

Community Redevelopment Agency of Atascadero

Financial Statements

June 30, 2008

**COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
BOARD OF DIRECTORS**

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**FOUNDED
1913**

**INCORPORATED
1979**

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COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

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Principals:

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David A. Bryson, CPA
Jeanne A. Potter, CPA
Daniel J. O'Hare, CPA
Kathi Niffenegger, CPA
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Allen E. Eschenbach, CPA
Michael T. Glaudel, CPA
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CERTIFIED PUBLIC ACCOUNTANTS
TAX AND BUSINESS ADVISORS

Emeritus:
Fred L. Glenn
Stephen A. Burdette
Bradford M. Hair, CPA

Keith V. Japp (1932-2008)

Independent Auditors' Report

Board of Directors
Community Redevelopment Agency of Atascadero
Atascadero, California 93422

We have audited the accompanying financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of Atascadero (the Agency) as of and for the year ended June 30, 2008, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these 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 and *Guidelines for Compliance Audits of California Redevelopment Agencies*, issued by the State Controller. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Community Redevelopment Agency of Atascadero as of June 30, 2008, and the respective changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Board of Directors
Community Redevelopment Agency of Atascadero
Atascadero, California
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In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2008, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. Such provisions include the provisions of laws and regulations identified in the *Guidelines for Compliance Audits of California Redevelopment Agencies*, issued by the State Controller. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on page 3-10 and budgetary comparison information on pages 28-32 are not required parts of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquires of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Glenn, Burdette, Phillips & Bryson

Glenn, Burdette, Phillips & Bryson
Certified Public Accountants
A Professional Corporation
San Luis Obispo, California

December 10, 2008



MANAGEMENT'S DISCUSSION AND ANALYSIS

Fiscal Year Ended June 30, 2008

INTRODUCTION

This discussion and analysis of the Community Redevelopment Agency of Atascadero's financial performance provides an overview of the Agency's financial activities for the fiscal year ended June 30, 2008. For the most complete picture of the Agency, please read this document in conjunction with the Agency's basic financial statements, and the accompanying notes to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the Agency exceeded its liabilities at the close of the most recent fiscal year by \$6.4 million. Of this amount, \$6.1 million may be used to meet the Agency's ongoing obligations to citizens and creditors.
- The Agency's total net assets increased by \$1.6 million.
- As of the close of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of \$15.6 million, an increase of \$1.6 million over the prior fiscal year.
- Eight percent (8%), or \$1.3 million, of the governmental fund balance is reserved for debt service, nineteen percent (19%), or just over \$3.0 million, has been reserved for low/moderate income housing, and three percent (3%), or \$0.4 million is reserved for encumbrances. Sixty-one percent (61%) has been committed for capital projects in progress, leaving the remaining nine percent (9%) unreserved and available for future spending.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements presented herein include the activities of the Community Redevelopment Agency of Atascadero using the integrated approach as prescribed by GASB Statement No. 34. The Agency has four funds, all of which are treated as major funds. The funds are the Redevelopment Agency Fund, the Low/Moderate Income Housing Redevelopment Fund, the 2005 Redevelopment Bond Project Fund, and the 2005 Redevelopment Bond Debt Service Fund.

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Government-wide Financial Statements

The government-wide financial statements present a broad overview of the financial picture of the Agency from the economic resources measurement focus using the accrual basis of accounting. These statements include all assets of the Agency as well as all liabilities (including long-term debt).

The *Statement of Net Assets* presents information on all the Agency's assets and liabilities, with the difference reported as *net assets*. Over time, increases or decreases in net assets may serve as an indicator of whether the financial position of the Agency is improving or declining.

The *Statement of Activities* presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Fund Financial Statements

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Agency's funds are considered governmental.

Governmental Funds

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

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

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

STATEMENT OF NET ASSETS

June 30, 2008

	June 30, 2008	June 30, 2007
Assets		
Current and other assets	\$ 14,757,311	\$ 12,756,065
Capital and other non-current assets	5,829,982	6,081,637
Total assets	<u>20,587,293</u>	<u>18,837,702</u>
Liabilities		
Current liabilities	308,551	206,443
Noncurrent liabilities	13,885,393	13,872,554
Total liabilities	<u>14,193,944</u>	<u>14,078,997</u>
Net Assets		
Invested in capital assets, net of related debt	261,547	265,866
Unrestricted	6,131,802	4,488,783
Net assets	<u>\$ 6,393,349</u>	<u>\$ 4,754,649</u>

Net assets may serve over time as a useful indicator of a government's financial position. In the case of the Community Redevelopment Agency of Atascadero, assets exceeded liabilities by \$6.4 million at the close of the most recent fiscal year. The largest portion of the Agency's net assets (96%) reflects assets that are unrestricted and may be used to meet future obligations. The remaining portion of the Agency's net assets (4%) reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The Agency uses these capital assets to provide services to the community; consequently, these assets are not available for future spending. Although the Agency's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

Consistent with the prior fiscal year, as of the end of the current fiscal year, the Agency is able to report a positive balance in net assets. During the current fiscal year, the Agency's net assets increased by \$1,638,700. Information about changes in net assets is summarized below:

**SUMMARY OF CHANGES IN NET ASSETS
 For the fiscal year ended June 30, 2008**

	June 30, 2008	June 30, 2007
Revenues		
Program revenues		
Operating grants and contributions	\$ -	\$ 3,500
General revenues		
Property taxes	3,271,573	2,917,710
Investment Income	700,897	739,321
Rent	373,596	373,596
Total revenues	<u>4,346,066</u>	<u>4,034,127</u>
Program Expenses		
Redevelopment	2,000,913	2,422,421
Interest on long term debt	706,453	707,231
Total expenses	<u>2,707,366</u>	<u>3,129,652</u>
Change in net assets	1,638,700	904,475
Net assets- beginning	<u>4,754,649</u>	<u>3,850,174</u>
Net assets- ending	<u>\$ 6,393,349</u>	<u>\$ 4,754,649</u>

Overall, the Agency's financial picture has improved, due to revenues exceeding expenditures by more than \$1.6 million. This is primarily a function of increased revenues coupled with the Agency's commitment to capital improvements. Property tax increment increased by about \$354,000 and with the completion of housing projects in 2007, program expenditures decreased \$421,000. The Agency continues to spend less than twenty percent (20%) of their income on operations, and in fiscal year 2008, invested twenty-six percent (26%) into capital improvements.

