

Culver CITY REDEVELOPMENT AGENCY

FINANCIAL MONITORING REPORT

Third Quarter

FY 2009-10

PERFORMANCE AT A GLANCE

	CURRENT MONTH	YEAR TO DATE	PAGE
Notable News and Activity			Page 2
Fund Balances Available for Projects and Programs			Page 3
Unrestricted Funds			
Revenues and Expenditures Summary	NORMAL	NORMAL	Page 3
Expenditure Overview	BELOW BUDGET	BELOW BUDGET	Page 4
Expenditures by Category	NORMAL BELOW BUDGET	NORMAL BELOW BUDGET	Page 4-6
Revenue Overview	NORMAL	NORMAL	Page 7
Assessed Valuations	NORMAL	NORMAL	Page 8
Tax Increment Revenue Overview	POSITIVE	POSITIVE	Page 8
Tax Increment by Project Area	POSITIVE	POSITIVE	Pages 8-9
Other Revenues	POSITIVE NEGATIVE	POSITIVE NEGATIVE	Page 10-11
Housing Funds			
Housing Fund (Expenditures/Revenues)	NORMAL	NORMAL	Page 12
Tax Exempt Bond Fund			
Tax Exempt Bond Fund (Expenditures/Revenues)	NORMAL	NORMAL	Page 13

POSITIVE or
BELOW BUDGET

= Revenues greater than 5% ABOVE Adjusted Budget; or
Expenditures greater than 5% BELOW Adjusted Budget

NORMAL

= Actual within 5% of Adjusted Budget

NEGATIVE or
EXCEED BUDGET

= Revenues greater than 5% BELOW Adjusted Budget; or
Expenditures greater than 5% ABOVE Adjusted Budget

MIXED or
WARNING

= Category contains both positive and negative financial results; or
Financial activity currently normal; however, there are potential factor(s) that may impact future financial activity

Notable News

Supplemental Education Revenue Augmentation Fund & CRA Lawsuit

The adopted 2009-10 State budget included another attempt to take redevelopment funds. Previously, the State tried to take redevelopment funds in FY 2008-09 through an ERAF shift. The California Redevelopment Association (CRA) subsequently filed a lawsuit on the basis that redevelopment funds were protected by Prop 1A. The CRA lawsuit was successful and County Auditors were blocked from collecting that ERAF payment from redevelopment agencies. The State initially filed an appeal, but has since dropped the suit, making the ruling final. Culver City Redevelopment Agency's FY 2008-09 ERAF obligation would have been \$2.25 million.

The FY 2009-10 take is written slightly different from the FY 2008-09 version; however, CRA still believes that the take is unjustified under the State Constitution and has filed another lawsuit. On February 5, the Sacramento Superior Court heard the case and the judge asked the attorneys for some additional information by March 2nd. The Judge has 90 days from March 2nd to make a ruling. He has indicated that he will **make a ruling on or before May 4th**. Until the lawsuit is resolved, redevelopment agencies must comply with the law as written, which means that the **RDA is obligated to pay \$11 million** into the Supplemental Education Revenue Augmentation Fund (SERAF) by May 10, 2010.

In May, staff will be presenting the Agency Board with an option to borrow the required SERAF payment from the Low/Moderate Income Housing fund available balance.

Staff will keep the Agency Board updated on the status of the CRA's lawsuit.

Notable Development News

- Construction is complete on the mixed use development at *9900 Culver Blvd* and the condo units are currently for sale.
- The *Westfield—Culver City* expansion is complete and open and a number of tenants are undergoing improvements, which is expected to continue for the next few months.
- The credit crunch continues to impact financing as many of Culver City's development projects continue to have difficulty securing project financing.

Third Quarter 2009-10 AT-A-GLANCE

Economic Overview

The Good News: In March, Standard & Poor's upgraded the Agency's bond rating from "A-" to "A" and affirmed their rating outlook of "stable." This reflects the redevelopment project areas' strong property values and diverse economic base. A good bond rating from S&P will help keep future borrowing costs low for the Agency.

The Bad News: As we are now through the third quarter, there continues to be mixed economic signals. Although foreclosure activity is still at or near record highs and credit continues to be very tight, residential home sales have increased and unsold inventory has decreased, suggesting that the housing market is beginning to stabilize. Wall Street has seemed to recover with the Dow hovering around 11,000, up from a low of about 7,000 last winter, and some of the larger companies have returned to profitability. However, many of those companies have made profits by cutting the bottom line, i.e. laying off and cutting employee compensation. Consequently, unemployment has continued to rise and consumer credit and spending has continued to decrease. Since the U.S. economy is dependant on consumers, a sustained economic recovery will not be possible without an increase in consumption, which means people will need jobs.

Some experts are also warning of a possible mortgage meltdown for commercial property. The economic recession has caused a lot of commercial space to go vacant, and there was a large turnover in commercial properties during the real estate boom, consequently, many commercial property owners need to get high lease rates to cover their debt payments. Some large commercial property investment companies have already walked away from properties and many industry experts expect more to come. The commercial loan sector is much smaller than the residential property loan sector, so a "meltdown" won't have as significant of an impact on the financial industry as the residential mortgage meltdown did, but it may be a drag none-the-less and inhibit the economic recovery.

As the economic conditions play out, staff is remaining conservative and holding the line on expenditures in as many areas as possible in anticipation of slower TI growth in the near future.

Revenue & Expenditure Summary

Through March, expenditures outpaced revenues by approximately \$1.9 million, or 7.5%. Since a majority of the Agency's revenues tend to be collected in the last 3-6 months of the fiscal year, expenditures typically outpace revenues at this point in the fiscal year.

CASH AVAILABLE for CAPITAL INVESTMENT

FUND BALANCE AVAILABLE FOR PROJECTS/PROGRAMS:

	Actual Ending 2007-08	Actual Ending 2008-09	Estimated Ending 2009-10	Estimated Ending 2010-11
Unrestricted Funds	10,770,000	16,440,000	13,230,000	7,565,000
Housing Set Aside	19,000,000	24,875,000	16,745,000	18,700,000
Tax Exempt Bonds - 1999	4,820,000	4,902,000	0	0
Tax Exempt Bonds - 2002	17,033,000	15,852,000	2,094,000	940,000
TOTAL RESOURCES	\$51,623,000	\$62,069,000	\$32,069,000	\$27,205,000

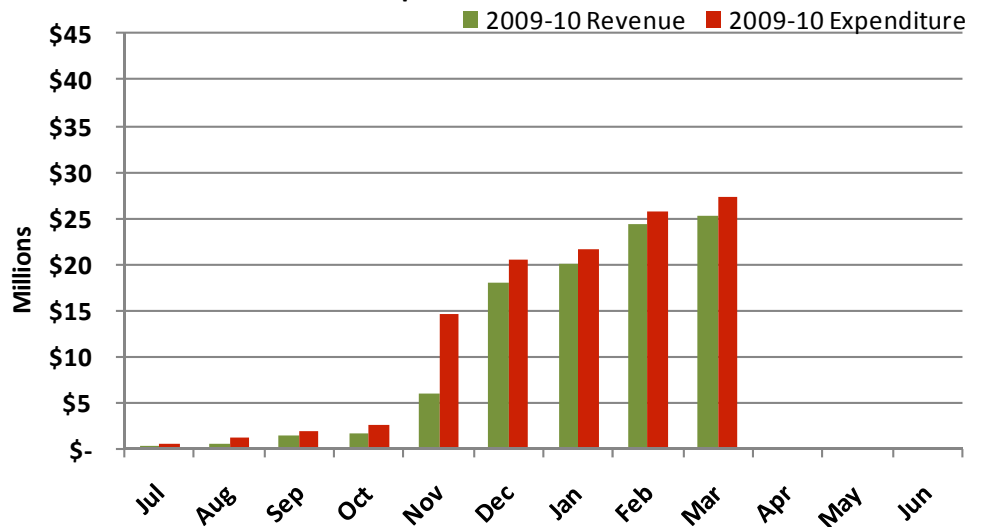
The estimated ending balance for each fund represents the approximate amount of cash capital available for investment in new projects or programs. **The estimated balances include the approved budget adjustments.**

