

**DUE DILIGENCE REVIEW
IN ACCORDANCE WITH AB 1484
FOR THE SOUTH LAKE TAHOE REDEVELOPMENT
AGENCY AND THE SUCCESSOR AGENCY TO THE RDA
ALL FUNDS AND ACCOUNTS (EXCLUDING LOW
MODERATE INCOME HOUSING FUND)**

**DUE DILIGENCE REVIEW
SOUTH LAKE TAHOE REDEVELOPMENT AGENCY
AND THE SUCCESSOR AGENCY TO THE RDA**

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**INDEPENDENT ACCOUNTANT'S REPORT ON
DUE DILIGENCE REVIEW**

Oversight Board of the Successor Agency
of the South Lake Tahoe Redevelopment Agency
South Lake Tahoe, California

We have performed the minimum required due diligence review procedures enumerated in Attachment A, which were agreed to by the California State Controller's Office and the Department of Finance solely to assist you in ensuring that the dissolved redevelopment agency is complying with its statutory requirements with respect to AB 1484. Management of the successor agency and the City are responsible for the accounting records pertaining to statutory compliance pursuant to Health and Safety Code section 34179.5(c)(1) through 34179.5(c)(6). This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The scope of this engagement was limited to performing the minimum required due diligence review procedures as set forth in Attachment A related to all other funds of the Successor Agency combined (excluding the Low and Moderate Income Housing Fund).

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion as to the appropriateness of the results summarized in Attachment A. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the successor agency and applicable State agencies, and is not intended to be, and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record.

GALLINA LLP

Roseville, California
October 29, 2013

ATTACHMENT A

Due Diligence Review Procedures Engagement Pursuant to AB1484 and Health and Safety Code Section 34179.5

Purpose: to determine the unobligated balances of all other funds of the Successor Agency combined (excluding the Low and Moderate Income Housing Fund) available to transfer to taxing entities.

Health and Safety Code Section 34179.5(c)

34179.5(c)(1) The dollar value of assets transferred from the former redevelopment agency to the successor agency on or about February 1, 2012.

1. Procedure:

Obtain from the Successor Agency a listing of all assets that were transferred from the former redevelopment agency to the Successor Agency on February 1, 2012. Agree the amounts on this listing to account balances established in the accounting records of the Successor Agency. Identify in the Agreed-Upon Procedures (AUP) report the book value of the assets transferred to the Successor Agency as of that date.

Results:

Refer to Appendix 1 for a listing of assets transferred to the Successor Agency and comments, if any. The book value of the assets transferred was \$67,112,693.

34179.5(c)(2) The dollar value of assets and cash and cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to the city, county, or city and county that formed the redevelopment agency and the purpose of each transfer. The reviews shall provide documentation of any enforceable obligation that required the transfer.

2. Procedure: If the State Controller's Office has completed its review of transfers required under Section 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the due diligence AUP report. If this has not yet occurred, perform the following procedures:

2A. Obtain a list prepared by the Successor Agency of all transfers (excluding payments for goods and services) from the former redevelopment agency to the city, county, or city and county that formed the redevelopment agency for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements. Provide this listing as an attachment to the AUP report.

Results:

Refer to Appendix 2A for a list of transfers from the former redevelopment agency to all the other funds and account balances of the former redevelopment agency (excluding the low and moderate income housing fund) to the City that formed the redevelopment agency for the period January 1, 2011 through January 31, 2012.

2B. Obtain a list prepared by the Successor Agency of all transfers (excluding payments for goods and services) from the Successor Agency to the city, county, or city and county that formed the redevelopment agency for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements. Provide this listing as an attachment to the AUP report.

Results:

Refer to Appendix 2B for a list of transfers from the former redevelopment agency (excluding the low and moderate income housing fund) to the City that formed the redevelopment agency for the period February 1, 2012 through June 30, 2012.

For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Results:

Refer to procedures 2A and 2B above.

34179.5(c)(3)The dollar value of any cash or cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to any other public agency or private party and the purpose of each transfer. The review shall provide documentation of any enforceable obligation that required the transfer.

3. Procedure: If the State Controller's Office has completed its review of transfers required under Section 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the due diligence AUP report. If this has not yet occurred, perform the following procedures:

Obtain a list prepared by the Successor Agency of all transfers (excluding payments for goods and services) from the former redevelopment agency to any other public agency or to private parties for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements. Provide this listing as an attachment to the AUP report.

Results:

The former redevelopment agency did not transfer any assets relating to all the other funds and account balances of the former redevelopment agency (excluding the low and moderate income housing fund) to any other public agency or private party for the period January 1, 2011 through January 31, 2012.

Obtain a list prepared by the Successor Agency of all transfers (excluding payments for goods and services) from the Successor Agency to any other public agency or private parties for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements. Provide this listing as an attachment to the AUP report.

Results:

The Successor Agency did not transfer any assets relating to all other funds of the Successor Agency combined (excluding the Low and Moderate Income Housing Fund) to any other public agency or private party for the period February 1, 2012 through June 30, 2012.

For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Results:

N/A. Refer to procedures 3A and 3B above.