FINANCIAL ANALYSIS OF THE AGENCY'S FUNDS

STATEMENT OF REVENUES, EXPENSES & CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS For the year ended June 30, 2008

	June 30, 2008	June 30, 2007
Revenues	\$ 4,346,066	\$ 4,034,127
Expenses	(1,601,057)	(2,541,196)
Other financing sources (uses)	<u>(1,098,237)</u>	<u>(1,406,642)</u>
Net change in fund balances	1,646,772	86,289
Fund balance, beginning of fiscal year	<u>13,977,143</u>	<u>13,890,854</u>
Fund balance, end of fiscal year	<u>\$ 15,623,915</u>	<u>\$ 13,977,143</u>

FUND ANALYSIS

Redevelopment Agency Fund

Cash & Investments

At June 30, 2008, the cash and investment balance was about \$7.8 million, approximately \$1.8 million more than the prior fiscal year, due primarily to capital projects delays.

Tax Revenues

Property taxes received directly in to the Redevelopment Agency Fund decreased from the prior year by \$311,723. This was due to bond covenants requiring that \$574,042 in property taxes be deposited in to the 2005 Redevelopment Bond Debt Service Fund for the first time in fiscal year 2008. Ignoring this reporting change, general property tax increment increased by \$262,319 or twelve percent (12%).

Investment Income

Investment income increased 34% during the current fiscal year as compared to the prior fiscal year. Although interest rates have been decreasing, they were offset by a larger amount of cash held in investments.

Rental Income

Rental income was consistent with last fiscal year, due to the rental contract between the Agency and the City for the rental of the Creekside Building.

FUND ANALYSIS (continued)

Redevelopment Agency Fund (continued)

Services, Supplies and Special Projects

Services, supplies and special projects expense was up about \$193,000 or 37% compared to last fiscal year. This increase was due in large part to several special projects undertaken during fiscal year 2008, including the Economic Development Strategy, Sunken Garden projects, and the Colony Square Economic Assistance Project.

Capital Outlay

Capital outlay showed a decrease of \$30,000 compared to the prior year, due to a slow down in capital projects expenditures.

Low/Moderate Income Housing Redevelopment Fund

Cash & Investments

The cash and investments balance at June 30, 2008 was about \$3 million. This represents an increase of approximately \$883,000 over the prior fiscal year. This was mostly due to increased tax increment and minimal housing projects during the fiscal year.

Tax Revenues

Although property taxes came in below the final budget estimated by -\$34,000, they still exceeded the prior year's revenue by \$91,500 or twelve percent (12%).

Investment Income

Investment income increased by \$16,000 during fiscal year 2008. Although interest rates decreased during the fiscal year, a larger cash balance more than offset the declining interest rate, causing the overall increase in interest revenue.

Services, Supplies and Special Projects

Services, supplies and special projects expense was down \$345,000 or 76% compared to last fiscal year, due to the completion of the SLO Non-Profit Senior Housing Project and the disbursement of a significant portion of the grant funds for the Habitat for Humanity Project in fiscal year 2007.

2005 Redevelopment Bond Project Fund

Cash & Investments

This fund ended the year with a cash and investment balance of \$3.5 million. Per bond covenants, this fund maintains the bond revenues to be used on Agency approved projects.

Investment Income

Investment income was about \$174,000 for the year. This was \$123,000 less than the prior year due to lower interest rates and a diminishing cash balance.

FUND ANALYSIS (continued)

2005 Redevelopment Bond Project Fund (continued)

Capital Outlay

The final budget to actual variance in capital projects and other uses of \$862,000 was primarily due to project timing.

2005 Redevelopment Bond Debt Service Fund

Cash & Investments

Cash and investments increased by \$310,000 in fiscal year 2008 due to bond covenants that require the Agency to deposit tax increment directly into the 2005 Redevelopment Bond Debt Service Fund for the first time in fiscal year 2008.

Cash with Fiscal Agents

Cash with fiscal agents decreased by \$252,000 during the fiscal year due to the September 2007 interest payment. This was the last interest payment scheduled to be paid from bond proceeds.

REDEVELOPMENT FUND BUDGETARY HIGHLIGHTS

A detailed budgetary comparison schedule for the fiscal year ended June 30, 2008 is presented in the required supplementary information to the basic financial statements. The final budget amounts are different from those presented in the 2007-2008 budget document. This is due to changes that occurred between the time that the budget was prepared and fiscal year-end final budget approvals.

The following summarizes the original and final budget compared with actual results for 2007-2008.

Redevelopment Agency Fund	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues	\$ 2,671,990	\$ 2,489,990	\$ 2,564,387	\$ 74,397
Expenditures	(1,188,460)	(1,391,770)	(858,889)	532,881
Other Sources (Uses)	(160,000)	(6,687,700)	-	6,687,700
Fund Balance, beginning	6,135,929	6,135,929	6,135,929	-
Fund Balance, ending	\$ 7,459,459	\$ 546,449	\$ 7,841,427	\$ 7,294,978

REDEVELOPMENT FUND BUDGETARY HIGHLIGHTS (continued)

Overall, the revised budget for ending fund balance is \$6.9 million less than the original budget estimate. The net decrease is primarily due to a mid-year budget appropriation of \$6.5 million for the Historic City Hall Rehabilitation Project. The contribution to the City for this project did not occur by year end because the project is not yet in the stage of development where this contribution is necessary. Other changes included a reduction of property tax revenue projections, and increased appropriations for the Economic Development Strategy Project and Assistance to Colony Square Project.