Assumptions: The estimated ending balances above assume that the remaining \$7 million loan from the City will be repaid in FY 2009-10 and FY 2010-11 (\$3.5 million each year with interest), the entire FY 2009-10 SERAF payment (\$11M) will be borrowed from the Housing Set Aside Fund and the FY 2010-11 SERAF payment (\$2.252M) will be made from Unrestricted Funds, 100% of the adjusted FY 2009-10 and FY 2010-11 budgets are expended, and no land sale proceeds are received in FY 2009-10 or FY 2010-11.

UNRESTRICTED REVENUE and EXPENDITURE SUMMARY: (graphs are cumulative)

	2009-10 Revenue	2009-10 Expenditure
Jul	\$ 137,186	\$ 577,267
Aug	392,499	543,844
Sep	847,690	752,634
Oct	253,374	672,468
Nov	4,321,193	11,973,102
Dec	12,006,835	5,877,824
Jan	2,065,235	1,162,533
Feb	4,289,209	4,241,462
Mar	1,042,747	1,442,955
Apr	-	-
May	-	-
Jun	-	-
TOT Y-T-D	25,355,968	27,244,089
Adj Budget	37,828,615	43,882,608

Cumulative RDA Revenues & Expenditures



NORMAL

Through March, expenditures outpaced revenues by approximately \$1.9 million, or 7.5%. Since a majority of the Agency’s revenues tend to be collected in the last 3-6 months of the fiscal year, expenditures typically outpace revenues at this point in the fiscal year.

REVENUES: Overall, Agency revenues have been strong, except parking revenues, which have lagged thus far (see page 11 for more detail on Parking revenues). To date, tax increment receipts have been strong and, based on the Assessed Value report received from the County Assessor last August, should exceed budget projections.

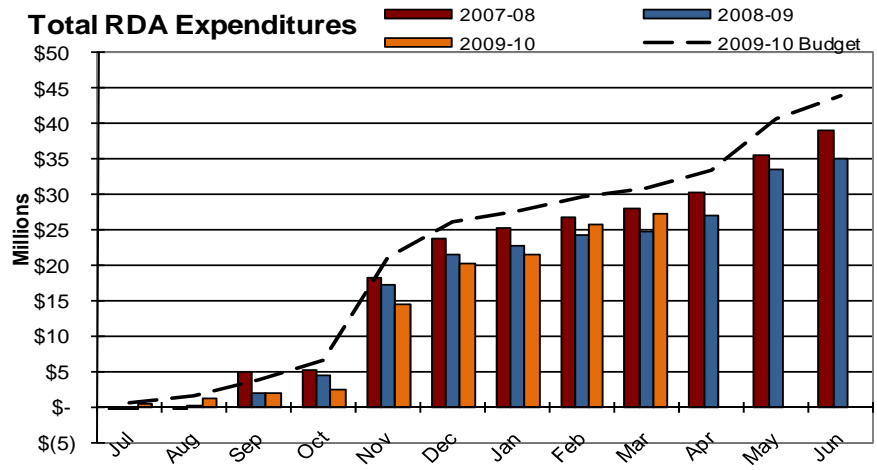
EXPENDITURE: The Agency’s largest single annual expenditure is Debt Service, i.e. principle and interest payments made on all outstanding bond debts. This payment is made annually in November. Other expenditures are primarily related to administrative expenditures (including salary and benefits reimbursement to the City) and RDA programs/projects.

More detail on revenues and expenditures can be found in the following sections of this report.

UNRESTRICTED FUND EXPENDITURES:

TOTAL UNRESTRICTED FUNDS EXPENDITURES: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ (49,291)	\$ (61,504)	\$ 577,267
Aug	(22,671)	229,232	543,844
Sep	4,950,808	1,799,685	752,634
Oct	282,921	2,559,746	672,468
Nov	13,049,104	12,656,746	11,973,103
Dec	5,526,036	4,245,202	5,877,824
Jan	1,602,987	1,250,661	1,162,533
Feb	1,441,268	1,627,557	4,241,463
Mar	1,279,876	366,879	1,442,955
Apr	2,277,211	2,397,095	-
May	5,313,400	6,472,168	-
Jun	3,545,668	1,459,314	-
TOT Y-T-D	39,197,317	35,002,781	27,244,091
Adj Budget	\$42,726,758	\$40,131,060	\$43,882,608



BELOW BUDGET

Through March, the RDA has expended approximately 62% of the adjusted budget compared to 62% in 2008-09 and 67% in 2007-08 (the same period in FY 2007-08 included land acquisition costs). Total

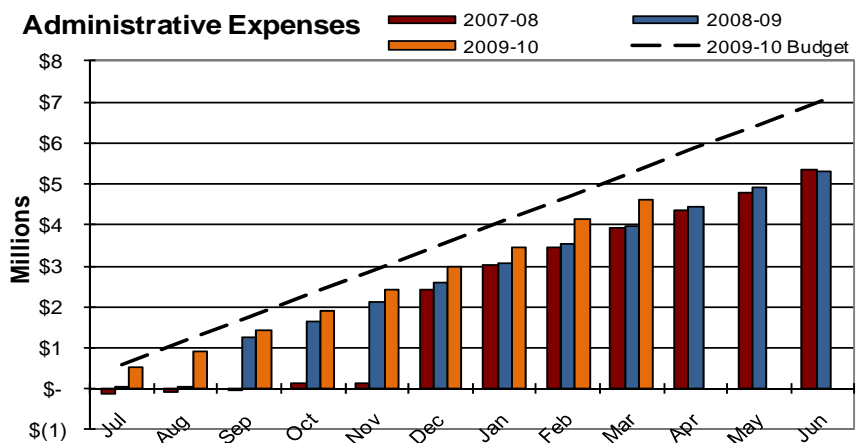
Agency expenditures are approximately \$3.5 million under budget through March. The following sections will provide more detail on RDA expenditures by category.

NOTE: RDA expenditures are relatively sporadic on a monthly basis as there are often spikes in expenditures due to land acquisition costs or other one-time development/project related costs. Generally, the month of November has the most cash going out the door to pay annual debt service payments for RDA bonds.

