

APARTMENT STATUS REPORT (Month-ending August 31, 2023)	Current Month-End	Current Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	8/25/23	7/28/23	8/26/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	779	721	765	721	721
Occupied	720	714	670	703	668	665
Percentage Occupied*	92%	92%	93%	92%	93%	92%
Percentage Leased*	96%	96%	97%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	8/25/23	7/28/23	8/26/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	59	65	51	62	54	56
Vacant: Pre-leased Units	8	10	14	9	10	12
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	22	20	17	21	14	12
Vacant: Units Available to Rent	29	35	20	32	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	8/25/23	7/28/23	8/26/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	2	3	13	5	10	9
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	0	1	0	1	1
On Notice: Units Available to Rent	2	3	12	5	9	8
Total Units Available to rent (Vacant & On Notice)	31	38	32	37	38	41
CURRENT MONTH ACTIVITY - TOTAL	8/25/23	7/28/23	8/26/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	5	8	13	10%	16%	19%
# of Move-Ins / % of Total Units	11	9	12	20%	16%	18%
# of New Rentals	11	13	15	155	170	168
# of 30-Day Notices Received / % of Total Units	5	5	12	10%	18%	19%
# of Units brought to market / % of Move-Outs	7	5	12	108%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	2	4	4	15%	38%	30%
# of Notices Canceled / % of Notices Received	1	0	2	5%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	8/25/23	7/28/23	8/26/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	0	0	0	5%	9%	2%
Bought a house	0	1	1	5%	6%	7%
Deceased	0	0	1	1%	10%	3%
Dissatisfied (unable to resolve)	0	0	0	5%	1%	6%
Employment/education related	0	0	0	5%	2%	15%
Financial	0	0	2	3%	4%	11%
Illness/ health/ personal	1	2	2	9%	14%	6%
Moving out of the area	1	1	2	12%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	1	8%	8%	9%
Need amenity not offered / not currently available	0	0	1	0%	1%	2%
Moved with no notice/Unknown	2	0	1	23%	14%	1%
Transferred to another CADA apartment	1	4	2	23%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	1%	0%	0%
TOTAL	5	8	13	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.2	4.3	4.9

APARTMENT STATUS REPORT (Month-ending September 30, 2023)	Current Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	9/29/23	8/25/23	9/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	779	721	766	721	721
Occupied	721	720	664	705	668	665
Percentage Occupied*	93%	92%	92%	92%	93%	92%
Percentage Leased*	97%	96%	96%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	9/29/23	8/25/23	9/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	58	59	57	61	54	56
Vacant: Pre-leased Units	10	8	10	9	10	12
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	25	22	18	21	14	12
Vacant: Units Available to Rent	23	29	29	31	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	9/29/23	8/25/23	9/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	5	2	11	5	10	9
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	0	2	0	1	1
On Notice: Units Available to Rent	5	2	9	5	9	8
Total Units Available to rent (Vacant & On Notice)	28	31	38	36	38	41
CURRENT MONTH ACTIVITY - TOTAL	9/29/23	8/25/23	9/30/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	12	5	15	12%	16%	19%
# of Move-Ins / % of Total Units	13	11	9	22%	16%	18%
# of New Rentals	14	11	9	169	170	168
# of 30-Day Notices Received / % of Total Units	15	5	14	12%	18%	19%
# of Units brought to market / % of Move-Outs	12	7	12	107%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	1	2	3	14%	38%	30%
# of Notices Canceled / % of Notices Received	0	1	1	4%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	9/29/23	8/25/23	9/30/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	0	0	0	4%	9%	2%
Bought a house	0	0	0	4%	6%	7%
Deceased	1	0	0	2%	10%	3%
Dissatisfied (unable to resolve)	0	0	0	4%	1%	6%
Employment/education related	1	0	1	6%	2%	15%
Financial	3	0	1	6%	4%	11%
Illness/ health/ personal	3	1	7	11%	14%	6%
Moving out of the area	1	1	2	11%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	1	7%	8%	9%
Need amenity not offered / not currently available	0	0	0	0%	1%	2%
Moved with no notice/Unknown	1	2	2	21%	14%	1%
Transferred to another CADA apartment	2	1	1	22%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	1%	0%	0%
TOTAL	12	5	15	100%	100%	100%
Average length (years) of Occupancy (YTD):				5.1	4.3	4.9

CADA AFFORDABLE HOUSING STATISTICS: August 31, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	33	49	82	501	583
Special Management Units:	156	0	156	40	196
17th Street Commons	12	1	13	16	29
Somerset Parkside	26	1	27	-1	26
Biele Place	34	1	35	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
TOTAL CADA-MANAGED UNITS:	189	49	238	541	779
MANAGED AFFORDABLE/MARKET %:			31%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
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
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	189	49	238	541	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	238	217	455	1256	1711
TOTAL AFFORDABLE/MARKET%			26.59%	73%	100%

CADA AFFORDABLE HOUSING STATISTICS: September 30, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	31	49	80	503	583
Special Management Units:	156	0	156	40	196
17th Street Commons	12	1	13	16	29
Somerset Parkside	26	1	27	-1	26
Biele Place	34	1	35	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
TOTAL CADA-MANAGED UNITS:	187	49	236	543	779
MANAGED AFFORDABLE/MARKET %:			30%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
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
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	187	49	236	543	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	236	217	453	1258	1711
TOTAL AFFORDABLE/MARKET%			26.48%	74%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

October 2023

Address: **1329-31 O Street**
 Current Tenant: Vacant
 Square Feet: 1,842

CADA and the tenant, Society Bistro, have reached agreement on the terms of a lease, which is close to completion. CADA has entered into a construction contract to complete certain tenant improvements including limited demolition, some rough framing, rough plumbing and rough electrical, selected window replacements, and, budget permitting, limited work on the floors. Construction work has commenced.

Address: **1412 16th Street**
 Current Tenant: Anchor & Tree Coffee Collective

CADA's contractor has completed work on CADA's tenant improvement items which include preparatory demolition in select areas, installing utility sinks in two locations, installing electrical service to select locations, and creating new closet space for this tenant. Some additional plumbing and window work is needed, which CADA will commence shortly. The tenant is working with the County Health Department to secure its operating permit. CADA is assisting by engaging a designer to prepare drawings the tenant will submit as part of its application, building on base drawings CADA already has in its files. The tenant hopes to be fully open by the end of 2023. Its wholesale coffee roasting operation has been up and running since early September. It roasts coffee with a high-tech zero-emissions roaster that uses no gas and whose only by-product is water and some heat. The owner says it's the only such roaster in Sacramento.

Address: **1414 16th Street**
 Current Tenant: Silver Lining

CADA's contractors have completed construction activities which included demolition, rough plumbing work, and installation of a new concrete subfloor in what will be the kitchen area. The tenant's contractor is working on the remaining tenant improvements, under contract with Silver Lining's owner.

Address: **1413-15 16th Street**
 Current Tenant: Simon's Bar and Grill

Simon's has given notice that it will be ceasing operations by the end of November and vacating the premises by January 15. This has been widely reported in the local press. Staff is evaluating

options for this space, which is adjacent to the CLTRE Club operation and part of the CADA East End Gateway Site 5-6-7 development site. There is no timetable currently for such a development.

Address: **1520 16th Street, Suite D**
Current Tenant: University of Beer Business Office

University of Beer's business office has given notice that it will be ceasing operations and vacating its office space by the end of November. The space is approximately 700 square feet in size and is located on the second floor of the building, above the Legado de Ravel offices. It is accessible by stairway. Its restroom is located across an outdoor bridge, directly above Karma Brew.

Address: **1520 16th Street, Suite B**
Current Tenant: Legado de Ravel Leasing Office

CADA recently concluded lease negotiations with this tenant for a two-year term with two two-year options. This space does not have its own restroom and for many years shared a restroom with Karma Brew, an arrangement that was not satisfactory for either party. Currently, Legado de Ravel is using vacant apartments in its Legado de Ravel apartment building for restroom access when its employees or prospective tenants need this option. CADA has directed its architect to explore how and at what cost it can create access for this first-floor tenant to the University of Beer restroom described above.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
September, 2023:**

Residential break-ins, vandalism, theft, disturbances:

- **9/07/23:** 1001-35 Q St: Courtesy patrol found an individual inside one of the dumpsters. Patrol asked the individual to leave the area which he did without incident.
- **9/13/23:** 1616 N St: Courtesy patrol received a call regarding several individuals trespassing in the building. Patrol arrived and searched the property but did not find anyone.
- **9/13/23:** 1500 N St: Courtesy patrol received a call regarding an individual trespassing in the courtyard area of the building. Patrol arrived and asked the individual to leave the property which he did without incident.
- **9/14/23** 1522 N St: Courtesy patrol received a call regarding a loud individual just outside the building, yelling. Patrol arrived and searched the area but did not find anyone.
- **9/22/23:** 1317 O St: Courtesy patrol received a call regarding an individual on the property smoking drugs. Patrol arrived and asked the individual to leave the property. The individual argued that it wasn't private property but eventually left without incident.
- **9/23/23:** 1606 15th St: Courtesy patrol received a call regarding a suspicious individual looking around the property. Patrol arrived and saw the man leaving the area.
- **9/23/23:** 1606 15th St: Courtesy patrol found an undressed individual inside the dumpster. Patrol asked the individual to leave the property. She yelled obscenities at the guard but eventually left.
- **9/24/23:** 1501 15th St: Courtesy patrol received a call regarding an individual loitering on the property. Patrol arrived and asked the individual to leave the property which he did without incident.
- **9/25/23:** 1501 15th St: Courtesy patrol found an individual going through the dumpster on the property. The individual argued with the guard when he asked them to leave but eventually left.

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

- **9/30/23:** 1401 16th St: CLTRE Club: Music too loud and disturbing resident in the area. Courtesy patrol kept an eye on the area.

Recap of Phone Calls to Lyons Security Service during the month of Sept., 2023:

There were 24 calls during the month of September, as follows:

- 10 calls were to report noise.
- 6 calls were to report someone loitering on a property.
- 2 calls were to report someone going through a dumpster.
- 1 call was to report someone trying to gain entrance to a building.
- 4 calls were to report a suspicious person on a property.
- 1 call was to report someone had taped over a building door lock.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2023 - 2024

Contract Log as of 10/23/2023

Item 10 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2023	C24-008	Maintenance	Industrial Door Company (C.C.D.S. Inc.)	FY Commercial Storefront Doors	Various Locations	\$49,000.00	10-003-5240
7/1/2023	C24-022	Consulting	Fraser & Associates (Donald Fraser)	FY Fiscal Consulting Services	1522 14th Street	\$10,000.00	10-001-4301
7/1/2023	C24-024	Consulting	Miridae (Restoration Landscaping Company)	On-Call Landscape Design Services	Various Locations	\$30,000.00	10-003-5294 & 10-D09-4758-D801-00
7/1/2023	C24-042	Maintenance	Splash Pool Care	FY Pool Service	1615-17 P Street	\$5,000.00	10-003-5287-R533-42
9/11/2023	C24-063	Admin-Misc	Strauch Construction / Mike Strauch	Hanging & Removal of Movie in the Park Banners	15th & P and 16th & Q Streets (Fremont Park)	\$200.00	10-001-4255
9/22/2023	C24-064	Maintenance	Southgate Glass & Screen, Inc.	Window Replacements	1420 O Street	\$38,000.00	10-C22-5820-C226-07-008.5
9/27/2023	C24-055.1	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Coffee Collective) - Change Order #1	1412 16th Street	\$930.00	10-C23-5820-C231-23C-019.6
10/2/2023	C24-065	Admin-Misc	Universal Window Cleaning, Inc. (U.W.C. Inc.)	Pressure Washing for CNRA Art (Up to 3)	715 P / 726 O Street	\$450.00	10-D23-4775-D700-00
10/3/2023	C24-066	Admin-Misc	Jose Di Gregorio	CNRA Plaza Tempura Floor Mural	715 P / 726 O Street	\$10,000.00	10-D23-4775-D700-00
10/5/2023	C24-067	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Society Bistro)	1329 O Street	\$45,680.00	10-C23-5820-C223-02-002.1
10/6/2023	C24-068	Maintenance	Affordable Painting Services, Inc.	First Floor Hallway Painting	1500 N Street	\$9,700.00	10-C23-5820-C231-24-009.9
10/6/2023	C24-069	Maintenance	A+ Plastering	Emergency Exterior Stucco Repair	1428 14th Street	\$22,000.00	10-003-5840-R533-05
10/17/2023	C24-070	Maintenance	Odelle's Pump and Motor (Kaweah Pump, Inc.)	Emergency Booster Pump Replacement	1325 15th Street	\$20,000.00	10-003-5240-R533-08
10/17/2023	C24-071	Consulting	Brass Rose LLC (Jessica Rose Marshall)	Health Department Design Documents	1412 16th Street	\$2,814.50	10-C23-5820-C231-23-019.6



October 23, 2023

TO: CADA Board of Directors

SUBJECT: **October 27, 2023 Board Meeting**
AGENDA ITEM 10 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2023

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending September 30, 2023, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results
For Quarter Ending September 31, 2022

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 17,867,850	2,493,766	2,626,612	132,846
Operations Expenses	(16,560,799)	(5,647,499)	(5,263,856)	383,644
Operating results	1,307,051	(3,153,733)	(2,637,244)	516,490
Investment in Capital Investment Program	(1,306,122)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	(929)	-	-	-
	(929)	-	-	-
Net Results	\$ -	\$ (3,153,733)	\$ (2,637,244)	\$ 516,490

	<u>Budget</u>	<u>Actual</u>	<u>Remainder</u>
CAPITAL INVESTMENT PROGRAM			
Development Program - General Fund Projects			
Funding Sources	28,301,039	28,593,336	292,297
Uses of Funds	(28,301,039)	(20,590,897)	7,710,142
Net Results	\$ -	\$ 8,002,439	\$ 8,002,439
Bond Projects Only - Uses of Funds			
2020 Tax Allocation Bond Issue	\$ 30,000,000	\$ 5,400,100	\$ 24,599,900
Major Construction Program - Uses of Funds			
FY 21-22 CIP - General Fund Only	\$ (1,024,500)	\$ (215,800)	\$ 808,700
FY 22-23 CIP - General Fund Only	\$ (1,637,500)	\$ (283,774)	\$ 1,353,726
FY 23-24 CIP			
- General Fund	(1,708,600)	(18,091)	1,690,509
- Somerset Parkside	(66,500)	-	66,500
- Biele Place	(51,000)	(12,203)	38,797
- 17th Street Commons	(50,000)	-	50,000
- Fremont/Wishire	(371,387)	-	371,387
	\$ (2,247,487)	\$ (30,294)	\$ 2,217,193

Capitol Area Development Authority (CADA)

Attachement A

General Operations - Consolidated

From 7/1/2023 Through 9/30/2023

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
FUNDING SOURCES of General Operations				
Rental Income				
Parking	312,700.00	78,174.00	83,446.00	5,272.00
Ground Lease Revenue	156,000.00	39,000.00	64,281.00	25,281.00
Residential Rental Revenue	11,730,500.00	2,932,423.00	2,932,452.00	29.00
Commercial Rental Revenue	515,000.00	128,751.00	170,920.00	42,169.00
Coin Op Laundry Revenue	36,300.00	9,075.00	7,429.00	(1,646.00)
Rental Vacancy Loss	(1,135,000.00)	(283,749.00)	(359,629.00)	(75,880.00)
Low Income Subsidy	(789,500.00)	(197,373.00)	(171,987.00)	25,386.00
Loss to Lease	(1,606,800.00)	(401,703.00)	(384,847.00)	16,856.00
Forfeited Security Deposits	2,100.00	525.00	-	(525.00)
Bad Debt Recovery	500.00	126.00	-	(126.00)
Misc Current Svcs - Mgmt Fees	115,460.00	28,866.00	37,566.00	8,700.00
Misc Current Svcs - Salaries	157,490.00	39,375.00	58,979.00	19,604.00
Misc Current Svcs - Mait	-	-	2,884.00	2,884.00
Total Rental Income	9,494,750.00	2,373,490.00	2,441,494.00	68,004.00
Tax Increment Revenue				
Tax Increment Revenue	7,670,000.00	-	-	-
Total Tax Increment Revenue	7,670,000.00	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	322,000.00	53,668.00	95,385.00	41,717.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	180.00	180.00
Interest Income - Pool A Taxable Bond	350,000.00	58,334.00	133,501.00	75,167.00
Total Interest and Other Investment Income	670,000.00	112,002.00	229,066.00	117,064.00
Miscellaneous Revenue				
Miscellaneous Income	33,100.00	8,274.00	20,680.00	12,406.00
Allowance for Uncollectibles	-	-	(64,628.00)	(64,628.00)
Total Miscellaneous Revenue	33,100.00	8,274.00	(43,948.00)	(52,222.00)
Total FUNDING SOURCES of General Operations	17,867,850.00	2,493,766.00	2,626,612.00	132,846.00
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(184,886.00)	(46,224.00)	(46,224.00)	-
Salaries	(3,157,000.00)	(789,249.00)	(764,999.00)	24,250.00
Employee Recognition	(37,000.00)	(9,249.00)	(719.00)	8,530.00
Social Security/Medicare	(46,900.00)	(11,727.00)	(12,261.00)	(534.00)
Cafeteria Plan	(522,000.00)	(130,503.00)	(119,075.00)	11,428.00
Long Term Disability	(34,000.00)	(8,496.00)	(7,595.00)	901.00
State Unemployment	(11,000.00)	(2,748.00)	(361.00)	2,387.00
Workers Compensation	(86,500.00)	(21,624.00)	(18,994.00)	2,630.00
Life & AD&D Insurance	(13,200.00)	(3,303.00)	(3,384.00)	(81.00)
PERS Retirement	(773,000.00)	(493,772.00)	(470,945.00)	22,827.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(215,000.00)	(53,751.00)	(49,968.00)	3,783.00
Employee Assist Program (EAP)	(2,350.00)	(588.00)	(274.00)	314.00
Total Employee Services & Benefits	(5,292,836.00)	(1,571,234.00)	(1,494,799.00)	76,435.00
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	3,928.00	984.00	984.00	-
Marketing & Media	(25,000.00)	(6,249.00)	(2,124.00)	4,125.00
Property Management Marketing	(16,928.00)	(4,233.00)	(4,233.00)	-

