

	<b>MONTH:</b> November	<b>2019 OMBUDSMAN REPORT</b>	
<b>DATE</b>	<b>RESIDENT CONTACT INFO</b>	<b>PROBLEM/OUTCOME/STAFF INVOLVED</b>	<b>CASE MINUTES</b>
11/22/19	<b>F</b>	<p>Tenant left message that she was very upset over being accused of things that she was not guilty of.</p> <p>Tenant had called last month about the same problems, which I thought had been resolved.</p>	15
11/22/19		Called tenant - she was at work and could not talk - asked me to call her back after 4 p.m.	15
11/22/19		<p>Called tenant. She had signed a new lease with Diana Rutley with a rent increase. On 11/16 she received a notice that the lease was rescinded and this was based on previous complaints about her barking dog. Now she does not have a valid lease, but her rent remains the same at this time. She called Merri and was told that Diana's signature was rescinded on the new lease. This was based on complaints about her dog's barking and the tenant's behavior at the time she received the warning notice.</p> <p>Today, she got another warning notice that neighbors were still complaining about her dog and reiterated previous complaints about her pounding on other tenant's doors and yelling etc. It was also mentioned that Diana appeared to be intoxicated.</p> <p>At Merri's suggestion, she wrote a letter of apology and put it on neighboring tenant's doors. They all accepted this with the exception of the tenant in #109, who did not respond.</p> <p>Tenant says she is a recovering alcoholic and has been clean and sober for 4 years. Her family will vouch for this.</p> <p>Tenant is very upset over the allegations. She has a security camera on all day and is aware of her dog's behavior. She says her dog is not barking all day, which has been alleged.</p> <p>Tenant says that she can get letters from her neighbors which will counter these accusations and is very distraught over her situation.</p> <p>I told her that I would speak with CADA staff after this weekend on her behalf.</p>	75

11/24/19		Tenant called today, Sunday, and was worried about paying rent since she does not have a renewed lease. CADA had told her to pay the old rate and I suggested she do that and I would contact CADA tomorrow for an update on her situation.	15
11/25/19		Sent email to Merri asking for an update on tenant's issue. Explained all of the concerns she had etc. Sent copy to Diana.	30
11/25/19		<p>Merri is out today - Diana sent email. Tenant's lease has been renewed at the new rent of \$792 a month. Lease begins on 12/1/19 and ends 11/30/20.</p> <p>This should have been sent to tenant this past Friday, but was not sent. She should expect to receive it today. I will call her and reassure her that the lease is renewed and she is to pay the new amount beginning with December rent. Additionally, she should do whatever she can to be sure that the dog is not annoying her neighbors.</p>	30
11/25/19		Spoke with the tenant and she did receive a copy of her lease today and is very relieved to have it. She asked about other complaints that had been made last year such as not having her dog on leash/not picking up after her dog etc. I suggested she write a short note thanking CADA for renewing lease and explain that the other complaints were not true. I also suggested she get a short message from neighbors who will speak on her behalf about the dog not barking all day and attach them to her letter. She said she will do that	30
		Total minutes	210

## Item (B)

APARTMENT STATUS REPORT (Month-ending NOV 29, 2019)	Current Month-End	Previous Month-End	Previous Year-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Total Units	720	720	750	725	750	750
Occupied (formula)	694	698	693	690	716	733
Percentage Occupied* (formula)	97%	97%	96%	97%	97%	98%
Percentage Leased* (formula)	99%	99%	98%	99%	99%	100%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Vacant	26	22	57	35	34	17
Vacant: Pre-leased Units	13	11	15	15	14	11
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	5	3	28	13	14	3
Vacant: Units Available to Rent (formula)	8	8	14	7	7	3
CURRENT MONTH STATUS - ON NOTICE UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
On-Notice: Units to vacate within 30 days	10	14	14	12	16	12
On-Notice: Pre-leased Units	7	9	1	6	6	7
On-Notice: Unrentable Units (repairs, etc.)	1	0	9	1	7	0
On Notice: Units Available to Rent (formula)	2	5	4	5	4	5
Total Units Available to rent (Vacant & On Notice)	10	13	18	12	10	8
CURRENT MONTH ACTIVITY - TOTAL	11/29/19	10/25/19	11/30/18	2019 YTD	2018 Total	2017 Total
# of Move-Outs / % of Total Units	10	7	16	18%	21%	20%
# of Move-Ins / % of Total Units	6	10	4	18%	15%	21%
# of New Rentals / % of Walk-in Traffic	10	12	10	NA	NA	NA
# of 30-Day Notices Received / % of Total Units	6	14	5	19%	20%	22%
# of Units brought to market / % of Move-Outs	7	11	6	97%	89%	110%
# of Rentals Canceled or Denied / % of Rentals	4	4	3	26%	28%	32%
# of Notices Canceled / % of Notices Received	0	0	2	3%	5%	3%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	11/29/19	10/25/19	11/30/18	2019 YTD	2018 Total	2017 Total
Asked to move by CADA	1	1	2	6%	6%	10%
Moving to a house/condo/mobile home	3	0	0	9%	5%	10%
Deceased	1	1	0	3%	3%	2%
Dissatisfied (unable to resolve)	1	0	0	2%	2%	1%
Employment/education related	1	0	0	2%	5%	16%
Financial	1	1	0	5%	1%	5%
Illness/ health/ personal	0	0	0	7%	4%	5%
Moving out of the area	0	1	1	6%	8%	10%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	3%	3%	10%
Need amenity not offered / not currently available	0	0	0	0%	0%	3%
Moved with no notice/Unknown	0	0	4	17%	22%	1%
Transferred to another CADA apartment	2	0	8	24%	26%	21%
Other	0	3	0	17%	9%	6%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	6%	0%
<b>TOTAL</b>	<b>10</b>	<b>7</b>	<b>16</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>4.8</b>	<b>4.0</b>	<b>3.0</b>

APARTMENT STATUS REPORT (Month-ending DEC 27, 2019)	Current Month-End	Previous Month-End	Previous Year-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Total Units	720	720	750	725	750	750
Occupied (formula)	692	694	690	690	716	733
Percentage Occupied* (formula)	97%	97%	96%	97%	97%	98%
Percentage Leased* (formula)	99%	99%	98%	99%	99%	100%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Vacant	28	26	60	35	34	17
Vacant: Pre-leased Units	13	13	16	15	14	11
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	7	5	32	12	14	3
Vacant: Units Available to Rent (formula)	8	8	12	7	7	3
CURRENT MONTH STATUS - ON NOTICE UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
On-Notice: Units to vacate within 30 days	7	10	9	12	16	12
On-Notice: Pre-leased Units	6	7	2	6	6	7
On-Notice: Unrentable Units (repairs, etc.)	1	1	5	1	7	0
On Notice: Units Available to Rent (formula)	0	2	2	5	4	5
Total Units Available to rent (Vacant & On Notice)	8	10	14	12	10	8
CURRENT MONTH ACTIVITY - TOTAL	12/27/19	11/29/19	12/28/18	2019 YTD	2018 Total	2017 Total
# of Move-Outs / % of Total Units	7	10	12	19%	21%	20%
# of Move-Ins / % of Total Units	5	6	9	19%	15%	21%
# of New Rentals / % of Walk-in Traffic	7	10	12	NA	NA	NA
# of 30-Day Notices Received / % of Total Units	4	6	8	19%	20%	22%
# of Units brought to market / % of Move-Outs	6	7	11	96%	89%	110%
# of Rentals Canceled or Denied / % of Rentals	3	4	0	27%	28%	32%
# of Notices Canceled / % of Notices Received	0	0	1	3%	5%	3%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	12/27/19	11/29/19	12/28/18	2019 YTD	2018 Total	2017 Total
Asked to move by CADA	2	1	3	7%	6%	10%
Moving to a house/condo/mobile home	0	3	1	8%	5%	10%
Deceased	0	1	0	3%	3%	2%
Dissatisfied (unable to resolve)	0	1	0	2%	2%	1%
Employment/education related	0	1	0	1%	5%	16%
Financial	1	1	0	5%	1%	5%
Illness/ health/ personal	1	0	0	7%	4%	5%
Moving out of the area	0	0	0	6%	8%	10%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	3%	3%	10%
Need amenity not offered / not currently available	0	0	0	0%	0%	3%
Moved with no notice/Unknown	2	0	1	17%	22%	1%
Transferred to another CADA apartment	1	2	4	24%	26%	21%
Other	0	0	2	16%	9%	6%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	6%	0%
<b>TOTAL</b>	<b>7</b>	<b>10</b>	<b>12</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>4.9</b>	<b>4.0</b>	<b>3.0</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: November 29, 2019</b>	<b>CADA Rent- Assisted</b>	<b>Other Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market- Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>54</b>	<b>45</b>	<b>99</b>	<b>483</b>	<b>582</b>
Oversubscribed:			-12		
<b>Special Management Units:</b>	<b>96</b>	<b>0</b>	<b>96</b>	<b>42</b>	<b>138</b>
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			+3		
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>150</b>	<b>45</b>	<b>195</b>	<b>525</b>	<b>720</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>27%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	3	3	4	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	48	71	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>48</b>	<b>171</b>	<b>219</b>	<b>713</b>	<b>932</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>23%</b>	<b>77%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-MANAGED UNITS:</b>	<b>150</b>	<b>45</b>	<b>195</b>	<b>525</b>	<b>720</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>48</b>	<b>171</b>	<b>219</b>	<b>713</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>198</b>	<b>216</b>	<b>414</b>	<b>1238</b>	<b>1652</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>25%</b>	<b>75%</b>	<b>100%</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: December 27, 2019</b>	<b>CADA Rent- Assisted</b>	<b>Other Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market- Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>53</b>	<b>44</b>	<b>97</b>	<b>485</b>	<b>582</b>
Oversubscribed:			-10		
<b>Special Management Units:</b>	<b>96</b>	<b>0</b>	<b>96</b>	<b>42</b>	<b>138</b>
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			+3		
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>149</b>	<b>44</b>	<b>193</b>	<b>527</b>	<b>720</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>27%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	3	3	4	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	48	71	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>48</b>	<b>171</b>	<b>219</b>	<b>713</b>	<b>932</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>23%</b>	<b>77%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-MANAGED UNITS:</b>	<b>149</b>	<b>44</b>	<b>193</b>	<b>527</b>	<b>720</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>48</b>	<b>171</b>	<b>219</b>	<b>713</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>197</b>	<b>215</b>	<b>412</b>	<b>1240</b>	<b>1652</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>25%</b>	<b>75%</b>	<b>100%</b>

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
November, 2019**

**Residential break-ins, vandalism, theft, disturbances:**

- **11/01/19:** 17<sup>th</sup> St Commons: Courtesy patrol found an individual loitering on the stairs. Patrol asked the man if he lived there but the man did not answer, just left the area.
- **11/08/19:** 17<sup>th</sup> St Commons: Courtesy patrol received a call regarding a suspicious person in the carport area. Patrol arrived and found an individual on-site. Patrol asked him to leave the property which he did without incident.
- **11/13/19:** 1606 16<sup>th</sup> St: Courtesy patrol received a call regarding an individual leaning on a resident's vehicle and glass in a parking space. Patrol cleaned up the glass and the individual left the area without incident.
- **11/14/19:** 1326 P St: Courtesy patrol found an individual sleeping behind the garbage cans. Patrol asked the man to leave the area which he did without incident.
- **11/14/19:** 701 S St: Courtesy patrol found an individual camping across from the warehouse gate. Patrol asked the man to leave the area which he did without incident.
- **11/15/19:** 1506 13<sup>th</sup> St: Courtesy patrol received a call from a resident stating someone tried to open her window. Patrol arrived and checked the area. He did not find anyone in the area and the window was secured.
- **11/17/19:** 1317 O St: Courtesy patrol found an individual passed out in the parking lot. Patrol woke the man up and asked him to leave the area which he did without incident.
- **11/17/19:** 1500 N St: Courtesy patrol received a call regarding an individual smoking and walking around cars that appeared suspicious. Patrol arrived and spoke with the man who was just waiting for an Uber.
- **11/19/19:** 1506 13<sup>th</sup> St: Courtesy patrol received a call that someone tried to get into a window. Patrol searched the area and did not find anyone or any damage.
- **11/19/19:** 1317 O St: Courtesy patrol found an individual sleeping next to the dumpsters. Patrol asked the man to leave the area which he did without incident.
- **11/20/19:** 1616 N St: Courtesy patrol received a call regarding a suspicious man in the building. Patrol arrived and searched and found a man on a bicycle who said he was there to visit someone. The man turned and left the building when asked who he was there to visit.
- **11/23/19:** 1500 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the man to leave the area which he did without incident.
- **11/23/19:** 1619 Q St: Courtesy patrol found a group of suspicious people loitering behind the building. Patrol asked them to leave the area which they did without incident.
- **11/25/19:** 1201 P St: Courtesy patrol found an individual sleeping in the carport and asked him to leave the area. The man left without any problems.
- **11/26/19:** 1616 O St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the man to leave the area which he did without incident.
- **11/13/19:** 1001-35 Q St: Courtesy patrol received a call regarding a suspicious person on a bicycle going through the buildings. Patrol arrived and found the individual who left as soon as he saw patrol.

**Commercial break in's, vandalism, theft, disturbances:**

- **11/13/19:** 1614 N St: Hand N Hand Daycare: Employee was assaulted by homeless individual at the back gate of the building. She tried to go around him when he would not move and he grabbed her by her back-pack and she pulled away and got away from him. Police were called but he left the area. Gave description to courtesy patrol to keep an eye out for this individual.

**Recap of Phone Calls to Lyons Security Service during the month of November, 2019:**

There were 45 calls during the month of November. 18 calls were to report a noise disturbance, 2 calls were to say someone tried to get into a window, 4 calls were to report a suspicious person in the area, 1 call was to request an escort, 4 calls were to request a car be towed, 9 calls were to report someone loitering on the property, 1 call was to report the smell of marijuana, 1 call was to report a dog running off leash in the hallway, 1 call was to report a building door not locking, 1 call was to report a building door had been kicked in, 1 call was to report someone left their keys in their door, 1 call was to report glass in a parking space, and 1 call was to report that someone threw a rock at a window.

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
December, 2019**

**Residential break-ins, vandalism, theft, disturbances:**

- **12/07/19:** 1625 O St: Courtesy patrol received a call regarding a resident choking. Patrol arrived and did hear vomiting but resident did not answer door.
- **12/10/19:** 1619 Q St: Courtesy patrol received a call regarding someone throwing rocks at a window. Patrol arrived and searched the area but did not find anyone.
- **12/11/19:** 1606 15<sup>th</sup> St: Courtesy patrol received a call regarding an individual sleeping on the balcony of the building. Patrol arrived and asked the man to leave the property which he did without incident.
- **12/15/19:** 1201 P St: Courtesy patrol found an individual loitering in carport with a lot of garbage all around him. Patrol asked him to leave and he picked up all the garbage and left the area.
- **12/15/19:** 1510 O St: Courtesy patrol found an individual loitering on the property and asked him to leave. The man left the area without incident.
- **12/15/19:** 1001-35 Q St: Courtesy patrol found two vehicles with broken driver side windows. Both had been broken into. Patrol to perform additional patrols.
- **12/18/19:** 1421 15<sup>th</sup> St: Courtesy patrol received a call regarding people loitering next to the building. Patrol arrived and asked the individuals to leave the area which they did without incident.
- **12/18/19:** 1625 O St: Courtesy patrol received a call regarding unauthorized people doing laundry in the laundry room and drinking. Patrol arrived and checked the entire area but did not find anyone.
- **12/19/19:** 1400 N St: Courtesy patrol received a call regarding someone yelling in the alley. Patrol arrived and asked the individual to leave the area which he did without incident.
- **12/20/19:** 1316 N St: Courtesy patrol received a call that someone was sleeping in front of the building. Patrol arrived and asked the individual to leave which he did without incident.
- **12/31/19:** 1201 P St: Courtesy patrol found an individual loitering in the carport area. Patrol asked him to leave the area which he did without incident.

**Commercial break in's, vandalism, theft, disturbances:**

- **12/15/19:** 1322 O St: Courtesy patrol found an individual loitering at the property. Patrol asked the woman to leave the area which she did without incident.

**Recap of Phone Calls to Lyons Security Service during the month of December, 2019:**

There were 20 calls during the month of December. 6 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report a burning smell in a building, 1 call was to report someone throwing rocks at a building, 7 calls were to report someone loitering on a property, 1 call was to report someone parked in a reserved space, 2 calls were to report vehicle break-in's, and 1 call was to report tree branches brushing up against a building.



**CAPITOL AREA DEVELOPMENT AUTHORITY  
FY 2019 - 2020  
Contract Log as of 1/10/2020**

Item (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB Status	Current EOC on file
11/15/2019	C20-085	Consulting	Wood Rodgers, Inc.	Karma Brew Parkway Strip Rehabilitation Construction Oversight	1520-1530 16th Street	\$4,145.00	10-C20-5820-C232-16-002.9	No	Yes
11/18/2019	C20-086	Maintenance	A-Total Fire Protection Company	Fire Safety Equipment Testing	1420 O St and 1625 O St	\$1,100.00	10-C20-5820-C888-88-019.3	No	Yes
11/22/2019	C20-087	Consulting	Cartwright Nor Cal, PC	Engineering Consulting Services	1322 O Street	\$42,000.00	10-D19-4758-D224-25	No	Yes
12/2/2019	C20-081.1	Consulting	Youngdahl Consulting Group	Phase II ESA Change Order #1	1322 O Street	\$1,445.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-081.2	Consulting	Youngdahl Consulting Group	Phase II ESA Change Order #2	1322 O Street	\$25,200.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-088	Consulting	Youngdahl Consulting Group	Sub-Slab Soil Vapor Assessment	1322 O Street	\$9,475.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-089	Maintenance	Belfor Property Restoration	Asbestos Abatement FY 19-20	Various Locations	\$20,000.00	10-003-5248	No	Yes
12/3/2019	C20-090	Maintenance	Monster Contractor	Emergency Roof Repair	1615 P Street	\$1,000.00	C20-10-003-5240	Yes	Yes
12/3/2019	C20-091	Maintenance	G4S Secure Integration	Access Control and Surveillance System Upgrade	701 S Street	\$145,727.53	10-001-4263	No	Yes
12/11/2019	C20-092	Misc	River City Millwork	Security Gate	1522 14th Street	\$2,802.00	10-001-4263	Yes	Yes
12/12/2019	C20-093	Consulting	Geocon Consultants	Geotechnical Investigation	1322 O Street	\$12,000.00	10-D19-4758-D224-25	Yes	Yes
12/20/2019	C20-021.1	Maintenance	Universal Window Cleaning	FY Window and Awning Cleaning Change Order #1	Various Locations	\$5,000.00	10-001-4495	No	Yes
12/11/2019	C20-092.1	Misc	River City Millwork	Security Gate Change Order	1522 14th Street	\$367.00	10-001-4263	Yes	Yes



January 13, 2020

**TO:** CADA Board of Directors

**SUBJECT:** **January 24, 2020 Board Meeting**  
**AGENDA ITEM 8 - TRANSMITTALS**  
**(G) FINANCIAL REPORT FOR THE QUARTER ENDING DECEMBER 31, 2019**

**CONTACT:** Noelle Mussen, Finance Director

Enclosed, for the quarter ending December 31, 2019, are the General Operations and Capital Investment Program (CIP) financial reports.

