

	MONTH: April 2023	2023 OMBUDSMAN REPORT	
DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE MINUTES
4/1/23	██████████, Attorney (916) ██████████	<p>Email was received from Mr. ██████████ on March 30th regarding CADA denial of housing for an applicant, ██████████. Mr. ██████████ was contacted by a person, ██████████, who is a volunteer homeless advocate. Mr. ██████████ also volunteers his services with this issue. In his email he went into a great deal of detail about the ability for CADA to deny her application. After reading his two-page analysis of regulations etc. I contacted Marc and sent him a copy of the letter from Mr. ██████████. He said that Tama is the appropriate person to handle this issue. Marc forwarded the information to Tama.</p>	45
		<p>Tama called me and will recontact the tenant. She had spoken with the applicant, and had explained that she was not being denied housing but was put on the wait list for housing that she qualifies for. Tama was surprised that there was this misunderstanding and will contact the tenant and explain again why she was on the wait list.</p>	15
4/12/23	██████████ 1515 O St, # ██████████ 916-██████████	<p>Mr. ██████████ called and complained about the new laundry room washers requiring a 'smart' phone to operate and would not accept coins. He has lived there 27 years and there are many seniors there who do not have iPhones and therefore are not able to use the machines. Additionally, they don't drive so they can't go to a laundromat. I told him I would contact CADA for him.</p>	30
		<p>I contacted Merri and she said she had spoken to him and explained that it was an error on the part of the laundry company and they are going to provide a</p>	15

		coin machine. Merri will take care of this problem and contact the laundry company again.	
		Total Case Time (Minutes)	105
		Write up of Issues (Minutes)	30
		Total Minutes	135
		Total Hours	2 1/4
		2 1/4 hours X \$150 per hour	\$337.50

APARTMENT STATUS REPORT (Month-ending April 30, 2023)	Current Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	4/28/23	3/31/23	4/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	779	721	750	721	721
Occupied	715	722	672	691	668	665
Percentage Occupied*	92%	93%	93%	92%	93%	92%
Percentage Leased*	95%	96%	96%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	4/28/23	3/31/23	4/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	64	57	49	59	54	56
Vacant: Pre-leased Units	8	3	9	11	10	12
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	20	19	13	19	14	12
Vacant: Units Available to Rent	36	35	27	30	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	4/28/23	3/31/23	4/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	7	5	10	7	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	7	5	8	7	9	8
Total Units Available to rent (Vacant & On Notice)	43	40	35	37	38	41
CURRENT MONTH ACTIVITY - TOTAL	4/28/23	3/31/23	4/30/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	11	17	10	6%	16%	19%
# of Move-Ins / % of Total Units	4	72	15	15%	16%	18%
# of New Rentals	11	61	21	104	170	168
# of 30-Day Notices Received / % of Total Units	14	12	11	6%	18%	19%
# of Units brought to market / % of Move-Outs	7	18	14	127%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	2	2	8	10%	38%	30%
# of Notices Canceled / % of Notices Received	1	1	1	7%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	4/28/23	3/31/23	4/30/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	2	1	1	7%	9%	2%
Bought a house	0	0	2	2%	6%	7%
Deceased	1	0	0	2%	10%	3%
Dissatisfied (unable to resolve)	1	1	0	9%	1%	6%
Employment/education related	0	3	0	9%	2%	15%
Financial	0	1	0	2%	4%	11%
Illness/ health/ personal	0	1	0	4%	14%	6%
Moving out of the area	1	0	0	9%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	5	3	11%	8%	9%
Need amenity not offered / not currently available	0	0	0	0%	1%	2%
Moved with no notice/Unknown	5	4	3	27%	14%	1%
Transferred to another CADA apartment	1	1	1	18%	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	0%	0%	0%
TOTAL	11	17	10	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.2	4.3	4.9

CADA AFFORDABLE HOUSING STATISTICS: April 30, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	38	45	83	500	583
Special Management Units:	156	0	156	40	196
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
TOTAL CADA-MANAGED UNITS:	194	45	239	540	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:	194	45	239	540	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	243	213	456	1255	1711
TOTAL AFFORDABLE/MARKET%			26.65%	73%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

May 2023

Address: **1329-31 O Street**
Current Tenant: Mud Pie Stand
Square Feet: 1,842

This tenant ceased operations in late September and vacated by October 1. CADA continues to be in discussions with Cap City Squeeze's owner about a café in this location. CADA has engaged its on-call architect to design window upgrades for space, which has been completed. CADA's Maintenance Manager is bidding out that work, along with structural work that is needed to open up the wall between the two dining rooms to provide better circulation between the two spaces. The tenant has engaged a contractor and an architect to design her desired space layout. Once the cost estimates for CADA's portion of the work are in and the tenant's work has progressed further, and provided the costs are affordable for both parties, we will commence drafting a lease. CADA and the prospective tenant have signed a non-binding letter of intent to lease.

Address: **1412 16th Street**
Current Tenant: Vacant (Former Urban Yogi)

CADA is under contract with Colliers to market this space. To date, the proposals CADA has received have been for health club operations which have not been at market rates. Staff are investigating other possibilities that would be a good fit for the neighborhood and complement the adjacent Luna's space.

Address: **1414 16th Street**
Current Tenant: Luna's

CADA is in advanced discussions with a prospective tenant for this space, who plans to take over the space from Luna's, continue many of Luna's entertainment offerings, and add a new program of its own, consisting of dueling pianos and a bar. CADA and the prospective tenant are discussing an appropriate division of labor for the needed upgrades. Provisionally, CADA's work will consist of some electrical rewiring and subfloor repairs, replacement of the front door and a rear door to meet ADA requirements. At a later date, CADA will replace the front windows and the alley-facing window. CADA and the prospective tenant have signed a non-binding letter of intent to lease.

Address: **1401-09 16th Street**
Current Tenant: Vacant (Formerly Enterprise Rent-A-Car)

CADA will shortly enter into a lease with an entity called CLTRE Club, which facilitates the build-out and operation of small business incubators. The space will be home to approximately six small

businesses and the parking lot will host a food truck several times a week. The operation will synch with Midtown Association's Second Saturday program. CADA has engaged muralist Jose di Gregorio to paint a mural on the building's facades, improved the outdoor lighting, and operation of the rolling gates. It has engaged another muralist to paint an eye-catching mural on the alley façade of Simon's Bar and Café.

:

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

Residential break-ins, vandalism, theft, disturbances:

- **4/01/23:** 1400 N St: Courtesy patrol found an individual had hopped the fence and was loitering in the electrical box area on the property. Patrol asked the individual to leave the property which she did without incident.
- **4/08/23:** 1317 15th St: Courtesy patrol received a call regarding yelling in the alley next to the building. Patrol arrived and found three intoxicated individuals yelling. Patrol asked them to leave the area which they did without incident.
- **4/10/23:** 1522 N St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property which they did without incident.
- **4/13/23:** 1616 N St: Courtesy patrol received a call regarding an individual refusing to leave a property. Patrol arrived and asked individual to leave which she did without incident.
- **4/14/23:** 1606 15th St: Courtesy patrol received a call regarding someone trying all of the door handles to the apartments. Patrol arrived and searched the area but nobody was found.
- **4/16/23:** 1228 O St: Courtesy patrol found an individual sleeping on the property. The individual left when asked without incident.
- **4/17/23:** 1622 N St: Courtesy patrol found an individual sleeping on the property. The individual left when asked without incident.
- **4/20/23:** 1317 15th St: Courtesy patrol received a call regarding marijuana smell in the building. Patrol arrived and checked the building and did not detect any marijuana smell.
- **4/22/23:** 1616 N St: Courtesy patrol received a call regarding someone sleeping on the property. Patrol arrived and did find the individual. Patrol asked them to leave which they did without incident.
- **4/24/23:** 1500 N St: Courtesy patrol received a call regarding skaters hanging out around the dumpster area and being loud. Patrol arrived and found several people. They left when asked without incident.
- **4/29/23:** 1501 15th St: Courtesy patrol received a call from a resident who had their window broken. Patrol arrived and searched the area but did not find anyone.

