

**BG Consulting**  
**AUGUST 2020 CADA OMBUDSMAN REPORT**

**DATE:** September 4, 2020

**TO:** Capital Area Development Authority  
1522 14<sup>th</sup> Street  
Sacramento, CA 95814

**FROM:** Betty Gwiazdon, CADA Ombudsman

**RE:** August 2020 Ombudsman Report

**ATTENTION:** Diana Rutley, drutley@cadanet.org

In the month of August 2020, there were NO CALLS from CADA residents regarding issues with CADA.

Thank you for the opportunity to offer this service to your residents.

*Betty Gwiazdon*

**ejgwiazdon@gmail.com**

**(916) 517-2270 (cell)**

APARTMENT STATUS REPORT (Month-ending August 28, 2020)	Previous Month-End	Previous Month-End	Previous Year-End	Current Year	Current Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	8/28/20	7/31/20	8/30/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Total Units	720	720	720	720	725	750
Occupied (formula)	674	679	686	691	690	716
Percentage Occupied* (formula)	95%	96%	96%	97%	97%	97%
Percentage Leased* (formula)	96%	97%	99%	98%	99%	99%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	8/28/20	7/31/20	8/30/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Vacant	46	41	34	29	35	34
Vacant: Pre-leased Units	8	8	24	5	15	14
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	10	9	3	7	12	14
Vacant: Units Available to Rent (formula)	28	24	7	17	7	7
CURRENT MONTH STATUS - ON NOTICE UNITS	8/28/20	7/31/20	8/30/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
On-Notice: Units to vacate within 30 days	10	8	9	6	12	16
On-Notice: Pre-leased Units	2	0	6	1	6	6
On-Notice: Unrentable Units (repairs, etc.)	0	0	0	0	1	7
On Notice: Units Available to Rent (formula)	8	8	3	5	5	4
Total Units Available to rent (Vacant & On Notice)	36	32	10	22	12	10
CURRENT MONTH ACTIVITY - TOTAL	8/28/20	7/31/20	8/30/19	2020 YTD	2019 YTD	2018 Total
# of Move-Outs / % of Total Units	10	15	18	9%	19%	21%
# of Move-Ins / % of Total Units	5	6	22	6%	19%	15%
# of New Rentals	9	17	21	59	181	160
# of 30-Day Notices Received / % of Total Units	12	18	14	9%	19%	20%
# of Units brought to market / % of Move-Outs	6	10	16	87%	96%	89%
# of Rentals Canceled or Denied / % of Rentals	3	7	7	44%	27%	28%
# of Notices Canceled / % of Notices Received	0	1	0	1%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	8/28/20	7/31/20	8/30/19	2020 YTD	2019 Total	2018 Total
Asked to move by CADA	0	1	0	5%	7%	6%
Moving to a house/condo/mobile home/bought a house	1	0	1	11%	8%	5%
Deceased	0	0	2	2%	3%	3%
Dissatisfied (unable to resolve)	0	0	0	5%	2%	2%
Employment/education related	1	0	0	3%	1%	5%
Financial	0	0	3	3%	5%	1%
Illness/ health/ personal	0	4	3	13%	7%	4%
Moving out of the area	3	0	0	10%	6%	8%
Desire larger/smaller apt.(incl. change in hh size)	0	1	0	2%	3%	3%
Need amenity not offered / not currently available	0	0	0	0%	0%	0%
Moved with no notice/Unknown	4	5	0	21%	17%	22%
Transferred to another CADA apartment	0	0	2	14%	24%	26%
Other / Covid-related Aug 2020	1	4	7	13%	16%	9%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	6%
<b>TOTAL</b>	<b>10</b>	<b>15</b>	<b>18</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>5.3</b>	<b>4.9</b>	<b>4.0</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: August 28, 2020</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>51</b>	<b>48</b>	<b>99</b>	<b>483</b>	<b>582</b>
Oversubscribed:			-4		
<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>147</b>	<b>48</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>147</b>	<b>48</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>195</b>	<b>219</b>	<b>414</b>	<b>1238</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  
August, 2020:**