Capitol Area Development Authority (CADA)

Attachement A

General Operations - Consolidated

From 7/1/2023 Through 9/30/2023

Printing and Binding	(2,000.00)	(501.00)	(191.00)	310.00
Employment Recruitment & Notices	(5,000.00)	(1,251.00)	(568.00)	683.00
Legal Services	(184,919.00)	(30,818.00)	(50,707.00)	(19,889.00)
Accounting and Auditing	(55,450.00)	-	-	-
Community Activities	(80,000.00)	(20,001.00)	(7,820.00)	12,181.00
Document Storage & Destruction	(2,000.00)	(501.00)	(314.00)	187.00
Network Administration Services	(98,000.00)	(24,501.00)	(10,579.00)	13,922.00
Payroll Services	(15,000.00)	(3,750.00)	(3,148.00)	602.00
Banking & Investment Fees	(13,110.00)	(4,110.00)	(2,855.00)	1,255.00
Admin Other Professional Services	(67,500.00)	(16,875.00)	(1,850.00)	15,025.00
Prop Mgmt Other Professional Services	(131,000.00)	(32,751.00)	(28,827.00)	3,924.00
Asset Mgmt Other Professional Services	(72,000.00)	(18,003.00)	(10,485.00)	7,518.00
Courtesy Patrol	(142,424.00)	(35,607.00)	(30,450.00)	5,157.00
Courtesy Patrol-Sp Mgmt Credit	17,424.00	4,356.00	1,750.00	(2,606.00)
Insurance - Special Management	(141,500.00)	(141,500.00)	(142,865.00)	(1,365.00)
Insurance	(713,000.00)	(713,000.00)	(649,292.00)	63,708.00
Self-Insured Losses	(75,000.00)	(18,753.00)	(916.00)	17,837.00
Project Banking Fees	(21,000.00)	(5,750.00)	(2,000.00)	3,750.00
Admin Temporary Outside Svcs	(20,000.00)	(5,001.00)	(46,759.00)	(41,758.00)
Temporary Outside Services	(240,000.00)	(60,000.00)	(48,665.00)	11,335.00
Eng/Arch-Miscellaneous	(39,000.00)	(9,750.00)	-	9,750.00
Legal - Dev Project Related	(30,000.00)	(5,000.00)	(398.00)	4,602.00
D&A Other Professional Services	(14,000.00)	(3,501.00)	(5,300.00)	(1,799.00)
Total Outside Services	(2,182,479.00)	(1,156,066.00)	(1,047,612.00)	108,454.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(20,000.00)	(5,001.00)	(8,559.00)	(3,558.00)
Operation Location Improvements	(55,000.00)	(1,251.00)	-	1,251.00
Admin Office - General Maintenance	(34,200.00)	(8,550.00)	(8,041.00)	509.00
Maint Office Janitorial	(11,000.00)	(2,751.00)	(3,391.00)	(640.00)
Maint Office - General Maintenance	(10,000.00)	(2,499.00)	(1,571.00)	928.00
Equipment Rental Expense	(5,000.00)	(1,251.00)	(335.00)	916.00
Construction Mitigation Expense	(8,000.00)	(2,001.00)	-	2,001.00
Repair & Maint - Misc	(177,000.00)	(44,247.00)	(37,589.00)	6,658.00
Landscape-Sp Mgmt Credit	20,415.00	5,106.00	5,106.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(4,749.00)	(3,987.00)	762.00
Travel-Maint Staff Reimburse	(14,000.00)	(3,501.00)	(1,813.00)	1,688.00
Travel-RSR Reimbursement	(2,000.00)	(501.00)	(69.00)	432.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(1,500.00)	(1,099.00)	401.00
Service Contracts	(444,650.00)	(111,162.00)	(52,326.00)	58,836.00
State Fire Marshal	(50,000.00)	(12,501.00)	-	12,501.00
Flooring	(361,000.00)	(90,252.00)	(142,862.00)	(52,610.00)
Plumbing	(8,800.00)	(2,199.00)	(832.00)	1,367.00
Countertops/Cabinets	(87,500.00)	(21,876.00)	(17,306.00)	4,570.00
Landscaping	(265,825.00)	(66,456.00)	(75,142.00)	(8,686.00)
Pest Services	(45,700.00)	(11,424.00)	(11,068.00)	356.00
Permits and Fees	(4,500.00)	(1,125.00)	-	1,125.00
Painting & Decorating	(65,200.00)	(16,299.00)	(2,228.00)	14,071.00
Supplies	(21,050.00)	(5,262.00)	(904.00)	4,358.00
Vehicle Repair and Maint	(10,000.00)	(2,499.00)	(1,415.00)	1,084.00
Prop Mgmt Furn & Appliances	(116,500.00)	(29,127.00)	(44,225.00)	(15,098.00)
Building Supplies - Misc	(351,500.00)	(87,873.00)	(57,693.00)	30,180.00
Clothing and Uniforms	(5,500.00)	(1,374.00)	(2,973.00)	(1,599.00)
Maintenance Mach & Equip	(58,000.00)	(14,499.00)	(5,287.00)	9,212.00
Operating Budget Major Repairs	(15,000.00)	(3,750.00)	-	3,750.00

Capitol Area Development Authority (CADA)

Attachement A

General Operations - Consolidated

From 7/1/2023 Through 9/30/2023

Total Maintenance & Repair	(2,251,510.00)	(550,374.00)	(475,609.00)	74,765.00
Utilities				
Admin Office Utilities	(28,000.00)	(6,999.00)	(5,055.00)	1,944.00
Maint Office Utilities	(55,000.00)	(13,749.00)	(5,612.00)	8,137.00
Utilities-Garbage	(153,500.00)	(25,582.00)	(25,293.00)	289.00
Utilities-SMUD/Electricity	(152,000.00)	(25,334.00)	(28,615.00)	(3,281.00)
Utilities-PG&E/Gas	(418,800.00)	(69,798.00)	(17,252.00)	52,546.00
Utilities-Water/Sewer	(588,000.00)	(98,000.00)	(97,171.00)	829.00
Total Utilities	(1,395,300.00)	(239,462.00)	(178,998.00)	60,464.00
Overhead				
Postage and Deliveries	(5,000.00)	(1,251.00)	-	1,251.00
Telephone and Wireless Svcs	(25,000.00)	(6,249.00)	(3,125.00)	3,124.00
Cellular Phone Service	(45,000.00)	(11,250.00)	(10,213.00)	1,037.00
Internet Services	(56,000.00)	(14,001.00)	(11,040.00)	2,961.00
Admin Bldg Rent	(107,000.00)	(26,751.00)	(17,140.00)	9,611.00
Maint. Bldg Rent	(42,600.00)	(10,650.00)	-	10,650.00
Leased Facilities Rent	(24,000.00)	(6,000.00)	(10,000.00)	(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)	(14,244.00)	(12,495.00)
Professional Organizations	(15,000.00)	(3,750.00)	(549.00)	3,201.00
Subscriptions	(2,000.00)	(501.00)	-	501.00
Education and Training	(24,000.00)	(6,000.00)	(3,950.00)	2,050.00
Management Fee	(115,460.00)	(28,866.00)	(28,866.00)	-
Transportation-Admin Staff	(2,500.00)	(624.00)	(569.00)	55.00
Resident Relations	(10,021.00)	(2,502.00)	(797.00)	1,705.00
Sp Mgmt Prop Taxes & Assessments	(13,000.00)	(1,722.00)	-	1,722.00
Property Taxes & Assessments	(122,100.00)	(81,000.00)	(45,439.00)	35,561.00
Hospitality	(1,500.00)	(375.00)	-	375.00
Office Supplies - General	(15,000.00)	(3,750.00)	(1,782.00)	1,968.00
Software	(81,500.00)	(20,376.00)	(31,801.00)	(11,425.00)
Computer Hardware	(50,000.00)	(12,501.00)	(14,147.00)	(1,646.00)
Admin Furn Mach & Equip	(16,000.00)	(3,999.00)	-	3,999.00
Safety - General Admin	(20,500.00)	(5,124.00)	(1,244.00)	3,880.00
Office Equipment leases	(27,000.00)	(6,750.00)	(6,707.00)	44.00
Total Overhead	(831,181.00)	(256,740.00)	(201,940.00)	54,801.00
Debt Service				
Debt Service Principal Paid	(220,100.00)	(54,527.00)	(43,090.00)	11,437.00
Debt Interest Paid	(62,462.00)	(11,931.00)	(14,770.00)	(2,839.00)
Bond Debt Svc-Principal Pd	(1,340,090.00)	(1,199,090.00)	(1,199,034.00)	56.00
Bond Interest Paid	(1,245,860.00)	(608,075.00)	(608,004.00)	71.00
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,168,512.00)	(1,873,623.00)	(1,864,898.00)	8,725.00
Contributions to Reserves				
Development Reserve Contribution	(997,798.00)	-	-	-
Affordable Housing Reserve Contribution	(336,300.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Total Contributions to Reserves	(1,438,981.00)	-	-	-
Total General Operations EXPENSE	(16,560,799.00)	(5,647,499.00)	(5,263,856.00)	383,644.00

Inter-Fund Operation TRANSFERS

Inter-Fund Operating TRANSFERS IN

Operations Transfer from F 50-CAP Tax Incr	1,871,570.00	-	-	-
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Capitol Area Development Authority (CADA)

Attachement A

General Operations - Consolidated

From 7/1/2023 Through 9/30/2023

Operations Transfer from F 51-CAP Set-Aside	496,600.00	124,149.00	124,149.00	-
Operations Transfer from F60-RSt TI	230,000.00	57,501.00	57,501.00	-
Operations Transfer from F67 - Bond Interest	<u>350,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS IN	2,948,170.00	181,650.00	181,650.00	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	<u>(2,948,170.00)</u>	<u>(181,650.00)</u>	<u>(181,650.00)</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS OUT	<u>(2,948,170.00)</u>	<u>(181,650.00)</u>	<u>(181,650.00)</u>	<u>-</u>
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING RESULTS, before Capital Investment Program	<u>1,307,051.00</u>	<u>(3,153,733.00)</u>	<u>(2,637,244.00)</u>	<u>516,490.00</u>
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,115,620.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	<u>(11,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in MAJOR CONSTRUCTION Program	(1,126,620.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(1,306,122.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILIZATION OF FINANCIAL RESOURCES				
Contribution to Available Fund Balance	<u>(929.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURCES	<u>(929.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET RESULTS OF GENERAL OPERATIONS	<u>-</u>	<u>(3,153,733.00)</u>	<u>(2,637,244.00)</u>	<u>516,490.00</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	750,146.00	-
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>828,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>828,000.00</u>	<u>828,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>828,000.00</u>	<u>828,000.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(84,928.89)	(52,328.67)	32,600.22
4703	D&A - Site Improvements	(132,970.59)	(57,985.98)	74,984.61
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4731	D&A-Offsite Infrastructure	-	250.00	250.00
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)	(225,773.01)	10,000.00
	Total Development Program	<u>(828,000.00)</u>	<u>(692,204.67)</u>	<u>135,795.33</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(828,000.00)</u>	<u>(692,204.67)</u>	<u>135,795.33</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>135,795.33</u>	<u>135,795.33</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

Attachment B

10 - General Fund
D07 - Development - FY 0607
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>237,440.95</u>	<u>222,440.95</u> (15,000.00)
	Total For Development Program	<u>237,440.95</u>	<u>222,440.95</u> (15,000.00)
	Total General Operations Investment	237,440.95	222,440.95 (15,000.00)
Other Sources			
From Development Program			
3602	ENA Development Fees	<u>64,700.00</u>	<u>64,700.00</u> -
	Total From Development Program	<u>64,700.00</u>	<u>64,700.00</u> -
	Total Other Sources	<u>64,700.00</u>	<u>64,700.00</u> -
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>302,140.95</u>	<u>287,140.95</u> (15,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(25,500.00)	(25,600.71) (100.71)
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	(43,739.95)	(41,864.95) 1,875.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00) 10,054.00
4752	D&A Project Financial Analysis	(64,552.00)	(45,439.75) 19,112.25
4758	D&A Other Professional Services	(105,000.00)	(98,662.03) 6,337.97
4775	D&A Miscellaneous Expense	<u>(16,192.00)</u>	<u>(269.49)</u> 15,922.51
	Total Development Program	<u>(302,140.95)</u>	<u>(248,690.01)</u> 53,450.94
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(302,140.95)</u>	<u>(248,690.01)</u> 53,450.94
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>38,450.94</u> 38,450.94

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	4,117,719.28	4,160,667.18	42,947.90
7565	Dev Program TF from F65-Series A Tax Exempt TAB	<u>61,000.00</u>	<u>59,320.00</u>	<u>(1,680.00)</u>
	Total For Development Program	<u>4,573,719.28</u>	<u>4,614,987.18</u>	<u>41,267.90</u>
	Total General Operations Investment	<u>4,573,719.28</u>	<u>4,614,987.18</u>	<u>41,267.90</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,573,719.28</u>	<u>4,614,987.18</u>	<u>41,267.90</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(170,080.63)	(170,080.63)	-
4731	D&A-Offsite Infrastructure	(3,873,452.91)	(3,873,452.91)	-
4781	D&A Developer Loan Funding	<u>(530,185.74)</u>	<u>(530,185.74)</u>	<u>-</u>
	Total Development Program	<u>(4,573,719.28)</u>	<u>(4,573,719.28)</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,573,719.28)</u>	<u>(4,573,719.28)</u>	<u>-</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>41,267.90</u>	<u>41,267.90</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

Attachment B

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	605,000.00	-
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	45,172.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	<u>1,767,000.00</u>	<u>1,767,000.00</u>	-
	Total For Development Program	<u>2,456,711.04</u>	<u>2,456,711.04</u>	-
	Total General Operations Investment	<u>2,456,711.04</u>	<u>2,456,711.04</u>	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>2,456,711.04</u>	<u>2,456,711.04</u>	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(1,592,691.37)	(203,704.81)	1,388,986.56
4709	D&A Funding Research & Application Costs	(25,813.00)	(25,813.00)	-
4751	Legal - Dev Project Related	(6,000.00)	(929.13)	5,070.87
4758	D&A Other Professional Services	(626,219.67)	(409,917.02)	216,302.65
4775	D&A Miscellaneous Expense	(70,987.00)	(7,927.88)	63,059.12
5343	Permits and Fees	<u>(135,000.00)</u>	<u>(17,800.00)</u>	<u>117,200.00</u>
	Total Development Program	<u>(2,456,711.04)</u>	<u>(666,091.84)</u>	<u>1,790,619.20</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(2,456,711.04)</u>	<u>(666,091.84)</u>	<u>1,790,619.20</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,790,619.20</u>	<u>1,790,619.20</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	431,000.00	241,000.00	(190,000.00)
7566	Dev Program TF from F66-Series B Taxable TAB	11,000.00	11,000.00	-
	Total For Development Program	442,000.00	252,000.00	(190,000.00)
	Total General Operations Investment	442,000.00	252,000.00	(190,000.00)
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	795,000.00	794,302.10	(697.90)
	Total From Development Program	795,000.00	794,302.10	(697.90)
	Total Other Sources	795,000.00	794,302.10	(697.90)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,237,000.00	1,046,302.10	(190,697.90)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(178,696.61)	(28,696.61)	150,000.00
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)	-
4711	D&A-Site Maintenance	(20,000.00)	-	20,000.00
4731	D&A-Offsite Infrastructure	(836,877.75)	(809,657.38)	27,220.37
4758	D&A Other Professional Services	(190,086.45)	(188,331.45)	1,755.00
4775	D&A Miscellaneous Expense	(7,470.44)	(7,470.44)	-
	Total Development Program	(1,237,000.00)	(1,038,024.63)	198,975.37
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,237,000.00)	(1,038,024.63)	198,975.37
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	8,277.47	8,277.47

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,030,000.00	1,030,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(795,000.00)	(739,374.00)	55,626.00
4709	D&A Funding Research & Application Costs	(1,000.00)	(577.00)	423.00
4758	D&A Other Professional Services	(230,882.13)	(197,862.18)	33,019.95
4775	D&A Miscellaneous Expense	(3,117.87)	(117.87)	3,000.00
	Total Development Program	(1,030,000.00)	(937,931.05)	92,068.95
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,030,000.00)	(937,931.05)	92,068.95
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	92,068.95	92,068.95

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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
	Total From Development Program	550,000.00	506,727.18
	Total Other Sources	550,000.00	506,727.18
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	506,727.18
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4722	D&A Environmental-CEQA related	(150,000.00)	(138,088.04)
4751	Legal - Dev Project Related	(84,000.00)	(109,984.35)
4758	D&A Other Professional Services	(310,000.00)	(289,866.34)
4775	D&A Miscellaneous Expense	(6,000.00)	-
	Total Development Program	(550,000.00)	(537,938.73)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(537,938.73)
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(31,211.55)