EXPENDITURE ANALYSIS BY CATEGORY:

ADMINISTRATIVE EXPENSES: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ (118,918)	\$ 100	\$ 521,492
Aug	23,471	54,109	397,464
Sep	87,185	1,187,627	500,189
Oct	153,831	410,334	497,832
Nov	14,318	451,089	516,974
Dec	2,248,339	485,523	534,360
Jan	596,748	499,294	482,801
Feb	461,430	446,170	688,525
Mar	456,443	451,826	486,622
Apr	438,066	464,350	-
May	439,925	464,337	-
Jun	553,815	375,878	-
TOT Y-T-D	5,354,653	5,290,637	4,626,259
Adj Budget	6,126,231	6,738,765	7,049,836



BELOW BUDGET

Through March, approximately 66% of the total Admin budget has been expended compared to 59% last fiscal year. The Agency is expected to finish the year below budget in admin expenses. The Rede-

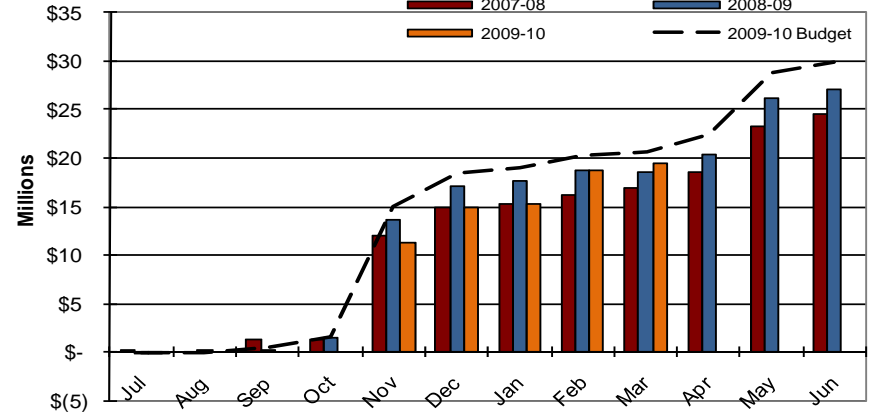
velopment Agency reimburses the City for City staff whose position is impacted by RDA activities (i.e. Redevelopment Division staff and partial reimbursement for positions in Planning, Building Safety, Code Enforcement, City Attorney, Police, Fire, PRCS, Public Works, etc.). Admin expenditures also include operating expenses and contract costs for RDA activities. Reimbursement expenses for staff positions are prorated and transferred from the Agency to the City on a monthly basis with a "true up" adjustment at the end of the fiscal year to reflect actual costs. Admin expenditures are relatively stable throughout the fiscal year.

UNRESTRICTED FUNDS EXPENDITURE ANALYSIS:

GENERAL OBLIGATION EXPENSES: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ 81,994	\$ (65,252)	\$ (36,538)
Aug	(81,994)	76,724	36,538
Sep	1,334,270	-	-
Oct	-	1,449,487	-
Nov	10,648,686	12,093,795	11,213,330
Dec	2,937,420	3,560,587	3,664,287
Jan	393,052	593,235	450,550
Feb	873,941	1,056,892	3,361,386
Mar	738,546	(193,495)	704,580
Apr	1,611,638	1,794,007	-
May	4,712,379	5,887,151	-
Jun	1,280,618	733,207	-
TOT Y-T-D	24,530,550	26,986,338	19,394,133
Adj Budget	25,131,668	26,606,359	29,934,078

General Obligation Expenses



BELOW BUDGET

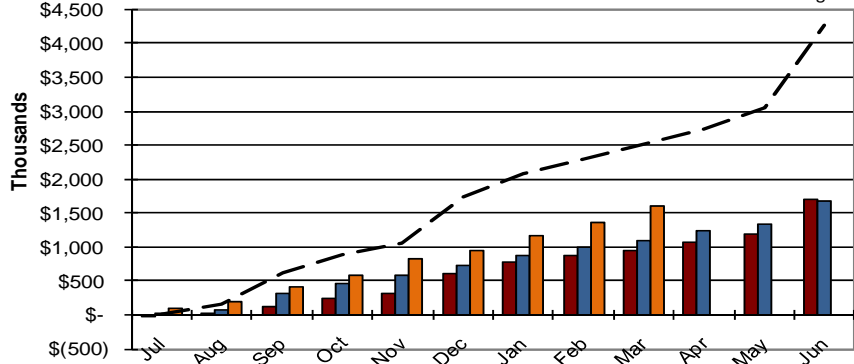
Through March, the RDA has expended 65% of the adjusted General Obligations budget, compared to 70% in 2008-09 and 67% in 2007-08. Although currently under budget, a \$3.8 million loan payment (includes principle and interest) to the City is scheduled to be made in June.

General Obligation expenses are payments that the Agency is legally required to make, such as debt service on RDA bond issues (paid each year in November), statutory pass through payments, transfers to the Housing fund for the 20% statutory housing set aside, and ERAF payments (when applicable). **For FY 2009-10 the State has mandated a SERAF payment in the amount of approximately \$11 million. In May, the Agency Board will be presented with an option to borrow this payment from the Housing Fund.** NOTE: The CRA has filed a lawsuit to declare this payment unconstitutional. See the Executive Summary section for more information on SERAF and the status of the CRA lawsuit.

ECON DEV/PROPERTY MANAGEMENT/CULTURAL AFFAIRS PROGRAMS: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ (12,367)	\$ 1,959	\$ 89,884
Aug	30,581	69,921	108,825
Sep	107,866	252,049	220,134
Oct	111,624	143,262	167,156
Nov	74,236	104,898	233,447
Dec	296,671	151,627	121,204
Jan	171,609	150,078	225,898
Feb	82,655	120,612	191,531
Mar	78,485	109,562	251,392
Apr	120,448	128,617	-
May	134,492	115,826	-
Jun	496,806	327,029	-
TOT Y-T-D	1,693,106	1,675,440	1,609,471
Adj Budget	3,118,088	3,863,106	4,261,317

Economic Development Cultural Affairs



BELOW BUDGET

Through March, Economic Development, Property Management, and Cultural Affairs programs have expended 38% of their adjusted budget compared to 29% in 2008-09 and 30% in 2007-08. The primary expenditures are related to costs to manage the downtown parking structures and Cultural Affairs programs. Also, despite uncertainty in the economy, there has been an increase in local business taking advantage of rehabilitation and fee incentive programs and increased interest in business assistance loans offered by the Economic Development Division. This may signify a return in confidence by local entrepreneurs.

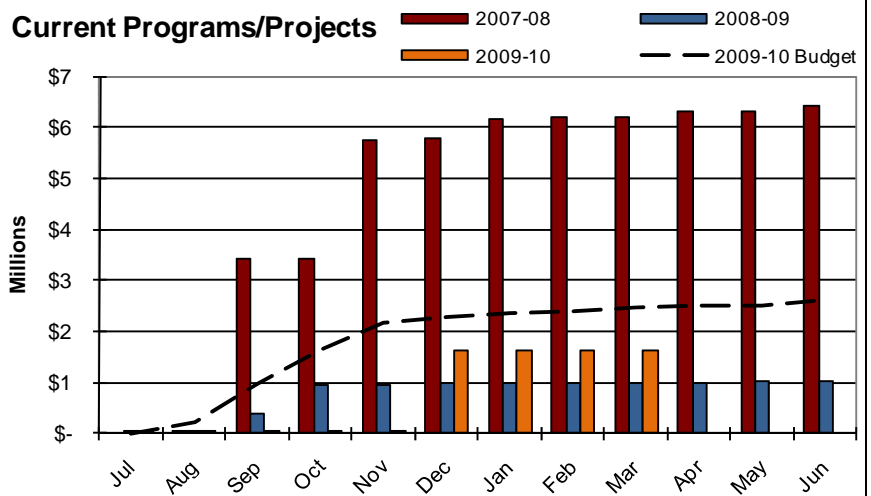
NOTE: Economic Development/Cultural Affairs programs include expenses for economic development projects, real property management, and Cultural Affairs programs such as the Culver City Music Festival, Farmers' Market, Music in the Chambers, and the Art of... Speaker Series.

