

## AUGUST OMBUDSMAN REPORT – 2022

DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE TIME/ MINUTES
August 19, 20, 21, 23, 24	[REDACTED] 1619 Q St [REDACTED] [REDACTED]	Did not speak to the resident. Had numerous text messages from a friend of the resident. She related that the tenant ha received a warning from CADA that his erratic behavior could result in his tenancy being terminated. She ([REDACTED]) related that he had gotten a call from an attorney that he should not contact anyone at CADA but to call him. He had left a message with the attorney, but he had not heard back at that time. The tenant did not want to be terminated because he has no place to go. Tenant did look for another apartment but there were no vacancies at units he could afford. He is on Social Security only. I told the caller that I would contact CADA and find out what his status is. In follow up messages from the friend she was asking on his behalf that he be given another chance. He has gone to his doctor and gotten medication for his erratic behavior.	150
August 22	Merri Stutes	Merri confirmed that the tenant is violent and has been warned in the past that it could result in his being evicted. His file has been forwarded to the attorney.	15
August 31		Merri confirmed that CADA was going to terminate the tenant's contract. Hie was to be served papers terminating his tenancy. Tenant had been informed previously that if he moved voluntarily that he would not be evicted however at this writing he has no other place to move to.	15
August 31	[REDACTED] 1600 15 <sup>th</sup> Street [REDACTED] [REDACTED]	Sent email to Merri for status on the pending bill owed by the tenant for damage to stairs etc.	15
		<b>Case Subtotal Minutes</b>	<b>195</b>
		<b>Write up of Issues</b>	<b>45</b>
		<b>Total Minutes</b>	<b>240</b>
		<b>Total Hours</b>	<b>4</b>
		<b>4 Hours x \$150 (15 minute increments)</b>	<b>\$600.00</b>

CADA SEPTEMBER OMBUDSMAN REPORT – 2022

DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE TIME/ MINUTES
09/12/22	[REDACTED] 1029 Q St [REDACTED]	Tenant called very concerned because her rental agreement was due in 2 weeks and she had not been recertified by CADA. She had been calling CADA but had not gotten any response.	30
09/14/22		I sent the text message to Merri who forwarded it to Tama to investigate it,	15
09/15/22		Tama texted back that the tenant should have been contacted before this. The person handling it was not in the office, but Tama would investigate it and call the tenant.	15
09/15/22		Tama texted me and confirmed that Brenda (CADA) had spoken to the resident and the recertification briefing would be held and that she had contacted the tenant with this information.	15
		<b>Case Minutes</b>	<b>75</b>
		<b>Write up of Issues</b>	<b>30</b>
		<b>Total Minutes</b>	<b>105</b>
		<b>Total Hours</b>	<b>1 3/4</b>
		<b>105 min x \$150 (15 minute increments)</b>	<b>\$262.50</b>

APARTMENT STATUS REPORT (Month-ending AUGUST 31, 2022)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>8/26/22</b>	<b>7/29/22</b>	<b>8/27/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Total Units	720	720	721	721	721	720
Occupied (formula)	669	670	662	671	665	685
Percentage Occupied* (formula)	93%	93%	93%	93%	92%	96%
Percentage Leased* (formula)	97%	97%	96%	96%	96%	97%
* adjusted for Unrentable units						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>8/26/22</b>	<b>7/29/22</b>	<b>8/27/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Vacant	51	50	59	50	56	35
Vacant: Pre-leased Units	14	14	18	10	12	6
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	17	12	9	12	12	9
Vacant: Units Available to Rent (formula)	20	24	32	29	32	20
<b>CURRENT MONTH STATUS - ON NOTICE UNITS</b>	<b>8/26/22</b>	<b>7/29/22</b>	<b>8/27/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
On-Notice: Units to vacate within 30 days	13	16	12	10	9	7
On-Notice: Pre-leased Units	0	0	0	0	0	1
On-Notice: Unrentable Units (repairs, etc.)	1	2	1	2	1	1
On Notice: Units Available to Rent (formula)	12	14	11	9	8	6
Total Units Available to rent (Vacant & On Notice) (formula)	32	38	43	37	41	26
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>8/26/22</b>	<b>7/29/22</b>	<b>8/27/21</b>	<b>2022 YTD</b>	<b>2021 YTD</b>	<b>2020 YTD</b>
# of Move-Outs / % of Total Units	13	5	6	10%	19%	16%
# of Move-Ins / % of Total Units	12	4	10	11%	18%	12%
# of New Rentals	15	17	25	123	168	98
# of 30-Day Notices Received / % of Total Units	12	14	12	12%	19%	17%
# of Units brought to market / % of Move-Outs	12	10	12	110%	85%	85%
# of Rentals Canceled or Denied / % of Rentals	4	7	11	39%	30%	44%
# of Notices Canceled / % of Notices Received	2	0	0	5%	6%	4%
<b>CURRENT MONTH ACTIVITY - MOVE OUT REASONS</b>	<b>8/26/22</b>	<b>7/29/22</b>	<b>8/27/21</b>	<b>2022 YTD %</b>	<b>2021 YTD %</b>	<b>2020 YTD %</b>
Asked to move by CADA	0	0	0	10%	2%	6%
Bought a house	1	0	1	4%	7%	9%
Deceased	1	1	0	14%	3%	3%
Dissatisfied (unable to resolve)	0	0	1	1%	6%	5%
Employment/education related	0	0	2	1%	15%	5%
Financial	2	0	0	6%	11%	2%
Illness/ health/ personal	2	1	0	10%	6%	10%
Moving out of the area	2	2	1	18%	14%	8%
Desire larger/smaller apt or house (incl. change in hh size)	1	0	0	8%	9%	3%
Need amenity not offered / not currently available	1	0	1	1%	2%	0%
Moved with no notice/Unknown	1	0	0	13%	1%	23%
Transferred to another CADA apartment	2	1	0	13%	21%	17%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	2%	11%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
<b>TOTAL</b>	<b>13</b>	<b>5</b>	<b>6</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>6.0</b>	<b>4.9</b>	<b>5.0</b>

APARTMENT STATUS REPORT (Month-ending SEPTEMBER 30, 2022)	Current Month-End	Current Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>9/30/22</b>	<b>8/26/22</b>	<b>9/24/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Total Units	720	720	721	721	721	720
Occupied (formula)	663	669	663	670	665	685
Percentage Occupied* (formula)	92%	93%	93%	93%	92%	96%
Percentage Leased* (formula)	96%	97%	96%	96%	96%	97%
* adjusted for Unrentable units						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>9/30/22</b>	<b>8/26/22</b>	<b>9/24/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Vacant	57	51	58	57	56	35
Vacant: Pre-leased Units	10	14	19	11	12	6
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	18	17	8	14	12	9
Vacant: Units Available to Rent (formula)	29	20	31	32	32	20
<b>CURRENT MONTH STATUS - ON NOTICE UNITS</b>	<b>9/30/22</b>	<b>8/26/22</b>	<b>9/24/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
On-Notice: Units to vacate within 30 days	11	13	8	10	9	7
On-Notice: Pre-leased Units	0	0	0	0	0	1
On-Notice: Unrentable Units (repairs, etc.)	2	1	0	2	1	1
On Notice: Units Available to Rent (formula)	9	12	8	9	8	6
Total Units Available to rent (Vacant & On Notice) (formula)	38	32	39	37	41	26
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>9/30/22</b>	<b>8/26/22</b>	<b>9/24/21</b>	<b>2022 YTD</b>	<b>2021 YTD</b>	<b>2020 YTD</b>
# of Move-Outs / % of Total Units	15	13	12	12%	19%	16%
# of Move-Ins / % of Total Units	9	12	13	13%	18%	12%
# of New Rentals	9	15	18	132	168	98
# of 30-Day Notices Received / % of Total Units	14	12	9	14%	19%	17%
# of Units brought to market / % of Move-Outs	12	12	15	105%	85%	85%
# of Rentals Canceled or Denied / % of Rentals	3	4	6	39%	30%	44%
# of Notices Canceled / % of Notices Received	1	2	1	5%	6%	4%
<b>CURRENT MONTH ACTIVITY - MOVE OUT REASONS</b>	<b>9/30/22</b>	<b>8/26/22</b>	<b>9/24/21</b>	<b>2022 YTD %</b>	<b>2021 YTD %</b>	<b>2020 YTD %</b>
Asked to move by CADA	0	0	0	8%	2%	6%
Bought a house	0	1	1	3%	7%	9%
Deceased	0	1	1	12%	3%	3%
Dissatisfied (unable to resolve)	0	0	1	1%	6%	5%
Employment/education related	1	0	0	2%	15%	5%
Financial	1	2	1	6%	11%	2%
Illness/ health/ personal	7	2	0	16%	6%	10%
Moving out of the area	2	2	1	17%	14%	8%
Desire larger/smaller apt or house (incl. change in hh size)	1	1	0	8%	9%	3%
Need amenity not offered / not currently available	0	1	0	1%	2%	0%
Moved with no notice/Unknown	2	1	5	13%	1%	23%
Transferred to another CADA apartment	1	2	2	12%	21%	17%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	2%	11%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
<b>TOTAL</b>	<b>15</b>	<b>13</b>	<b>12</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>5.8</b>	<b>4.9</b>	<b>5.0</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: August 31, 2022</b>	<b>CADA Rent-Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market-Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>41</b>	<b>44</b>	<b>85</b>	<b>498</b>	<b>583</b>
Undersubscribed:			<b>13</b>	<b>-13</b>	
<b>Special Management Units:</b>	<b>99</b>	<b>0</b>	<b>99</b>	<b>39</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	15	0	15	1	16
Undersubscribed:					
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>140</b>	<b>44</b>	<b>184</b>	<b>537</b>	<b>721</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>26%</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	0	0	7	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	49	0	49	70	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>49</b>	<b>168</b>	<b>217</b>	<b>715</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>140</b>	<b>44</b>	<b>184</b>	<b>537</b>	<b>721</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>189</b>	<b>212</b>	<b>401</b>	<b>1252</b>	<b>1653</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>24.26%</b>	<b>76%</b>	<b>100%</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: September 30, 2022</b>	<b>CADA Rent- Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market- Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>41</b>	<b>45</b>	<b>86</b>	<b>497</b>	<b>583</b>
Undersubscribed:			<b>12</b>	<b>-12</b>	
<b>Special Management Units:</b>	<b>99</b>	<b>0</b>	<b>99</b>	<b>39</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	15	0	15	1	16
Undersubscribed:					
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>140</b>	<b>45</b>	<b>185</b>	<b>536</b>	<b>721</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>26%</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	0	0	7	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	49	0	49	70	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>49</b>	<b>168</b>	<b>217</b>	<b>715</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>140</b>	<b>45</b>	<b>185</b>	<b>536</b>	<b>721</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>189</b>	<b>213</b>	<b>402</b>	<b>1251</b>	<b>1653</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>24.32%</b>	<b>76%</b>	<b>100%</b>

## **CAPITOL AREA DEVELOPMENT AUTHORITY**

### **New Commercial Leases (New Rentals)**

#### **August - October 2022**

1603 10<sup>th</sup> Street and 1607 10<sup>th</sup> Street, two commercial spaces located at the Somerset Condominium complex, both came vacant on September 1, 2021. With the assistance of brokers at Colliers, CADA has executed leases with two new tenants to occupy these spaces. CADA is working on completing its tenant improvements for the Café Xocolatl space and expects to turn over the space to the tenant for further work by the tenant by the end of October. Sal's Kebab's is taking its space as-is. Its move-in date has not yet been established. Both spaces will rent for \$1.85 per s.f. NNN. The streetscape improvements CADA's contractor is undertaking presently along 10<sup>th</sup> Street should be finished by late November or early December.

<b>Address:</b>	<b>1603 10<sup>th</sup> Street</b>
Former Tenant:	OB 2000
New Tenant:	Sal's Kebabs and Gyros. Greek/Middle Eastern food. Sal's has locations in Elk Grove and Folsom.
Square Feet:	1,754

<b>Address:</b>	<b>1607 10<sup>th</sup> Street</b>
Former Tenant:	Bagel Time
New Tenant:	Café Xocolatl. Chocolate drinks, coffees, teas and some savory items, fine imported artisan chocolates, and chocolates manufactured by the owner in Carmel. The company has locations in Carmel and Nevada City (Choquiero). <a href="https://choquierochocolate.com/">https://choquierochocolate.com/</a>

Square Feet:	880
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### **Commercial Listings (Current Vacancies)**

#### **October 2022**

<b>Address:</b>	<b>1331 O Street</b>
Current Tenant:	Mud Pie Stand
Square Feet:	1,842

This tenant ceased operations in late September and vacated by October 1. CADA is in discussions with a local operator about expanding a local food business and leasing 1331 O Street.

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**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
August, 2022:**

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

- **8/04/22:** 1001-35 Q St: Courtesy patrol received a call from a resident stating someone was jiggling her apartment door handle and trying to enter her apartment. Patrol searched the area and did not find anyone.
- **8/06/22:** 17<sup>th</sup> St Commons: Courtesy patrol ran into a resident who stated he had just placed his keys on his vehicle and walked a way to make a call. When he returned he said someone had stolen his keys. Guard helped him look in the area but did not find anything. Guard advised resident to phone his insurance company and make a police report.
- **8/27/22:** 1201 P St: Courtesy patrol found graffiti on outside of building. Notified Resident Services Representative to have it painted over.
- **8/28/22:** 17<sup>th</sup> St Commons: Courtesy patrol received a call regarding an individual trespassing on the property. Patrol arrived and found a man on the property and asked him to leave the area. The man left without incident.

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

- **8/30/22:** 1413 16<sup>th</sup> St: Simon's Restaurant: Courtesy patrol received a call regarding two females inside the restaurant arguing and threatening violence. Patrol arrived and was informed that both had left the property when they were told the police would be coming.

**Recap of Phone Calls to Lyons Security Service during the month of August, 2022:**

There were 12 calls during the month of August. 6 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report someone jiggling a door knob, 1 call was to report a window off track, 1 call was to report someone trespassing on a property, and 1 call was to report a loud argument at a restaurant.



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**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
September, 2022:**

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

- **9/11/22:** 1330 O St: Courtesy patrol found individual loitering and asked her to leave the area. This individual has a no trespassing order already on file as she continues to return to this area. Patrol phoned the police department who arrived and arrested her.
- **9/12/22:** 1508 14<sup>th</sup> St: Next to CADA building, courtesy patrol found an individual loitering on the property. Patrol asked them to leave the area which they did without incident.
- **9/22/22:** 1619 Q St: Courtesy patrol called out due to someone trying to get into the building. Patrol arrived and phoned police. Resident reported he opened door and individual came in, went to the shared kitchen and started eating. Courtesy patrol escorted individual off the property. Police did not show. Will issue posting today reminding people not to let someone into the building that you do not know.
- **9/27/22:** 1327 O St: Courtesy patrol found an individual in the dumpster enclosure. When they asked the man to leave the area, he laid down and appeared to have a seizure and asked for the police. Police and fire department called and when fire department arrived he got up and left the area. Police cancelled.
- **9/27/22:** 1501 15<sup>th</sup> St: Courtesy patrol received a report of some individuals in a vehicle that were parked in a reserved space, smoking marijuana. Patrol arrived, did not smell marijuana, then informed the people they could not park there and they left without incident.
- **9/30/22:** 1622 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which she did without incident.

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

**Recap of Phone Calls to Lyons Security Service during the month of September, 2022:**

There were 12 calls during the month of September. 6 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report someone jiggling a door knob, 1 call was to report a window off track, 1 call was to report someone trespassing on a property, and 1 call was to report a loud argument at a restaurant.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2022 - 2023

Contract Log as of 10/7/2022

Item 11 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2022	C23-001	Consulting	Betty Gwiazdon (BG Consulting)	FY Ombudsman Assistance	1522 14th Street	\$9,000.00	10-002-4266
7/1/2022	C23-002	Consulting	BLX Group LLC	FY Bond Consulting	1522 14th Street	\$5,000.00	10-001-4031
7/1/2022	C23-003	Maintenance - Consulting	Chase Electrical Engineering	FY Electrical Consultation	Various Locations	\$10,000.00	10-003-4505
7/1/2022	C23-004	Consulting	CohnReznick LLP.	FY Audit Services	1522 14th Street	\$50,100.00	10-001-4254; 36-002-4254; 37-002-4254; 38-002-4254; 40-002-4254
7/1/2022	C23-005	Consulting	Emanuel Jones & Associates	FY Legislative Advocacy	1522 14th Street	\$12,000.00	10-003-4267
7/1/2022	C23-006	Consulting	FM360 - John Rimer	Maintenance Connection Software Support	701 S Street	\$25,000.00	10-003-4267
7/1/2022	C23-007	Consulting	Fraser & Associates	FY Fiscal Consulting Services	1522 14th Street	\$10,000.00	10-001-4301
7/1/2022	C23-008	Maintenance - Consulting	Kuchman Architects	FY Architect Consultant	Various Locations	\$20,000.00	10-003-4503
7/1/2022	C23-009	Consulting	Maintenance Connection (FM360)	FY Maintenance Software Consulting for Maintenance Connection	701 S Street	\$25,000.00	10-001-4415
7/1/2022	C23-010	Maintenance - Consulting	Moniz Architect	FY Architect Consultant	Various Locations	\$20,000.00	10-003-4503
7/1/2022	C23-011	Consulting	Network Design Associates (NDA)	FY IT Support	1522 14th Street,	\$84,000.00	10-001-4260
7/1/2022	C23-012	Maintenance - Consulting	NORCAL Environmental Management	FY Asbestos and Lead Testing	Various Locations	\$20,000.00	10-C21-5820-C888-88-019.4
7/1/2022	C23-013	Consulting	Position Interactive	FY Website Consulting	1522 14th Street	\$4,860.00	10-001-4204
7/1/2022	C23-014	Consulting	Richard H. Mehigan (Mehigan Law)	FY Legal Consulting for Property Management	1522 14th Street	\$22,000.00	10-001-4251
7/1/2022	C23-016	Maintenance	Chem-Aqua, Inc.	FY Chemical Flush for Boilers	Various Locations	\$30,000.00	10-003-5240
7/1/2022	C23-017	Maintenance	Delk Pest Control	FY K-9 Bed Bug Inspection	Various Locations	\$48,000.00	10-003-5295
7/1/2022	C23-018	Maintenance	James Brothers Cleaning	FY Gutter Cleaning	Various Locations	\$30,000.00	10-003-5287
7/1/2022	C23-019	Maintenance	King's Roofing	FY Roof Repairs	Various Locations	\$14,500.00	10-003-5240
7/1/2022	C23-021	Maintenance	Plumbing Service Co.	FY Backflow Testing and Repairs	Various Locations	\$14,500.00	10-003-5240
7/1/2022	C23-022	Maintenance	Silicon Valley Fire, Inc.	FY Fire Extinguisher Service	Various Locations	\$10,000.00	10-003-5287
7/1/2022	C23-023	Maintenance	Universal Window Cleaning, Inc.	FY Window/Awning Cleaning & Pressure Washing	Various Locations	\$49,900.00	10-001-4495
7/1/2022	C23-024	Maintenance	Villara Building Systems	FY HVAC Maintenance & Repair	Various Locations	\$45,000.00	10-003-5240
7/1/2022	C23-025	Maintenance	USA Waste of CA, Inc. (Waste Mgmt / Sac Val Disposal)	FY Waste Removal - Warehouse	701 S Street	\$25,000.00	10-001-4496
8/4/2022	C22-066.1	Consulting	AVENUEWEST Sacramento Inc.	Dean Guest Apartments Furnishings	1400 N Street	\$2,748.00	10-002-5239

CAPITOL AREA DEVELOPMENT AUTHORITY  
 FY 2022 - 2023  
 Contract Log as of 10/7/2022



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
9/6/2022	C23-054	Consulting	BKF Engineers	Renovation Fundraising	O & 16th St Streetscapes & Parks	\$25,000.00	10-D09-4709-D801-00, 10-D15-4709-D807-00, 10-C23-5820-C232-16-002.9
9/13/2022	C23-055	Maintenance	Elite Service Experts	Emergency Sidewalk Addition	1421 15th Street	\$5,000.00	37-002-5821-R537-001
9/13/2022	C23-056	Maintenance	Elite Service Experts	Emergency Plumbing Repairs	1607 10th Street	\$14,590.00	10-C22-5820-C330-07-019.5
<del>9/13/2022</del>	<del>C23-058</del>	<del>Maintenance</del>	<del>Buskirk Construction</del> <b>VOID</b>	<del>Emergency Repairs of Commercial Interior to Facilitate New Tenant Requirements</del>	<del>1607 10th Street</del>	<del>\$24,900.00</del>	<del>10-C22-5820-C330-07-019.5</del>
9/13/2022	C23-059	Maintenance	Rod's Electric	Electrical Outlets for Fireplace Inserts	1400 N Street	\$2,518.00	10-D20-5820-D225-01
9/30/2022	C23-060	Consulting	Corporate Design Group, Inc.	As-Built Drawings	1607 10th Street	\$1,725.00	10-C23-5820-C888.88-019.5



October 6, 2022

**TO:** CADA Board of Directors

**SUBJECT:** **October 14, 2022 Board Meeting**  
**AGENDA ITEM 11 - TRANSMITTALS**  
**(G) FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2022**

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

Enclosed, for the quarter ending September 30, 2022, are the General Operations and Capital Investment Program (CIP) financial reports.