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

- **8/01/20:** 1412 ½ 16<sup>th</sup> St: Courtesy patrol received a call regarding who was half dressed throwing rocks. Patrol arrived and found individual who was yelling in the street. Patrol asked the individual to leave the area which he did without further incident.
- **8/02/20:** 17<sup>th</sup> St Commons: Courtesy patrol called out due to domestic argument and someone screaming for help. Patrol arrived and police arrived to resolve the issue.
- **8/03/20:** 1228 O St: Courtesy patrol received a call regarding someone sleeping at the entrance of the building. Patrol arrived and woke the individual up and asked him to leave the area which he did without incident.
- **8/05/20:** 1209 P St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the area which he did without incident.
- **8/22/20:** 1316 N St: Courtesy patrol found an individual on the building patio. Patrol requested they leave the property which they did without incident.
- **8/24/20:** 1320 N St: Dumpster was lit on fire. Fire department came out and put out the fire. New dumpster ordered. Nobody found in the area.
- **8/27/20:** 1517 12<sup>th</sup> St: Courtesy patrol received a call from a man stating there was someone looking in his daughter's window. Patrol arrived and walked around the building but did not find anyone in the area.
- **8/28/20:** 1622 N St: Courtesy patrol found two individuals loitering on the property. Patrol asked them to leave the area which they did without incident.
- **8/29/20:** 1616 N St: Courtesy patrol received a call regarding a loud bang in the garage. Patrol arrived but did not find any problems or anyone in the area.

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

- **8/15/20:** 1330 O St: Sam's Market: Courtesy patrol received a call regarding an individual on 14<sup>th</sup> and O Streets in front of the market, screaming and throwing the newsstands around. Patrol arrived but the man had already left the area.

**Recap of Phone Calls to Lyons Security Service during the month of August, 2020:**

There were 25 calls during the month of August. 11 calls were to report a noise disturbance, 2 calls were to report someone suspicious on the property, 1 call was to report someone parking in a reserved parking space, 1 call was to report someone going through a dumpster, 1 call was to report a possible break-in, 1 call was to report someone sleeping at a property, 1 call was to report vehicle vandalism, 1 call was to report someone continually knocking on a door, 1 call was to report someone smoking on the steps of a building, 3 calls were to report loitering at a property, 1 call was to report a suspicious vehicle on a property, and 1 call was to report someone looking into a window.

CAPITOL AREA DEVELOPMENT AUTHORITY  
FY 2020 - 2021  
Contract Log as of 9/11/2020



DATE	CONTRACT NUMBER	Type of Service	#NAME?	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
8/20/2020	C21-054	Maintenance	Tom II	Splash Pool Care	FY Pool Service	1420 O St & 1615-17 P Street	\$4,800.00	10-003-5287
8/25/2020	C21-055	Admin-Misc	Karen	Andrea Johnson Design	Chalk it Up Support	TBD in consultation with Karen	\$200.00	10-001-4255
8/26/2020	C21-057	Maintenance	Frank	Irish Iron	Handrail Fabrication/Installation	1501 15th Street	\$1,150.00	10-003-5240
8/28/2020	C21-056	Admin-Misc	Noelle	GovInvest	Labor Cost Software Implementation	1522 14th Street	\$2,500.00	10-001-4415



September 11, 2020

**TO:** CADA Board of Directors

**SUBJECT:** September 18, 2020, Board Meeting  
**AGENDA ITEM - TRANSMITTALS**  
**(H) FINANCIAL REPORT FOR THE PERIOD ENDING August 31<sup>st</sup>, 2020**

**CONTACT PERSON:** Noelle Mussen, Finance Director

Enclosed, for the two months ending August 31, 2020, is the General Operations financial report.

**Financial Results**  
**For the 2 Months ending August 31, 2020.**

	<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	\$ 13,857,910	\$ 1,387,329	\$ 1,764,610	\$ 377,279
Operations Expenses	<u>(12,519,801)</u>	<u>(1,834,228)</u>	<u>(1,729,873)</u>	<u>104,355</u>
Operating results	1,338,109	(446,899)	34,737	481,634
Investment in Capital Investment Program	(1,334,413)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	<u>(3,696)</u>	<u>-</u>	<u>-</u>	<u>-</u>
		-	-	-
<b>Net Results</b>	<u>\$ -</u>	<u>\$ (446,899)</u>	<u>\$ 34,737</u>	<u>\$ 481,634</u>

## GENERAL OPERATIONS

The results of General Operations through August 31, 2020, (**Attachment A**) show a favorable budget variance – a total of \$481,634 consisting of \$377,279 in favorable variances in funding sources and \$104,355 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$377,279. All Rental Revenue accounts are under budget by \$(109,000), with the exception of Residential Revenue and Low Income Subsidy of \$84,000, for a net unfavorable variance with in rental income of \$(25,000). A supplemental installment of Tax Increment was received that was not budgeted for, creating a favorable variance of \$397,879 in Tax Increment Revenue.