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

- **4/07/22:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sleeping in front of the office. Patrol asked the individual to leave the area which he did without incident.

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

There were 30 calls during the month of April, as follows:

- 20 calls were to report noise.
- 2 calls were to report someone sleeping on a property.
- 3 calls were to report someone loitering on the property.
- 1 call was to report someone going through a dumpster.
- 1 call was to report a dispute between two residents.
- 2 calls were to report a broken garage door.
- 1 call was to report someone turning doorknobs in a building trying to open doors.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2022 - 2023
Contract Log as of 5/12/2023

Item 12 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
4/7/2023	C23-094	Maintenance	Southgate Glass & Screen, Inc.	Window Replacements	1228 O Street	\$35,000.00	10-C21-5820-C222-09-008.5
4/14/2023	C23-095	Maintenance	Affordable Painting Services, Inc.	Interior and Exterior Painting	1409 16th Street	\$12,800.00	10-C21-5820-C233-27-019.5
4/19/2023	C23-096	Admin-Misc	Cap City Squeeze Juice Bar	Food Truck for Grand Opening	1322 O Street	\$1,400.00	10-D19-4775-D224-25
4/19/2023	C23-097	Admin-Misc	Jose Di Gregorio	Creative Crosswalk Sketch	14th & O Street	\$250.00	10-D09-4758-D801-00
4/21/2023	C23-098	Admin-Misc	Jaya King Inc	Mural on Simon's Alley Wall	1415 16th Street	\$15,500.00	10-D07-4703-D233-02
4/21/2023	C23-099	Admin-Misc	4YourEpiphany	Videography for Sonrisa Grand Opening	1322 O Street	\$1,300.00	10-D19-4775-D224-25
4/21/2023	C23-100	Admin-Misc	4YourEpiphany	Videography for CLTRE Club	1409 16th Street	\$1,800.00	10-001-4211-B333-401
4/24/2023	C23-101	Admin-Misc	Associated Sound	Audio Visual Services for Sonrisa Grand Opening	1322 O Street	\$831.75	10-D19-4775-D224-25
4/25/2023	C23-102	Maintenance	Unseen Heroes, LLC	Tenant Improvements for CLTRE Club	1409 16th Street	\$14,950.00	10-C21-5820-C233-27-002.8
4/25/2023	C23-103	Admin-Misc	Jordan Simpson	Sonrisa Grand Opening Musician	1322 O Street	\$500.00	10-D19-4775-D224-25
4/26/2023	C23-104	Maintenance	Cirkl Specialized Training	Forklift Training	701 S Street	\$1,430.00	10-001-4272
4/27/2023	C22-072.1	Consulting	Atlas Lab	Construction Drawings, Bid Support and Construction Administration	900 Block of O Street	\$12,760.00	10-D09-4758-D801-00
4/27/2023	C23-105	Maintenance	Elite Service Experts	Emergency Plumbing Service	1051 15th Street	\$1,242.00	10-003-5292-R533-10 & 10-001-4262 (Credit Card Fee - \$42.00)
4/28/2023	C23-106	Consulting	Atlas Lab	Karma Brew Al Fresco Dining Landscape Architectural Services	1530 16th St, P St Frontage	\$11,000.00	10-C23-5820-C232-16-002.9
5/4/2023	C23-107	Maintenance	Affordable Painting Services, Inc.	Interior Apartment Painting	1400 N Street, Apt 5	\$4,700.00	10-003-5421-R533-20
5/5/2023	C23-108	Consulting	CLTRE	CLTRE Club Programming & Staffing	1409 16th Street	\$22,500.00	10-002-4266-B333-401
5/8/2023	C23-109	Maintenance	Rod's Electric	Electrical Services	Various Locations	\$14,500.00	10-003-5287
5/10/2023	C23-110	Admin-Misc	Jose Di Gregorio	Mural	1409 16th Street	\$10,000.00	10-002-4266-B333-401
5/11/2023	C23-111	Admin-Misc	Jaya King Inc	Brannan Court Mural Repair	1500 N Street	\$300.00	10-003-5421-R540-01
5/11/2023	C23-112	Consulting	Unseen Heroes, LLC	CLTRE Club Programming & Staffing	1409 16th Street	\$18,000.00	10-002-4266-B333-401



Investment Report

MARCH 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, April 27, 2023

10:00AM-11:00AM

TABLE OF CONTENTS

	<u>Page</u>
Meeting Agenda	3
Minutes of Meeting	4
Historical Yield Curve	7
Pool A Cash Flow Analysis (6-Mo & 1-Yr)	8
City of Sacramento Investment Pool A	10
SHRA Investment Pool	27
American River Flood Control District	37
Capitol Area Development Authority	40
Reclamation District No. 1000	49
Sacramento Public Library Authority	52
The Natomas Basin Conservancy	55
Glossary of Investment Terms	58

INVESTMENT COMMITTEE MEETING

April 27, 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: Leyne Milstein (Interim Finance Director)
Mirthala Santizo (Department of Finance)
Susana Jackson (SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (CADA)
Kevin King (Reclamation District No. 1000)
Peter Coyl and Johnny Ea (Sacramento Public Library Authority- SPLA)
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)
Mike Testa, Daniel Santucci (Visit Sacramento)
City Treasurer's Office Staff

Please read: **January 26, 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:

John Colville Digitally signed by John Colville
Date: 2023.04.17 15:50:17
-07'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: Minutes of Quarterly Investment Meeting held via Zoom on January 26, 2023

Attendees Present: Stacy Hussey, Shirley Tupaz, Katy Nguyen, Osvaldo Lopez, Johnny Ea, Noelle Mussen, Jason Bader, 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 \$395 million in excess cash for the next 6-months and an approximate \$309 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 September 2023.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the second quarter of fiscal year 2022/2023. The earned interest yield of Pool A for October, November, and December was 1.64%, 1.78% and 1.84%, respectively. Monthly Pool A yields currently trail the 2.17% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 2.58% 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 January 25, 2023.

Pool A investments in cash and other short-term liquid issues rose a bit to 34% at the end of the quarter. This is closer to normal levels and is reflective of efforts to allocate short-term liquid investments to mature in July to help cover the approximately \$90 million lump sum payment due to CalPERS. Pool funds allocated to short-term liquid investments should increase even more over the next quarter, as the City will receive lump sum payments for property taxes in both April and

May. The short-term investments should help boost the yield of the pool, as the front end of the Yield Curve is currently much higher than the middle and long end.

The Yield Curve continues to be inverted, as the Federal Reserve Board steadily raised the Federal Funds Rate during the quarter. Speculation among economists is that the pace of rate hikes will slow during 2023 but may last longer into the year than once thought. The effective rate ended 2022 in the 4.25%-4.50% range. Opinion seems to be split among Fed governors about how high the board will need to take the rate before they can cease hikes and consider the possibility of rate cuts. Some believe that 5.00% is a reasonable ceiling, while others believe that rate is closer to 5.50% or higher.

Investment staff continues to invest with an eye on the movements of the yield curve and is targeting investments with maturities falling mostly between 6-months and 3-years. Staff continues to base the structure of Pool A on effectively meeting the liquidity needs for the City and all other pool participants, while using high quality names to add yield to the pool when opportunities present themselves. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board and of Congress, whose policies and actions have the biggest impact on domestic fixed income markets. This awareness is used to meet all of the investment goals: Liquidity to meet the needs of all pool participants; Investment in highly rated issues that maintain a high level of safety; and, when available, healthy yields on issues that also meet one or both of the previous goals.