**For Quarter Ending September 31, 2022**

	<b>Annual Budget</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Fav(Unfav) Variance</b>
<b>GENERAL OPERATIONS (All Funds)</b>				
Funding Sources	\$ 16,488,450	2,306,000	2,378,745	72,745
Operations Expenses	(15,391,624)	(4,948,543)	(4,682,798)	265,746
Operating results	1,096,826	(2,642,543)	(2,304,053)	338,491
Investment in Capital Investment Program	(1,247,003)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	150,751	-	-	-
- Contribution to Available Fund Balance	(574)	-	-	-
	150,177	-	-	-
<b>Net Results</b>	<b>\$ -</b>	<b>\$ (2,642,543)</b>	<b>\$ (2,304,053)</b>	<b>\$ 338,491</b>

	<b>Budget</b>	<b>Actual</b>	<b>Remainder</b>
<b>CAPITAL INVESTMENT PROGRAM</b>			
<b>Development Program - General Fund Projects</b>			
Funding Sources	22,542,536	17,177,180	(5,365,356)
Uses of Funds	(22,542,536)	(15,351,984)	7,190,552
<b>Net Results</b>	<b>\$ -</b>	<b>\$ 1,825,196</b>	<b>\$ 1,825,196</b>
<b>Bond Projects Only - Uses of Funds</b>			
2020 Tax Allocation Bond Issue	<b>\$ 30,000,000</b>	<b>\$ 1,423,100</b>	<b>\$ 28,576,900</b>
<b>Major Construction Program - Uses of Funds</b>			
FY 20-21 CIP - General Fund Only	<b>\$ (1,190,060)</b>	<b>\$ (384,309)</b>	<b>\$ 805,751</b>
FY 21-22 CIP - General Fund Only	<b>\$ (1,024,500)</b>	<b>\$ (135,640)</b>	<b>\$ 888,860</b>
FY 22-23 CIP			
- General Fund	(1,393,500)	(18,000)	1,375,500
- Somerset Parkside	(167,000)	-	167,000
- Biele Place	(50,000)	-	50,000
- 17th Street Commons	(72,759)	-	72,759
- Fremont/Wishire	(383,100)	(2,912)	380,188
	<b>\$ (2,066,359)</b>	<b>\$ (20,912)</b>	<b>\$ 2,045,447</b>

## GENERAL OPERATIONS

The results of General Operations through September 30, 2022 (**Attachment A**) show favorable budget variances – a total of \$338,491 consisting of \$72,745 in favorable variances in funding sources and \$265,746 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$72,745. All Rental Revenue accounts are over budget by \$202,000, the rental concession accounts for Vacancy Loss, Low Income Subsidy, and Loss to Lease over budget by \$(183,000) for a total favorable variance within the rental income accounts of \$19,000. This overall variance is offset by a favorable variance in Investment Income of \$57,000, and the remaining accounts for smaller net unfavorable variance of \$(3,200).

General Operations Operating Expenses increased the overall favorable variance by \$265,746. All major categories reflect favorable variances. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

## 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 22-23 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

### Development Projects

**Attachments B** provides the detailed results of CADA's Development CIP program for the quarter ending on September 30, 2022. Attachment B provides significant 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, FY 18-19, FY 19-20, FY 20-21, FY 21-22 and FY 22-23.

\$4.5 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$1.5 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 timing of Development Reserve Drawdowns and budgeted bond proceed transfers from the 2020 bond issue.

Approximately \$7 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For R Street Development, there is \$141,000 in remaining budget, for other professional services and miscellaneous expenses.
- For the East End Gateway Site 5/6, there is \$64,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the R Street Streetscape project there is \$175,000 in remaining budget for the completion of site improvements and other R Street improvements.

- For the O Street Streetscape project, there is \$1.8 million in remaining budget mostly for planning expenses and additional site improvements funding through bond proceeds.
- For the 16<sup>th</sup> Street Streetscape project there is \$9,000 in remaining budget for maintenance of infrastructure improvements.
- For the Roosevelt Park project, there is \$90,000 in remaining budget for additional site improvements.
- Courtyard – Sonrisa, there is \$945,000 in remaining budget for possible additional funding to the project construction.
- For the 10<sup>th</sup> Street Commercial project, there is \$51,000 in remaining budget for site improvements along the streetscape.
- For the Dean building project, there is \$198,000 in remaining budget for HVAC improvements to the building.
- For the R St 900 Block improvement projects, there is \$522,000 budget for site improvements to the streetscape.
- For Site 21, there is \$474,000 in remaining budget for planning expenses and offsite Infrastructure improvements of \$400,000 to the site.
- For the 805 R Street project, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget there is \$99,000 available for maintenance and deposition of the property. For the CACDC budget there is \$894,000 available investment in to the partnership for a new affordable housing project on the site.
- For the 2000 16<sup>th</sup> Street project, is \$573,000 available for a new affordable housing project on the site.
- The remaining projects are either in the predevelopment phase or nearing completion.

### Bond Projects

**Attachments C** reflect the status of the 2020 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

For the 2020 taxable proceeds there is remaining proceeds of \$25.5 million available. Currently, \$1.8 is budgeted for the O Streetscape project and \$2.7 million budgeted for the Sonrisa project.

### Major Construction Projects

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

The FY 20-21 Major Construction budget has \$805,000 remaining to be encumbered or expended out of the total \$1.2 million in budgeted projects. Of these remaining funds, the majority of funding is for windows, dry rot and various structural and stairway improvement projects. The FY 21-22 Major Construction budget has \$888,000 remaining in open projects out of a total budget of \$1 million, with the majority for commercial tenant improvements, windows, stairways and structural improvements projects to be completed in the next two years. The FY 22-23 Major Construction

budget remains unexpended for a total budget of \$1.6 million to be used over the next three years.

\* \* \* \*

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 by Project - Active FY 04-05,<br>FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13,<br>FY 14-15, FY 15-16, FY 16-17, FY 17-18, FY 18-19, FY 19-20,<br>FY 20-21, FY 21-22 and FY 22-23 |
| Attachment C | CIP – Bond Program by Project  |
| Attachment D | CIP – Major Construction Program (including project type)  |

Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report  
From 7/1/2022 Through 9/30/2022

(In Whole Numbers)

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
<b>FUNDING SOURCES of General Operations</b>				
<b>Rental Income</b>				
Parking	276,700.00	69,174.00	71,135.00	1,961.00
Ground Lease Revenue	156,000.00	39,000.00	55,281.00	16,281.00
Residential Rental Revenue	10,629,000.00	2,657,247.00	2,835,222.00	177,975.00
Commercial Rental Revenue	515,000.00	128,751.00	135,066.00	6,315.00
Coin Op Laundry Revenue	35,800.00	8,952.00	2,674.00	(6,278.00)
Rental Vacancy Loss	(894,000.00)	(223,497.00)	(274,585.00)	(51,088.00)
Low Income Subsidy	(795,000.00)	(198,747.00)	(200,110.00)	(1,363.00)
Loss to Lease	(1,269,100.00)	(317,274.00)	(448,459.00)	(131,185.00)
Forfeited Security Deposits	2,100.00	525.00	-	(525.00)
Bad Debt Recovery	500.00	126.00	-	(126.00)
Misc Current Svcs - Mgmt Fees	105,000.00	26,250.00	26,250.00	-
Misc Current Svcs - Salaries	152,850.00	38,217.00	38,217.00	-
<b>Total Rental Income</b>	<b>8,914,850.00</b>	<b>2,228,724.00</b>	<b>2,240,691.00</b>	<b>11,967.00</b>
<b>Tax Increment Revenue</b>				
Tax Increment Revenue	7,125,000.00	-	-	-
<b>Total Tax Increment Revenue</b>	<b>7,125,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Interest and Other Investment Income</b>				
Interest Income on Investments with City	207,500.00	34,002.00	51,189.00	17,187.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	96.00	96.00
Interest Income - Pool A Taxable Bond	210,000.00	35,000.00	75,033.00	40,033.00
<b>Total Interest and Other Investment Income</b>	<b>415,500.00</b>	<b>69,002.00</b>	<b>126,318.00</b>	<b>57,316.00</b>
<b>Miscellaneous Revenue</b>				
Miscellaneous Income	33,100.00	8,274.00	11,952.00	3,678.00
Allowance for Uncollectibles	-	-	(216.00)	(216.00)
<b>Total Miscellaneous Revenue</b>	<b>33,100.00</b>	<b>8,274.00</b>	<b>11,736.00</b>	<b>3,462.00</b>
<b>Total FUNDING SOURCES of General Operations</b>	<b>16,488,450.00</b>	<b>2,306,000.00</b>	<b>2,378,745.00</b>	<b>72,745.00</b>
<b>General Operations EXPENSE</b>				
<b>Employee Services &amp; Benefits</b>				
Special Management Salaries	(179,682.00)	(44,925.00)	-	44,925.00
Salaries	(3,011,000.00)	(752,748.00)	(803,181.00)	(50,433.00)
Employee Recognition	(37,000.00)	(9,249.00)	(8,472.00)	777.00
Social Security/Medicare	(44,600.00)	(11,151.00)	(11,662.00)	(511.00)
Cafeteria Plan	(522,000.00)	(130,503.00)	(118,677.00)	11,826.00
Long Term Disability	(33,000.00)	(8,247.00)	(7,549.00)	698.00
State Unemployment	(11,000.00)	(2,748.00)	(281.00)	2,467.00
Workers Compensation	(86,500.00)	(21,624.00)	(19,858.00)	1,766.00
Life & AD&D Insurance	(12,500.00)	(3,126.00)	(3,383.00)	(257.00)
PERS Retirement	(745,000.00)	(186,249.00)	(139,083.00)	47,166.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(160,000.00)	(39,999.00)	(38,819.00)	1,180.00
Employee Assist Program (EAP)	(2,350.00)	(588.00)	(413.00)	175.00
<b>Total Employee Services &amp; Benefits</b>	<b>(5,054,632.00)</b>	<b>(1,211,157.00)</b>	<b>(1,151,378.00)</b>	<b>59,779.00</b>
<b>Outside Services</b>				
Prop Mgmt Marketing - Sp Mgmt Credit	3,634.00	909.00	909.00	-
Marketing & Media	(25,000.00)	(6,249.00)	(2,770.00)	3,479.00
Property Management Marketing	(16,634.00)	(4,158.00)	-	4,158.00
Printing and Binding	(2,000.00)	(501.00)	(103.00)	398.00
Employment Recruitment & Notices	(2,000.00)	(501.00)	(413.00)	88.00
Legal Services	(184,980.00)	(31,076.00)	(45,988.00)	(14,912.00)
Accounting and Auditing	(52,850.00)	(2,502.00)	-	2,502.00
Community Activities	(35,000.00)	(8,751.00)	(1,526.00)	7,225.00
Document Storage & Destruction	(2,000.00)	(501.00)	(118.00)	383.00
Network Administration Services	(106,000.00)	(26,499.00)	(27,300.00)	(801.00)



Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report  
From 7/1/2022 Through 9/30/2022

Payroll Services	(10,000.00)	(2,499.00)	(1,653.00)	846.00
Banking & Investment Fees	(13,300.00)	(4,300.00)	(4,245.00)	55.00
Admin Other Professional Services	(67,500.00)	(16,875.00)	(7,650.00)	9,225.00
Prop Mgmt Other Professional Services	(15,000.00)	(3,750.00)	(3,251.00)	499.00
Asset Mgmt Other Professional Services	(72,000.00)	(18,000.00)	(22,420.00)	(4,420.00)
Courtesy Patrol	(141,596.00)	(35,400.00)	(20,232.00)	15,168.00
Courtesy Patrol-Sp Mgmt Credit	16,596.00	4,149.00	4,149.00	-
Insurance - Special Management	(113,000.00)	(84,498.00)	(94,245.00)	(9,747.00)
Insurance	(490,000.00)	(490,000.00)	(509,831.00)	(19,831.00)
Self-Insured Losses	(75,000.00)	(18,753.00)	(7,137.00)	11,616.00
Project Banking Fees	(21,000.00)	(5,750.00)	-	5,750.00
Admin Temporary Outside Svcs	(20,000.00)	(5,001.00)	(4,180.00)	821.00
Temporary Outside Services	(240,000.00)	(60,000.00)	(63,067.00)	(3,067.00)
Eng/Arch-Miscellaneous	(39,000.00)	(9,750.00)	(3,000.00)	6,750.00
Legal - Dev Project Related	(30,000.00)	(5,000.00)	(275.00)	4,725.00
D&A Other Professional Services	(7,000.00)	(1,749.00)	-	1,749.00
D&A Miscellaneous Expense	(7,000.00)	(1,749.00)	-	1,749.00
<b>Total Outside Services</b>	<b>(1,767,630.00)</b>	<b>(838,754.00)</b>	<b>(814,346.00)</b>	<b>24,408.00</b>
<b>Maintenance &amp; Repair</b>				
Emerg Relocation-Ops Related	(10,500.00)	(2,625.00)	(5,377.00)	(2,752.00)
Operation Location Improvements	(55,000.00)	(1,251.00)	(1,825.00)	(574.00)
Admin Office - General Maintenance	(27,800.00)	(6,951.00)	(7,921.00)	(970.00)
Maint Office Janitorial	(10,000.00)	(2,499.00)	(2,656.00)	(157.00)
Maint Office - General Maintenance	(10,000.00)	(2,499.00)	(1,308.00)	1,191.00
Equipment Rental Expense	(5,000.00)	(1,251.00)	(315.00)	936.00
Construction Mitigation Expense	(15,000.00)	(3,750.00)	(61.00)	3,690.00
Repair & Maint - Misc	(177,000.00)	(44,247.00)	(41,450.00)	2,797.00
Landscape-Sp Mgmt Credit	19,432.00	4,860.00	-	(4,860.00)
Travel-Fuel on CADA Vehicles	(19,000.00)	(4,749.00)	(3,556.00)	1,193.00
Travel-Maint Staff Reimburse	(14,000.00)	(3,501.00)	(1,660.00)	1,841.00
Travel-RSR Reimbursement	(2,000.00)	(501.00)	(70.00)	431.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(1,500.00)	(1,119.00)	381.00
Service Contracts	(453,650.00)	(113,412.00)	(103,033.00)	10,379.00
State Fire Marshal	(50,000.00)	(12,501.00)	(720.00)	11,781.00
Flooring	(305,000.00)	(76,251.00)	(69,539.00)	6,712.00
Plumbing	(9,568.00)	(2,391.00)	(911.00)	1,480.00
Countertops/Cabinets	(57,500.00)	(14,376.00)	(929.00)	13,447.00
Landscaping	(265,003.00)	(66,252.00)	(98,795.00)	(32,543.00)
Pest Services	(56,200.00)	(14,049.00)	(16,760.00)	(2,711.00)
Permits and Fees	(4,500.00)	(1,125.00)	-	1,125.00
Painting & Decorating	(14,900.00)	(3,723.00)	-	3,723.00
Supplies	(27,000.00)	(6,747.00)	(1,126.00)	5,621.00
Vehicle Repair and Maint	(10,000.00)	(2,499.00)	(4,970.00)	(2,471.00)
Prop Mgmt Furn & Appliances	(101,500.00)	(23,377.00)	(23,687.00)	1,690.00
Building Supplies - Misc	(311,500.00)	(77,874.00)	(54,448.00)	23,426.00
Clothing and Uniforms	(5,500.00)	(1,374.00)	(2,084.00)	(710.00)
Maintenance Mach & Equip	(88,000.00)	(40,750.00)	(30,537.00)	10,213.00
Operating Budget Major Repairs	(15,000.00)	(3,750.00)	(5,000.00)	(1,250.00)
<b>Total Maintenance &amp; Repair</b>	<b>(2,106,689.00)</b>	<b>(532,915.00)</b>	<b>(479,855.00)</b>	<b>53,060.00</b>
<b>Utilities</b>				
Admin Office Utilities	(28,000.00)	(6,999.00)	(6,215.00)	784.00
Maint Office Utilities	(47,000.00)	(11,751.00)	(5,325.00)	6,426.00
Utilities-Garbage	(112,000.00)	(19,208.00)	(18,928.00)	280.00
Utilities-SMUD/Electricity	(152,000.00)	(26,248.00)	(27,919.00)	(1,671.00)
Utilities-PG&E/Gas	(316,300.00)	(53,216.00)	(21,582.00)	31,634.00
Utilities-Water/Sewer	(639,000.00)	(111,666.00)	(50,636.00)	61,030.00
<b>Total Utilities</b>	<b>(1,294,300.00)</b>	<b>(229,088.00)</b>	<b>(130,604.00)</b>	<b>98,484.00</b>

Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report  
From 7/1/2022 Through 9/30/2022

Overhead				
Postage and Deliveries	(3,000.00)	(750.00)	-	750.00
Telephone and Wireless Svcs	(30,000.00)	(7,500.00)	(2,075.00)	5,425.00
Cellular Phone Service	(40,000.00)	(9,999.00)	(9,570.00)	429.00
Internet Services	(26,000.00)	(6,501.00)	(1,415.00)	5,086.00
Admin Bldg Rent	(103,000.00)	(25,749.00)	(30,580.00)	(4,831.00)
Leased Facilities Rent	(24,000.00)	(6,000.00)	(2,000.00)	4,000.00
Equipment Rental Expense	(2,500.00)	(624.00)	(327.00)	297.00
Parking Program	(1,500.00)	(375.00)	-	375.00
JPA Board Expenses	(7,000.00)	(1,749.00)	(185.00)	1,564.00
Professional Organizations	(15,000.00)	(3,750.00)	-	3,750.00
Subscriptions	(2,000.00)	(501.00)	-	501.00
Education and Training	(24,000.00)	(6,000.00)	(6,695.00)	(695.00)
Management Fee	(104,220.00)	(26,055.00)	(26,055.00)	-
Transportation-Admin Staff	(2,000.00)	(501.00)	(550.00)	(49.00)
Resident Relations	(9,900.00)	(2,472.00)	(659.00)	1,813.00
Sp Mgmt Prop Taxes & Assessments	(10,750.00)	(2,691.00)	-	2,691.00
Property Taxes & Assessments	(122,100.00)	(81,000.00)	(83,488.00)	(2,488.00)
Hospitality	(1,500.00)	(375.00)	-	375.00
Office Supplies - General	(15,000.00)	(3,750.00)	(921.00)	2,829.00
Software	(80,000.00)	(20,001.00)	(13,763.00)	6,238.00
Computer Hardware	(50,000.00)	(12,501.00)	(18,125.00)	(5,624.00)
Admin Furn Mach & Equip	(16,000.00)	(3,999.00)	-	3,999.00
Safety - General Admin	(20,500.00)	(5,124.00)	(2,868.00)	2,256.00
Office Equipment leases	(27,000.00)	(6,750.00)	(5,870.00)	880.00
Total Overhead	(736,970.00)	(234,717.00)	(205,146.00)	29,571.00
Debt Service				
Debt Service Principal Paid	(239,007.00)	(70,978.00)	(70,941.00)	37.00
Debt Interest Paid	(69,523.00)	(19,667.00)	(19,361.00)	306.00
Bond Debt Svc-Principal Pd	(1,301,970.00)	(1,165,000.00)	(1,165,000.00)	-
Bond Interest Paid	(1,274,980.00)	(620,047.00)	(619,947.00)	100.00
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,185,480.00)	(1,875,692.00)	(1,875,249.00)	443.00
Contributions to Reserves				
Development Reserve Contribution	(814,410.00)	-	-	-
Affordable Housing Reserve Contribution	(326,630.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	(26,220.00)	(26,220.00)	-
Total Contributions to Reserves	(1,245,923.00)	(26,220.00)	(26,220.00)	-
Total General Operations EXPENSE	(15,391,624.00)	(4,948,543.00)	(4,682,798.00)	265,746.00
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,700,877.00	-	-	-
Operations Transfer from F 51-CAP Set-Aside	399,300.00	99,825.00	-	(99,825.00)
Operations Transfer from F60-RSt TI	217,000.00	54,249.00	-	(54,249.00)
Operations Transfer from F67 - Bond Interest	210,000.00	-	-	-
Total Inter-Fund Operating TRANSFERS IN	2,527,177.00	154,074.00	-	(154,074.00)
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(2,527,177.00)	(154,074.00)	-	154,074.00
Total Inter-Fund Operating TRANSFERS OUT	(2,527,177.00)	(154,074.00)	-	154,074.00
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	1,096,826.00	(2,642,543.00)	(2,304,053.00)	338,491.00

Capitol Area Development Authority (CADA)  
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report  
From 7/1/2022 Through 9/30/2022

CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(704,453.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	(15,000.00)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(719,453.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(527,550.00)	-	-	-
Total Investment in DEVELOPMENT Program	(527,550.00)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(1,247,003.00)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	150,751.00	-	-	-
Contribution to Available Fund Balance	(574.00)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	150,177.00	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(2,642,543.00)	(2,304,053.00)	338,491.00