34179.5(c)(4)The review shall provide expenditure and revenue accounting information and identify transfers and funding sources for the 2010-11 and 2011-12 fiscal years that reconciles balances, assets, and liabilities of the successor agency on June 30, 2012 to those reported to the controller for the 2009-10 fiscal year.

4. Procedures: Obtain from the Successor Agency a summary of the financial transactions of the Redevelopment Agency and the Successor Agency in the format set forth in the attached schedule for the fiscal periods indicated in the schedule. For purposes of this summary, the financial transactions should be presented using the modified accrual basis of accounting. End of year balances for capital assets (in total) and long-term liabilities (in total) should be presented at the bottom of this summary schedules for information purposes.

Ascertain that for each period presented, the total of revenues, expenditures, and transfers accounts fully for the changes in equity from the previous fiscal period.

Compare amounts in the schedule relevant to the fiscal year ending June 30, 2010 to the state controller's report filed for the Redevelopment Agency for that period.

Compare amounts in the schedule for the other fiscal periods presented to account balances in the accounting records or other supporting schedules. Describe in the report the type of support provided for each fiscal period.

Results:

Refer to Appendix 4 for a summary of the financial transactions of the Redevelopment Agency and the Successor Agency for the period ending June 30, 2010, June 30, 2011, January 31, 2012 and June 30, 2012.

For all fiscal periods indicated in the schedule - total revenues, expenditures and transfers account for the changes in equity from the previous period, except for a prior period adjustment for the period ending January 31, 2012. The adjustment reflects the reversal of payments against advances owed to the City which were disallowed by the Department of Finance.

Amounts reported on the schedule for the fiscal year ended June 30, 2010 agree to the amounts reported on the State Controller Report filed for the Redevelopment Agency for the same period, except for amounts not reported on state controller report such as deferred costs, interest payable and accumulated depreciation.

34179.5(c)(5) A separate accounting for the balance for the Low and Moderate Income Housing Fund for all other funds and accounts combined shall be made as follows:

A. A statement of the total value of each fund as of June 30, 2012.

Procedure: Obtain from the Successor Agency a listing of all assets of all other funds of the Successor Agency as of June 30, 2012 (excluding the previously reported assets and liabilities of the Low and Moderate Income Housing Fund) for the report that is due December 15, 2012. Agree the assets so listed to recorded balances reflected in the accounting records of the Successor Agency. The listings should be attached as an exhibit to the appropriate AUP report.

Results:

Refer to Appendices 4A and 4B columns labeled Successor Agency for a listing of the assets held by the Successor Agency for all other funds and accounts combined (excluding the low and moderate income housing fund). Refer to Appendix 5 for a detail listing of capital assets.

34179.5(c)(5)(B) An itemized statement listing any amounts that are legally restricted as to purpose and cannot be provided to taxing entities. This could include the proceeds of any bonds, grant funds, or funds provided by other governmental entities that place conditions on their use.

6. Procedure: Obtain from the Successor Agency a listing of asset balances held on June 30, 2012 that are restricted for the following purposes:

Unspent bond proceeds:

Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures, amounts set aside for debt service payments, etc.)

Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).

Obtain from the Successor Agency a copy of the legal document that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

Results:

The Agency holds unspent bond proceeds totaling \$5,753,711. The Agency issued bonds in 1999, 2003, 2004, 2005 and 2007. Unspent bond proceeds were reported as restricted cash and investments in the Agency's previous audit reports, as required by the Agency's bond documents.

Grant proceeds and program income that are restricted by third parties:

Obtain Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures).

Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).

Obtain from the Successor Agency a copy of the grant agreement that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

Results:

There are no amounts that are legally restricted by third parties and cannot be provided to taxing entities relating to all the other funds and account balances of the former redevelopment agency (excluding the low and moderate income housing fund).

Other assets considered to be legally restricted:

Obtain Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures.)

Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).

Obtain from the Successor Agency a copy of the legal document that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by Successor the Agency as restricted.

Results:

There are no other amounts that are legally restricted and cannot be provided to taxing entities relating to all the other funds and account balances of the former redevelopment agency (excluding the low and moderate income housing fund).

Attach the above mentioned Successor Agency prepared schedule(s) as an exhibit to the AUP report.

N/A. Refer to Appendix 6 for schedule listings unspent bond proceeds.

34179.5(c)(5)(C) An itemized statement of the values of any assets that are not cash or cash equivalents. This may include physical assets, land, records, and equipment. For the purpose of this accounting, physical assets may be valued at purchase cost or at any recently estimated market value. The statement shall list separately housing-related assets.

7. Procedure: Perform the following procedures:

Obtain from the Successor Agency a listing of assets as of June 30, 2012 that are not liquid or otherwise available for distribution (such as capital assets, land held for resale, long-term receivables, etc.) and ascertain if the values are listed at either purchase cost (based on book value reflected in the accounting records of the Successor Agency) or market value as recently estimated by the Successor Agency.

If the assets listed at 7(A) are listed at purchase cost, trace the amounts to a previously audited financial statement (or to the accounting records of the Successor Agency) and note any differences.

For any differences noted in 7(B), inspect evidence of disposal of the asset and ascertain that the proceeds were deposited into the Successor Agency trust fund. If the differences are due to additions (this generally is not expected to occur), inspect the supporting documentation and note the circumstances.