REDEVELOPMENT AGENCY ACTIVITIES

The downtown area has been designated by the Redevelopment Agency as the focal point of redevelopment activities and investment. In addition, the Project Area includes 457 acres of residential area.

In fiscal year 2004-2005, the Agency issued \$12,490,000 in Tax Revenue Allocation Bonds. Although the bonds were issued for very broad purposes, the Agency Board prioritized various projects such as the Colony Park Community Center, the Lewis Avenue Bridge, the Sunken Gardens Project, the Creek Bank Restoration Project, purchase and rehabilitation of the Creekside Building, and downtown parking, as proposed uses of these bonds funds. These bonds carry interest rates from 3% to 5% annually and mature each year from fiscal years 2010 through 2035.

The Agency contributed toward several projects that began serving the community in fiscal year 2007-2008: the Colony Park Community Center, the Lewis Avenue Bridge, and the Traffic Way Sidewalk Project. The Agency also contributed toward the Streetscape II Project which was in the design process throughout most of the year.

Following are ongoing goals established by the Redevelopment Agency:

- Financial and technical assistance to Main Street program, Business Improvement District, and other merchant/owner-based downtown improvement organizations
- Improvement of public parking facilities in the Downtown
- Expansion of entertainment facilities in the Downtown
- Addition of anchor tenants to increase activity in the Downtown
- Various employment-generating projects
- Expansion of the Atascadero Library
- Housing programs, to include rehabilitation, replacement housing needs, neighborhood residential conservation, and development of new, affordable units

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT TEAM

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Agency's finances and to show the Agency's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Community Redevelopment Agency of Atascadero, 6907 El Camino Real, Atascadero CA 93422.

BASIC FINANCIAL STATEMENTS

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
STATEMENT OF NET ASSETS
June 30, 2008

	<u>Total Governmental Activities</u>
ASSETS	
Current assets:	
Cash and investments	\$ 14,538,965
Due from other governments	97,044
Other receivables	5,000
Interest receivable	116,302
Noncurrent assets:	
Capital assets, net of depreciation	4,561,686
Restricted cash and investments	984,856
Deferred charges	<u>283,440</u>
Total assets	<u>20,587,293</u>
LIABILITIES	
Current liabilities:	
Accounts payable	115,851
Accrued payroll expenses	2,401
Interest payable	190,299
Noncurrent liabilities:	
Due within one year	1,375,175
Due in more than one year	<u>12,510,218</u>
Total liabilities	<u>14,193,944</u>
NET ASSETS	
Invested in capital assets, net of related debt	261,547
Unrestricted	<u>6,131,802</u>
Total net assets	<u><u>\$ 6,393,349</u></u>

See accompanying notes to basic financial statements

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

STATEMENT OF ACTIVITIES

For the Fiscal Year Ended June 30, 2008

		Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net Governmental Activities
Governmental activities:					
Redevelopment	\$ 2,000,913	\$ -	\$ -	\$ -	\$ (2,000,913)
Interest on long-term debt	706,453	-	-	-	(706,453)
Total governmental activities	\$ 2,707,366	\$ -	\$ -	\$ -	(2,707,366)

General Revenues

Taxes:

Property taxes	3,271,573
Investment income	700,897
Rent	373,596

Total general revenues	4,346,066
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Change in net assets	1,638,700
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Net assets, beginning of fiscal year	4,754,649
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Net assets, end of fiscal year	\$ 6,393,349
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COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
GOVERNMENTAL FUNDS
BALANCE SHEET
June 30, 2008

	Redevelopment Agency Fund	Low/Moderate Income Housing Redevelopment Fund	2005 Redevelopment Bond Project Fund	2005 Redevelopment Bond Debt Service Fund	Total Governmental Funds
ASSETS					
Cash and investments	\$ 7,783,889	\$ 2,978,459	\$ 3,466,047	\$ 310,570	\$ 14,538,965
Restricted cash and investments:					
Cash with fiscal agents	-	-	-	984,856	984,856
Due from other governments	78,475	18,569	-	-	97,044
Other receivables	5,000	-	-	-	5,000
Interest receivable	61,771	23,594	28,470	2,467	116,302
Total assets	<u>\$ 7,929,135</u>	<u>\$ 3,020,622</u>	<u>\$ 3,494,517</u>	<u>\$ 1,297,893</u>	<u>\$ 15,742,167</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 85,468	\$ 49	\$ 30,334	\$ -	\$ 115,851
Accrued payroll expenses	2,240	161	-	-	2,401
Total liabilities	<u>87,708</u>	<u>210</u>	<u>30,334</u>	<u>-</u>	<u>118,252</u>
Fund Balances:					
Reserved for encumbrances	156,547	7,109	247,064	-	410,720
Reserved for debt service	-	-	-	1,297,893	1,297,893
Reserved for Low/Moderate Income Housing	-	3,011,812	-	-	3,011,812
Unreserved:					
Designated for Capital Commitments	6,284,808	1,491	3,217,119	-	9,503,418
Designated for Due from City	24,897	-	-	-	24,897
Undesignated	1,375,175	-	-	-	1,375,175
Total fund balances	<u>7,841,427</u>	<u>3,020,412</u>	<u>3,464,183</u>	<u>1,297,893</u>	<u>15,623,915</u>
Total liabilities and fund balances	<u>\$ 7,929,135</u>	<u>\$ 3,020,622</u>	<u>\$ 3,494,517</u>	<u>\$ 1,297,893</u>	<u>\$ 15,742,167</u>

See accompanying notes to basic financial statements

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET ASSETS

June 30, 2008

Total fund balances of total governmental funds \$ 15,623,915

Amounts reported for governmental activities in the statement of net assets are different because:

In governmental funds, only current assets are reported. In the statement of net assets, all assets are reported, including capital assets and accumulated depreciation.