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Item 11 (G)  
 Attachment B

**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	750,146.00	650,146.00	(100,000.00)
7561	Dev Program TF from F61-R St Set Aside	40,854.00	40,854.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000.00	37,000.00	-
	Total For Development Program	<u>828,000.00</u>	<u>728,000.00</u>	<u>(100,000.00)</u>
	Total General Operations Investment	<u>828,000.00</u>	<u>728,000.00</u>	<u>(100,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>828,000.00</u>	<u>728,000.00</u>	<u>(100,000.00)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(84,928.89)	(49,028.67)	35,900.22
4703	D&A - Site Improvements	(132,970.59)	(55,484.08)	77,486.51
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4751	Legal - Dev Project Related	(38,651.90)	(35,691.40)	2,960.50
4752	D&A Project Financial Analysis	(21,530.00)	(16,530.00)	5,000.00
4758	D&A Other Professional Services	(313,320.61)	(303,320.61)	10,000.00
4775	D&A Miscellaneous Expense	(235,773.01)	(226,023.01)	9,750.00
	Total Development Program	<u>(828,000.00)</u>	<u>(686,902.77)</u>	<u>141,097.23</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(828,000.00)</u>	<u>(686,902.77)</u>	<u>141,097.23</u>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<u>-</u>	<u><b>41,097.23</b></u>	<u><b>41,097.23</b></u>

**10 - General Fund**  
**D07 - Development - FY 06/07**  
**D233-02 - EEG Site 5/6**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	<u>222,440.95</u>	<u>222,440.95</u>	<u>-</u>
	Total For Development Program	<u>222,440.95</u>	<u>222,440.95</u>	<u>-</u>
	Total General Operations Investment	<u>222,440.95</u>	<u>222,440.95</u>	<u>-</u>
Other Sources				
From Development Program				
3602	ENA Development Fees	<u>64,700.00</u>	<u>64,700.00</u>	<u>-</u>
	Total From Development Program	<u>64,700.00</u>	<u>64,700.00</u>	<u>-</u>
	Total Other Sources	<u>64,700.00</u>	<u>64,700.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>287,140.95</u>	<u>287,140.95</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4706	D&A - DDA Prep	(10,657.00)	(10,657.00)	-
4709	D&A Funding Research & Application Costs	(4,000.00)	(3,750.08)	249.92
4710	D&A Engin/Architectural	(6,000.00)	(6,000.00)	-
4720	D&A Environmental Assessments	(63,739.95)	(41,864.95)	21,875.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00)	10,054.00
4752	D&A Project Financial Analysis	(70,052.00)	(45,446.00)	24,606.00
4758	D&A Other Professional Services	(105,000.00)	(98,662.03)	6,337.97
4775	D&A Miscellaneous Expense	(1,192.00)	(269.49)	922.51
	Total Development Program	<u>(287,140.95)</u>	<u>(223,095.55)</u>	<u>64,045.40</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(287,140.95)</u>	<u>(223,095.55)</u>	<u>64,045.40</u>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<u>-</u>	<u><b>64,045.40</b></u>	<u><b>64,045.40</b></u>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	395,000.00	395,000.00	-
7560	Dev Program TF from F60-R St Tax Incr	4,293,217.14	3,953,167.18	(340,049.96)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000.00	59,320.00	(1,680.00)
	Total For Development Program	<u>4,749,217.14</u>	<u>4,407,487.18</u>	<u>(341,729.96)</u>
	Total General Operations Investment	<u>4,749,217.14</u>	<u>4,407,487.18</u>	<u>(341,729.96)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,749,217.14</u>	<u>4,407,487.18</u>	<u>(341,729.96)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(208,086.00)	(170,080.63)	38,005.37
4731	D&A-Offsite Infrastructure	(3,878,531.14)	(4,138,545.77)	(260,014.63)
4781	D&A Developer Loan Funding	(662,600.00)	(265,092.88)	397,507.12
	Total Development Program	<u>(4,749,217.14)</u>	<u>(4,573,719.28)</u>	<u>175,497.86</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,749,217.14)</u>	<u>(4,573,719.28)</u>	<u>175,497.86</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses

-	<u>(166,232.10)</u>	<u>(166,232.10)</u>
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**10 - General Fund**  
**D09 - Development - FY 08/09**  
**D801-00 - O Street Streetscape**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	605,000.00	568,500.00	(36,500.00)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.04	39,539.04	-
7566	Dev Program TF from F66-Series B Taxable TAB	45,172.00	41,672.00	(3,500.00)
7567	Dev Program TF from F67 - 2020 Taxable TAB	1,767,000.00	615,000.00	(1,152,000.00)
	Total For Development Program	<u>2,456,711.04</u>	<u>1,264,711.04</u>	<u>(1,192,000.00)</u>
	Total General Operations Investment	<u>2,456,711.04</u>	<u>1,264,711.04</u>	<u>(1,192,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>2,456,711.04</u>	<u>1,264,711.04</u>	<u>(1,192,000.00)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(1,592,691.37)	(159,536.88)	1,433,154.49
4709	D&A Funding Research & Application Costs	(9,800.00)	(4,800.00)	5,000.00
4751	Legal - Dev Project Related	(6,000.00)	(929.13)	5,070.87
4758	D&A Other Professional Services	(626,219.67)	(393,105.80)	233,113.87
4775	D&A Miscellaneous Expense	(87,000.00)	(7,427.88)	79,572.12
5343	Permits and Fees	(135,000.00)	-	135,000.00
	Total Development Program	<u>(2,456,711.04)</u>	<u>(565,799.69)</u>	<u>1,890,911.35</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(2,456,711.04)</u>	<u>(565,799.69)</u>	<u>1,890,911.35</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses

-	<u>698,911.35</u>	<u>698,911.35</u>
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Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	241,000.00	241,000.00
7566	Dev Program TF from F66-Series B Taxable TAB	11,000.00	11,000.00
	Total For Development Program	252,000.00	252,000.00
	Total General Operations Investment	252,000.00	252,000.00
Other Sources			
From Development Program			
3872	D&A Grant Proceeds	795,000.00	794,302.10
	Total From Development Program	795,000.00	794,302.10
	Total Other Sources	795,000.00	794,302.10
	<b>Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>	<b>1,047,000.00</b>	<b>1,046,302.10</b>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(28,696.61)	(28,696.61)
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)
4731	D&A-Offsite Infrastructure	(816,877.75)	(809,657.38)
4758	D&A Other Professional Services	(190,086.45)	(188,331.45)
4775	D&A Miscellaneous Expense	(7,470.44)	(7,470.44)
	Total Development Program	(1,047,000.00)	(1,038,024.63)
	<b>Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>	<b>(1,047,000.00)</b>	<b>(1,038,024.63)</b>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>8,277.47</b>

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	1,030,000.00	1,030,000.00
	Total For Development Program	1,030,000.00	1,030,000.00
	Total General Operations Investment	1,030,000.00	1,030,000.00
	<b>Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>	<b>1,030,000.00</b>	<b>1,030,000.00</b>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(795,000.00)	(739,374.00)
4758	D&A Other Professional Services	(230,882.13)	(200,174.83)
4775	D&A Miscellaneous Expense	(4,117.87)	(117.87)
	Total Development Program	(1,030,000.00)	(939,666.70)
	<b>Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>	<b>(1,030,000.00)</b>	<b>(939,666.70)</b>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>90,333.30</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Other Sources				
From Development Program				
3875	Reimbursement Revenue	550,000.00	506,727.18	(43,272.82)
	Total From Development Program	550,000.00	506,727.18	(43,272.82)
	Total Other Sources	550,000.00	506,727.18	(43,272.82)
	<b>Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>	<b>550,000.00</b>	<b>506,727.18</b>	<b>(43,272.82)</b>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4722	D&A Environmental-CEQA related	(150,000.00)	(138,088.04)	11,911.96
4751	Legal - Dev Project Related	(84,000.00)	(109,984.35)	(25,984.35)
4758	D&A Other Professional Services	(310,000.00)	(289,866.34)	20,133.66
4775	D&A Miscellaneous Expense	(6,000.00)	-	6,000.00
	Total Development Program	(550,000.00)	(537,938.73)	12,061.27
	<b>Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>	<b>(550,000.00)</b>	<b>(537,938.73)</b>	<b>12,061.27</b>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>(31,211.55)</b>	<b>(31,211.55)</b>

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	267,200.00	267,200.00	-
	Total For Development Program	267,200.00	267,200.00	-
	Total Reserve Drawdowns	267,200.00	267,200.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	595,500.00	595,500.00	-
7551	Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	1,688,100.00	808,100.00	(880,000.00)
7585	Dev Program TF from F85-Txble Cap LowMod	191,155.25	191,155.25	-
	Total For Development Program	2,744,755.25	1,864,755.25	(880,000.00)
	Total General Operations Investment	2,744,755.25	1,864,755.25	(880,000.00)
	<b>Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>	<b>3,011,955.25</b>	<b>2,131,955.25</b>	<b>(880,000.00)</b>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(800,000.00)	-	800,000.00
4709	D&A Funding Research & Application Costs	(110,000.00)	(86,535.19)	23,464.81
4720	D&A Environmental Assessments	(66,000.00)	(39,058.03)	26,941.97
4751	Legal - Dev Project Related	(122,900.00)	(103,428.58)	19,471.42
4752	D&A Project Financial Analysis	(50,000.00)	(23,856.74)	26,143.26
4758	D&A Other Professional Services	(853,500.00)	(228,572.80)	624,927.20
4775	D&A Miscellaneous Expense	(53,255.25)	(13,924.75)	39,330.50
4781	D&A Developer Loan Funding	(906,300.00)	(1,600,000.00)	(693,700.00)
5343	Permits and Fees	(50,000.00)	29,622.33	79,622.33
	Total Development Program	(3,011,955.25)	(2,065,753.76)	946,201.49
	<b>Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>	<b>(3,011,955.25)</b>	<b>(2,065,753.76)</b>	<b>946,201.49</b>
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>66,201.49</b>	<b>66,201.49</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Reserve Drawdowns				
For Major Construction Program				
6113	Capital Improvement Reserve Drawdown	175,000.00	175,000.00	-
	Total For Major Construction Program	175,000.00	175,000.00	-
	Total Reserve Drawdowns	175,000.00	175,000.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	376,500.00	205,000.00	(171,500.00)
7566	Dev Program TF from F66-Series B Taxable TAB	13,000.00	13,000.00	-
	Total For Development Program	389,500.00	218,000.00	(171,500.00)
	Total General Operations Investment	389,500.00	218,000.00	(171,500.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	564,500.00	393,000.00	(171,500.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(412,138.19)	(395,736.19)	16,402.00
4758	D&A Other Professional Services	(100,266.00)	(80,240.00)	20,026.00
4775	D&A Miscellaneous Expense	(1,495.81)	(1,430.00)	65.81
5343	Permits and Fees	(50,600.00)	(35,600.00)	15,000.00
	Total Development Program	(564,500.00)	(513,006.19)	51,493.81
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(564,500.00)	(513,006.19)	51,493.81
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>(120,006.19)</b>	<b>(120,006.19)</b>

**10 - General Fund**  
**D20 - Development - FY 19-20**  
**D225-01 - The Dean Building**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	557,512.00	557,512.00	-
	Total For Development Program	557,512.00	557,512.00	-
	Total Reserve Drawdowns	557,512.00	557,512.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	600,000.00	70,000.00	(530,000.00)
	Total For Development Program	600,000.00	70,000.00	(530,000.00)
	Total General Operations Investment	600,000.00	70,000.00	(530,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,157,512.00	627,512.00	(530,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Major Construction Program				
5820	Major Construction/Improvements	(182,395.00)	(173,755.77)	8,639.23
	Total Major Construction Program	(182,395.00)	(173,755.77)	8,639.23
Development Program				
4703	D&A - Site Improvements	(832,037.00)	(662,989.96)	169,047.04
4711	D&A-Site Maintenance	(39,374.40)	(42,128.19)	(2,753.79)
4758	D&A Other Professional Services	(103,705.60)	(80,252.14)	23,453.46
	Total Development Program	(975,117.00)	(785,370.29)	189,746.71
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,157,512.00)	(959,126.06)	198,385.94
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>(331,614.06)</b>	<b>(331,614.06)</b>



Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

**10 - General Fund**  
**D20 - Development - FY 19-20**  
**D900-10 - R St - 900 block Improvements**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	Dev Program TF from F60-R St Tax Incr	550,000.00	550,000.00
		-	-
	Total For Development Program	550,000.00	550,000.00
	Total General Operations Investment	550,000.00	550,000.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	550,000.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(450,000.00)	-
4758	D&A Other Professional Services	(100,000.00)	(27,022.50)
	Total Development Program	(550,000.00)	(27,022.50)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(27,022.50)
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	522,977.50

**10 - General Fund**  
**D21 - Development - FY 20-21**  
**D223-01A - Site 21 (14th & N)**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	502,500.00	102,500.00
		(400,000.00)	(400,000.00)
	Total For Development Program	502,500.00	102,500.00
	Total General Operations Investment	502,500.00	102,500.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	502,500.00	102,500.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(3,000.00)	(600.30)
4706	D&A - DDA Prep	(30,000.00)	-
4707	D&A - ENA Prep	(20,000.00)	-
4731	D&A-Offsite Infrastructure	(400,000.00)	-
4751	Legal - Dev Project Related	(20,000.00)	(15,333.50)
4758	D&A Other Professional Services	(9,500.00)	-
4775	D&A Miscellaneous Expense	(20,000.00)	(12,360.91)
	Total Development Program	(502,500.00)	(28,294.71)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(502,500.00)	(28,294.71)
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	74,205.29

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

**10 - General Fund**  
**D21 - Development - FY 20-21**  
**D266-01 - 805 R Street**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7567	Dev Program TF from F67 - 2020 Taxable TAB	100,000.00	-
		100,000.00	-
	Total For Development Program	100,000.00	-
	Total General Operations Investment	100,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	100,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4751	Legal - Dev Project Related	(50,000.00)	-
4775	D&A Miscellaneous Expense	(50,000.00)	(159.21)
	Total Development Program	(100,000.00)	(159.21)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(100,000.00)	(159.21)
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>(159.21)</b>

**10 - General Fund**  
**D22 - Development - FY 21-22**  
**D151-00 - 2000 16th Street**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	Dev Program TF from F60-R St Tax Incr	3,915,000.00	3,915,000.00
		3,915,000.00	3,915,000.00
	Total For Development Program	3,915,000.00	3,915,000.00
	Total General Operations Investment	3,915,000.00	3,915,000.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	3,915,000.00	3,915,000.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4601	Building/Land Acquisition	(3,280,000.00)	(3,282,548.18)
4709	D&A Funding Research & Application Costs	(10,000.00)	-
4710	D&A Engin/Architectural	(200,000.00)	-
4720	D&A Environmental Assessments	(100,000.00)	(4,100.00)
4751	Legal - Dev Project Related	(50,000.00)	(2,209.00)
4752	D&A Project Financial Analysis	(75,000.00)	-
4758	D&A Other Professional Services	(50,000.00)	(28,110.00)
4775	D&A Miscellaneous Expense	(50,000.00)	(24,657.43)
5343	Permits and Fees	(100,000.00)	-
	Total Development Program	(3,915,000.00)	(3,341,624.61)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(3,915,000.00)	(3,341,624.61)
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>573,375.39</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

**10 - General Fund**  
**D23 - Development - FY 22-23**  
**D700-00 - Art Exhibit - 700 block of O St.**

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
3872	D&A Grant Proceeds	150,000.00	(150,000.00)
	Total From Development Program	150,000.00	(150,000.00)
	Total Other Sources	150,000.00	(150,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	150,000.00	(150,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4775	D&A Miscellaneous Expense	(150,000.00)	144,400.00
	Total Development Program	(150,000.00)	144,400.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(150,000.00)	144,400.00
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>(5,600.00)</b>

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	Dev Program TF from F60-R St Tax Incr	2,190,767.00	-
7561	Dev Program TF from F61-R St Set Aside	2,398,233.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000.00	-
	Total For Development Program	4,808,000.00	-
	Total General Operations Investment	4,808,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	4,808,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4601	Building/Land Acquisition	(1,750,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	15,000.00
4715	Joint Venture Investments	(2,700,000.00)	1,170,416.70
4720	D&A Environmental Assessments	(275,500.00)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(19,809.33)
4775	D&A Miscellaneous Expense	(7,500.00)	(3,309.59)
	Total Development Program	(4,808,000.00)	1,618,025.17
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(4,808,000.00)	1,618,025.17
	<b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>	<b>-</b>	<b>1,618,025.17</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project  
 From 7/1/2004 Through 9/30/2022

Attachment B

**20 - Capitol Area Community Development Corporation**  
**D21 - Development - FY 20-21**  
**D266-01 - 805 R Street**

<b>CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>			
General Operations Investment			
For Development Program			
7567	Dev Program TF from F67 - 2020 Taxable TAB	<u>900,000.00</u>	<u>-</u>
		900,000.00	900,000.00
	Total For Development Program	<u>900,000.00</u>	<u>-</u>
		900,000.00	(900,000.00)
	Total General Operations Investment	<u>900,000.00</u>	<u>-</u>
		900,000.00	(900,000.00)
	<b>Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES</b>	<u><b>900,000.00</b></u>	<u><b>-</b></u>
		900,000.00	(900,000.00)
 <b>CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>			
Development Program			
4703	D&A - Site Improvements	(365,000.00)	-
4710	D&A Engin/Architectural	(300,000.00)	-
4720	D&A Environmental Assessments	(10,000.00)	-
4751	Legal - Dev Project Related	(50,000.00)	(5,826.00)
4752	D&A Project Financial Analysis	(50,000.00)	-
4758	D&A Other Professional Services	(25,000.00)	-
4775	D&A Miscellaneous Expense	(50,000.00)	-
5343	Permits and Fees	<u>(50,000.00)</u>	<u>-</u>
		(50,000.00)	50,000.00
	Total Development Program	<u>(900,000.00)</u>	<u>(5,826.00)</u>
		(900,000.00)	894,174.00
	<b>Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS</b>	<u><b>(900,000.00)</b></u>	<u><b>(5,826.00)</b></u>
		(900,000.00)	894,174.00
 <b>CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses</b>		<u><b>-</b></u>	<u><b>(5,826.00)</b></u>
		-	<b>(5,826.00)</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - Bond Program by Project  
 From 7/1/2020 Through 9/30/2022

**67 - Taxable 2020 TAB**  
**B21 - 2020 Taxable Bond**

	<b>Budget</b>	<b>Actual</b>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES		
Other Sources		
From Development Program		
Bond Proceeds		
Non Property		
Non Type	30,000,000.00	30,000,000.00
Total From Development Program	30,000,000.00	30,000,000.00
Total Other Sources	30,000,000.00	30,000,000.00
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	30,000,000.00	30,000,000.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS		
Development Program		
D&A Miscellaneous Expense		
Non Property		
Non Type	(25,544,900.00)	-
Dev Program TF to F 10 - General		
Courtyard Site 16A		
Non Type	(2,688,100.00)	(808,100.00)
O Street Streetscape		
Non Type	(1,767,000.00)	(615,000.00)
Total Development Program	(30,000,000.00)	(1,423,100.00)
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(30,000,000.00)	(1,423,100.00)
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	28,576,900.00

Capitol Area Development Authority (CADA)  
CAPITAL INVESTMENT PROGRAM - Bond Program by Project  
From 7/1/2020 Through 9/30/2022

**Remainder Available**

<u>-</u>
<u>-</u>
<u>-</u>
<u>-</u>

25,544,900.00

1,880,000.00

1,152,000.00

28,576,900.00

28,576,900.00

(28,576,900.00)

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated  
 From 7/1/2020 Through 9/30/2022

		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>			
<b>C21</b>	<b>CIP - FY 20-21</b>			
C172-15A	1317 - 15th St., Lombard			
007.00	Thermal & Moisture Protection - Roof	(50,901.00)	(50,901.00)	-
009.6	Finishes-Flooring	(6,000.00)	-	6,000.00
009.9	Finishes-Paint/Coatings	(6,000.00)	-	6,000.00
010.3	Fireplaces/Stoves/Ext Spec etc	(9,500.00)	-	9,500.00
010.30	Stairways/Decking/Walkways	(23,600.00)	-	23,600.00
019.6	Structural Rehabilitation	(7,000.00)	-	7,000.00
C222-09	1228 O St, Gibson Arms			
008.5	Windows	(139,500.00)	(60,386.00)	79,114.00
C222-11	1512 13th St			
008.5	Windows	(41,690.00)	-	41,690.00
C222-20A	1209 P St., Wing Manor			
002.10	Sitework-Fences, Gates	(14,000.00)	-	14,000.00
C222-23	1521 12th St			
013.3	Sp Constr - Boilers	(159,726.00)	-	159,726.00
C223-02	1316 N. St., Le Chateau			
010.30	Stairways/Decking/Walkways	(31,200.00)	-	31,200.00
C223-09A	1428 - 14th St., Metropol			
010.30	Stairways/Decking/Walkways	(18,800.00)	-	18,800.00
C223-10	1327 O St., Capri			
002.5	Sitework-Utilities	(19,000.00)	(17,209.00)	1,791.00
C225-01	1400 N St, The Dean			
010.30	Stairways/Decking/Walkways	(27,700.00)	-	27,700.00
C226-07	1420 O St			
006.3	Wood-Dry Rot	(10,500.00)	-	10,500.00
010.10	Awnings	(13,210.00)	(13,209.00)	1.00
C226-08	1500 15th St-Auslander			
002.2	Sitework-Site Prep	(10,000.00)	-	10,000.00
010.30	Stairways/Decking/Walkways	(31,700.00)	-	31,700.00
016.5	Lighting	(14,960.00)	-	14,960.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(16,500.00)	-	16,500.00
C231-07	1522 N St, Judith Manor			
010.30	Stairways/Decking/Walkways	(23,700.00)	-	23,700.00
C231-24	1500 N St., Brannan Court			
002.7	Sitework-Pavement, Bases, etc	(15,500.00)	(18,030.00)	(2,530.00)
007.00	Thermal & Moisture Protection - Roof	(193,574.00)	(193,574.00)	-
C232-01	1501 15th, Douger			
010.30	Stairways/Decking/Walkways	(36,900.00)	-	36,900.00
C233-06	1616 N St, Grantwood			
010.30	Stairways/Decking/Walkways	(24,900.00)	-	24,900.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(25,000.00)	-	25,000.00
010.10	Awnings	(11,500.00)	-	11,500.00
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	-	(545.00)	(545.00)
C293-18	1619 Q-Rooming House			
006.3	Wood-Dry Rot	(60,000.00)	(899.00)	59,101.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(40,000.00)	-	40,000.00
019.1	Contingency	(30,900.00)	-	30,900.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(11,600.00)	(11,400.00)	200.00
019.4	Toxic Abatement	(20,000.00)	(11,950.00)	8,050.00
019.5	Commercial Tenant Improvements	(20,000.00)	(6,206.00)	13,794.00
	<b>Total General Fund</b>	<b>(1,190,060.00)</b>	<b>(384,309.00)</b>	<b>805,751.00</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated  
 From 7/1/2020 Through 9/30/2022