UNRESTRICTED FUNDS EXPENDITURE ANALYSIS:

CURRENT PROJECTS: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ -	\$ 1,689	\$ 2,429
Aug	4,846	27,400	1,017
Sep	3,421,487	352,673	32,311
Oct	16,296	554,328	7,480
Nov	2,311,864	6,376	9,352
Dec	37,880	47,428	1,557,973
Jan	376,231	4,023	3,284
Feb	23,242	2,320	21
Mar	6,402	(1,341)	361
Apr	107,059	8,830	-
May	26,604	4,833	-
Jun	83,325	23,144	-
TOT Y-T-D	6,415,236	1,031,703	1,614,228
Adj Budget	7,086,497	2,408,056	2,601,410

Current Programs/Projects



BELOW BUDGET

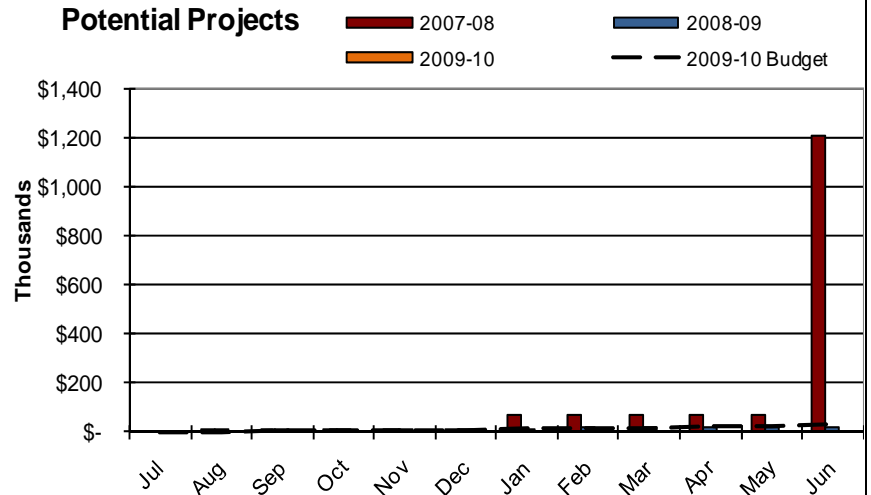
Expenditures through March are primarily related to the Pleasantview project. When the Agency purchased the Pleasantview site in 2006, they negotiated payment terms in which the Agency paid a little more than half of the total purchase price upon close of escrow with the balance due in 2009. The \$1.6 million payment made in December represents the Agency's fulfillment of that note. This category is expected to finish the year under budget.

NOTE: "Current Projects" are projects that are currently underway, such as Washington/Centinela, Washington/National, Pleasantview, and the Baldwin Site. Property acquisition and site preparation costs are included in the Current Projects category and typically make up the primary expenditure. Current Project expenditures are not typically consistent throughout the year.

POTENTIAL PROJECTS: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ -	\$ -	\$ -
Aug	425	1,078	-
Sep	-	7,336	-
Oct	1,170	2,335	-
Nov	-	588	-
Dec	5,726	37	-
Jan	65,347	4,031	-
Feb	-	1,563	-
Mar	-	327	-
Apr	-	1,291	-
May	-	21	-
Jun	1,131,104	56	-
TOT Y-T-D	1,203,772	18,663	-
Adj Budget	1,264,274	514,774	35,967

Potential Projects



BELOW BUDGET

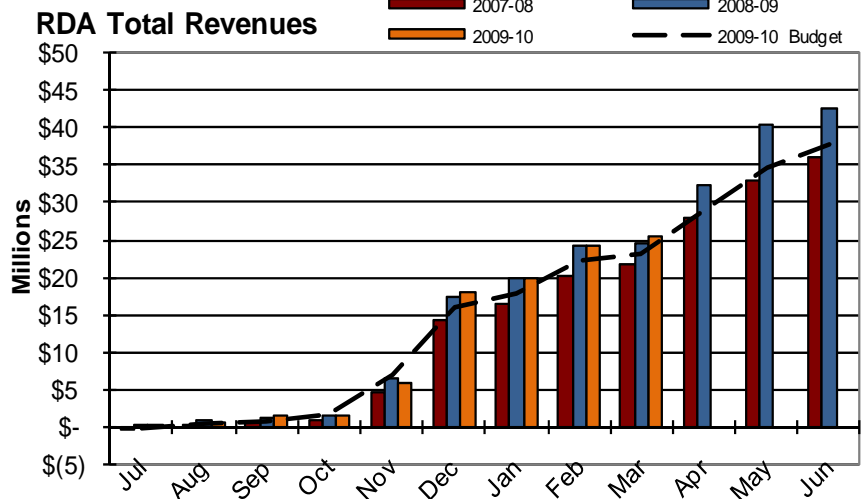
Due primarily to economic conditions, **there has been no activity in this category through March.** Potential Projects include expenses for opportunity sites as they arise in various parts of the City, such as potential sites on **Selmaraine Ave, Jefferson Blvd and the Hayden Tract.** Typical expenses in this category are on appraisals, exploratory studies, and other expenses related to evaluating a potential redevelopment site.

NOTE: The spike in expenditures in June 2008 is related to the Tapp option exercised by the Agency to purchase land related to the Pleasantview project. Pleasantview is now considered a Current Project.

UNRESTRICTED FUNDS REVENUE ANALYSIS

TOTAL UNRESTRICTED FUNDS REVENUE THROUGH MARCH 2010:

	2007-08	2008-09	2009-10
Jul	\$ (395,530)	\$ 29,131	\$ 137,186
Aug	656,599	782,065	392,499
Sep	368,304	399,899	847,690
Oct	415,202	356,216	253,374
Nov	3,676,946	4,841,495	4,321,193
Dec	9,651,356	11,134,413	12,006,835
Jan	1,965,506	2,200,152	2,065,235
Feb	3,912,079	4,585,415	4,289,209
Mar	1,378,423	240,077	1,042,747
Apr	6,434,458	7,646,268	-
May	4,831,876	8,312,240	-
Jun	3,042,264	2,182,718	-
TOT Y-T-D	35,937,483	42,710,089	25,355,968
Adj Budget	33,006,077	42,950,775	37,828,615



SUMMARY — ↑ Overall, revenues are relatively strong through March. Tax Increment revenues are expected to remain strong through the end of the fiscal year. Revenues from Pacific Theaters and the Farmer’s Market are above budget projections while Parking revenues are below projections, due primarily to economic conditions.

UNRESTRICTED REVENUES — ↑ The Redevelopment Agency received an updated Assessed Valuation Report from the County Assessor in August indicating an increase in assessed values higher than what was originally projected for the budget. Based on this updated AV report, estimated tax increment revenues for FY 2009-10 will be more than originally projected.

LAND SALE PROCEEDS — ↔ Due to the continuing credit crunch and significant slowdown in commercial and residential development, no land sale proceeds are expected in FY 2009-10. The Agency continues to hold a number of parcels that are subject to DDAs. When the economy recovers and development activity resumes, the Agency may realize some land sale proceeds.