General Operations Operating Expenses increased the overall favorable variance by \$104,355. All major categories reflect favorable variances, except Outside Services. This unfavorable variance is within the Self-Insured Losses account for the 1420 O Street gas leak project. Staff anticipated that our property liability insurance could cover this project but was denied. Currently staff is researching CADA's other insurance policies to see if this project can be reimbursed at least in part under these other policies. The overall favorable variance in the other General Operations Expenses is mostly due to the timing of expenses in the major expense categories.

With only two months of activity reflected, it is difficult to identify any significant trends for the year.

Financial Report Enclosures:

Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>
FUNDING SOURCES of General Operations			
Rental Income			
Parking	244,700.00	40,784.00	41,000.00
Ground Lease Revenue	192,000.00	32,000.00	15,399.00
Residential Rental Revenue	8,944,500.00	1,490,750.00	1,569,007.00
Commercial Rental Revenue	303,000.00	50,500.00	42,810.00
Coin Op Laundry Revenue	35,300.00	5,884.00	-
Rental Vacancy Loss	(516,500.00)	(86,082.00)	(143,030.00)
Low Income Subsidy	(791,000.00)	(131,834.00)	(125,891.00)
Loss to Lease	(560,900.00)	(93,486.00)	(115,392.00)
Forfeited Security Deposits	2,100.00	350.00	-
Bad Debt Recovery	500.00	84.00	-
Misc Current Svcs - Mgmt Fees	99,580.00	16,598.00	16,598.00
Misc Current Svcs - Salaries	141,630.00	23,606.00	23,606.00
Total Rental Income	8,094,910.00	1,349,154.00	1,324,107.00
Tax Increment Revenue			
Tax Increment Revenue	5,350,000.00	-	397,879.00
Total Tax Increment Revenue	5,350,000.00	-	397,879.00
Other Government Agency Revenue			
Annuity-Excess Program Pymts	-	-	(6,562.00)
Total Other Government Agency Revenue	-	-	(6,562.00)
Interest and Other Investment Income			
Interest Income on Investments with City	373,900.00	31,159.00	38,288.00
Interest Income-Reserve Allocation	(3,000.00)	-	-
Interest Income - Pool A Tax Exempt	-	-	-
Interest Income - Pool A Taxable Bond	-	-	-
Total Interest and Other Investment Income	370,900.00	31,159.00	38,288.00
Miscellaneous Revenue			
Miscellaneous Income	42,100.00	7,016.00	3,936.00
Allowance for Uncollectibles	-	-	400.00
Total Miscellaneous Revenue	42,100.00	7,016.00	4,336.00
Total FUNDING SOURCES of General Operations	13,857,910.00	1,387,329.00	1,764,610.00

General Operations EXPENSE

Employee Services & Benefits

Special Management Salaries	(150,540.00)	(25,090.00)	-
Salaries	(2,756,000.00)	(459,334.00)	(448,641.00)
Employee Recognition	(37,000.00)	(6,166.00)	(4,650.00)
Social Security/Medicare	(41,500.00)	(6,918.00)	(6,666.00)
Cafeteria Plan	(496,000.00)	(82,666.00)	(70,780.00)
Long Term Disability	(29,300.00)	(4,882.00)	(4,362.00)
State Unemployment	(11,000.00)	(1,832.00)	(35.00)
Workers Compensation	(121,900.00)	(20,316.00)	(16,247.00)
Life & AD&D Insurance	(11,200.00)	(1,866.00)	(1,981.00)
PERS Retirement	(590,500.00)	(98,416.00)	(100,672.00)
Post Retirement Health Benefit Contributions	(201,338.00)	-	-
Retiree Health Benefits	(170,800.00)	(28,466.00)	(26,770.00)
Employee Assist Program (EAP)	(2,350.00)	(392.00)	(256.00)
Total Employee Services & Benefits	(4,619,428.00)	(736,344.00)	(681,060.00)