Attachment D

C22	CIP - FY 21-22			
C222-09	1228 O St, Gibson Arms			
010.30	Stairways/Decking/Walkways	(174,500.00)	(8,000.00)	166,500.00
019.6	Structural Rehabilitation	(17,500.00)	-	17,500.00
C222-11	1512 13th St			
008.5	Windows	(8,000.00)	-	8,000.00
019.6	Structural Rehabilitation	(175,000.00)	-	175,000.00
C222-22	1201 P St., Del Capri			
006.3	Wood-Dry Rot	(49,900.00)	(49,900.00)	-
008.5	Windows	(29,000.00)	(6,500.00)	22,500.00
C223-12	1327/1317 O St			
008.2	Wood & Plastic Doors	(25,500.00)	-	25,500.00
C226-07	1420 O St			
014.2	Elevators	(80,000.00)	-	80,000.00
C226-08	1500 15th St-Auslander			
008.5	Windows	(76,500.00)	-	76,500.00
C231-24	1500 N St., Brannan Court			
014.2	Elevators	(80,000.00)	-	80,000.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(25,000.00)	-	25,000.00
010.30	Stairways/Decking/Walkways	(10,000.00)	-	10,000.00
C233-07	1622 N St, Shelly Arms			
010.30	Stairways/Decking/Walkways	(20,000.00)	-	20,000.00
C233-14	1625 O St			
006.3	Wood-Dry Rot	(12,500.00)	-	12,500.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(24,000.00)	-	24,000.00
019.6	Structural Rehabilitation	(4,000.00)	-	4,000.00
C281-07	1220 P St, Deus			
008.5	Windows	(26,000.00)	-	26,000.00
C330-07	Bagel Time - 1607 10th St.			
019.5	Commercial Tenant Improvements	(55,000.00)	(51,240.00)	3,760.00
C330-14	OB 2000, 1603 10th St.			
019.5	Commercial Tenant Improvements	(17,000.00)	-	17,000.00
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	(42,100.00)	-	42,100.00
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)	-	20,000.00
019.5	Commercial Tenant Improvements	-	(20,000.00)	(20,000.00)
	<b>Total General Fund</b>	<b>(1,024,500.00)</b>	<b>(135,640.00)</b>	<b>888,860.00</b>



Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated  
 From 7/1/2020 Through 9/30/2022

Attachment D

C23	CIP - FY 22-23			
C172-14	1325 - 15th St., Park Mansion			
002.8	Sitework-Improvements/Amenities	(4,000.00)	-	4,000.00
C172-15A	1317 - 15th St., Lombard			
002.8	Sitework-Improvements/Amenities	(8,000.00)	-	8,000.00
009.6	Finishes-Flooring	(6,000.00)	-	6,000.00
C222-09	1228 O St, Gibson Arms			
019.6	Structural Rehabilitation	(7,000.00)	-	7,000.00
C222-20A	1209 P St., Wing Manor			
002.9	Sitework-Planting/Rehab, etc.	(8,000.00)	-	8,000.00
C222-23	1521 12th St			
008.5	Windows	(45,000.00)	-	45,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
013.3	Sp Constr - Boilers	(61,000.00)	-	61,000.00
C223-02	1316 N. St., Le Chateau			
007.3	Shingles, Roof Tiles, etc	(40,000.00)	-	40,000.00
C223-10	1327 O St., Capri			
009.9	Finishes-Paint/Coatings	(30,000.00)	-	30,000.00
C224-16	1522 - 14th, CADA Admin			
008.5	Windows	(90,000.00)	-	90,000.00
009.6	Finishes-Flooring	(27,000.00)	-	27,000.00
009.9	Finishes-Paint/Coatings	(21,000.00)	-	21,000.00
C226-08	1500 15th St-Auslander			
009.6	Finishes-Flooring	(10,000.00)	-	10,000.00
C226-09	1510 15th St.			
010.30	Stairways/Decking/Walkways	(6,000.00)	-	6,000.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(7,000.00)	-	7,000.00
C231-24	1500 N St., Brannan Court			
009.6	Finishes-Flooring	(10,000.00)	-	10,000.00
009.9	Finishes-Paint/Coatings	(52,000.00)	-	52,000.00
010.10	Awnings	(57,000.00)	-	57,000.00
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(41,000.00)	(18,000.00)	23,000.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(127,000.00)	-	127,000.00
009.9	Finishes-Paint/Coatings	(56,000.00)	-	56,000.00
010.30	Stairways/Decking/Walkways	(10,000.00)	-	10,000.00
C234-24	1615 P St, Lanai			
006.3	Wood-Dry Rot	(17,000.00)	-	17,000.00
007.3	Shingles, Roof Tiles, etc	(75,000.00)	-	75,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
C234-27	17th Street Commons			
007.3	Shingles, Roof Tiles, etc	(15,000.00)	-	15,000.00
010.30	Stairways/Decking/Walkways	(11,000.00)	-	11,000.00
C281-07	1220 P St, Deus			
007.3	Shingles, Roof Tiles, etc	(27,000.00)	-	27,000.00
008.5	Windows	(26,000.00)	-	26,000.00
010.30	Stairways/Decking/Walkways	(17,500.00)	-	17,500.00
C284-10	1330 P St, Palm Manor			
007.3	Shingles, Roof Tiles, etc	(220,000.00)	-	220,000.00
C293-18	1619 Q-Rooming House			
007.3	Shingles, Roof Tiles, etc	(74,000.00)	-	74,000.00
009.9	Finishes-Paint/Coatings	(21,000.00)	-	21,000.00
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	(50,000.00)	-	50,000.00
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)	-	20,000.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	<b>Total General Fund</b>	<b>(1,393,500.00)</b>	<b>(18,000.00)</b>	<b>1,375,500.00</b>

Capitol Area Development Authority (CADA)  
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated  
 From 7/1/2020 Through 9/30/2022

<b>C23</b>	<b>CIP - FY 22-23</b>			
C330-00	1001-1035 Q, Somerset Parkside			
010.8	Bath, kitchen & Laundry	(67,000.00)	-	67,000.00
015.4	Plumbing	(100,000.00)	-	100,000.00
	<b>Total Somerset Parkside</b>	<b>(167,000.00)</b>	<b>-</b>	<b>167,000.00</b>
<b>37</b>	<b>Biele Place</b>			
<b>C23</b>	<b>CIP - FY 22-23</b>			
C231-19	1421 15th St, Biele Place			
003.9	Concrete-Restoration/Cleaning	(50,000.00)	-	50,000.00
	<b>Total Biele Place</b>	<b>(50,000.00)</b>	<b>-</b>	<b>50,000.00</b>
<b>38</b>	<b>17th Street Commons</b>			
<b>C23</b>	<b>CIP - FY 22-23</b>			
C234-27	17th Street Commons			
010.30	Stairways/Decking/Walkways	(72,759.00)	-	72,759.00
	<b>Total 17th Street Commons</b>	<b>(72,759.00)</b>	<b>-</b>	<b>72,759.00</b>
<b>41</b>	<b>Fremont/Wilshire Apts</b>			
<b>C23</b>	<b>CIP - FY 22-23</b>			
C286-00	Fremont/Wilshire Apt			
006.3	Wood-Dry Rot	(31,000.00)	-	31,000.00
008.5	Windows	(67,600.00)	-	67,600.00
010.30	Stairways/Decking/Walkways	(25,000.00)	(2,912.00)	22,088.00
010.8	Bath, kitchen & Laundry	(259,500.00)	-	259,500.00
	<b>Total Fremont/Wilshire Apts</b>	<b>(383,100.00)</b>	<b>(2,912.00)</b>	<b>380,188.00</b>
	 <b>Total General and Special Management Funds</b>	 <b>(4,590,760.00)</b>	 <b>(855,896.00)</b>	 <b>3,734,865.00</b>



# Investment Report August 2022



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, October 27, 2022

10:00AM-11:00AM

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# INVESTMENT COMMITTEE MEETING

October 27, 2022  
10:00 AM to 11:00 AM  
City Treasurer's Office  
915 I Street, HCH 3rd Floor  
(916) 808-5168

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

Invitees: Emily A Combs (Department of Finance)  
Susana Jackson (SHRA)  
Tim Kerr (American River Flood Control District - ARFCD)  
Noelle Mussen (CADA)  
Kevin King (Reclamation District No. 1000)  
Peter Coyl and Johnny Ea (Sacramento Public Library Authority- SPLA)  
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)  
Mike Testa, Daniel Santucci (Visit Sacramento)  
City Treasurer's Office Staff

Please read: **July 28, 2022 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** Digitally signed by John Colville  
Date: 2022.09.19 16:27:46 -07'00'

City Treasurer

**TO:** Investment Committee Members  
**FROM:** Patrick Zalasky  
**RE:** **Minutes of Quarterly Investment Meeting held via Zoom on July 28, 2022**

**Attendees Present:** Stacy Hussey, Shirley Tupaz, Katy Nguyen, Jason Bader, Osvaldo Lopez, Mirthala Santizo, Emily Combs, Johnny Ea, Peter Coyl, Noelle Mussen, John Colville, and Patrick Zalasky

*The COVID-19 pandemic and the City's response has led to most staff working remotely since March of 2020. This meeting was held via Zoom, as will all subsequent meetings until staff returns to working on-site full time.*

**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 \$161 million in excess cash for the next 6-months and an approximate \$300 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 going 9 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 March 2023.

**2) Performance of the Pools**

Investment staff updated the attendees on the performance of Pool A during the third quarter of fiscal year 2021/2022. The earned interest yield of Pool A for April, May, and June was 0.96%, 1.04% and 1.15%, respectively. All monthly Pool A yields exceed the 0.86% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 0.91% 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 July 25, 2022.

The Yield Curve continued to flatten in response to action from the Federal Reserve Board. Rates rose sharply on the front end as The Fed increased The Federal Funds Rate by 1.25% during the quarter. Yields on Treasuries with 6-month maturities rose to over 2.40%, while those with maturities of 1-year climbed to nearly 3.00%. With these moves, investment staff is looking to add yield to Pool A by investing in quality issuers offering paper with maturities between 6-months and one year. Investments in cash and other liquid investments (which include much of the liability matching) made up 39% of the pool on 6/30/22 and should grow as yields on issues with shorter maturities continue to be the best options in the fixed income market. Yields in the 5-30 year

window flattened out around 3.00% during the quarter, with increases and decreases based on a variety of news and market conditions. Yields on 2-year issues and 10-year issues fully inverted and will likely stay that way for the near future.

Investment staff has been adapted to the movements of the yield curve but targeting investments with maturities falling mostly between 6-months and 3-years. Staff continues to base the structure of Pool A on effectively meeting the liquidity needs for the City and all other pool participants, while using high quality names to add yield to the pool when opportunities present themselves. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board and of Congress, whose policies and actions have the biggest impact on domestic fixed income markets. This awareness is used 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**

Inflation has become an issue that must be dealt with as it has had an impact on the lives of all Americans. The Consumer Price Index, which is the measure of the year-over-year change in prices for domestic goods, was 9.10% in March, another level not seen since the early 1980s. The Federal Reserve Board laid out a plan to combat inflation by raising short-term interest rates while also halting its purchases of corporate credit. They raised the Federal Funds Rate 0.50% in May and another 0.75% at their meeting in June. This brought the Federal Funds Rate to 1.50%-1.75%, with expectations that it will be boosted to close to 3.00% by the end of 2022.

Unemployment remained at historically low levels, although so did the Labor Participation Rate. Americans are very concerned about the economy. The University of Michigan Consumer Sentiment Index, which measures the general perception of the economy, reached levels never before seen in June. The country is definitely in an economic malaise, as people struggle with rising costs, particularly for energy and food. Poor economic conditions normally lead to a change of power between parties during election years. The midterm elections in November may lead to Republicans assuming a majority in both houses of Congress, while picking up more seats in statewide elections.

As stated above, The Federal Reserve increased the Federal Funds Rate with plans to continue doing so until inflation is brought under control. Fed Chair Jerome Powell expressed some optimism in his June remarks, mostly about the low unemployment rate, which would be evidence of a healthy labor market and a healing economy. Not all economists agree with that assessment, as the economy has not added many jobs beyond those that were originally lost during the pandemic shutdowns in 2020. The Fed is in a very delicate position, as they have indicated they will only act when data shows that action is necessary. That being said, they do not want to raise interest rates too quickly to combat what has recently been rapidly rising inflation, as that may lead to even more economic slowing. GDP dropped for the second consecutive quarter at the end of June, meaning the country is technically in a recession. Raising interest rates aggressively in a recession has historically led to even more drastic economic contraction and is definitely something policymakers would like to avoid.

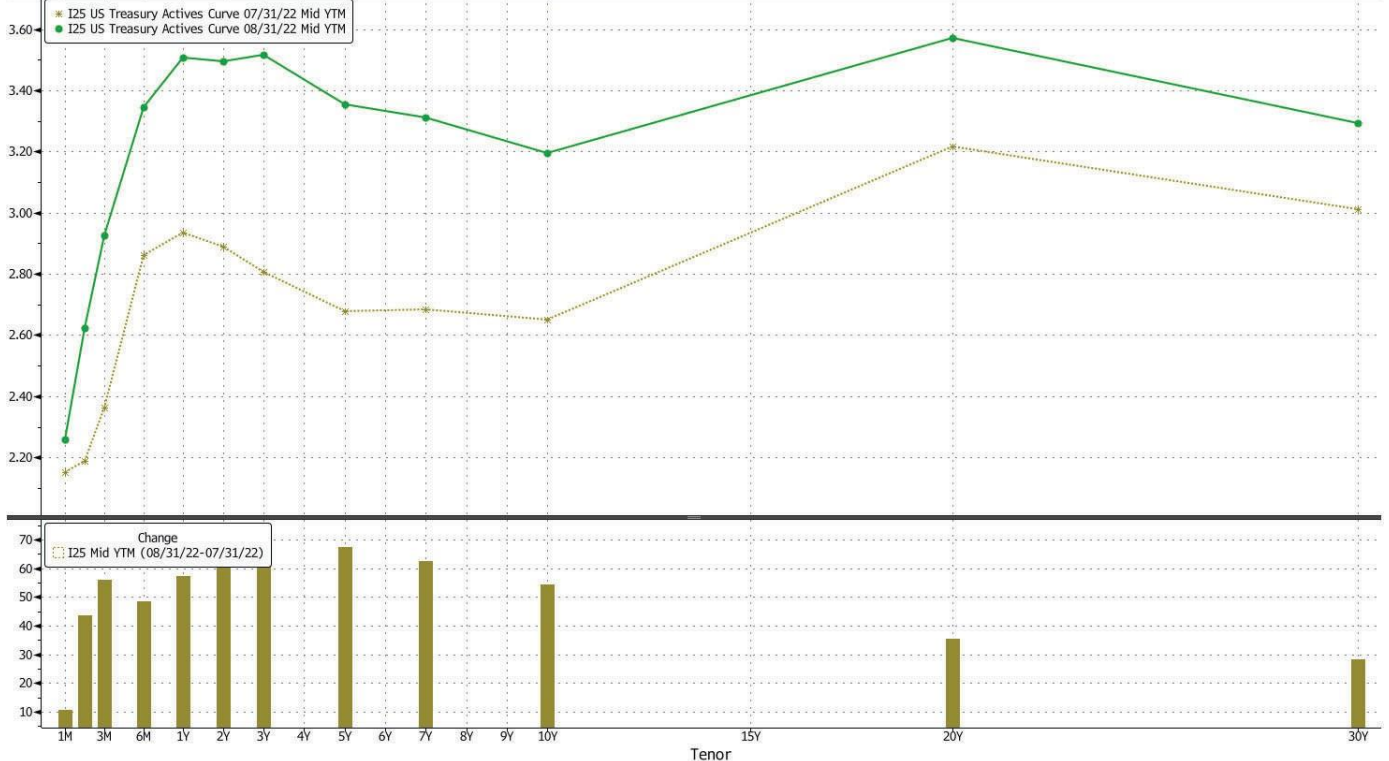
Global economies are still struggling, especially in Europe. Most of the continent became very dependent on Russia for energy and those lines were cut off nearly completely after the invasion of Ukraine. With alternative sources not being able to meet needs and demands, many countries are looking for fossil fuels from other sources and having next to no luck. Winter will arrive rather

soon and finding enough energy to supply the entire European population is looking like an obstacle that may not be overcome. Many countries (Germany and France among them) are trying to restart some of their own fossil fuel generation and are looking more to nuclear energy to save them from what could be a massive problem. The United States has been approached about increasing energy production to help in this regard, but has so far made no commitment to doing that. The fragility of global markets is ever more on display with the news that China's economy has severely contracted over the last few quarters. The largest manufacturing base in the world is struggling with Covid, as well as demographics as their populace has become very top heavy with senior citizens who require support, but are unable to help with production. As always, U.S. markets are still the strongest and most stable, particularly in times of global crisis. Even with the uncertainty we face in our domestic economy, foreign investors still see our markets as the best for their investments and our economy as the strongest and most reliable.