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

Attachment 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	2,633,100.00	2,633,100.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	191,155.25	191,155.25	-
	Total For Development Program	3,689,755.25	3,689,755.25	-
	Total General Operations Investment	3,689,755.25	3,689,755.25	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	3,956,955.25	3,956,955.25	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(86,535.19)	(86,535.19)	-
4720	D&A Environmental Assessments	(39,058.03)	(39,058.03)	-
4751	Legal - Dev Project Related	(122,900.00)	55,570.36	178,470.36
4752	D&A Project Financial Analysis	(23,856.74)	(23,856.74)	-
4758	D&A Other Professional Services	(228,572.80)	(228,030.74)	542.06
4775	D&A Miscellaneous Expense	(31,032.49)	(31,553.29)	(520.80)
4781	D&A Developer Loan Funding	(3,425,000.00)	(3,134,874.29)	290,125.71
	Total Development Program	(3,956,955.25)	(3,488,337.92)	468,617.33
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(3,956,955.25)	(3,488,337.92)	468,617.33
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	468,617.33	468,617.33

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	445,500.00	445,500.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	13,000.00	13,000.00	-
	Total For Development Program	458,500.00	458,500.00	-
	Total General Operations Investment	458,500.00	458,500.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	633,500.00	633,500.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(484,138.19)	(443,464.92)	40,673.27
4758	D&A Other Professional Services	(89,160.00)	(79,988.50)	9,171.50
4775	D&A Miscellaneous Expense	(1,495.81)	(7,408.25)	(5,912.44)
5343	Permits and Fees	(58,706.00)	(39,641.21)	19,064.79
	Total Development Program	(633,500.00)	(570,502.88)	62,997.12
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(633,500.00)	(570,502.88)	62,997.12
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	62,997.12	62,997.12

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

Attachment 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	600,000.00
	Total For Development Program	600,000.00	600,000.00
	Total General Operations Investment	600,000.00	600,000.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,157,512.00	1,157,512.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
5820	Major Construction/Improvements	(174,395.00)	(174,392.77)
	Total Major Construction Program	(174,395.00)	(174,392.77)
Development Program			
4703	D&A - Site Improvements	(843,037.00)	(620,650.67)
4711	D&A-Site Maintenance	(43,374.40)	(42,556.23)
4758	D&A Other Professional Services	(96,705.60)	(83,551.14)
	Total Development Program	(983,117.00)	(746,758.04)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,157,512.00)	(921,150.81)
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	236,361.19
			236,361.19

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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
			522,977.50

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	502,500.00
	Total For Development Program	502,500.00	502,500.00
	Total General Operations Investment	502,500.00	502,500.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	502,500.00	502,500.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	D&A - Site Improvements	(1,000.00)	(600.30) 399.70
4731	D&A-Offsite Infrastructure	(400,000.00)	- 400,000.00
4751	Legal - Dev Project Related	(61,500.00)	(28,048.69) 33,451.31
4775	D&A Miscellaneous Expense	(40,000.00)	(12,360.91) 27,639.09
	Total Development Program	(502,500.00)	(41,009.90) 461,490.10
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(502,500.00)	(41,009.90) 461,490.10
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	461,490.10
			461,490.10

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	<u>100,000.00</u>	<u>100,000.00</u> <u>-</u>
	Total For Development Program	<u>100,000.00</u>	<u>100,000.00</u> <u>-</u>
	Total General Operations Investment	<u>100,000.00</u>	<u>100,000.00</u> <u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>100,000.00</u>	<u>100,000.00</u> <u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4775	D&A Miscellaneous Expense	<u>(100,000.00)</u>	<u>(415.21)</u> <u>99,584.79</u>
	Total Development Program	<u>(100,000.00)</u>	<u>(415.21)</u> <u>99,584.79</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(100,000.00)</u>	<u>(415.21)</u> <u>99,584.79</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>99,584.79</u> <u>99,584.79</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	<u>3,415,000.00</u>	<u>3,915,000.00</u> <u>500,000.00</u>
	Total For Development Program	<u>3,415,000.00</u>	<u>3,915,000.00</u> <u>500,000.00</u>
	Total General Operations Investment	<u>3,415,000.00</u>	<u>3,915,000.00</u> <u>500,000.00</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>3,415,000.00</u>	<u>3,915,000.00</u> <u>500,000.00</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4601	Building/Land Acquisition	(3,280,000.00)	(3,280,000.00) -
4710	D&A Engin/Architectural	-	(5,800.00) (5,800.00)
4751	Legal - Dev Project Related	(50,000.00)	(5,516.50) 44,483.50
4758	D&A Other Professional Services	(50,000.00)	(28,110.00) 21,890.00
4775	D&A Miscellaneous Expense	<u>(35,000.00)</u>	<u>(8,659.49)</u> <u>26,340.51</u>
	Total Development Program	<u>(3,415,000.00)</u>	<u>(3,328,085.99)</u> <u>86,914.01</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(3,415,000.00)</u>	<u>(3,328,085.99)</u> <u>86,914.01</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>586,914.01</u> <u>586,914.01</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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)	(29,840.44)	120,159.56
	Total Development Program	(150,000.00)	(29,840.44)	120,159.56
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(150,000.00)	(29,840.44)	120,159.56
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	120,159.56	120,159.56

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

10 - General Fund
D23 - Development - FY 22-23
D710-00 - Middle Income Housing Project Support

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	Dev Program TF from F60-R St Tax Incr	250,000.00	250,000.00
	Total For Development Program	250,000.00	-
	Total General Operations Investment	250,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	250,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4781	D&A Developer Loan Funding	(250,000.00)	-
	Total Development Program	(250,000.00)	250,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(250,000.00)	250,000.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	250,000.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
 From 7/1/2004 Through 9/30/2023

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	2,190,767.00	-
7561	Dev Program TF from F61-R St Set Aside	2,398,233.00	2,398,233.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
	Total For Development Program	4,808,000.00	4,808,000.00	-
	Total General Operations Investment	4,808,000.00	4,808,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	4,808,000.00	4,808,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4601	Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	-	15,000.00
4715	Joint Venture Investments	(2,700,000.00)	(1,369,561.25)	1,330,438.75
4720	D&A Environmental Assessments	(275,500.00)	(7,772.61)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(94,900.83)	(34,900.83)
4775	D&A Miscellaneous Expense	(7,500.00)	(11,269.58)	(3,769.58)
4781	D&A Developer Loan Funding	-	(400,000.00)	(400,000.00)
	Total Development Program	(4,808,000.00)	(3,445,504.27)	1,362,495.73
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(4,808,000.00)	(3,445,504.27)	1,362,495.73
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	1,362,495.73	1,362,495.73

20 - Capitol Area Community Development Corporation
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	900,000.00	900,000.00	-
	Total For Development Program	900,000.00	900,000.00	-
	Total General Operations Investment	900,000.00	900,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	900,000.00	900,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(315,000.00)	-	315,000.00
4710	D&A Engin/Architectural	(300,000.00)	(31,500.00)	268,500.00
4720	D&A Environmental Assessments	(10,000.00)	-	10,000.00
4751	Legal - Dev Project Related	(50,000.00)	(7,558.50)	42,441.50
4752	D&A Project Financial Analysis	(50,000.00)	(5,347.50)	44,652.50
4758	D&A Other Professional Services	(25,000.00)	(20.00)	24,980.00
5343	Permits and Fees	(150,000.00)	-	150,000.00
	Total Development Program	(900,000.00)	(44,426.00)	855,574.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(900,000.00)	(44,426.00)	855,574.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	855,574.00	855,574.00

20 - Capitol Area Community Development Corporation
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	900,000.00	900,000.00
		900,000.00	900,000.00
	Total For Development Program	900,000.00	900,000.00
	Total General Operations Investment	900,000.00	900,000.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	900,000.00	900,000.00
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4709	D&A Funding Research & Application Costs	(10,000.00)	10,000.00
4710	D&A Engin/Architectural	(400,000.00)	400,000.00
4720	D&A Environmental Assessments	(50,000.00)	50,000.00
4751	Legal - Dev Project Related	(75,000.00)	75,000.00
4752	D&A Project Financial Analysis	(50,000.00)	50,000.00
4758	D&A Other Professional Services	(25,000.00)	25,000.00
4775	D&A Miscellaneous Expense	(50,000.00)	50,000.00
5343	Permits and Fees	(240,000.00)	240,000.00
	Total Development Program	(900,000.00)	900,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(900,000.00)	900,000.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	900,000.00
	Funding Sources	28,301,038.52	28,593,335.70
	Uses of funds	(28,301,038.52)	7,710,142.39
		-	8,002,439.57
			-

67 - Taxable 2020 TAB
B21 - 2020 Taxable Bond

	<u>Budget</u>	<u>Actual</u>	<u>Remainder Available</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
Bond Proceeds			
Non Property	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	(24,599,900.00)	-	24,599,900.00
Dev Program TF to F 10 - General			
Courtyard Site 16A	(2,633,100.00)	(2,633,100.00)	-
805 R Street	(1,000,000.00)	(1,000,000.00)	-
O Street Streetscape	(1,767,000.00)	(1,767,000.00)	-
Total Development Program	(30,000,000.00)	(5,400,100.00)	24,599,900.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(30,000,000.00)	(5,400,100.00)	24,599,900.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	24,599,900.00	24,599,900.00

GENERAL OPERATIONS

The results of General Operations through September 30, 2023 (**Attachment A**) show favorable budget variances – a total of \$516,490 consisting of \$132,846 in favorable variances in funding sources and \$383,644 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$132,646. All Rental Revenue accounts, Low Income Subsidy and Loss to Lease are over budget by \$115,000, with only the rental concession account for Vacancy Loss, over budget by \$(76,00) for a total favorable variance with in the rental income accounts of \$39,000. This overall favorable variance includes Investment Income beginning over budget by \$117,000, and additional Management and Salaries Revenue of \$31,000 from Sonrisa, this revenue was not budgeted for in June. This favorable variance is offset by Allowance for Uncollectable Accounts mostly for the write off of a former commercial tenants outstanding balance.

General Operations Operating Expenses increased the overall favorable variance by \$383,644. 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.

\$5.1 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$3.9 million for budgeted bond proceeds transfers, and \$1.2 million represents General Operations contributions which will be funded in January and May, following receipt of tax increment installments.

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 \$135,000 in remaining budget, for marketing, site improvements, professional services and other miscellaneous expenses.
- For the East End Gateway Site 5/6, there is \$53,000 in remaining budget, for various project expenditures for general pre-development expenses.
- 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 16th Street Streetscape project there is \$198,000 in remaining budget for site improvements and maintenance of current infrastructure improvements.
- For the Roosevelt Park project, there is \$92,000 in remaining budget for additional site improvements.
- Sonrisa, there is \$468,000 in remaining budget for legal expenses and possible additional funding to the project construction.
- For the 10th Street Commercial project, there is \$63,000 in remaining budget for site improvements along the streetscape.
- For the Dean building project, there is \$236,000 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 \$461,000 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 professional expenses and other miscellaneous projects expenses. For the CACDC budget there is \$855,000 available investment in to the partnership for a new affordable housing project on the site.
- For the 2000 16th Street project, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget there is \$87,000 available for maintenance and deposition of the property. For the CACDC budget there is \$900,000 available investment in to the partnership for a new affordable housing project on the site.
- For Middle Income Housing Project Support, there is \$250,000 budgeted to support other affordable housing projects in the greater Sacramento area besides CADA projects.
- 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 \$24.6 million available. Currently, \$1.8 is budgeted for the O Streetscape project, \$1 million is budgeted for the 905 R street project and \$2.6 million budgeted for the Sonrisa project.

Major Construction Projects

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

The FY 21-22 Major Construction budget has \$808,000 remaining to be encumbered or expended out of the total \$1 million in budgeted projects. Of these remaining funds, the majority of funding is dry rot and various structural and stairway improvement projects. The FY 22-23 Major Construction budget has \$1.3 million remaining in open projects out of a total budget of \$1.6 million, with the majority for commercial tenant improvements, roofing, stairways and structural improvements projects to be completed in the next two years. The FY 23-4 Major Construction budget has only \$30,000 expended from a total budget of \$2.2 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, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 15-16, FY 16-17, FY 17-18, FY 18-19, FY 19-20, 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)
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
 From 7/1/2020 Through 9/30/2023

Attachment D

		<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Major Construction Program				
5820	Major Construction/Improvements			
10	General Fund			
C22	CIP - FY 21-22			
C172-14	1325 - 15th St., Park Mansion			
015.7	HVAC Equipment	(25,000.00)	-	25,000.00
C222-09	1228 O St, Gibson Arms			
010.30	Stairways/Decking/Walkways	(174,500.00)	(8,700.00)	165,800.00
C222-11	1512 13th St			
008.5	Windows	(94,300.00)	-	94,300.00
019.6	Structural Rehabilitation	(150,000.00)	-	150,000.00
C222-22	1201 P St., Del Capri			
006.3	Wood-Dry Rot	(49,900.00)	(49,900.00)	-
008.5	Windows	(29,000.00)	(6,278.00)	22,722.00
C223-09A	1428 - 14th St., Metropol			
019.6	Structural Rehabilitation	(25,500.00)	-	25,500.00
C223-12	1327/1317 O St			
009.5	Finishes-Ceilings	(17,000.00)	-	17,000.00
013.3	Sp Constr - Boilers	(130,000.00)	-	130,000.00
C226-07	1420 O St			
008.5	Windows	(38,000.00)	(4,902.00)	33,098.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(25,000.00)	(1,150.00)	23,850.00
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)	(591.00)	11,909.00
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	(85,000.00)	(110,876.00)	(25,876.00)
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	(2,800.00)	-	2,800.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.4	Toxic Abatement	(20,000.00)	(19,993.00)	7.00
019.5	Commercial Tenant Improvements	-	(13,409.00)	(13,409.00)
	Total General Fund	(1,024,500.00)	(215,800.00)	808,700.00

Capitol Area Development Authority (CADA)
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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)	(288.00)	7,712.00
C222-23	1521 12th St			
008.5	Windows	(45,000.00)	-	45,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
C223-02	1316 N. St., Le Chateau			
007.3	Shingles, Roof Tiles, etc	(40,000.00)	-	40,000.00
C223-09B	Mud Pie Stand - 1329/1331 O St			
002.1	Sitework - Site remediation	(2,635.00)	(12,320.00)	(9,685.00)
019.2	Accessibility	(59,365.00)	-	59,365.00
C226-07	1420 O St			
008.5	Windows	(80,000.00)	-	80,000.00
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	(32,000.00)	-	32,000.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(7,000.00)	-	7,000.00
C231-07	1522 N St, Judith Manor			
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
C231-23B	Luna's - 1414 16th St.			
002.1	Sitework - Site remediation	(62,000.00)	(31,764.00)	30,236.00
C231-23C	1412 16th - Urban Yoga			
000.00	Non Type	-	(2,500.00)	(2,500.00)
019.6	Structural Rehabilitation	(20,000.00)	(20,200.00)	(200.00)
C231-24	1500 N St., Brannan Court			
009.6	Finishes-Flooring	(120,000.00)	(48,375.00)	71,625.00
009.9	Finishes-Paint/Coatings	(11,000.00)	-	11,000.00
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(41,000.00)	(3,668.00)	37,333.00
009.5	Finishes-Ceilings	(23,000.00)	-	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
C233-27	Enterprise 1401 16th			
002.1	Sitework - Site remediation	(15,000.00)	(391.00)	14,609.00
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)	(69,000.00)	6,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
C281-07	1220 P St, Deus			
007.3	Shingles, Roof Tiles, etc	(27,000.00)	(9,500.00)	17,500.00
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

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C293-18	1619 Q-Rooming House			
007.3	Shingles, Roof Tiles, etc	(74,000.00)	(61,000.00)	13,000.00
009.9	Finishes-Paint/Coatings	(21,000.00)	-	21,000.00
C333-11	Le Croissant - 1036 P St.			
002.1	Sitework - Site remediation	(5,000.00)	-	5,000.00
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	(106,000.00)	-	106,000.00
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)	(19,730.00)	270.00
019.5	Commercial Tenant Improvements	(20,000.00)	(5,038.00)	14,962.00
	Total General Fund	(1,637,500.00)	(283,774.00)	1,353,726.00

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C24	CIP - FY 23-24			
C172-14	1325 - 15th St., Park Mansion			
002.8	Sitework-Improvements/Amenities	(55,000.00)	-	55,000.00
C222-09	1228 O St, Gibson Arms			
009.9	Finishes-Paint/Coatings	(85,000.00)	-	85,000.00
C222-10	1506 13th St, McCafferty			
008.5	Windows	(186,000.00)	-	186,000.00
009.6	Finishes-Flooring	(22,500.00)	-	22,500.00
C222-22	1201 P St., Del Capri			
002.9	Sitework-Planting/Rehab, etc.	(135,000.00)	-	135,000.00
009.6	Finishes-Flooring	(23,000.00)	-	23,000.00
C222-23	1521 12th St			
013.3	Sp Constr - Boilers	(160,000.00)	-	160,000.00
C223-10	1327 O St., Capri			
008.5	Windows	(106,000.00)	-	106,000.00
C225-01	1400 N St, The Dean			
010.10	Awnings	(12,000.00)	-	12,000.00
C226-07	1420 O St			
002.9	Sitework-Planting/Rehab, etc.	(95,000.00)	-	95,000.00
008.5	Windows	(106,000.00)	-	106,000.00
C226-08	1500 15th St-Auslander			
008.5	Windows	(155,000.00)	-	155,000.00
C226-10	1514 - 15th St.			
010.30	Stairways/Decking/Walkways	(11,600.00)	-	11,600.00
C232-18C	1510 O St, Don Carlos Apts			
010.30	Stairways/Decking/Walkways	(80,000.00)	-	80,000.00
C233-14	1625 O St			
008.5	Windows	(158,000.00)	-	158,000.00
C233-27	Enterprise 1401 16th			
007.00	Thermal & Moisture Protection - Roof	(25,000.00)	-	25,000.00
C281-06	1216-18 P St.			
002.9	Sitework-Planting/Rehab, etc.	(27,000.00)	-	27,000.00
C360-01	701 S Street - Maintenance			
002.1	Sitework - Site remediation	(123,500.00)	-	123,500.00
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)	(18,091.00)	1,909.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(1,708,600.00)	(18,091.00)	1,690,509.00

Capitol Area Development Authority (CADA)
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36	Somerset Parkside				
C24	CIP - FY 23-24				
C330-00	1001-1035 Q, Somerset Parkside				
010.8	Bath, kitchen & Laundry	(66,500.00)	-	66,500.00	
	Total Somerset Parkside	(66,500.00)	-	66,500.00	
37	Biele Place				
C24	CIP - FY 23-24				
C231-19	1421 15th St, Biele Place				
002.9	Sitework-Planting/Rehab, etc.	(51,000.00)	(12,203.00)	38,797.00	
	Total Biele Place	(51,000.00)	(12,203.00)	38,797.00	
38	17th Street Commons				
C24	CIP - FY 23-24				
C234-27	17th Street Commons				
010.10	Awnings	(50,000.00)	-	50,000.00	
	Total 17th Street Commons	(50,000.00)	-	50,000.00	
41	Fremont/Wilshire Apts				
C24	CIP - FY 23-24				
C286-00	Fremont/Wilshire Apt				
007.3	Shingles, Roof Tiles, etc	(104,227.00)	-	104,227.00	
009.9	Finishes-Paint/Coatings	(82,160.00)	-	82,160.00	
010.30	Stairways/Decking/Walkways	(185,000.00)	-	185,000.00	
	Total Fremont/Wilshire Apts	(371,387.00)	-	371,387.00	
	Total General and Special Management Funds	<u>(4,909,487.00)</u>	<u>(529,868.00)</u>	<u>4,379,619.00</u>	



Investment Report SEPTEMBER 2023



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 26, 2023

10:00AM-11:00AM

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INVESTMENT COMMITTEE MEETING

October 26, 2023
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: Peter Coletto, Finance Director
Mirthala Santizo, Budget Manager
Susana Jackson (Sacramento Housing & Redevelopment Agency- SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (Capitol Area Development Authority- 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 27, 2023 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:



Stacy Hussey for John Colville

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on July 27, 2023**

Attendees Present: John Colville, Shirley Tupaz, Katy Nguyen, Osvaldo Lopez, Johnny Ea, Noelle Mussen, Jason Bader, Mirthala Santizo, and Patrick Zalasky

This meeting was held via Zoom, as will all subsequent meetings until further notice.