Outside Services



Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

Prop Mgmt Marketing - Sp Mgmt Credit	3,130.00	522.00	-
Marketing & Media	(25,000.00)	(4,166.00)	(1,215.00)
Property Management Marketing	(16,130.00)	(2,688.00)	-
Printing and Binding	(4,250.00)	(708.00)	-
Employment Recruitment & Notices	(2,000.00)	(334.00)	-
Legal Services	(121,980.00)	(10,455.00)	(950.00)
Accounting and Auditing	(45,500.00)	-	-
Community Activities	(30,000.00)	(5,000.00)	-
Document Storage & Destruction	(3,000.00)	(500.00)	(210.00)
Network Administration Services	(85,000.00)	(14,166.00)	(13,195.00)
Payroll Services	(10,000.00)	(1,666.00)	(1,261.00)
Banking & Investment Fees	(13,360.00)	(2,000.00)	(1,650.00)
Admin Other Professional Services	(70,000.00)	(13,334.00)	(7,150.00)
Prop Mgmt Other Professional Services	(15,000.00)	(2,500.00)	(1,561.00)
Asset Mgmt Other Professional Services	(46,000.00)	(7,666.00)	(7,620.00)
Courtesy Patrol	(140,065.00)	(23,344.00)	(22,372.00)
Courtesy Patrol-Sp Mgmt Credit	15,065.00	2,510.00	2,510.00
Insurance - Special Management	(59,500.00)	(59,500.00)	(52,463.00)
Insurance	(285,000.00)	(285,000.00)	(259,489.00)
Self-Insured Losses	(77,500.00)	(12,918.00)	(183,292.00)
Project Banking Fees	(19,000.00)	(5,000.00)	-
Admin Temporary Outside Svcs	(10,000.00)	(1,666.00)	-
Temporary Outside Services	(230,000.00)	(38,334.00)	(38,459.00)
Eng/Arch-Miscellaneous	(39,000.00)	(6,500.00)	-
Legal - Dev Project Related	(20,000.00)	(1,667.00)	(196.00)
D&A Other Professional Services	(10,000.00)	(1,666.00)	-
D&A Miscellaneous Expense	(7,000.00)	(1,166.00)	-
Total Outside Services	(1,366,090.00)	(498,912.00)	(588,573.00)
Maintenance & Repair			
Emerg Relocation-Ops Related	(3,000.00)	(500.00)	7,705.00
Operation Location Improvements	(154,000.00)	(834.00)	(4,807.00)
Admin Office - General Maintenance	(31,800.00)	(5,300.00)	(3,152.00)
Maint Office Janitorial	(6,000.00)	(1,000.00)	(992.00)
Maint Office - General Maintenance	(10,000.00)	(1,666.00)	(1,241.00)
Equipment Rental Expense	(5,000.00)	(834.00)	(433.00)
Construction Mitigation Expense	(25,000.00)	(4,166.00)	-
Repair & Maint - Misc	(118,600.00)	(19,768.00)	(14,165.00)
Landscape-Sp Mgmt Credit	17,650.00	2,942.00	-
Travel-Fuel on CADA Vehicles	(9,000.00)	(1,500.00)	(1,701.00)
Travel-Maint Staff Reimburse	(10,000.00)	(1,666.00)	(1,848.00)
Travel-RSR Reimbursement	(2,000.00)	(334.00)	-
Elevator/Bldg Phone & Monitor Service	(2,300.00)	(384.00)	(477.00)
Service Contracts	(249,561.00)	(41,594.00)	(29,494.00)
State Fire Marshal	(8,000.00)	(1,334.00)	-
Flooring	(210,000.00)	(35,002.00)	(28,316.00)
Plumbing	(9,300.00)	(1,550.00)	(178.00)
Countertops/Cabinets	(56,500.00)	(9,416.00)	(2,532.00)
Landscaping	(193,490.00)	(32,250.00)	(28,334.00)
Pest Services	(54,700.00)	(9,116.00)	(22,885.00)
Permits and Fees	(4,500.00)	(750.00)	-
Painting & Decorating	(14,900.00)	(2,482.00)	-
Supplies	(15,000.00)	(2,500.00)	-
Vehicle Repair and Maint	(10,000.00)	(1,666.00)	(353.00)
Prop Mgmt Furn & Appliances	(50,000.00)	(8,334.00)	(29,281.00)
Building Supplies - Misc	(222,000.00)	(37,000.00)	(42,056.00)