**4) Other business:** None

**Next Meeting:** The next quarterly meeting is scheduled for **Thursday, October 27, 2022, at 10:00 a.m.** via Zoom.





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I25 Mid YTM US Treasury Actives Curve 08/31/22			I25 Mid YTM US Treasury Actives Curve 07/29/22			I25 Mid YTM (Change) 08/31/22-07/29/22		
Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11)	1MB 0 09/27/22 Govt	2.224	2.258	B 0 08/30/22 Govt	2.119	2.152	0.105	10.6
12)	2MB 0 10/25/22 Govt	2.578	2.623	B 0 09/27/22 Govt	2.151	2.189	0.426	43.5
13)	3MB 0 12/01/22 Govt	2.864	2.925	B 0 10/27/22 Govt	2.319	2.364	0.545	56.0
14)	6MB 0 03/02/23 Govt	3.245	3.345	B 0 01/26/23 Govt	2.783	2.861	0.462	48.4
15)	1YB 0 08/10/23 Govt	3.374	3.505	B 0 07/13/23 Govt	2.835	2.935	0.539	57.1
16)	2YT 3 ¼ 08/31/24 Govt	99-17	3.495	T 3 07/31/24 Govt	100-07	2.887	-0-22	60.8
17)	3YT 3 ⅝ 08/15/25 Govt	98-29 ¾	3.516	T 3 07/15/25 Govt	100-17 ¾	2.807	-1-20 ¼	70.9
18)	5YT 3 ¾ 08/31/27 Govt	98-30 ¾	3.353	T 2 ¾ 07/31/27 Govt	100-10 ¾	2.678	-1-12	67.5
19)	7YT 3 ⅞ 08/31/29 Govt	98-27 ¾	3.310	T 2 ⅝ 07/31/29 Govt	99-20	2.684	-0-24 ¾	62.6
20)	10YT 2 ¾ 08/15/32 Govt	96-07+	3.195	T 2 ¾ 05/15/32 Govt	101-29 ¼	2.651	-5-21 ¾	54.3
21)	20YT 3 ⅞ 08/15/42 Govt	97-07	3.571	T 3 ¼ 05/15/42 Govt	100-15	3.218	-3-08	35.3
22)	30YT 3 08/15/52 Govt	94-13 ¾	3.294	T 2 ¾ 05/15/52 Govt	97-10+	3.011	-2-28 ¾	28.3

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**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**6-MONTH CASH FLOW ANALYSIS**  
**September 1, 2022 - February 28, 2023**

*In millions*

Cash Balances:	
CalTRUST	107.211
Fidelity Fund	3.696
Five Star Bank Community Fund	30.035
JP Morgan Chase	2.099
Overnight Sweep	3.327
River City Bank Community Fund	25.021
Less: Required bank balance by policy	(0.500)
<b><i>Cash available at beginning of period:</i></b>	<b>170.889</b>
Projected net cash flow:	
September-22	9.198
October-22	12.145
November-22	(1.114)
December-22	90.873
January-23	78.742
February-23	(1.037)
<b><i>Net cash flow during period:</i></b>	<b>188.807</b>
<b><i>Cash in excess of policy: <sup>1</sup></i></b>	<b>359.696</b>
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.052)
Large Cap Growth	(0.107)
International	(0.063)
Equity Income	(0.085)
Retirement Trust Operating Fund	(8.558)
Ann Land/Bertha Henschel Endowment Fund	(0.004)
Ethel Hart Mutual Endowment Fund	(0.343)
George H. Clark Memorial Scholarship Fund	(0.016)
Capitol Area Development Authority (CADA)	(51.769)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.501)
Sacramento Public Library Authority (SPLA)	(47.979)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.119)
Gifts to Share	(0.700)
Visit Sacramento	(11.634)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(0.816)
<b><i>Total cash balances of non-City and/or Pool A participants: <sup>2</sup></i></b>	<b>(133.972)</b>
<b><i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: <sup>3</sup></i></b>	<b>225.724</b>

<sup>1</sup>The City will be able to meet its cash flow needs for the next six months, with \$360 mm to cover on going expenditures

<sup>2</sup>Non-City and/or Pool A participants have \$134 mm invested in Pool A

<sup>3</sup>If all non-City and/or Pool A participants withdraw the entire \$134 mm within the next twelve months, the City will have \$226 mm to cover on going expenditures

**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**12-MONTH CASH FLOW ANALYSIS**  
**September 1, 2022 - August 31, 2023**

*In millions*

<b>Cash Balances:</b>	
CalTRUST	107.211
Fidelity Fund	3.696
Five Star Bank Community Fund	30.035
JP Morgan Chase	2.099
Overnight Sweep	3.327
River City Bank Community Fund	25.021
Less: Required bank balance by policy	(0.500)
<b><i>Cash available at beginning of period:</i></b>	<b>170.889</b>
<b>Projected net cash flow:</b>	
September-22	9.198
October-22	12.145
November-22	(1.114)
December-22	90.873
January-23	78.742
February-23	(1.037)
March-23	11.620
April-23	44.022
May-23	50.171
June-23	(9.403)
July-23	(88.999)
August-23	(33.152)
<b><i>Net cash flow during period:</i></b>	<b>163.066</b>
<b><i>Cash in excess of policy: <sup>1</sup></i></b>	<b>333.955</b>
<b>Cash Balances of non-City and/or Pool A Participants:</b>	
<b>SCERS Cash:</b>	
Fixed Bonds	(0.052)
Large Cap Growth	(0.107)
International	(0.063)
Equity Income	(0.085)
Retirement Trust Operating Fund	(8.558)
Ann Land/Bertha Henschel Endowment Fund	(0.004)
Ethel Hart Mutual Endowment Fund	(0.343)
George H. Clark Memorial Scholarship Fund	(0.016)
Capitol Area Development Authority (CADA)	(51.769)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.501)
Sacramento Public Library Authority (SPLA)	(47.979)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.119)
Gifts to Share	(0.700)
Visit Sacramento	(11.634)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(0.816)
<b><i>Total cash balances of non-City and/or Pool A participants: <sup>2</sup></i></b>	<b>(133.972)</b>
<b><i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: <sup>3</sup></i></b>	<b>199.983</b>

<sup>1</sup>The City will be able to meet its cash flow needs for the next twelve months, with \$334 mm to cover on going expenditures

<sup>2</sup>Non-City and/or Pool A participants have \$134 mm invested in Pool A

<sup>3</sup>If all non-City and/or Pool A participants withdraw the entire \$134 mm within the next twelve months, the City will have \$200 mm to cover on going expenditures

**City of Sacramento**  
**Investment**  
**Pool A**

# CITY OF SACRAMENTO INVESTMENT POOL A

## MONTHLY REVIEW – AUGUST 2022

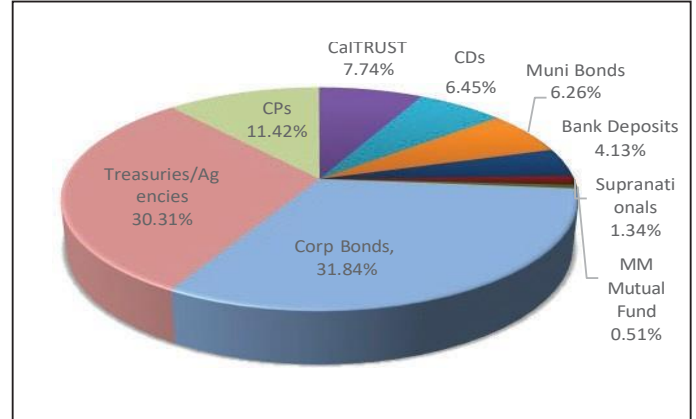
### STRATEGY

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	1,428,845,433
Month's Yield or RoR	1.48%
Weighted Average Maturity (Yrs)	2.56
Weighted Average Duration (Yrs)	2.46
Ending Book Value	1,466,425,149
Ending Market Value	1,389,642,796
Percent of Market to Book Value	94.76%
Month's Investment Earnings	1,873,855
Fiscal YTD Investment Earnings	3,663,331

### PORTFOLIO COMPOSITION



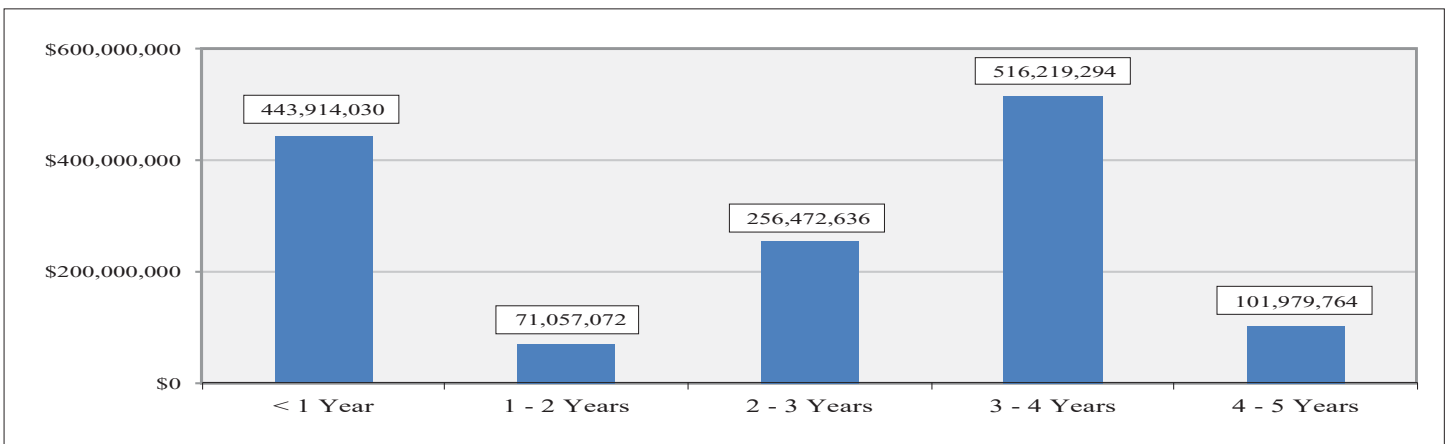
### External Third-Party Investment Manager

CalTRUST	107,210,832
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### MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	443,914,030	31.94%
1 - 2 Years	71,057,072	5.11%
2 - 3 Years	256,472,636	18.46%
3 - 4 Years	516,219,294	37.15%
4 - 5 Years	101,979,764	7.34%
<b>Total</b>	<b>1,389,642,796</b>	<b>100.00%</b>

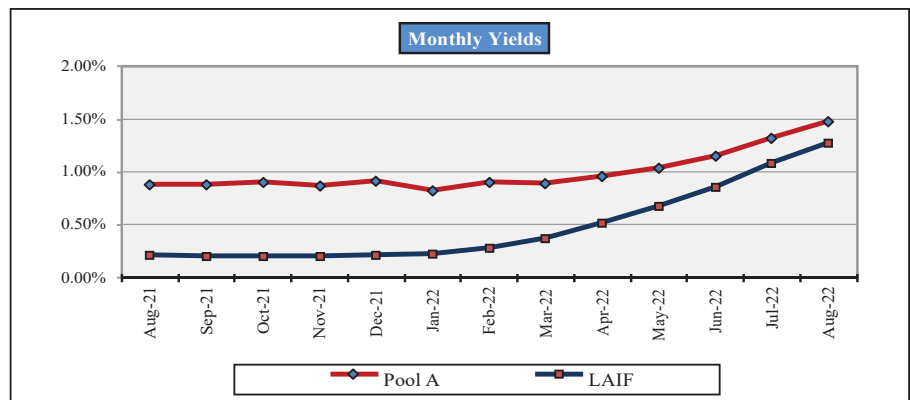
Asset Type	Pct. Assets	YTM
Corp Bonds	31.84%	1.77%
Treasuries/Agencies	30.31%	1.01%
CPs	11.42%	2.05%
CalTRUST	7.74%	1.64%
CDs	6.45%	2.84%
Muni Bonds	6.26%	1.79%
Bank Deposits	4.13%	1.04%
Supranationals	1.34%	0.98%
MM Mutual Fund	0.51%	1.77%



## INTEREST RATE ENVIRONMENT

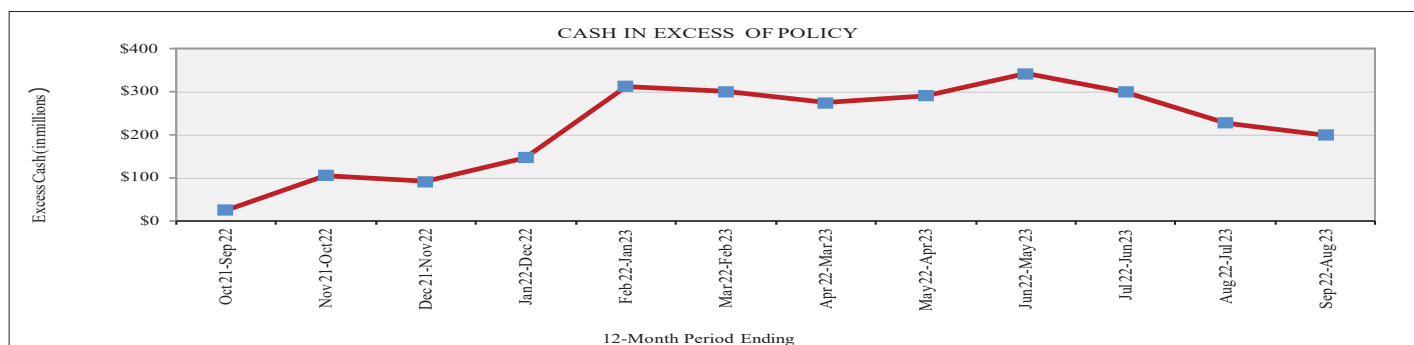
Equity, fixed income, and employment markets all turned negative in August, which was arguably the roughest month for the three since March of 2020. The trend looks to continue into the fall, as August CPI (inflation) was reported at 8.3%, which is much higher than many analysts predicted. Most economists believe that the Federal Reserve Board will have to act swiftly and strongly over the next few months, particularly because inflation has yet to wane and the majority of the \$1.9T from the recently passed Inflation Reduction Act has yet to enter the economy. The Fed is in a precarious situation with regard to stabilizing prices. They are most likely to raise interest rates aggressively in an effort to cool the economy, but that will likely send the U.S. into a recession (if not already there), which is something the Biden Administration is desperately trying to avoid with midterm elections looming in November. The Labor Participation Rate grew in August, which is a positive sign, even though unemployment claims rose, and the overall rate increased to 3.7%. More Americans looking for work is a great sign, however that may be offset if/when The Fed raises interest rates, since the job market typically constricts when rates increase. American consumers were more optimistic, relatively speaking, in August as the University of Michigan Consumer Sentiment Index jumped almost 7 points to 58.2 (which is still near historic lows). Even though energy prices have been in a steady decrease off of their highs in mid-2021, the price for food and other household goods continue to move past 40-year highs. These increases have led to a real wage (the difference of inflation and the change in wages) decrease of nearly 3%. Should this continue, consumers will be very reluctant to spend as they normally would during the holidays. Yields on Treasuries rose as expected throughout August, with issues holding maturities from 6-months to 5-years all moving past 3.0%. The Yield Curve remained inverted at the end of August, with Treasury yields ranging from 3.50% (2-year) to 3.35% (5-year) to 3.20% (10-year). As of this writing (following the August CPI release), those rates are higher by 20-30 basis points, across the board. Market conditions will continue to be monitored closely by the investment team and strategy will be focused on maintaining a portfolio built with high level names that will remain stable no matter what global markets do over the next couple of years. 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
Aug-21	0.88%	0.22%
Sep-21	0.88%	0.21%
Oct-21	0.91%	0.20%
Nov-21	0.87%	0.20%
Dec-21	0.92%	0.21%
Jan-22	0.83%	0.23%
Feb-22	0.91%	0.28%
Mar-22	0.89%	0.37%
Apr-22	0.96%	0.52%
May-22	1.04%	0.68%
Jun-22	1.15%	0.86%
Jul-22	1.33%	1.09%
Aug-22	1.48%	1.28%
FYTD	1.40%	1.18%



## CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Oct 21- Sep 22	Nov 21- Oct 22	Dec 21- Nov 22	Jan 22- Dec 22	Feb 22- Jan 23	Mar 22- Feb 23	Apr 22- Mar 23	May 22- Apr 23	Jun 22- May 23	Jul 22- Jun 23	Aug 22- Jul 23	Sep 22- Aug 23
Excess Cash	\$ 26	\$ 106	\$ 92	\$ 147	\$ 313	\$ 301	\$ 275	\$ 291	\$ 342	\$ 300	\$ 228	\$ 200



City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 August 31, 2022

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	Bond Status	Call Put Date
<b>CASH AND EQUIVALENTS</b>															
	caltrust-bff	Caltrust BlackRock FedFund		15,152,359		15,152,359		15,152,359	1.09	1.450	219,709	1.45			
	caltrust-lf	Caltrust Liquidity Fund		2,307,954		2,307,954		2,307,954	0.17	2.280	52,621	2.28			
	caltrust-mt	Caltrust Medium-Term		57,212,160		57,212,160		57,212,160	4.13	1.520	869,625	1.52			
	caltrust-st	Caltrust Short-Term		32,538,359		32,538,359		32,538,359	2.35	1.880	611,721	1.88			
	fidfund	Fidelity Fund		3,695,837		3,695,837		3,695,837	0.27	1.670	61,720	1.67			
	fivestar	Five Star Bank Community Fund		30,034,523		30,034,523		30,034,523	2.17	1.100	330,380	1.10			
	cashjpm	JP Morgan Chase Cash		2,099,166		2,099,166		2,099,166	0.15	0.450	9,446	0.45			
	miscintrec	Misc Interest Receivable		32,469		32,469		32,469	0.00	1.670	542	1.67			
	sweep	Overnight Sweep		3,326,839		3,326,839		3,326,839	0.24	1.890	62,877	1.89			
	rivercity	River City Bank Community Fund		25,021,420		25,021,420		25,021,420	1.81	1.010	252,716	1.01			
				171,421,087		171,421,087		171,421,087	12.37		2,471,359	1.44			
<b>NON-NEGOTIABLE CERTIFICATES OF DEPOSIT</b>															
30,000,000	3420042541902	Safe Credit Union CD 2.974% Due 06-24-25	100.00	30,000,000	100.00	30,000,000	75,776	30,075,776	2.16	2.974	892,200	2.99			
<b>CERTIFICATES OF DEPOSIT</b>															
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	100.00	5,000,229	58,849	5,059,078	0.36	2.400	120,000	2.40			
5,000,000	63873qth7	Natixis NY 1.830% Due 12-13-22	100.00	5,000,000	99.63	4,981,401	34,312	5,015,714	0.36	1.830	91,500	1.83	A1		
10,000,000	53947cq92	LLoyds Bank Corp Mkts/NY 2.500% Due 02-07-23	100.00	10,000,000	99.63	9,963,218	69,444	10,032,662	0.72	2.500	250,000	2.50	A1		
10,000,000	22549l2z7	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	100.00	10,000,000	42,450	10,042,450	0.72	0.540	54,000	0.54	A1		
10,000,000	22549l5r2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	100.00	10,000,000	36,886	10,036,886	0.72	0.490	49,000	0.49	A1		
5,000,000	90348j3m0	US Bank CD 3.000% Due 11-25-24	100.00	5,000,000	99.13	4,956,628	2,877	4,959,504	0.36	3.000	150,000	3.02	AA-		
6,000,000	90348jb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	90.88	5,452,509	493	5,453,003	0.39	0.600	36,000	0.60	AA-		10-27-22
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	91.21	4,560,439	616	4,561,056	0.33	0.750	37,500	0.75			11-26-22
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	90.81	4,540,666	1,863	4,542,529	0.33	0.850	42,500	0.85			12-16-22
				61,000,000		59,455,090	247,792	59,702,882	4.29		830,500	1.38			
<b>COMMERCIAL PAPER</b>															
5,000,000	17327bj71	Citigroup Global Mkts 0.580% Due 09-07-22	99.65	4,982,681	99.96	4,997,754	0	4,997,754	0.36	0.580	29,000	0.59	A1		
5,000,000	2254ebjm4	Credit Suisse NY 0.610% Due 09-21-22	99.61	4,980,429	99.86	4,993,117	0	4,993,117	0.36	0.610	30,500	0.62	A1		
10,000,000	83369cjm7	Societe Generale 0.440% Due 09-21-22	99.68	9,967,611	99.86	9,986,338	0	9,986,338	0.72	0.440	44,000	0.45	A1		
5,000,000	2254ebk34	Credit Suisse NY 0.530% Due 10-03-22	99.60	4,980,199	99.78	4,988,963	0	4,988,963	0.36	0.530	26,500	0.54	A1		
10,000,000	62479mkj1	MUFG Bank Ltd/NY 0.630% Due 10-18-22	99.55	9,955,200	99.67	9,966,640	0	9,966,640	0.72	0.630	63,000	0.64	A1		
10,000,000	21687bl17	Cooperatieve Rabobank NY 1.110% Due 11-01-22	99.25	9,925,383	99.56	9,955,653	0	9,955,653	0.72	1.110	111,000	1.14	A1		
10,000,000	05970ulf3	Banco Santander SA 1.270% Due 11-15-22	99.11	9,911,453	99.39	9,939,327	0	9,939,327	0.72	1.270	127,000	1.31	A1		
10,000,000	05970ulu0	Banco Santander SA 1.860% Due 11-28-22	98.86	9,885,817	99.26	9,926,056	0	9,926,056	0.72	1.860	186,000	1.91	A1		



City of Sacramento  
**PORTFOLIO APPRAISAL**  
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 August 31, 2022

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	Bond Status	Call Put Date
10,000,000	45685rlu9	Ing US Funding LLC 1.690% Due 11-28-22	98.85	9,885,456	99.25	9,925,092	0	9,925,092	0.72	1.690	169,000	1.74	A1		
10,000,000	22533umt7	Credit Agricole Corp 2.030% Due 12-27-22	98.71	9,871,433	98.95	9,895,144	0	9,895,144	0.71	2.030	203,000	2.09	A1		
5,000,000	4497w1mt0	ING (US) Funding LLC 2.670% Due 12-27-22	98.66	4,933,250	98.94	4,947,113	0	4,947,113	0.36	2.670	133,500	2.75	A1		
5,000,000	2254ebmu2	Credit Suisse NY 2.280% Due 12-28-22	98.59	4,929,700	98.84	4,941,954	0	4,941,954	0.36	2.280	114,000	2.35	A1		
10,000,000	22533una7	Credit Agricole Corp 2.230% Due 01-10-23	98.53	9,852,572	98.81	9,880,540	0	9,880,540	0.71	2.230	223,000	2.30	A1		
10,000,000	05970unq7	Banco Santander SA 2.330% Due 01-24-23	98.38	9,838,194	98.62	9,862,030	0	9,862,030	0.71	2.330	233,000	2.41	A1		
10,000,000	83369cq72	Societe Generale 3.170% Due 03-07-23	97.78	9,778,100	98.08	9,807,718	0	9,807,718	0.71	3.170	317,000	3.27	A1		
5,000,000	4497w1q82	ING (US) Funding LLC 3.070% Due 03-08-23	97.86	4,892,976	98.06	4,902,849	0	4,902,849	0.35	3.070	153,500	3.17	A1		
10,000,000	63873kqm2	Natixis NY 3.300% Due 03-21-23	97.68	9,768,083	97.91	9,790,762	0	9,790,762	0.71	3.300	330,000	3.41	A1		
10,000,000	89119bqn9	Toronto Dominion Bank 3.420% Due 03-22-23	97.81	9,780,550	97.85	9,784,538	0	9,784,538	0.71	3.420	342,000	3.52	A1+		
5,000,000	62479mr47	MUFG Bank Ltd/NY 3.540% Due 04-04-23	97.73	4,886,425	97.77	4,888,520	0	4,888,520	0.35	3.540	177,000	3.66	A1		
5,000,000	89119bs56	Toronto Dominion Bank 3.630% Due 05-05-23	97.28	4,863,875	97.28	4,864,219	0	4,864,219	0.35	3.630	181,500	3.76	A1+		
				157,869,387		158,244,326	0	158,244,326	11.42		3,193,500	2.05			
<b>U.S. GOVERNMENT BONDS</b>															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	90.02	4,500,977	1,630	4,502,607	0.32	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	90.23	13,533,984	207	13,534,191	0.98	0.500	75,000	0.75	AA+		
				19,754,297		18,034,961	1,838	18,036,798	1.30		93,750	0.72			
<b>FEDERAL HOME LOAN BANK</b>															
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	92.19	4,609,292	10,625	4,619,917	0.33	0.750	37,500	0.75	AA+		09-18-22
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	98.96	4,947,757	17,778	4,965,534	0.36	4.000	200,000	4.00	AA+		09-24-22
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	90.51	4,525,484	11,042	4,536,525	0.33	0.500	25,000	0.52	AA+		09-18-22
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	90.20	4,509,816	6,333	4,516,149	0.33	0.600	30,000	0.60	AA+		09-18-22
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	89.97	4,498,521	4,744	4,503,266	0.32	0.560	28,000	0.57	AA+		09-18-22
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	89.79	4,489,750	3,132	4,492,882	0.32	0.550	27,500	0.59	AA+		10-20-22
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	90.01	9,000,992	6,771	9,007,763	0.65	0.625	62,500	0.62	AA+		10-22-22
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	89.73	4,486,607	2,521	4,489,128	0.32	0.550	27,500	0.55	AA+		10-28-22
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	89.89	4,494,451	2,750	4,497,201	0.32	0.600	30,000	0.60	AA+		10-28-22
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	89.83	4,491,310	2,658	4,493,969	0.32	0.580	29,000	0.58	AA+		10-28-22
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	89.63	4,481,278	1,451	4,482,730	0.32	0.550	27,500	0.55	AA+		11-12-22



