
Adjustment Made During Year	
Adjustment Explanation	
Principal Amount Issued During Fiscal Year	1,715,000
Principal Amount Matured During Fiscal Year	10,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	$1,705,000
Principal Amount in Default	
Interest in Default	

Bond Types Allowed:

Mortgage Revenue; Industrial Development; Commercial Revenue Bond; Certificate of Participation

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross *(Include All Apportionments)*	1,959,684	2,326,993			$4,286,677
Special Supplemental Subvention					$0
Property Assessments					$0
Sales and Use Tax					$0
Transient Occupancy Tax					$0
Interest Income	443,094	194,977	156,381		$794,452
Rental Income			31,294		$31,294
Lease Income					$0
Sale of Real Estate					$0
Gain on Land Held for Resale					$0
Federal Grants					$0
Grants from Other Agencies					$0
Bond Administrative Fees					$0
Other Revenues	83,798		52,067		$135,865
Total Revenues	$2,486,576	$2,521,970	$239,742	$0	$5,248,288

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross *(Include All Apportionments)*	4,860,337	1,257,866			$6,118,203
Special Supplemental Subvention					$0
Property Assessments					$0
Sales and Use Tax					$0
Transient Occupancy Tax					$0
Interest Income	288,081	14,894			$302,975
Rental Income					$0
Lease Income					$0
Sale of Real Estate					$0
Gain on Land Held for Resale					$0
Federal Grants					$0
Grants from Other Agencies					$0
Bond Administrative Fees					$0
Other Revenues					$0
Total Revenues	$5,148,418	$1,272,760	$0	$0	$6,421,178

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	2,020,558		456,848		$2,477,406
Professional Services	311,829	14,256	138,491		$464,576
Planning, Survey, and Design					$0
Real Estate Purchases					$0
Acquisition Expense					$0
Operation of Acquired Property			7,821		$7,821
Relocation Costs					$0
Relocation Payments	960,260				$960,260
Site Clearance Costs					$0
Project Improvement / Construction Costs	432,767				$432,767
Disposal Costs					$0
Loss on Disposition of Land Held for Resale					$0

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					$0
Rehabilitation Costs					$0
Rehabilitation Grants			96,712		$96,712
Interest Expense	18,699	2,146,601			$2,165,300
Fixed Asset Acquisitions			376,508		$376,508
Subsidies to Low and Moderate Income Housing					$0
Debt Issuance Costs					$0
Other Expenditures Including Pass-Through Payment(s)	875,466				$875,466
Debt Principal Payments:					
Tax Allocation Bonds and Notes		570,000			$570,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					$0
City/County Advances and Loans					$0
All Other Long-Term Debt		27,830			$27,830
Total Expenditures	$4,619,579	$2,758,687	$1,076,380	$0	$8,454,646
Excess (Deficiency) Revenues over (under) Expenditures	($2,133,003)	($236,717)	($836,638)	$0	($3,206,358)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,922,661				$1,922,661
Professional Services	156,783	3,525			$160,308
Planning, Survey, and Design					$0
Real Estate Purchases					$0
Acquisition Expense					$0
Operation of Acquired Property					$0
Relocation Costs					$0
Relocation Payments					$0
Site Clearance Costs					$0
Project Improvement / Construction Costs	471,753				$471,753
Disposal Costs					$0
Loss on Disposition of Land Held for Resale					$0

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					$0
Rehabilitation Costs					$0
Rehabilitation Grants					$0
Interest Expense	10,935	2,072,401			$2,083,336
Fixed Asset Acquisitions					$0
Subsidies to Low and Moderate Income Housing					$0
Debt Issuance Costs					$0
Other Expenditures Including Pass-Through Payment(s)	1,532,253				$1,532,253
Debt Principal Payments:					
Tax Allocation Bonds and Notes		375,000			$375,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					$0
City/County Advances and Loans					$0
All Other Long-Term Debt		27,170			$27,170
Total Expenditures	$4,094,385	$2,478,096	$0	$0	$6,572,481
Excess (Deficiency) Revenues over (under) Expenditures	$1,054,033	($1,205,336)	$0	$0	($151,303)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	586,769				$586,769
Proceeds of Refunding Bonds					$0
Payment to Refunded Bond Escrow Agent					$0
Advances from City/County		201,805			$201,805
Sale of Fixed Assets					$0
Miscellaneous Financing Sources (Uses)	-15,328		-146,366		($161,694)
Operating Transfers In	251,854				$251,854
Tax Increment Transfers In			1,968,228		$1,968,228
Operating Transfers Out		251,854			$251,854
Tax Increment Transfers Out	744,587				$744,587
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	$78,708	($50,049)	$1,821,862	$0	$1,850,521