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

Clothing and Uniforms	(5,500.00)	(916.00)	(372.00)
Maintenance Mach & Equip	(57,100.00)	(40,516.00)	(31,042.00)
Operating Budget Major Repairs	<u>(12,000.00)</u>	<u>(2,000.00)</u>	<u>-</u>
Total Maintenance & Repair	(1,531,601.00)	(261,436.00)	(235,954.00)
Utilities			
Admin Office Utilities	(32,000.00)	(5,334.00)	(3,116.00)
Maint Office Utilities	(37,000.00)	(6,166.00)	(4,982.00)
Utilities-Garbage	(55,000.00)	(4,584.00)	(10,990.00)
Utilities-SMUD/Electricity	(141,710.00)	(11,809.00)	(23,878.00)
Utilities-PG&E/Gas	(250,000.00)	(20,832.00)	(14,922.00)
Utilities-Water/Sewer	<u>(617,400.00)</u>	<u>(51,451.00)</u>	<u>(12,238.00)</u>
Total Utilities	(1,133,110.00)	(100,176.00)	(70,126.00)
Overhead			
Postage and Deliveries	(6,000.00)	(1,000.00)	-
Telephone and Wireless Svcs	(30,000.00)	(5,000.00)	(1,294.00)
Cellular Phone Service	(30,000.00)	(5,000.00)	(7,541.00)
Internet Services	(26,000.00)	(4,334.00)	-
Admin Bldg Rent	(95,000.00)	(15,834.00)	(15,060.00)
Leased Facilities Rent	(60,000.00)	(10,000.00)	-
Equipment Rental Expense	(2,500.00)	(416.00)	-
Parking Program	(1,500.00)	(250.00)	(125.00)
JPA Board Expenses	(7,000.00)	(1,166.00)	(110.00)
Professional Organizations	(15,000.00)	(2,500.00)	(560.00)
Subscriptions	(2,000.00)	(334.00)	(667.00)
Education and Training	(20,000.00)	(3,334.00)	-
Management Fee	(99,580.00)	(16,598.00)	(16,598.00)
Transportation-Admin Staff	(2,000.00)	(334.00)	(44.00)
Resident Relations	(9,800.00)	(1,632.00)	(670.00)
Sp Mgmt Prop Taxes & Assessments	(9,530.00)	(1,588.00)	-
Property Taxes & Assessments	(121,600.00)	(81,000.00)	(81,328.00)
Hospitality	(1,500.00)	(250.00)	-
Office Supplies - General	(15,000.00)	(2,500.00)	(99.00)
Software	(80,000.00)	(13,334.00)	(5,560.00)
Computer Hardware	(50,000.00)	(8,334.00)	(4,449.00)
Admin Furn Mach & Equip	(16,000.00)	(2,666.00)	-
Safety - General Admin	(5,500.00)	(916.00)	(795.00)
Office Equipment leases	<u>(25,500.00)</u>	<u>(4,250.00)</u>	<u>(3,588.00)</u>
Total Overhead	(731,010.00)	(182,570.00)	(138,488.00)
Debt Service			
Debt Service Principal Paid	(280,308.00)	(41,540.00)	(7,845.00)
Debt Interest Paid	(113,203.00)	(13,250.00)	(7,826.00)
Bond Debt Svc-Principal Pd	(486,270.00)	-	-
Bond Interest Paid	(312,520.00)	-	-
Tax Increment Pledge	<u>(300,000.00)</u>	<u>-</u>	<u>-</u>
Total Debt Service	(1,492,301.00)	(54,790.00)	(15,672.00)
Contributions to Reserves			
Development Reserve Contribution	(1,228,393.00)	-	-
Affordable Housing Reserve Contribution	(312,985.00)	-	-
Equipment Replace Reserve Contribution	<u>(104,883.00)</u>	<u>-</u>	<u>-</u>
Total Contributions to Reserves	<u>(1,646,261.00)</u>	<u>-</u>	<u>-</u>
Total General Operations EXPENSE	<u>(12,519,801.00)</u>	<u>(1,834,228.00)</u>	<u>(1,729,873.00)</u>