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5,000,000	3130a15x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	89.86	4,493,167	632	4,493,798	0.32	0.650	32,500	0.65	AA+		11-24-22
5,000,000	3130a16j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.78	4,489,167	608	4,489,775	0.32	0.625	31,250	0.62	AA+		11-24-22
5,000,000	3130a17m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.78	4,489,167	608	4,489,775	0.32	0.625	31,250	0.62	AA+		11-24-22
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	89.64	4,481,846	483	4,482,330	0.32	0.580	29,000	0.58	AA+		02-25-23
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	90.41	4,520,693	20,187	4,540,880	0.33	0.850	42,500	0.85	AA+		09-10-22
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	89.89	4,494,521	16,042	4,510,563	0.32	0.700	35,000	0.70	AA+		09-16-22
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	90.78	4,538,817	20,972	4,559,789	0.33	1.000	50,000	1.00	AA+		09-30-22
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	91.25	4,562,676	20,500	4,583,176	0.33	1.200	60,000	1.20	AA+		10-28-22
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	91.00	4,550,134	19,062	4,569,197	0.33	1.125	56,250	1.12	AA+		10-29-22
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	90.54	4,527,069	14,450	4,541,519	0.33	1.020	51,000	1.02	AA+		11-19-22
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	90.46	1,583,007	4,812	1,587,819	0.11	1.000	17,500	1.00	AA+		11-22-22
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	90.43	4,521,661	13,194	4,534,856	0.33	1.000	50,000	1.00	AA+		11-26-22
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	90.66	4,532,973	13,590	4,546,563	0.33	1.030	51,500	1.03	AA+		11-26-22
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	90.37	2,711,076	5,837	2,716,912	0.20	1.030	30,900	1.03	AA+		09-23-22
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	89.69	4,484,707	20,972	4,505,679	0.32	1.000	50,000	1.00	AA+		09-30-22
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	91.44	4,572,143	21,369	4,593,512	0.33	1.570	78,500	1.57	AA+		09-23-22
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	99.65	4,982,285	39,819	5,022,105	0.36	4.700	235,000	4.70	AA+		09-30-22
				139,733,750		127,070,368	302,945	127,373,313	9.17		1,456,650	1.07			
<b>FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)</b>															
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	91.35	4,567,685	2,667	4,570,351	0.33	0.600	30,000	0.60	AA+		10-29-22
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	91.35	4,567,685	2,667	4,570,351	0.33	0.600	30,000	0.60	AA+		10-29-22
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	91.52	4,576,027	1,847	4,577,874	0.33	0.700	35,000	0.70	AA+		11-12-22
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	91.37	4,568,409	1,535	4,569,944	0.33	0.650	32,500	0.65	AA+		11-14-22
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	91.13	4,556,432	417	4,556,849	0.33	0.600	30,000	0.61	AA+		11-26-22
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	99.88	4,993,986	573	4,994,559	0.36	4.125	206,250	4.13	AA+		11-28-22
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	90.97	2,729,178	8,250	2,737,428	0.20	0.600	18,000	0.60	AA+		09-16-22
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	90.68	4,533,862	10,553	4,544,415	0.33	0.580	29,000	0.58	AA+		10-20-22
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	90.51	3,620,492	7,440	3,627,932	0.26	0.540	21,600	0.58	AA+		10-27-22

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5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	90.54	4,526,944	9,472	4,536,417	0.33	0.550	27,500	0.55	AA+		10-27-22
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	90.56	2,716,917	5,740	2,722,657	0.20	0.560	16,800	0.56	AA+		10-28-22
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	91.09	4,554,581	8,472	4,563,054	0.33	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	90.56	4,527,986	8,333	4,536,319	0.33	0.625	31,250	0.62	AA+		11-25-22
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	90.48	4,524,027	6,681	4,530,708	0.33	0.650	32,500	0.65	AA+		09-17-22
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	89.88	4,494,135	2,521	4,496,656	0.32	0.550	27,500	0.55	AA+		10-28-22
				69,985,280		64,058,347	77,167	64,135,513	4.62		592,900	0.87			
<b>FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)</b>															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	99.02	4,950,859	32,083	4,982,943	0.36	3.000	150,000	3.00	AA+		09-14-22
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	95.78	4,788,954	44,701	4,833,656	0.35	2.050	102,500	2.05	AA+		09-24-22
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	98.60	4,930,051	52,528	4,982,579	0.36	3.100	155,000	3.10	AA+		10-29-22
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	92.25	2,767,410	5,875	2,773,285	0.20	0.750	22,500	0.75	AA+		11-27-22
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	92.24	4,611,955	9,687	4,621,643	0.33	0.750	37,500	0.80	AA+		11-28-22
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	91.91	4,595,575	6,611	4,602,186	0.33	0.700	35,000	0.71	AA+		09-23-22
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	91.31	2,739,439	990	2,740,428	0.20	0.625	18,750	0.62	AA+		11-12-22
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	91.10	4,555,026	15,017	4,570,043	0.33	0.625	31,250	0.62	AA+		09-08-22
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	91.16	4,558,191	15,528	4,573,719	0.33	0.650	32,500	0.65	AA+		09-09-22
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	90.73	4,536,632	11,535	4,548,167	0.33	0.550	27,500	0.55	AA+		09-30-22
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	90.73	4,536,741	11,321	4,548,062	0.33	0.570	28,500	0.57	AA+		10-08-22
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	90.94	4,546,982	11,333	4,558,316	0.33	0.600	30,000	0.60	AA+		10-15-22
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	90.57	9,057,244	18,167	9,075,411	0.65	0.600	60,000	0.60	AA+		11-12-22
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	90.41	4,520,251	6,424	4,526,675	0.33	0.625	31,250	0.62	AA+		09-17-22
5,000,000	3134gxl9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	89.78	4,488,885	1,451	4,490,337	0.32	0.550	27,500	0.55	AA+		11-12-22
				75,983,900		70,184,197	243,251	70,427,448	5.06		789,750	1.07			
<b>FEDERAL AGRICULTURAL MORTGAGE CORP.</b>															
Not Classified															
5,000,000	31422xux8	Farmer Mac 1.380% Due 07-28-23	100.00	5,000,000	98.15	4,907,348	575	4,907,923	0.35	1.380	69,000	1.38			
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	91.09	2,732,779	4,317	2,737,095	0.20	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	90.14	2,704,186	345	2,704,531	0.20	0.690	20,700	0.69			02-25-23

City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 August 31, 2022

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	Bond Status	Call Put Date
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	90.65	4,532,738	17,694	4,550,432	0.33	1.300	65,000	1.30			11-23-22
				16,000,000		14,877,051	22,931	14,899,982	1.07		175,700	1.11			
				16,000,000		14,877,051	22,931	14,899,982	1.07		175,700	1.11			
<b>FEDERAL FARM CREDIT BANK - FRMMT</b>															
Not Classified															
5,000,000	3133enne6	Federal Farm Credit Bank 1.230% Due 02-09-24	100.00	5,000,000	96.66	4,832,846	3,758	4,836,604	0.35	1.230	61,500	1.23	AA+		09-18-22
5,000,000	3133ele28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	92.20	4,609,763	9,531	4,619,294	0.33	0.730	36,500	0.73	AA+		09-18-22
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	91.50	4,574,884	2,512	4,577,397	0.33	0.670	33,500	0.67	AA+		09-18-22
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	91.16	4,558,207	508	4,558,715	0.33	0.610	30,500	0.63	AA+		09-18-22
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	90.68	4,534,034	11,189	4,545,223	0.33	0.530	26,500	0.53	AA+		09-18-22
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	97.28	4,864,021	56,221	4,920,241	0.35	3.090	154,500	3.09	AA+		09-18-22
5,000,000	3133emd2z	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	90.49	4,524,724	9,389	4,534,113	0.33	0.520	26,000	0.57	AA+		09-18-22
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	90.46	4,522,836	8,850	4,531,686	0.33	0.540	27,000	0.55	AA+		11-03-22
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	89.87	4,493,466	1,147	4,494,613	0.32	0.590	29,500	0.59	AA+		09-18-22
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	90.59	4,529,426	20,883	4,550,310	0.33	0.840	42,000	0.86	AA+		09-18-22
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	90.42	4,521,152	19,531	4,540,683	0.33	0.790	39,500	0.79	AA+		09-18-22
5,000,000	3133emu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	90.41	4,520,672	19,111	4,539,783	0.33	0.800	40,000	0.80	AA+		03-09-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	91.12	4,555,923	22,750	4,578,673	0.33	1.050	52,500	1.05	AA+		09-18-22
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	90.14	4,506,854	9,500	4,516,354	0.33	0.900	45,000	0.90	AA+		09-18-22
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	90.34	4,517,045	10,133	4,527,178	0.33	0.960	48,000	0.96	AA+		09-18-22
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	89.75	2,692,563	4,600	2,697,163	0.19	0.800	24,000	0.80	AA+		06-22-23
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	99.65	2,989,504	25,300	3,014,804	0.22	4.400	132,000	4.40	AA+		09-22-22
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	90.28	4,514,132	6,600	4,520,732	0.33	0.990	49,500	0.99	AA+		09-18-22
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	89.52	4,476,177	20,904	4,497,081	0.32	0.870	43,500	0.91	AA+		09-08-22
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	89.34	4,467,073	19,975	4,487,048	0.32	0.940	47,000	0.94	AA+		09-28-22
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	91.19	2,735,726	13,078	2,748,804	0.20	1.330	39,900	1.33	AA+		11-03-22
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	90.81	2,724,194	7,182	2,731,376	0.20	1.390	41,700	1.39	AA+		12-29-22
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	97.37	4,868,540	59,492	4,928,032	0.35	3.630	181,500	3.63	AA+		09-18-22
				106,968,700		98,133,763	362,145	98,495,908	7.08		1,251,600	1.20			
				106,968,700		98,133,763	362,145	98,495,908	7.08		1,251,600	1.20			

City of Sacramento  
**PORTFOLIO APPRAISAL**  
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 August 31, 2022

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	Bond Status	Call Put Date
<b>MUNICIPAL BONDS</b>															
Not Classified															
5,000,000.00	13063ddf2	California St 2.500% Due 10-01-22	101.45	5,072,450	99.96	4,998,050	52,083	5,050,133	0.36	2.500	125,000	2.19	AA-		
685,000.00	13077dhk1	California St Univ Rev 2.020% Due 11-01-22	100.00	685,000	99.80	683,657	4,612	688,270	0.05	2.020	13,837	2.02	AA-		
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	98.68	1,726,882	8,619	1,735,501	0.12	1.970	34,475	1.97	AA-		
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	97.79	977,920	2,462	980,382	0.07	1.477	14,770	1.48			
3,000,000.00	576004gv1	Massachusetts St Spl Oblig Rev 3.564% Due 07-15-23	100.00	3,000,000	99.91	2,997,240	297	2,997,537	0.22	3.564	106,920	3.57			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	99.53	2,986,020	7,575	2,993,595	0.22	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	98.56	3,277,186	3,177	3,280,364	0.24	2.150	71,487	2.26	A+		
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	97.47	536,068	2,854	538,923	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmnty De 0.514% Due 02-01-24	100.00	520,000	95.15	494,801	223	495,024	0.04	0.514	2,673	0.51	A+		
2,970,000.00	92778v1h9	Virginia College Bldg Auth Va 2.910% Due 02-01-24	100.00	2,970,000	98.82	2,934,895	7,202	2,942,097	0.21	2.910	86,427	2.91	AA+		
5,000,000.00	64985tay7	New York St Urban Dev Corp Sales Tax Rev 2.020% Due 03-15-24	100.00	5,000,000	97.46	4,872,950	46,572	4,919,522	0.35	2.020	101,000	2.02			
2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	97.01	1,940,180	15,883	1,956,063	0.14	1.906	38,120	1.91	AA+		
250,000.00	91412hf12	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	95.30	238,247	613	238,861	0.02	0.833	2,082	0.83	AA		
1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	94.54	1,418,055	1,621	1,419,676	0.10	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	96.94	2,423,575	12,625	2,436,200	0.17	2.020	50,500	2.02	AA-		
750,000.00	13032ux17	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	94.82	711,165	1,410	712,575	0.05	0.752	5,640	0.75	AA-		
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	97.10	970,990	1,638	972,628	0.07	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	93.85	797,750	2,284	800,035	0.06	0.645	5,482	0.65	AAA		
1,150,000.00	605581mz7	Mississippi St 0.565% Due 11-01-24	100.00	1,150,000	93.41	1,074,238	2,166	1,076,404	0.08	0.565	6,497	0.57	AA		
3,000,000.00	576004gy5	Massachusetts St Spl Oblig Rev 3.660% Due 01-15-25	100.00	3,000,000	99.96	2,998,770	305	2,999,075	0.22	3.660	109,800	3.66			
750,000.00	13080sz11	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	92.12	690,915	457	691,372	0.05	0.732	5,490	0.73	A+		
1,250,000.00	64990fa95	New York St Dorm Auth St Pers 1.062% Due 03-15-25	100.00	1,250,000	93.37	1,167,100	6,121	1,173,221	0.08	1.062	13,275	1.06	AA+		
1,650,000.00	64990fd43	New York St Dorm Auth St Pers 0.887% Due 03-15-25	100.00	1,650,000	93.18	1,537,453	6,749	1,544,202	0.11	0.887	14,635	0.89	AA+		

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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	Bond Status	Call Put Date
1,000,000.00	68607v3j2	Oregon St Dept of Admin Svcs Lottery Rev 2.915% Due 04-01-25	100.00	1,000,000	97.55	975,500	9,474	984,974	0.07	2.915	29,150	2.92	AAA		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	95.37	2,861,010	25,700	2,886,710	0.21	2.056	61,680	2.06	AA+		
700,000.00	91412hfm0	University Calif Revenue Bonds 0.933% Due 05-15-25	100.00	700,000	92.81	649,677	1,923	651,600	0.05	0.933	6,531	0.93	AA		
3,500,000.00	91412hge7	University Calif Revenue Bonds 0.883% Due 05-15-25	100.88	3,530,660	92.68	3,243,905	9,100	3,253,005	0.23	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hjl8	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	92.14	921,410	1,973	923,383	0.07	0.670	6,700	0.67	AA		
1,250,000.00	13032uxm5	California Health Facs Fing Auth Revenue 0.952% Due 06-01-25	100.00	1,250,000	92.40	1,155,000	2,975	1,157,975	0.08	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	91.61	4,580,400	6,875	4,587,275	0.33	0.550	27,500	0.62	AAA		
1,000,000.00	546417dq6	Louisiana State 0.840% Due 06-01-25	100.00	1,000,000	92.61	926,130	2,100	928,230	0.07	0.840	8,400	0.84	AA-		
500,000.00	546486bv2	Louisiana St Hwy Impt Rev 0.697% Due 06-15-25	100.00	500,000	91.43	457,170	736	457,906	0.03	0.697	3,485	0.70	AA		
5,000,000.00	341271ad6	Florida St Brd Admin Fin Corp 1.258% Due 07-01-25	101.66	5,083,250	92.71	4,635,600	10,483	4,646,083	0.33	1.258	62,900	0.90	AA		
4,000,000.00	91412gu94	University Calif Revs For Prev 3.063% Due 07-01-25	99.96	3,998,360	98.15	3,926,040	20,420	3,946,460	0.28	3.063	122,520	3.08	AA		04-01-25
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	91.08	856,143	2,996	859,139	0.06	0.765	7,191	0.77	AAA		
4,000,000.00	13077dq7	California St Univ Rev 0.862% Due 11-01-25	100.00	4,000,000	90.89	3,635,800	11,493	3,647,293	0.26	0.862	34,480	0.86	AA-		
1,865,000.00	880558nu1	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	100.00	1,865,000	90.65	1,690,585	3,898	1,694,483	0.12	0.627	11,694	0.63	AA+		
5,000,000.00	64990fb29	New York St Dorm Auth St Pers 1.262% Due 03-15-26	100.00	5,000,000	91.33	4,566,750	29,096	4,595,846	0.33	1.262	63,100	1.26	AA+		
1,000,000.00	64990fd50	New York St Dorm Auth St Pers 1.187% Due 03-15-26	100.00	1,000,000	91.09	910,900	5,473	916,373	0.07	1.187	11,870	1.19	AA+		
1,000,000.00	68607v3k9	Oregon St Dept of Admin Svcs Lottery Rev 3.131% Due 04-01-26	100.00	1,000,000	97.37	973,670	10,176	983,846	0.07	3.131	31,310	3.13	AAA		
1,000,000.00	697511fu2	Palomar Calif Cmnty College Di 1.031% Due 08-01-26	100.00	1,000,000	89.53	895,260	859	896,119	0.06	1.031	10,310	1.03	AA		
3,000,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	3,040,470	91.11	2,733,360	4,652	2,738,012	0.20	1.861	55,830	1.55	AA		
1,975,000.00	798306wq5	San Juan Calif Uni Sch Dist Sa 1.201% Due 08-01-26	96.06	1,897,224	89.90	1,775,525	1,977	1,777,502	0.13	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	98.25	1,964,940	13,919	1,978,859	0.14	3.631	72,620	3.73	A+		
				91,278,484		86,788,885	363,849	87,152,733	6.26		1,626,536	1.79			
				91,278,484		86,788,885	363,849	87,152,733	6.26		1,626,536	1.79			

**CORPORATE BONDS**  
**INDUSTRIALS**

4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	95.31	4,045,740	4,009	4,049,749	0.29	2.000	84,900	1.88	A+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	93.83	2,408,584	8,664	2,417,248	0.17	1.350	34,654	0.96	A		05-01-25