**Financial Results**  
**For Quarter Ending December 31, 2019**

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
<b>GENERAL OPERATIONS (All Funds)</b>				
Funding Sources	\$ 14,137,567	4,391,153	4,603,757	212,604
Operations Expenses	(12,091,048)	(5,440,681)	(4,688,926)	751,755
Operating results	2,046,519	(1,049,528)	(85,169)	964,359
Investment in Capital Investment Program	(3,357,596)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	1,312,795	-	-	-
- Contribution to Available Fund Balance	(1,718)	-	-	-
	1,311,077	-	-	-
<b>Net Results</b>	<b>\$ -</b>	<b>\$ (1,049,528)</b>	<b>\$ (85,169)</b>	<b>\$ 964,359</b>

	<u>Budget</u>	<u>Actual</u>	<u>Remainder</u>
<b>CAPITAL INVESTMENT PROGRAM</b>			
<b>Development Program - General Fund Projects</b>			
Funding Sources	13,230,249	12,081,359	(1,148,890)
Uses of Funds	(13,230,249)	(10,035,077)	3,195,172
<b>Net Results</b>	<b>\$ -</b>	<b>\$ 2,046,282</b>	<b>\$ 2,046,282</b>
<b>Bond Projects Only - Uses of Funds</b>			
2004 Tax Allocation Bond Issue	<b>\$ 7,219,710</b>	<b>\$ 7,028,555</b>	<b>\$ 191,155</b>
<b>Major Construction Program - Uses of Funds</b>			
FY 17-18 CIP - General Fund Only	<b>\$ (506,000)</b>	<b>\$ (302,405)</b>	<b>\$ 203,595</b>
FY 18-19 CIP - General Fund Only	<b>\$ (1,091,700)</b>	<b>\$ (37,175)</b>	<b>\$ 1,054,525</b>
FY 19-20 CIP			
- General Fund	(1,445,193)	(450,682)	994,511
- Somerset Parkside	(140,000)	(2,500)	137,500
- 17th Street Commons	(166,000)	(26,103)	139,897
- Fremont/Wishire	(199,000)	(88,855)	110,145
	<b>\$ (2,280,193)</b>	<b>\$ (644,925)</b>	<b>\$ 1,635,268</b>

## GENERAL OPERATIONS

The results of General Operations through December 31, 2019 (**Attachment A**) show favorable budget variances – a total of \$964,359 consisting of \$212,604 in favorable variances in funding sources and \$751,755 in favorable variances in operating expenses.

The Funding Sources variance is a net favorable variance of \$183,360. All Rental Revenue accounts, with the exception of Rental Vacancy Loss, Low Income Subsidy, and Loss to Lease, are above budget. Vacancy loss is above budget due to the long term vacancies at Special Management properties. A supplemental installment of Tax Increment was received that was not budgeted for, creating a favorable variance of \$197,199 in Tax Increment Revenue.

General Operations Operating Expenses increase the overall favorable variance by \$751,755. All major categories reflect favorable variances. The overall favorable variance is mostly due to the timing of expenses within these accounts.

## CAPITAL INVESTMENT PROGRAM (CIP)

As a reminder, CIP programs are multi-year budgets reflecting the status of projects that are originally budgeted in a given fiscal year, but may take more than one fiscal year to complete. Because of budget restrictions relating to CADA's Special Management Funds, only the FY 18-19 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

### Development Projects

**Attachments B** and **B-1** provide the detailed results of CADA's Development CIP program for the quarter ending on December 31, 2019. Attachment B is presented in a highly condensed format, with Attachment B-1 providing significantly greater detail for active projects, on a project-by-project basis. This program consists of development projects specifically identified and budgeted for during fiscal years FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18 and FY 18-19.

\$1.8 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$1.6 million represents General Operations contributions which will be funded in January and May, following receipt of tax increment installments. The remaining budget for Funding Sources relates to the grant proceeds or reimbursement payments of \$239,000 for infrastructure improvements on 16<sup>th</sup> Street, an infrastructure grant for Roosevelt Park, and project development expenses for the R Street Garage. These grants will be reimbursed to CADA after CADA advances funds for the required work. These unfavorable variances are offset by Donation Revenue of \$50,000 received but not budgeted for.

Approximately \$3.6 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For the East End Gateway Site 5/6, there is \$97,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the R Street Streetscape project there is \$269,000 in remaining budget for the completion of Infrastructure improvements and debt repayment to the City.
- For the O Street Streetscape project, there is \$288,000 in remaining budget mostly for planning expenses and for preparation of 30% construction drawings.

- For the 16<sup>th</sup> Street Streetscape project there is \$93,000 in remaining budget for infrastructure improvements.
- For the Roosevelt Park project, there is \$373,000 in remaining budget for site improvements to the ballfield.
- For the Courtyard Site project, there is 469,000 in remaining budget for tax credit requirements and applications.
- For the 10<sup>th</sup> Street Commercial project, there is \$214,000 in remaining budget for site improvements along the streetscape.
- For 1717 S Street project, there is \$1.6 million remaining for contributions to the joint venture housing project.
- The remaining projects are either in the predevelopment phase or nearing completion.

#### Bond Projects

**Attachment C** reflects the status of 2004 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

As of December 31, 2019, \$191,155 in taxable low/mod proceeds remains available, out of the \$7.2 million in proceeds from the bond issue.

#### Major Construction Projects

**Attachment D** reports the status of active Major Construction CIP programs.

The FY 17-18 Major Construction budget has \$203,595 remaining to be encumbered or expended out of the total \$506,000 in budgeted projects, with the majority of the projects completed. The FY 18-19 Major Construction budget has \$1.05 million remaining in open projects out of a total budget of \$1.09, with the larger projects planned to be completed in the next fiscal year. The FY 19-20 Major Construction budget reflects approximately \$568,000 spent out of a total budget of \$1.95 million.

\* \* \* \*

Overall, CADA's results of operations, both for General Operations and the multi-year project budgets, appear favorable.

#### Financial Report Enclosures:

Attachment A	General Operations
Attachment B	CIP – Development Program
Attachment B-1	CIP – Development Program by Project - Active FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18 and FY 18-19
Attachment C	CIP – Bond Program
Attachment D	CIP – Major Construction Program (including project type)

## GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

	Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
<b>FUNDING SOURCES of General Operations</b>				
Rental Income				
Parking	259,700	129,850	135,077	5,227
Ground Lease Revenue	252,000	126,000	128,610	2,610
Residential Rental Revenue	8,878,416	4,439,208	4,630,304	191,096
Commercial Rental Revenue	440,000	220,000	329,141	109,141
Coin Op Laundry Revenue	34,900	17,450	18,743	1,293
Courtyard Event Revenue	-	-	3,975	3,975
Rental Vacancy Loss	(494,444)	(247,222)	(443,206)	(195,984)
Low Income Subsidy	(786,000)	(393,000)	(413,932)	(20,932)
Loss to Lease	(502,200)	(251,100)	(335,066)	(83,966)
Forfeited Security Deposits	2,100	1,050	420	(630)
Bad Debt Recovery	500	250	398	148
Misc Current Svcs - Mgmt Fees	94,141	47,071	47,071	-
Misc Current Svcs - Salaries	118,344	59,172	59,172	-
Total Rental Income	8,297,457	4,148,729	4,160,707	11,978
Tax Increment Revenue				
Tax Increment Revenue	5,350,000	-	197,199	197,199
Total Tax Increment Revenue	5,350,000	-	197,199	197,199
Other Government Agency Revenue				
Annuity (HCD)	5,261	-	-	-
Total Other Government Agency Revenue	5,261	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	367,200	183,600	190,582	6,982
Interest Income Received	29,148	14,574	16,988	2,414
Interest Income-Reserve Allocation	(3,350)	(1,675)	-	1,675
Interest Income - Pool A Tax Exempt	2,000	1,000	343	(657)
Interest Income - Pool A Taxable Bond	9,000	4,500	2,401	(2,099)
Notes Receivable-Payments Received	38,751	19,376	11,517	(7,859)
Total Interest and Other Investment Income	442,749	221,375	221,831	457
Miscellaneous Revenue				
Miscellaneous Income	42,100	21,050	24,613	3,563
Allowance for Uncollectibles	-	-	(593)	(593)
Total Miscellaneous Revenue	42,100	21,050	24,020	2,970
Total FUNDING SOURCES of General Operations	14,137,567	4,391,153	4,603,757	212,604
<b>General Operations EXPENSE</b>				
Employee Services & Benefits				
Special Management Salaries	(139,202)	(69,601)	(69,601)	-
Salaries	(2,704,000)	(1,352,000)	(1,308,662)	43,338
Employee Recognition	(37,000)	(18,500)	(13,769)	4,731
Social Security/Medicare	(37,300)	(18,650)	(19,712)	(1,062)
Cafeteria Plan	(496,000)	(248,000)	(199,054)	48,946
Long Term Disability	(27,900)	(13,950)	(13,285)	665
State Unemployment	(11,000)	(5,500)	(983)	4,517
Workers Compensation	(121,900)	(60,950)	(56,597)	4,353
Life & AD&D Insurance	(11,200)	(5,600)	(6,008)	(408)
PERS Retirement	(590,500)	(295,250)	(269,938)	25,312
Post Retirement Health Benefit Contributions	(201,338)	-	-	-
Retiree Health Benefits	(170,800)	(85,400)	(83,624)	1,776
Employee Assist Program (EAP)	(2,350)	(1,175)	(765)	410
Total Employee Services & Benefits	(4,550,490)	(2,174,576)	(2,041,998)	132,578
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	2,921	1,461	1,461	-
Marketing & Media	(25,000)	(12,500)	(20,413)	(7,913)
Property Management Marketing	(15,921)	(7,961)	(36)	7,925
Printing and Binding	(4,250)	(2,125)	(2,353)	(228)
Blueprints and Photography	(2,500)	(1,250)	-	1,250
Employment Recruitment & Notices	(2,000)	(1,000)	(1,161)	(161)

## GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

Legal Services	(115,250)	(57,625)	(39,962)	17,663
Accounting and Auditing	(49,700)	(24,850)	(12,900)	11,950
Community Activities	(150,000)	(75,000)	(2,500)	72,500
Document Storage & Destruction	(3,000)	(1,500)	(600)	900
Network Administration Services	(84,000)	(42,000)	(39,585)	2,415
Payroll Services	(10,000)	(5,000)	(4,060)	940
Banking & Investment Fees	(13,438)	(6,719)	(3,738)	2,981
Admin Other Professional Services	(70,000)	(35,000)	(30,650)	4,350
Prop Mgmt Other Professional Services	(15,000)	(7,500)	(891)	6,609
Asset Mgmt Other Professional Services	(27,000)	(13,500)	(16,792)	(3,292)
Courtesy Patrol	(139,345)	(69,673)	(47,640)	22,033
Courtesy Patrol-Sp Mgmt Credit	14,344	7,172	7,172	-
Insurance - Special Management	(98,000)	(49,000)	-	49,000
Insurance	(230,000)	(230,000)	(251,209)	(21,209)
Self-Insured Losses	(102,500)	(51,250)	(1,496)	49,754
Project Banking Fees	(17,000)	(8,500)	(12,358)	(3,858)
Admin Temporary Outside Svcs	(52,000)	(26,000)	(40,770)	(14,770)
Temporary Outside Services	(200,000)	(100,000)	(140,210)	(40,210)
Eng/Arch-Miscellaneous	(39,000)	(19,500)	-	19,500
Legal - Dev Project Related	(20,000)	(10,000)	(8,159)	1,841
D&A Other Professional Services	(12,000)	(6,000)	-	6,000
D&A Miscellaneous Expense	(7,000)	(3,500)	-	3,500
Total Outside Services	(1,486,639)	(858,320)	(668,850)	189,469
Maintenance & Repair				
Emerg Relocation-Ops Related	(3,000)	(1,500)	(1,472)	28
Operation Location Improvements	(200,000)	(100,000)	(14,261)	85,739
Admin Office - General Maintenance	(31,800)	(15,900)	(11,594)	4,306
Maint Office Janitorial	(6,000)	(3,000)	(2,480)	520
Maint Office - General Maintenance	(4,000)	(2,000)	(5,659)	(3,659)
Equipment Rental Expense	(5,000)	(2,500)	(49)	2,451
Construction Mitigation Expense	(15,000)	(7,500)	(834)	6,666
Repair & Maint - Misc	(128,600)	(64,300)	(34,825)	29,475
Landscape-Sp Mgmt Credit	16,812	8,406	8,406	-
Travel-Fuel on CADA Vehicles	(7,000)	(3,500)	(4,451)	(951)
Travel-Maint Staff Reimburse	(6,500)	(3,250)	(4,906)	(1,656)
Travel-RSR Reimbursement	(2,000)	(1,000)	(87)	913
Elevator/Bldg Phone & Monitor Service	(2,300)	(1,150)	(1,229)	(79)
Service Contracts	(239,500)	(119,750)	(165,607)	(45,857)
State Fire Marshal	(8,000)	(4,000)	(4,835)	(835)
Flooring	(187,000)	(93,500)	(105,155)	(11,655)
Plumbing	(13,500)	(6,750)	(2,318)	4,432
Countertops/Cabinets	(37,000)	(18,500)	(34,356)	(15,856)
Landscaping	(165,312)	(82,656)	(112,658)	(30,002)
Pest Services	(55,700)	(27,850)	(25,790)	2,060
Permits and Fees	(4,500)	(2,250)	(1,534)	716
Painting & Decorating	(17,700)	(8,850)	(506)	8,344
Supplies	(22,500)	(11,250)	(875)	10,375
Vehicle Repair and Maint	(10,000)	(5,000)	(2,643)	2,357
Prop Mgmt Furn & Appliances	(30,000)	(15,000)	(31,579)	(16,579)
Building Supplies - Misc	(208,000)	(104,000)	(121,211)	(17,211)
Clothing and Uniforms	(4,500)	(2,250)	(2,737)	(487)
Maintenance Mach & Equip	(57,100)	(28,550)	(30,861)	(2,311)
Operating Budget Major Repairs	(23,000)	(11,500)	-	11,500
Total Maintenance & Repair	(1,477,700)	(738,850)	(716,106)	22,744
Utilities				
Admin Office Utilities	(32,000)	(13,333)	(9,423)	3,910
Maint Office Utilities	(27,000)	(11,250)	(12,332)	(1,082)
Utilities-Garbage	(62,000)	(25,833)	(19,863)	5,970
Utilities-SMUD/Electricity	(149,730)	(62,388)	(53,212)	9,176
Utilities-PG&E/Gas	(266,575)	(111,073)	(53,655)	57,418
Utilities-Water/Sewer	(648,400)	(270,167)	1,772	271,939
Total Utilities	(1,185,705)	(494,044)	(146,713)	347,331

## GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

Overhead				
Postage and Deliveries	(6,000)	(3,000)	(1,228)	1,772
Telephone and Wireless Svcs	(30,000)	(15,000)	(3,420)	11,580
Cellular Phone Service	(30,000)	(15,000)	(20,604)	(5,604)
Internet Services	(26,000)	(13,000)	(447)	12,553
Admin Bldg Rent	(103,000)	(51,500)	(55,752)	(4,252)
Leased Facilities Rent	(60,000)	(30,000)	(30,000)	-
Equipment Rental Expense	(2,500)	(1,250)	(809)	441
Parking Program	(2,250)	(1,125)	(1,759)	(634)
JPA Board Expenses	(7,000)	(3,500)	(647)	2,853
Professional Organizations	(15,000)	(7,500)	(2,309)	5,191
Subscriptions	(2,000)	(1,000)	(120)	880
Education and Training	(20,000)	(10,000)	(5,039)	4,961
Management Fee	(95,395)	(47,698)	(47,698)	-
Transportation-Admin Staff	(2,000)	(1,000)	(331)	669
Resident Relations	(9,800)	(4,900)	(1,883)	3,017
Sp Mgmt Prop Taxes & Assessments	(16,320)	(8,160)	-	8,160
Property Taxes & Assessments	(114,098)	(57,049)	(39,915)	17,134
Hospitality	(1,500)	(750)	(725)	25
Office Supplies - General	(15,000)	(7,500)	(4,452)	3,048
Software	(58,000)	(29,000)	(50,820)	(21,820)
Computer Hardware	(50,000)	(25,000)	(18,788)	6,212
Admin Furn Mach & Equip	(16,000)	(8,000)	(167)	7,833
Safety - General Admin	(5,500)	(2,750)	(1,666)	1,084
Office Equipment leases	(25,500)	(12,750)	(11,574)	1,176
General Contingency Provided	(4,066)	(2,033)	-	2,033
Total Overhead	(716,929)	(358,465)	(300,153)	58,312
Debt Service				
Debt Service Principal Paid	(281,416)	(199,207)	(199,207)	-
Debt Interest Paid	(112,101)	(56,051)	(54,729)	1,322
Bond Debt Svc-Principal Pd	(476,411)	(409,790)	(409,787)	3
Bond Interest Paid	(325,919)	(151,380)	(151,383)	(3)
Tax Increment Pledge	(300,000)	-	-	-
Total Debt Service	(1,495,847)	(816,428)	(815,106)	1,322
Contributions to Reserves				
Development Reserve Contribution	(410,498)	-	-	-
Affordable Housing Reserve Contribution	(495,257)	-	-	-
Equipment Replace Reserve Contribution	(59,983)	-	-	-
Debt Retirement Reserve Contribution	(212,000)	-	-	-
Total Contributions to Reserves	(1,177,738)	-	-	-
Total General Operations EXPENSE	(12,091,048)	(5,440,681)	(4,688,926)	751,755
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,147,468	-	-	-
Operations Transfer from F 51-CAP Set-Aside	438,925	173,022	173,000	(22)
Operations Transfer from F60-RSt TI	138,700	-	-	-
Operations Transfer from F66 - Series B Taxable	9,000	-	-	-
Operations Transfer from F 70-Afford Housing	30,370	-	-	-
Operations Transfer from F 75-EE mitig	37,529	-	-	-
Total Inter-Fund Operating TRANSFERS IN	1,801,992	173,022	173,000	(22)
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(1,801,992)	(173,022)	(173,000)	22
Total Inter-Fund Operating TRANSFERS OUT	(1,801,992)	(173,022)	(173,000)	22
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	2,046,519	(1,049,528)	(85,169)	964,359
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,107,046)	-	-	-

## GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

CIP Transfer to F41 - Fremont/Wilshire	(123,000)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(1,230,046)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(2,127,550)	-	-	-
Total Investment in DEVELOPMENT Program	(2,127,550)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(3,357,596)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	1,312,795	-	-	-
Contribution to Available Fund Balance	(1,718)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	1,311,077	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(1,049,528)	(85,169)	964,359



**10 - General Fund**  
**D05 - Development - FY 04/05**  
**D901-00 - R Street Development**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	510,146	495,146	(15,000)
7561	Dev Program TF from F61-R St Set Aside	40,854	40,854	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000	37,000	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>588,000</u>	<u>573,000</u>	<u>(15,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(20,000)	(11,198)	8,802
4703	D&A - Site Improvements	-	(7,971)	(7,971)
4711	D&A-Site Maintenance	(825)	(825)	-
4751	Legal - Dev Project Related	(37,813)	(33,652)	4,161
4752	D&A Project Financial Analysis	(18,000)	(16,530)	1,470
4758	D&A Other Professional Services	(300,362)	(297,321)	3,042
4775	D&A Miscellaneous Expense	<u>(211,000)</u>	<u>(212,542)</u>	<u>(1,542)</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(588,000)</u>	<u>(580,038)</u>	<u>7,962</u>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<u><u>-</u></u>	<u><u>(7,038)</u></u>	<u><u>(7,038)</u></u>

**10 - General Fund**  
**D07 - Development - FY 0607**  
**D233-02 - EEG Site 5/6**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	222,441	87,441	(135,000)
	Total General Operations Investment	222,441	87,441	(135,000)
	Other Sources			
	From Development Program			
3602	ENA Development Fees	64,700	64,700	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	287,141	152,141	(135,000)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4706	D&A - DDA Prep	(10,657)	(10,657)	-
4709	D&A Funding Research & Application Costs	(4,000)	(3,750)	250
4710	D&A Engin/Architectural	(6,000)	(6,000)	-
4720	D&A Environmental Assessments	(63,740)	(13,740)	50,000
4751	Legal - Dev Project Related	(26,500)	(16,446)	10,054
4752	D&A Project Financial Analysis	(70,052)	(45,446)	24,606
4758	D&A Other Professional Services	(105,000)	93,446	11,555
4775	D&A Miscellaneous Expense	(1,192)	(269)	923
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(287,141)	(190,574)	97,387
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	(38,433)	(37,613)