If the assets listed at 7(A) are listed at recently estimated market value, inspect the evidence (if any) supporting the value and note the methodology used. If no evidence is available to support the value and/or methodology, note the lack of evidence.

Results:

The Successor Agency holds capital assets valued at historical cost totaling \$20,075,128 and land held for redevelopment totaling \$479,727. See Appendix 7A. These figures agree to the Agency's 09/30/2012 audited financial statements.

34179.5(c)(5)(D) An itemized listing of any current balances that are legally or contractually dedicated or restricted for the funding of an enforceable obligation that identifies the nature of the dedication or restriction and the specific enforceable obligation. In addition, the successor agency shall provide a listing of all approved enforceable obligations that includes a projection of annual spending requirements to satisfy each obligation and a projection of annual revenues available to fund those requirements. If a review finds that future revenues together with dedicated or restricted balances are insufficient to fund future obligations and thus retention of current balances is required, it shall identify the amount of current balances necessary for retention. The review shall also detail the projected property tax revenues and other general purpose revenues to be received by the successor agency, together with both the amount and timing of the bond debt service payments of the successor agency, for the period in which the oversight board anticipates the successor agency will have insufficient property tax revenue to pay the specified obligations.

8. Procedure: Perform the following procedures:

A. If the Successor Agency believes that asset balances need to be retained to satisfy enforceable obligations, obtain from the Successor Agency an itemized schedule of asset balances (resources) as of June 30, 2012 that are dedicated or restricted for the funding of enforceable obligations and perform the following procedures. The schedule should identify the amount dedicated or restricted, the nature of the dedication or restriction, the specific enforceable obligation to which the dedication or restriction relates, and the language in the legal document that is associated with the enforceable obligation that specifies the dedication of existing asset balances toward payment of that obligation.

Compare all information on the schedule to the legal documents that form the basis for the dedication or restriction of the resource balance in question.

Compare all current balances to the amounts reported in the accounting records of the Successor Agency or to an alternative computation.

Compare the specified enforceable obligations to those that were included in the final Recognized Obligation Payment Schedule approved by the California Department of Finance.

Attach as an exhibit to the report the listing obtained from the Successor Agency. Identify in the report any listed balances for which the Successor Agency was unable to provide appropriate restricting language in the legal document associated with the enforceable obligation.

Results:

Refer to Appendix 8A for a listing of asset balances that the Successor Agency believes need to be retained to satisfy enforceable obligations. \$3,695,779 was required and utilized for debt service, which was paid on 10/01/2012.

B. If the Successor Agency believes that future revenues together with balances dedicated or restricted to an enforceable obligation are insufficient to fund future obligation payments and thus retention of current balances is required, obtain from the Successor Agency a schedule of approved enforceable obligations that includes a projection of the annual spending requirements to satisfy each obligation and a projection of the annual revenues available to fund those requirements and perform the following procedures:

Compare the enforceable obligations to those that were approved by the California Department of Finance. Procedures to accomplish this may include reviewing the letter from the California Department of Finance approving the Recognized Enforceable Obligation Payment Schedules for the six month period from January 1, 2012 through June 30, 2012 and for the six month period July 1, 2012 through December 31, 2012.

Compare the forecasted annual spending requirements to the legal document supporting each enforceable obligation.

Obtain from the Successor Agency its assumptions relating to the forecasted annual spending requirements and disclose in the report major assumptions associated with the projections. For the forecasted annual revenues:

Obtain from the Successor Agency its assumptions for the forecasted annual revenues and disclose in the report major assumptions associated with the projections.

Results:

The Successor Agency did not assert the need to retain any current balances to pay for enforceable obligations, during this specific period. The Agency did assert the need to retain assets in other periods.

C. If the Successor Agency believes that projected property tax revenues and other general purpose revenues to be received by the Successor Agency are insufficient to pay bond debt service payments (considering both the timing and amount of the related cash flows), obtain from the Successor Agency a schedule demonstrating this insufficiency and apply the following procedures to the information reflected in that schedule.

Compare the timing and amounts of bond debt service payments to the related bond debt service schedules in the bond agreement.

Obtain the assumptions for the forecasted property tax revenues and disclose major assumptions associated with the projections.

Obtain the assumptions for the forecasted other general purpose revenues and disclose major assumptions associated with the projections.

Results:

The Successor Agency did not assert the need to retain any current balances to pay for debt service obligations, during this specific period. The Agency did assert the need to retain balances in other periods.

If procedures A, B, or C were performed, calculate the amount of current unrestricted balances necessary for retention in order to meet the enforceable obligations by performing the following procedures.

Combine the amount of identified current dedicated or restricted balances and the amount of forecasted annual revenues to arrive at the amount of total resources available to fund enforceable obligations.

Reduce the amount of total resources available by the amount forecasted for the annual spending requirements. A negative result indicates the amount of current unrestricted balances that needs to be retained.

Include the calculation in the AUP report.

34179.5(c)(5)(E) An itemized list and analysis of any amounts of current balances that are needed to satisfy obligations that will be placed on the Recognized Obligation Payment Schedules for the current fiscal year.