Inter-Fund Operation TRANSFERS

Inter-Fund Operating TRANSFERS IN

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

Operations Transfer from F 50-CAP Tax Incr	1,164,274.00	-	-
Operations Transfer from F 51-CAP Set-Aside	435,000.00	-	-
Operations Transfer from F60-RSt TI	<u>141,000.00</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS IN	1,740,274.00	-	-
Inter-Fund Operating TRANSFERS OUT			
Operations Transfer to F10-General	<u>(1,740,274.00)</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS OUT	<u>(1,740,274.00)</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING RESULTS, before Capital Investment Program	<u>1,338,109.00</u>	<u>(446,899.00)</u>	<u>34,737.00</u>
CAPITAL INVESTMENT PROGRAM			
Investment in MAJOR CONSTRUCTION Program			
CIP Transfer to F10-General	(1,099,758.00)	-	-
CIP Transfer to F38 - 17th St. Commons	<u>(8,000.00)</u>	<u>-</u>	<u>-</u>
Total Investment in MAJOR CONSTRUCTION Program	(1,107,758.00)	-	-
Investment in DEVELOPMENT Program			
Dev Program TF to F 10 - General	<u>(226,655.00)</u>	<u>-</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(226,655.00)</u>	<u>-</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(1,334,413.00)</u>	<u>-</u>	<u>-</u>
UTILIZATION OF FINANCIAL RESOURCES			
Contribution to Available Fund Balance	<u>(3,696.00)</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURCES	<u>(3,696.00)</u>	<u>-</u>	<u>-</u>
NET RESULTS OF GENERAL OPERATIONS	<u>-</u>	<u>(446,899.00)</u>	<u>34,737.00</u>

Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS  
From 7/1/2020 Through 8/31/2020

Attachment A

YTD Variance

216.00
(16,602.00)
78,257.00
(7,691.00)
(5,884.00)
(56,948.00)
5,943.00
(21,906.00)
(350.00)
(84.00)
-
-
<u>(25,049.00)</u>
397,879.00
<u>397,879.00</u>
(6,562.00)
<u>(6,562.00)</u>
7,129.00
-
-
-
<u>7,129.00</u>
(3,080.00)
400.00
<u>(2,680.00)</u>
<u>377,279.00</u>

25,090.00
10,693.00
1,516.00
252.00
11,886.00
520.00
1,797.00
4,069.00
(115.00)
(2,256.00)
-
1,696.00
<u>136.00</u>
55,284.00

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

(522.00)
2,951.00
2,688.00
708.00
334.00
9,505.00
-
5,000.00
290.00
971.00
405.00
350.00
6,184.00
939.00
46.00
972.00
-
7,037.00
25,511.00
(170,374.00)
5,000.00
1,666.00
(125.00)
6,500.00
1,471.00
1,666.00
1,166.00
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(89,661.00)
8,205.00
(3,973.00)
2,148.00
8.00
425.00
401.00
4,166.00
5,603.00
(2,942.00)
(201.00)
(182.00)
334.00
(93.00)
12,100.00
1,334.00
6,686.00
1,372.00
6,884.00
3,916.00
(13,769.00)
750.00
2,482.00
2,500.00
1,313.00
(20,947.00)
(5,056.00)

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2020 Through 8/31/2020

544.00
9,474.00
<u>2,000.00</u>
25,482.00
2,218.00
1,184.00
(6,406.00)
(12,069.00)
5,910.00
<u>39,213.00</u>
30,050.00
1,000.00
3,706.00
(2,541.00)
4,334.00
774.00
10,000.00
416.00
125.00
1,056.00
1,940.00
(333.00)
3,334.00
-
290.00
962.00
1,588.00
(328.00)
250.00
2,401.00
7,774.00
3,885.00
2,666.00
121.00
<u>662.00</u>
44,082.00
33,695.00
5,424.00
-
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<u>-</u>
39,118.00
-
-
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-
<u>104,355.00</u>

Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS  
From 7/1/2020 Through 8/31/2020

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481,634.00
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481,634.00
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