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

Project Area Name Town Center I/Bayfront Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	($2,054,295)	($286,766)	$985,224	$0	($1,355,837)
Equity, Beginning of Period	$11,807,593	$4,282,236	$16,789,260	$0	$32,879,089
Prior Period Adjustments	-5,105,730	-54,948			($5,160,678)
Residual Equity Transfers					$0

Other(Specify) Refresh

	A	B	C	D	E
Total					

Other Total					
Equity, End of Period	$4,647,568	$3,940,522	$17,774,484	$0	$26,362,574

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	343,231				$343,231
Proceeds of Refunding Bonds					$0
Payment to Refunded Bond Escrow Agent					$0
Advances from City/County		1,954,643			$1,954,643
Sale of Fixed Assets					$0
Miscellaneous Financing Sources (Uses)	-1,095	-1,137,398			($1,138,493)
Operating Transfers In		1,081,009			$1,081,009
Tax Increment Transfers In					$0
Operating Transfers Out	1,081,009				$1,081,009
Tax Increment Transfers Out	1,223,641				$1,223,641
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	($1,962,514)	$1,898,254	$0	$0	($64,260)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2006

Project Area Name Town Center II, Otay Valley, Southwest Merged Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	($908,481)	$692,918	$0	$0	($215,563)
Equity, Beginning of Period	$7,818,154	$805,301	$2,341,318	$0	$10,964,773
Prior Period Adjustments	1	-5,876,571			($5,876,570)
Residual Equity Transfers					$0

Refresh

Other(Specify)	A	B	C	D	E
Total					

Other Total					
Equity, End of Period	$6,909,674	($4,378,352)	$2,341,318	$0	$4,872,640

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year 2006	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits							
Cash and Imprest Cash							$0
Cash with Fiscal Agent	5,502,057	2,560,382	4,467,812				$12,530,251
Tax Increments Receivable	196,274		47,289				$243,563
Accounts Receivable	505,926		1,327				$507,253
Accrued Interest Receivable	13,294	9,023	18,648				$40,965
Loans Receivable	6,524,180		13,514,238				$20,038,418
Contracts Receivable							$0
Lease Payments Receivable							$0
Unearned Finance Charge							$0
Due from Capital Projects Fund							$0
Due from Debt Service Fund							$0
Due from Low/Moderate Income Housing Fund							$0
Due from Special Revenue/Other Funds							$0

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year 2006	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments	716,627	2,199,724	3,920,044				$6,836,395
Other Assets							$0
Investments: Land Held for Resale	2,260,925						$2,260,925
Allowance for Decline In Value of Land Held for Resale							$0
Fixed Assets: Land, Structures, and Improvements						10,226,010	$10,226,010
Equipment						308,873	$308,873
Amount Available In Debt Service Fund					6,016,715		$6,016,715
Amount to be Provided for Payment of Long-Term Debt					64,145,597		$64,145,597
Total Assets and Other Debits	$15,719,283	$4,769,129	$21,969,358	$0	$70,162,312	$10,534,883	$123,154,965

(Must Equal Total Liabilities, Other Credits, and Equities)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year 2006	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits							
Accounts Payable	837,060		57,999				$895,059
Interest Payable							$0
Tax Anticipation Notes Payable							$0
Loans Payable							$0
Other Liabilities	3,324,981	5,206,959	1,795,557				$10,327,497
Due to Capital Projects Fund							$0
Due to Debt Service Fund							$0
Due to Low/Moderate Income Housing Fund							$0
Due to Special Revenue/Other Funds							$0
Tax Allocation Bonds Payable					40,295,000		$40,295,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds							$0
All Other Long-Term Debt					29,867,312		$29,867,312
Total Liabilities and Other Credits	$4,162,041	$5,206,959	$1,853,556	$0	$70,162,312		$81,384,868