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 \$342 million in excess cash for the next 6-months and an approximate \$568 million for the next 12-month period. Hence, cash availability to all pool participants is 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 liability 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 2024.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the fourth quarter of fiscal year 2022/2023. The earned interest yield of Pool A for April, May, and June was 2.38%, 2.53% and 2.79%, respectively. Monthly Pool A yields currently trail the 3.17% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 3.35% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST). This is due mainly to the fact that these funds are able to maintain a much shorter duration than Pool A, which invested large amounts of excess cash (mainly COVID stimulus funds) in assets maturing in 2025 and 2026 while market yields were at historic lows. At the time these investments were made, rates across the Yield Curve were near zero and there was some discussion that very short-term yields could go negative.

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, 2023.

Pool A investments in cash and other short-term liquid issues represented 36% of the pool at the end of the quarter. This is a 2% increase over the prior quarter and reflects efforts to allocate short-term liquid investments to not only cover cash obligations of the City, but to also take advantage of yields that continue to rise for short-term investments. Pool funds allocated to short-term liquid investments will continue to be targeted over the next quarter, since the front end of the Yield Curve remains the area where the most yield can be purchased.

Investment staff, therefore, continues to take advantage of the current shape of the Yield Curve and target issues maturing mostly within the next year. Some longer-term issues with high coupons (in excess of 5.0%) and call features have been purchased recently, matching the call dates to City cash obligations. Should the issue(s) be called, the cash will go toward paying the obligation. If not called, then the pool will retain a high coupon asset for a longer period of time. In doing so, staff bases 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. To illustrate this strategy, staff currently is staying away from investing in banks in response to the stress on the banking system exhibited by the recent failures of Credit Suisse, Silicon Valley Bank, and First Republic Bank.

Staff monitors 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. The largest impact on markets currently is action taken by The Fed. Their policies and guidance are analyzed when planning for both current and future investment strategies. This awareness is used to accomplish 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; Economic Considerations**

The Fed reacted to June's positive economic data by raising The Federal Funds Rate another 0.25% at their meeting in July. This was entirely expected and had been priced into markets since their last meeting in May. Short-term yields on Treasuries (less than 12-months until maturity) remained above 5.25%, which is near the highs set early in the century. This is in contrast to 5-year Treasury yields that ended June at 4.15%. Historically, spreads this large between short-term and long-term yields signal an impending recession. The data from June, however, is giving economists hope that a recession, should it hit, will not be very long or deep. United States GDP was up 2.4% for the quarter ending June 30, which beat all estimates. Year-over-year inflation for June was below estimates and continued a downward trend that began early in 2023. Consumers, who are the engine for the American economy, showed resilience during the quarter, as spending stayed strong. The federal government was the largest consumer during the quarter, as vast sums of money started to get spent on many of the projects central to legislation that passed Congress over the past two years.

On the employment side, initial jobless claims are coming in lower than would be expected for an economy that is experiencing rising interest rates. Historically, whenever The Fed raises rates, businesses react but cutting costs, due to the higher price of borrowing. The main way to do that is by laying off workers. This is a proven strategy in lowering inflation because fewer workers means less consumption (therefore, less demand for goods and services), which pushes prices down. The opposite is currently happening, however. Even with higher interest rates, businesses are hiring workers in an effort to keep up with consumer demand.

From March 2020 until the present, the American economy has been going through a very unique period. Never before had it been completely shut down for any period of time. Never before had such large amounts of government stimulus been injected. And, only one other time had interest rates been raised so rapidly in an effort to curtail high inflation. These novel conditions have brought great uncertainty, which is evidenced in equity markets. All major indexes have increased

since March of 2020, but the advance has not been linear. There have been many ups and downs over the past few years as investors attempt to get a clear idea of exactly where the economy is headed. As if there wasn't already enough uncertainty, a Presidential election on tap just 15 months from now, one that may pit the two most unpopular candidates in our country's history: the current President, and the one that immediately preceded him. The polarization present in the country has many economists believing that there will be a much longer period of uncertainty and volatility ahead of us than most expected back in 2020.

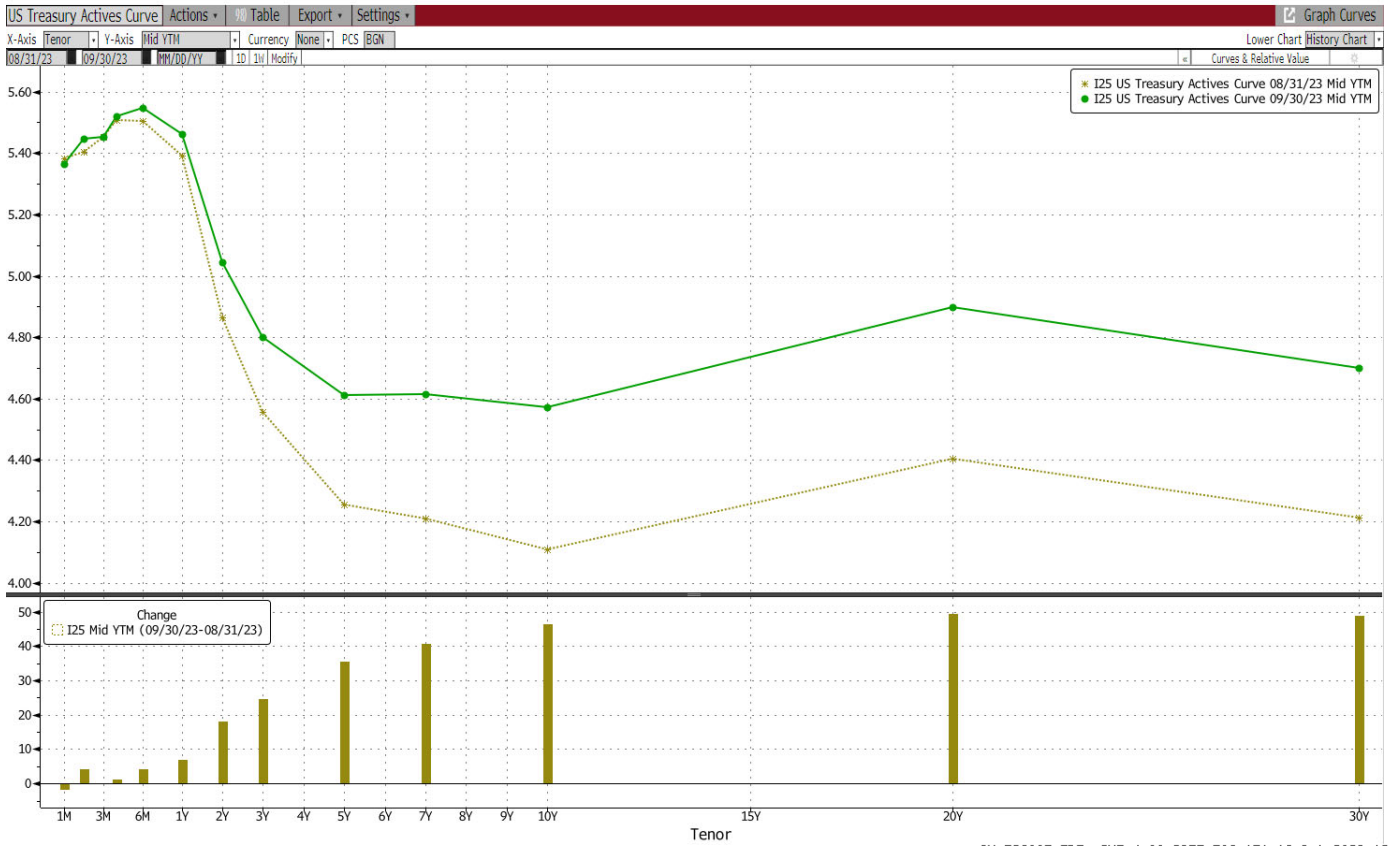
Global economies are still struggling. In Europe, the European Central Bank raised its benchmark interest rate to levels not seen in decades. There also is no sign to there being peace between Ukraine and Russia. In fact, Ukraine recently stepped-up offensive efforts, including some that may have been executed inside Russian borders. The longer the war continues, the longer it will take Europe to recover, as every country in the region is reliant on the countries fighting for both food and energy.

Based on available information, which may or may not be accurate, the Chinese economy is heading toward major difficulties. Growth of the world's second largest economy is near flat and trends point to the country facing negative population growth over the next decade. One of the only things preventing what could be a massive economic meltdown is the world's heavy reliance on Chinese industry. Should that ever change, there could be a seismic shift in world markets.

Practically everyone expected world economies to be well on the way to recovery this far out from the pandemic. Some are further along than others, but most economists agree that the world has a long way to go before we return to what was normal for close to four decades. Some believe it could be decades before we get back to where global commerce is wildly profitable and largely taken for granted.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, October 26, 2023, at 10:00 a.m.** via Zoom.



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US Treasury Actives Curve		US Treasury Actives Curve		US Treasury Actives Curve		US Treasury Actives Curve	
09/29/23		08/31/23		09/29/23-08/31/23		09/29/23-08/31/23	
Tenor	Description	Price	Yield	Price	Yield	Price	Yield
10	1MB 0 10/31/23 Govt	5.253	5.363B	5.274	5.381	-0.021	-1.9
12	2MB 0 11/28/23 Govt	5.311	5.446B	5.275	5.405	0.036	4.1
13	3MB 0 12/28/23 Govt	5.308	5.451B	5.305	5.451	0.003	0.0
14	4MB 0 01/30/24 Govt	5.333	5.519B	5.321	5.507	0.011	1.2
15	6MB 0 03/28/24 Govt	5.313	5.547B	5.271	5.505	0.041	4.2
16	1YB 0 09/05/24 Govt	5.175	5.462B	5.110	5.393	0.065	7.0
17	2YT 5 09/30/25 Govt	99-29%	5.046T	100-08%	4.865	-0-10%	18.1
18	3YT 4 5/8 09/15/26 Govt	99-16%	4.802T	99-16%	4.556	0-00%	24.6
19	5YT 4 5/8 09/30/28 Govt	100-02	4.611T	100-17%	4.255	-0-15%	35.6
20	7YT 4 5/8 09/30/30 Govt	100-01%	4.616T	98-16	4.208	0-17%	40.7
21	10YT 3 7/8 08/15/33 Govt	94-16%	4.572Same	98-03%	4.109	-3-19	46.3
22	20YT 4 3/8 08/15/43 Govt	93-12%	4.899Same	99-19	4.406	-6-06%	49.4
23	30YT 4 1/8 08/15/53 Govt	90-25%	4.701Same	98-16%	4.213	-7-22%	48.8

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
October 1, 2023 - March 31, 2024

In millions

Cash Balances:	
CalTRUST	136.314
Fidelity Fund	39.880
Five Star Bank Community Fund	30.123
JP Morgan Chase	1.594
LAIF	0.347
Overnight Sweep	4.178
River City Bank Community Fund	25.070
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	237.006
Projected net cash flow:	
October-23	(18.409)
November-23	34.562
December-23	123.134
January-24	100.833
February-24	19.761
March-24	23.914
<i>Net cash flow during period:</i>	283.795
<i>Cash in excess of policy: ₁</i>	520.801
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.132)
Large Cap Growth	(0.196)
International	(0.006)
Equity Income	(0.020)
Retirement Trust Operating Fund	(5.311)
Ann Land/Bertha Henschel Endowment Fund	(0.013)
Ethel Hart Mutual Endowment Fund	(0.436)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(51.401)
American River Flood Control District (ARFCD)	(9.202)
The Natomas Basin Conservancy (TNBC)	(0.177)
Sacramento Public Library Authority (SPLA)	(48.939)
Reclamation District No. 1000	(2.251)
SPLA Hurst Trust	(0.147)
Gifts to Share	(0.682)
Visit Sacramento	(9.765)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(1.324)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(130.105)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	390.696

¹The City will be able to meet its cash flow needs for the next six months, with \$521 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$130 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$130 mm within the next twelve months, the City will have \$391 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
October 1, 2023 - September 30, 2024

In millions

Cash Balances:	
CalTRUST	136.314
Fidelity Fund	39.880
Five Star Bank Community Fund	30.123
JP Morgan Chase	1.594
LAIF	0.347
Overnight Sweep	4.178
River City Bank Community Fund	25.070
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	237.006
Projected net cash flow:	
October-23	(18.409)
November-23	34.562
December-23	123.134
January-24	100.833
February-24	19.761
March-24	23.914
April-24	43.254
May-24	102.770
June-24	10.233
July-24	(91.943)
August-24	(30.682)
September-24	1.126
<i>Net cash flow during period:</i>	318.553
<i>Cash in excess of policy: ₁</i>	555.559
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.132)
Large Cap Growth	(0.196)
International	(0.006)
Equity Income	(0.020)
Retirement Trust Operating Fund	(5.311)
Ann Land/Bertha Henschel Endowment Fund	(0.013)
Ethel Hart Mutual Endowment Fund	(0.436)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(51.401)
American River Flood Control District (ARFCD)	(9.202)
The Natomas Basin Conservancy (TNBC)	(0.177)
Sacramento Public Library Authority (SPLA)	(48.939)
Reclamation District No. 1000	(2.251)
SPLA Hurst Trust	(0.147)
Gifts to Share	(0.682)
Visit Sacramento	(9.765)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(1.324)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(130.105)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	425.454

¹The City will be able to meet its cash flow needs for the next twelve months, with \$556 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$130 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$130 mm within the next twelve months, the City will have \$426 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – SEPTEMBER 2023

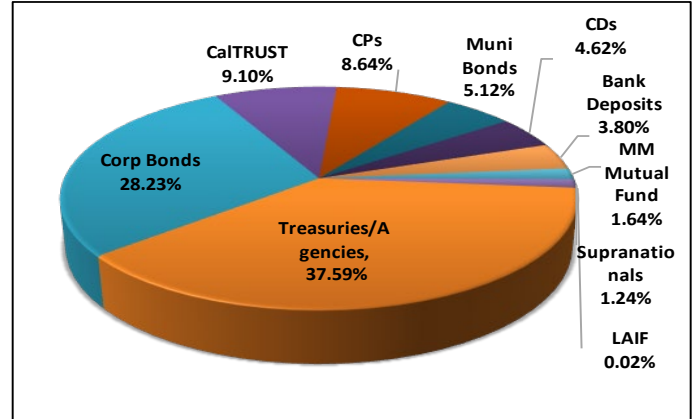
STRATEGY

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	1,513,810,740
Month's Yield or RoR	2.64%
Weighted Average Maturity (Yrs)	1.80
Weighted Average Duration (Yrs)	1.71
Ending Book Value	1,579,919,686
Ending Market Value	1,501,171,745
Percent of Market to Book Value	95.02%
Month's Investment Earnings	3,410,114
Fiscal YTD Investment Earnings	10,706,265