9. Procedure: If the Successor Agency believes that cash balances as of June 30, 2012 need to be retained to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013, obtain a copy of the final ROPS for the period of July 1, 2012 through December 31, 2012 and a copy of the final ROPS for the period January 1, 2013 through June 30, 2013. For each obligation listed on the ROPS, the

Successor Agency should add columns identifying (1) any dollar amounts of existing cash that are needed to satisfy that obligation and (2) the Successor Agency's explanation as to why the Successor Agency believes that such balances are needed to satisfy the obligation. Include this schedule as an attachment to the AUP report.

Results:

The Successor Agency did assert the need to retain LMIHF cash balances in the amount of \$1,637,046 to satisfy obligations on ROPS III. The Oversight Board approved the request and the DOF affirmed and approved the request as well in a letter issued to the Agency on December 26, 2012.

34179.5(c)(6) The review shall total the net balances available after deducting the total amounts described in subparagraphs (B) to (E), inclusive, of paragraph (5). The review shall add any amounts that were transferred as identified in paragraphs (2) and (3) of subdivision (c) if an enforceable obligation to make that transfer did not exist. The resulting sum shall be available for allocation to affected taxing entities pursuant to Section 34179.6. It shall be a rebuttable presumption that cash and cash equivalent balances available to the successor agency are available and sufficient to disburse the amount determined in this paragraph to taxing entities. If the review finds that there are insufficient cash balances to transfer or that cash or cash equivalents are specifically obligated to the purposes described in subparagraphs (B), (D), and (E) of paragraph (5) in such amounts that there is insufficient cash to provide the full amount determined pursuant to this paragraph, that amount shall be demonstrated in an additional itemized schedule.

10. Procedure: Include (or present) a schedule detailing the computation of the Balance Available for Allocation to Affected Taxing Entities. Amounts included in the calculation should agree to the results of the procedures performed in each section above. The schedule should also include a deduction to recognize amounts already paid to the County Auditor-Controller on July 12, 2012 as directed by the California Department of Finance. The amount of this deduction presented should be agreed to evidence of payment. The attached example summary schedule may be considered for this purpose. Separate schedules should be completed for the Low and Moderate Income Housing Fund and for all other funds combined (excluding the Low and Moderate Income Housing Fund).

Results:

Refer to Appendix 10 for the schedule detailing the computation of the Balance Available for Allocation to Affected Taxing Entities.

**Appendix 2A
 Successor Agency to the South Lake Tahoe Redevelopment Agency
 Health and Safety Code Section 34179.5(c)
 Procedure 2A - Transfers from RDA to City that formed the RDA -January 1, 2011 - January 31, 2012**

Date	Description	Value	For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements.	For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.
	Housing and Economic development	\$ 194,327	These transfers are housing expenses that can be attributed to specific projects and are charged to Housing Admin	Approved by City Council 2010-11 and 2011-2012 budget process.
	Debt Service fund	642,623	This transfer is to pay for redevelopment salaries, administrative costs and projects from T1/TOT	Approved by City Council 2010-11 and 2011-2012 budget process.
	Debt Service fund	753,750	These transfers are City TOT pledged to pay 2006 Series A debt service payments and if needed for RDA admin costs. Excess transferred back to the City	Approved by City Council 2010-11 and 2011-2012 budget process.
	Debt Service fund	5,200	Transfer per CFD Bond document.	Approved by City Council 2010-11 and 2011-2012 budget process.
	Debt Service fund	143,639	This transfer is to support economic development staff and projects.	Approved by City Council 2010-11 and 2011-2012 budget process.
	Transfer to the City	\$ 1,739,539		

Appendix 2B

Successor Agency to the South Lake Tahoe Redevelopment Agency

Health and Safety Code Section 34179.5(c)

Procedure 2B - Transfers from RDA to City that formed the RDA -February 1, 2012 - September 30, 2012

Date	Description	Value	For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal or accounting requirements.	For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.
	Housing and Economic development	(1,103,255)	Housing fund balances transferred to the new Housing Authority	Approved by Successor Agency 1/30/2012
		\$ (1,103,255)		

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Balance Sheet
Governmental Funds & Proprietary Fund
September 30, 2010