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year 2006	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Equities							
Investment In General Fixed Assets						10,534,883	$10,534,883
Fund Balance Reserved	7,101,027	4,769,129	11,830,331				$23,700,487
Fund Balance Unreserved-Designated	6,801,098		8,285,471				$15,086,569
Fund Balance Unreserved-Undesignated	-2,344,883	-5,206,959					($7,551,842)
Total Equities	$11,557,242	($437,830)	$20,115,802	$0		$10,534,883	$41,770,097
Total Liabilities, Other Credits, and Equities	$15,719,283	$4,769,129	$21,969,358	$0	$70,162,312	$10,534,883	$123,154,965

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

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

Fiscal Year	2006	
Operating Transfers In		$1,332,863
Tax Increment Transfers In		$1,968,228
Operating Transfers Out		$1,332,863
Tax Increment Transfers Out		$1,968,228

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures

Revenues - Consolidated

Fiscal Year 2006

	Captial Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	$6,820,021	$3,584,859	$0	$0	$10,404,880
Special Supplemental Subvention	$0	$0	$0	$0	$0
Property Assessments	$0	$0	$0	$0	$0
Sales and Use Tax	$0	$0	$0	$0	$0
Transient Occupancy Tax	$0	$0	$0	$0	$0
Interest Income	$731,175	$209,871	$156,381	$0	$1,097,427
Rental Income	$0	$0	$31,294	$0	$31,294
Lease Income	$0	$0	$0	$0	$0
Sale of Real Estate	$0	$0	$0	$0	$0
Gain on Land Held for Resale	$0	$0	$0	$0	$0
Federal Grants	$0	$0	$0	$0	$0
Grants from Other Agencies	$0	$0	$0	$0	$0
Bond Administrative Fees	$0	$0	$0	$0	$0
Other Revenues	$83,798	$0	$52,067	$0	$135,865
Total Revenues	$7,634,994	$3,794,730	$239,742	$0	$11,669,466

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures

Expenditures - Consolidated

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	$3,943,219	$0	$456,848	$0	$4,400,067
Professional Services	$468,612	$17,781	$138,491	$0	$624,884
Planning, Survey, and Design	$0	$0	$0	$0	$0
Real Estate Purchases	$0	$0	$0	$0	$0
Acquisition Expense	$0	$0	$0	$0	$0
Operation of Acquired Property	$0	$0	$7,821	$0	$7,821
Relocation Costs	$0	$0	$0	$0	$0
Relocation Payments	$960,260	$0	$0	$0	$960,260
Site Clearance Costs	$0	$0	$0	$0	$0
Project Improvement / Construction Costs	$904,520	$0	$0	$0	$904,520
Disposal Costs	$0	$0	$0	$0	$0
Loss on Disposition of Land Held for Resale	$0	$0	$0	$0	$0

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures

Expenditures - Consolidated

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	$0	$0	$0	$0	$0
Rehabilitation Costs	$0	$0	$0	$0	$0
Rehabilitation Grants	$0	$0	$96,712	$0	$96,712
Interest Expense	$29,634	$4,219,002	$0	$0	$4,248,636
Fixed Asset Acquisitions	$0	$0	$376,508	$0	$376,508
Subsidies to Low and Moderate Income Housing Fund	$0	$0	$0	$0	$0
Debt Issuance Costs	$0	$0	$0	$0	$0
Other Expenditures Including Pass Through Payment(s)	$2,407,719	$0	$0	$0	$2,407,719
Debt Principal Payments:					
Tax Allocation Bonds and Notes	$0	$945,000	$0	$0	$945,000
Revenue Bonds and Certificates of Participation	$0	$0	$0	$0	$0
City/County Advances and Loans	$0	$0	$0	$0	$0
U.S., State and Other Long-Term Debt	$0	$55,000	$0	$0	$55,000
Total Expenditures	$8,713,964	$5,236,783	$1,076,380	$0	$15,027,127
Excess (Deficiency) Revenues Over (Under) Expenditures	($1,078,970)	($1,442,053)	($836,638)	$0	($3,357,661)