PORTFOLIO COMPOSITION



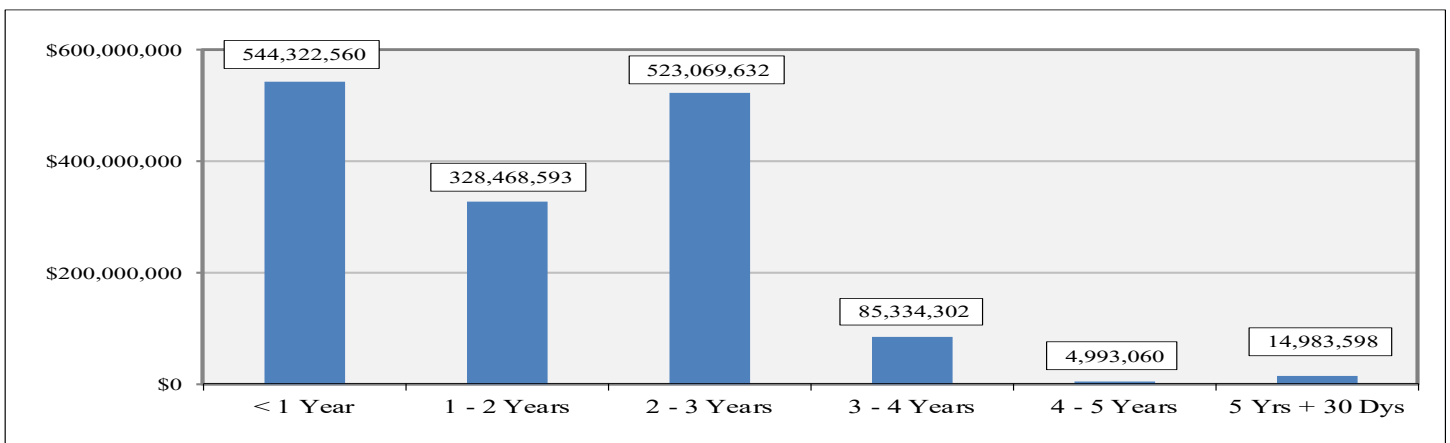
External Third-Party Investment Manager

CalTRUST	136,313,950
LAIF	347,463

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	37.59%	2.19%
Corp Bonds	28.23%	2.11%
CalTRUST	9.10%	4.55%
CPs	8.64%	5.50%
Muni Bonds	5.12%	1.97%
CDs	4.62%	1.81%
Bank Deposits	3.80%	4.22%
MM Mutual Fund	1.64%	4.96%
Supranationals	1.24%	1.84%
LAIF	0.02%	3.53%

MATURITY SCHEDULE

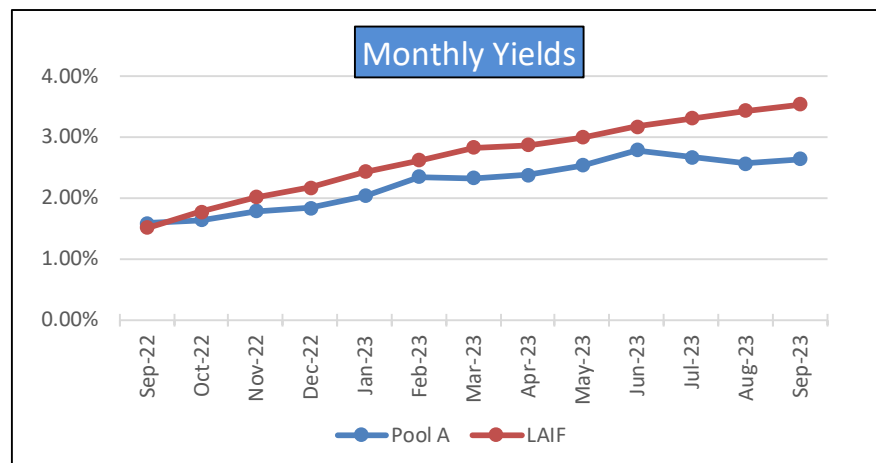
Maturity	Market Value	Pct. Holdings
< 1 Year	544,322,560	36.27%
1 - 2 Years	328,468,593	21.88%
2 - 3 Years	523,069,632	34.84%
3 - 4 Years	85,334,302	5.68%
4 - 5 Years	4,993,060	0.33%
5 Yrs + 30 Dys	14,983,598	1.00%
Total	1,501,171,745	100.00%



INTEREST RATE ENVIRONMENT

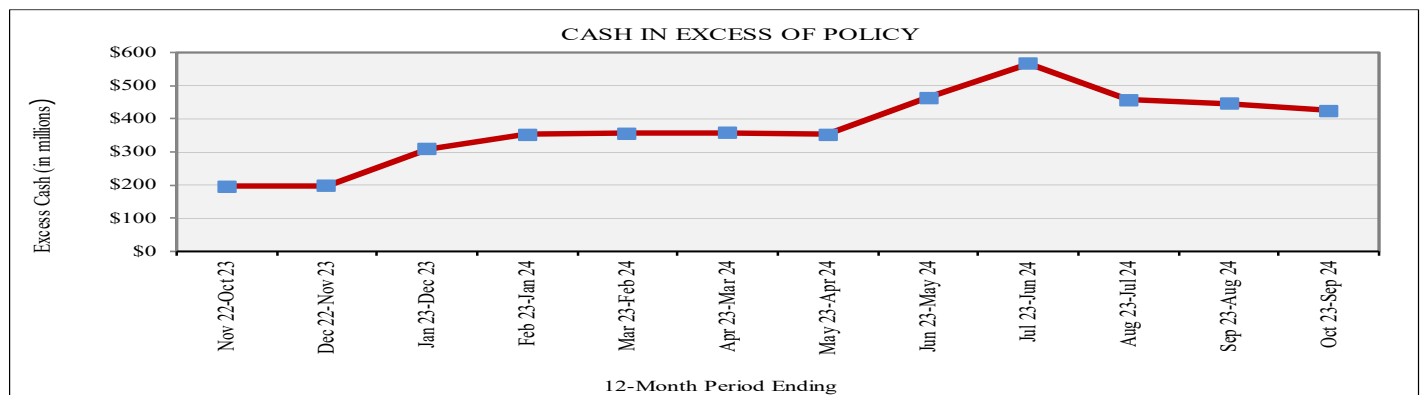
Uncertainty reigned over the U.S. economy in September. Data that seemed contradictory based on recent actions of the Federal Reserve left Americans unsure of where the economy was heading. What is clear is that prices are once again rising, as September CPI (Inflation) rose 3.7% year-over-year, representing the highest rate since early in the year. Conversely, the labor market showed strength, as the economy added 386,000 jobs, exceeding all expectations. This left the unemployment rate at a very palatable 3.8%. High inflation and a healthy job market are strange bedfellows, so the Fed will be in an unenviable position as it crafts policy in advance of its next meeting in early November. Uncertainty usually leads to patience, however some members of the Fed board are indicating that more rate hikes are necessary. Consumers, who are the driver of the economy, are not happy. The University of Michigan Consumer Sentiment Index dropped to levels last seen during the shutdown of 2020. Americans are frustrated with the direction things are headed and have no faith that policy-makers will be able to guide the economy toward prosperity in the near future. Yields on Treasuries are showing major volatility, particularly for maturities between 2 years and 5 years. This is due to the aforementioned conflicting economic data, along with mixed messaging from the most vocal members of the Fed. Yields on 5-year Treasuries began the month at 4.25% and bounced around before ending the month near 4.60%. Meanwhile, Treasuries maturing in 6 months were much steadier, beginning the month at 5.50% and ending it at 5.54%. It is anybody's guess where the economy is headed at this point, which is why the investment team will remain focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in those that have the infrastructure and leadership to navigate through even the most unstable economic environments.

Monthly Yields		
Month	Pool A	LAIF
Sep-22	1.59%	1.51%
Oct-22	1.64%	1.77%
Nov-22	1.78%	2.01%
Dec-22	1.84%	2.17%
Jan-23	2.03%	2.43%
Feb-23	2.35%	2.62%
Mar-23	2.33%	2.83%
Apr-23	2.38%	2.87%
May-23	2.53%	2.99%
Jun-23	2.79%	3.17%
Jul-23	2.67%	3.31%
Aug-23	2.57%	3.43%
Sep-23	2.64%	3.53%
FYTD	2.63%	3.42%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Nov 22- Oct 23	Dec 22- Nov 23	Jan 23- Dec 23	Feb 23- Jan 24	Mar 23- Feb 24	Apr 23- Mar 24	May 23- Apr 24	Jun 23- May 24	Jul 23- Jun 24	Aug 23- Jul 24	Sep 23- Aug 24	Oct 23- Sep 24
Excess Cash	\$ 196	\$ 199	\$ 309	\$ 353	\$ 357	\$ 358	\$ 354	\$ 464	\$ 568	\$ 458	\$ 446	\$ 426



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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
CASH AND EQUIVALENTS															
	caltrust-lf	Caltrust Liquidity Fund		43,450,082		43,450,082		43,450,082	2.90	5.470	2,376,719	5.47			
	caltrust-mt	Caltrust Medium-Term		58,991,503		58,991,503		58,991,503	3.94	3.740	2,206,282	3.74			
	caltrust-st	Caltrust Short-Term		33,872,365		33,872,365		33,872,365	2.26	4.780	1,619,099	4.78			
	fidfund	Fidelity Fund		39,880,495		39,880,495		39,880,495	2.67	4.940	1,970,096	4.94			
	fivestar	Five Star Bank Community Fund		30,122,513		30,122,513		30,122,513	2.01	5.000	1,506,126	5.00			
	cashjpm	JP Morgan Chase Cash		1,594,458		1,594,458		1,594,458	0.11	1.750	27,903	1.75			
	laifa	Local Agency Investment Fund, Pool A		347,463		347,463		347,463	0.02	3.534	12,279	3.53			
	miscintrec	Misc Interest Receivable		300,406		300,406		300,406	0.02	4.940	14,840	4.94			
	sweep	Overnight Sweep		4,177,886		4,177,886		4,177,886	0.28	5.100	213,072	5.10			
	payab	Payables (buy Trades)		-19,900,800		-19,900,800		-19,900,800	-1.33	4.940	-983,100	-4.94			
	rivercity	River City Bank Community Fund		25,069,504		25,069,504		25,069,504	1.68	3.440	862,391	3.44			
				217,905,876		217,905,876		217,905,876	14.57		9,825,709	4.51			
NON-NEGOTIABLE CERTIFICATES OF DEPOSIT															
30,000,000	3420042541902	Safe Credit Union CD 2.974% Due 06-24-25	100.00	30,000,000	100.00	30,000,000	73,332	30,073,332	2.01	2.974	892,200	2.99			
CERTIFICATES OF DEPOSIT															
10,000,000	2254912z7	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	100.00	10,000,000	46,950	10,046,950	0.67	0.540	54,000	0.54	A1		
10,000,000	2254915r2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	100.00	10,000,000	40,969	10,040,969	0.67	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	97.01	4,850,395	2,466	4,852,860	0.32	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	89.28	5,356,826	395	5,357,221	0.36	0.600	36,000	0.60	AA-		10-27-23
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	89.38	4,469,126	3,699	4,472,825	0.30	0.750	37,500	0.75			11-26-23
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	88.43	4,421,552	1,747	4,423,299	0.30	0.850	42,500	0.85	AA-		12-16-23
				41,000,000		39,097,899	96,225	39,194,124	2.61		369,000	0.90			
COMMERCIAL PAPER															
10,000,000	50244mxh0	Lvmh Moet Hennessy Lou Vuitton 5.100% Due 10-17-23	97.85	9,784,667	99.73	9,973,455	0	9,973,455	0.67	5.100	510,000	5.32	A1+		
5,000,000	74271uxw5	Procter & Gamble 5.090% Due 10-30-23	97.55	4,877,699	99.55	4,977,379	0	4,977,379	0.33	5.090	254,500	5.31	A1+		
7,000,000	74271uy61	Procter & Gamble 5.030% Due 11-06-23	97.60	6,831,774	99.45	6,961,467	0	6,961,467	0.47	5.030	352,100	5.28	A1+		
8,000,000	37737qy73	Glaxosmithkline LLC 5.110% Due 11-07-23	97.52	7,801,278	99.42	7,953,391	0	7,953,391	0.53	5.110	408,800	5.36	A1		
7,000,000	55078uyd0	Lvmh Moet Hennessy Lou Vuitton 5.140% Due 11-13-23	97.52	6,826,097	99.33	6,953,319	0	6,953,319	0.46	5.140	359,800	5.39	A1+		
10,000,000	19121bye3	Coca-Cola Company 5.050% Due 11-14-23	97.45	9,744,694	99.32	9,932,163	0	9,932,163	0.66	5.050	505,000	5.30	A1		
10,000,000	50213my17	L'Oreal SA 5.090% Due 11-20-23	97.37	9,737,017	99.23	9,922,896	0	9,922,896	0.66	5.090	509,000	5.34	A-1+		
5,000,000	02314qyu7	Amazon.Com Inc 5.050% Due 11-28-23	97.28	4,863,931	99.14	4,956,917	0	4,956,917	0.33	5.050	252,500	5.30	A1+		
8,000,000	37737qz15	Glaxosmithkline LLC 5.200% Due 12-01-23	97.26	7,780,444	99.05	7,924,078	0	7,924,078	0.53	5.200	416,000	5.46	A1		
5,000,000	02314qzf9	Amazon.Com Inc 5.050% Due 12-15-23	97.22	4,861,125	98.89	4,944,410	0	4,944,410	0.33	5.050	252,500	5.27	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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	59157uzs2	Metlife Short Term Fund 5.400% Due 12-26-23	97.00	4,850,000	98.68	4,933,768	0	4,933,768	0.33	5.400	270,000	5.64	A1+		
10,000,000	55078ta98	Lvmh Moet Hennessy Lou Vuitton 5.440% Due 01-09-24	96.83	9,682,667	98.48	9,847,680	0	9,847,680	0.66	5.440	544,000	5.72	A-1+		
10,000,000	59157tc50	Metlife Short Term Fund 5.440% Due 03-05-24	97.14	9,714,400	97.57	9,756,592	0	9,756,592	0.65	5.440	544,000	5.69	A1+		
11,000,000	71344tck6	Pepsico Inc 5.400% Due 03-19-24	96.86	10,655,150	97.43	10,717,829	0	10,717,829	0.72	5.400	594,000	5.64	A1		
10,000,000	63763pcl1	Natl Sec Clearing Corp 5.450% Due 03-20-24	97.12	9,712,361	97.43	9,743,040	0	9,743,040	0.65	5.450	545,000	5.67	A1+		
10,000,000	89233gdg8	Toyota Motor Credit Corp 5.630% Due 04-16-24	96.37	9,637,178	96.96	9,695,611	0	9,695,611	0.65	5.630	563,000	5.92	A1+		
				127,360,481		129,193,994	0	129,193,994	8.64		6,880,200	5.50			
GOVT AGENCY DISCOUNT PAPER															
10,000,000	313312ql7	Federal Farm Credit Bank 5.210% Due 12-13-23	97.16	9,716,344	98.98	9,897,621	0	9,897,621	0.66	5.210	521,000	5.36	AA+		
7,000,000	313384qv4	Federal Home Loan Bank 5.070% Due 12-22-23	97.04	6,792,975	98.85	6,919,428	0	6,919,428	0.46	5.070	354,900	5.22	AA+		
				16,509,319		16,817,049	0	16,817,049	1.12		875,900	5.31			
U.S. GOVERNMENT BONDS															
10,000,000	91282cbe0	U.S. Treasury Note 0.125% Due 01-15-24	97.37	9,737,300	98.50	9,850,391	2,649	9,853,040	0.66	0.125	12,500	5.27	AA+		
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	90.02	4,500,977	3,159	4,504,136	0.30	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	90.03	13,504,687	6,387	13,511,075	0.90	0.500	75,000	0.75	AA+		
				29,491,597		27,856,055	12,196	27,868,250	1.86		106,250	2.33			
FEDERAL HOME LOAN BANK															
10,000,000	3130avxr8	Federal Home Loan Bank 5.080% Due 11-01-23	100.00	10,000,000	99.95	9,995,369	200,378	10,195,747	0.67	5.080	508,000	5.08	AA+		
5,000,000	3130aue67	Federal Home Loan Bank 4.750% Due 12-27-23	99.94	4,997,200	99.83	4,991,292	62,014	5,053,306	0.33	4.750	237,500	4.81	AA+		
5,000,000	3130aur71	Federal Home Loan Bank 5.000% Due 02-26-24	100.00	5,000,000	99.75	4,987,295	24,306	5,011,600	0.33	5.000	250,000	5.00	AA+		11-26-23
5,000,000	3130avl2	Federal Home Loan Bank 5.050% Due 02-27-24	100.00	5,000,000	99.76	4,988,157	108,014	5,096,171	0.33	5.050	252,500	5.06	AA+		10-27-23
5,000,000	3130avll4	Federal Home Loan Bank 5.050% Due 10-21-24	100.00	5,000,000	99.27	4,963,354	112,222	5,075,576	0.33	5.050	252,500	5.05	AA+		10-21-23
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	92.78	4,639,032	13,750	4,652,782	0.31	0.750	37,500	0.75	AA+		10-07-23
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	97.47	4,873,551	37,222	4,910,773	0.33	4.000	200,000	4.00	AA+		10-24-23
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	91.16	4,558,041	625	4,558,666	0.30	0.500	25,000	0.52	AA+		10-07-23
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	90.35	4,517,699	8,833	4,526,533	0.30	0.600	30,000	0.60	AA+		10-07-23
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	90.12	4,506,181	7,078	4,513,258	0.30	0.560	28,000	0.57	AA+		10-07-23
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	89.88	4,493,891	5,424	4,499,315	0.30	0.550	27,500	0.59	AA+		10-20-23
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	90.02	9,001,790	11,979	9,013,769	0.60	0.625	62,500	0.62	AA+		10-22-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	89.80	4,489,939	4,812	4,494,751	0.30	0.550	27,500	0.55	AA+		10-28-23
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	89.91	4,495,336	5,250	4,500,586	0.30	0.600	30,000	0.60	AA+		10-28-23
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	89.86	4,493,177	5,075	4,498,252	0.30	0.580	29,000	0.58	AA+		10-28-23
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	89.65	4,482,313	3,743	4,486,056	0.30	0.550	27,500	0.55	AA+		11-12-23
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	89.75	4,487,277	3,340	4,490,617	0.30	0.650	32,500	0.65	AA+		11-24-23
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.69	4,484,500	3,212	4,487,711	0.30	0.625	31,250	0.62	AA+		11-24-23
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.69	4,484,500	3,212	4,487,711	0.30	0.625	31,250	0.62	AA+		11-24-23
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	89.58	4,478,994	2,900	4,481,894	0.30	0.580	29,000	0.58	AA+		02-25-24
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	90.05	4,502,631	2,479	4,505,110	0.30	0.850	42,500	0.85	AA+		12-10-23
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	89.66	4,482,918	1,458	4,484,376	0.30	0.700	35,000	0.70	AA+		12-16-23
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	90.22	4,510,930	139	4,511,069	0.30	1.000	50,000	1.00	AA+		09-30-23
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	90.46	4,522,842	25,500	4,548,342	0.30	1.200	60,000	1.20	AA+		10-28-23
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	90.27	4,513,507	23,750	4,537,257	0.30	1.125	56,250	1.12	AA+		10-29-23
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	89.92	4,495,811	18,700	4,514,511	0.30	1.020	51,000	1.02	AA+		11-19-23
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	89.84	1,572,224	6,271	1,578,494	0.11	1.000	17,500	1.00	AA+		11-22-23
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	89.81	4,490,317	17,361	4,507,678	0.30	1.000	50,000	1.00	AA+		11-26-23
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	89.88	4,493,982	17,882	4,511,864	0.30	1.030	51,500	1.03	AA+		11-26-23
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	89.58	2,687,541	8,412	2,695,953	0.18	1.030	30,900	1.03	AA+		12-23-23
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	88.69	4,434,501	139	4,434,640	0.30	1.000	50,000	1.00	AA+		09-30-23
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	89.80	4,489,970	27,911	4,517,882	0.30	1.570	78,500	1.57	AA+		10-23-23
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	97.02	4,851,094	59,403	4,910,497	0.32	4.700	235,000	4.70	AA+		09-30-23
5,000,000	3130axb72	Federal Home Loan Bank 6.500% Due 10-03-28	100.00	5,000,000	99.90	4,994,819	0	4,994,819	0.33	6.500	325,000	6.50	AA+		11-03-23
				174,730,950		161,454,776	832,794	162,287,569	10.79		3,282,150	1.96			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135g07b3	Fannie Mae 5.220% Due 05-03-24	100.00	5,000,000	99.72	4,985,984	107,300	5,093,284	0.33	5.220	261,000	5.22	AA+		11-03-23
5,000,000	3135gace7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	99.00	4,950,095	37,950	4,988,045	0.33	5.060	253,000	5.06	AA+		11-07-23
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	91.84	4,591,832	5,167	4,596,999	0.31	0.600	30,000	0.60	AA+		10-29-23
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	91.84	4,591,832	5,167	4,596,999	0.31	0.600	30,000	0.60	AA+		10-29-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	91.90	4,594,970	4,764	4,599,734	0.31	0.700	35,000	0.70	AA+		11-12-23
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	91.79	4,589,715	4,243	4,593,958	0.31	0.650	32,500	0.65	AA+		11-14-23
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	91.59	4,579,454	2,917	4,582,371	0.31	0.600	30,000	0.61	AA+		11-26-23
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	97.61	4,880,483	18,906	4,899,390	0.33	4.125	206,250	4.13	AA+		11-28-23
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	91.40	2,741,936	750	2,742,686	0.18	0.600	18,000	0.60	AA+		12-16-23
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	90.99	4,549,666	12,969	4,562,635	0.30	0.580	29,000	0.58	AA+		10-20-23
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	90.85	3,633,832	9,240	3,643,072	0.24	0.540	21,600	0.58	AA+		10-27-23
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	90.87	4,543,259	11,764	4,555,023	0.30	0.550	27,500	0.55	AA+		10-27-23
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	90.87	2,726,220	7,140	2,733,360	0.18	0.560	16,800	0.56	AA+		10-28-23
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	91.15	4,557,707	10,556	4,568,263	0.30	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	90.60	4,530,122	10,937	4,541,059	0.30	0.625	31,250	0.62	AA+		11-25-23
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	90.44	4,521,805	9,389	4,531,194	0.30	0.650	32,500	0.65	AA+		12-17-23
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	89.80	4,489,939	4,812	4,494,751	0.30	0.550	27,500	0.55	AA+		10-28-23
				79,985,280		74,058,852	263,971	74,322,823	4.95		1,106,900	1.44			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	98.20	4,909,774	44,583	4,954,357	0.33	3.000	150,000	3.00	AA+		10-14-23
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.18	4,959,189	64,458	5,023,647	0.33	5.100	255,000	5.10	AA+		09-30-23
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	95.15	4,757,275	1,993	4,759,268	0.32	2.050	102,500	2.05	AA+		12-24-23
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	96.46	4,822,826	65,444	4,888,270	0.32	3.100	155,000	3.10	AA+		10-29-23
5,000,000	3134gya1	Freddie Mac 5.200% Due 05-16-25	99.82	4,991,250	99.02	4,951,249	97,500	5,048,749	0.33	5.200	260,000	5.29	AA+		11-16-23
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	92.70	2,781,072	7,750	2,788,822	0.19	0.750	22,500	0.75	AA+		11-27-23
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	92.69	4,634,632	12,812	4,647,444	0.31	0.750	37,500	0.80	AA+		11-28-23
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	92.35	4,617,493	9,528	4,627,021	0.31	0.700	35,000	0.71	AA+		12-23-23
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	91.77	2,753,040	2,552	2,755,592	0.18	0.625	18,750	0.62	AA+		11-12-23
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	91.52	4,575,878	1,997	4,577,875	0.31	0.625	31,250	0.62	AA+		12-08-23
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	91.55	4,577,692	1,986	4,579,678	0.31	0.650	32,500	0.65	AA+		12-09-23
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	91.18	4,559,006	76	4,559,082	0.30	0.550	27,500	0.55	AA+		09-30-23
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	91.10	4,555,072	13,696	4,568,768	0.30	0.570	28,500	0.57	AA+		10-08-23