**10 - General Fund**  
**D08 - Development - FY 0708**  
**D223-01 - Site 21 (14th & N)**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	<u>166,931</u>	<u>116,931</u>	<u>(50,000)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>166,931</u>	<u>116,931</u>	<u>(50,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4706	D&A - DDA Prep	(23,744)	(28,272)	(4,528)
4720	D&A Environmental Assessments	(27,333)	(27,332)	1
4751	Legal - Dev Project Related	(78,299)	(57,585)	20,714
4752	D&A Project Financial Analysis	(1,000)	-	1,000
4758	D&A Other Professional Services	(20,000)	(14,733)	5,268
4775	D&A Miscellaneous Expense	<u>(16,555)</u>	<u>(6,271)</u>	<u>10,284</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(166,931)</u>	<u>(134,192)</u>	<u>32,739</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>(17,261)</u>	<u>(17,261)</u>

**10 - General Fund**  
**D08 - Development - FY 0708**  
**D901-01 - R Street Streetscape**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	395,000	395,000	-
7560	Dev Program TF from F60-R St Tax Incr	3,953,167	3,820,617	(132,550)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000	59,320	(1,680)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES		<u>4,409,167</u>	<u>4,274,937</u>	<u>(134,230)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(213,086)	(144,932)	68,154
4731	D&A-Offsite Infrastructure	(3,873,531)	(3,729,903)	143,629
4781	D&A Developer Loan Funding	(322,550)	(265,093)	57,457
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS		<u>(4,409,167)</u>	<u>(4,139,927)</u>	<u>269,240</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>135,010</u>	<u>135,010</u>

**10 - General Fund**  
**D09 - Development - FY 08/09**  
**D801-00 - O Street Streetscape**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	438,500	363,500	(75,000)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539	39,539	-
7566	Dev Program TF from F66-Series B Taxable TAB	41,672	41,672	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>519,711</u>	<u>444,711</u>	<u>(75,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(141,691)	(113,989)	27,703
4709	D&A Funding Research & Application Costs	(4,800)	(4,800)	-
4751	Legal - Dev Project Related	(5,000)	(823)	4,177
4758	D&A Other Professional Services	(335,220)	(108,694)	226,526
4775	D&A Miscellaneous Expense	(33,000)	(3,263)	29,737
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(519,711)</u>	<u>(231,569)</u>	<u>288,142</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>213,142</u>	<u>213,142</u>

**10 - General Fund**  
**D10 - Development - FY 09/10**  
**D804-00 - 16th Street Streetscape**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	306,000	306,000	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>11,000</u>	<u>11,000</u>	<u>-</u>
	Total General Operations Investment	317,000	317,000	-
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	<u>795,000</u>	<u>794,302</u>	<u>(698)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,112,000</u>	<u>1,111,302</u>	<u>(698)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(40,000)	(28,697)	11,303
4709	D&A Funding Research & Application Costs	(3,869)	(3,869)	-
4731	D&A-Offsite Infrastructure	(856,000)	(792,023)	63,977
4751	Legal - Dev Project Related	(5,000)	-	5,000
4758	D&A Other Professional Services	(194,000)	(187,161)	6,839
4775	D&A Miscellaneous Expense	<u>(13,131)</u>	<u>(6,870)</u>	<u>6,261</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,112,000)</u>	<u>(1,018,620)</u>	<u>93,380</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>92,682</u>	<u>92,682</u>

**10 - General Fund**  
**D13 - Development - FY 12-13**  
**D805-00 - Street Lights Improvements**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	36,000	36,000	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>3,500</u>	<u>3,500</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES		<u>39,500</u>	<u>39,500</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(2,000)	-	2,000
4751	Legal - Dev Project Related	(500)	-	500
4758	D&A Other Professional Services	(35,000)	-	35,000
4775	D&A Miscellaneous Expense	<u>(2,000)</u>	<u>-</u>	<u>2,000</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS		<u>(39,500)</u>	<u>-</u>	<u>39,500</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>39,500</u>	<u>39,500</u>

**10 - General Fund**  
**D15 - Development - FY 14-15**  
**D807-00 - Roosevelt Park**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	<u>970,000</u>	<u>570,000</u>	<u>(400,000)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>970,000</u>	<u>570,000</u>	<u>(400,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(755,000)	(389,374)	365,626
4758	D&A Other Professional Services	(210,882)	(207,075)	3,807
4775	D&A Miscellaneous Expense	<u>(4,118)</u>	<u>(118)</u>	<u>4,000</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(970,000)</u>	<u>(596,567)</u>	<u>373,433</u>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<u><u>-</u></u>	<u><u>(26,567)</u></u>	<u><u>(26,567)</u></u>



**10 - General Fund**  
**D17 - Development FY 16-17**  
**D809-00 - 16th Street Lightrail Improvement**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	10,000	10,000	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	10,000	10,000	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(10,000)	(6,644)	3,356
4775	D&A Miscellaneous Expense	-	(11)	(11)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(10,000)	(6,655)	3,345
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>3,345</b>	<b>3,345</b>

**10 - General Fund**  
**D18 - Development FY 17-18**  
**D915-00 - R Street Garage**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	Other Sources			
	From Development Program			
3875	Reimbursement Revenue	550,000	422,308	(127,692)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>550,000</u>	<u>422,308</u>	<u>(127,692)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4722	D&A Environmental-CEQA related	(150,000)	(148,224)	1,776
4751	Legal - Dev Project Related	(70,000)	(80,871)	(10,871)
4758	D&A Other Professional Services	(310,000)	(295,686)	14,314
4775	D&A Miscellaneous Expense	(20,000)	-	20,000
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(550,000)</u>	<u>(524,782)</u>	<u>25,219</u>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<u>-</u>	<u>(102,473)</u>	<u>(102,473)</u>

**10 - General Fund**  
**D19 - Development - FY 18-19**  
**D224-25 - Courtyard Site 16A**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	525,000	75,000	(450,000)
7551	Dev Program TF from F51-CAP Set-Aside	270,000	-	(270,000)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>795,000</u>	<u>75,000</u>	<u>(720,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(55,600)	(50,698)	4,902
4720	D&A Environmental Assessments	(17,200)	(56,720)	(39,520)
4751	Legal - Dev Project Related	(59,400)	(33,014)	26,386
4752	D&A Project Financial Analysis	(50,000)	-	50,000
4758	D&A Other Professional Services	(542,200)	(183,851)	358,350
4775	D&A Miscellaneous Expense	(20,600)	(378)	20,222
5343	Permits and Fees	(50,000)	(1,294)	48,706
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(795,000)</u>	<u>325,955</u>	<u>469,045</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>(250,955)</u>	<u>(250,955)</u>

**10 - General Fund**  
**D19 - Development - FY 18-19**  
**D810-00 - 10th Street Commerical**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	205,000	155,000	(50,000)
7566	Dev Program TF from F66-Series B Taxable TAB	13,000	13,000	-
	Total For Development Program	218,000	168,000	(50,000)
	Total General Operations Investment	218,000	168,000	(50,000)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	218,000	168,000	(50,000)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(200,000)	(3,931)	196,069
4758	D&A Other Professional Services	(15,000)	-	15,000
4775	D&A Miscellaneous Expense	(3,000)	-	3,000
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(218,000)	(3,931)	214,069
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>164,069</b>	<b>164,069</b>

**20 - Capital Area Community Development Corporation**  
**D16 - Development - FY 15-16**  
**D095-00 - 1717 S Street**

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	1,458,467	1,458,467	-
7561	Dev Program TF from F61-R St Set Aside	1,730,533	1,730,533	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000	219,000	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>3,408,000</u>	<u>3,408,000</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4601	Building/Land Acquisition	(1,750,000)	(1,562,000)	188,000
4710	D&A Engin/Architectural	(15,000)	-	15,000
4715	Joint Venture Investments	(1,300,000)	(110,000)	1,190,000
4720	D&A Environmental Assessments	(275,500)	(7,773)	267,727
4751	Legal - Dev Project Related	(60,000)	(56,260)	3,740
4775	D&A Miscellaneous Expense	(7,500)	(181)	7,319
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(3,408,000)</u>	<u>(1,736,214)</u>	<u>1,671,786</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>1,671,786</u>	<u>1,671,786</u>

77 - 19th and Q St. Dog Park  
D16 - Development - FY 15-16  
D909-00 - 19th and Q St. Dog Park

		Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7599	Dev Program TF from - Other	100,000	100,000	-
	Total General Operations Investment	100,000	100,000	-
	Other Sources			
	From Development Program			
3875	Reimbursement Revenue	1,234,349	1,123,500	(110,849)
	Total From Development Program	1,234,349	1,123,500	(110,849)
	Other External Sources			
3708	Donation Revenue	-	50,849	50,849
	Total Other Sources	1,234,349	1,174,349	(60,000)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,334,349	1,274,349	(60,000)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(1,164,349)	(1,134,748)	29,601
4758	D&A Other Professional Services	(170,000)	(139,601)	30,399
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,334,349)	(1,274,349)	60,000
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	-	-

Capitol Area Development Authority (CADA)  
CIP - Development Consolidated  
From 7/1/2004 Through 12/31/2019

Attachment B-1

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
<b>CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>			
General Operations Investment			
For Development Program			
Dev Program TF from F 50-CAP Tax Incr	3,274,872.00	2,114,872.00	(1,160,000.00)
Dev Program TF from F51-CAP Set-Aside	270,000.00	-	(270,000.00)
Dev Program TF from F60-R St Tax Incr	5,921,780.00	5,774,230.00	(147,550.00)
Dev Program TF from F61-R St Set Aside	1,771,387.00	1,771,387.00	-
Dev Program TF from F65-Series A Tax Exempt TAB	100,539.00	98,859.00	(1,680.00)
Dev Program TF from F66-Series B Taxable TAB	106,172.00	106,172.00	-
Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
Dev Program TF from - Other	100,000.00	100,000.00	-
Total For Development Program	<u>11,763,750.00</u>	<u>10,184,520.00</u>	<u>(1,579,230.00)</u>
Total General Operations Investment	11,763,750.00	10,184,520.00	(1,579,230.00)
Other Sources			
From Development Program			
ENA Development Fees	64,700.00	64,700.00	-
D&A Grant Proceeds	795,000.00	794,302.00	(698.00)
Reimbursement Revenue	<u>1,784,349.00</u>	<u>1,545,808.00</u>	<u>(238,541.00)</u>
Total From Development Program	2,644,049.00	2,404,810.00	(239,239.00)
Other External Sources			
Donation Revenue	<u>-</u>	<u>50,849.00</u>	<u>50,849.00</u>
Total Other External Sources	<u>-</u>	<u>50,849.00</u>	<u>50,849.00</u>
Total Other Sources	<u>2,644,049.00</u>	<u>2,455,659.00</u>	<u>(188,390.00)</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>14,407,799.00</u>	<u>12,640,179.00</u>	<u>(1,767,620.00)</u>
<b>CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>			
Development Program			
Marketing & Media	(20,000.00)	(11,198.00)	8,802.00
Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
D&A - Site Improvements	(2,524,126.00)	(1,830,285.00)	693,842.00
D&A - DDA Prep	(34,401.00)	(38,929.00)	(4,528.00)
D&A Funding Research & Application Costs	(70,269.00)	(63,117.00)	7,152.00
D&A Engin/Architectural	(21,000.00)	(6,000.00)	15,000.00
D&A-Site Maintenance	(825.00)	(825.00)	-
Joint Venture Investments	(1,300,000.00)	(110,000.00)	1,190,000.00
D&A Environmental Assessments	(383,773.00)	(105,564.00)	278,209.00
D&A Environmental-CEQA related	(150,000.00)	(148,224.00)	1,776.00
D&A-Offsite Infrastructure	(4,729,531.00)	(4,521,926.00)	207,606.00
Legal - Dev Project Related	(342,512.00)	(278,651.00)	63,860.00
D&A Project Financial Analysis	(139,052.00)	(61,976.00)	77,076.00
D&A Other Professional Services	(2,237,664.00)	(1,527,567.00)	710,097.00
D&A Miscellaneous Expense	(332,096.00)	(229,904.00)	102,192.00
D&A Developer Loan Funding	(322,550.00)	(265,093.00)	57,457.00
Permits and Fees	<u>(50,000.00)</u>	<u>(1,294.00)</u>	<u>48,706.00</u>
Total Development Program	<u>(14,407,799.00)</u>	<u>(10,762,552.00)</u>	<u>3,645,247.00</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(14,407,799.00)</u>	<u>(10,762,552.00)</u>	<u>3,645,247.00</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,877,627.00</u>	<u>1,877,627.00</u>

Capitol Area Development Authority (CADA)  
CIP - Bond Projects  
From 7/1/2004 Through 12/31/2019

Attachment C

	<u>Budget</u>	<u>Actual</u>	<u>Remainder Available</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
Dev Program TF from F65-Series A Tax Exempt TAB	1,616,384	1,616,384	-
Dev Program TF from F66-Series B Taxable TAB	5,603,326	5,603,326	-
Total For Development Program	7,219,710	7,219,710	-
Total General Operations Investment	7,219,710	7,219,710	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	7,219,710	7,219,710	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	(187,364)	(187,364)	-
Total Major Construction Program	(187,364)	(187,364)	-
Development Program			
Building/Land Acquisition	(600,000)	(600,000)	-
D&A-Offsite Infrastructure	(1,475,582)	(1,475,582)	-
Legal - Dev Project Related	(4,393)	(4,393)	-
D&A Project Financial Analysis	(15,155)	(15,155)	-
D&A Other Professional Services	(45,100)	(45,100)	-
D&A Miscellaneous Expense	(192,948)	(1,793)	191,155
D&A Project Grants Expense	(1,782,661)	(1,782,661)	-
D&A Developer Loan Funding	(2,697,508)	(2,697,508)	-
Deve Program TF to F20 - CACDC	(219,000)	(219,000)	-
Total Development Program	(7,032,346)	(6,841,191)	191,155
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(7,219,710)	(7,028,555)	191,155
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	191,155	191,155



		Annual Budget	YTD Actual	YTD Variance
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Major Construction Program			
<b>5820</b>	<b>Major Construction/Improvements</b>			
<b>10</b>	<b>General Fund</b>			
C18	CIP - FY 17-18			
C222-24	1517 - 12th St.			
006.3	Wood-Dry Rot	(30,000.00)	(4,045.00)	25,955.00
C224-16	1522 - 14th, CADA Admin			
002.9	Sitework-Planting/Rehab, etc.	(67,202.00)	(67,202.00)	-
C226-07	1420 O St			
009.6	Finishes-Flooring	(8,000.00)	-	8,000.00
C231-24	1500 N St., Brannan Court			
002.9	Sitework-Planting/Rehab, etc.	(1.00)	-	1.00
009.6	Finishes-Flooring	(18,000.00)	-	18,000.00
C233-14	1625 O St			
016.00	Electrical	(134,280.00)	(134,280.00)	-
C234-27	17th Street Commons			
019.6	Structural Rehabilitation	(3,559.00)	(3,559.00)	-
C286-00	Fremont/Wilshire Apt			
012.9	Furnishings-Restore/Repair	(50,000.00)	(39,311.00)	10,689.00
C330-14	OB 2000, 1603 10th St.			
008.6	Skylights/Solarium	(12,000.00)	-	12,000.00
C330-15	Yummy Choice - 1601 10th St.			
008.6	Skylights/Solarium	(10,540.00)	(10,540.00)	-
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(20,000.00)	-	20,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	(11,216.00)	8,784.00
013.3	Sp Constr - Boilers	(45,000.00)	(5,059.00)	39,941.00
019.1	Contingency	(49,418.00)	-	49,418.00
019.2	Accessibility	(10,000.00)	(3,900.00)	6,100.00
019.3	Fire & Life Safety	(8,000.00)	(5,194.00)	2,807.00
019.5	Commercial Tenant Improvements	(20,000.00)	(18,100.00)	1,900.00
	<b>Total General Fund</b>	<b>(506,000.00)</b>	<b>(302,405.00)</b>	<b>203,595.00</b>
C19	CIP - FY 18-19			
C172-14	1325 - 15th St., Park Mansion			
009.00	Finishes	(42,000.00)	-	42,000.00
C222-09	1228 O St, Gibson Arms			
007.00	Thermal & Moisture Protection - Roof	(75,000.00)	-	75,000.00
010.2	Vents/Grills/Pest Control etc	(56,000.00)	(2,642.00)	53,358.00
C222-23	1521 12th St			
007.3	Shingles, Roof Tiles, etc	(50,000.00)	-	50,000.00
C222-24	1517 - 12th St.			
019.6	Structural Rehabilitation	(60,000.00)	(14,343.00)	45,657.00
C226-08	1500 15th St-Auslander			
008.5	Windows	(141,700.00)	-	141,700.00
C226-09	1510 15th St.			
016.00	Electrical	(140,000.00)	-	140,000.00
C231-17	1515 O St			
016.00	Electrical	(100,000.00)	-	100,000.00
C232-18D	1510 O St., Don Carlos (2 units)			
016.00	Electrical	(120,000.00)	-	120,000.00
C233-14	1625 O St			
007.00	Thermal & Moisture Protection - Roof	(50,000.00)	-	50,000.00
C233-16	1623 P St., Lanai			
006.3	Wood-Dry Rot	(46,000.00)	-	46,000.00
C234-24	1615 P St, Lanai			
006.3	Wood-Dry Rot	(4,500.00)	-	4,500.00
009.9	Finishes-Paint/Coatings	(46,300.00)	-	46,300.00
C281-05A	1214 P St.			
006.3	Wood-Dry Rot	(17,200.00)	-	17,200.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(50,000.00)	-	50,000.00

Capitol Area Development Authority (CADA)  
 CiP - Major Const  
 From 7/1/2017 Through 12/31/2019

Attachment D

019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(20,000.00)	(16,277.00)	3,723.00
019.5	Commercial Tenant Improvements	(20,000.00)	(3,914.00)	16,086.00
	<b>Total General Fund</b>	<b>(1,091,700.00)</b>	<b>(37,175.00)</b>	<b>1,054,525.00</b>
C20	CIP - FY 19-20			
C172-14	1325 - 15th St., Park Mansion			
007.4	Roofing & Siding Panels	(154,526.00)	(154,526.00)	-
010.7	Exterior Protection/Telephone	(11,000.00)	-	11,000.00
C222-11	1512 13th St			
008.5	Windows	(5,000.00)	-	5,000.00
019.6	Structural Rehabilitation	(175,000.00)	-	175,000.00
C222-20A	1209 P St., Wing Manor			
010.30	Stairways/Decking/Walkways	(47,000.00)	-	47,000.00
C222-24	1517 - 12th St.			
008.5	Windows	(41,000.00)	-	41,000.00
C223-12	1327/1317 O St			
007.4	Roofing & Siding Panels	(30,000.00)	(7,871.00)	22,129.00
C226-06	1414 O St.			
016.5	Lighting	(6,200.00)	-	6,200.00
C226-07	1420 O St			
007.4	Roofing & Siding Panels	(202,832.00)	(202,919.00)	(87.00)
014.2	Elevators	(80,000.00)	-	80,000.00
C226-09	1510 15th St.			
019.6	Structural Rehabilitation	(11,000.00)	-	11,000.00
C226-10	1514 - 15th St.			
010.30	Stairways/Decking/Walkways	(4,000.00)	-	4,000.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(14,100.00)	-	14,100.00
C229-07	1316 O St			
006.3	Wood-Dry Rot	(18,000.00)	-	18,000.00
C231-07	1522 N St, Judith Manor			
010.7	Exterior Protection/Telephone	(11,000.00)	-	11,000.00
016.5	Lighting	(3,100.00)	-	3,100.00
C231-23C	Golden Gate Cleaners-1412 16th			
002.2	Sitework-Site Prep	(116,593.00)	(56,085.00)	60,507.00
C231-24	1500 N St., Brannan Court			
002.9	Sitework-Planting/Rehab, etc.	(80,000.00)	-	80,000.00
008.00	Doors & Windows	(10,000.00)	-	10,000.00
010.7	Exterior Protection/Telephone	(11,500.00)	-	11,500.00
016.5	Lighting	(36,000.00)	(746.00)	35,254.00
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(66,000.00)	(930.00)	65,070.00
C232-18C	1510 O St, Don Carlos Apts			
010.30	Stairways/Decking/Walkways	(51,000.00)	-	51,000.00
C233-14	1625 O St			
006.3	Wood-Dry Rot	(11,700.00)	-	11,700.00
C281-05B	RMB Enterprises - 1212 P St.			
002.2	Sitework-Site Prep	(45,000.00)	(21,059.00)	23,941.00
C281-06	1216-18 P St.			
006.3	Wood-Dry Rot	(8,500.00)	-	8,500.00
C281-07	1220 P St, Deus			
008.5	Windows	(24,500.00)	-	24,500.00
C284-10	1330 P St, Palm Manor			
006.3	Wood-Dry Rot	(44,000.00)	-	44,000.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(33,642.00)	-	33,642.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	(5,140.00)	2,860.00
019.4	Toxic Abatement	(20,000.00)	(1,405.00)	18,595.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	<b>Total General Fund</b>	<b>(1,445,193.00)</b>	<b>(450,682.00)</b>	<b>994,511.00</b>