3) Bond Market Report; Economic Considerations

The pace of inflation slowed a bit during the quarter, as the Consumer Price Index, which is the measure of the year-over-year change in prices for domestic goods, was 6.50% in December. Although the number is better than it was at the beginning of the year, it is still elevated and is outpacing the rate of wage growth by over 2%. Unemployment remained near record lows, which is compounding the challenge that the Fed is facing. Normally, aggressive rate hikes would lead to a sluggish labor market. Currently, though, the labor market is very strong on the surface. Looking deeper, the Labor Participation Rate remains at its lowest level in history, as millions of able-bodied working age Americans are choosing to stay out of the labor market entirely. The generous government payments in response to Covid appear to have not only injected an abnormally large amount of currency into the economy (increasing inflation), but also allowed many Americans to completely leave the labor market (keeping the unemployment rate low). Since the Fed needs to weaken the labor market a bit to sufficiently cool the economy and put the brakes on inflation, it is likely they will need to raise the Federal Funds Rate higher than initially projected. This could prevent them from guiding the economy through a soft landing and instead lead to a long and protracted recession. Fortunately for the Fed, Republicans won a majority in the House of Representatives in the midterm election, which means there is a split government in Washington, D.C. This makes it much more difficult for there to be any large spending packages passed over the next two years. Without large sums of cash being injected into the economy, inflationary pressures will lessen and the Fed can turn their policy focus more toward sufficiently cooling the labor market in their attempt to cool off the economy and, therefore inflation.

Consumers, who are the main drivers of the American economy, didn't spend as much as expected during the holidays. Their attitude toward the economy remains very negative, as nearly half of them report that they are financially worse off since the inauguration of Joe Biden. Only 16% of Americans in the same survey said they are better off during the same time period. There is no doubt that elevated food and energy prices have taken their toll on American morale over the past

couple of years. This malaise is becoming something that may factor into how long any recession will last, as the attitude of consumers has a very strong influence on the health of the American economy.

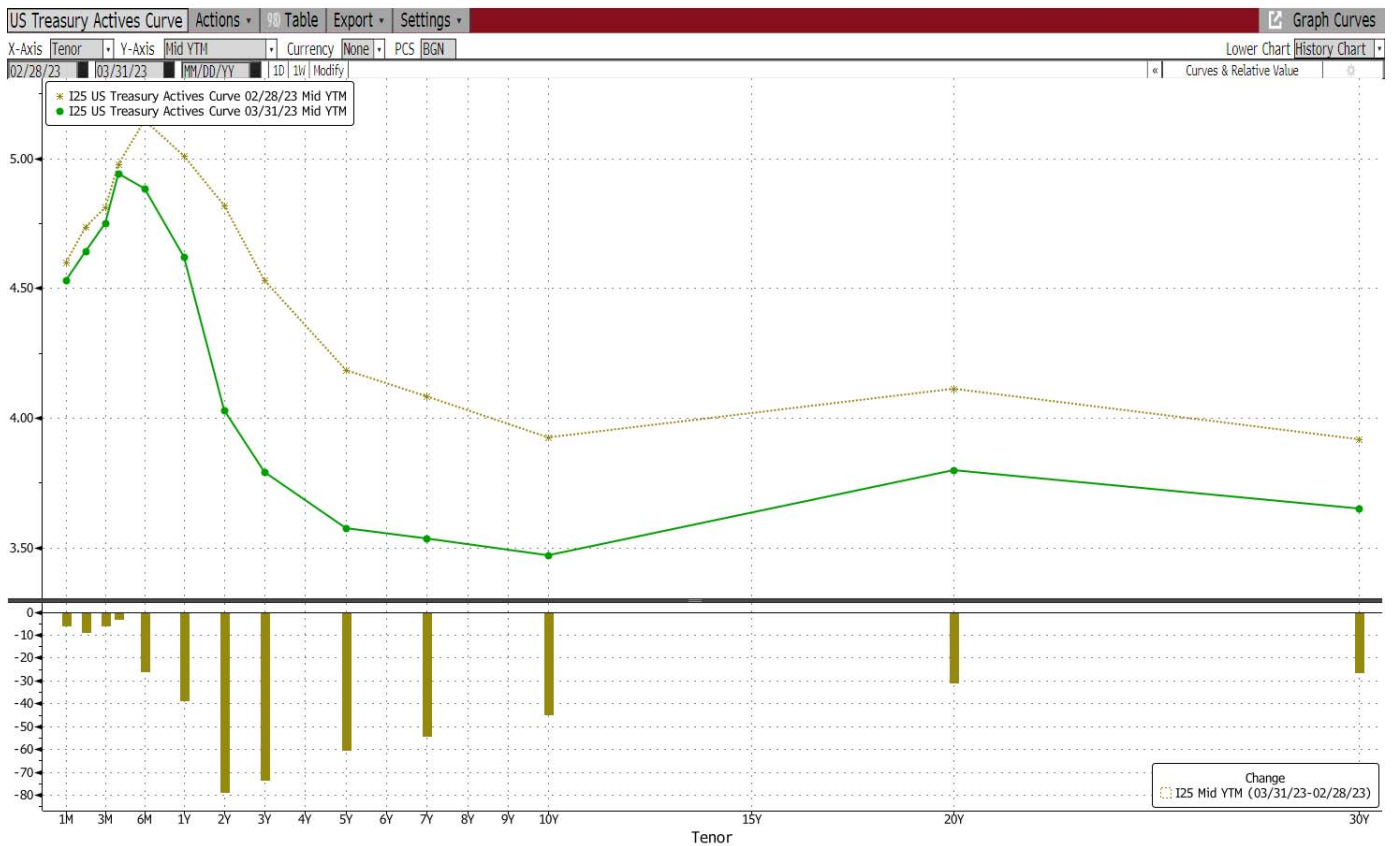
The American economy expanded by 2.9% during the final quarter of the calendar year. This is the second consecutive quarter of economic growth and was mostly due to a large trade surplus, as exports far exceeded imports for the second consecutive quarter. Economists and policy makers remain worried because the American economy is primarily driven by domestic consumption and that number continues to be down in comparison to previous quarters and significantly less than pre-pandemic levels.

The United States continues to export oil and natural gas to Europe in an effort to offset the energy shortage caused by the war in Ukraine. Multiple economies in the European Union are recovering nicely as they get further away from the worst of the pandemic. Inflation is coming down more rapidly than in other parts of the world as supply chains become stronger and more Europeans get back to work and their normal pre-pandemic lives.

Although the numbers that come out of China are always sketchy, it appears that their economy is in its worst shape in decades. Their goal of Covid Zero has the government still shutting down whole cities for weeks at a time, thereby interrupting the industrial production that is so key to the health of their economy. Slowly but surely, countries are beginning to look for alternatives to Chinese production as the world becomes more aware of and critical of the policies of the Chinese government. Any major shift will take time, as the Chinese have entrenched themselves as a vital cog in the operations of companies such as Nike, Apple, and Wal Mart. Signs, however, of a changing global economic landscape may be leading the Chinese to search for influence in other ways, such as bringing Taiwan under their rule in much the same fashion they did with Hong Kong. Should a move be made on Taiwan, it could lead to more global unrest that could further rile economies that are finally on the road to recovery.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 27, 2023, at 10:00 a.m.** via Zoom.