City of Sacramento
PORTFOLIO APPRAISAL
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 September 30, 2023

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5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	91.08	4,554,218	13,833	4,568,052	0.30	0.600	30,000	0.60	AA+		10-15-23
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	90.69	9,069,039	23,167	9,092,206	0.61	0.600	60,000	0.60	AA+		11-12-23
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	90.38	4,519,232	9,028	4,528,260	0.30	0.625	31,250	0.62	AA+		12-17-23
5,000,000	3134gxl9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	89.65	4,482,313	3,743	4,486,056	0.30	0.550	27,500	0.55	AA+		11-12-23
5,000,000	3134gyjc7	Freddie Mac 5.400% Due 02-24-26	100.00	5,000,000	98.92	4,946,089	27,750	4,973,839	0.33	5.400	270,000	5.40	AA+		11-24-23
5,000,000	3134gyjb9	Freddie Mac 5.300% Due 02-27-26	100.00	5,000,000	98.80	4,939,770	25,028	4,964,798	0.33	5.300	265,000	5.29	AA+		11-27-23
5,000,000	3134gyp55	Freddie Mac 5.200% Due 04-27-26	100.00	5,000,000	98.63	4,931,475	111,222	5,042,698	0.33	5.200	260,000	5.20	AA+		10-27-23
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	97.51	4,875,284	694	4,875,979	0.33	5.000	250,000	5.00	AA+		09-30-23
5,000,000	3134h1ea7	Freddie Mac 6.250% Due 10-24-28	100.00	5,000,000	99.97	4,998,597	0	4,998,597	0.33	6.250	312,500	6.25	AA+		01-24-24
				110,975,150		104,770,214	538,842	105,309,056	7.00		2,662,250	2.48			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422x7f3	Farmer Mac 5.720% Due 09-18-25	100.00	5,000,000	99.89	4,994,673	10,328	5,005,001	0.33	5.720	286,000	5.72			03-18-24
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	90.73	2,721,781	6,067	2,727,848	0.18	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	89.82	2,694,737	2,070	2,696,807	0.18	0.690	20,700	0.69			02-25-24
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	89.03	4,451,580	23,111	4,474,691	0.30	1.300	65,000	1.30			11-23-23
				16,000,000		14,862,772	41,576	14,904,348	0.99		392,700	2.56			
				16,000,000		14,862,772	41,576	14,904,348	0.99		392,700	2.56			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
5,000,000	3133enne6	Federal Farm Credit Bank 1.230% Due 02-09-24	100.00	5,000,000	98.47	4,923,624	8,883	4,932,507	0.33	1.230	61,500	1.23	AA+		10-07-23
5,000,000	3133en5y2	Federal Farm Credit Bank 5.070% Due 01-17-25	100.00	5,000,000	99.07	4,953,367	52,108	5,005,476	0.33	5.070	253,500	5.07	AA+		01-17-24
5,000,000	3133elc28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	92.67	4,633,556	12,572	4,646,128	0.31	0.730	36,500	0.73	AA+		10-07-23
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	91.92	4,595,819	5,304	4,601,124	0.31	0.670	33,500	0.67	AA+		10-07-23
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	91.62	4,580,817	3,050	4,583,867	0.31	0.610	30,500	0.63	AA+		10-07-23
5,000,000	3133epuk9	Federal Farm Credit Bank 5.540% Due 08-28-25	100.00	5,000,000	99.46	4,972,968	25,392	4,998,360	0.33	5.540	277,000	5.54	AA+		08-28-24
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	91.15	4,557,595	147	4,557,742	0.30	0.530	26,500	0.53	AA+		10-07-23
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	95.74	4,787,130	69,096	4,856,226	0.32	3.090	154,500	3.09	AA+		10-07-23
5,000,000	3133emd22	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	90.87	4,543,554	11,556	4,555,109	0.30	0.520	26,000	0.57	AA+		10-07-23
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	90.66	4,533,014	11,100	4,544,114	0.30	0.540	27,000	0.55	AA+		10-07-23

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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 & P	Bond Status	Call Put Date
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	89.69	4,484,332	3,606	4,487,938	0.30	0.590	29,500	0.59	AA+		10-07-23
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	90.11	4,505,288	3,383	4,508,671	0.30	0.840	42,000	0.86	AA+		10-07-23
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	89.98	4,499,204	3,072	4,502,276	0.30	0.790	39,500	0.79	AA+		10-07-23
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	89.95	4,497,456	2,444	4,499,900	0.30	0.800	40,000	0.80	AA+		10-07-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	90.37	4,518,738	875	4,519,613	0.30	1.050	52,500	1.05	AA+		10-07-23
5,000,000	3133epgl3	Federal Farm Credit Bank 5.290% Due 04-21-26	99.90	4,995,000	98.77	4,938,298	117,556	5,055,854	0.33	5.290	264,500	5.33	AA+		10-07-23
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	89.33	4,466,509	13,250	4,479,759	0.30	0.900	45,000	0.90	AA+		10-07-23
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	89.48	4,473,972	14,133	4,488,106	0.30	0.960	48,000	0.96	AA+		10-07-23
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	89.02	2,670,517	6,600	2,677,117	0.18	0.800	24,000	0.80	AA+		10-07-23
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	97.31	2,919,318	36,300	2,955,618	0.20	4.400	132,000	4.40	AA+		10-07-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	89.32	4,466,048	10,725	4,476,773	0.30	0.990	49,500	0.99	AA+		10-07-23
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	88.53	4,426,394	2,779	4,429,173	0.30	0.870	43,500	0.91	AA+		10-07-23
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	88.54	4,427,141	392	4,427,533	0.30	0.940	47,000	0.94	AA+		10-07-23
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	89.28	2,678,488	16,403	2,694,892	0.18	1.330	39,900	1.33	AA+		10-07-23
5,000,000	3133epkz7	Federal Farm Credit Bank 5.540% Due 12-01-26	100.00	5,000,000	98.86	4,942,821	92,333	5,035,154	0.33	5.540	277,000	5.54	AA+		10-07-23
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	89.03	2,670,961	10,657	2,681,618	0.18	1.390	41,700	1.39	AA+		10-07-23
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	94.61	4,730,722	74,617	4,805,338	0.32	3.630	181,500	3.63	AA+		10-07-23
5,000,000	3133en411	Federal Farm Credit Bank 5.500% Due 12-20-27	100.00	5,000,000	98.32	4,915,907	77,153	4,993,060	0.33	5.500	275,000	5.50	AA+		10-07-23
5,000,000	3133epxa8	Federal Farm Credit Bank 6.000% Due 10-02-28	100.00	5,000,000	99.80	4,990,182	0	4,990,182	0.33	6.000	300,000	6.00	AA+		04-02-24
				<u>136,963,700</u>		<u>127,303,742</u>	<u>685,486</u>	<u>127,989,228</u>	<u>8.51</u>		<u>2,898,600</u>	<u>2.20</u>			
				136,963,700		127,303,742	685,486	127,989,228	8.51		2,898,600	2.20			

MUNICIPAL BONDS

Not Classified															
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	99.69	548,273	3,568	551,841	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmtyts De 0.514% Due 02-01-24	100.00	520,000	98.27	511,020	445	511,465	0.03	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	99.08	2,942,765	14,404	2,957,170	0.20	2.910	86,427	2.91	AA+		
2,500,000.00	13063d3m8	California St 5.222% Due 03-01-24	100.00	2,500,000	99.87	2,496,650	10,879	2,507,529	0.17	5.222	130,550	5.22	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	98.35	4,917,650	4,489	4,922,139	0.33	2.020	101,000	2.02			

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2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	98.07	1,961,460	19,060	1,980,520	0.13	1.906	38,120	1.91	AA+		
250,000.00	91412hfl2	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	97.14	242,857	787	243,644	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	96.86	1,452,975	2,080	1,455,055	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	97.69	2,442,150	16,833	2,458,983	0.16	2.020	50,500	2.02	AA-		
750,000.00	13032uxl7	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	96.88	726,570	1,880	728,450	0.05	0.752	5,640	0.75	AA-		
5,000,000.00	13017han6	California Earthquake Auth Rev 5.493% Due 07-01-24	99.98	4,998,900	99.53	4,976,650	68,662	5,045,312	0.33	5.493	274,650	5.51			
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	97.07	970,740	3,277	974,017	0.06	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	95.29	809,973	2,741	812,715	0.05	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	94.91	1,091,488	2,707	1,094,195	0.07	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	97.81	2,934,240	23,180	2,957,420	0.20	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	93.60	702,015	915	702,930	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	93.96	1,174,525	590	1,175,115	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	93.72	1,546,413	650	1,547,063	0.10	0.887	14,635	0.89	AA+		
1,000,000.00	68607v3j2	Oregon St Dept of Admin Svcs Lottery Rev 2.915% Due 04-01-25	100.00	1,000,000	96.52	965,170	14,575	979,745	0.06	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	94.53	2,835,990	30,840	2,866,830	0.19	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	93.03	651,224	2,467	653,691	0.04	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	93.25	3,263,680	11,675	3,275,355	0.22	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	92.63	926,310	2,531	928,841	0.06	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	92.89	1,161,162	3,967	1,165,129	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	92.27	4,613,350	9,167	4,622,517	0.31	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	92.94	929,410	2,800	932,210	0.06	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	92.34	461,695	1,026	462,721	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	92.83	4,641,600	15,725	4,657,325	0.31	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	96.36	3,854,600	30,630	3,885,230	0.26	3.063	122,520	3.08	AA		04-01-25

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940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	91.41	859,235	3,595	862,831	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	91.28	3,651,400	14,367	3,665,767	0.24	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	90.68	1,691,219	4,872	1,696,092	0.11	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	90.96	4,547,850	2,804	4,550,654	0.30	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	90.79	907,860	528	908,388	0.06	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	95.28	952,810	15,655	968,465	0.06	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	89.21	892,150	1,718	893,868	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	89.45	2,683,500	9,305	2,692,805	0.18	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	89.46	1,766,874	3,953	1,770,828	0.12	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	95.20	1,904,000	21,383	1,925,383	0.13	3.631	72,620	3.73	AA-		
				80,969,494		76,609,505	380,733	76,990,238	5.12		1,574,347	1.97			
				80,969,494		76,609,505	380,733	76,990,238	5.12		1,574,347	1.97			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	94.81	4,024,612	11,084	4,035,696	0.27	2.000	84,900	1.88	BBB+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	93.59	2,402,515	11,551	2,414,067	0.16	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	90.14	9,013,959	14,778	9,028,737	0.60	0.700	70,000	0.90	A		
				16,791,100		15,441,087	37,413	15,478,500	1.03		189,554	1.16			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	96.49	2,894,564	4,812	2,899,376	0.19	1.750	52,500	1.95	A-		07-30-24
CONSUMER DISCRETIONARY															
4,000,000	233851ds0	Mercedes-Benz Finance NA 3.650% Due 02-22-24	98.83	3,953,040	99.12	3,964,906	15,817	3,980,723	0.27	3.650	146,000	5.61	A		
5,000,000	904764ax5	Unilever Cap Corp 2.600% Due 05-05-24	97.59	4,879,550	98.16	4,908,096	52,722	4,960,818	0.33	2.600	130,000	5.35	A+		03-05-24
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	97.36	1,947,128	14,722	1,961,850	0.13	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	96.46	4,822,999	32,778	4,855,777	0.32	2.950	147,500	3.29	AA+		
5,000,000	384802ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	94.99	4,749,715	11,819	4,761,535	0.32	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	96.99	2,424,751	38,646	2,463,396	0.16	3.500	87,500	4.07	A		10-14-23
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	92.69	4,634,682	13,111	4,647,793	0.31	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	96.56	2,896,723	5,000	2,901,723	0.19	3.750	112,500	3.86	A-		07-15-25