	Redevelopment Agency Proprietary Fund Types	SCO Report All Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Fund excl LMIHF
ASSETS					
Cash and investments	\$ --	\$ 7,581,637	\$ 7,581,637	\$ 1,640,638	\$ 5,940,999
Restricted cash and investments	1,239,307	13,216,736	13,216,736	--	13,216,736
Accounts receivable	--	364,866	364,866	--	364,866
Advance to other fund	--	822,219	822,219	--	822,219
Loans receivable	--	29,090,730	29,090,730	--	29,090,730
Land held for redevelopment	--	479,727	479,727	--	479,727
Capital Assets - depreciable	6,504,701	--	--	--	--
Capital Assets - nondepreciable	1,463,616	--	--	--	--
Total assets	\$ 9,207,624	\$ 51,555,915	\$ 51,555,915	\$ 1,640,638	\$ 49,915,277
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 26,730	\$ 66,645	\$ 66,645	\$ --	66,645
Deposits payable	--	30,000	30,000	--	30,000
Deferred revenue	--	29,090,730	29,090,730	--	29,090,730
Due to the City of South Lake Tahoe	175,820	500,000	500,000	--	500,000
Bonds payable	8,030,000	--	--	--	--
Advance from the City of South Lake Tahoe	--	6,183,341	6,183,341	--	6,183,341
Advance from other funds	822,219	--	--	--	--
Total liabilities	9,054,769	35,870,716	35,870,716	--	35,870,716
Fund balance:					
Invested in capital assets, net of related debt	(61,683)	--	--	--	--
Reserved - Restricted	1,239,307	15,503,314	15,503,314	--	15,503,314
Unreserved - unrestricted	(1,024,769)	181,885	181,885	1,640,638	(1,458,753)
Total fund balance	152,855	15,685,199	15,685,199	1,640,638	14,044,561
Total liabilities and fund balances	\$ 9,207,624	\$ 51,555,915	\$ 51,555,915	\$ 1,640,638	\$ 49,915,277
Government-wide:					
Capital assets used in Governmental Activities are not current financial resources and therefore are not reported in the governmental funds					
Non-depreciable		\$ 23,064,456	\$ 13,083,846	\$ --	\$ 13,083,846
Depreciable, net of accumulated depreciation		--	7,601,675	--	7,601,675
Net Capital assets		23,064,456	20,685,521	--	20,685,521
Unavailable revenue		29,120,730	29,090,730	--	29,090,730
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:					
Bonds payable		(105,952,164)	(105,952,164)	--	(105,952,164)
		\$ (38,081,779)	\$ (40,490,714)	\$ 1,640,638	\$ (42,131,352)

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Balance Sheet
Governmental Funds & Proprietary Fund
September 30, 2011

	Redevelopment Agency Proprietary Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Fund excl LMIHF
ASSETS				
Cash and investments	\$ --	\$ 5,707,463	\$ 1,633,493	\$ 4,073,970
Restricted cash and investments	1,223,793	13,375,325	--	13,375,325
Accounts receivable	--	472,199	--	472,199
Advance to other fund	--	1,289,540	426,210	863,330
Loans receivable	--	29,585,289	--	29,585,289
Land held for redevelopment	--	479,727	--	479,727
Capital Assets - depreciable	6,270,336	--	--	--
Capital Assets - nondepreciable	1,463,616	--	--	--
Total assets	\$ 8,957,745	\$ 50,909,543	\$ 2,059,703	\$ 48,849,840
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 24,551	\$ 140,656	\$ --	140,656
Deposits payable	--	2,564	--	2,564
Deferred revenue	--	29,585,289	--	29,585,289
Due to the City of South Lake Tahoe	206,683	500,000	--	500,000
Bonds payable	7,795,000	--	--	--
Advance from the City of South Lake Tahoe	--	5,627,276	--	5,627,276
Advance from other funds	863,330	426,210	--	426,210
Total liabilities	8,889,564	36,281,995	--	36,281,995
Fund balance:				
Invested in capital assets, net of related debt				
Nonspendable	--	479,727	--	479,727
Restricted	1,223,793	16,652,178	2,059,703	14,592,475
Unassigned - Unrestricted	(1,155,612)	(2,504,357)	--	(2,504,357)
Total fund balance	68,181	14,627,548	2,059,703	12,567,845
Total liabilities and fund balances	\$ 8,957,745	\$ 50,909,543	\$ 2,059,703	\$ 48,849,840
Government-wide:				
Capital assets used in Governmental Activities are not current financial resources and therefore are not reported in the governmental funds				
Non-depreciable		\$ 13,083,846	\$ --	\$ 13,083,846
Depreciable, net of accumulated depreciation		7,296,479	--	7,296,479
Net Capital assets		20,380,325	--	20,380,325
Unavailable revenue		29,585,289	--	29,585,289
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:				
Bonds payable		(103,570,000)	--	(103,570,000)
		\$ (38,976,838)	\$ 2,059,703	\$ (41,036,541)

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Balance Sheet
Governmental Funds & Proprietary Fund
January 31, 2012 (unaudited)

	Redevelopment Agency Proprietary Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Fund excl LMIHF
ASSETS				
Cash and investments	\$ (204,107)	\$ 9,048,144	\$ 1,485,309	\$ 7,562,835
Restricted cash and investments	895,360	8,334,948	--	8,334,948
Accounts receivable	2,500	7,970	--	7,970
Interest receivable	--	278,330	--	278,330
Advance to other fund	--	1,011,210	426,210	585,000
Loans receivable	--	29,585,289	--	29,585,289
Land held for resale	--	479,727	--	479,727
Capital Assets - depreciable	6,270,336	--	--	--
Capital Assets - nondepreciable	1,463,616	--	--	--
Total assets	\$ 8,427,705	\$ 48,745,618	\$ 1,911,519	\$ 46,834,099
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 23,131	\$ 143,179	\$ --	\$ 143,179
Deposits payable	--	2,564	--	2,564
Deferred revenue	--	29,585,289	--	29,585,289
Due to the City	--	500,000	--	500,000
Bonds/Notes Payable	7,795,000	--	--	--
Advance from other fund	863,330	6,053,486	--	6,053,486
Total liabilities	8,681,461	36,284,518	--	36,284,518
Fund balance:				
Nonspendable	(6,566,384)	10,877,463	--	10,877,463
Unassigned - Unrestricted	6,312,628	1,583,637	1,911,519	(327,882)
Total fund balance	(253,756)	12,461,100	1,911,519	10,549,581
Total liabilities and fund balances	\$ 8,427,705	\$ 48,745,618	\$ 1,911,519	\$ 46,834,099
<u>Government-wide:</u>				
Capital assets used in Governmental Activities are not current financial resources and therefore are not reported in the governmental funds				
Non-depreciable		\$ 13,083,846	\$ --	\$ 13,083,846
Depreciable, net of accumulated depreciation		7,194,748	--	7,194,748
Net Capital assets		20,278,594	--	20,278,594
Unavailable revenue		29,585,289	--	29,585,289
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:				
Notes payable		(82,950,000)	--	(82,950,000)
Bonds payable		(20,625,017)	1,911,519	(22,536,536)
		\$ (20,625,017)	\$ 1,911,519	\$ (22,536,536)