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US Treasury Actives Curve Actions % Chart Export Settings Graph Curves							
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I25 Mid YTM US Treasury Actives Curve							
03/31/23							
Tenor	Description	Price	Yield	Description	Price	Yield	03/31/23-02/28/23
1M	0 05/02/23 Govt	4.454	4.532	B 0 03/28/23 Govt	4.519	4.597	-0.065
2M	0 05/30/23 Govt	4.546	4.643	B 0 04/25/23 Govt	4.638	4.735	-0.091
3M	0 06/29/23 Govt	4.631	4.749	B 0 06/01/23 Govt	4.689	4.812	-0.058
4M	0 08/01/23 Govt	4.785	4.943	B 0 06/27/23 Govt	4.819	4.978	-0.034
6M	0 09/28/23 Govt	4.691	4.883	B 0 08/31/23 Govt	4.936	5.147	-0.245
1Y	0 03/21/24 Govt	4.396	4.619	B 0 02/22/24 Govt	4.765	5.010	-0.369
2YT	3 % 03/31/25 Govt	99-22 ³ / ₄	4.027	T 4 % 02/28/25 Govt	99-20 ³ / ₄	4.819	0-02 ³ / ₄
3YT	4 % 03/15/26 Govt	102-09 ³ / ₄	3.789	T 4 02/15/26 Govt	98-17 ³ / ₄	4.529	3-24 ³ / ₄
5YT	3 % 03/31/28 Govt	100-07 ³ / ₄	3.576	T 4 02/29/28 Govt	99-05 ³ / ₄	4.184	1-01 ³ / ₄
7YT	3 % 03/31/30 Govt	100-17 ³ / ₄	3.536	T 4 02/28/30 Govt	99-15 ³ / ₄	4.084	1-01 ³ / ₄
10YT	3 % 02/15/33 Govt	100-08	3.470	Same	96-17 ³ / ₄	3.923	3-22 ³ / ₄
20YT	3 % 02/15/43 Govt	101-02 ³ / ₄	3.796	Same	96-26	4.111	4-08 ³ / ₄
30YT	3 % 02/15/53 Govt	99-16 ³ / ₄	3.651	Same	94-28	3.917	4-20 ³ / ₄

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
April 1, 2023 - September 30, 2023

In millions

Cash Balances:	
CalTRUST	129.971
Fidelity Fund	2.208
Five Star Bank Community Fund	40.088
JP Morgan Chase	1.539
LAIF	4.350
Overnight Sweep	1.811
River City Bank Community Fund	25.055
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	204.522
Projected net cash flow:	
April-23	59.022
May-23	115.665
June-23	20.997
July-23	10.775
August-23	9.814
September-23	(15.526)
Net cash flow during period:	200.747
Cash in excess of policy: ₁	405.269
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.134)
Large Cap Growth	(0.118)
International	(0.006)
Equity Income	(0.212)
Retirement Trust Operating Fund	(5.776)
Ann Land/Bertha Henschel Endowment Fund	(0.011)
Ethel Hart Mutual Endowment Fund	(0.322)
George H. Clark Memorial Scholarship Fund	(0.062)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.595)
Sacramento Public Library Authority (SPLA)	(48.985)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.131)
Gifts to Share	(0.693)
Visit Sacramento	(8.709)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.131
Total cash balances of non-City and/or Pool A participants: ₂	(125.218)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃	280.051

₁ The City will be able to meet its cash flow needs for the next six months, with \$405 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$125 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$125 mm within the next twelve months, the City will have \$280 mm to cover on going expenditures

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

In millions

Cash Balances:	
CalTRUST	129.971
Fidelity Fund	2.208
Five Star Bank Community Fund	40.088
JP Morgan Chase	1.539
LAIF	4.350
Overnight Sweep	1.811
River City Bank Community Fund	25.055
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	204.522
Projected net cash flow:	
April-23	59.022
May-23	115.665
June-23	20.997
July-23	10.775
August-23	9.814
September-23	(15.526)
October-23	(21.224)
November-23	(30.566)
December-23	86.534
January-24	60.043
February-24	(2.283)
March-24	(14.911)
<i>Net cash flow during period:</i>	278.340
<i>Cash in excess of policy: ₁</i>	482.862
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.134)
Large Cap Growth	(0.118)
International	(0.006)
Equity Income	(0.212)
Retirement Trust Operating Fund	(5.776)
Ann Land/Bertha Henschel Endowment Fund	(0.011)
Ethel Hart Mutual Endowment Fund	(0.322)
George H. Clark Memorial Scholarship Fund	(0.062)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.595)
Sacramento Public Library Authority (SPLA)	(48.985)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.131)
Gifts to Share	(0.693)
Visit Sacramento	(8.709)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.131
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(125.218)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	357.644

¹ The City will be able to meet its cash flow needs for the next twelve months, with \$483 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$125 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$125 mm within the next twelve months, the City will have \$358 mm to cover on going expenditures

City of Sacramento

Investment

Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – MARCH 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	1,500,777,028
Month's Yield or RoR	2.33%
Weighted Average Maturity (Yrs)	2.06
Weighted Average Duration (Yrs)	1.98
Ending Book Value	1,578,736,527
Ending Market Value	1,504,574,138
Percent of Market to Book Value	95.30%
Month's Investment Earnings	3,119,426
Fiscal YTD Investment Earnings	20,590,613

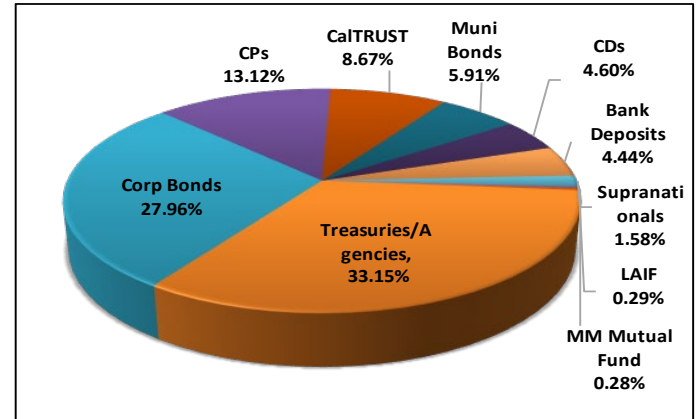
External Third-Party Investment Manager

CalTRUST	129,970,692
LAIF	4,350,000

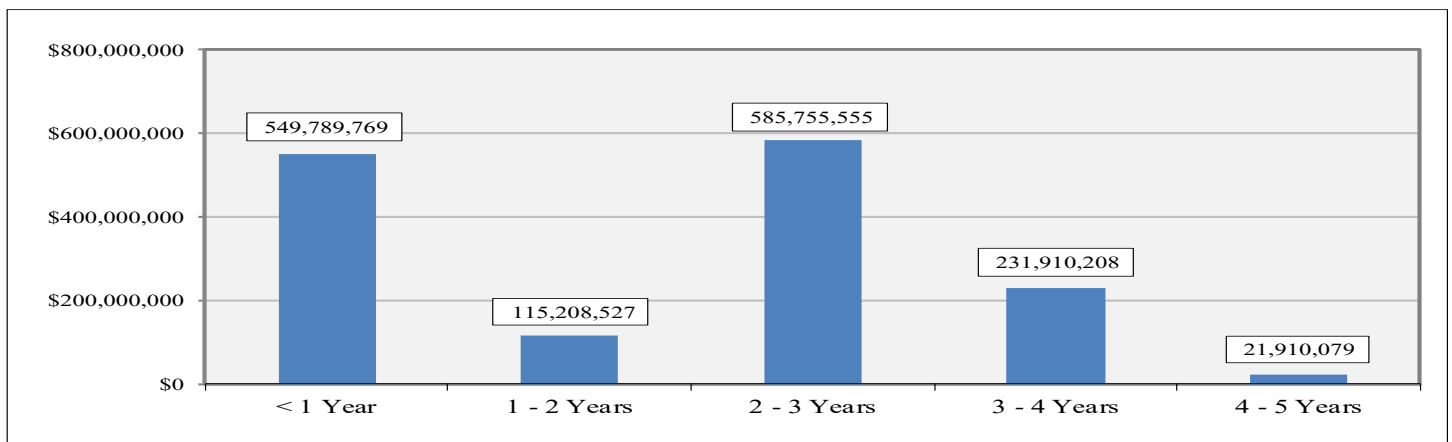
MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	549,789,769	36.54%
1 - 2 Years	115,208,527	7.66%
2 - 3 Years	585,755,555	38.93%
3 - 4 Years	231,910,208	15.41%
4 - 5 Years	21,910,079	1.46%
Total	1,504,574,138	100.00%