<b>36</b>		<b>Somerset Parkside</b>			
<b>C20</b>		<b>CIP - FY 19-20</b>			
C330-00		1001-1035 Q, Somerset Parkside			
000.00		Non Type	(10,000.00)	-	10,000.00
002.1		Sitework - Site remediation	-	(2,500.00)	(2,500.00)
002.10		Sitework-Fences, Gates	(130,000.00)	-	130,000.00
	<b>Total Somerset Parkside</b>		<b>(140,000.00)</b>	<b>(2,500.00)</b>	<b>137,500.00</b>
<b>38</b>		<b>17th Street Commons</b>			
<b>C20</b>		<b>CIP - FY 19-20</b>			
C234-27		17th Street Commons			
006.3		Wood-Dry Rot	(166,000.00)	(26,103.00)	139,897.00
	<b>Total 17th Street Commons</b>		<b>(166,000.00)</b>	<b>(26,103.00)</b>	<b>139,897.00</b>
<b>41</b>		<b>Fremont/Wilshire Apts</b>			
<b>C20</b>		<b>CIP - FY 19-20</b>			
C286-00		Fremont/Wilshire Apt			
006.3		Wood-Dry Rot	(9,000.00)	-	9,000.00
007.4		Roofing & Siding Panels	(100,000.00)	(88,855.00)	11,145.00
010.8		Toilet, Bath & Laundry	(90,000.00)	-	90,000.00
	<b>Total Fremont/Wilshire Apts</b>		<b>(199,000.00)</b>	<b>(88,855.00)</b>	<b>110,145.00</b>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>		<b>(3,547,893.00)</b>	<b>(907,720.00)</b>	<b>2,640,173.00</b>



# Investment Report November 2019



John Colville, City Treasurer

Office of the City Treasurer - City of Sacramento

City of  
**SACRAMENTO**  
Office of the City Treasurer

HISTORIC CITY HALL  
915 I Street, 3rd Floor  
Sacramento, CA 95814  
916-808-5168

## **Quarterly Investment Committee Meeting**

Thursday, January 23, 2020  
10:00AM-11:00AM  
CTO Conference Room, 2<sup>nd</sup> Floor

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# INVESTMENT COMMITTEE MEETING

January 23, 2020  
10:00 AM to 11:00 AM  
City Treasurer's Conference Room  
915 I Street, HCH 2<sup>nd</sup> Floor  
(916) 808-5168

Meeting called by: John Colville, City Treasurer  
Stacy Hussey, Chief Investment Officer  
Patrick Zalasky, Investment Officer

Invitees: Dawn Holm (Department of Finance)  
Susana Jackson (SHRA)  
Tim Kerr (American River Flood Control District - ARFCD)  
Noelle Mussen (CADA)  
Kevin King (Reclamation District No. 1000)  
Rivkah Sass, Roxana Puerner and Johnny Ea (Sacramento Public Library Authority-SPLA)  
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)  
City Treasurer's Office Staff

Please read: **October 24, 2019 Minutes of Meeting**


## Agenda

Economic Commentary and Market Conditions	Patrick Zalasky
Monthly Yield Curve Analysis	Patrick Zalasky
Cash Flow Analysis	Patrick Zalasky
Pooled Funds Analysis - City Pool A and SHRA Investment Pool	Patrick Zalasky
Miscellaneous Topics	All

## Additional Information

Special notes: If unable to attend, please feel free to call with any questions or comments.

This report has been reviewed and approved by:

  
John Colville, City Treasurer

12/13/19  
Date

**TO:** Investment Committee Members  
**FROM:** Patrick Zalasky  
**RE:** Minutes of Quarterly Investment Meeting held on October 24, 2019

**Attendees Present:** John Colville, Stacy Hussey, Brian Wong, Ryan Phelps, Shirley Tupaz, Katy Nguyen, Johnny Ea, Dawit Shibru, Tara Filipich, Jason Bader and Patrick Zalasky

**1) Cash Positions/Liquidity**

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$465 million in excess cash for the next 6-months and an approximate \$556 million for the next 12-month period. Hence, cash availability to all pool participants are adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continues to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liabilities due dates within 8 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of June 2020.

**2) Performance of the Pools**

Investment staff updated the attendees on the performance of Pool A during the third quarter of 2019. The earned interest yield of Pool A for July, August, and September was 2.56%, 2.51% and 2.43%, respectively. All monthly Pool A yields exceed the 2.25% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 2.12% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTrust).

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly-available information as of October 24, 2019.

The Yield Curve remained inverted, with yields on the shortest-term bonds surpassing yields of 5 and 10 years. These higher yields on shorter commitments enticed investment staff to shorten the duration of Pool A in search of higher yields while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 42% of the pool on 9/30/18, as the cash yield on these investments was better than the yield on available core investments like Agencies, Municipal Bonds, and Corporate Bonds. A typical split between core and liquid investments in Pool A has been 60/40, with the portfolio approaching 65% core investments in the fall of 2018 and winter of 2019 when rates were accelerating upward. The current split reflects an environment where interest rates are falling with expectations of future movement downward.

The highest yields were found in the funds of CalTrust. Staff has been using the Liquidity Fund to hold money to pay bills on the Convention Center project and has seen a very nice return on those assets of approximately \$86 million, as the average return during the quarter was 2.32%. This is

well above rates for other investments going out 9-12 months, including CP, CDs, Agencies, or short-term corporate issues.

Investment staff has been able to adapt to the movements of the yield curve, adjusting the structure of Pool A to effectively meet the goals of liquidity and safety while also earning a solid yield that is ahead of the majority of municipal peers in California. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board, whose policies and actions have the biggest impact on domestic fixed income markets. Domestic/global economic news and geopolitical actions from across the world also have an impact on fixed income yields and are monitored closely with regard to how they may impact markets in the U.S. Investment staff is diligent about using this awareness to meet all of the investment goals: Liquidity to meet the needs of all pool participants; Investment in highly rated issues that maintain a high level of safety; and, when available, healthy yields on issues that also meet one or both of the previous goals..

### **3) Bond Market Report; Investment Considerations**

The yield on five-year bonds experienced some major moves during the quarter, mostly due to news involving the trade conflict between the United States and China. Yields began the quarter at 1.77% and bounced around between there and 1.90% for most of July. The end of the month, though, brought two announcements that would immediately send rates plummeting. First, the Federal Reserve Board announced that they would be making a 25-basis point cut to the Federal Funds Rate. This was something that was expected and had been cooked into the markets for some time. Around the same time and unexpectedly, though, President Trump announced that tariffs on imported Chinese goods would rise. This statement immediately had investors rushing to the bond markets, as higher tariffs normally increase prices and lead to lower profits across the board. The influx of money into the bond market pushed up the prices of bonds (due to increased demand), which, in turn, pushed down yields on those bonds in a rather dramatic way.

In the days after the announcement, yields on the 5-year Treasury dipped all the way to near 1.50%. This was a brief stop on the way further down, as global economic weakness sent even more cash into domestic bond markets, since the United States is one of the few large markets that has positive yields on fixed income instruments. Foreign investors are looking to the safety and yield of the US markets, not content to lose money in their own fixed income markets.

Early September brought the next major swing, this one being positive. The Chinese announced that they would be open to some trade concessions and delayed the implementation of some previously announced tariffs on imported goods. Lower tariffs means lower costs and higher profits, so money left the safety of fixed income markets and headed for equity markets. This pushed yields higher, with the 5-year rate getting back above 1.70%, where the climb was suddenly reversed by an announcement by the Speaker of the House of Representatives, Nancy Pelosi. She said that her legislative body would be taking up and impeachment inquiry into the actions of President Trump with regard to the contents of a phone call with the president of Ukraine. Rates immediately adjusted downward, eventually settling in at 1.54% at the end of the quarter.

This quarter was one of volatility in markets and has led to speculation on exactly where the US economy is headed. The Fed maintains that economic data is still strong and that dramatic action on their part is not necessary to provide economic stability. In fact, there were signs, before the Pelosi announcement, that the Yield Curve may reverse its inversion, with longer yields rising as shorter yields began to drop. An expected rate cut in October could help reestablish a more normal

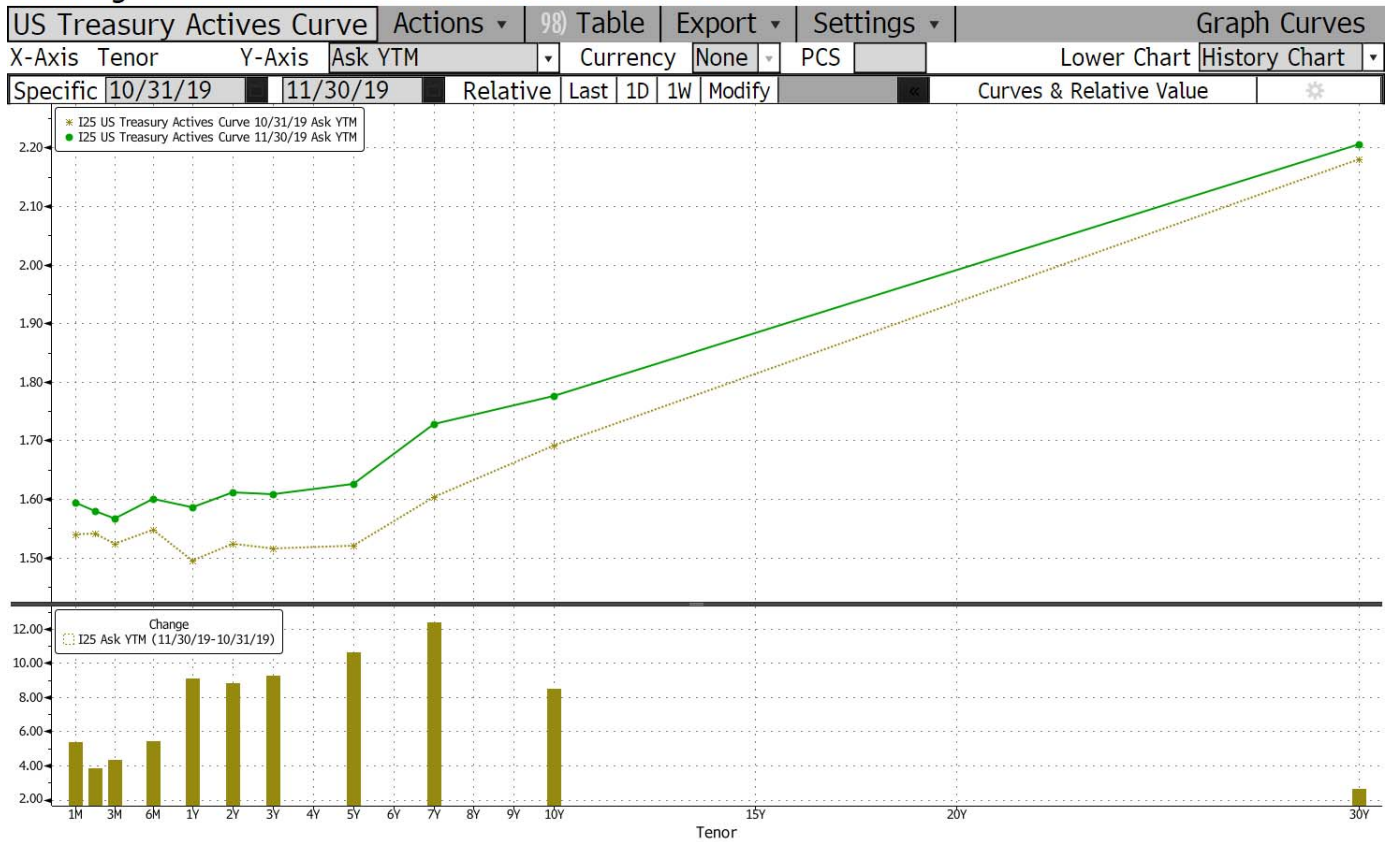


shape of the curve, where taking on the risk of making longer term investments is rewarded with higher yield. In reality, however, until foreign economies, particularly in Europe and Asia, begin to right themselves, yields in US bond markets will remain a little depressed, no matter the strength of the American economy. In these times where markets can be volatile, investment staff will consider as much economic information as possible and closely follow news and world events in order to shape future investment strategies.

**4) Other business:** None

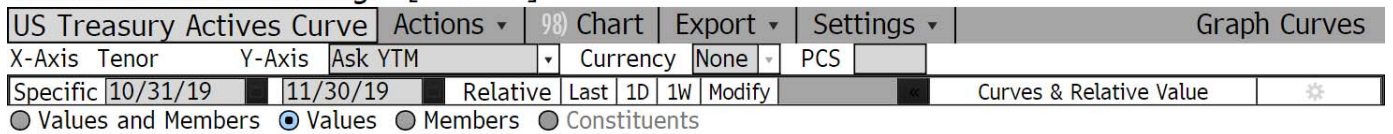
**Next Meeting:** The next quarterly meeting is scheduled for **Thursday, January 23, 2020 at 10:00 a.m.** in the City Treasurer's Conference Room.

Running as C15. Run GC for more features.



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		I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM (Change)
	Tenor	11/29/19	10/31/19	11/29/19-10/31/19
11)	1M	1.593	1.539	5.4
12)	2M	1.580	1.541	3.9
13)	3M	1.567	1.524	4.3
14)	6M	1.601	1.547	5.4
15)	1Y	1.586	1.495	9.1
16)	2Y	1.612	1.524	8.8
17)	3Y	1.609	1.516	9.2
18)	5Y	1.626	1.520	10.6
19)	7Y	1.727	1.604	12.4
20)	10Y	1.776	1.691	8.5
21)	30Y	2.205	2.179	2.6

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**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**6-MONTH CASH FLOW ANALYSIS**  
**December 1, 2019 - May 31, 2020**

*In millions*

Cash Balances:	
CalTRUST	169.468
Fidelity Fund	22.694
Five Star Bank Community Fund	25.048
JP Morgan Chase	1.343
LAIFA	30.000
Overnight Sweep	3.870
Safe Credit Union Community Fund	15.027
Less: Required bank balance by policy	(0.500)
<b><i>Cash available at beginning of period:</i></b>	<b>266.950</b>
Projected net cash flow:	
December-19	93.450
January-20	0.097
February-20	92.546
March-20	37.657
April-20	28.423
May-20	102.855
<b><i>Net cash flow during period:</i></b>	<b>355.028</b>
<b><i>Cash in excess of policy: <sub>1</sub></i></b>	<b>621.978</b>
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.090)
Large Cap Growth	(3.923)
International	(1.495)
Equity Income	(2.900)
Retirement Trust Operating Fund	(3.404)
Ann Land/Bertha Henschel Endowment Fund	(0.034)
Ethel Hart Mutual Endowment Fund	(0.059)
George H. Clark Memorial Scholarship Fund	(0.006)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.829)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.277)
Gifts to Share	(0.726)
Sacramento Convention and Visitors Bureau	(1.941)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(2.975)
<b><i>Total cash balances of non-City and/or Pool A participants: <sub>2</sub></i></b>	<b>(73.084)</b>
<b><i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: <sub>3</sub></i></b>	<b>548.894</b>

<sub>1</sub> The City will be able to meet its cash flow needs for the next six months, with \$622 mm to cover on going expenditures

<sub>2</sub> Non-City and/or Pool A participants have \$73 mm invested in Pool A

<sub>3</sub> If all non-City and/or Pool A participants withdraw the entire \$73 mm within the next twelve months, the City will have \$549 mm to cover on going expenditures

**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**12-MONTH CASH FLOW ANALYSIS**  
**December 1, 2019 - November 30, 2020**

*In millions*

Cash Balances:	
CalTRUST	169.468
Fidelity Fund	22.694
Five Star Bank Community Fund	25.048
JP Morgan Chase	1.343
LAIFA	30.000
Overnight Sweep	3.870
Safe Credit Union Community Fund	15.027
Less: Required bank balance by policy	(0.500)
<b>Cash available at beginning of period:</b>	<b>266.950</b>
Projected net cash flow:	
December-19	93.450
January-20	0.097
February-20	92.546
March-20	37.657
April-20	28.423
May-20	102.855
June-20	(0.703)
July-20	14.159
August-20	(14.145)
September-20	(10.869)
October-20	(1.521)
November-20	(3.099)
<b>Net cash flow during period:</b>	<b>338.850</b>
<b>Cash in excess of policy: <sub>1</sub></b>	<b>605.800</b>
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.090)
Large Cap Growth	(3.923)
International	(1.495)
Equity Income	(2.900)
Retirement Trust Operating Fund	(3.404)
Ann Land/Bertha Henschel Endowment Fund	(0.034)
Ethel Hart Mutual Endowment Fund	(0.059)
George H. Clark Memorial Scholarship Fund	(0.006)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.829)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.277)
Gifts to Share	(0.726)
Sacramento Convention and Visitors Bureau	(1.941)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(2.975)
<b>Total cash balances of non-City and/or Pool A participants: <sub>2</sub></b>	<b>(73.084)</b>
<b>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: <sub>3</sub></b>	<b>532.716</b>

<sub>1</sub>The City will be able to meet its cash flow needs for the next twelve months, with \$606 mm to cover on going expenditures

<sub>2</sub> Non-City and/or Pool A participants have \$73 mm invested in Pool A

<sub>3</sub> If all non-City and/or Pool A participants withdraw the entire \$73 mm within the next twelve months, the City will have \$533 mm to cover on going expenditures

# **City of Sacramento**

## **Investment**

### **Pool A**

# CITY OF SACRAMENTO INVESTMENT POOL A

## MONTHLY REVIEW – NOVEMBER 2019

### STRATEGY

The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

### PORTFOLIO STATISTICS

Beginning Market Value	1,361,504,505
Month's Yield or RoR	2.41%
Weighted Average Maturity (Yrs)	1.98
Weighted Average Duration (Yrs)	1.89
Ending Book Value	1,335,389,792
Ending Market Value	1,339,237,058
Percent of Market to Book Value	100.29%
Month's Investment Earnings	2,635,131
Fiscal YTD Investment Earnings	14,129,971

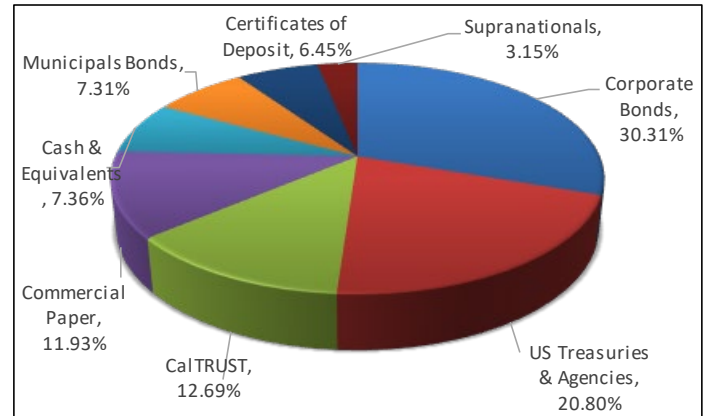
#### External Third-Party Investment Manager