City Loan to the Agency — The \$9 million loan was originally meant to be repaid using land sale proceeds from a number of parcels owned by the RDA and subject to a DDA with a developer to dispose of the land. Due to the recession, receipt of those proceeds have been delayed. Therefore, the City has extended the terms of the loan through June 2011. The Agency will repay the outstanding balance (\$7 million), plus interest, from available tax increment revenues instead of land sale proceeds. The new loan repayment schedule calls for a \$3.5 million principle payment due in June 2010 and the remaining \$3.5 million principle payment due in June 2011.

UNRESTRICTED FUNDS REVENUE ANALYSIS (continued):

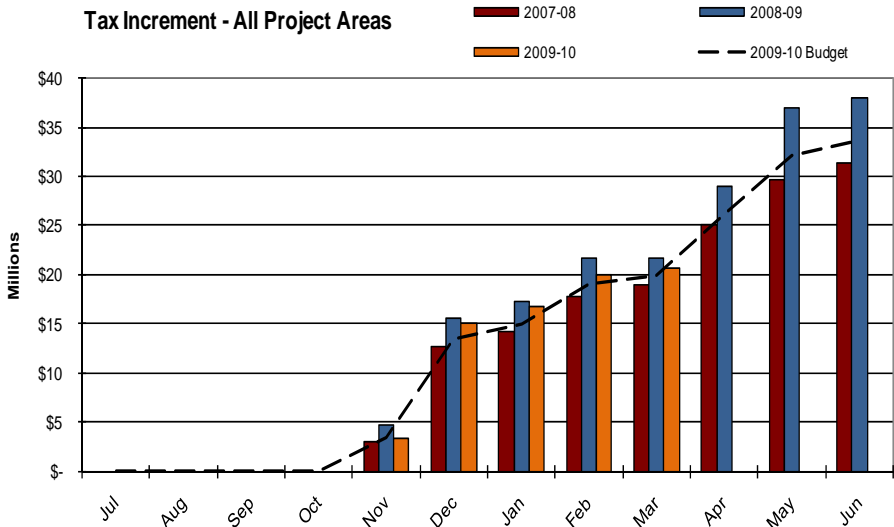
ASSESSED VALUATIONS: Fiscal 2006-07, 2008-09, and 2009-10

Per Proposition 13 passed by California voters in 1978, a property's value is assessed when it is purchased or significantly re-modeled. Once the assessed value is established, it cannot increase by more than 2% per year until the property is sold or remodeled, at which time it is re-assessed. The property owners' annual property tax is calculated as 1% of the assessed value. The Redevelopment Agency receives tax increment based on the increase in assessed value over a base year (base year = the year that a particular project area was established). The table below shows the total assessed values and % change from the prior year for each project area for the four most recent years.

	2006-07	% change prior year	2007-08	% change prior year	2008-09	% change prior year	2009-10	% change prior year
Project Area 1	\$741,987,037	6.51%	\$899,729,335	21.26%	\$991,903,331	10.24%	\$1,165,270,620	17.48%
Project Area 2	\$576,349,621	9.07%	\$636,801,158	10.49%	\$696,384,724	9.36%	\$707,151,361	1.55%
Project Area 3	\$1,284,738,339	5.25%	\$1,375,974,122	7.10%	\$1,516,215,389	10.19%	\$1,656,159,352	9.23%
Project Area 4	\$513,029,124	6.67%	\$590,320,656	15.07%	\$635,175,732	7.60%	\$632,727,379	-0.39%
	\$3,116,104,121	6.47%	\$3,502,825,271	12.41%	\$3,839,679,176	9.62%	\$4,161,308,712	8.38%

TAX INCREMENT: Fiscal 2007-08, 2008-09 and 2009-10 (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ -	\$ -	\$ -
Aug	-	-	-
Sep	-	-	-
Oct	-	-	-
Nov	3,084,339	4,709,440	3,395,854
Dec	9,581,018	10,805,551	11,675,222
Jan	1,550,249	1,773,752	1,767,214
Feb	3,637,607	4,381,723	3,129,281
Mar	1,122,735	88,111	685,271
Apr	6,046,931	7,240,053	-
May	4,684,483	7,974,511	-
Jun	1,680,351	1,041,482	-
TOTAL	\$31,387,713	\$38,014,623	\$20,652,842
Adj Budget	29,593,000	32,961,000	33,642,000



POSITIVE

Through March, tax increment revenues are slightly ahead of budget projections. In August, the RDA received an updated Assessed Valuation Report from the County Assessor. **Based on this updated AV report, estimated tax increment revenues for FY 2009-10 are expected to exceed the adopted budget projections in FY 2009-10.**

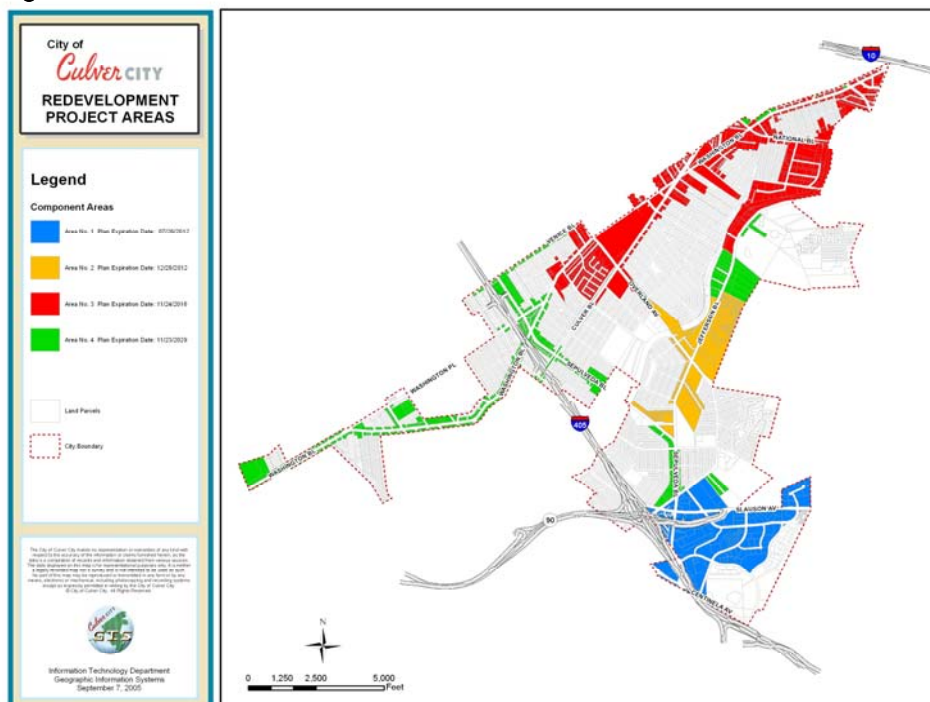
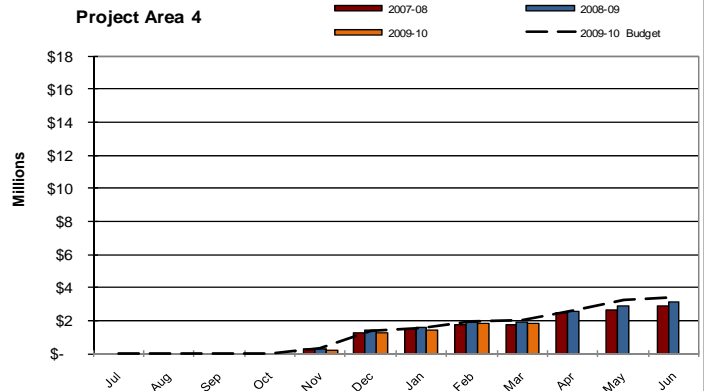
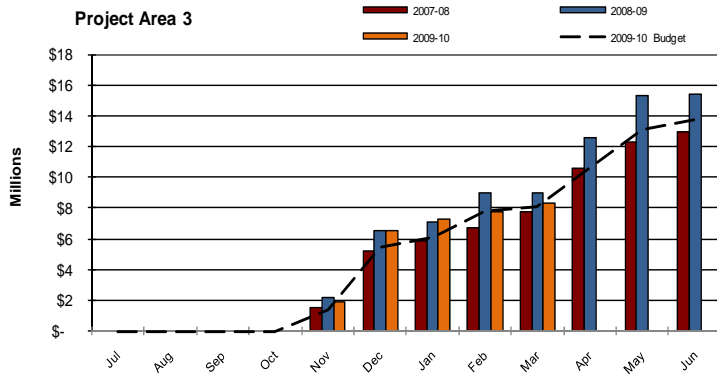
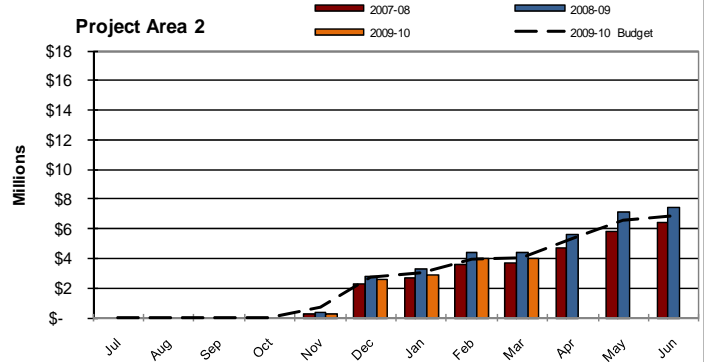
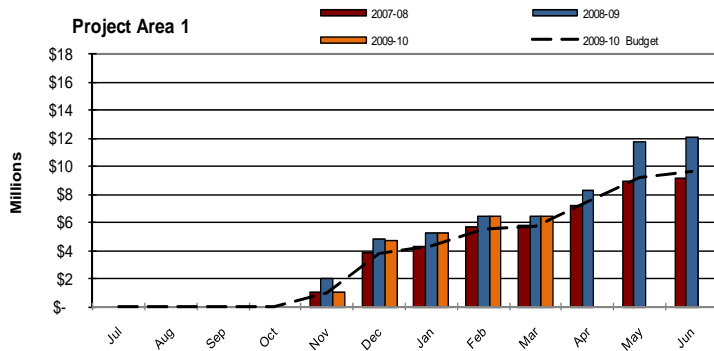
Despite the current economic conditions, tax increment growth is expected to remain healthy in FY 2009-10 due to recently completed developments (e.g. Westfield Mall renovation, Sony parking lot, and 9900 Culver Blvd). However, due to the continuing state of the commercial credit markets and the overall economy, TI receipts are expected to slow in FY 2010-11.