PORTFOLIO COMPOSITION



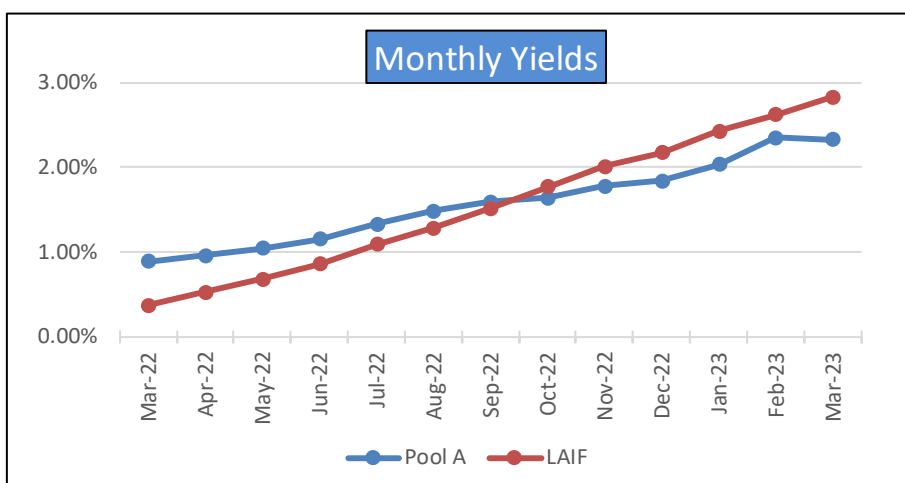
Asset Type	Pct. Assets	YTM
Treasuries/Agencies	33.15%	1.42%
Corp Bonds	27.96%	1.91%
CPs	13.12%	4.81%
CalTRUST	8.67%	3.87%
Muni Bonds	5.91%	2.07%
CDs	4.60%	1.81%
Bank Deposits	4.44%	2.59%
Supranationals	1.58%	1.78%
LAIF	0.29%	2.83%
MM Mutual Fund	0.28%	4.31%



INTEREST RATE ENVIRONMENT

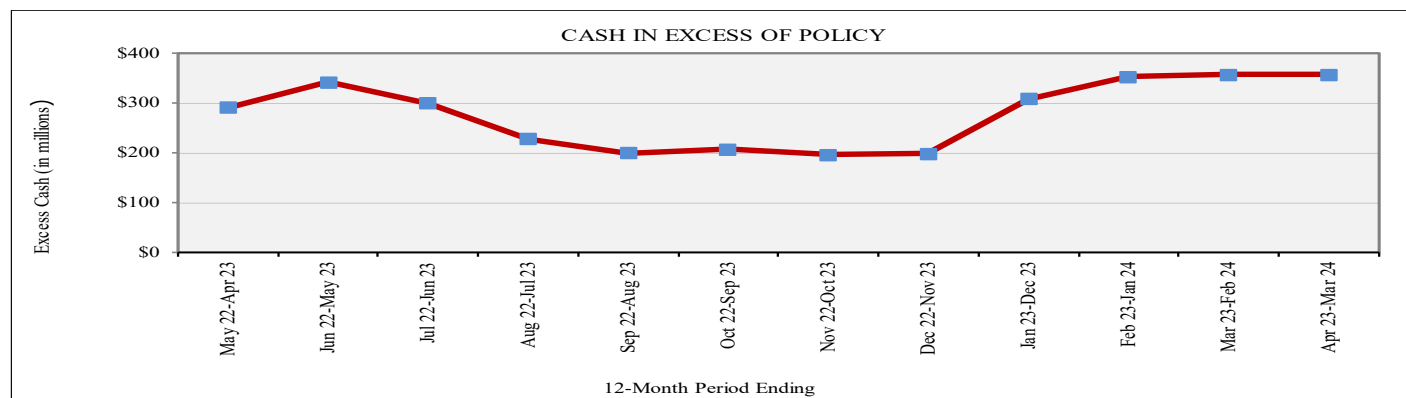
Employment numbers remained robust during March, as the U.S. economy added 236,000 jobs and the unemployment rate fell to 3.5%. Meanwhile, inflation continued to trend in the right direction, although it remains high enough to severely restrict the purchasing power of consumers. CPI numbers beat estimates as the year-over-year measurement came in at 5.0%, with core CPI (which excludes food and energy) up 5.6%, which is a tick higher than it was the prior month. These numbers mesh with the outlook outlined in the minutes from the last meeting of The Federal Reserve Board, which indicated expectations for a mild recession in the second half of 2023. Consensus among analysts is that the Federal Funds Rate will be boosted by 0.25% at the Fed's meeting in May, followed by a likely pause until the potential length and depth of the expected recession are ascertained. Consumers took on a negative outlook in March, as the University of Michigan Consumer Sentiment Index checked in at 62.0, which is a full five points below where it was in February. If consumers exhibit their pessimism through less spending, it may help to push the economy into recession sooner, rather than later. The yield curve maintained its inverted shape, with short-term yields remaining significantly higher than those on the long end of the curve. While shorter yields were relatively unchanged during March, longer-term yields dropped over 10% for issues between 2 years and 10 years. This is a sign that investors believe any recession will be relatively short and mild. Market conditions will continue to be monitored closely by the investment team and strategy will be focused on maintaining a portfolio built with high level names that will remain stable no matter what global markets do over the next couple of years. Extra emphasis will be placed on investing in only the highest quality names that have the infrastructure and leadership to navigate their way through even the most unstable economic environments. Staff will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of The Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Mar-22	0.89%	0.37%
Apr-22	0.96%	0.52%
May-22	1.04%	0.68%
Jun-22	1.15%	0.86%
Jul-22	1.33%	1.09%
Aug-22	1.48%	1.28%
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%
FYTD	1.82%	1.97%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	May 22-Apr 23	Jun 22-May 23	Jul 22-Jun 23	Aug 22-Jul 23	Sep 22-Aug 23	Oct 22-Sep 23	Nov 22-Oct 23	Dec 22-Nov 23	Jan 23-Dec 23	Feb 23-Jan 24	Mar 23-Feb 24	Apr 23-Mar 24
Excess Cash	\$ 291	\$ 342	\$ 300	\$ 228	\$ 200	\$ 207	\$ 196	\$ 199	\$ 309	\$ 353	\$ 357	\$ 358