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1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	89.94	1,663,961	2,441	1,666,401	0.11	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	89.77	4,488,497	6,146	4,494,643	0.30	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	89.79	4,489,471	5,590	4,495,061	0.30	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	89.91	4,495,438	19,306	4,514,743	0.30	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	88.53	4,426,566	9,115	4,435,681	0.30	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	89.33	4,019,905	26,625	4,046,530	0.27	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	90.60	4,529,972	15,833	4,545,806	0.30	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	92.76	1,855,191	933	1,856,125	0.12	2.800	56,000	3.26	AA-		
				64,577,227		60,318,002	270,604	60,588,606	4.03		1,214,062	2.31			
CONSUMER STAPLES															
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	96.62	1,932,418	4,261	1,936,679	0.13	0.650	13,000	0.60	A-		10-17-23
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	92.43	4,621,466	243	4,621,710	0.31	1.750	87,500	0.82	A+		08-30-25
				7,222,070		6,553,885	4,504	6,558,389	0.44		100,500	0.76			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	95.40	4,770,167	67,708	4,837,876	0.32	3.250	162,500	3.51	A-		08-01-25
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	88.88	3,555,326	11,778	3,567,104	0.24	1.000	40,000	1.51	A-		05-15-26
5,000,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	87.83	4,391,502	20,174	4,411,676	0.29	0.875	43,750	1.74	A		09-15-26
				13,671,320		12,716,995	99,660	12,816,655	0.85		246,250	2.34			
FINANCIAL															
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	99.41	4,970,677	68,333	5,039,011	0.33	3.000	150,000	3.00	A+		
5,000,000	48133pdz3	JP Morgan Chase Financial Co LLC 5.000% Due 02-29-24	100.00	5,000,000	98.93	4,946,674	42,361	4,989,035	0.33	5.000	250,000	5.00	A-		10-31-23
5,000,000	48133de55	JP Morgan Chase Financial Co LLC 3.125% Due 04-29-24	100.00	5,000,000	98.19	4,909,399	65,972	4,975,371	0.33	3.125	156,250	3.12	A-		10-29-23
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	98.50	4,925,016	68,651	4,993,667	0.33	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	96.08	4,804,152	45,792	4,849,944	0.32	2.100	105,000	1.84	A		
5,000,000	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	96.13	4,806,476	46,875	4,853,351	0.32	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	95.28	2,381,999	9,583	2,391,582	0.16	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	95.16	4,762,912	17,740	4,780,652	0.32	2.200	110,110	1.79	A-		
3,000,000	89236tgx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	96.36	2,890,914	45,000	2,935,914	0.19	3.000	90,000	3.06	A+		

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
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	96.29	4,814,599	78,090	4,892,689	0.32	3.250	162,500	3.25	A+		10-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	93.72	3,748,795	27,911	3,776,706	0.25	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	96.11	4,805,598	69,750	4,875,348	0.32	4.050	202,500	4.05	A		11-27-23
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	92.47	2,774,204	10,637	2,784,841	0.19	1.150	34,500	1.09	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	92.51	4,625,392	19,861	4,645,253	0.31	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	91.26	2,737,828	8,167	2,745,995	0.18	1.000	30,000	1.00	A-		12-23-23
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	96.21	4,810,618	45,694	4,856,312	0.32	4.700	235,000	4.70	A		10-21-23
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	90.61	4,530,656	1,125	4,531,781	0.30	0.900	45,000	0.94	A+		
5,000,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	5,013,700	90.80	4,539,957	15,333	4,555,290	0.30	0.800	40,000	0.74	A		
4,000,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	4,013,460	90.22	3,608,702	9,500	3,618,202	0.24	0.750	30,000	0.68	AA+		11-07-25
5,000,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	5,000,000	88.35	4,417,569	11,344	4,428,913	0.30	0.825	41,250	0.82	A-		12-22-23
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	88.79	4,439,447	111	4,439,558	0.30	0.800	40,000	0.80	A-		09-30-23
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	98.89	4,944,578	56,667	5,001,245	0.33	4.800	240,000	4.54	A		
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	89.22	2,676,737	5,312	2,682,049	0.18	0.750	22,500	0.78	A		
5,000,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	5,000,000	89.68	4,483,776	8,628	4,492,405	0.30	0.875	43,750	0.87	A		
3,000,000	22533ad53	Credit Agricole Cib Sa 0.900% Due 01-21-26	100.00	3,000,000	88.17	2,645,058	5,250	2,650,308	0.18	0.900	27,000	0.90	A+		10-21-23
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	97.89	4,894,401	52,417	4,946,818	0.33	5.550	277,500	5.55	A+		01-23-24
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	88.30	4,414,988	4,861	4,419,849	0.30	1.000	50,000	1.00	A-		02-26-24
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	89.25	4,462,580	4,229	4,466,809	0.30	1.050	52,500	1.18	A-		
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	90.07	4,503,615	3,625	4,507,240	0.30	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	89.19	4,459,294	25,667	4,484,961	0.30	1.200	60,000	1.08	A		
5,000,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	5,000,000	87.89	4,394,607	25,167	4,419,774	0.29	1.200	60,000	1.20	A-		04-30-24
5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	94.45	4,722,636	81,111	4,803,748	0.32	4.000	200,000	4.00	A-		11-05-23
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	88.57	4,428,673	22,042	4,450,715	0.30	1.150	57,500	1.20	A-		04-13-26
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	88.69	4,434,305	23,958	4,458,263	0.30	1.250	62,500	1.25	AA+		
5,000,000	06048wi99	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	88.92	4,445,871	26,639	4,472,510	0.30	1.400	70,000	1.40	A-		11-14-23
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	87.97	4,398,470	21,354	4,419,824	0.29	1.250	62,500	1.25	A-		11-28-23

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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 & P	Bond Status	Call Put Date
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	88.82	4,441,153	20,833	4,461,987	0.30	1.250	62,500	1.29	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	88.67	8,867,303	39,333	8,906,636	0.59	1.200	120,000	1.17	A		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	89.30	4,464,900	16,094	4,480,994	0.30	1.125	56,250	1.17	A+		
5,000,000	06051gjd2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	91.71	4,585,372	18,686	4,604,058	0.31	1.319	65,950	1.12	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	88.36	4,418,178	12,299	4,430,477	0.30	1.150	57,500	1.16	A		
3,000,000	22550l2g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	87.40	2,621,884	5,625	2,627,509	0.18	1.250	37,500	1.77	A+		
3,000,000	06048wn63	Bank of America Corporation 1.150% Due 09-10-26	99.00	2,970,000	86.95	2,608,431	2,012	2,610,443	0.17	1.150	34,500	1.36	A-		03-10-24
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	88.02	4,401,118	2,889	4,404,007	0.29	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	87.10	2,613,138	16,500	2,629,638	0.17	2.000	60,000	2.00	A-		12-22-23
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	88.64	4,432,029	20,833	4,452,862	0.30	1.875	93,750	2.16	AA-		
5,000,000	06417xad3	Bank Nova Scotia B C 1.950% Due 02-02-27	98.46	4,923,100	88.51	4,425,710	15,979	4,441,690	0.30	1.950	97,500	2.28	A-		
5,500,000	808513by0	Schwab Charles Corp 2.450% Due 03-03-27	100.00	5,500,000	89.07	4,899,089	10,481	4,909,570	0.33	2.450	134,750	2.45	A-		02-03-27
				225,109,248		206,339,480	1,256,323	207,595,803	13.79		4,424,160	2.00			
HEALTHCARE															
7,000,000	91324peb4	Unitedhealth Group Inc 0.550% Due 05-15-24	96.54	6,758,010	96.85	6,779,453	14,544	6,793,997	0.45	0.550	38,500	5.59	A+		10-12-23
5,000,000	71708lex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	92.64	4,632,206	13,667	4,645,872	0.31	0.800	40,000	0.83	A+		04-28-25
5,000,000	532457bh0	Eli Lilly & Co 2.750% Due 06-01-25	98.97	4,948,400	95.83	4,791,532	45,833	4,837,365	0.32	2.750	137,500	3.10	A+		03-01-25
4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	91.47	3,658,738	1,833	3,660,571	0.24	0.550	22,000	0.61	AAA		08-01-25
5,000,000	58933yay1	Merck & Co. Inc 0.750% Due 02-24-26	99.75	4,987,750	90.08	4,504,108	3,854	4,507,962	0.30	0.750	37,500	0.80	A+		01-24-26
2,500,000	771196bk7	Roche Holdings Inc 2.625% Due 05-15-26	97.15	2,428,875	93.78	2,344,598	24,792	2,369,390	0.16	2.625	65,625	3.40	AA		02-15-26
5,000,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	89.96	4,497,809	21,722	4,519,531	0.30	1.150	57,500	1.15	A+		04-15-26
				33,105,695		31,208,443	126,246	31,334,689	2.09		398,625	2.42			
INFORMATION TECHNOLOGY															
5,000,000	594918bx1	Microsoft Corp 2.875% Due 02-06-24	98.52	4,925,850	99.05	4,952,564	21,962	4,974,526	0.33	2.875	143,750	5.25	AAA		12-06-23
5,000,000	459200jy8	IBM Corporation 3.000% Due 05-15-24	97.80	4,890,050	98.30	4,915,006	56,667	4,971,672	0.33	3.000	150,000	5.42	A-		
4,000,000	67066gal8	Nvidia Corporation 0.584% Due 06-14-24	96.46	3,858,440	96.54	3,861,403	6,943	3,868,346	0.26	0.584	23,360	5.54	A+		10-12-23
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	96.59	4,829,476	5,000	4,834,476	0.32	1.800	90,000	1.91	AA+		08-11-24
4,000,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	94.41	3,776,396	2,903	3,779,299	0.25	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	93.53	4,676,610	21,875	4,698,485	0.31	1.125	56,250	0.90	AA+		04-11-25

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	90.16	4,507,924	5,153	4,513,077	0.30	0.700	35,000	0.71	AA+		01-08-26
5,000,000	459200km2	IBM Corporation 2.200% Due 02-09-27	99.00	4,950,000	89.96	4,497,969	15,889	4,513,858	0.30	2.200	110,000	2.41	A-		01-09-27
				37,696,550		36,017,349	136,391	36,153,740	2.41		663,360	2.94			
TRANSPORTATION															
5,000,000	12189lat8	Burlington Northn Santa Fe 3.400% Due 09-01-24	98.02	4,900,800	97.91	4,895,357	14,167	4,909,524	0.33	3.400	170,000	5.66	AA-		06-01-24
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	96.91	3,876,387	7,333	3,883,721	0.26	2.200	88,000	2.00	A		08-01-24
5,000,000	12189lay7	Burlington Northn Santa Fe 3.650% Due 09-01-25	99.85	4,992,340	96.81	4,840,673	15,208	4,855,881	0.32	3.650	182,500	3.70	AA-		06-01-25
				13,930,220		13,612,417	36,708	13,649,126	0.91		440,500	3.92			
				415,076,729		385,102,221	1,972,662	387,074,883	25.74		7,729,512	2.19			
SUPRANATIONALS															
Not Classified															
5,000,000	4581x0df2	Inter-American Devel Bank 2.625% Due 01-16-24	98.41	4,920,500	99.20	4,960,037	27,344	4,987,381	0.33	2.625	131,250	5.39	AAA		
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	91.72	4,586,019	3,281	4,589,301	0.31	0.375	18,750	0.51	AAA		
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	91.01	4,550,621	10,625	4,561,246	0.30	0.500	25,000	0.52	AAA		
5,000,000	45905u5y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	90.13	4,506,485	3,583	4,510,068	0.30	0.600	30,000	0.60	AAA		
				19,883,465		18,603,162	44,833	18,647,996	1.24		205,000	1.84			
				19,883,465		18,603,162	44,833	18,647,996	1.24		205,000	1.84			
TREASURY BILLS															
Not Classified															
8,000,000	912797fw2	U. S. Treasury Bill 5.220% Due 01-04-24	97.36	7,788,880	98.61	7,889,184	0	7,889,184	0.53	5.220	417,600	5.36	AA+		
				7,788,880		7,889,184	0	7,889,184	0.53		417,600	5.36			
VARIABLE RATE SECURITIES															
Not Classified															
3,000,000	06368ec59	Bank of Montreal 0.450% Due 12-29-23	99.55	2,986,500	98.07	2,942,153	75	2,942,228	0.20	0.450	13,500	0.56			
5,000,000	78014rch1	Royal Bank of Canada 2.050% Due 02-27-25	100.00	5,000,000	94.56	4,728,090	9,681	4,737,770	0.32	2.050	102,500	2.05	A		02-27-24
5,000,000	3134gxqr8	Freddie Mac 3.000% Due 04-28-25	100.00	5,000,000	97.64	4,881,884	63,750	4,945,634	0.33	3.000	150,000	3.43	AA+		10-28-23
5,000,000	3130akln4	Federal Home Loan Bank 0.450% Due 10-14-25	100.00	5,000,000	92.07	4,603,544	4,812	4,608,357	0.31	0.450	22,500	0.67	AA+		10-14-23
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	89.94	2,435,693	3,441	2,439,135	0.16	0.750	20,310	0.86	A-		10-30-23
5,000,000	06048wk41	Bank of America Corp 0.850% Due 11-25-25	99.85	4,992,500	89.38	4,469,140	4,250	4,473,390	0.30	0.850	42,500	0.83	A-		11-25-23
5,000,000	06048wk66	Bank of America Corp 0.850% Due 12-23-25	100.00	5,000,000	89.57	4,478,392	944	4,479,336	0.30	0.850	42,500	0.80	A-		12-23-23
5,000,000	06048wk82	Bank of America Corp 0.750% Due 01-26-26	99.42	4,971,250	87.75	4,387,615	6,771	4,394,386	0.29	0.750	37,500	0.86	A-		10-26-23
5,000,000	3130aktt3	Federal Home Loan Bank 0.500% Due 01-29-26	100.00	5,000,000	90.36	4,518,186	4,306	4,522,492	0.30	0.500	25,000	0.59	AA+		10-29-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 September 30, 2023

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	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	90.26	4,512,885	1,111	4,513,996	0.30	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	90.59	4,529,723	19,531	4,549,254	0.30	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.750% Due 09-29-26	100.00	5,000,000	89.85	4,492,494	208	4,492,702	0.30	0.750	37,500	1.14	AA+		12-29-23
5,000,000	459058kb8	International Bk Recon & Develop 0.700% Due 11-06-26	99.95	4,997,450	92.41	4,620,308	14,097	4,634,406	0.31	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	89.87	4,493,547	19,158	4,512,705	0.30	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	89.00	4,449,770	8,233	4,458,003	0.30	1.040	52,000	1.94	A-		02-04-26
				70,175,746		64,543,424	160,370	64,703,794	4.31		739,310	1.34			
				70,175,746		64,543,424	160,370	64,703,794	4.31		739,310	1.34			
TOTAL PORTFOLIO				1,574,816,668		1,496,068,727	5,103,018	1,501,171,745	100.00		39,957,628	2.76			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 09-01-23 To 09-30-23

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
09-12-23	09-12-23	cpus	63763pcl1	63763PCL1	10,000,000	Natl Sec Clearing Corp 5.450% Due 03-20-24	A1+	97	9,712,361
09-12-23	09-18-23	feus	31422x7f3	31422X7F3	5,000,000	Farmer Mac 5.720% Due 09-18-25		100	5,000,000
09-14-23	09-18-23	cbus	67066gal8	67066GAL8	4,000,000	Nvidia Corporation 0.584% Due 06-14-24	A+	96	3,858,440
09-21-23	10-17-23	flus	3130axb72	3130AXB72	5,000,000	Federal Home Loan Bank 6.500% Due 10-03-28	AA+	100	5,000,000
09-28-23	10-24-23	fhus	3134h1ea7	3134H1EA7	5,000,000	Freddie Mac 6.250% Due 10-24-28	AA+	100	5,000,000
09-28-23	10-02-23	frus	3133epxa8	3133EPXA8	5,000,000	Federal Farm Credit Bank 6.000% Due 10-02-28	AA+	100	5,000,000
09-29-23	10-03-23	cbus	12189lat8	12189LAT8	5,000,000	Burlington Northn Santa Fe 3.400% Due 09-01-24	AA-	98	4,900,800
									38,471,601
SALES									
09-05-23	09-05-23	cpus	43851uw58	43851UW58	10,000,000	Honeywell International 4.930% Due 09-05-23	A1	98	9,821,972
09-19-23	09-19-23	cpus	89232mwk6	89232MWK6	5,000,000	Toyota Industries Comm 5.030% Due 09-19-23	A1+	98	4,911,975
09-19-23	09-19-23	dpus	313384lx5	313384LX5	10,000,000	Federal Home Loan Bank 4.955% Due 09-19-23	AA+	98	9,826,575
09-22-23	09-22-23	cpus	50000ewn0	50000EWN0	7,000,000	Koch Industries Inc 5.105% Due 09-22-23	A1+	98	6,873,935
09-26-23	09-26-23	cpus	47816gws4	47816GWS4	5,000,000	Johnson & Johnson 4.890% Due 09-26-23	A1+	98	4,900,162
09-27-23	09-27-23	fhus	3134gyn65	3134GYN65	5,000,000	Freddie Mac 6.000% Due 03-27-26	AA+	100	5,000,000
09-27-23	09-27-23	snus	459058gl1	459058GL1	5,000,000	International Bk Recon & Develop 3.000% Due 09-27-23	AAA	100	5,000,000
09-29-23	09-29-23	cpus	64106hww9	64106HWW9	5,000,000	Nestle Finance Intl Ltd 5.050% Due 09-29-23	A-1+	98	4,904,611
									51,239,231

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – SEPTEMBER 2023

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.