CalTRUST	169,468,209
LAIF	30,000,000

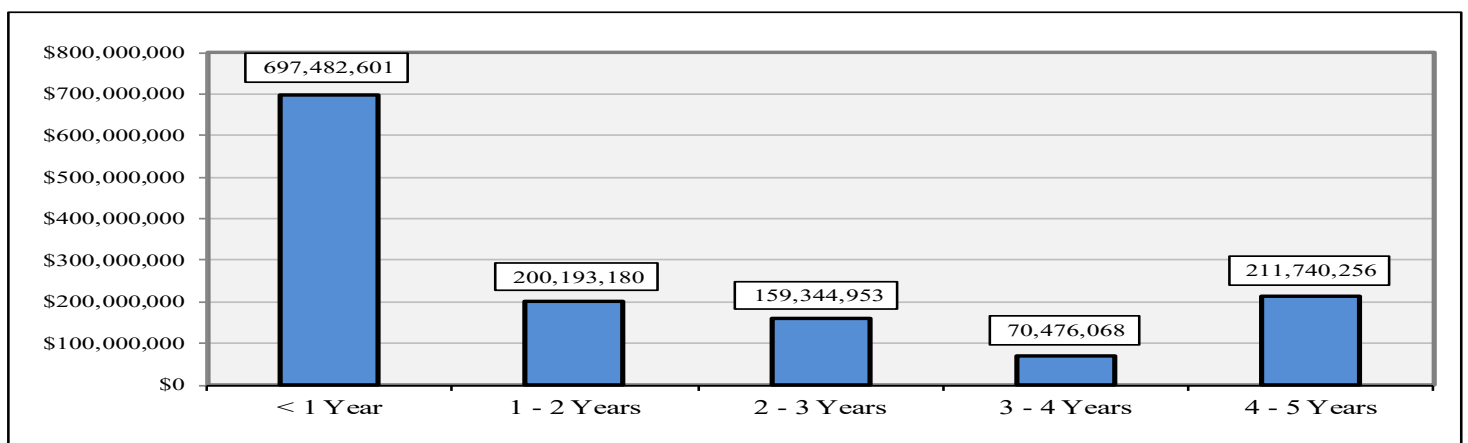
### MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

### PORTFOLIO COMPOSITION



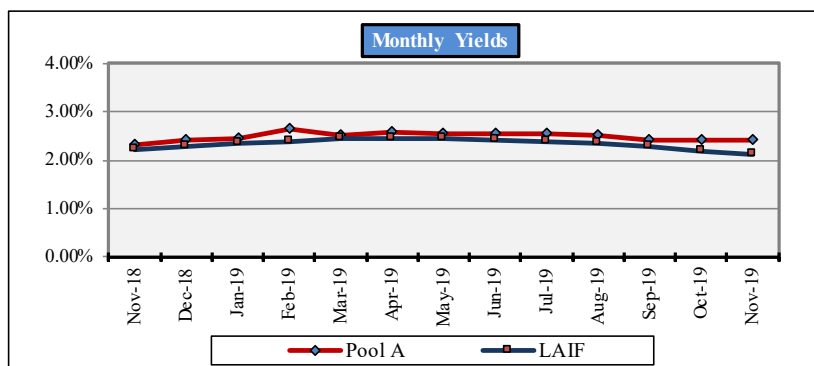
Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



## INTEREST RATE ENVIRONMENT

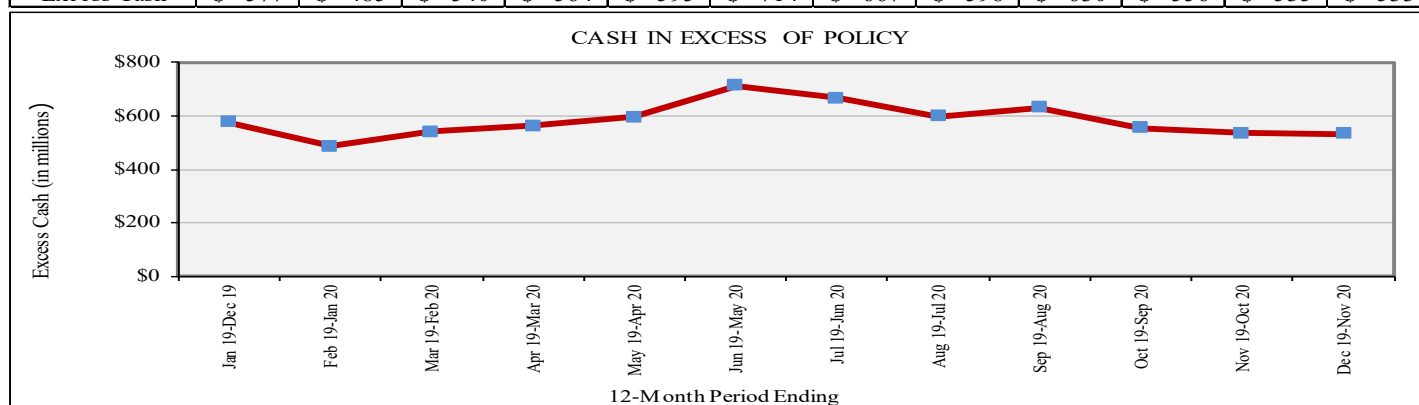
The U.S. economy was pleasantly surprising in November. On the heels of the Federal Reserve Board making a rate cut, many economists and policy makers were publicly wondering if the economy had finally run out of steam. Projections of multiple rate cuts from The Fed over the next year were common in the days before the November jobs report was released. A lot of those projections changed, however, when the report detailed 266,000 new jobs added during the month (soundly beating estimates), combined with steady 3.5% unemployment, wages continuing their upward trajectory, and a rising labor participation rate. Those who are working are getting paid more, those who are looking for work are finding it, and people who had once taken themselves out of the job market are starting to get back into it. This news came as the country fully immersed itself in the holiday season with a population that remains confident and seemingly ready to spend money. The University of Michigan Consumer Sentiment Index (the weekly measurement of consumer confidence in the American economy) increased to 96.8 before the positive jobs numbers were released, then jumped to 99.2 immediately following the report. Americans are overwhelmingly satisfied with the state of the U.S. economy and their place in it. The Fed seems to be very content, as well, and hinted that they will be comfortable letting things run through 2020, with intervention being off the table unless it is absolutely necessary. This approach has helped maintain the return to a relatively normal Yield Curve, as we move away from the inversion that has characterized a majority of 2019. The yield on 5-year Treasuries began the month rising from its Halloween close of 1.52%, reaching 1.74% on the 8th which was a couple of days after the announcement that the U.S. and China were very close to a “Phase 1” trade deal that would remove a lot of the tariffs that had been on goods going both ways for much of the year. Sluggish global news tempered that enthusiasm a bit, pushing yields down to just below 1.65%, which is around where they stayed for the rest of the month, providing a rare sense of stability in the markets. Although stability and prosperity are always the goal, our current reality tells us that we are always just a tweet or bad economic report away from volatility. Acknowledging this, the investment team will remain focused on analyzing and discussing political, economic, and market conditions on a regular basis in order to develop investment strategies that will best adapt to current economic conditions. It will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of the Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Nov-18	2.33%	2.21%
Dec-18	2.41%	2.29%
Jan-19	2.45%	2.36%
Feb-19	2.63%	2.39%
Mar-19	2.50%	2.44%
Apr-19	2.58%	2.45%
May-19	2.56%	2.45%
Jun-19	2.56%	2.43%
Jul-19	2.56%	2.38%
Aug-19	2.51%	2.34%
Sep-19	2.43%	2.28%
Oct-19	2.41%	2.19%
Nov-19	2.41%	2.10%
FYTD	2.47%	2.26%



## CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Jan 19-Dec 19	Feb 19-Jan 20	Mar 19-Feb 20	Apr 19-Mar 20	May 19-Apr 20	Jun 19-May 20	Jul 19-Jun 20	Aug 19-Jul 20	Sep 19-Aug 20	Oct 19-Sep 20	Nov 19-Oct 20	Dec 19-Nov 20
Excess Cash	\$ 577	\$ 485	\$ 540	\$ 564	\$ 595	\$ 714	\$ 667	\$ 598	\$ 630	\$ 556	\$ 535	\$ 533



City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
November 30, 2019

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Moody	Bond Status	Call Put Date
<b>CASH AND EQUIVALENTS</b>																
	caltrust-bff	Caltrust BlackRock FedFund		5,219,913		5,219,913		5,219,913	0.39	1.770	92,392	1.77				
	caltrust-lf	Caltrust Liquidity Fund		77,631,657		77,631,657		77,631,657	5.82	1.760	1,366,317	1.76				
	caltrust-mt	Caltrust Medium-Term		21,818,454		21,818,454		21,818,454	1.63	2.050	447,278	2.05				
	caltrust-st	Caltrust Short-Term		64,798,185		64,798,185		64,798,185	4.85	2.020	1,308,923	2.02				
	fidfund	Fidelity Fund		22,693,894		22,693,894		22,693,894	1.70	1.300	295,021	1.30				
	fivestar	Five Star Bank Community Fund		25,047,063		25,047,063		25,047,063	1.88	2.113	529,244	2.11				
	cashjpm	JP Morgan Chase Cash		1,342,706		1,342,706		1,342,706	0.10	1.000	13,427	1.00				
	laifa	Local Agency Investment Fund, Pool A		30,000,000		30,000,000		30,000,000	2.25	2.103	630,900	2.10				
	miscintrec	Misc Interest Receivable		166,355		166,355		166,355	0.01	1.300	2,163	1.30				
	sweep	Overnight Sweep		3,869,910		3,869,910		3,869,910	0.29	1.450	56,114	1.45				
	safe	Safe Credit Union Community Fund		15,026,384		15,026,384		15,026,384	1.13	2.140	321,565	2.14				
				267,614,521		267,614,521		267,614,521	20.05		5,063,344	1.89				
<b>CERTIFICATES OF DEPOSIT</b>																
5,000,000	89114mrn9	Toronto Dominion Bank NY 3.050% Due 12-26-19	100.00	5,000,000	100.10	5,005,006	143,181	5,148,186	0.37	3.050	152,500	3.05	A1+	P1		
4,868,000	38148jkc4	Goldman Sachs 2.000% Due 02-04-20	100.00	4,868,000	100.08	4,871,799	31,742	4,903,541	0.36	2.000	97,360	2.00				
15,000,000	100181409-20	Safe Credit Union Community Fund (Non-Negotiable) 1.723% Due 03-19-20	100.00	15,000,000	100.00	15,000,000	21,541	15,021,541	1.12	1.723	258,495	1.73				
15,000,000	1005316	Five Star Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	15,000,000	100.00	15,000,000	17,187	15,017,187	1.12	2.750	412,500	2.77				
25,000,000	5749997171	River City Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	25,000,000	100.00	25,000,000	57,292	25,057,292	1.87	2.750	687,500	2.77				
5,000,000	140420um0	Capital One Bank USA 2.400% Due 08-19-20	100.00	5,000,000	100.51	5,025,653	34,192	5,059,844	0.38	2.400	120,000	2.40				
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	101.19	3,035,618	7,101	3,042,719	0.23	2.400	72,000	2.40				
3,000,000	90348jcb4	US Bank CD 2.400% Due 04-28-22	100.00	3,000,000	101.55	3,046,430	592	3,047,022	0.23	2.400	72,000	2.41				
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	101.23	5,061,710	28,274	5,089,984	0.38	2.400	120,000	2.40				
5,000,000	48128lpe3	JP Morgan Chase Bank NA 2.125% Due 11-29-24	100.00	5,000,000	100.26	5,013,187	582	5,013,769	0.38	2.125	106,250	2.12				05-29-20
				85,868,000		86,059,403	341,684	86,401,087	6.45		2,098,605	2.45				
<b>COMMERCIAL PAPER</b>																
10,000,000	89119bz33	Toronto Dominion Bank 2.550% Due 12-03-19	98.24	9,823,625	99.98	9,998,309	0	9,998,309	0.75	2.550	255,000	2.64	A1+	P1		
5,000,000	45920gz90	IBM Corp 2.480% Due 12-09-19	98.63	4,931,456	99.96	4,997,856	0	4,997,856	0.37	2.480	124,000	2.56	A1	P1		
5,000,000	09702mzb2	Boeing Company 2.398% Due 12-11-19	98.84	4,942,067	99.95	4,997,390	0	4,997,390	0.37	2.398	119,889	2.44	A1	P1		
10,000,000	53943szg5	LLoyds Bank Plc 2.550% Due 12-16-19	98.28	9,827,875	99.93	9,992,553	0	9,992,553	0.75	2.550	255,000	2.63	A1	P1		
5,000,000	17327bzh1	Citigroup Inc 2.480% Due 12-17-19	98.31	4,915,367	99.92	4,996,250	0	4,996,250	0.37	2.480	124,000	2.57	A1	P1		
5,000,000	89233ga22	Toyota Motor Credit Corp 2.540% Due 01-02-20	98.21	4,910,747	99.83	4,991,661	0	4,991,661	0.37	2.540	127,000	2.63	A1	P1		



City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
November 30, 2019

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Moody	Bond Status	Call Put Date
5,000,000	48306aa80	Kaiser Foundation Hospital 2.090% Due 01-08-20	99.13	4,956,749	99.80	4,989,761	0	4,989,761	0.37	2.090	104,500	2.15	A1+			
10,000,000	9113a2ae6	United Parcel 2.420% Due 01-14-20	98.35	9,834,633	99.84	9,984,373	0	9,984,373	0.75	2.420	242,000	2.51	A1	P1		
5,000,000	19121aah4	Coca Cola Company 2.580% Due 01-17-20	98.14	4,906,833	99.78	4,988,914	0	4,988,914	0.37	2.580	129,000	2.67	A1	P1		
10,000,000	40434paq9	HSBC Finance 2.530% Due 01-24-20	98.21	9,821,131	99.72	9,972,047	0	9,972,047	0.75	2.530	253,000	2.51	A1	P1		
5,000,000	71708ebc8	Pfizer Inc 1.950% Due 02-12-20	99.01	4,950,708	99.66	4,982,969	0	4,982,969	0.37	1.950	97,500	2.01	A1+	P1		
10,000,000	62479lbk0	MUFG Union Bank 2.000% Due 02-19-20	98.94	9,894,444	99.57	9,956,722	0	9,956,722	0.75	2.000	200,000	2.06	A1	P1		
10,000,000	2254eaca9	Credit Suisse NY 1.960% Due 03-10-20	98.87	9,886,756	99.48	9,948,377	0	9,948,377	0.75	1.960	196,000	2.01	A1	P1		
10,000,000	88602tcl5	Thunder Bay Funding LLC 2.030% Due 03-20-20	99.03	9,903,011	99.47	9,946,893	0	9,946,893	0.75	2.030	203,000	2.07	A1+	P1		
10,000,000	71708ecp8	Pfizer Inc 2.010% Due 03-23-20	98.99	9,899,500	99.45	9,945,151	0	9,945,151	0.74	2.010	201,000	2.05	A1+	P1		
5,000,000	71708ecs2	Pfizer Inc 1.920% Due 03-26-20	98.84	4,942,133	99.43	4,971,729	0	4,971,729	0.37	1.920	96,000	1.97	A1+	P1		
5,000,000	62479ld77	MUFG Union Bank 1.850% Due 04-07-20	99.29	4,964,285	99.31	4,965,640	0	4,965,640	0.37	1.850	92,500	1.89	A1	P1		
5,000,000	62479lf26	MUFG Union Bank 1.880% Due 06-02-20	98.92	4,945,950	99.01	4,950,607	0	4,950,607	0.37	1.880	94,000	1.93	A1	P1		
10,000,000	63873jfw5	Natixis NY 1.850% Due 06-30-20	98.86	9,886,431	98.88	9,887,650	0	9,887,650	0.74	1.850	185,000	1.90	A1	P1		
10,000,000	2254eage7	Credit Suisse NY 1.860% Due 07-14-20	98.75	9,874,967	98.82	9,881,630	0	9,881,630	0.74	1.860	186,000	1.90	A1	P1		
10,000,000	53943rgq6	Lloyds Bank Plc 1.810% Due 07-24-20	98.78	9,878,328	98.77	9,876,835	0	9,876,835	0.74	1.810	181,000	1.85	A1	P1		
				157,896,995		159,223,316	0	159,223,316	11.93		3,465,389	2.22				
FEDERAL HOME LOAN BANK																
3,000,000	3130adxu1	Federal Home Loan Bank 2.320% Due 01-09-20	100.00	3,000,000	100.05	3,001,620	27,453	3,029,073	0.22	2.320	69,600	2.32	AA+	Aaa		
3,000,000	3130adn32	Federal Home Loan Bank 2.125% Due 02-11-20	99.82	2,994,510	100.08	3,002,529	19,479	3,022,008	0.22	2.125	63,750	2.22	AA+	Aaa		
3,000,000	3130a7cv5	Federal Home Loan Bank 1.375% Due 02-18-21	99.60	2,987,880	99.65	2,989,440	11,802	3,001,242	0.22	1.375	41,250	1.46	AA+	Aaa		
2,450,000	3130a7vk8	Federal Home Loan Bank 1.750% Due 05-18-21	100.00	2,450,000	99.47	2,436,917	1,548	2,438,465	0.18	1.750	42,875	1.75	AA+	Aaa		
17,400,000	3130a8gm9	Federal Home Loan Bank 1.370% Due 06-15-21	99.14	17,250,850	99.60	17,330,052	109,920	17,439,972	1.30	1.370	238,380	1.55	AA+	Aaa		
5,000,000	3130acgx6	Federal Home Loan Bank 2.000% Due 09-27-21	100.00	5,000,000	99.89	4,994,550	17,778	5,012,328	0.37	2.000	100,000	2.00	AA+	Aaa		12-27-19
5,000,000	3130afh34	Federal Home Loan Bank 3.150% Due 12-10-21	100.00	5,000,000	100.02	5,001,250	74,812	5,076,062	0.37	3.150	157,500	3.15	AA+	Aaa	c	12-10-19
5,000,000	3130aaet1	Federal Home Loan Bank 2.050% Due 12-29-21	100.00	5,000,000	100.01	5,000,650	43,278	5,043,928	0.37	2.050	102,500	2.05	AA+	Aaa		12-29-19
10,000,000	3130agv69	Federal Home Loan Bank 2.030% Due 08-19-22	100.00	10,000,000	99.81	9,980,800	57,517	10,038,317	0.75	2.030	203,000	2.03	AA+	Aaa		02-19-20
5,000,000	3130afnz6	Federal Home Loan Bank 3.000% Due 01-29-24	100.00	5,000,000	100.18	5,009,250	50,833	5,060,083	0.38	3.000	150,000	3.00	AA+	Aaa		01-29-20
5,000,000	3130agv28	Federal Home Loan Bank 2.180% Due 08-12-24	100.00	5,000,000	99.33	4,966,350	33,003	4,999,353	0.37	2.180	109,000	2.18	AA+	Aaa		02-12-20

City of Sacramento  
**PORTFOLIO APPRAISAL**  
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November 30, 2019