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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-bff	Caltrust BlackRock FedFund		9,606,163		9,606,163		9,606,163	0.64	4.540	436,120	4.54			
	caltrust-lf	Caltrust Liquidity Fund		29,225,840		29,225,840		29,225,840	1.95	4.610	1,347,311	4.61			
	caltrust-mt	Caltrust Medium-Term		58,013,560		58,013,560		58,013,560	3.87	3.360	1,949,256	3.36			
	caltrust-st	Caltrust Short-Term		33,125,129		33,125,129		33,125,129	2.21	3.920	1,298,505	3.92			
	fidfund	Fidelity Fund		2,207,984		2,207,984		2,207,984	0.15	4.210	92,956	4.21			
	fivestar	Five Star Bank Community Fund		40,088,488		40,088,488		40,088,488	2.67	2.630	1,054,327	2.63			
	cashjpm	JP Morgan Chase Cash		1,538,537		1,538,537		1,538,537	0.10	1.550	23,847	1.55			
	laifa	Local Agency Investment Fund, Pool A		4,350,000		4,350,000		4,350,000	0.29	2.830	123,105	2.83			
	miscintrec	Misc Interest Receivable		127,878		127,878		127,878	0.01	4.210	5,384	4.21			
	sweep	Overnight Sweep		1,811,315		1,811,315		1,811,315	0.12	4.440	80,422	4.44			
	rivercity	River City Bank Community Fund		25,054,516		25,054,516		25,054,516	1.67	2.600	651,417	2.60			
				205,149,410		205,149,410		205,149,410	13.67		7,062,651	3.44			
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	75,776	30,075,776	2.00	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	19,500	10,019,500	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	16,061	10,016,061	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	96.83	4,841,276	2,877	4,844,153	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	88.66	5,319,391	493	5,319,884	0.35	0.600	36,000	0.60	AA-		04-27-23
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	88.86	4,442,873	3,493	4,446,367	0.30	0.750	37,500	0.75			05-26-23
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	87.98	4,398,982	1,863	4,400,845	0.29	0.850	42,500	0.85	AA-		06-16-23
				41,000,000		39,002,522	44,287	39,046,809	2.60		369,000	0.90			
COMMERCIAL PAPER															
5,000,000	62479mr47	MUFG Bank Ltd/NY 3.540% Due 04-04-23	97.73	4,886,425	99.95	4,997,331	0	4,997,331	0.33	3.540	177,000	3.66	A1		
5,000,000	63873kr41	Natixis NY 3.810% Due 04-04-23	97.84	4,892,050	99.95	4,997,336	0	4,997,336	0.33	3.810	190,500	3.93	A1		
10,000,000	22533urj4	Credit Agricole Corp 4.340% Due 04-18-23	97.67	9,766,693	99.76	9,975,820	0	9,975,820	0.66	4.340	434,000	4.32	A1		
5,000,000	02314qs26	Amazon.Com Inc 4.550% Due 05-02-23	97.61	4,880,562	99.58	4,978,898	0	4,978,898	0.33	4.550	227,500	4.71	A1+		
5,372,000	59157us27	Metlife Short Term Fund 4.610% Due 05-02-23	98.05	5,267,437	99.57	5,348,726	0	5,348,726	0.36	4.610	247,649	4.73	A1+		
5,000,000	89119bs56	Toronto Dominion Bank 3.630% Due 05-05-23	97.28	4,863,875	99.53	4,976,540	0	4,976,540	0.33	3.630	181,500	3.76	A1+		
10,000,000	62479msg9	MUFG Bank Ltd/NY 4.930% Due 05-16-23	97.53	9,752,908	99.37	9,937,057	0	9,937,057	0.66	4.930	493,000	4.88	A1		
5,000,000	50244msp8	Lvmh Moet Hennessy Lou Vuitton 4.750% Due 05-23-23	97.92	4,895,764	99.28	4,964,026	0	4,964,026	0.33	4.750	237,500	4.88	A-1+		
5,000,000	89232msr6	Toyota Industries Comm 4.650% Due 05-25-23	97.98	4,899,250	99.24	4,961,981	0	4,961,981	0.33	4.650	232,500	4.78	A1		
5,000,000	47816gss9	Johnson & Johnson 4.600% Due 05-26-23	97.81	4,890,750	99.25	4,962,534	0	4,962,534	0.33	4.600	230,000	4.73	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 2023

	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	69448xss2	Pacific Life Short Term 4.640% Due 05-26-23	97.98	4,898,822	99.22	4,960,979	0	4,960,979	0.33	4.640	232,000	4.77	A1+		
10,000,000	62479msw4	MUFG Bank Ltd/NY 4.850% Due 05-30-23	97.78	9,777,708	99.17	9,917,367	0	9,917,367	0.66	4.850	485,000	4.99	A1		
5,000,000	59166htd0	Metlife Short Term Fund 4.700% Due 06-13-23	97.74	4,887,069	98.99	4,949,361	0	4,949,361	0.33	4.700	235,000	4.86	A-1+		
10,000,000	53943stt4	Lloyds Bank Plc 4.870% Due 06-27-23	97.65	9,764,617	98.74	9,874,429	0	9,874,429	0.66	4.870	487,000	5.02	A1		
4,850,000	63763qu39	Natl Sec Clearing Corp 4.690% Due 07-03-23	98.05	4,755,223	98.70	4,786,833	0	4,786,833	0.32	4.690	227,465	4.78	A1+		
5,000,000	45685ru70	Ing US Funding LLC 4.930% Due 07-07-23	97.56	4,878,119	98.62	4,931,237	0	4,931,237	0.33	4.930	246,500	5.08	A1		
5,000,000	62479mub7	MUFG Bank Ltd/NY 4.770% Due 07-11-23	97.85	4,892,675	98.55	4,927,438	0	4,927,438	0.33	4.770	238,500	4.90	A1		
10,000,000	06744gh47	Barclays Bank Plc 4.850% Due 07-25-23	97.64	9,764,102	98.34	9,834,010	0	9,834,010	0.66	4.850	485,000	4.97	A1		
10,000,000	02314qut4	Amazon.Com Inc 4.730% Due 07-27-23	98.36	9,835,764	98.38	9,838,438	0	9,838,438	0.66	4.730	473,000	4.89	A1+		
10,000,000	47816gut4	Johnson & Johnson 4.940% Due 07-27-23	97.90	9,790,050	98.38	9,837,848	0	9,837,848	0.66	4.940	494,000	5.05	A1+		
10,000,000	53943sut2	Lloyds Bank Plc 4.800% Due 07-27-23	97.65	9,765,333	98.29	9,829,064	0	9,829,064	0.66	4.800	480,000	4.92	A1		
5,000,000	62479mut8	MUFG Bank Ltd/NY 4.930% Due 07-27-23	97.95	4,897,292	98.30	4,915,237	0	4,915,237	0.33	4.930	246,500	5.03	A1		
10,000,000	59157uut5	Metlife Short Term Fund 4.710% Due 07-27-23	97.70	9,769,733	98.35	9,834,931	0	9,834,931	0.66	4.710	471,000	4.82	A1+		
9,000,000	60682xuu8	Mitsubishi Ufj Tr&Bk NY 4.940% Due 07-28-23	97.57	8,781,405	98.28	8,844,913	0	8,844,913	0.59	4.940	444,600	5.06	A1		
5,000,000	89233huu6	Toyota Motor Credit Corp 5.030% Due 07-28-23	97.90	4,895,208	98.32	4,916,105	0	4,916,105	0.33	5.030	251,500	5.14	A1+		
10,000,000	89232mv84	Toyota Industries Comm 4.700% Due 08-08-23	97.57	9,757,167	98.16	9,816,231	0	9,816,231	0.65	4.700	470,000	4.84	A1		
5,000,000	47816gvm8	Johnson & Johnson 4.780% Due 08-21-23	98.07	4,903,736	98.02	4,900,774	0	4,900,774	0.33	4.780	239,000	4.98	A1+		
5,000,000	45685rvn4	Ing US Funding LLC 5.055% Due 08-22-23	97.53	4,876,433	97.95	4,897,680	0	4,897,680	0.33	5.055	252,750	5.21	A1		
5,000,000	02314qvr7	Amazon.Com Inc 4.720% Due 08-25-23	98.05	4,902,322	97.96	4,898,039	0	4,898,039	0.33	4.720	236,000	4.91	A1+		
				194,788,495		196,811,163	0	196,811,163	13.12		9,345,964	4.81			
GOVT AGENCY DISCOUNT PAPER															
5,000,000	313384gv5	Federal Home Loan Bank 4.660% Due 06-13-23	98.12	4,906,153	99.08	4,953,943	0	4,953,943	0.33	4.660	233,000	4.75	AA+		
5,000,000	459052gv2	International Bk Recon & Develop 4.650% Due 06-13-23	98.29	4,914,750	99.08	4,954,132	0	4,954,132	0.33	4.650	232,500	4.73	AAA		
5,000,000	459052hk5	International Bk Recon & Develop 4.670% Due 06-27-23	98.11	4,905,303	98.88	4,944,208	0	4,944,208	0.33	4.670	233,500	4.76	AAA		
				14,726,206		14,852,284	0	14,852,284	0.99		699,000	4.75			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	90.78	4,538,867	3,108	4,541,975	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	90.89	13,633,008	6,522	13,639,530	0.91	0.500	75,000	0.75	AA+		
				19,754,297		18,171,875	9,629	18,181,505	1.21		93,750	0.72			