Capital assets at historical cost	\$ 4,625,793	
Accumulated depreciation	<u>(64,107)</u>	
Net		4,561,686

In governmental funds, interest on long-term debt is not recognized until the period in which it matures and is paid. In the government-wide statement of activities, it is recognized in the period that it is incurred. (190,299)

Long-term liabilities: In governmental funds, only current liabilities are reported. In the statement of net assets, all liabilities, including long-term liabilities, are reported. Long-term liabilities relating to governmental activities consist of:

Bonds payable	12,490,000	
Loan payable to the City of Atascadero	1,375,175	
Compensated absences payable	<u>20,218</u>	
		(13,885,393)

In governmental funds, bond issuance costs are expensed when the bonds are issued. In the government-wide statement of activities, the costs are recorded as an asset and amortized over the life of the bond. 283,440

Net assets of governmental activities \$ 6,393,349

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the Fiscal Year Ended June 30, 2008

	Redevelopment Agency Fund	Low/Moderate Income Housing Redevelopment Fund	2005 Redevelopment Bond Project Fund	2005 Redevelopment Bond Debt Service Fund	Total Governmental Funds
Revenues					
Taxes	\$ 1,852,773	\$ 844,758	\$ -	\$ 574,042	\$ 3,271,573
Investment income	338,018	125,441	174,393	63,045	700,897
Rental income	373,596	-	-	-	373,596
Total revenues	<u>2,564,387</u>	<u>970,199</u>	<u>174,393</u>	<u>637,087</u>	<u>4,346,066</u>
Expenditures					
Employee services	86,171	6,200	-	-	92,371
Services and supplies	395,733	-	-	2,374	398,107
Special projects and community funding	239,136	102,408	32,697	-	374,241
Capital outlay	16,258	-	24,447	-	40,705
Debt service:					
Interest	121,591	-	-	574,042	695,633
Total expenditures	<u>858,889</u>	<u>108,608</u>	<u>57,144</u>	<u>576,416</u>	<u>1,601,057</u>
Excess of revenues over (under) expenditures	<u>1,705,498</u>	<u>861,591</u>	<u>117,249</u>	<u>60,671</u>	<u>2,745,009</u>
Other Financing Sources (Uses)					
Contributions (to) from City	-	-	(1,098,237)	-	(1,098,237)
Total other financing sources (uses)	-	-	(1,098,237)	-	(1,098,237)
Excess of revenues and other sources over (under) expenditures and other uses	1,705,498	861,591	(980,988)	60,671	1,646,772
Fund balances, June 30, 2007	<u>6,135,929</u>	<u>2,158,821</u>	<u>4,445,171</u>	<u>1,237,222</u>	<u>13,977,143</u>
Fund balances, June 30, 2008	<u>\$ 7,841,427</u>	<u>\$ 3,020,412</u>	<u>\$ 3,464,183</u>	<u>\$ 1,297,893</u>	<u>\$ 15,623,915</u>

See accompanying notes to basic financial statements

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES**

For the Fiscal Year Ended June 30, 2008

Net changes in fund balances, total governmental funds \$ 1,646,772

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which additions to capital outlay of \$40,705 is greater than depreciation expense \$(29,174) in the period. 11,531

In governmental funds, the issuance costs associated with long-term debt are reported as expenses in the year debt is issued. In the government-wide statements, the issuance costs are recorded as assets and are amortized over the life of the related debt. Current year amortization of these costs amounted to \$10,820. (10,820)

In the statement of activities, compensated absences are measured by the amounts earned during the fiscal year. In governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially the amounts paid). This fiscal year, vacation earned exceeded the amounts used by \$8,783. (8,783)

Change in net assets of governmental activities \$ 1,638,700

NOTES TO THE BASIC FINANCIAL STATEMENTS

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Community Redevelopment Agency of Atascadero (Agency) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting purposes. The more significant of the Agency's accounting policies are described below.

A. Reporting Entity

The Agency is a blended component unit of the City of Atascadero (City). The Agency was created by the City Council on July 13, 1999. The primary purpose of the Agency is to eliminate blighted areas by encouraging the development of residential, commercial, industrial, recreational, and public facilities.

Funds for redevelopment projects are provided from various sources, including incremental property tax revenues, advances from the City, and bond proceeds.

B. Description of Funds

The accounts of the Agency are organized on the basis of funds, 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 equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The minimum number of funds is maintained consistent with legal and managerial requirements.

C. Government-wide Financial Statements

The Agency's government-wide financial statements include a Statement of Net Assets and a Statement of Activities. These statements present summaries of governmental activities for the Agency. The Agency does not have any business-type activities; therefore, only governmental activities are reported.

These financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the Agency's assets and liabilities, including capital assets and long-term liabilities, are included in the accompanying Statement of Net Assets. The Statement of Activities presents changes in net assets. Under the accrual basis of accounting, revenues are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues for the Agency in three categories: (1) charges for services, (2) operating grants and contributions, and (3) capital grants and contributions.

Interfund transfers have been eliminated in the government-wide financial statements.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Fund Financial Statements

Fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures, and Changes in Fund Balances for all governmental funds. An accompanying schedule is presented to reconcile and explain differences in fund balances as presented in these statements to the net assets presented in the government-wide financial statements. The Agency is reporting all funds as major funds.