The following page provides TI revenue detail broken down by Redevelopment Project Area.

UNRESTRICTED FUNDS REVENUE ANALYSIS (continued):

TAX INCREMENT by COMPONENT AREA:

Fiscal Years 2007-08, 2008-09 and 2009-10 (graphs are cumulative)



The above graphs illustrate the magnitude of tax increment generated from each of the four project areas. Project Areas 1 and 3 generate the most tax increment, accounting for approximately 70% of the total TI revenues (30% and 40% respectively). **Project Area 1** is comprised primarily of the **Fox Hills area** (seen here in blue). **Project Area 3** is comprised primarily of the **Hayden Tract and Downtown areas** (seen in red). **Project Area 2** is comprised primarily of the **Jefferson/Overland intersection** (seen in yellow) and **Project Area 4** is comprised primarily of **West Washington Blvd and Sepulveda Blvd**.

Project Area Expiration Dates:

Project Area 1: 07/26/2014

Project Area 2: 12/28/2014

Project Area 3: 11/25/2018

Project Area 4: 11/23/2029

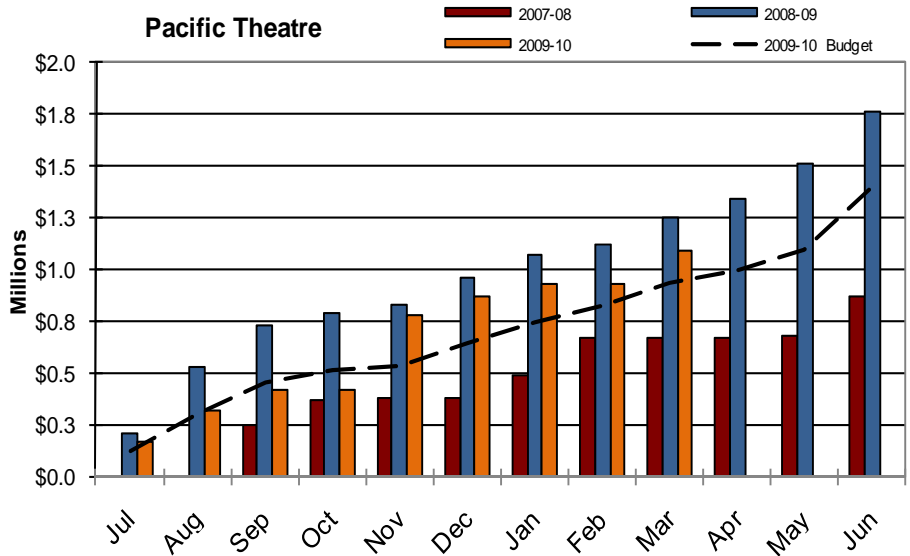
UNRESTRICTED FUNDS REVENUE ANALYSIS (continued):

REVENUE SOURCES:

Fiscal Years 2007-08, 2008-09 and 2009-10 (graphs are cumulative)

Pacific Theater Revenues

	2007-08	2008-09	2009-10
Jul	-	209,487	165,461
Aug	-	323,733	154,012
Sep	248,471	201,622	102,713
Oct	125,539	57,298	-
Nov	1,786	35,174	356,859
Dec	1,786	138,366	88,709
Jan	112,184	110,804	66,587
Feb	182,126	49,796	-
Mar	1,786	121,930	162,109
Apr	-	90,995	-
May	3,572	176,889	-
Jun	196,961	243,767	-
TOTAL	874,211	1,759,861	1,096,450
Adj. Budget	1,200,000	1,300,000	1,400,000