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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
FEDERAL HOME LOAN BANK															
5,000,000	3130atln5	Federal Home Loan Bank 4.300% Due 07-27-23	100.00	5,000,000	99.85	4,992,689	38,222	5,030,912	0.33	4.300	215,000	4.31	AA+		
5,000,000	3130aue67	Federal Home Loan Bank 4.750% Due 12-27-23	99.94	4,997,200	100.04	5,001,997	62,014	5,064,011	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	4,987,467	22,917	5,010,384	0.33	5.000	250,000	5.00	AA+		05-26-23
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	93.03	4,651,474	13,750	4,665,224	0.31	0.750	37,500	0.75	AA+		04-08-23
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	98.60	4,930,153	37,222	4,967,375	0.33	4.000	200,000	4.00	AA+		04-24-23
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	91.66	4,583,085	625	4,583,710	0.31	0.500	25,000	0.52	AA+		04-08-23
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	91.13	4,556,294	8,833	4,565,127	0.30	0.600	30,000	0.60	AA+		04-08-23
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	90.92	4,546,194	7,078	4,553,272	0.30	0.560	28,000	0.57	AA+		04-08-23
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	90.69	4,534,410	5,424	4,539,834	0.30	0.550	27,500	0.59	AA+		04-20-23
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	90.87	9,087,011	11,979	9,098,991	0.61	0.625	62,500	0.62	AA+		04-22-23
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	90.64	4,531,813	4,812	4,536,626	0.30	0.550	27,500	0.55	AA+		04-28-23
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	90.77	4,538,356	5,250	4,543,606	0.30	0.600	30,000	0.60	AA+		04-28-23
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	90.71	4,535,739	5,075	4,540,814	0.30	0.580	29,000	0.58	AA+		04-28-23
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	90.46	4,522,905	3,743	4,526,648	0.30	0.550	27,500	0.55	AA+		05-12-23
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	90.64	4,532,238	3,340	4,535,578	0.30	0.650	32,500	0.65	AA+		05-24-23
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	90.58	4,528,895	3,212	4,532,107	0.30	0.625	31,250	0.62	AA+		05-24-23
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	90.58	4,528,895	3,212	4,532,107	0.30	0.625	31,250	0.62	AA+		05-24-23
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	90.45	4,522,657	2,900	4,525,557	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	91.06	4,552,996	2,479	4,555,476	0.30	0.850	42,500	0.85	AA+		06-10-23
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	90.62	4,530,898	1,458	4,532,356	0.30	0.700	35,000	0.70	AA+		06-16-23
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	91.35	4,567,359	139	4,567,498	0.30	1.000	50,000	1.00	AA+		06-30-23
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	91.52	4,575,811	25,500	4,601,311	0.30	1.200	60,000	1.20	AA+		04-28-23
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	91.30	4,565,062	23,750	4,588,812	0.30	1.125	56,250	1.12	AA+		04-29-23
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	91.14	4,556,861	18,700	4,575,561	0.30	1.020	51,000	1.02	AA+		05-19-23
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	91.06	1,593,537	6,271	1,599,808	0.11	1.000	17,500	1.00	AA+		05-22-23
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	91.03	4,551,623	17,361	4,568,984	0.30	1.000	50,000	1.00	AA+		05-26-23
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	91.12	4,555,882	17,882	4,573,764	0.30	1.030	51,500	1.03	AA+		05-26-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 2023

															Call
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	Put Date
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	90.75	2,722,456	8,412	2,730,868	0.18	1.030	30,900	1.03	AA+		06-23-23
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	90.13	4,506,502	139	4,506,641	0.30	1.000	50,000	1.00	AA+		06-30-23
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	91.38	4,569,128	27,911	4,597,039	0.30	1.570	78,500	1.57	AA+		04-23-23
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	98.80	4,939,752	59,403	4,999,155	0.33	4.700	235,000	4.70	AA+		06-30-23
				154,730,950		142,900,139	449,013	143,349,152	9.52		2,159,150	1.45			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135gae7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	99.64	4,981,789	37,950	5,019,739	0.33	5.060	253,000	5.06	AA+		08-07-23
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	92.30	4,614,986	5,167	4,620,153	0.31	0.600	30,000	0.60	AA+		04-29-23
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	92.30	4,614,986	5,167	4,620,153	0.31	0.600	30,000	0.60	AA+		04-29-23
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	92.42	4,621,077	4,764	4,625,841	0.31	0.700	35,000	0.70	AA+		05-12-23
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	92.30	4,614,894	4,243	4,619,137	0.31	0.650	32,500	0.65	AA+		05-14-23
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	92.10	4,605,017	2,917	4,607,933	0.31	0.600	30,000	0.61	AA+		05-26-23
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	98.90	4,945,129	18,906	4,964,036	0.33	4.125	206,250	4.13	AA+		05-28-23
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	91.94	2,758,084	750	2,758,834	0.18	0.600	18,000	0.60	AA+		06-16-23
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	91.65	4,582,629	12,969	4,595,599	0.31	0.580	29,000	0.58	AA+		04-20-23
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	91.51	3,660,270	9,240	3,669,510	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	91.53	4,576,460	11,764	4,588,224	0.31	0.550	27,500	0.55	AA+		04-27-23
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	91.55	2,746,433	7,140	2,753,573	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	91.49	4,574,624	10,556	4,585,179	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	91.58	4,579,143	10,937	4,590,080	0.31	0.625	31,250	0.62	AA+		05-25-23
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	91.24	4,561,894	9,389	4,571,283	0.30	0.650	32,500	0.65	AA+		06-17-23
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	90.64	4,531,813	4,812	4,536,626	0.30	0.550	27,500	0.55	AA+		04-28-23
				74,985,280		69,569,228	156,671	69,725,899	4.64		845,900	1.17			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	97.95	4,897,302	44,583	4,941,885	0.33	3.000	150,000	3.00	AA+		04-14-23
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.74	4,987,025	64,458	5,051,483	0.33	5.100	255,000	5.10	AA+		06-30-23
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	95.77	4,788,465	1,993	4,790,458	0.32	2.050	102,500	2.05	AA+		06-24-23
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	97.42	4,871,035	65,444	4,936,479	0.32	3.100	155,000	3.10	AA+		04-29-23
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	92.97	2,789,005	7,750	2,796,755	0.19	0.750	22,500	0.75	AA+		05-27-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	92.71	4,635,743	12,812	4,648,555	0.31	0.750	37,500	0.80	AA+		05-28-23
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	92.76	4,637,909	9,528	4,647,437	0.31	0.700	35,000	0.71	AA+		06-23-23
3,000,000	3134gwk6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	92.26	2,767,673	2,552	2,770,225	0.18	0.625	18,750	0.62	AA+		05-12-23
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	92.05	4,602,382	1,997	4,604,378	0.31	0.625	31,250	0.62	AA+		06-08-23
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	92.10	4,604,874	1,986	4,606,860	0.31	0.650	32,500	0.65	AA+		06-09-23
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	91.72	4,586,210	76	4,586,286	0.31	0.550	27,500	0.55	AA+		06-30-23
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	91.71	4,585,372	13,696	4,599,068	0.31	0.570	28,500	0.57	AA+		04-08-23
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	91.73	4,586,635	13,833	4,600,469	0.31	0.600	30,000	0.60	AA+		04-15-23
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	91.61	9,161,011	23,167	9,184,178	0.61	0.600	60,000	0.60	AA+		05-12-23
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	91.18	4,558,754	9,028	4,567,782	0.30	0.625	31,250	0.62	AA+		06-17-23
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	90.46	4,522,905	3,743	4,526,648	0.30	0.550	27,500	0.55	AA+		05-12-23
5,000,000	3134gyjc7	Freddie Mac 5.400% Due 02-24-26	100.00	5,000,000	99.74	4,987,182	27,750	5,014,932	0.33	5.400	270,000	5.40	AA+		08-24-23
5,000,000	3134gyn65	Freddie Mac 6.000% Due 03-27-26	100.00	5,000,000	100.73	5,036,703	833	5,037,536	0.34	6.000	300,000	6.00	AA+		09-27-23
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	99.12	4,955,828	694	4,956,522	0.33	5.000	250,000	5.00	AA+		06-30-23
				95,983,900		90,562,012	305,925	90,867,937	6.04		1,864,750	2.01			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422xux8	Farmer Mac 1.380% Due 07-28-23	100.00	5,000,000	98.97	4,948,281	6,325	4,954,606	0.33	1.380	69,000	1.38			
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	91.79	2,753,647	6,067	2,759,713	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	90.75	2,722,398	2,070	2,724,468	0.18	0.690	20,700	0.69			08-25-23
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	90.53	4,526,329	23,111	4,549,441	0.30	1.300	65,000	1.30			05-23-23
				16,000,000		14,950,655	37,573	14,988,228	1.00		175,700	1.10			
				16,000,000		14,950,655	37,573	14,988,228	1.00		175,700	1.10			
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	96.96	4,848,188	8,883	4,857,071	0.32	1.230	61,500	1.23	AA+		04-08-23
5,000,000	3133en5y2	Federal Farm Credit Bank 5.070% Due 01-17-25	100.00	5,000,000	99.81	4,990,444	52,108	5,042,553	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	92.93	4,646,315	12,572	4,658,887	0.31	0.730	36,500	0.73	AA+		04-08-23
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	92.41	4,620,409	5,304	4,625,713	0.31	0.670	33,500	0.67	AA+		04-08-23
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	92.13	4,606,484	3,050	4,609,534	0.31	0.610	30,500	0.63	AA+		04-08-23