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10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	90.37	9,036,662	8,944	9,045,607	0.65	0.700	70,000	0.90	A		
				16,791,100		15,490,986	21,617	15,512,604	1.12		189,554	1.16			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	96.03	2,880,862	437	2,881,300	0.21	1.750	52,500	1.95	BBB+		07-30-24
CONSUMER DISCRETIONARY															
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	99.85	4,992,396	31,944	5,024,341	0.36	2.500	125,000	2.28	AA		10-13-22
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	99.53	4,976,474	3,000	4,979,474	0.36	2.400	120,000	2.73	AA		01-22-23
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	96.78	1,935,623	10,306	1,945,928	0.14	2.650	53,000	1.60	A		
5,000,000	57629weg3	Massmutual Global Funding 2.950% Due 01-11-25	99.16	4,958,250	97.24	4,861,813	20,486	4,882,299	0.35	2.950	147,500	3.29	AA+		
5,000,000	38480ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	94.95	4,747,319	4,111	4,751,430	0.34	1.850	92,500	1.17	A+		01-15-25
2,500,000	141781bu7	Cargill Inc 3.500% Due 04-22-25	98.48	2,462,100	98.48	2,461,911	31,354	2,493,265	0.18	3.500	87,500	4.07	A		04-22-23
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	92.40	4,619,899	9,778	4,629,677	0.33	0.800	40,000	0.53	AA		05-03-25
3,000,000	751212ac5	Ralph Lauren Corp 3.750% Due 09-15-25	99.68	2,990,280	98.89	2,966,848	51,875	3,018,723	0.21	3.750	112,500	3.86	A-		07-15-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	89.73	1,660,089	1,477	1,661,566	0.12	0.625	11,562	0.75	AA-		12-15-25
5,000,000	141781bn3	Cargill Inc 0.750% Due 02-02-26	99.68	4,984,150	89.74	4,487,115	3,021	4,490,136	0.32	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	90.02	4,501,055	1,944	4,503,000	0.32	0.875	43,750	0.82	A		01-15-26
5,000,000	023135bx3	Amazon Com Inc 1.000% Due 05-12-26	99.68	4,984,250	90.54	4,527,203	15,139	4,542,342	0.33	1.000	50,000	1.06	AA		04-12-26
5,000,000	571676aj4	Mars Inc 0.875% Due 07-16-26	97.32	4,865,950	88.60	4,429,881	5,469	4,435,350	0.32	0.875	43,750	1.49	A		06-16-26
4,500,000	74460dag4	Public Storage 1.500% Due 11-09-26	98.14	4,416,255	90.82	4,086,695	21,000	4,107,695	0.29	1.500	67,500	1.91	A		10-09-26
5,000,000	742718fv6	Procter & Gamble Co 1.900% Due 02-01-27	99.53	4,976,400	93.64	4,681,965	7,917	4,689,882	0.34	1.900	95,000	2.00	AA-		
2,000,000	742718fg9	Procter & Gamble Co 2.800% Due 03-25-27	97.94	1,958,740	96.30	1,925,998	24,267	1,950,265	0.14	2.800	56,000	3.26	AA-		
				65,721,937		61,862,285	243,088	62,105,373	4.46		1,183,062	1.89			
CONSUMER STAPLES															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	99.43	2,982,900	26,250	3,009,150	0.22	2.625	78,750	2.66	A		02-01-23
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	95.05	1,900,917	3,178	1,904,095	0.14	0.650	13,000	0.60	A		09-28-22
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	92.55	4,627,264	36,701	4,663,965	0.33	1.750	87,500	0.82	A+		08-30-25
				10,218,170		9,511,081	66,129	9,577,210	0.69		179,250	1.35			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	97.57	4,878,508	54,167	4,932,675	0.35	3.250	162,500	3.51	A-		08-01-25

City of Sacramento  
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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	Bond Status	Call Put Date
4,000,000	63743hew8	National Rural Utils Coop Fin	97.79	3,911,520	89.66	3,586,398	8,444	3,594,843	0.26	1.000	40,000	1.51	A-		05-15-26
5,000,000	291011bp8	1.000% Due 06-15-26 Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	89.19	4,459,444	16,528	4,475,972	0.32	0.875	43,750	1.74	A		09-15-26
				13,671,320		12,924,350	79,139	13,003,489	0.93		246,250	2.35			
FINANCIAL															
2,814,000	064159sh0	Bank Nova Scotia B C 2.000% Due 11-15-22	101.20	2,847,768	99.73	2,806,423	16,571	2,822,994	0.20	2.000	56,280	1.52	A-		
5,000,000	05253jaw1	Australia & New Zeala Bkg Grp NY 2.050% Due 11-21-22	102.03	5,101,450	99.74	4,986,768	28,472	5,015,240	0.36	2.050	102,500	1.24	AA-		
7,000,000	63254abc1	National Australia Bk/NY 1.875% Due 12-13-22	100.83	7,058,250	99.62	6,973,350	28,437	7,001,787	0.50	1.875	131,250	1.57	AA-		
2,000,000	90331hpf4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	99.56	1,991,260	5,633	1,996,893	0.14	1.950	39,000	1.85	AA-		12-09-22
1,568,000	89788jab5	Truist Bank 1.250% Due 03-09-23	100.00	1,568,000	98.86	1,550,100	9,364	1,559,465	0.11	1.250	19,600	1.25	A		02-09-23
5,000,000	48133de71	JP Morgan Chase Financial Co LLC 2.500% Due 05-01-23	100.00	5,000,000	98.85	4,942,671	42,361	4,985,033	0.36	2.500	125,000	2.50	A-		10-29-22
5,000,000	17330psx8	Citigroup Global Markets 3.750% Due 07-20-23	100.00	5,000,000	99.40	4,970,051	5,729	4,975,780	0.36	3.750	187,500	3.78	A		
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	98.36	4,918,015	55,833	4,973,848	0.35	3.000	150,000	3.00	A		10-17-22
5,000,000	48133de55	JP Morgan Chase Financial Co LLC 3.125% Due 04-29-24	100.00	5,000,000	97.84	4,892,066	52,951	4,945,017	0.35	3.125	156,250	3.12	A-		04-29-23
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	98.98	4,948,979	52,434	5,001,413	0.36	3.892	194,600	4.07	A+		
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	96.87	4,843,357	37,042	4,880,399	0.35	2.100	105,000	1.84	A		
5,000,000	78015k7e2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	96.13	4,806,594	37,500	4,844,094	0.35	2.250	112,500	1.70	A		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	95.09	2,377,231	5,417	2,382,648	0.17	2.000	50,000	1.85	AA+		
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	95.32	4,770,961	8,564	4,779,525	0.34	2.200	110,110	1.75	A-		
3,000,000	89236tgx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	97.71	2,931,228	37,500	2,968,728	0.21	3.000	90,000	3.00	A+		
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	96.13	4,806,747	64,549	4,871,296	0.35	3.250	162,500	3.25	A		04-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	94.15	3,765,830	22,578	3,788,408	0.27	1.600	64,000	1.10	A		03-24-25
5,000,000	17330fvu2	Citigroup Global Markets 4.050% Due 05-27-25	100.00	5,000,000	98.26	4,913,128	52,875	4,966,003	0.35	4.050	202,500	4.05	A		05-27-23
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	92.12	2,763,537	7,762	2,771,300	0.20	1.150	34,500	1.05	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	92.48	4,624,053	14,444	4,638,497	0.33	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co LLC 1.000% Due 06-23-25	100.00	3,000,000	91.01	2,730,406	5,667	2,736,073	0.20	1.000	30,000	1.00	A-		09-23-22
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	99.15	4,957,580	26,111	4,983,692	0.36	4.700	235,000	4.70	A		07-21-23

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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 & I	Bonc Statu	Call Put Date
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	89.67	4,483,278	19,875	4,503,153	0.3%	0.900	45,000	0.9%	A+		
5,000,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	5,013,700	90.54	4,527,096	12,000	4,539,096	0.3%	0.800	40,000	0.7%	A		
4,000,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	4,013,460	89.95	3,599,655	7,000	3,606,655	0.2%	0.750	30,000	0.6%	AA+		11-07-25
5,000,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	5,000,000	89.00	4,450,172	7,900	4,458,075	0.3%	0.825	41,250	0.8%	A-		12-22-23
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	88.00	4,402,883	6,778	4,409,661	0.3%	0.800	40,000	0.8%	A-		09-30-22
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	89.32	2,679,575	3,437	2,683,013	0.1%	0.750	22,500	0.7%	A		
5,000,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	5,000,000	89.77	4,488,280	4,983	4,493,265	0.3%	0.875	43,750	0.8%	A		
3,000,000	22533ad53	Credit Agricole Cib Sa 0.900% Due 01-21-26	100.00	3,000,000	85.25	2,558,783	3,000	2,561,783	0.1%	0.900	27,000	0.9%	A+		10-21-22
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	87.97	4,398,333	694	4,399,028	0.32	1.000	50,000	1.0%	A-		02-26-23
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	89.85	4,494,451	26,104	4,520,555	0.3%	1.050	52,500	1.1%	A-		
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	90.70	4,535,222	22,375	4,557,597	0.3%	0.900	45,000	1.1%	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	89.80	4,492,780	20,667	4,513,452	0.3%	1.200	60,000	1.0%	A		
5,000,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	5,000,000	87.95	4,397,728	20,167	4,417,894	0.3%	1.200	60,000	1.2%	A-		04-30-23
5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	97.15	4,859,268	64,444	4,923,712	0.3%	4.000	200,000	4.0%	A-		11-05-22
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	90.22	4,510,921	17,250	4,528,171	0.33	1.150	57,500	1.2%	A		04-13-20
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	89.54	4,477,014	18,750	4,495,764	0.3%	1.250	62,500	1.2%	AA+		
5,000,000	06048w199	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	88.34	4,416,755	20,800	4,437,560	0.3%	1.400	70,000	1.4%	A-		11-14-22
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	87.38	4,368,965	16,140	4,385,111	0.3%	1.250	62,500	1.2%	A-		11-28-22
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	89.07	4,453,412	15,625	4,469,037	0.3%	1.250	62,500	1.2%	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	89.53	8,953,121	29,333	8,982,454	0.6%	1.200	120,000	1.1%	A		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	90.30	4,515,035	11,400	4,526,441	0.3%	1.125	56,250	1.1%	A+		
5,000,000	06051gjd2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	90.98	4,548,800	13,190	4,561,990	0.3%	1.315	65,950	1.1%	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	89.18	4,459,175	7,507	4,466,682	0.3%	1.150	57,500	1.1%	A		
3,000,000	2255012g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	86.14	2,584,330	2,500	2,586,830	0.1%	1.250	37,500	1.7%	A		
3,000,000	06048wn63	Bank of America Corporation 1.150% Due 09-10-26	99.00	2,970,000	86.16	2,584,667	16,387	2,601,054	0.1%	1.150	34,500	1.3%	A-		09-10-22
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	88.82	4,440,940	29,972	4,470,913	0.3%	1.300	65,000	1.7%	A-		06-15-20
3,000,000	06368ge54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	91.17	2,735,237	11,500	2,746,737	0.2%	2.000	60,000	2.0%	A-		09-22-22
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	89.85	4,492,300	13,021	4,505,321	0.3%	1.875	93,750	2.1%	AA-		



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5,000,000	06417xad3	Bank Nova Scotia B C	98.46	4,923,100	89.97	4,498,272	7,854	4,506,126	0.32	1.950	97,500	2.28	A-		
5,500,000	808513by0	1.950% Due 02-02-27 Schwab Charles Corp 2.450% Due 03-03-27	100.00	5,500,000	93.29	5,130,817	66,626	5,197,444	0.37	2.450	134,750	2.45	A		02-03-27
				238,654,726		220,807,623	1,135,101	221,942,724	15.93		4,317,790	1.81			
<b>HEALTHCARE</b>															
5,000,000	717081ex7	Pfizer Inc	99.85	4,992,700	92.57	4,628,423	10,333	4,638,756	0.33	0.800	40,000	0.83	A+		04-28-25
		0.800% Due 05-28-25													
5,000,000	532457bh0	Eli Lilly & Co	98.97	4,948,400	98.08	4,904,173	34,375	4,938,548	0.35	2.750	137,500	3.10	A+		03-01-25
		2.750% Due 06-01-25													
4,000,000	478160cn2	Johnson & Johnson	99.75	3,989,960	91.65	3,665,933	11,000	3,676,933	0.26	0.550	22,000	0.61	AAA		08-01-25
		0.550% Due 09-01-25													
5,000,000	58933yay1	Merck & Co. Inc	99.75	4,987,750	90.40	4,519,909	729	4,520,638	0.33	0.750	37,500	0.80	A+		01-24-26
		0.750% Due 02-24-26													
2,500,000	771196bk7	Roche Holdings Inc	97.15	2,428,875	95.40	2,384,966	19,323	2,404,289	0.17	2.625	65,625	3.40	AA		02-15-26
		2.625% Due 05-15-26													
5,000,000	91324pec2	Unitedhealth Group Inc	100.00	5,000,000	91.09	4,554,727	16,931	4,571,657	0.33	1.150	57,500	1.15	A+		04-15-26
		1.150% Due 05-15-26													
				26,347,685		24,658,131	92,691	24,750,822	1.78		360,125	1.55			
<b>INFORMATION TECHNOLOGY</b>															
5,000,000	037833dc1	Apple Inc	99.49	4,974,600	99.98	4,998,955	49,292	5,048,247	0.36	2.100	105,000	2.21	AA+		
		2.100% Due 09-12-22													
5,000,000	037833dm9	Apple Inc	99.50	4,975,150	96.73	4,836,400	42,500	4,878,900	0.35	1.800	90,000	1.91	AA+		08-11-24
		1.800% Due 09-11-24													
4,000,000	882508bh6	Texas Instruments Inc	101.15	4,046,080	94.23	3,769,054	25,819	3,794,873	0.27	1.375	55,000	1.13	A+		02-12-25
		1.375% Due 03-12-25													
5,000,000	037833dt4	Apple Inc	101.06	5,052,940	93.44	4,672,198	17,187	4,689,386	0.34	1.125	56,250	0.90	AA+		04-11-25
		1.125% Due 05-11-25													
5,000,000	037833eb2	Apple Inc	99.96	4,998,040	90.36	4,517,781	2,236	4,520,017	0.33	0.700	35,000	0.71	AA+		01-08-26
		0.700% Due 02-08-26													
5,000,000	459200km2	IBM Corporation	99.00	4,950,000	92.10	4,604,815	6,722	4,611,537	0.33	2.200	110,000	2.41	A-		01-09-27
		2.200% Due 02-09-27													
				28,996,810		27,399,204	143,757	27,542,961	1.98		451,250	1.57			
<b>TRANSPORTATION</b>															
1,190,000	097023bn4	Boeing Co	97.87	1,164,677	99.76	1,187,153	8,799	1,195,952	0.09	2.200	26,180	2.84	BBB-		10-13-22
		2.200% Due 10-30-22													
5,000,000	097023bq7	Boeing Co	97.59	4,879,500	98.42	4,920,765	19,792	4,940,557	0.36	1.875	93,750	2.51	BBB-		04-15-23
		1.875% Due 06-15-23													
4,000,000	911312bt2	United Parcel Service Inc	100.93	4,037,080	97.10	3,883,816	44,000	3,927,816	0.28	2.200	88,000	2.00	A		08-01-24
		2.200% Due 09-01-24													
5,000,000	12189lay7	Burlington Northn Santa Fe	99.85	4,992,340	99.52	4,975,754	91,250	5,067,004	0.36	3.650	182,500	3.70	AA-		06-01-25
		3.650% Due 09-01-25													
				15,073,597		14,967,488	163,841	15,131,329	1.08		390,430	2.80			
				418,448,644		390,502,011	1,945,800	392,447,811	28.18		7,370,212	1.81			
<b>SUPRANATIONALS</b>															
Not Classified															
5,000,000	459058ff5	International Bk Recon & Develop	99.58	4,979,205	98.97	4,948,523	32,083	4,980,607	0.36	1.750	87,500	2.19	AAA		
		1.750% Due 04-19-23													
5,000,000	459058je4	International Bk Recon & Develop	99.37	4,968,615	91.30	4,565,114	1,719	4,566,833	0.33	0.375	18,750	0.51	AAA		
		0.375% Due 07-28-25													

City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 August 31, 2022

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 & F	Bond Status	Call Put Date
5,000,000	459058j18	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	90.94	4,546,824	8,542	4,555,366	0.33	0.500	25,000	0.52	AAA		
5,000,000	459055y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	90.54	4,526,793	1,083	4,527,877	0.33	0.600	30,000	0.60	AAA		
				19,942,170		18,587,255	43,427	18,630,682	1.34		161,250	0.98			
				19,942,170		18,587,255	43,427	18,630,682	1.34		161,250	0.98			
<b>VARIABLE RATE SECURITIES</b>															
Not Classified															
5,000,000	89114qld8	Toronto Dominion Bank 3.305% Due 02-15-23	100.00	5,000,000	99.95	4,997,358	7,345	5,004,703	0.36	3.305	165,257	1.84	AA-		
3,000,000	06746xan3	Barclays Bank Plc 3.067% Due 05-24-23	100.00	3,000,000	98.51	2,955,217	1,789	2,957,006	0.21	3.067	92,010	2.63	A		
3,000,000	06367wl84	Bank of Montreal 2.988% Due 06-02-23	100.00	3,000,000	99.80	2,994,000	21,912	3,015,912	0.22	2.988	89,640	1.97			
3,000,000	06746xfe8	Barclays Bank Plc 3.255% Due 06-29-23	100.00	3,000,000	99.25	2,977,500	16,817	2,994,317	0.21	3.255	97,650	2.84	A		
3,000,000	06368ec59	Bank of Montreal 0.450% Due 12-29-23	99.55	2,986,500	95.76	2,872,693	2,325	2,875,018	0.21	0.450	13,500	0.56			09-29-22
5,000,000	78014rch1	Royal Bank of Canada 2.000% Due 02-27-25	100.00	5,000,000	94.90	4,745,218	1,111	4,746,330	0.34	2.000	100,000	2.05	A		02-27-23
5,000,000	3134gxqr8	Freddie Mac 2.500% Due 04-28-25	100.00	5,000,000	98.73	4,936,403	42,708	4,979,112	0.36	2.500	125,000	3.43	AA+		10-28-22
5,000,000	3130akln4	Federal Home Loan Bank 0.350% Due 10-14-25	100.00	5,000,000	91.25	4,562,631	2,285	4,564,916	0.33	0.350	17,500	0.67	AA+		10-14-22
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	88.85	2,406,128	1,749	2,407,876	0.17	0.750	20,310	0.86	A-		10-30-22
5,000,000	06048wk41	Bank of America Corp 0.650% Due 11-25-25	99.85	4,992,500	89.31	4,465,542	542	4,466,084	0.32	0.650	32,500	0.83	A-		11-25-22
5,000,000	06048wk66	Bank of America Corp 0.650% Due 12-23-25	100.00	5,000,000	88.28	4,413,928	6,139	4,420,067	0.32	0.650	32,500	0.80	A-		09-23-22
5,000,000	06048wk82	Bank of America Corp 0.600% Due 01-26-26	99.42	4,971,250	87.51	4,375,501	2,917	4,378,417	0.32	0.600	30,000	0.86	A-		10-26-22
5,000,000	3130aktt3	Federal Home Loan Bank 0.400% Due 01-29-26	100.00	5,000,000	90.18	4,509,081	1,778	4,510,859	0.33	0.400	20,000	0.59	AA+		10-29-22
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	91.75	4,587,479	9,444	4,596,923	0.33	1.000	50,000	0.89	AA+		
5,000,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	5,000,000	91.85	4,592,261	14,844	4,607,105	0.33	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.625% Due 09-29-26	100.00	5,000,000	90.21	4,510,486	13,194	4,523,681	0.33	0.625	31,250	1.14	AA+		09-29-22
5,000,000	459058kb8	International Bk Recon & Develop 0.700% Due 11-06-26	99.95	4,997,450	93.51	4,675,507	11,181	4,686,688	0.34	0.700	35,000	1.63	AAA		11-06-23
5,000,000	46647pbt2	JP Morgan Chase Bank Na 1.045% Due 11-19-26	95.03	4,751,600	88.85	4,442,292	14,804	4,457,097	0.32	1.045	52,250	2.10	A-		11-19-25
5,000,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	4,769,800	88.05	4,402,527	3,900	4,406,427	0.32	1.040	52,000	1.94	A-		02-04-26
				84,175,746		78,421,754	176,784	78,598,537	5.66		1,112,617	1.50			
				84,175,746		78,421,754	176,784	78,598,537	5.66		1,112,617	1.50			
<b>TOTAL PORTFOLIO</b>				<b>1,462,561,445</b>		<b>1,385,779,092</b>	<b>3,863,704</b>	<b>1,389,642,796</b>	<b>100.00</b>		<b>22,018,524</b>	<b>1.55</b>			

City of Sacramento  
**PURCHASE AND SALE**  
*City Investment Pool A*  
From 08-01-22 To 08-31-22

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
<b>PURCHASES</b>									
08-02-22	08-03-22	cpus	89119bqn9	89119BQN9	10,000,000	Toronto Dominion Bank 3.420% Due 03-22-23	A1+	98	9,780,550
08-05-22	08-08-22	cpus	89119bs56	89119BS56	5,000,000	Toronto Dominion Bank 3.630% Due 05-05-23	A1+	97	4,863,875
08-15-22	08-16-22	cpus	62479mr47	62479MR47	5,000,000	MUFG Bank Ltd/NY 3.540% Due 04-04-23	A1	98	4,886,425
08-17-22	08-30-22	fmus	3135g06v0	3135G06V0	5,000,000	Fannie Mae 4.125% Due 08-28-25	AA+	100	5,000,000
08-17-22	08-30-22	mbus	576004gv1	576004GV1	3,000,000.00	Massachusetts St Spl Oblig Rev 3.564% Due 07-15-23		100	3,000,000
08-17-22	08-30-22	mbus	576004gy5	576004GY5	3,000,000.00	Massachusetts St Spl Oblig Rev 3.660% Due 01-15-25		100	3,000,000
									30,530,850
<b>SALES</b>									
08-01-22	08-01-22	mbus	54473enr1	54473ENR1	3,000,000.00	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	AA+	100	3,000,000
08-01-22	08-01-22	mbus	79770ggp5	79770GGP5	1,255,000.00	San Francisco Calif City & Cnt 2.375% Due 08-01-22	AA-	100	1,255,000
08-01-22	08-01-22	mbus	798170ae6	798170AE6	5,000,000.00	San Jose Calif Redev Agy Succe 2.630% Due 08-01-22	AA	100	5,000,000
08-08-22	08-08-22	dpus	459053b29	459053B29	5,000,000	International Bk Recon & Develop 1.100% Due 08-08-22	AAA	100	4,987,472
08-09-22	08-09-22	cdus	55380tve7	55380TVE7	7,000,000	MUFG Bank Ltd New York 0.220% Due 08-09-22	A1	100	7,000,000
08-09-22	08-09-22	cpus	89119bh90	89119BH90	5,000,000	Toronto Dominion Bank 0.570% Due 08-09-22	A1+	100	4,985,037
08-23-22	08-23-22	cpus	63873khp5	63873KHP5	10,000,000	Natixis NY 0.570% Due 08-23-22	A1	100	9,968,175
08-29-22	08-29-22	cpus	2254ebhv6	2254EBHV6	5,000,000	Credit Suisse NY 0.850% Due 08-29-22	A1	100	4,978,986
									41,174,671