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Moody	Bond Status	Call Put Date
5,000,000	3130agzy4	Federal Home Loan Bank 1.850% Due 09-09-24	99.80	4,990,000	99.42	4,971,150	22,097	4,993,247	0.37	1.850	92,500	1.89	AA+	Aaa		03-09-20
5,000,000	3130ah5z2	Federal Home Loan Bank 2.125% Due 10-01-24	100.00	5,000,000	98.62	4,930,950	17,708	4,948,658	0.37	2.125	106,250	2.12	AA+	Aaa		04-01-20
5,000,000	3130ahey5	Federal Home Loan Bank 2.125% Due 10-28-24	100.00	5,000,000	100.00	5,000,200	9,740	5,009,940	0.37	2.125	106,250	2.12	AA+	Aaa		04-28-20
5,000,000	3130ahgu1	Federal Home Loan Bank 2.100% Due 10-30-24	100.00	5,000,000	99.98	4,999,150	9,042	5,008,192	0.37	2.100	105,000	2.10	AA+	Aaa		04-30-20
				83,673,240		83,614,858	506,010	84,120,868	6.26		1,687,855	2.06				
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)																
5,000,000	3136g3tf2	Fannie Mae 1.200% Due 12-30-19	100.00	5,000,000	99.97	4,998,400	25,167	5,023,567	0.37	1.200	60,000	1.20	AA+	Aaa		
4,100,000	3136g34m4	Fannie Mae 1.550% Due 08-24-21	99.99	4,099,590	99.69	4,087,290	17,123	4,104,413	0.31	1.550	63,550	1.55	AA+	Aaa		02-24-20
3,000,000	3136g4qc0	Fannie Mae 2.200% Due 10-13-22	100.00	3,000,000	100.03	3,001,050	8,800	3,009,850	0.22	2.200	66,000	2.20	AA+	Aaa		01-13-20
5,000,000	3136g4ty9	Fannie Mae 2.000% Due 10-28-24	100.00	5,000,000	99.55	4,977,550	9,167	4,986,717	0.37	2.000	100,000	2.00	AA+	Aaa		10-28-20
				17,099,590		17,064,290	60,257	17,124,547	1.28		289,550	1.69				
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)																
5,000,000	3134gbxv9	Freddie Mac 1.850% Due 07-13-20	98.44	4,921,900	100.01	5,000,450	35,458	5,035,908	0.37	1.850	92,500	2.84	AA+	Aaa		01-13-20
5,000,000	3134gtt60	Freddie Mac 2.250% Due 02-06-23	100.00	5,000,000	100.06	5,002,900	35,937	5,038,837	0.37	2.250	112,500	2.25	AA+	Aaa		02-06-20
5,000,000	3134gs5q4	Freddie Mac 2.880% Due 03-20-24	99.95	4,997,500	100.23	5,011,500	28,400	5,039,900	0.38	2.880	144,000	2.89	AA+	Aaa		03-20-20
5,000,000	3134gtap8	Freddie Mac 2.750% Due 03-27-24	100.00	5,000,000	100.18	5,009,050	24,444	5,033,494	0.38	2.750	137,500	2.75	AA+	Aaa		03-27-20
5,000,000	3134gtdl4	Freddie Mac 2.750% Due 04-10-24	100.00	5,000,000	100.22	5,011,100	19,479	5,030,579	0.38	2.750	137,500	2.75	AA+	Aaa		04-10-20
5,000,000	3134gtlq4	Freddie Mac 2.750% Due 04-30-24	100.00	5,000,000	100.24	5,012,200	11,840	5,024,040	0.38	2.750	137,500	2.75	AA+	Aaa		04-30-20
3,000,000	3134gtvs9	Freddie Mac 2.500% Due 06-27-24	100.00	3,000,000	100.01	3,000,240	32,083	3,032,323	0.22	2.500	75,000	2.50	AA+	Aaa		12-27-19
5,000,000	3134gta52	Freddie Mac 2.300% Due 07-15-24	100.00	5,000,000	100.11	5,005,700	43,444	5,049,144	0.37	2.300	115,000	2.30	AA+	Aaa		07-15-20
5,000,000	3134gtm33	Freddie Mac 2.250% Due 07-30-24	100.00	5,000,000	100.19	5,009,500	37,812	5,047,312	0.38	2.250	112,500	2.25	AA+	Aaa		07-30-20
5,000,000	3134gt6g3	Freddie Mac 2.100% Due 09-10-24	100.00	5,000,000	100.00	4,999,900	23,625	5,023,525	0.37	2.100	105,000	2.10	AA+	Aaa		03-10-20
5,000,000	3134gukb5	Freddie Mac 2.125% Due 10-17-24	100.00	5,000,000	99.82	4,990,950	12,986	5,003,936	0.37	2.125	106,250	2.12	AA+	Aaa		04-17-20
5,000,000	3134gukn9	Freddie Mac 2.125% Due 10-21-24	100.00	5,000,000	99.59	4,979,700	11,806	4,991,506	0.37	2.125	106,250	2.12	AA+	Aaa		04-21-20
5,000,000	3134gumd9	Freddie Mac 2.000% Due 10-28-24	100.00	5,000,000	99.78	4,989,000	9,167	4,998,167	0.37	2.000	100,000	2.00	AA+	Aaa		07-28-20
5,000,000	3134gunj5	Freddie Mac 2.030% Due 11-12-24	100.00	5,000,000	99.89	4,994,400	5,357	4,999,757	0.37	2.030	101,500	2.03	AA+	Aaa		11-12-20
5,000,000	3134guqt0	Freddie Mac 2.000% Due 11-18-24	100.00	5,000,000	99.96	4,998,150	3,611	5,001,761	0.37	2.000	100,000	2.00	AA+	Aaa		08-18-20
				72,919,400		73,014,740	335,451	73,350,191	5.47		1,683,000	2.37				

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Moody	Bond Status	Call Put Date
FEDERAL AGRICULTURAL MORTGAGE CORP.																
Not Classified																
2,000,000	3132x0uc3	Farmer Mac 1.650% Due 06-29-20	100.00	2,000,000	100.01	2,000,140	13,933	2,014,073	0.15	1.650	33,000	1.65				12-29-19
3,000,000	3132x0mt5	Farmer Mac 2.000% Due 01-15-21	100.00	3,000,000	100.24	3,007,170	22,667	3,029,837	0.23	2.000	60,000	2.00				
5,000,000	3132x0et4	Farmer Mac 1.830% Due 01-25-21	100.00	5,000,000	100.00	4,999,950	32,025	5,031,975	0.37	1.830	91,500	1.83				01-25-20
5,000,000	3132x0zr5	Farmer Mac 2.350% Due 12-14-22	100.00	5,000,000	100.02	5,000,950	54,507	5,055,457	0.37	2.350	117,500	2.35			c	12-14-19
5,000,000	31422bkg4	Farmer Mac 2.100% Due 08-26-24	100.00	5,000,000	98.93	4,946,750	27,708	4,974,458	0.37	2.100	105,000	2.10				08-26-20
						20,000,000		19,954,960	150,840	20,105,800	1.49	407,000	2.03			
						20,000,000		19,954,960	150,840	20,105,800	1.49	407,000	2.03			
FEDERAL FARM CREDIT BANK - FRMMT																
Not Classified																
3,000,000	3133egdw2	Federal Farm Credit Bank 1.520% Due 06-08-20	100.00	3,000,000	99.93	2,997,840	21,913	3,019,753	0.22	1.520	45,600	1.52	AA+	Aaa		
5,000,000	3133egah8	Federal Farm Credit Bank 1.550% Due 05-17-21	100.00	5,000,000	99.48	4,974,250	3,014	4,977,264	0.37	1.550	77,500	1.55	AA+	Aaa		
2,000,000	3133egg82	Federal Farm Credit Bank 1.520% Due 11-15-21	99.72	1,994,500	99.11	1,982,120	1,351	1,983,471	0.15	1.520	30,400	1.58	AA+	Aaa		
3,000,000	3133egt47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	100.66	3,019,860	28,977	3,048,837	0.23	2.010	60,300	1.95	AA+	Aaa		
2,000,000	3133ehyq0	Federal Farm Credit Bank 1.950% Due 03-14-22	100.00	2,000,000	100.00	2,000,020	8,342	2,008,362	0.15	1.950	39,000	1.95	AA+	Aaa		
3,000,000	3133ehxz1	Federal Farm Credit Bank 2.000% Due 09-12-22	100.00	3,000,000	100.00	3,000,000	13,167	3,013,167	0.22	2.000	60,000	2.00	AA+	Aaa		
9,626,000	3133ekwz5	Federal Farm Credit Bank 2.200% Due 07-24-23	100.00	9,626,000	100.29	9,654,204	74,708	9,728,913	0.72	2.200	211,772	2.20	AA+	Aaa		07-24-20
5,000,000	3133ektt3	Federal Farm Credit Bank 2.230% Due 07-08-24	100.00	5,000,000	100.11	5,005,450	44,290	5,049,740	0.37	2.230	111,500	2.23	AA+	Aaa		07-08-20
5,000,000	3133ekyv2	Federal Farm Credit Bank 2.120% Due 08-12-24	100.00	5,000,000	99.19	4,959,750	32,094	4,991,844	0.37	2.120	106,000	2.12	AA+	Aaa		08-12-20
10,000,000	3133ekc61	Federal Farm Credit Bank 2.100% Due 08-20-24	100.00	10,000,000	100.14	10,013,600	58,917	10,072,517	0.75	2.100	210,000	2.10	AA+	Aaa		08-20-20
5,000,000	3133ekh41	Federal Farm Credit Bank 2.000% Due 09-03-24	100.00	5,000,000	99.89	4,994,350	24,444	5,018,794	0.37	2.000	100,000	2.00	AA+	Aaa		09-03-20
5,000,000	3133ekv86	Federal Farm Credit Bank 2.000% Due 10-02-24	100.00	5,000,000	100.05	5,002,600	16,389	5,018,989	0.37	2.000	100,000	2.00	AA+	Aaa		10-02-20
						57,629,680		57,604,044	327,607	57,931,652	4.32	1,152,072	2.00			
						57,629,680		57,604,044	327,607	57,931,652	4.32	1,152,072	2.00			
MUNICIPAL BONDS																
Not Classified																
1,000,000.00	54473err7	Los Angeles Cnty Calif Pub Wks 2.560% Due 12-01-19	100.00	1,000,000	100.00	1,000,000	12,800	1,012,800	0.07	2.560	25,600	2.56	AA+	A1		
1,415,000.00	45656tat5	Industry Calif Pub Facs Auth T 3.139% Due 01-01-20	102.75	1,453,983	100.08	1,416,203	18,507	1,434,710	0.11	3.139	44,417	2.42	AA			
200,000.00	70227rac4	Pasadena Calif Pension Oblig 2.577% Due 05-01-20	100.00	200,000	100.30	200,600	429	201,029	0.02	2.577	5,154	2.58	AAA			
5,000,000.00	7976465t9	San Francisco City & County CA 2.000% Due 06-15-20	100.29	5,014,700	100.06	5,002,800	12,222	5,015,022	0.37	2.000	100,000	1.55	AAA	Aaa		

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Moody	Bond Status	Call Put Date
5,585,000.00	34074gdh4	Florida Hurricane Catastrophe 2.995% Due 07-01-20	101.62	5,675,541	100.68	5,622,978	69,696	5,692,674	0.42	2.995	167,271	2.64	AA	Aa3		
2,750,000.00	004284b20	Acalanes Calif Un High Sch Dis 2.094% Due 08-01-20	100.95	2,776,235	100.30	2,758,305	19,195	2,777,500	0.21	2.094	57,585	1.81	AA	Aa1		
425,000.00	762494qz8	Rialto Calif Uni Sch Dist 2.591% Due 08-01-20	104.07	442,293	100.43	426,827	3,671	430,498	0.03	2.591	11,012	1.54	AA	A1		
3,000,000.00	54465agl0	Los Angeles Cnty Calif Redev A 1.250% Due 09-01-20	99.07	2,972,250	99.55	2,986,380	9,375	2,995,755	0.22	1.250	37,500	1.49	AA	Aa3		
2,000,000.00	696624at2	Palm Desert Calif Redev Agy Su 2.250% Due 10-01-20	100.13	2,002,680	100.33	2,006,680	7,500	2,014,180	0.15	2.250	45,000	2.21	AA			
4,000,000.00	59259ydh9	Metropolitan Transn Auth N Y R 5.269% Due 11-15-20	105.11	4,204,520	103.02	4,120,760	9,367	4,130,127	0.31	5.269	210,760	2.99	A	A1		
3,000,000.00	13063cp87	California St For Previous Iss 1.500% Due 04-01-21	100.00	3,000,000	99.64	2,989,170	7,500	2,996,670	0.22	1.500	45,000	1.50	AA-	Aa3		
2,000,000.00	594698pf3	Michigan St Strategic Fd Ltd O 2.031% Due 04-15-21	100.00	2,000,000	100.00	2,000,060	5,190	2,005,250	0.15	2.031	40,620	2.03		Aa2		
9,446,838.08	13066tyt5	California St Dept Wtr Res Pwr 1.713% Due 05-01-21	99.03	9,355,223	100.03	9,449,294	13,485	9,462,780	0.71	1.713	161,824	1.93	AA	Aa1		
1,200,000.00	913366ej5	Univ Calif Regts Med Ctr Poole 5.035% Due 05-15-21	114.58	1,374,936	104.34	1,252,092	2,685	1,254,777	0.09	5.035	60,420	1.78	AA-	Aa3		
515,000.00	91412hev1	University Calif Revenue Bonds 2.553% Due 05-15-21	100.00	515,000	100.91	519,692	584	520,276	0.04	2.553	13,148	2.55	AA	Aa2		
2,000,000.00	91412gf59	University Calif Revs For Prev 1.910% Due 05-15-21	99.76	1,995,280	100.11	2,002,280	1,698	2,003,978	0.15	1.910	38,200	1.97	AA	Aa2		02-15-21
1,000,000.00	91412gl86	University Calif Revs For Prev 1.784% Due 05-15-21	100.00	1,000,000	99.76	997,600	793	998,393	0.07	1.784	17,840	1.78	AA-	Aa3		
1,000,000.00	91412hbh5	University Calif Revs For Prev 3.029% Due 05-15-21	100.00	1,000,000	101.59	1,015,890	1,346	1,017,236	0.08	3.029	30,290	3.03	AA	Aa2		
1,250,000.00	80168fma1	Santa Clara Vy Calif Wtr Dist 2.387% Due 06-01-21	104.83	1,310,337	100.85	1,260,675	14,919	1,275,594	0.09	2.387	29,837	1.36		Aa1		
630,000.00	221623xh9	Cotati-Rohnert Pk Calif Uni Sc 2.550% Due 08-01-21	100.00	630,000	100.44	632,797	5,355	638,152	0.05	2.550	16,065	2.55	AA	A1		
5,225,000.00	54473enq3	Los Angeles Cnty Calif Pub Wks 5.841% Due 08-01-21	113.53	5,932,204	106.22	5,549,786	101,731	5,651,517	0.42	5.841	305,192	2.29	AA+	Aa2		
1,600,000.00	762494ra2	Rialto Calif Uni Sch Dist 2.888% Due 08-01-21	102.42	1,638,800	101.42	1,622,688	15,403	1,638,091	0.12	2.888	46,208	2.26	AA	A1		
2,000,000.00	79770ggn0	San Francisco Calif City & Cnt 2.125% Due 08-01-21	99.64	1,992,820	100.39	2,007,800	14,167	2,021,967	0.15	2.125	42,500	2.23	AA-			
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redev A 1.500% Due 09-01-21	99.05	1,109,371	99.28	1,111,958	4,200	1,116,158	0.08	1.500	16,800	1.70	AA	Aa3		
1,050,000.00	13077dfc1	California St Univ Rev 2.982% Due 11-01-21	100.00	1,050,000	101.89	1,069,887	2,609	1,072,496	0.08	2.982	31,311	2.98	AA-	Aa2		
905,000.00	13077dhj4	California St Univ Rev 2.000% Due 11-01-21	100.00	905,000	100.06	905,552	6,033	911,585	0.07	2.000	18,100	2.00	AA-	Aa2		
800,000.00	430034aw8	Highland Calif Redev Agy Succe 2.250% Due 02-01-22	99.42	795,336	100.34	802,696	6,000	808,696	0.06	2.250	18,000	2.39	AA			
1,000,000.00	13063dad0	California St 2.367% Due 04-01-22	100.00	1,000,000	101.25	1,012,490	3,945	1,016,435	0.08	2.367	23,670	2.37	AA-	Aa3		
3,000,000.00	13066ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	100.53	3,015,930	5,000	3,020,930	0.23	2.000	60,000	2.22	AA	Aa1		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	101.51	659,828	753	660,581	0.05	2.608	16,952	2.61	AA	AA2		
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	110.21	3,306,210	60,910	3,367,120	0.25	6.091	182,730	2.45	AA+	Aa2		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	101.08	1,268,617	9,935	1,278,552	0.10	2.375	29,806	2.41	AA-			

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5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe	98.58	4,928,900	101.79	5,089,750	43,833	5,133,583	0.38	2.630	131,500	3.00	AA			
5,000,000.00	13063ddf2	2.630% Due 08-01-22 California St	101.45	5,072,450	101.87	5,093,600	20,833	5,114,433	0.38	2.500	125,000	2.19	AA-	Aa3		
685,000.00	13077dhk1	2.500% Due 10-01-22 California St Univ Rev	100.00	685,000	100.10	685,678	4,612	690,290	0.05	2.020	13,837	2.02	AA-	Aa2		
1,750,000.00	13032uva3	2.020% Due 11-01-22 California Health Facs Fing Auth Revenue	100.00	1,750,000	100.46	1,757,997	575	1,758,572	0.13	1.970	34,475	1.97	AA-	Aa3		
3,000,000.00	93974d5q7	1.970% Due 06-01-23 Washington St	99.66	2,989,770	104.43	3,132,840	30,300	3,163,140	0.23	3.030	90,900	3.11	AA+	Aa1		
3,325,000.00	20772j3h3	3.030% Due 08-01-23 Connecticut State	99.57	3,310,669	99.66	3,313,761	21,049	3,334,811	0.25	2.150	71,487	2.26	A	A1		
5,000,000.00	64985tay7	2.150% Due 08-15-23 New York St Urban Dev Corp Sales Tax	100.00	5,000,000	99.19	4,959,750	8,697	4,968,447	0.37	2.020	101,000	2.02		Aa1		
2,500,000.00	13032uvb1	2.020% Due 03-15-24 California Health Facs Fing Auth Revenue	100.00	2,500,000	100.41	2,510,175	842	2,511,017	0.19	2.020	50,500	2.02	AA-	Aa3		
1,000,000.00	365298y51	2.020% Due 06-01-24 Garden Grove California Unified School District	100.00	1,000,000	99.13	991,350	2,457	993,807	0.07	1.966	19,660	1.97	AA-	Aa2		
		1.966% Due 08-01-24														
				97,964,134		97,529,428	580,204	98,109,632	7.31		2,587,172	2.21				
				97,964,134		97,529,428	580,204	98,109,632	7.31		2,587,172	2.21				
<b>CORPORATE BONDS</b>																
<b>INDUSTRIALS</b>																
4,000,000	438516bm7	Honeywell Intl Inc	99.99	3,999,760	99.93	3,997,400	6,167	4,003,567	0.30	1.850	74,000	1.85	A	A2		10-01-21
5,000,000	24422erm3	1.850% Due 11-01-21 John Deere Capital Corp	101.89	5,094,300	101.88	5,093,950	29,028	5,122,978	0.38	2.750	137,500	2.30	A	A2		
		2.750% Due 03-15-22														
				9,094,060		9,091,350	35,194	9,126,544	0.68		211,500	2.10				
<b>COMMUNICATION SERVICES</b>																
4,000,000	25468pdu7	Walt Disney Company	99.88	3,995,360	99.95	3,997,968	35,200	4,033,168	0.30	1.800	72,000	1.84	A	A2		
		1.800% Due 06-05-20														
<b>CONSUMER DISCRETIONARY</b>																
4,500,000	05565eap0	BMW US Capital LLC	98.81	4,446,495	100.06	4,502,790	14,781	4,517,571	0.34	2.150	96,750	3.13	A+	A1		
2,585,000	023135at3	2.150% Due 04-06-20 Amazon Com Inc	98.99	2,558,827	100.09	2,587,456	13,643	2,601,099	0.19	1.900	49,115	2.60	AA-	A3		
3,000,000	713448dc9	1.900% Due 08-21-20 Pepsico Inc	100.26	3,007,800	100.27	3,008,040	8,421	3,016,461	0.23	2.150	64,500	2.09	A+	A1		09-14-20
5,675,000	57629wbw9	2.150% Due 10-14-20 Massmutual Global Funding	98.54	5,592,202	100.53	5,704,850	3,090	5,707,940	0.43	2.450	139,037	3.20	AA+	Aa2		
5,000,000	05565eal9	2.450% Due 11-23-20 BMW US Capital LLC	98.85	4,942,500	99.61	4,980,308	19,528	4,999,836	0.37	1.850	92,500	2.39	A+	A1		08-15-21
5,000,000	713448dl9	1.850% Due 09-15-21 Pepsico Inc	99.87	4,993,300	99.92	4,995,900	12,986	5,008,886	0.37	1.700	85,000	1.73	A+	A1		09-06-21
5,000,000	20030nbd2	1.700% Due 10-06-21 Comcast Corporation	102.66	5,133,000	103.17	5,158,600	59,028	5,217,628	0.39	3.125	156,250	2.20	A-	A3		
5,000,000	023135aj5	3.125% Due 07-15-22 Amazon Com Inc	100.72	5,036,200	101.81	5,090,450	694	5,091,144	0.38	2.500	125,000	2.28	AA-	A3		08-29-22
		2.500% Due 11-29-22														