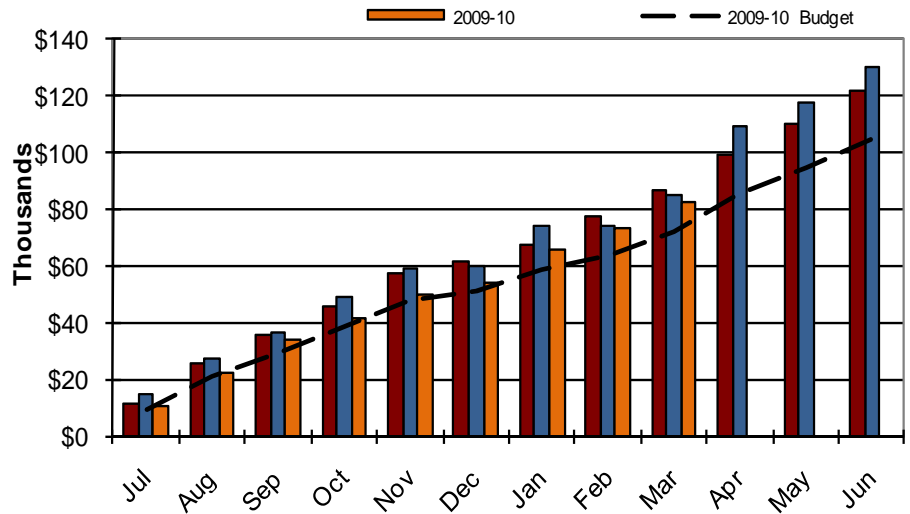
POSITIVE

Through March, Pacific Theaters has received 78% of the budget projection (vs. 67% expected) and is performing reasonably well. Despite falling short of budget projections in FY 2007-08 (due to a number of factors, including lack of quality product and increased property tax assessment), Pacific Theaters significantly exceeded budget projections in FY 2008-09 by almost \$500,000. Although the Theater is not expected to perform as well as it did in FY 2008-09, staff expects Pacific Theaters to meet or exceed budget projections for the fiscal year based on the continued relative strength of the movie industry in the economic downturn.

Farmers' Market Revenues

	2007-08	2008-09	2009-10
Jul	\$ 11,234	\$ 15,220	\$ 11,023
Aug	14,155	12,581	11,557
Sep	10,426	8,843	11,498
Oct	10,461	12,817	7,898
Nov	11,378	9,787	8,229
Dec	4,522	466	3,650
Jan	5,118	14,223	12,367
Feb	10,472	-	7,308
Mar	9,330	11,219	9,277
Apr	12,579	24,034	-
May	10,919	8,396	-
Jun	11,100	12,682	-
TOTAL	\$121,694	\$130,268	\$ 82,807
Adj Budget	105,000	115,000	105,000

Farmers Market Income



POSITIVE

Through March, Farmers' Market receipts have slightly outperformed budget projections (79% actual vs. 69% expected). Staff expects the Farmers' Market to meet the budget projection of \$105,000 this fiscal year.

Unrestricted Funds Revenue Analysis (continued):

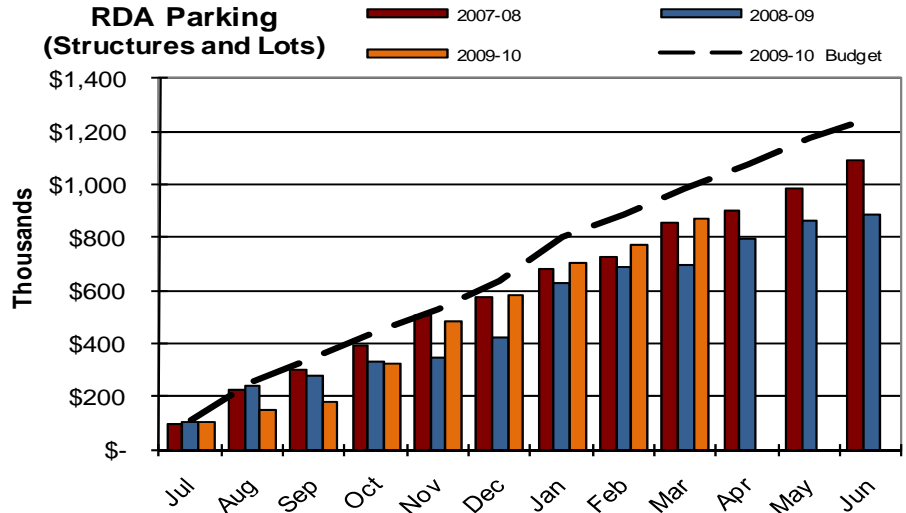
OTHER REVENUE SOURCES (cont.):

Fiscal 2007-08, 2008-09 and 2009-10 (graph is cumulative)

Parking Revenues

	2007-08	2008-09	2009-10
Jul	\$ 101,177	\$ 105,496	\$ 108,721
Aug	121,649	139,479	45,016
Sep	76,377	32,109	24,963
Oct	92,723	58,150	144,419
Nov	116,765	15,649	164,104
Dec	67,513	71,641	98,978
Jan	108,650	206,433	122,484
Feb	46,103	61,195	63,198
Mar	129,622	6,549	100,829
Apr	43,353	100,265	-
May	80,256	66,201	-
Jun	106,047	22,402	-
TOTAL	\$1,090,235	\$ 885,569	\$ 872,712
Adj Budget	943,120	977,620	1,254,620

RDA Parking (Structures and Lots)



NEGATIVE

Through March, parking revenues are approximately 8% below budget projections (70% actual vs. 78% expected). This is due primarily to weakening monthly parking revenues resulting from a decrease in business activity at the Ince parking structure.

Through March, actual Film Parking receipts of \$57,500 have already exceeded the FY 2009-10 budget projection of \$50,000. Film Parking revenues are expected to exceed the budget projections by at least 20%.

OTHER NOTES:

Fiscal Year 2009-10 Adopted Budget

The Redevelopment Agency's Adopted budget is available on the City's website at www.culvercity.org/redev/redev_workprogram.asp?sec=gov

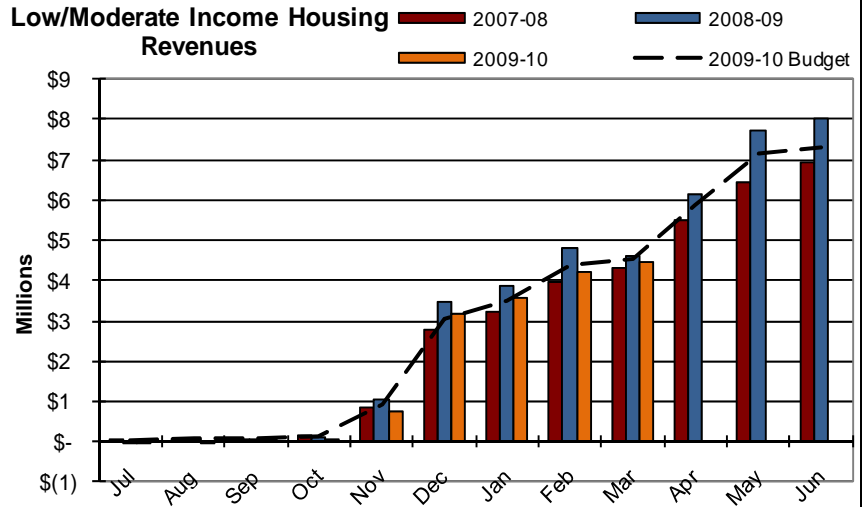
Budget hearings to consider the proposed FY 2010-11 Budget will be held with the City Council and Redevelopment Agency Board in May and June. Please refer to the City's website, www.culvercity.org, for dates and times.