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures

Expenditures - Consolidated

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	$3,943,219	$0	$456,848	$0	$4,400,067
Professional Services	$468,612	$17,781	$138,491	$0	$624,884
Planning, Survey, and Design	$0	$0	$0	$0	$0
Real Estate Purchases	$0	$0	$0	$0	$0
Acquisition Expense	$0	$0	$0	$0	$0
Operation of Acquired Property	$0	$0	$7,821	$0	$7,821
Relocation Costs	$0	$0	$0	$0	$0
Relocation Payments	$960,260	$0	$0	$0	$960,260
Site Clearance Costs	$0	$0	$0	$0	$0
Project Improvement / Construction Costs	$904,520	$0	$0	$0	$904,520
Disposal Costs	$0	$0	$0	$0	$0
Loss on Disposition of Land Held for Resale	$0	$0	$0	$0	$0

City Of Chula Vista Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures

Expenditures - Consolidated

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	$0	$0	$0	$0	$0
Rehabilitation Costs	$0	$0	$0	$0	$0
Rehabilitation Grants	$0	$0	$96,712	$0	$96,712
Interest Expense	$29,634	$4,219,002	$0	$0	$4,248,636
Fixed Asset Acquisitions	$0	$0	$376,508	$0	$376,508
Subsidies to Low and Moderate Income Housing Fund	$0	$0	$0	$0	$0
Debt Issuance Costs	$0	$0	$0	$0	$0
Other Expenditures Including Pass Through Payment(s)	$2,407,719	$0	$0	$0	$2,407,719
Debt Principal Payments:					
Tax Allocation Bonds and Notes	$0	$945,000	$0	$0	$945,000
Revenue Bonds and Certificates of Participation	$0	$0	$0	$0	$0
City/County Advances and Loans	$0	$0	$0	$0	$0
U.S., State and Other Long-Term Debt	$0	$55,000	$0	$0	$55,000
Total Expenditures	$8,713,964	$5,236,783	$1,076,380	$0	$15,027,127
Excess (Deficiency) Revenues Over (Under) Expenditures	($1,078,970)	($1,442,053)	($836,638)	$0	($3,357,661)

City Of Chula Vista Redevelopment Agency
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

Fiscal Year 2006

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	$930,000	$0	$0	$0	$930,000
Proceeds of Refunding Bonds	$0	$0	$0	$0	$0
Payment to Refunded Bond Escrow Agent	$0	$0	$0	$0	$0
Advances from City/County	$0	$2,156,448	$0	$0	$2,156,448
Sale of Fixed Assets	$0	$0	$0	$0	$0
Miscellaneous Financing Sources (Uses)	($16,423)	($1,137,398)	($146,366)	$0	($1,300,187)
Operating Transfers In	$251,854	$1,081,009	$0	$0	$1,332,863
Tax Increment Transfers In			$1,968,228		$1,968,228
Operating Transfers Out	$1,081,009	$251,854	$0	$0	$1,332,863
Tax Increment Transfers Out *(To the Low and Moderate Income Housing Fund)*	$1,968,228	$0			$1,968,228
Total Other Financing Sources (Uses)	($1,883,806)	$1,848,205	$1,821,862	$0	$1,786,261

City Of Chula Vista Redevelopment Agency
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	($2,962,776)	$406,152	$985,224	$0	($1,571,400)
Equity Beginning of Period	$19,625,747	$5,087,537	$19,130,578	$0	$43,843,862
Prior Year Adjustments	($5,105,729)	($5,931,519)	$0	$0	($11,037,248)
Residual Equity Transfers	$0	$0	$0	$0	$0
Other (Explain)	$0	$0	$0	$0	$0
Equity, End of Period	$11,557,242	($437,830)	$20,115,802	$0	$31,235,214

CITY OF
CHULA VISTA
FINANCE DEPARTMENT

BLIGHT PROGRESS REPORT

PURSUANT TO HEALTH AND SAFETY CODE SECTION 33080.1(d)

PREPARED BY:

Redevelopment Agency of the City of Chula Vista

December 2006

Introduction

Pursuant to Health and Safety Code Section 33080.1(d), the Redevelopment Agency of the City of Chula Vista has completed a Blight Progress Report for fiscal year 2006 (July 2005 through June 2006). The Report describes activities conducted by the Agency in alleviating blight in the Bayfront/Town Centre I Merged Project Area, and the Merged Chula Vista Redevelopment Project Area. The Report also describes activities associated with Low and Moderate Income Housing, which are covered separately and in greater detail in the annual Housing Activities Report.