All governmental funds are accounted for on a spending or current financial resources measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

Revenues are recorded when received in cash, except that revenues subject to accrual (generally 60 days after fiscal year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the Agency, are increment property tax, intergovernmental revenues, other taxes, interest revenues, rental revenues, and certain charges for services. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Deferred revenues arise when potential revenues do not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred revenues also arise when the government receives resources before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods when both revenue recognition criteria are met or when the government has a legal claim to the resources, the deferred revenue from the balance sheet is recognized as revenue.

The Reconciliations for the Fund Financial Statements to the Government-wide Financial Statements are provided to explain the differences created by the integrated approach of GASB Statement No. 34.

E. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, and expenditures or expenses as appropriate. Actual results could differ from those estimates.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Property Tax Revenues

Incremental property tax revenues represent property taxes in each project area arising from increased assessed valuations over base valuations established at the inception of the project area. Incremental property taxes from each project area accrue to the Agency until all liabilities and commitments of the project area have been repaid (including cumulative funds provided or committed by the Agency). After all such indebtedness has been repaid, all property taxes from the project area revert back to the various taxing authorities.

California Constitution Article XIII A limits the combined property tax rate to one percent of a property's assessed valuation. Additional taxes may be imposed with voter approval. Assessed value is calculated at one hundred percent of a property's fair value, as defined by Article XIII A, and may be increased no more than two percent per year unless improvements are made to the property or a change in ownership occurs. The State legislature has determined the method of distributing the one percent tax levy among the various taxing jurisdictions.

Property tax revenues are recognized in the fiscal year for which taxes have been levied, and collected within sixty days of fiscal year end. Property taxes are billed and collected as follows:

	Secured	Unsecured
Valuation / Lien Dates	January 1	January 1
Levy Dates	July 1	July 1
Due Dates	November 1 (50%) February 1 (50%)	August 1
Delinquency Dates	December 10 (November) April 10 (February)	August 31

G. Low and Moderate Income Housing

The California Health and Safety Code requires the Agency project area to deposit 20% of allocated incremental property tax revenues (or 20% of net bond proceeds plus 20% of incremental revenues in excess of debt service payments on the bond) into a Low and Moderate Income Housing Fund. This money is restricted for the purpose of increasing and improving the community's supply of low and moderate income housing. The Agency accounts for these revenues in a special revenue fund.

H. Employee Services

Employee services are provided by the City of Atascadero.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Capital Assets

The Agency's assets are capitalized at historical cost or estimated historical cost. Agency policy has set the capitalization threshold for reporting capital assets at \$2,500. Gifts or contributions of capital assets are recorded at fair value when received. Depreciation is recorded on a straight-line basis over the useful lives of these assets as follows:

Structures and improvements	50 years
Infrastructure	50 years

J. Risk Management

The Agency's risk of loss is covered through the City's risk management program including participation in the California Joint Powers Insurance Authority (CJPIA). Additional information and categorization on the City of Atascadero's risk management program is available in the financial statements of the City of Atascadero.

K. Net Assets

Government-wide Financial Statements

Invested in Capital Assets, Net of Related Debt

This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the capital assets.

Restricted Net Assets

This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Assets

This amount is all net assets that do not meet the definition of "invested in capital assets, net of related debt" or "restricted net assets."

Fund Financial Statements

Fund Equity

Reservations of fund balances of governmental funds are created to either satisfy legal covenants, including State laws, that require a portion of the fund equity be segregated, or identify the portion of the fund equity not available for future expenditures.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 2 - CASH AND INVESTMENTS

Agency cash and investments at June 30, 2008 consist of the following:

Pooled Investment Funds:

		<u>Percentage</u>
City of Atascadero's Pooled Cash	\$ 11,643,282	75.00%
Local Agency Investment Fund (LAIF)	2,895,683	18.65%
Funds with Fiscal Agent	984,856	6.35%
	<u>\$ 15,523,821</u>	<u>100.00%</u>

Cash and Cash Equivalents

The Agency's cash and cash equivalents are principally deposits in external investment pools, including the City of Atascadero's Pooled Cash, in which cash balances from all funds of the Agency are combined and invested by the City of Atascadero in legally allowable securities. As part of its incorporation, the Agency formally adopted all policies in use by the City, including its investment policy. Earnings from investments are allocated to the respective funds on the basis of applicable cash balances of each fund.

Investments

City of Atascadero's Pooled Cash

At June 30, 2008, the carrying amount of the Agency's deposits included in pooled cash and investments with the City of Atascadero was \$11,643,282. Additional information and categorization on the City of Atascadero's pooled cash and investments is available in the financial statements of the City of Atascadero. The credit quality of the City's pool is unrated.

Local Agency Investment Fund (LAIF)

At June 30, 2008, the fair value of the Agency's position in the State LAIF pool is \$2,895,683, which is the same as the value of the pool shares. LAIF is overseen by the Local Agency Investment Advisory Board, and is audited annually by the State Treasurer's Office. Separate financial statements for LAIF can be obtained by writing Local Agency Investment Fund, Post Office Box 942809, 915 Capitol Mall C-15, Sacramento, CA 94209-0001. The credit quality of the State LAIF pool is unrated.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 2 - CASH AND INVESTMENTS (continued)

Investments (continued)

Funds with Fiscal Agent

At June 30, 2008, the fair value of the Agency's Funds with Fiscal Agent was \$984,856. These monies are pledged to the security of the 2005 Redevelopment Agency Tax Allocation Bonds. Following is the distribution of the Agency's Funds with Fiscal Agent by investment type:

	Fair Value	Weighted Avg. Maturity (Years)
Government Bonds	\$ 246,056	5.40
Federated Treasury Obligation	738,800	on demand
	<u>\$ 984,856</u>	
Portfolio weighted average maturity		2.10