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5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	101.61	5,080,450	33,000	5,113,450	0.38	2.400	120,000	2.73	AA-	A3		01-22-23
5,000,000	233851dd3	Daimler Finance North Amer Llc 3.350% Due 02-22-23	101.22	5,061,200	103.05	5,152,450	46,062	5,198,512	0.39	3.350	167,500	3.00	A	A2		
				45,712,624		46,261,295	211,233	46,472,528	3.47		1,095,652	2.56				
CONSUMER STAPLES																
3,056,000	191216bg4	Coca Cola Co 2.450% Due 11-01-20	98.89	3,022,170	100.59	3,074,183	6,239	3,080,423	0.23	2.450	74,872	3.03	A+	Aa3		
3,550,000	718172bs7	Philip Morris Intl Inc 1.875% Due 02-25-21	99.13	3,519,150	99.94	3,547,799	17,750	3,565,549	0.27	1.875	66,562	2.11	A	A2		01-25-21
3,000,000	191216by5	Coca Cola Co 1.550% Due 09-01-21	99.89	2,996,700	99.57	2,987,100	11,625	2,998,725	0.22	1.550	46,500	1.57	A+	Aa3		
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	101.76	3,052,890	6,562	3,059,452	0.23	2.625	78,750	2.66	A	A1		02-01-23
				12,534,121		12,661,972	42,177	12,704,149	0.95		266,684	2.34				
ENERGY																
2,000,000	166764ar1	Chevron Corporation 1.961% Due 03-03-20	98.66	1,973,220	100.00	1,999,920	9,587	2,009,507	0.15	1.961	39,220	3.02	AA	Aa2		02-03-20
4,000,000	822582bs0	Shell International Fin Bv 1.875% Due 05-10-21	98.65	3,946,080	100.05	4,001,960	4,375	4,006,335	0.30	1.875	75,000	2.54	AA-	Aa2		
8,000,000	166764bg4	Chevron Corporation 2.100% Due 05-16-21	99.66	7,972,500	100.33	8,026,480	7,000	8,033,480	0.60	2.100	168,000	2.17	AA	Aa2		04-16-21
5,000,000	822582av4	Shell International Fin Bv 2.250% Due 01-06-23	99.62	4,981,000	100.69	5,034,550	45,312	5,079,862	0.38	2.250	112,500	2.36	AA-	Aa2		
				18,872,800		19,062,910	66,275	19,129,185	1.43		394,720	2.39				
FINANCIAL																
10,000,000	90261xhk1	UBS Ag Stamford Brh 2.350% Due 03-26-20	98.87	9,887,000	100.13	10,012,800	42,431	10,055,231	0.75	2.350	235,000	3.21	A+	Aa3		
1,400,000	17325fae8	Citibank NA 2.100% Due 06-12-20	99.36	1,391,012	100.07	1,400,966	13,802	1,414,768	0.10	2.100	29,400	2.70	A+	Aa3		05-12-20
3,000,000	61761jb32	Morgan Stanley 2.800% Due 06-16-20	100.34	3,010,200	100.43	3,012,900	38,500	3,051,400	0.23	2.800	84,000	2.73	BBB+	A3		
3,180,000	69353res3	PNC Bank NA 2.600% Due 07-21-20	99.09	3,151,189	100.37	3,191,766	29,857	3,221,623	0.24	2.600	82,680	3.20	A	A2		06-21-20
2,803,000	53944vak5	Lloyds Bank Plc 2.700% Due 08-17-20	99.59	2,791,424	100.66	2,821,612	21,863	2,843,475	0.21	2.700	75,681	2.99	A+	Aa3		
5,000,000	02665waz4	American Honda Finance 2.450% Due 09-24-20	98.90	4,945,250	100.44	5,022,000	22,799	5,044,799	0.38	2.450	122,500	2.95	A	A2		
3,655,000	86960baj1	Svenska Handelsbanken Ab 2.400% Due 10-01-20	99.20	3,625,943	100.38	3,668,743	14,620	3,683,363	0.27	2.400	87,720	2.90	AA-	Aa2		
5,000,000	17325faj7	Citibank NA 2.125% Due 10-20-20	98.16	4,908,000	100.17	5,008,689	12,101	5,020,790	0.38	2.125	106,250	3.21	A+	A1		09-20-20
5,000,000	90331hng4	US Bank Assn Cincinnati Oh Mtn 2.050% Due 10-23-20	97.82	4,891,000	100.13	5,006,261	10,819	5,017,080	0.38	2.050	102,500	3.23	AA-	A1		09-23-20
5,000,000	78013gkn4	Royal Bank of Canada 2.150% Due 10-26-20	98.80	4,940,000	100.24	5,012,000	10,451	5,022,451	0.38	2.150	107,500	2.87	AA-	Aa2		
5,000,000	78012kja6	Royal Bank of Canada 2.350% Due 10-30-20	100.22	5,011,100	100.38	5,019,100	10,118	5,029,218	0.38	2.350	117,500	2.30	AA-	Aa3		
7,000,000	05253jat8	Australia & New Zeala Bkg 2.250% Due 11-09-20	98.32	6,882,330	100.31	7,021,609	9,625	7,031,234	0.53	2.250	157,500	3.19	AA-	Aa3		
2,000,000	36164qms4	GE Capital International Funding 2.342% Due 11-15-20	101.03	2,020,680	99.89	1,997,900	2,082	1,999,982	0.15	2.342	46,840	2.01	BBB+	A1		

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1,500,000	89236tfq3	Toyota Motor Credit Corp 3.050% Due 01-08-21	99.94	1,499,100	101.29	1,519,305	18,173	1,537,478	0.11	3.050	45,750	3.08	AA-			
3,000,000	084670bq0	Berkshire Hathaway Inc Del 2.200% Due 03-15-21	99.07	2,972,196	100.50	3,015,120	13,933	3,029,053	0.23	2.200	66,000	2.51	AA	Aa2		02-15-21
5,000,000	89114qbg2	Toronto Dominion Bank 2.125% Due 04-07-21	99.09	4,954,350	100.36	5,017,900	15,937	5,033,837	0.38	2.125	106,250	2.42	AA-	Aa2		
5,000,000	404280ay5	HSBC Holdings PLC 2.950% Due 05-25-21	98.49	4,924,700	101.28	5,064,000	2,458	5,066,458	0.38	2.950	147,500	3.48	A	A2		
2,050,000	89114qbl1	Toronto Dominion Bank 1.800% Due 07-13-21	96.31	1,974,273	99.95	2,048,934	14,145	2,063,079	0.15	1.800	36,900	3.05	AA-	Aa2		
3,000,000	59217gbx6	Metropolitan Life Global Fdg I 1.950% Due 09-15-21	97.32	2,919,660	100.02	3,000,480	12,350	3,012,830	0.22	1.950	58,500	2.56	AA-	Aa3		
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	100.88	5,044,000	53,736	5,097,736	0.38	2.650	132,500	2.70	A	A1		
3,000,000	17325fav0	Citibank NA 3.165% Due 02-19-22	100.43	3,012,840	101.38	3,041,259	26,902	3,068,161	0.23	3.165	94,950	3.00	A+	Aa3		02-19-21
5,000,000	02665wey5	American Honda Finance 2.200% Due 06-27-22	99.75	4,987,500	100.71	5,035,750	47,056	5,082,806	0.38	2.200	110,000	2.29	A	A2		
5,000,000	06051gfz7	Bank Amer Corp 2.503% Due 10-21-22	98.86	4,943,200	100.86	5,042,900	13,906	5,056,806	0.38	2.503	125,150	2.85	A-	A2		10-21-21
5,000,000	06744crp8	Barclays Bank Plc 3.000% Due 01-26-23	100.00	5,000,000	98.73	4,936,750	52,083	4,988,833	0.37	3.000	150,000	3.00	A	A1		01-26-20
5,000,000	06747mtd8	Barclays Bank Plc 3.150% Due 05-20-24	100.00	5,000,000	101.01	5,050,300	4,812	5,055,112	0.38	3.150	157,500	3.17	A	A2		05-20-21
5,000,000	02665wdd0	American Honda Finance 2.150% Due 09-10-24	99.75	4,987,400	99.77	4,988,500	24,187	5,012,687	0.37	2.150	107,500	2.20	A	A2		
				109,619,747		111,001,544	538,747	111,540,291	8.32		2,693,571	2.88				
HEALTHCARE																
3,000,000	91324pcu4	Unitedhealth Group Inc 2.125% Due 03-15-21	98.79	2,963,760	100.25	3,007,470	13,458	3,020,928	0.23	2.125	63,750	2.74	A+	A3		
3,000,000	717081dx8	Pfizer Inc 1.950% Due 06-03-21	100.64	3,019,320	100.22	3,006,630	28,925	3,035,555	0.23	1.950	58,500	1.81	AA-	A1		
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	101.18	3,035,550	35,933	3,071,483	0.23	2.450	73,500	2.93	AAA	Aaa		
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	101.17	3,035,067	3,133	3,038,200	0.23	2.350	70,500	2.16	A+	A2		
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 05-17-22	98.69	2,960,790	101.32	3,039,454	2,800	3,042,254	0.23	2.400	72,000	2.82	AA-	A1		04-17-22
				14,921,940		15,124,171	84,250	15,208,421	1.13		338,250	2.49				
INFORMATION TECHNOLOGY																
3,000,000	037833bd1	Apple Inc 2.000% Due 05-06-20	99.84	2,995,350	100.07	3,001,980	3,000	3,004,980	0.22	2.000	60,000	2.03	AA+	Aa1		
2,000,000	747525ad5	Qualcomm Inc 2.250% Due 05-20-20	99.92	1,998,400	100.16	2,003,240	1,375	2,004,615	0.15	2.250	45,000	2.27	A-	A1		
6,000,000	459200jf9	IBM Corporation 2.250% Due 02-19-21	98.73	5,923,560	100.43	6,026,040	38,250	6,064,290	0.45	2.250	135,000	2.90	A	A1		
5,000,000	037833bs8	Apple Inc 2.250% Due 02-23-21	100.96	5,048,050	100.51	5,025,400	30,625	5,056,025	0.38	2.250	112,500	2.05	AA+	Aa1		01-23-21
2,000,000	037833cc2	Apple Inc 1.550% Due 08-04-21	99.86	1,997,220	99.60	1,992,100	10,075	2,002,175	0.15	1.550	31,000	1.58	AA+	Aa1		07-04-21
10,000,000	68389xbk0	Oracle Corp 1.900% Due 09-15-21	99.36	9,935,700	100.03	10,002,900	40,111	10,043,011	0.75	1.900	190,000	2.04	A+	A1		08-15-21
3,000,000	459200ha2	IBM Corporation 2.900% Due 11-01-21	100.25	3,007,590	101.78	3,053,280	7,250	3,060,530	0.23	2.900	87,000	2.80	A	A1		

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4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	101.09	4,953,606	42,194	4,995,800	0.37	2.500	122,500	2.40	A	Aa3		
4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	101.42	4,056,640	28,764	4,085,404	0.30	2.375	95,000	2.39	AAA	Aaa		01-12-22
5,000,000	68389xbb0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	101.36	5,068,050	5,556	5,073,606	0.38	2.500	125,000	2.56	A+	A1		03-15-22
5,000,000	44932hac7	IBM Corporation 2.200% Due 09-08-22	99.33	4,966,650	100.35	5,017,438	25,361	5,042,799	0.38	2.200	110,000	2.34	A	A1		08-08-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	100.71	5,035,611	23,042	5,058,653	0.38	2.100	105,000	2.21	AA+	Aa1		08-12-22
5,000,000	68389xbl8	Oracle Corp 2.400% Due 09-15-23	97.72	4,886,100	101.29	5,064,300	25,333	5,089,633	0.38	2.400	120,000	2.94	A+	A1		07-15-23
				59,644,051		60,300,585	280,936	60,581,521	4.52		1,338,000	2.37				
TRANSPORTATION																
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.12	2,498,119	13,255	2,511,373	0.19	2.125	53,019	2.61	A	A2		02-01-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	100.44	1,195,224	2,254	1,197,478	0.09	2.200	26,180	2.84	A	A2		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	99.28	4,963,950	43,229	5,007,179	0.37	1.875	93,750	2.51	A	A2		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	100.69	4,027,680	25,667	4,053,347	0.30	2.200	88,000	2.00	A	A2		08-01-24
				12,544,071		12,684,973	84,405	12,769,378	0.95		260,949	2.40				
				286,938,773		290,186,767	1,378,418	291,565,185	21.74		6,671,327	2.58				
SUPRANATIONALS																
Not Classified																
5,000,000	4581x0cd8	Inter-American Dev Bank 2.125% Due 11-09-20	103.30	5,165,150	100.35	5,017,451	6,493	5,023,945	0.38	2.125	106,250	1.38	AAA	Aaa		
5,000,000	45905uq80	International Bk Recon & Develop 1.950% Due 11-09-20	98.30	4,915,000	100.08	5,003,981	5,958	5,009,939	0.37	1.950	97,500	2.64	AAA	Aaa		
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	99.86	4,993,000	25,052	5,018,052	0.37	1.625	81,250	2.00	AAA	Aaa		
7,000,000	45905un91	International Bk Recon & Develop 2.000% Due 09-29-22	99.52	6,966,400	100.06	7,004,133	24,111	7,028,244	0.52	2.000	140,000	2.10	AAA	Aaa		12-29-19
5,000,000	459058hd8	International Bk Recon & Develop 2.200% Due 08-28-24	100.00	5,000,000	99.84	4,991,841	28,417	5,020,258	0.37	2.200	110,000	2.20	AAA	Aaa		02-28-20
5,000,000	459058hg1	International Bk Recon & Develop 2.200% Due 09-23-24	100.00	5,000,000	100.02	5,000,861	20,778	5,021,639	0.37	2.200	110,000	2.20	AAA	Aaa		09-23-20
5,000,000	459058hl0	International Bk Recon & Develop 2.250% Due 11-06-24	100.00	5,000,000	100.13	5,006,253	7,812	5,014,066	0.38	2.250	112,500	2.25	AAA	Aaa		05-06-20
5,000,000	459058hq9	International Bk Recon & Develop 2.160% Due 11-18-24	100.00	5,000,000	100.50	5,024,893	3,900	5,028,793	0.38	2.160	108,000	2.16	AAA	Aaa		11-18-20
				41,969,250		42,042,414	122,522	42,164,936	3.15		865,500	2.12				
				41,969,250		42,042,414	122,522	42,164,936	3.15		865,500	2.12				
TREASURY BILLS																
Not Classified																
10,000,000	912796tg4	U. S. Treasury Bill 1.840% Due 02-20-20	99.07	9,907,489	99.65	9,965,400	0	9,965,400	0.75	1.840	184,000	1.86				
				9,907,489		9,965,400	0	9,965,400	0.75		184,000	1.86				



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<b>VARIABLE RATE SECURITIES</b>																
Not Classified																
4,000,000	89236tcd5	Toyota Motor Credit Corp 2.310% Due 02-13-20	100.00	4,000,000	100.03	4,001,160	4,620	4,005,780	0.30	2.310	92,395	1.97	AA-	Aa3		
5,000,000	48127dqe1	JP Morgan Chase Bank Na 2.000% Due 02-19-20	99.75	4,987,500	99.56	4,978,250	28,333	5,006,583	0.37	2.000	100,000	1.90	A-	A3		
5,000,000	037833be9	Apple Inc 2.205% Due 05-06-20	100.00	5,000,000	100.12	5,006,000	5,512	5,011,512	0.37	2.205	110,231	1.77	AA+	Aa1		
2,000,000	747525al7	Qualcomm Inc 2.448% Due 05-20-20	100.00	2,000,000	100.12	2,002,420	1,496	2,003,916	0.15	2.448	48,970	2.02	A-	A1		
3,000,000	3130agxs9	Federal Home Loan Bank 1.580% Due 05-22-20	100.00	3,000,000	99.96	2,998,800	1,185	2,999,985	0.22	1.580	47,400	1.78	AA+	Aaa		
3,000,000	61760qgg3	Morgan Stanley 2.709% Due 05-26-20	100.00	3,000,000	99.95	2,998,560	1,129	2,999,689	0.22	2.709	81,259	2.33	BBB+	A3		
5,000,000	78012kdd6	Royal Bank of Canada 2.407% Due 05-28-20	100.00	5,000,000	100.07	5,003,350	1,003	5,004,353	0.37	2.407	120,344	2.10	AA-	Aa3		
3,000,000	78012kff9	Royal Bank of Canada 2.935% Due 07-30-20	100.00	3,000,000	99.51	2,985,210	7,583	2,992,793	0.22	2.935	88,065	2.38	AA-	Aa3		
5,000,000	78012kfk8	Royal Bank of Canada 2.585% Due 09-30-20	99.75	4,987,500	100.00	5,000,000	21,902	5,021,902	0.37	2.585	129,256	2.37	AA-	Aa3		
2,000,000	40434ae62	HSBC USA Inc CD 3.125% Due 12-09-20	100.00	2,000,000	101.00	2,020,072	29,966	2,050,038	0.15	3.125	62,500	2.36				
3,000,000	89114qgn2	Toronto Dominion Bank 3.000% Due 01-31-21	100.00	3,000,000	99.97	2,999,160	7,750	3,006,910	0.22	3.000	90,000	3.01	A	Aa3		
2,250,000	90331hpb3	US Bank NA Cincinnati 2.218% Due 02-04-21	100.00	2,250,000	100.19	2,254,230	3,743	2,257,973	0.17	2.218	49,911	2.49	AA-			01-04-21
10,875,000	46625hqk9	JP Morgan Chase Bank Na 3.618% Due 03-01-21	103.07	11,208,962	101.45	11,033,014	97,261	11,130,275	0.83	3.618	393,417	2.64	A-	A3		02-01-21
5,500,000	48128gd31	JP Morgan Chase Bank Na 2.000% Due 06-20-21	100.00	5,500,000	99.19	5,455,395	49,194	5,504,589	0.41	2.000	110,000	1.99	A-			12-20-19
5,000,000	94986rr45	Wells Fargo & Co 2.000% Due 07-12-21	100.00	5,000,000	99.73	4,986,600	38,611	5,025,211	0.37	2.000	100,000	1.89	A-			01-12-20
5,000,000	48128gd80	JP Morgan Chase Bank Na 2.648% Due 08-16-21	100.00	5,000,000	99.34	4,967,150	5,518	4,972,668	0.37	2.648	132,425	2.54	A-			
3,000,000	78012kl88	Royal Bank of Canada 2.393% Due 05-05-22	100.00	3,000,000	100.05	3,001,410	5,186	3,006,596	0.22	2.393	71,805	2.49	AA-	Aa3		
5,000,000	90270kxq7	UBS Ag London 3.000% Due 08-28-22	100.00	5,000,000	99.31	4,965,550	1,250	4,966,800	0.37	3.000	150,000	3.41	A+	Aa3		02-28-20
5,000,000	3134gbj29	Freddie Mac 2.000% Due 09-29-22	99.92	4,996,250	100.04	5,002,200	17,222	5,019,422	0.37	2.000	100,000	2.35	AA+	Aaa		12-29-19
5,000,000	3134gbj94	Freddie Mac 2.000% Due 09-29-22	100.00	5,000,000	100.03	5,001,500	17,222	5,018,722	0.37	2.000	100,000	2.54	AA+	Aaa		12-29-19
3,000,000	45950vfk0	International Finance Corp 2.000% Due 01-15-23	100.00	3,000,000	100.08	3,002,523	22,667	3,025,190	0.22	2.000	60,000	2.53	AAA	Aaa		01-15-20
5,000,000	89114qld8	Toronto Dominion Bank 2.600% Due 02-15-23	100.00	5,000,000	99.68	4,984,050	5,778	4,989,828	0.37	2.600	130,000	2.61	AA-	Aa2		
3,000,000	06746xan3	Barclays Bank Plc 3.750% Due 05-24-23	100.00	3,000,000	97.85	2,935,500	2,187	2,937,687	0.22	3.750	112,500	3.77	A	A2		
3,000,000	06746xfe8	Barclays Bank Plc 4.000% Due 06-29-23	100.00	3,000,000	98.05	2,941,500	20,667	2,962,167	0.22	4.000	120,000	4.02	A	A2		
5,000,000	06048wzb9	Bank of America Corp 3.250% Due 02-15-24	100.00	5,000,000	99.04	4,951,900	7,222	4,959,122	0.37	3.250	162,500	3.62	A-	A3		02-15-20
3,695,000	3134gtgz0	Freddie Mac 2.500% Due 04-15-24	100.00	3,695,000	100.21	3,702,759	11,803	3,714,563	0.28	2.500	92,375	2.79	AA+	Aaa		04-15-20
5,000,000	06048wzp8	Bank Of America Corp 3.125% Due 04-30-24	100.00	5,000,000	99.91	4,995,750	13,455	5,009,205	0.37	3.125	156,250	3.24	A-	A2		04-30-20