The following provides a summary of the major actions and expenditures that have taken place during fiscal year 2006, but does not discuss the extensive day-to-day work activities of the Agency in alleviating blight.

CHULA VISTA MERGED REDEVELOPMENT PROJECT AREA

Major Actions:	Formation of the Chula Vista Redevelopment Corporation Five Year Implementation Plan adopted (2005-2009) Public outreach and education – Redevelopment Road show Educational Revenue Augmentation Fund (ERAF) loan agreement Chula Vista Toyota Dealership completed and opened Payless Car Sales completed and opened South Bay Motor Sports under construction Chrysler-Dodge-Jeep Dealership completed and opened Panda Express and Souplantation completed on Main St. Entered into two Exclusive Negotiating Agreements on E St.
Expenditures:	Professional/Specialized Services ..... $156,784 Administrative ..... $2,481,644 Capital Outlay/CIP Expenditure ..... $471,752 Transfers Out ..... $1091,222 TOTAL $4,201,402

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MERGED BAYFRONT/TOWN CENTRE I PROJECT AREA

Major Actions:	Formation of the Chula Vista Redevelopment Corporation Five Year Implementation Plan adopted (2005-2009) Public outreach and education – Redevelopment Road show Educational Revenue Augmentation Fund (ERAF) loan agreement Joint SD Port/City Bayfront Master Planning effort underway Phase II of the Gateway Office/Retail Project completed Town Centre I land use Amendment underway Downtown Parking Study RFP issued Entered into five Exclusive Negotiating Agreements for properties in the Downtown Urban Core
Expenditures:	Professional/Specialized Services ..... $311,828 Administrative ..... $3,874,980 Capital Outlay/CIP Expenditures ..... $432,767 Transfers Out ..... $18,065 TOTAL $4,637,640

LOW AND MODERATE INCOME HOUSING

Major Actions:	Seniors on Broadway (MAAC) started construction - 41units Main Plaza/Brisa del Mar completed - 106 units Exclusive Negotiating Agreement for affordable housing project at 1501 Broadway
Expenditures:	Professional/Specialized Services ..... $138,491 Administrative ..... $303,029 Capital Outlay/CIP Expenditures ..... $384,329 Transfers Out ..... $3,404 TOTAL $829,253

CITY OF
CHULA VISTA
FINANCE DEPARTMENT

CITY OF CHULA VISTA
REDEVELOPMENT AGENCY
LOAN REPORT
PER HEALTH & SAFETY CODE SECTION 33080.1(e)
June 30, 2006

At June 30, 2006, the Redevelopment Agency Low & Mod Housing had the following loans receivable:

	Principal	Cumulative Interest	Total
South Bay Community Services	$ 887,995	$ 170,787	$ 1,058,782
Community Housing Improvement Program (CHIP)	2,067,933	196,402	2,264,335
Civic Center Barrio Housing Corp	242,844		242,844
Orange Tree Mobile Home Park	55,952		55,952
Chelsea Investment Corp/Sunbow	1,662,152	618,327	2,280,479
Alpha III Dev, Inc. (Main Plaza, LP)	1,500,000	67,479	1,567,479
South Bay Community Villas, L.P.	4,400,000	601,709	5,001,709
Rancho Vista Housing	1,000,000	42,658	1,042,658
Total	$ 11,816,876	$ 1,697,362	$ 13,514,238

The terms of these loan receivables are governed by individual agreements between the developers and the Agency. None of the above loans are in default.

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REDEVELOPMENT AGENCY
PROPERTY REPORT
PER HEALTH AND SAFETY CODE SECTION 33080.1(f)
June 30, 2006

Land Inventory	$ 7,617,884
Land Held for Resale	2,260,925
Building	2,608,126
Equipment	308,873
Total	$ 12,795,808

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