Interest Rate Risk

This is the risk that the market value of securities in the portfolio will fall due to changes in general interest rates. As stated above, the Agency has adopted the City's investment policy. In accordance with this policy, the Agency mitigates interest rate risk by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity
- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pool

Credit Risk

This is the risk of loss due to the failure of the security issuer or backer. The Agency mitigates credit risk by:

- Limiting investments to the safest types of securities
- Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business
- Diversifying the investment portfolio so that potential losses on individual securities will be minimized

State law limits investment in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the Agency's policy to limit its investments in these investment types to the top rating issued by NRSROs. The Agency does not hold any commercial paper or corporate bonds. All of the Agency's investments in U.S. agencies carry the explicit guarantee of the U.S. government. Investments are held by the Bank of New York in the Agency's name.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 2 - CASH AND INVESTMENTS (continued)

Investments (continued)

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency's pooled cash in the amount of \$11,643,282 held by the City of Atascadero is exposed to custodial credit risk because this investment is uninsured. See the City's separate financial statements for additional information. The amounts held under this custodial arrangement are not limited by the Agency's investment policy.

Concentration of Credit Risk

The Agency's investment policy provides guidelines for diversification of investments to minimize potential losses on individual securities.

- No more than forty percent (40%) of the Agency's portfolio shall be invested in U.S. government obligations, U.S. government agency obligations, and U.S. government instrumentality obligations, which have a liquid market with a readily determinable market value.
- Up to forty percent (40%) of the Agency's portfolio may be invested in bankers acceptances, which are defined as bills of exchange or time drafts, drawn on and accepted by a commercial bank, and eligible for purchase by the Federal Reserve System. No more than thirty percent (30%) of the portfolio may be invested in bankers acceptances with any one commercial bank. Additionally, the maturity periods cannot exceed 180 days.
- A maximum of twenty-five percent (25%) of the Agency's portfolio may be invested in highest tier (e.g., A-1, P-1, F-1 or D-1 or higher) commercial paper as rated by Moody's or Standard and Poor's rating service. Issuing corporations must be organized and operating in the United States, have \$500 million total assets, and have at least an "A" rating (by Moody's or Standard and Poor's) on debt other than commercial paper. The maturity period cannot exceed 270 days. Purchases of eligible commercial paper may not exceed 10% of the outstanding paper of an issuing corporation.
- There is no limit as to the amount of the investment portfolio that may be deposited in certificates of deposit or passbook savings accounts. The minimum requirements for certificate of deposit investments shall be:
 - Investments and accrued interest shall never exceed the FDIC insurance limit in any one institution.
 - Qualified institutions must have a minimum equity ratio of 6% and a minimum capitalization of \$10,000,000.

Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec 80a-1 et seq.) shall not exceed twenty percent (20%) of the agency's surplus money that may be invested pursuant to the City's Investment Policy.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 3 - CAPITAL ASSETS

Capital assets activity for the fiscal year ended June 30, 2008 was as follows:

	Balance July 1, 2007	Additions	Transfers	Balance June 30, 2008
Capital assets not being depreciated:				
Land	\$ 563,150	\$ -	\$ -	\$ 563,150
Construction in Progress	2,563,228	40,705	-	2,603,933
Total capital assets not being depreciated	<u>3,126,378</u>	<u>40,705</u>	<u>-</u>	<u>3,167,083</u>
Capital assets being depreciated:				
Structures and Improvements	1,458,710	-	-	1,458,710
Total capital assets being depreciated	<u>1,458,710</u>	<u>-</u>	<u>-</u>	<u>1,458,710</u>
Less accumulated depreciation	(34,933)	(29,174)	-	(64,107)
Net capital assets	<u>\$ 4,550,155</u>	<u>\$ 11,531</u>	<u>\$ -</u>	<u>\$ 4,561,686</u>

NOTE 4 - LONG-TERM DEBT**Advances from the City**

The Agency has received three advances from the City of Atascadero, the balance of which is \$1,375,175, to cover operating expenses. These advances, which are detailed below, are payable upon demand by the City.

1998 Advance - In November of 1998, the City began advancing funds to the Agency for start up costs, and continued to advance funds through June 2000 under this agreement. Funds advanced under this loan agreement total \$155,175 and carry an interest rate of the LAIF stated rate plus 3% each month.

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 5 - LONG-TERM DEBT (continued)

Advances from the City (continued)

2001 Advance - In fiscal year 2001, the Agency and the City entered into a revolving loan agreement to cover operating costs. This loan amount may not exceed \$500,000 at any one time and carries a 9% interest rate. During the course of each fiscal year, the Redevelopment Agency will pay off this revolving advance payable and immediately receive a new \$500,000 advance from the City. This allows the Agency to spend these loaned amounts from the City on operational expenditures. During the current fiscal year, the Agency did this process twice, paying and receiving \$1,000,000 in advances payable. At June 30, 2008, the outstanding balance on this advance was \$500,000.

2002 Advance - During fiscal year 2002, \$720,000 was advanced to the Agency for the purchase of property. Interest on this advance is 9%.

2005 Redevelopment Agency Tax Allocation Bonds

The Agency issued \$12,490,000 in tax allocation bonds for improvements to the downtown core. These bonds will mature between fiscal years 2010 and 2035, at interest rates ranging from 3.00% to 5.00%. The bonds will be repaid with the Agency's tax increment revenues.