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Balance Sheet
Governmental Funds & Proprietary Fund
September 30, 2012 (unaudited)

	Redevelopment Agency Proprietary Fund Types	RDA Excluding LMIHF Total	Private Purpose Trust Fund Excluding LMIHF
ASSETS			
Cash and investments	\$ 78,985	\$ --	\$ 3,210,526
Restricted cash and investments	962,956	--	9,783,890
Land held for redevelopment	--	--	479,727
Capital assets:			
Nondepreciable	1,463,616	--	13,083,846
Depreciable	6,035,971	--	6,991,282
Total assets	<u>\$ 8,541,528</u>	<u>\$ --</u>	<u>\$ 33,549,271</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 37,397	\$ --	\$ 6,243
Advance from other fund	906,497	--	--
Bonds payable	7,540,000	--	82,950,000
Total liabilities	<u>8,483,894</u>	<u>--</u>	<u>82,956,243</u>
Fund balances	57,634	--	(49,406,972)
Total liabilities and fund balances	<u>\$ 8,541,528</u>	<u>\$ --</u>	<u>\$ 33,549,271</u>

Note:

Fund 350 was absorbed by the City's Stateline Capital Projects
The Parking Garage and Authority (351/520) was absorbed by the City Parking Authority

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Revenue, Expenditures and Changes in Fund Balance
Governmental Funds and Proprietary Fund
For the year ended September 30, 2010

	Redevelopment Agency Proprietary Fund Types	SCO Report All Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Funds excl LMIHF
REVENUES					
Taxes and assessments	\$ --	\$ 11,594,536	\$ 11,594,536	\$ 1,501,545	\$ 10,092,991
Use of money and property	--	81,532	81,532	8,086	73,446
Intergovernmental revenue	--	280,045	280,045	--	280,045
Charges for services	1,093,049	160,966	160,966	--	160,966
Other	29,402	--	--	--	--
Total revenues	\$ 1,122,451	\$ 12,117,079	\$ 12,117,079	\$ 1,509,631	\$ 10,607,448
EXPENDITURES					
Current:					
General government	\$ --	\$ 4,754,255	\$ 4,754,255	\$ --	4,754,255
Capital outlay	--	186,216	186,216	--	186,216
Debt service:					
Principal	--	2,997,091	2,287,165	--	2,287,165
Interest	--	4,787,399	5,497,325	--	5,497,325
Operating Expenses	613,126	--	--	--	--
Nonoperating Expenses	630,812	--	--	--	--
Total expenditures	1,243,938	12,724,961	12,724,961	--	12,724,961
Excess (deficiency) of revenues over (under) expenditures	(121,487)	(607,882)	(607,882)	1,509,631	(2,117,513)
Other financing sources (uses):					
Transfers in	--	2,466,659	2,466,659	14,164	2,452,495
Transfers out	--	(2,466,659)	(2,466,659)	(700,728)	(1,765,931)
Transfers in from the City	--	276,624	274,083	--	274,083
Transfers out to the City	--	(1,354,866)	(919,023)	(45,160)	(873,863)
Total other financing sources (uses)	--	(1,078,242)	(644,940)	(731,724)	86,784
Net change in fund balance	(121,487)	(1,686,124)	(1,252,822)	777,907	(2,030,729)
Fund balance, beginning restated	274,342	24,054,664	16,938,021	862,731	16,075,290
Fund balance, ending	\$ 152,855	\$ 22,368,540	\$ 15,685,199	\$ 1,640,638	\$ 14,044,561
Reconciliation to government-wide statements:					
Net change in fund balances		\$ (1,686,124)	\$ (1,252,822)	\$ 777,907	\$ (2,030,729)
Government-wide adjustments					
Capital asset - depreciation expense		-	(305,196)	-	(305,196)
Net change in deferred revenue		-	1,160,751	-	1,160,751
Net changes in various long-term liabilities accounts		-	2,287,165	-	2,287,165
Change in net assets of governmental activities		\$ (1,686,124)	\$ 1,889,898	\$ 777,907	\$ 1,111,991

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Revenue, Expenditures and Changes in Fund Balance
Governmental Funds and Proprietary Fund
For the year ended September 30, 2011