LOW/MODERATE INCOME HOUSING FUND ANALYSIS:

HOUSING FUND:

Revenues and Expenditures (graphs are cumulative)

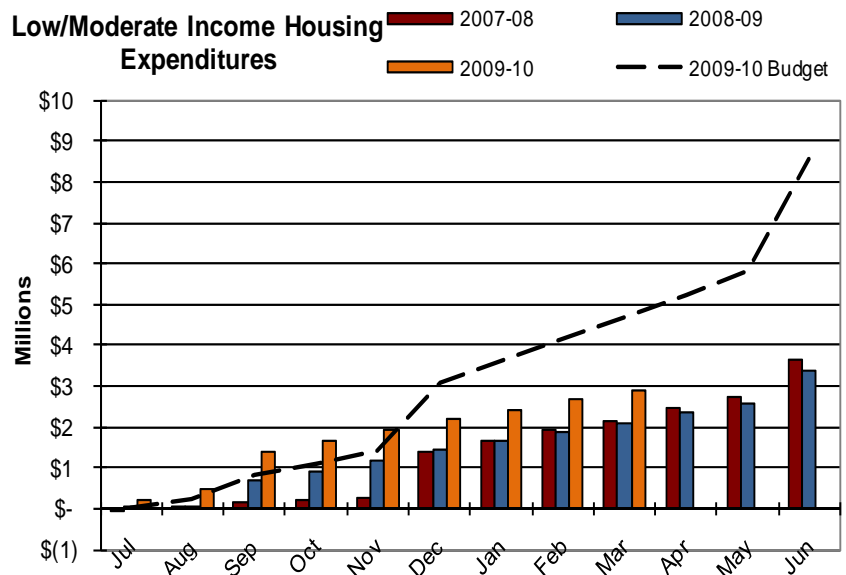
	2007-08	2008-09	2009-10
Jul	\$ 6,332	\$ (6,882)	\$ (36,640)
Aug	33,466	19,162	16,398
Sep	21,952	41,097	52,451
Oct	87,573	38,840	16,474
Nov	705,449	969,393	711,533
Dec	1,939,384	2,408,680	2,391,821
Jan	422,836	410,277	398,617
Feb	747,414	921,693	659,494
Mar	338,554	(208,432)	244,303
Apr	1,194,032	1,530,579	-
May	960,582	1,607,753	-
Jun	478,963	307,508	-
TOT Y-T-D	6,936,537	8,039,668	4,454,451
Adj Budget	\$ 6,865,000	\$ 7,467,000	\$ 7,327,400



REVENUES — The Low/Moderate Income Housing fund’s primary revenue source is tax increment housing set aside funds, which is calculated as 20% of the gross tax increment received. As such, Housing fund revenues tend to mirror TI revenues on page 8 of this report. As previously mentioned, TI revenues are expected to exceed budget projections, consequently, Housing Fund revenues are also expected to exceed budget projections.

EXPENDITURES — The primary Low/Moderate Income Housing expenditures through March were on Rental Assistance Program Grants (about \$36,000 per month), Rehab Grant Incentives (\$67,000 through March), and administrative charges. Approximately \$2.5 million is budgeted in FY2009-10 for implementation/construction of the low/moderate income housing project at the Globe properties. The Housing Division is working toward implementing the Comprehensive Housing Strategy and identifying development opportunities for low/moderate income housing projects.

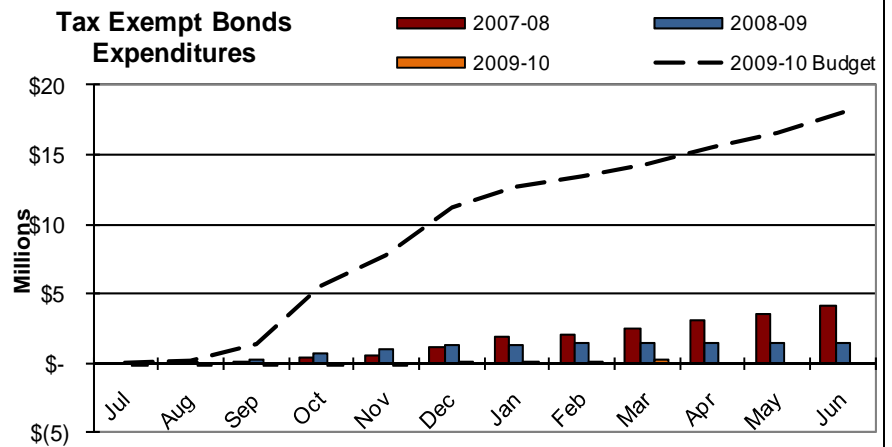
	2007-08	2008-09	2009-10
Jul	\$ (52,060)	\$ 31,277	\$ 232,826
Aug	114,800	37,276	242,292
Sep	87,763	609,316	900,725
Oct	82,561	239,685	278,028
Nov	52,196	236,242	266,465
Dec	1,114,943	268,073	257,209
Jan	234,455	237,563	249,491
Feb	290,272	231,223	245,555
Mar	238,400	222,249	219,099
Apr	284,597	241,090	-
May	280,090	229,912	-
Jun	915,689	807,349	-
TOT Y-T-D	3,643,706	3,391,255	2,891,690
Adj Budget	\$ 12,330,046	\$ 12,607,422	\$ 8,586,121



TAX EXEMPT BOND FUNDS

FISCAL YEAR TO DATE: (graph is cumulative)

	2007-08	2008-09	2009-10
Jul	\$ -	\$ -	\$ (137,037)
Aug	-	37,323	(2,790)
Sep	40,031	182,198	13,517
Oct	397,032	518,843	75,521
Nov	161,740	294,138	28,170
Dec	642,128	322,106	25,992
Jan	639,181	16,970	27,529
Feb	237,320	35,873	170,809
Mar	356,464	2,830	15,298
Apr	574,914	203	-
May	462,252	12,516	-
Jun	600,315	18,314	-
TOT Y-T-D	4,111,377	1,441,314	217,009
Adj Budget	\$8,019,086	\$ 13,302,061	\$ 18,087,011



REVENUES — Tax exempt bond fund revenue is primarily interest income earned on the fund balance. \$325,000 in interest income is budgeted in FY 2009-10; \$193,000 has been earned to date. As investments mature at different times throughout the year, interest income is recognized.

EXPENDITURES — Tax Exempt Bond expenditures through March were primarily related to the Downtown Parking Study, Washington/National Engineering studies (per executed MOU with Metro), and Washington Blvd AIP, Phase 1.

NOTE: Tax exempt bond funds are restricted and can only be used for public improvements and public infrastructure. Bond funded projects are often similar to Capital Improvement Projects as they are typically larger projects that may take more than one fiscal year to complete. Typically, the entire project budget is allocated in the first year and any unspent bond funds are typically carried over to the following year.

CURRENT BOND FUNDED PROJECTS of INTEREST

	Total Budget	Total Bond Funding	Bond Funds Expended to Date	Estimated Completion
1. Washington/National (92620)	\$3,300,000	\$3,300,000	\$247,000	FY 2010-11
2. Town Plaza (93400)	\$3,100,000	\$3,100,000	\$300,000	FY 2010-11
3. Washington AIP: Phase 1 (92670)	\$880,750	\$880,750	\$77,500	FY 2010-11
4. Downtown Parking Study (91050)	\$167,000	\$167,000	\$140,400	FY 2009-10

The projects identified above are major projects funded by tax exempt bonds. The **Washington/National project** is to fund column enhancements and a shoring wall at the Culver City terminus of the EXPO light rail project to support future development at the Washington/National TOD site. The **Town Plaza project** will fund improvements to the Town Plaza area in front of the Pacific Theaters in conjunction with the development of the Parcel B site. **Washington Blvd AIP: Phase I** is the first of three phases to beautify the West side of Culver City along the Washington Blvd corridor. Ongoing maintenance for these projects will be funded by benefitting property owners via a benefit assessment district. The **Downtown Parking Study** is a study of the parking supply and demand in downtown Culver City. This project is nearing completion.