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3,000,000	06048wzs2	Bank Of America Corp 3.000% Due 05-30-24	100.00	3,000,000	99.73	2,991,840	250	2,992,090	0.22	3.000	90,000	3.28	A-	A2		05-30-20
4,000,000	06048wc99	Bank of America Corp 2.250% Due 09-18-24	100.00	4,000,000	99.54	3,981,606	18,250	3,999,856	0.30	2.250	90,000	2.35	A-	A2		09-18-20
5,000,000	89236tgh2	Toyota Motor Credit Corp 2.150% Due 09-27-24	100.00	5,000,000	99.33	4,966,650	19,111	4,985,761	0.37	2.150	107,500	2.33	AA-	Aa3		09-27-21
5,000,000	89114r2u9	Toronto Dominion Bank 2.250% Due 10-18-24	100.00	5,000,000	99.31	4,965,300	13,437	4,978,737	0.37	2.250	112,500	2.54	A	Aa3		04-18-20
				<u>131,625,212</u>		<u>131,079,410</u>	<u>480,515</u>	<u>131,559,925</u>	<u>9.82</u>		<u>3,411,604</u>	<u>2.54</u>				
				131,625,212		131,079,410	480,515	131,559,925	9.82		3,411,604	2.54				
<b>TOTAL PORTFOLIO</b>				<b>1,331,106,284</b>		<b>1,334,953,550</b>	<b>4,283,508</b>	<b>1,339,237,058</b>	<b>100.00</b>		<b>29,566,418</b>	<b>2.25</b>				

City of Sacramento  
**PURCHASE AND SALE**  
*City Investment Pool A*  
From 11-01-19 To 11-30-19

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Moody	Unit Price	Amount
<b>PURCHASES</b>										
11-05-19	11-18-19	fhus	3134guqt0	3134GUQT0	5,000,000	Freddie Mac 2.000% Due 11-18-24	AA+	Aaa	100	5,000,000
11-07-19	11-08-19	cpus	62479lf26	62479LF26	5,000,000	MUFG Union Bank 1.880% Due 06-02-20	A1	P1	99	4,945,950
11-08-19	11-18-19	snus	459058hq9	459058HQ9	5,000,000	International Bk Recon & Develop 2.160% Due 11-18-24	AAA	Aaa	100	5,000,000
11-14-19	11-15-19	cpus	2254eage7	2254EAGE7	10,000,000	Credit Suisse NY 1.860% Due 07-14-20	A1	P1	99	9,874,967
11-19-19	11-20-19	cpus	62479ld77	62479LD77	5,000,000	MUFG Union Bank 1.850% Due 04-07-20	A1	P1	99	4,964,285
11-20-19	11-25-19	mbus	13032uva3	13032UVA3	1,750,000.00	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	AA-	Aa3	100	1,750,000
11-20-19	11-25-19	mbus	13032uvb1	13032UVB1	2,500,000.00	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	AA-	Aa3	100	2,500,000
11-21-19	11-22-19	cpus	63873jfw5	63873JFW5	10,000,000	Natixis NY 1.850% Due 06-30-20	A1	P1	99	9,886,431
11-22-19	11-25-19	cpus	53943rgq6	53943RGQ6	10,000,000	Lloyds Bank Plc 1.810% Due 07-24-20	A1	P1	99	9,878,328
11-26-19	11-29-19	cdus	48128lpe3	48128LPE3	5,000,000	JP Morgan Chase Bank NA 2.125% Due 11-29-24			100	5,000,000
										58,799,960
<b>SALES</b>										
11-05-19	11-05-19	cpus	62479my56	62479MY56	10,000,000	MUFG Bank Ltd/NY 2.610% Due 11-05-19	A1	P1	98	9,823,100
11-05-19	11-07-19	vrus	89236tey7	89236TEY7	4,000,000	Toyota Motor Credit Corp 3.100% Due 04-26-23	AA-	Aa3	100	3,998,000
11-06-19	11-06-19	cpus	03785ey65	03785EY65	5,000,000	Apple Inc 2.560% Due 11-06-19	A1+	P1	98	4,912,228
11-12-19	11-12-19	vrus	3134gty98	3134GTY98	3,000,000	Freddie Mac 2.000% Due 08-12-24	AA+	Aaa	100	3,000,000
11-14-19	11-18-19	mbus	91412gqe8	91412GQE8	3,000,000.00	University Calif Revs For Prev 2.750% Due 05-15-23	AA	Aa2	102	3,072,900
11-15-19	11-15-19	cdus	430012208	430012208	10,000,000	American River Bank Community Fund (Non-Negotiable) 2.500% Due 11-15-19			100	10,000,000
11-15-19	11-15-19	cpus	06742qus9	06742QUS9	10,000,000	Barclays Bank Plc 2.740% Due 11-15-19	A1	P1	98	9,816,572
11-16-19	11-18-19	feus	3132x0sn2	3132X0SN2	5,000,000	Farmer Mac 2.150% Due 05-16-22			100	5,000,000
11-19-19	11-19-19	cpus	53943syk7	53943SYK7	10,000,000	Lloyds Bank Plc 2.620% Due 11-19-19	A1	P1	98	9,812,961
11-21-19	11-21-19	cpus	45920gym2	45920GYM2	10,000,000	IBM Corp 2.460% Due 11-21-19	A1	P1	99	9,875,633

City of Sacramento  
**PURCHASE AND SALE**  
***City Investment Pool A***  
*From 11-01-19 To 11-30-19*

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Moody	Unit Price	Amount
11-25-19	11-25-19	frus	3133egs30	3133EGS30	3,000,000	Federal Farm Credit Bank 2.000% Due 12-06-21	AA+	Aaa	100	3,000,000
11-26-19	11-26-19	frus	3133eke28	3133EKE28	5,000,000	Federal Farm Credit Bank 2.220% Due 02-22-24	AA+	Aaa	100	5,000,000
11-28-19	11-29-19	flus	3130ac6j8	3130AC6J8	2,500,000	Federal Home Loan Bank 2.000% Due 02-28-22	AA+	Aaa	100	2,500,000
11-28-19	11-29-19	vrus	3134gb2e1	3134GB2E1	5,000,000	Freddie Mac 2.000% Due 11-28-22	AA+	Aaa	100	5,000,000
										84,811,394

# **Capitol Area Development Authority**

# CAPITOL AREA DEVELOPMENT AUTHORITY

## MONTHLY REVIEW – NOVEMBER 2019

### STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

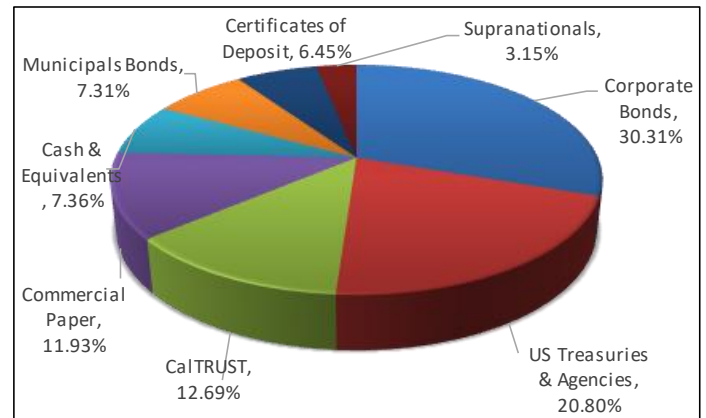
### PORTFOLIO STATISTICS

Beginning Balance	20,236,445
Contributions	0
Withdrawals	0
Interest Earned	40,009
Ending Balance	20,276,454

### PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

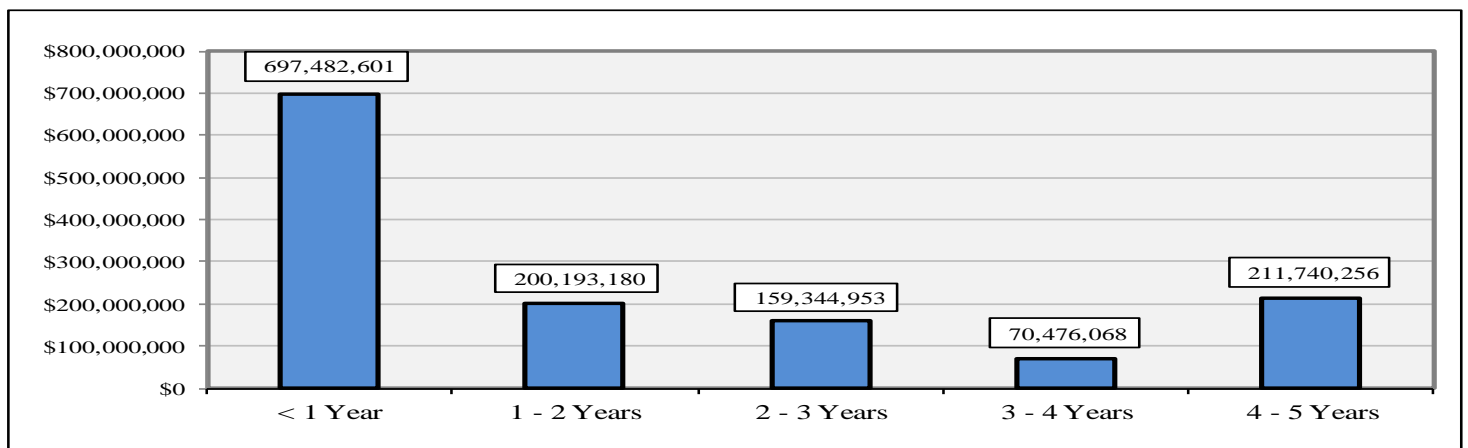
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



City of Sacramento  
CASH LEDGER  
**Capitol Area Development Authority - Banking**  
*From 11-01-19 To 11-30-19*

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
11-01-19				Beginning Balance		168,199.13
11-30-19	11-30-19	in		Pool A Cash	40,009.11	208,208.24
				Nov 2019 estimated Pool A interest		
					40,009.11	
11-30-19				Ending Balance		208,208.24
<b>Pool A Cash</b>						
11-01-19				Beginning Balance		20,068,246.07
11-30-19				Ending Balance		20,068,246.07

# CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

## MONTHLY REVIEW – NOVEMBER 2019

### STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

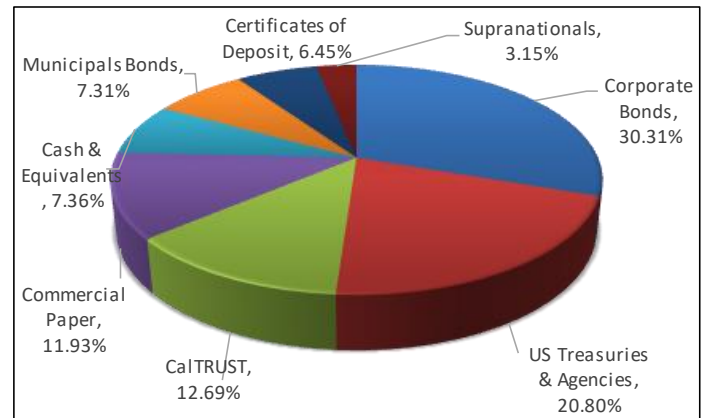
### PORTFOLIO STATISTICS

Beginning Balance	38,107
Contributions	0
Withdrawals	0
Interest Earned	75
Ending Balance	38,182

### PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

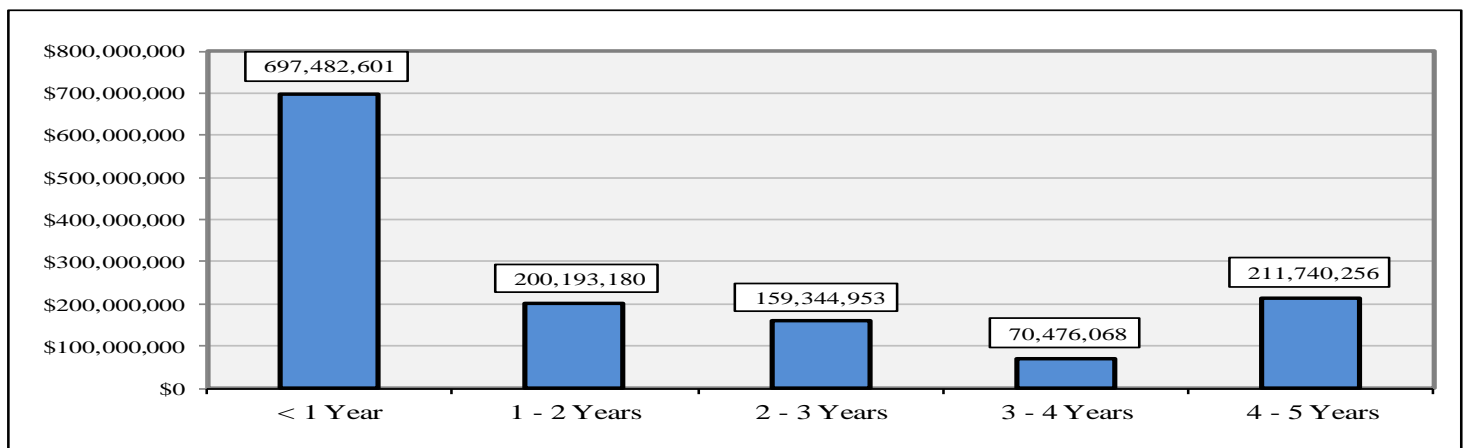
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%





City of Sacramento  
CASH LEDGER  
**Capitol Area Development Authority - Tax Exempt**  
*From 11-01-19 To 11-30-19*

**All Cash Accounts**

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
<b>Pool A Interest Receivable</b>						
11-01-19				Beginning Balance		316.76
11-30-19	11-30-19	in		Pool A Cash	75.34	392.10
				Nov 2019 estimated Pool A interest		
					<u>75.34</u>	
11-30-19				Ending Balance		392.10
<b>Pool A Cash</b>						
11-01-19				Beginning Balance		37,790.27
11-30-19				Ending Balance		37,790.27

# CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

## MONTHLY REVIEW – NOVEMBER 2019

### STRATEGY

The CADA funds are invested in the City of Sacramento's Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City's investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City's investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

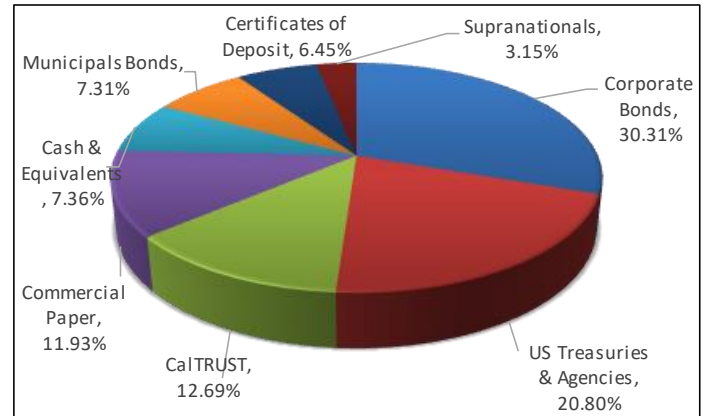
### PORTFOLIO STATISTICS

Beginning Balance	259,784
Contributions	0
Withdrawals	0
Interest Earned	514
Ending Balance	260,298

### PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

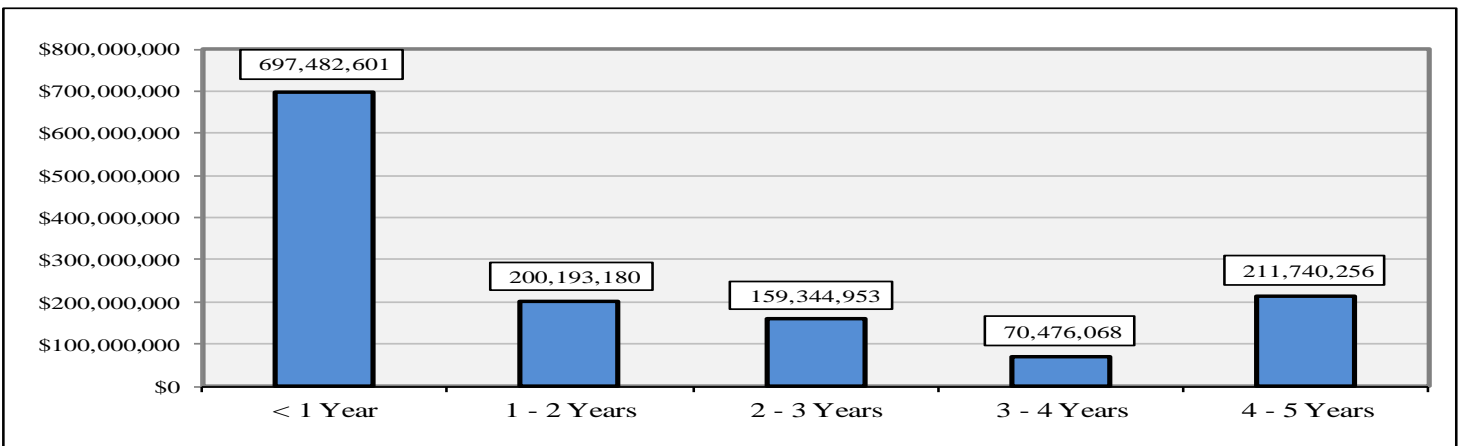
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



City of Sacramento  
CASH LEDGER  
**Capitol Area Development Authority - Taxable**  
*From 11-01-19 To 11-30-19*

**All Cash Accounts**

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
<b>Pool A Interest Receivable</b>						
11-01-19				Beginning Balance		2,159.34
11-30-19	11-30-19	in		Pool A Cash	513.61	2,672.95
				Nov 2019 estimated Pool A interest		
					<u>513.61</u>	
11-30-19				Ending Balance		2,672.95
<b>Pool A Cash</b>						
11-01-19				Beginning Balance		257,624.67
11-30-19				Ending Balance		257,624.67