	Redevelopment Agency Proprietary Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Funds excl LMIHF
REVENUES				
Taxes and assessments	\$ --	\$ 9,615,431	\$ 1,115,317	\$ 8,500,114
Use of money and property	--	83,843	10,600	73,243
Intergovernmental revenue	--	532,141	--	532,141
Charges for services	1,096,054	38,203	--	38,203
Other	--	10,913	--	10,913
Total revenues	<u>\$ 1,096,054</u>	<u>\$ 10,280,531</u>	<u>\$ 1,125,917</u>	<u>\$ 9,154,614</u>
EXPENDITURES				
Current:				
General government	\$ --	\$ 2,670,472	\$ --	2,670,472
Capital outlay	--	31,664	--	31,664
Debt service:	--	--	--	--
Principal	--	2,382,164	--	2,382,164
Interest	--	5,479,251	--	5,479,251
Operating Expenses	570,975	--	--	--
Nonoperating Expenses	609,753	--	--	--
Total expenditures	<u>1,180,728</u>	<u>10,563,551</u>	<u>--</u>	<u>10,563,551</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(84,674)</u>	<u>(283,020)</u>	<u>1,125,917</u>	<u>(1,408,937)</u>
Other financing sources (uses):				
Transfers in	--	1,510,092	--	1,510,092
Transfers out	--	(1,510,092)	(651,821)	(858,271)
Transfers in from the City	--	290,600	--	290,600
Transfers out to the City	--	(1,065,231)	(55,031)	(1,010,200)
Total other financing sources (uses)	<u>--</u>	<u>(774,631)</u>	<u>(706,852)</u>	<u>(67,779)</u>
Net change in fund balance	(84,674)	(1,057,651)	419,065	(1,476,716)
Fund balance, beginning	152,855	15,685,199	1,640,638	14,044,561
Fund balance, ending	<u>\$ 68,181</u>	<u>\$ 14,627,548</u>	<u>\$ 2,059,703</u>	<u>\$ 12,567,845</u>
Reconciliation to government-wide statements:				
Net change in fund balances		\$ (1,057,651)	\$ 419,065	\$ (1,476,716)
Government-wide adjustments				
Capital asset - depreciation expense		(305,196)	-	(305,196)
Net change in deferred revenue		494,559	-	494,559
Net changes in various long-term liabilities accounts		2,382,164	-	2,382,164
Change in net assets of governmental activities		<u>\$ 1,513,876</u>	<u>\$ 419,065</u>	<u>\$ 1,094,811</u>

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Revenue, Expenditures and Changes in Fund Balance
Governmental Funds
For the period ended January 31, 2012 (unaudited)

	Redevelopment Agency Proprietary Fund Types	Redevelopment Agency All Gov Fund Types	Less Low-Moderate Income Housing	Redevelopment Agency All Gov Funds excl LMIHF
REVENUES				
Taxes and assessments	\$ --	\$ 3,444,279	\$ --	\$ 3,444,279
Use of money and property	1,166	30,304	2,360	27,944
Intergovernmental revenue	--	73,173	--	--
Charges for services	267,427	--	--	--
Other	--	145,251	--	145,251
Total revenues	\$ 268,593	\$ 3,693,007	\$ 2,360	\$ 3,617,474
EXPENDITURES				
Current:				
General government	\$ --	\$ 580,775	\$ --	580,775
Debt service:				
Principal	255,000	2,642,458	--	2,642,458
Interest	272,825	2,607,845	--	2,607,845
Operating Expenses	62,705	--	--	--
Total expenditures	590,530	5,831,078	--	5,831,078
Excess (deficiency) of revenues over (under) expenditures	(321,937)	(2,138,071)	2,360	(2,213,604)
Other financing sources (uses):				
Transfers in	--	169,990	--	169,990
Transfers in from the City	--	193,093	--	193,093
Transfers out to the City	--	(269,292)	(28,376)	(240,916)
Transfers out to the City Housing	--	(122,168)	(122,168)	--
Total other financing sources (uses)	--	(28,377)	(150,544)	122,167
Net change in fund balance	(321,937)	(2,166,448)	(148,184)	(2,091,437)
Fund balance, beginning	68,181	14,627,548	2,059,703	12,567,845
Fund balance, ending	\$ (253,756)	\$ 12,461,100	\$ 1,911,519	\$ 10,549,581
Reconciliation to government-wide statements:				
Net change in fund balances		\$ (2,166,448)	\$ (148,184)	\$ (2,018,264)
Government-wide adjustments				
Capital asset - depreciation expense		(101,732)	-	(101,732)
Net changes in various long-term liabilities accounts		2,642,458	-	2,642,458
Change in net assets of governmental activities		\$ 374,278	\$ (148,184)	\$ 522,462

continued

Appendix 4
Successor Agency for the Redevelopment Agency of the City of South Lake Tahoe
Revenue, Expenditures and Changes in Fund Balance
Governmental Funds
For the period ended September 30, 2012 (unaudited)