The following is a summary of principal and interest payments to be made in future years:

<u>Fiscal Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2009	\$ -	\$ 574,043
2010	275,000	569,917
2011	285,000	561,161
2012	295,000	551,368
2013	305,000	541,020
2014-2018	1,700,000	2,517,371
2019-2023	2,085,000	2,111,845
2024-2028	2,625,000	1,558,328
2029-2033	3,340,000	828,372
2034-2035	1,580,000	80,000
	<u>\$ 12,490,000</u>	<u>\$ 9,893,425</u>

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 5 - LONG-TERM DEBT (continued)**Changes in Long-Term Debt Obligations**

Following is a summary of general long-term debt obligations during the 2007/2008 fiscal year:

	Balance July 1, 2007	Additions	Reductions	Balance June 30, 2008	Due within One Year
Advances payable	\$ 1,375,175	\$ 1,000,000	\$ (1,000,000)	\$ 1,375,175	\$ 1,375,175
Bonds payable	12,490,000	-	-	12,490,000	-
Compensated absences	11,435	8,783	-	20,218	-
Totals	<u>\$ 13,876,610</u>	<u>\$ 1,008,783</u>	<u>\$ (1,000,000)</u>	<u>\$ 13,885,393</u>	<u>\$ 1,375,175</u>

Compensated absences are paid from the Redevelopment Agency Fund and the Low/Moderate Housing Fund.

NOTE 6 - CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

Construction and other significant commitments as of June 30, 2008, including encumbrances outstanding at year-end, are as follows:

Redevelopment Agency Fund	\$ 6,441,355
2005 Redevelopment Bond Project Fund	3,464,183
Low-Moderate Income Housing Fund	8,600
	<u>\$ 9,914,138</u>

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2008

NOTE 7 – NET ASSETS AND FUND BALANCES

GASB Statement No. 34 adds the concept of Net Assets, which is measured on the full accrual basis, to the concept of Fund Balance, which is measured on the modified accrual basis.

A. Net Assets

Net Assets is the excess of all the Agency's assets over all its liabilities, regardless of fund. Net Assets are divided into three captions under GASB Statement No. 34. These captions apply only to Net Assets, which is determined only at the government-wide level, and are described below:

Invested in capital assets, net of related debt describes the portion of Net Assets that is represented by the current net book value of the Agency's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Assets that is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions that the Agency cannot unilaterally alter.

Unrestricted describes the portion of Net Assets that is not restricted as to use.

B. Fund Balances, Reserves, and Designations

In the fund financial statements, fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash and receivables less its liabilities. Governmental Funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

Reserves:

Encumbrance – These reserves represent the portion of purchase orders awarded for which the goods or services had not yet been received as of June 30, 2008.

Debt Service – Funds that legally may only be used for debt service are reserved within the appropriate fund.

Low / Moderate Income Housing - Funds that legally may only be used for low or moderate income housing purposes.

REQUIRED SUPPLEMENTARY INFORMATION

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
REDEVELOPMENT AGENCY FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2008

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Current secured increment	\$ 1,701,340	\$ 1,653,590	\$ 1,653,589	\$ (1)
Supplemental tax increment	269,430	135,180	199,184	64,004
Interest income	327,620	327,620	338,018	10,398
Rental income	373,600	373,600	373,596	(4)
Total revenues	2,671,990	2,489,990	2,564,387	74,397
Expenditures				
Employee services	84,710	86,940	86,171	769
Office expense	3,780	3,770	1,153	2,617
Advertising	3,800	3,800	1,425	2,375
Computer maintenance & replacement	4,740	4,740	4,740	-
Insurance	11,770	11,780	11,387	393
Occupancy	5,280	5,280	5,280	-
Communications	420	420	161	259
Operating supplies	7,200	7,200	1,865	5,335
Vehicle & equipment operations	500	500	-	500
Contract services	158,530	176,110	154,409	21,701
Professional development	12,250	12,250	4,653	7,597
Administration	210,660	210,660	210,660	-
Special projects & community funding:				
Tourism	12,160	12,160	12,160	-
Main Street program	59,160	59,160	59,160	-
Graffiti removal program	15,000	15,000	4,247	10,753
Sunken Gardens Holiday Enhancement Project	20,000	29,970	29,964	6
Sunken Gardens Tree Pruning Project	19,000	19,000	19,000	-
Economic Development Strategy	70,000	131,500	54,719	76,781
Police Station Frontage Enhancement Project	15,000	15,000	-	15,000
Colony Square Economic Assistance	-	50,000	32,245	17,755

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
REDEVELOPMENT AGENCY FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2008

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Special projects & community funding (continued):				
Historic Consultant - Printery	\$ -	\$ 40,000	\$ 7,989	\$ 32,011
Downtown Open Program	-	2,420	2,413	7
City Hall Front Landscaping Improvement Project	-	19,610	17,239	2,371
Capital outlay:				
Downtown Pedestrian Bridge Project	100,000	100,000	-	100,000
Alvord Field Enhancement	25,000	25,000	7,170	17,830
Lake Park Sign & Frontage Improvements	30,000	30,000	-	30,000
Shoreline Wall & Walkway	70,000	70,000	1,950	68,050
Zoo Restroom Project	47,000	47,000	1,946	45,054
Zoo Entrance Improvement Project	50,000	50,000	4,749	45,251
Zoo Wall & Signage Project	30,000	30,000	443	29,557
Interest	122,500	122,500	121,591	909
Total expenditures	1,188,460	1,391,770	858,889	532,881
Excess of revenues over (under) expenditures	1,483,530	1,098,220	1,705,498	607,278
Other Financing Sources (Uses):				
Contributions to City for the City Hall Rehabilitation Project	(120,000)	(6,647,700)	-	6,647,700
Contributions to City for Underground Utility Project	(40,000)	(40,000)	-	40,000
Total other financing sources (uses)	(160,000)	(6,687,700)	-	6,687,700
Excess of revenues and other sources over (under) expenditures and other uses	\$ 1,323,530	\$ (5,589,480)	1,705,498	\$ 7,294,978
Fund balance, June 30, 2007			6,135,929	
Fund balance, June 30, 2008			\$ 7,841,427	