**Capitol Area  
Development  
Authority**

# CAPITOL AREA DEVELOPMENT AUTHORITY

## MONTHLY REVIEW – AUGUST 2022

### 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.

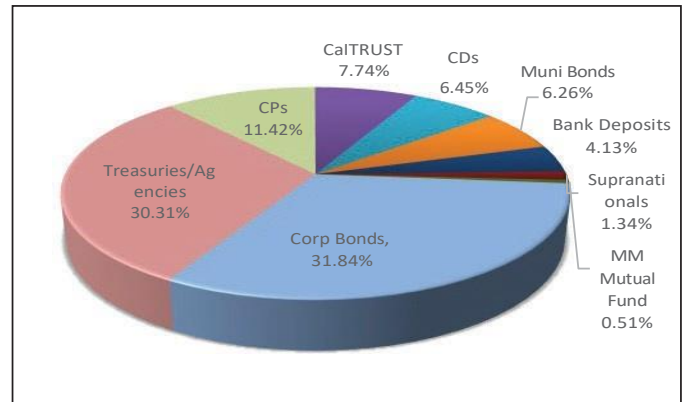
### PORTFOLIO STATISTICS

Beginning Balance	21,002,123
Contributions	0
Withdrawals	0
Interest Earned	26,412
Ending Balance	21,028,535

### PERFORMANCE COMPARISON

City Pool A	1.48%
LAIF	1.28%
90 Day T-Bill	2.60%
Federal Funds	2.33%

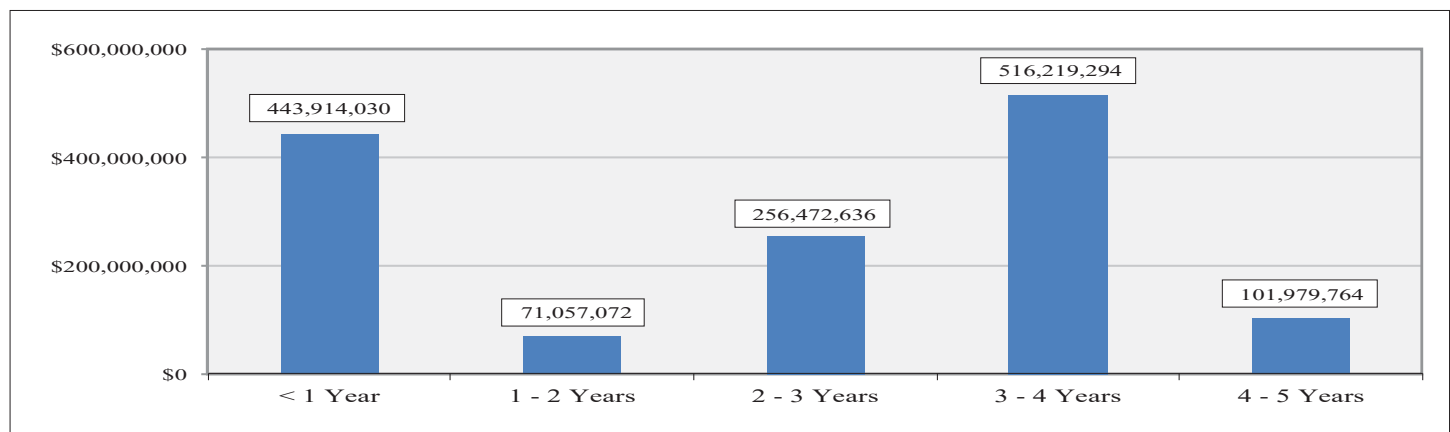
### CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	31.84%	1.77%
Treasuries/Agencies	30.31%	1.01%
CPs	11.42%	2.05%
CalTRUST	7.74%	1.64%
CDs	6.45%	2.84%
Muni Bonds	6.26%	1.79%
Bank Deposits	4.13%	1.04%
Supranationals	1.34%	0.98%
MM Mutual Fund	0.51%	1.77%

### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	443,914,030	31.94%
1 - 2 Years	71,057,072	5.11%
2 - 3 Years	256,472,636	18.46%
3 - 4 Years	516,219,294	37.15%
4 - 5 Years	101,979,764	7.34%
Total	1,389,642,796	100.00%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Banking*  
 From 08-01-22 To 08-31-22

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
08-01-22				Beginning Balance		23,617.45
08-31-22	08-31-22	in		Pool A Cash	26,412.15	50,029.60
				Aug 2022 estimated Pool A interest		
					26,412.15	
<b>08-31-22</b>				<b>Ending Balance</b>		<b>50,029.60</b>
<b>Pool A Cash</b>						
08-01-22				Beginning Balance		20,978,505.65
<b>08-31-22</b>				<b>Ending Balance</b>		<b>20,978,505.65</b>

# CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

## MONTHLY REVIEW – AUGUST 2022

### 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.

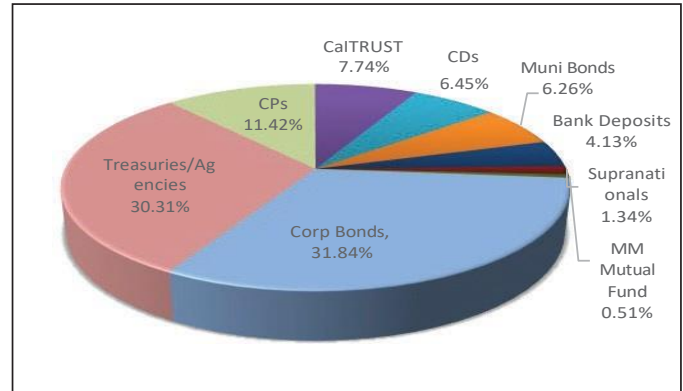
### PORTFOLIO STATISTICS

Beginning Balance	39,549
Contributions	0
Withdrawals	0
Interest Earned	50
Ending Balance	39,599

### PERFORMANCE COMPARISON

City Pool A	1.48%
LAIF	1.28%
90 Day T-Bill	2.60%
Federal Funds	2.33%

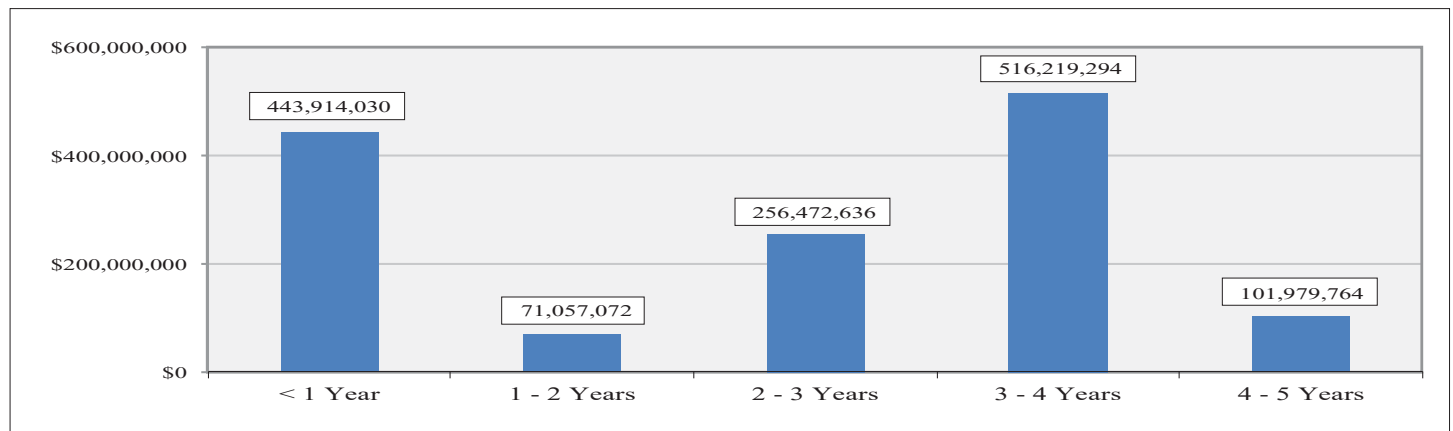
### CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	31.84%	1.77%
Treasuries/Agencies	30.31%	1.01%
CPs	11.42%	2.05%
CalTRUST	7.74%	1.64%
CDs	6.45%	2.84%
Muni Bonds	6.26%	1.79%
Bank Deposits	4.13%	1.04%
Supranationals	1.34%	0.98%
MM Mutual Fund	0.51%	1.77%

### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	443,914,030	31.94%
1 - 2 Years	71,057,072	5.11%
2 - 3 Years	256,472,636	18.46%
3 - 4 Years	516,219,294	37.15%
4 - 5 Years	101,979,764	7.34%
Total	1,389,642,796	100.00%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Tax Exempt*  
 From 08-01-22 To 08-31-22

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
08-01-22				Beginning Balance		44.47
08-31-22	08-31-22	in		Pool A Cash	49.74	94.21
				Aug 2022 estimated Pool A interest		
					49.74	
<b>08-31-22</b>				<b>Ending Balance</b>		<b>94.21</b>
<b>Pool A Cash</b>						
08-01-22				Beginning Balance		39,504.39
<b>08-31-22</b>				<b>Ending Balance</b>		<b>39,504.39</b>



# CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

## MONTHLY REVIEW – AUGUST 2022

### 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.

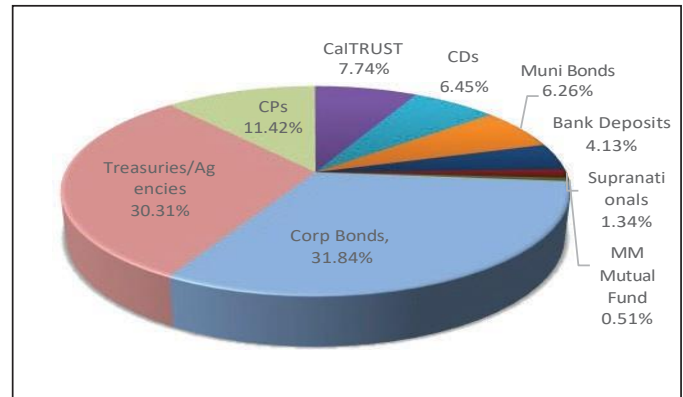
### PORTFOLIO STATISTICS

Beginning Balance	269,613
Contributions	0
Withdrawals	0
Interest Earned	339
Ending Balance	269,952

### PERFORMANCE COMPARISON

City Pool A	1.48%
LAIF	1.28%
90 Day T-Bill	2.60%
Federal Funds	2.33%

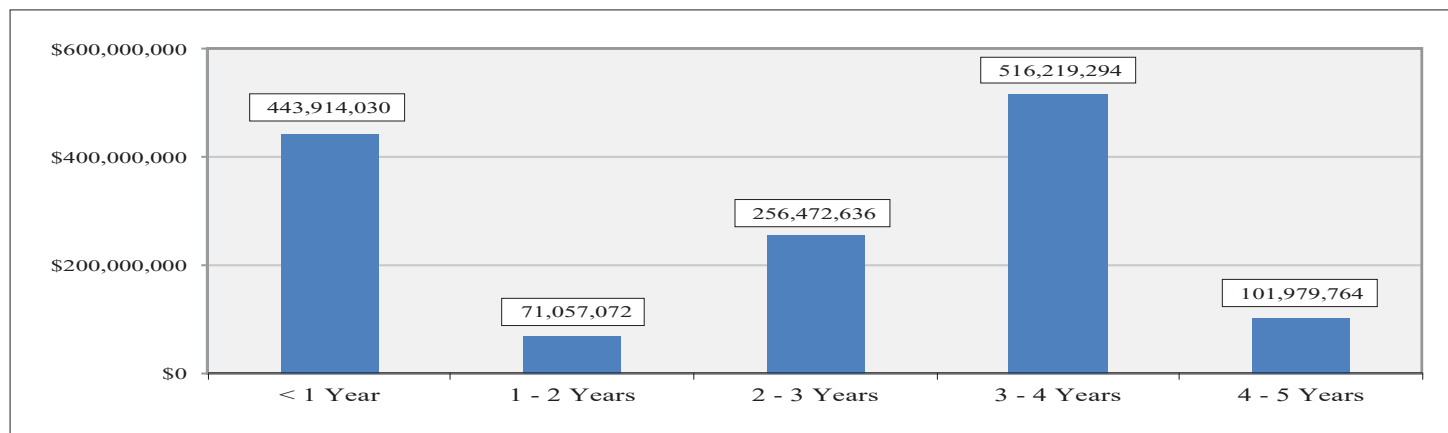
### CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	31.84%	1.77%
Treasuries/Agencies	30.31%	1.01%
CPs	11.42%	2.05%
CalTRUST	7.74%	1.64%
CDs	6.45%	2.84%
Muni Bonds	6.26%	1.79%
Bank Deposits	4.13%	1.04%
Supranationals	1.34%	0.98%
MM Mutual Fund	0.51%	1.77%

### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	443,914,030	31.94%
1 - 2 Years	71,057,072	5.11%
2 - 3 Years	256,472,636	18.46%
3 - 4 Years	516,219,294	37.15%
4 - 5 Years	101,979,764	7.34%
Total	1,389,642,796	100.00%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Taxable*  
*From 08-01-22 To 08-31-22*

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
08-01-22				Beginning Balance		303.19
08-31-22	08-31-22	in		Pool A Cash	339.06	642.25
				Aug 2022 estimated Pool A interest		
					339.06	
<b>08-31-22</b>				<b>Ending Balance</b>		<b>642.25</b>
<b>Pool A Cash</b>						
08-01-22				Beginning Balance		269,310.06
<b>08-31-22</b>				<b>Ending Balance</b>		<b>269,310.06</b>

# CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

## MONTHLY REVIEW – AUGUST 2022

### 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	30,515,811
Contributions	0
Withdrawals	0
Interest Earned	38,377
Ending Balance	30,554,188

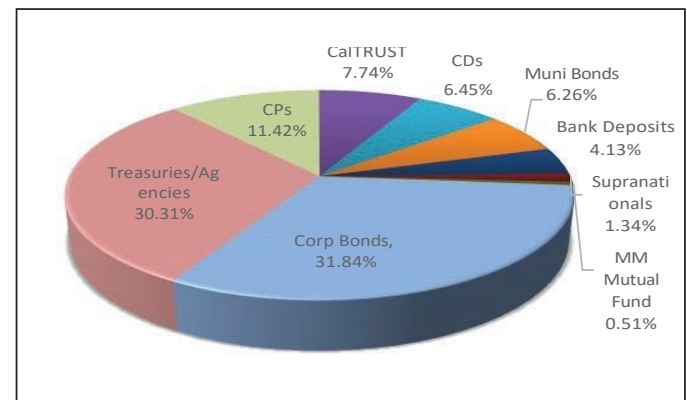
### PERFORMANCE COMPARISON

City Pool A	1.48%
LAIF	1.28%
90 Day T-Bill	2.60%
Federal Funds	2.33%

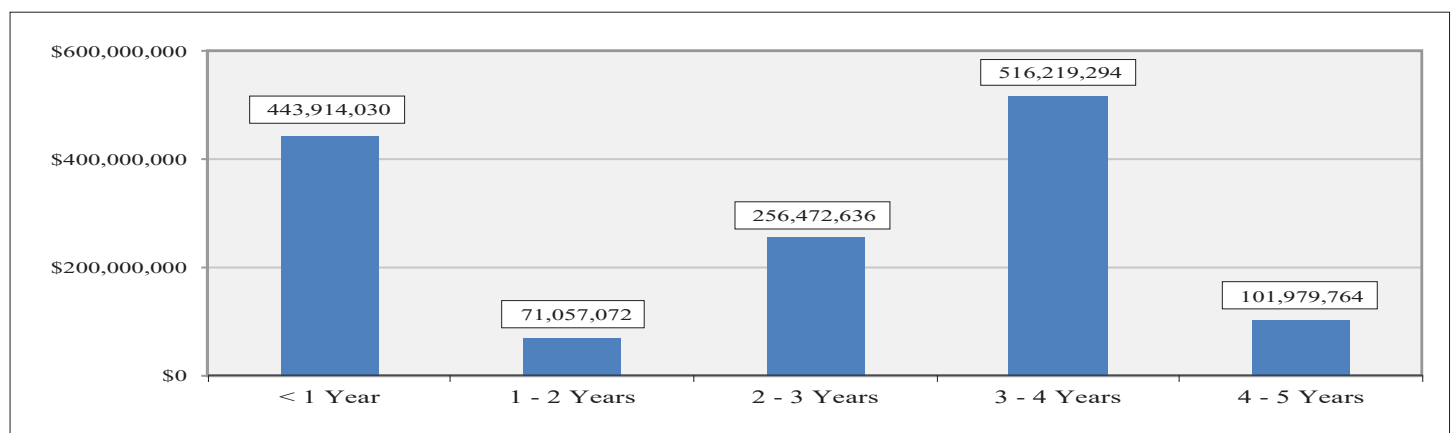
### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	443,914,030	31.94%
1 - 2 Years	71,057,072	5.11%
2 - 3 Years	256,472,636	18.46%
3 - 4 Years	516,219,294	37.15%
4 - 5 Years	101,979,764	7.34%
Total	1,389,642,796	100.00%

### CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	31.84%	1.77%
Treasuries/Agencies	30.31%	1.01%
CPs	11.42%	2.05%
CalTRUST	7.74%	1.64%
CDs	6.45%	2.84%
Muni Bonds	6.26%	1.79%
Bank Deposits	4.13%	1.04%
Supranationals	1.34%	0.98%
MM Mutual Fund	0.51%	1.77%



City of Sacramento  
 CASH LEDGER  
**CADA 2020 Taxable Bond Proceeds**  
*From 08-01-22 To 08-31-22*

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
08-01-22				Beginning Balance		34,315.85
08-31-22	08-31-22	in		Pool A Cash	38,376.52	72,692.37
				Aug 2022 estimated Pool A interest		
					38,376.52	
<b>08-31-22</b>				<b>Ending Balance</b>		<b>72,692.37</b>
<b>Pool A Cash</b>						
08-01-22				Beginning Balance		30,481,495.09
<b>08-31-22</b>				<b>Ending Balance</b>		<b>30,481,495.09</b>

## GLOSSARY OF INVESTMENT TERMS

**90-Day UST Bill Average** is the average cost of money incurred by the U. S. Treasury in their weekly sales of 90-day U. S. Treasury Bills and is considered a measure of the trend of short-term interest rates.

**Average Daily Funds Invested** designates the average daily amount of monies invested by the City Treasurer's Office during the reporting period.

**CalTRUST Investment Accounts** invests in fixed income securities for local agency investment pursuant to California Government Code Sections 53601 and 53635. A Board of Trustees supervises and administers the investment programs of the JPA. Four pooled accounts are administered within the program. 1) The BLF FedFund invests at least 99.5% of its total assets in cash, U.S. Treasury bills, notes and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash. 2) Short Term account has a duration of 0-2 years, 3) Medium Term account with a duration of 1.5-3.5 years and 4) Long Term account with a target duration of 5-7 years (the Trustees have elected to defer the opening of the Long-Term account until the interest rate environment is more favorable for longer term securities.)

**Federal Funds Average** is the average cost of Federal funds in the U. S. Banking System and is considered a measure of short-term Federal Reserve economic policy.

**Five Star Bank Community Fund** is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

**Investment Cost Recovery Fee** is a charge by the City Treasurer's Office to various funds managed which is intended to recover the direct investment costs incurred by the City's General Fund in permitting the City Treasurer's Office to manage those investment funds.

**Investment Earnings** represent, on an accrual basis of accounting method, all interest earned and any realized gains and losses during the reporting period. Investment earnings are apportioned to the various City Pool A internal and external participants.

**Local Agency Investment Fund (LAIF)** is an optional investment pool managed by the State Treasurers for local governments and special districts in California to participate in. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee.

**Rate of Return (RoR)** is the actual annualized rate of investment earnings on original cost, which takes into account the amortization of any premium or the accretion of any discount over a specified time period.

**River City Bank Community Fund** is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

**Safe Credit Union Community Fund** is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested.

**Trust Funds** - additional investment activity is conducted by the City Treasurer's Office for the Sacramento City Employees' Retirement System and certain of the separately invested Trust Funds of the City and third parties. Additionally, the City Treasurer's Office manages short-term investment for the Sacramento Housing and Redevelopment Agency (SHRA).

**Weighted Average Duration** measures the sensitivity of a bond's price to changes in interest rates. It is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

**Weighted Average Maturity** calculates an average time to maturity of all the securities held in the portfolio, weighted by each security's percentage of net assets. The calculation takes into account the final maturity for a fixed income security and the interest rate reset date for floating rate securities held in the portfolio. This is a way to measure a fund's sensitivity to potential interest rate changes.

**Yield to Maturity (YTM)** is the total return anticipated on a bond if the bond is held until it matures, expressed as an annual rate.