	Redevelopment Agency Proprietary Fund Types	RDA Excluding LMIHF Total	Private Purpose Trust Fund Excluding LMIHF
REVENUES			
Taxes and assessments	\$ --	\$ 3,444,279	\$ 2,638,000
Use of money and property	1,197	27,944	20,176
Charges for services	465,678	--	--
Other	330,000	145,251	748,884
Total revenues	\$ 796,875	\$ 3,617,474	\$ 3,407,060
EXPENDITURES			
Current:			
General government	\$ --	\$ 580,775	\$ 539,877
Debt service:			
Principal	(255,000)	2,642,458	--
Interest	(272,825)	2,607,845	2,090,779
Operating Expenses	411,160	--	--
Nonoperating Expenses	602,150	--	--
Total expenditures	485,485	5,831,078	2,630,656
Excess (deficiency) of revenues over (under) expenditures	311,390	(2,213,604)	776,404
Other financing sources (uses):			
Transfers in	--	169,990	--
Transfers in from the City	--	193,093	--
Transfers out to the City	--	(240,916)	--
Funds transferred to City housing - reconciliation	--	(981,080)	--
Transferred deficit of Capital Projects Fund to the City		3,095,754	
Unreconciled differences			(103,052)
Extraordinary items:			
Assets of RDA	--	--	20,278,594
Liabilities of RDA	--	--	(82,950,000)
RDA dissolution	--	(12,591,082)	12,591,082
Total other financing sources (uses)	--	(10,354,241)	(50,183,376)
Net change in fund balance	311,390	(12,567,845)	(49,406,972)
Fund balance, beginning	(253,756)	12,567,845	--
Fund balance, ending	\$ 57,634	\$ --	\$ (49,406,972)

**Appendix 6
 Successor Agency to the South Lake Tahoe Redevelopment Agency
 Health and Safety Code Section 34179.5(c)
 Procedure 6 - List of assets restricted for(a) unspent bond proceeds, (b) grant proceeds and (c) other assets considered to be
 legally restricted**

Description	Cost	Obtain successor agency's computation of the restricted balances (e.g total proceeds less eligible expenditures)	Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).	Obtain from the Successor Agency a copy of the grant agreement that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.
Unspent bond proceeds	\$ 5,753,711	Required bond reserve funds	Traced to City's trial balance	Bonds issued in 1999, 2003, 2004, 2005 and 2007. Reserve per bond covenant.
	<u>\$ 5,753,711</u>	to Appendix 10		

Appendix 7
Successor Agency to the South Lake Tahoe Redevelopment Agency
Health and Safety Code Section 34179.5(c)
Procedure 7A - List of assets not liquid or otherwise available for distribution (capital assets, land held for resale, LT receivables, etc.) at September 30, 2012

Description	Cost	If listed at purchase cost, trace amounts to a previously audited statements or to successor accounting records and note any differences	If assets have been disposed, inspect evidence that proceeds were deposited into trust fund	If listed at estimated market value cost, inspect evidence supporting value and document methodology used
1 Capital assets	\$ 20,075,128	Traced to successor agency's/City CAFR - September 30, 2012	n/a	n/a
2 Land held for redevelopment	\$ 479,727	Traced to successor agency's/City CAFR - September 30, 2012	n/a	n/a
	<u>\$ 20,554,855</u>	to Appendix 10		

Appendix 8A

Successor Agency to the South Lake Tahoe Redevelopment Agency

Health and Safety Code Section 34179.5(c)

Procedure 8A - List of assets dedicated or restricted for repayment of enforceable obligations

Description	Amount	i. Compare all information on the schedule to the legal documents that form the basis for the dedication or restriction of the resource balance in question.	iii. Compare all current balances to the amounts reported in the accounting records of the Successor Agency or to an alternative computation.	iii. Compare the specified enforceable obligations to those that were included in the final Recognized Obligation Payment Schedule approved by the California Department of Finance.	iv. Attach as an exhibit to the report the listing obtained from the Successor Agency. Identify in the report any listed balances for which the Successor Agency was unable to provide appropriate restricting language in the legal document associated with the enforceable obligation.
Debt Service - due Oct 1	\$ 3,695,779	Required bond reserve funds	Traced 3,695,779 to GL detail		
	<u>\$ 3,695,779</u>	To Appendix 10			

Appendix 10

Successor Agency to the South Lake Tahoe Redevelopment Agency

Procedure:

Include (or present) a schedule detailing the computation of the Balance Available for Allocation to Affected Taxing pursuant to section 34179.5 (c) (6) of AB 1484.

BALANCE AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES

Total amount of assets held by the successor agency as of September 30, 2012	\$	33,549,271
Less assets legally restricted for uses specified by debt covenants, grant restrictions, or restrictions imposed by other governments. (Appendix 6)		(5,753,711)
Less assets that are not cash or cash equivalents (i.e. physical assets) (Appendix 7)		(20,554,855)
Less balances that are legally restricted for the funding of an enforceable obligation (net of projected annual revenues available to fund those obligations) (Appendix		(3,695,779)
Less Retention of LMIHF balance allowed by DOF (DOF - December 26, 2012)		(1,637,046)
Less LMIHF balances distributed to taxing entities (DOF - December 26, 2012)		(274,473)
Less Approved use of unobligated fund balances for shortfall (DOF - July 18, 2013)		(1,305,360)
Less Restricted fund balance with fiscal agent for ROPS 13-14A (DOF - July 18, 2013)		(334,000)
Add Unreconciled differences		5,953
Amount to be remitted to county for disbursement to taxing entities	\$	<u>(0)</u>