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
 LOW/MODERATE INCOME HOUSING REDEVELOPMENT FUND
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 For the Fiscal Year Ended June 30, 2008

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Current secured increment	\$ 785,630	\$ 785,630	\$ 775,746	\$ (9,884)
Supplemental tax increment	93,320	93,320	69,012	(24,308)
Interest income	125,910	125,910	125,441	(469)
Total revenues	1,004,860	1,004,860	970,199	(34,661)
Expenditures:				
Employee services	6,110	6,270	6,200	70
Special projects and purchases:				
SLO County Housing Trust Fund	6,000	6,000	6,000	-
Development of housing assistance program	30,000	35,000	26,408	8,592
Habitat for Humanity Project	70,000	70,000	70,000	-
Total expenditures	112,110	117,270	108,608	8,662
Excess of revenues over (under) expenditures	\$ 892,750	\$ 887,590	861,591	\$ (25,999)
Fund balance, June 30, 2007			2,158,821	
Fund balance, June 30, 2008			\$ 3,020,412	

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
2005 REDEVELOPMENT BOND PROJECT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2008

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Interest income	\$ 162,000	\$ 162,000	\$ 174,393	\$ 12,393
Total revenues	162,000	162,000	174,393	12,393
Expenditures:				
Special projects & community funding:				
Creek master plan	100,000	100,000	3,109	96,891
Downtown lighting project	123,230	123,230	29,588	93,642
Capital outlay:				
Maiden statue restoration	137,090	137,090	-	137,090
Wayfinding	43,830	43,830	3,870	39,960
Creek bank stabilization project	22,140	22,140	20,577	1,563
Total expenditures	426,290	426,290	57,144	369,146
Excess of revenues over (under) expenditures	(264,290)	(264,290)	117,249	381,539
Other Financing Sources (Uses):				
Contributions to City for the Lewis Avenue bridge project	(785,610)	(785,610)	(662,796)	122,814
Contributions to City for the Youth Center Project	(128,970)	(128,970)	(124,042)	4,928
Contributions to City for the Colony Park Sidewalk Project	(182,140)	(182,140)	(100,122)	82,018
Contributions to City for Downtown Streetscape Improvements, Phase II	(494,790)	(494,790)	(211,277)	283,513
Total other financing sources (uses)	(1,591,510)	(1,591,510)	(1,098,237)	493,273
Excess of revenues and other sources over (under) expenditures and other uses	\$ (1,855,800)	\$ (1,855,800)	\$ (980,988)	\$ 874,812
Fund balance, June 30, 2007			4,445,171	
Fund balance, June 30, 2008			\$ 3,464,183	

COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
2005 REDEVELOPMENT BOND DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2008

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Current secured increment	\$ 554,730	\$ 554,730	\$ 574,042	\$ 19,312
Interest income	50,150	50,150	63,045	12,895
Total revenues	<u>604,880</u>	<u>604,880</u>	<u>637,087</u>	<u>32,207</u>
Expenditures:				
Services	2,260	2,260	2,374	(114)
Interest	574,050	574,050	574,042	8
Total expenditures	<u>576,310</u>	<u>576,310</u>	<u>576,416</u>	<u>(106)</u>
Excess of revenues over (under) expenditures	<u>\$ 28,570</u>	<u>\$ 28,570</u>	60,671	<u>\$ 32,101</u>
Fund balance, June 30, 2007			<u>1,237,222</u>	
Fund balance, June 30, 2008			<u>\$ 1,297,893</u>	

Principals:
David W. Phillips, CPA
David A. Bryson, CPA
Jeanne A. Potter, CPA
Daniel J. O'Hare, CPA
Kathi Niffenegger, CPA
Fred W. Bogart, CPA
Allen E. Eschenbach, CPA
Michael T. Glaudel, CPA
R. Lance Cowart, CPA
David J. Merlo, CPA



CERTIFIED PUBLIC ACCOUNTANTS
TAX AND BUSINESS ADVISORS

Emeritus:
Fred L. Glenn
Stephen A. Burdette
Bradford M. Hair, CPA

Keith V. Lapp (1932-2008)

**Independent Auditors' Report on Internal Control Over Financial Reporting and
on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

Board of Directors
Community Redevelopment Agency of Atascadero
Atascadero, California 93422

We have audited the financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of Atascadero (the Agency) as of and for the year ended June 30, 2008, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated December 10, 2008. 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 and *Guidelines for Compliance Audits of California Redevelopment Agencies*, issued by the State Controller.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Community Redevelopment Agency of Atascadero's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Community Redevelopment Agency of Atascadero's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Community Redevelopment Agency of Atascadero's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Community Redevelopment Agency of Atascadero's ability to initiate, authorize, record, process, or report financial data reliably in accordance with accounting principles generally accepted in the United States of America such that there is more than a remote likelihood that a misstatement of the Community Redevelopment Agency of Atascadero's financial statements that is more than inconsequential will not be prevented or detected by the Community Redevelopment Agency of Atascadero's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Community Redevelopment Agency of Atascadero's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Such provisions include the provisions of laws and regulations identified in the *Guidelines for Compliance Audits of California Redevelopment Agencies*, issued by the State Controller. 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 or other matters that are required to be reported under *Government Auditing Standards*.

Board of Directors
Community Redevelopment Agency of Atascadero
Atascadero, California
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This report is intended solely for the information and use of the Board of Directors and management of the Community Redevelopment Agency of Atascadero and the California State Controller's Office and is not intended to be and should not be used by anyone other than these specified parties.

Glenn, Burdette, Phillips & Bryson

Glenn, Burdette, Phillips & Bryson
Certified Public Accountants
A Professional Corporation
San Luis Obispo, California

December 10, 2008