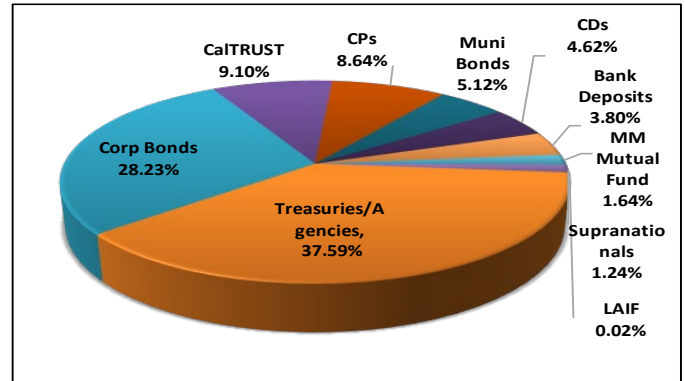
PORTFOLIO STATISTICS

Beginning Balance	21,499,113
Contributions	0
Withdrawals	0
Interest Earned	46,692
Ending Balance	21,545,805

PERFORMANCE COMPARISON

City Pool A	2.64%
LAIF	3.53%
90 Day T-Bill	5.45%
Federal Funds	5.33%

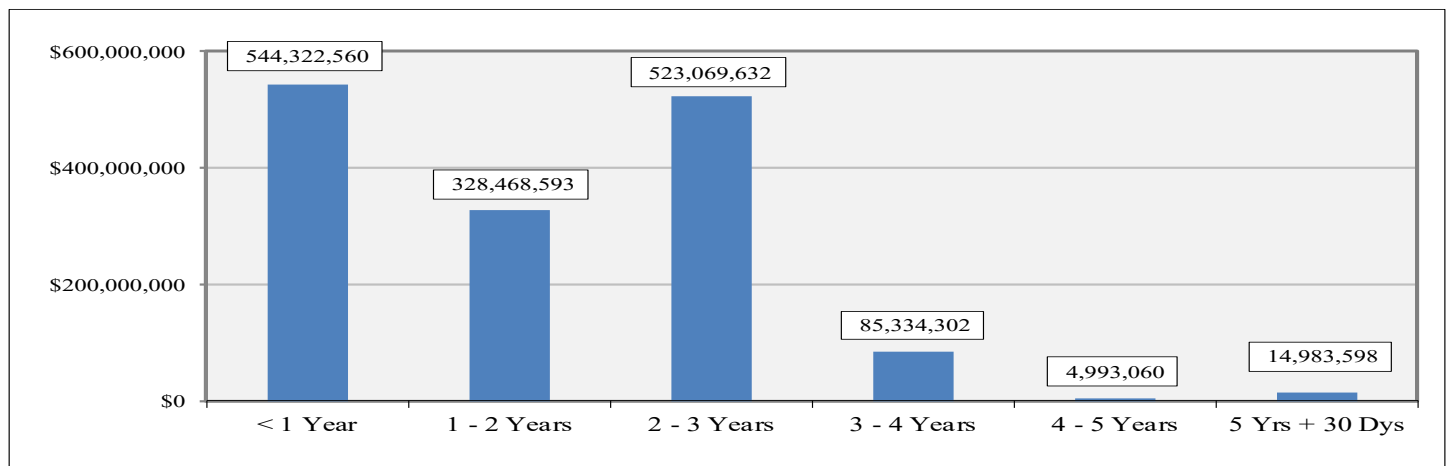
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	544,322,560	36.27%
1 - 2 Years	328,468,593	21.88%
2 - 3 Years	523,069,632	34.84%
3 - 4 Years	85,334,302	5.68%
4 - 5 Years	4,993,060	0.33%
5 Yrs + 30 Dys	14,983,598	1.00%
Total	1,501,171,745	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	37.59%	2.19%
Corp Bonds	28.23%	2.11%
CalTRUST	9.10%	4.55%
CPs	8.64%	5.50%
Muni Bonds	5.12%	1.97%
CDs	4.62%	1.81%
Bank Deposits	3.80%	4.22%
MM Mutual Fund	1.64%	4.96%
Supranationals	1.24%	1.84%
LAIF	0.02%	3.53%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Banking
 From 09-01-23 To 09-30-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
09-01-23				Beginning Balance		95,385.47
09-30-23	09-30-23	in		Pool A Cash	46,691.93	142,077.40
				Sep 2023 estimated Pool A interest		
					46,691.93	
09-30-23				Ending Balance		142,077.40
Pool A Cash						
09-01-23				Beginning Balance		21,403,727.25
09-30-23				Ending Balance		21,403,727.25

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – SEPTEMBER 2023

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.

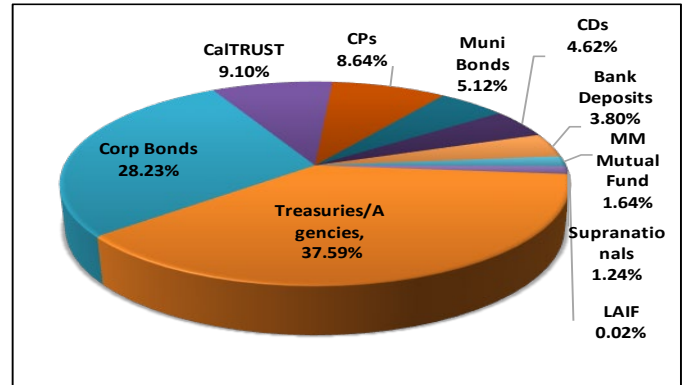
PORTFOLIO STATISTICS

Beginning Balance	40,485
Contributions	0
Withdrawals	0
Interest Earned	88
Ending Balance	40,573

PERFORMANCE COMPARISON

City Pool A	2.64%
LAIF	3.53%
90 Day T-Bill	5.45%
Federal Funds	5.33%

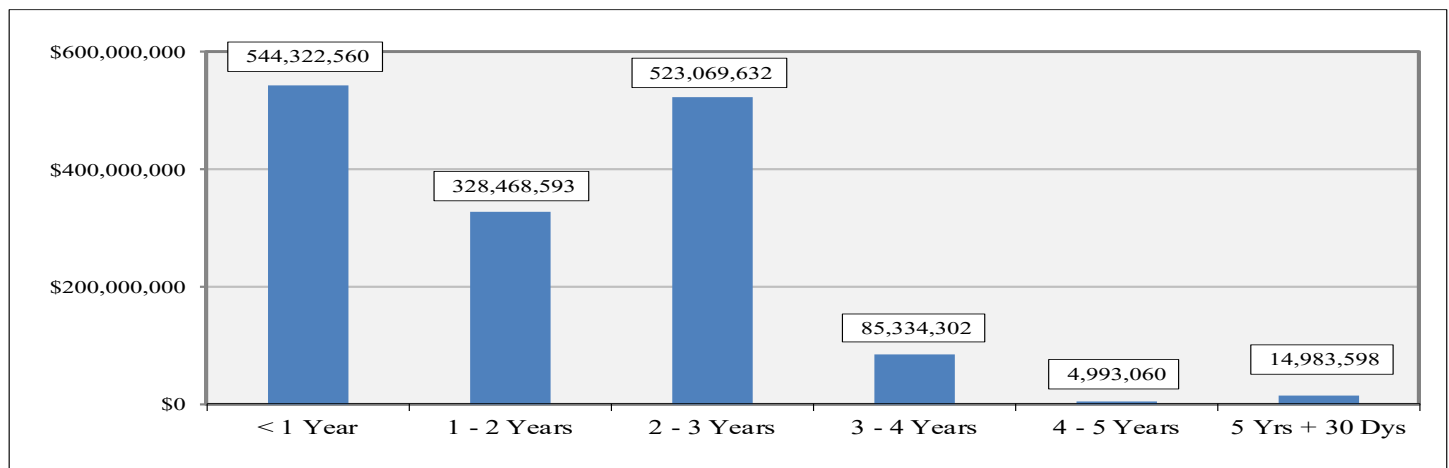
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	544,322,560	36.27%
1 - 2 Years	328,468,593	21.88%
2 - 3 Years	523,069,632	34.84%
3 - 4 Years	85,334,302	5.68%
4 - 5 Years	4,993,060	0.33%
5 Yrs + 30 Dys	14,983,598	1.00%
Total	1,501,171,745	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	37.59%	2.19%
Corp Bonds	28.23%	2.11%
CalTRUST	9.10%	4.55%
CPs	8.64%	5.50%
Muni Bonds	5.12%	1.97%
CDs	4.62%	1.81%
Bank Deposits	3.80%	4.22%
MM Mutual Fund	1.64%	4.96%
Supranationals	1.24%	1.84%
LAIF	0.02%	3.53%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 09-01-23 To 09-30-23

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
09-01-23				Beginning Balance		179.62
09-30-23	09-30-23	in		Pool A Cash	87.93	267.55
				Sep 2023 estimated Pool A interest		
					87.93	
09-30-23				Ending Balance		267.55
Pool A Cash						
09-01-23				Beginning Balance		40,305.14
09-30-23				Ending Balance		40,305.14

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – SEPTEMBER 2023

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.

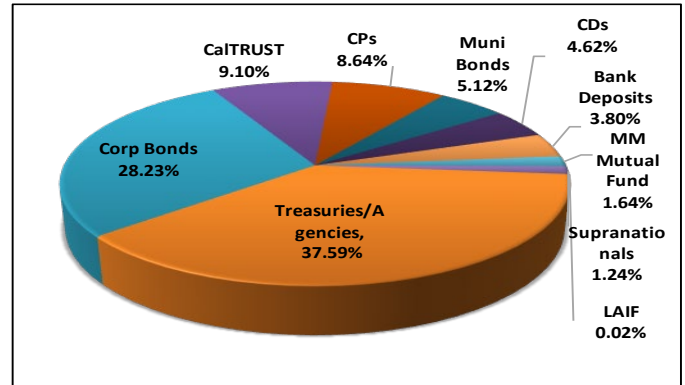
PORTFOLIO STATISTICS

Beginning Balance	275,993
Contributions	0
Withdrawals	0
Interest Earned	599
Ending Balance	276,592

PERFORMANCE COMPARISON

City Pool A	2.64%
LAIF	3.53%
90 Day T-Bill	5.45%
Federal Funds	5.33%

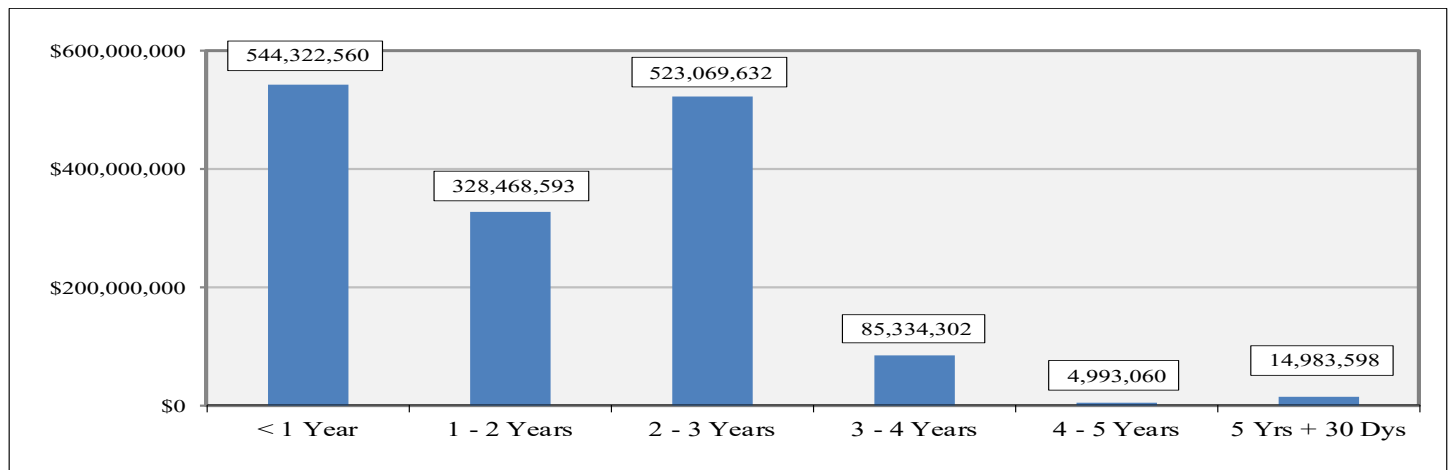
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	544,322,560	36.27%
1 - 2 Years	328,468,593	21.88%
2 - 3 Years	523,069,632	34.84%
3 - 4 Years	85,334,302	5.68%
4 - 5 Years	4,993,060	0.33%
5 Yrs + 30 Dys	14,983,598	1.00%
Total	1,501,171,745	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	37.59%	2.19%
Corp Bonds	28.23%	2.11%
CalTRUST	9.10%	4.55%
CPs	8.64%	5.50%
Muni Bonds	5.12%	1.97%
CDs	4.62%	1.81%
Bank Deposits	3.80%	4.22%
MM Mutual Fund	1.64%	4.96%
Supranationals	1.24%	1.84%
LAIF	0.02%	3.53%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Taxable
From 09-01-23 To 09-30-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
09-01-23				Beginning Balance		1,224.50
09-30-23	09-30-23	in		Pool A Cash	599.40	1,823.90
				Sep 2023 estimated Pool A interest		
					599.40	
09-30-23				Ending Balance		1,823.90
Pool A Cash						
09-01-23				Beginning Balance		274,768.83
09-30-23				Ending Balance		274,768.83

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – SEPTEMBER 2023

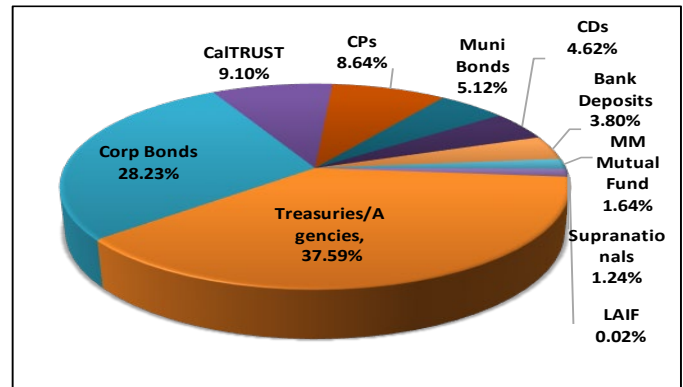
STRATEGY

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	29,814,025
Contributions	0
Withdrawals	0
Interest Earned	64,750
Ending Balance	29,878,775

CITY POOL A PORTFOLIO COMPOSITION



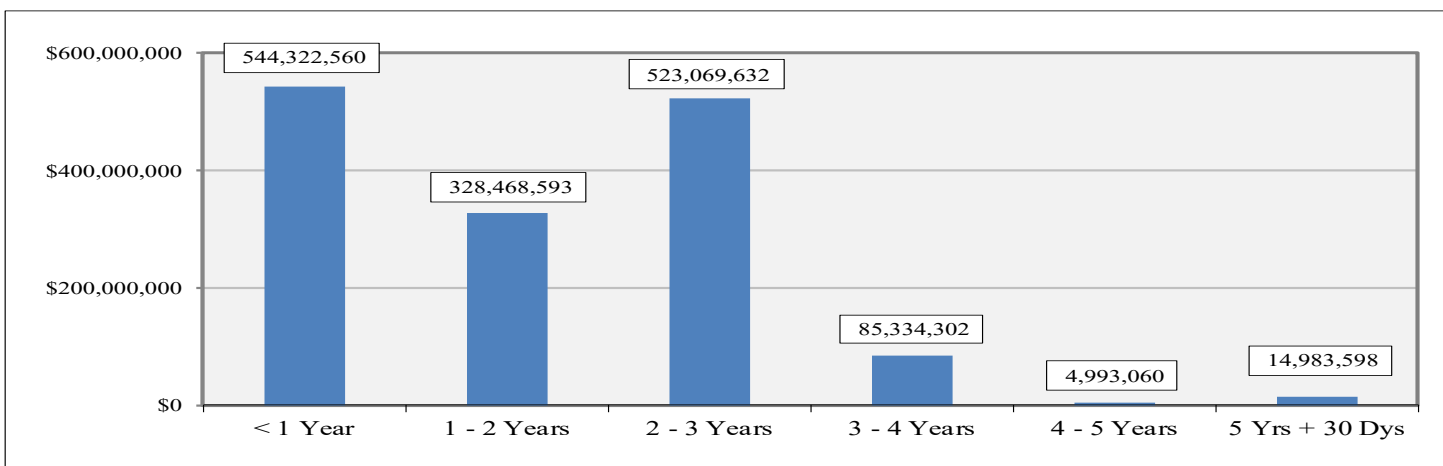
PERFORMANCE COMPARISON

City Pool A	2.64%
LAIF	3.53%
90 Day T-Bill	5.45%
Federal Funds	5.33%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	544,322,560	36.27%
1 - 2 Years	328,468,593	21.88%
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4 - 5 Years	4,993,060	0.33%
5 Yrs + 30 Dys	14,983,598	1.00%
Total	1,501,171,745	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	37.59%	2.19%
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CalTRUST	9.10%	4.55%
CPs	8.64%	5.50%
Muni Bonds	5.12%	1.97%
CDs	4.62%	1.81%
Bank Deposits	3.80%	4.22%
MM Mutual Fund	1.64%	4.96%
Supranationals	1.24%	1.84%
LAIF	0.02%	3.53%



City of Sacramento
 CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 09-01-23 To 09-30-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
09-01-23				Beginning Balance		132,276.26
09-30-23	09-30-23	in		Pool A Cash	64,750.32	197,026.58
				Sep 2023 estimated Pool A interest		
					64,750.32	
09-30-23				Ending Balance		197,026.58
Pool A Cash						
09-01-23				Beginning Balance		29,681,749.08
09-30-23				Ending Balance		29,681,749.08