City of Sacramento
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 March 31, 2023

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5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	91.68	4,584,147	147	4,584,294	0.31	0.530	26,500	0.53	AA+		04-08-23
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	97.10	4,855,022	69,096	4,924,118	0.32	3.090	154,500	3.09	AA+		04-08-23
5,000,000	3133emd22	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	91.50	4,575,129	11,556	4,586,685	0.30	0.520	26,000	0.57	AA+		04-08-23
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	91.52	4,576,227	11,100	4,587,327	0.30	0.540	27,000	0.55	AA+		04-08-23
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	90.53	4,526,602	3,606	4,530,207	0.30	0.590	29,500	0.59	AA+		04-08-23
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	91.08	4,553,912	3,383	4,557,295	0.30	0.840	42,000	0.86	AA+		04-08-23
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	90.94	4,546,913	3,072	4,549,985	0.30	0.790	39,500	0.79	AA+		04-08-23
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	90.93	4,546,506	2,444	4,548,950	0.30	0.800	40,000	0.80	AA+		04-08-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	90.54	4,526,898	875	4,527,773	0.30	1.050	52,500	1.05	AA+		04-08-23
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	90.42	4,521,004	13,250	4,534,254	0.30	0.900	45,000	0.90	AA+		04-08-23
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	90.59	4,529,748	14,133	4,543,882	0.30	0.960	48,000	0.96	AA+		04-08-23
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	90.08	2,702,395	6,600	2,708,995	0.18	0.800	24,000	0.80	AA+		06-22-23
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	98.54	2,956,149	36,300	2,992,449	0.20	4.400	132,000	4.40	AA+		04-08-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	90.66	4,532,946	10,725	4,543,671	0.30	0.990	49,500	0.99	AA+		04-08-23
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	89.86	4,493,128	2,779	4,495,907	0.30	0.870	43,500	0.91	AA+		04-08-23
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	89.95	4,497,472	392	4,497,864	0.30	0.940	47,000	0.94	AA+		04-08-23
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	90.74	2,722,152	16,403	2,738,555	0.18	1.330	39,900	1.33	AA+		04-08-23
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	90.74	2,722,183	10,657	2,732,840	0.18	1.390	41,700	1.39	AA+		04-08-23
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	96.95	4,847,402	74,617	4,922,018	0.32	3.630	181,500	3.63	AA+		04-08-23
5,000,000	3133en411	Federal Farm Credit Bank 5.500% Due 12-20-27	100.00	5,000,000	99.61	4,980,548	77,153	5,057,700	0.33	5.500	275,000	5.50	AA+		04-08-23
				116,968,700		108,508,323	450,206	108,958,529	7.23		1,780,100	1.57			
				116,968,700		108,508,323	450,206	108,958,529	7.23		1,780,100	1.57			

MUNICIPAL BONDS

Not Classified															
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	99.52	1,741,670	11,492	1,753,162	0.12	1.970	34,475	1.97	AA-		
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	99.11	991,060	3,692	994,752	0.07	1.477	14,770	1.48			
3,000,000.00	576004gv1	Massachusetts St Spl Oblig Rev 3.564% Due 07-15-23	100.00	3,000,000	99.67	2,990,040	22,572	3,012,612	0.20	3.564	106,920	3.57			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	99.41	2,982,450	15,150	2,997,600	0.20	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	99.01	3,292,215	9,135	3,301,350	0.22	2.150	71,487	2.26	AA-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	98.07	539,407	3,568	542,975	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmntyys De 0.514% Due 02-01-24	100.00	520,000	96.17	500,089	445	500,535	0.03	0.514	2,673	0.51	A+		
2,970,000.00	92778vlh9	Virginia College Bldg Auth Va 2.910% Due 02-01-24	100.00	2,970,000	98.39	2,922,302	14,404	2,936,706	0.19	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	100.32	2,508,050	5,802	2,513,852	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	97.32	4,865,800	4,489	4,870,289	0.32	2.020	101,000	2.02			
2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	97.07	1,941,440	19,060	1,960,500	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	95.92	239,795	787	240,582	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	95.42	1,431,285	2,080	1,433,365	0.10	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	96.75	2,418,650	16,833	2,435,483	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	95.34	715,027	1,880	716,907	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	100.89	5,044,550	68,662	5,113,212	0.34	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	96.47	964,660	3,277	967,937	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	94.46	802,901	2,741	805,643	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	93.77	1,078,412	2,707	1,081,120	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	98.63	2,959,020	23,180	2,982,200	0.20	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmntyys De 0.732% Due 02-01-25	100.00	750,000	92.68	695,122	915	696,037	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	93.72	1,171,550	590	1,172,140	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	93.40	1,541,133	650	1,541,783	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	97.15	971,470	14,575	986,045	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	94.96	2,848,830	30,840	2,879,670	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	93.29	653,037	2,467	655,504	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	93.19	3,261,685	11,675	3,273,360	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	92.77	927,660	2,531	930,191	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	92.19	1,152,425	3,967	1,156,392	0.08	0.952	11,900	0.95	AA-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	92.20	4,610,250	9,167	4,619,417	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	92.76	927,580	2,800	930,380	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	92.08	460,385	1,026	461,411	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	92.98	4,649,050	15,725	4,664,775	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	97.49	3,899,640	30,630	3,930,270	0.26	3.063	122,520	3.08	AA		04-01-25
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	91.68	861,764	3,595	865,359	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	91.81	3,672,480	14,367	3,686,847	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	90.76	1,692,693	4,872	1,697,565	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	91.60	4,579,900	2,804	4,582,704	0.31	1.262	63,100	1.26	AA+		
1,000,000.00	64990fd50	New York St Dorm Auth St Pers 1.187% Due 03-15-26	100.00	1,000,000	91.39	913,920	528	914,448	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	96.86	968,600	15,655	984,255	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	89.82	898,240	1,718	899,958	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	90.46	2,713,770	9,305	2,723,075	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	89.48	1,767,289	3,953	1,771,243	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	97.66	1,953,300	21,383	1,974,683	0.13	3.631	72,620	3.73	AA-		
				93,019,934		88,720,598	437,697	89,158,295	5.91		1,892,899	2.07			
				93,019,934		88,720,598	437,697	89,158,295	5.91		1,892,899	2.07			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	95.25	4,043,324	11,084	4,054,408	0.27	2.000	84,900	1.88	A		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	93.83	2,408,542	11,551	2,420,094	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	90.75	9,075,253	14,778	9,090,031	0.60	0.700	70,000	0.90	A		
				16,791,100		15,527,119	37,413	15,564,533	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	96.25	2,887,559	4,812	2,892,372	0.19	1.750	52,500	1.95	BBB+		07-30-24
CONSUMER DISCRETIONARY															
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	96.74	1,934,873	14,722	1,949,595	0.13	2.650	53,000	1.60	A		
5,000,000	57629wcg3	Massmutual Global Funding 2.950% Due 01-11-25	99.16	4,958,250	96.55	4,827,690	32,778	4,860,468	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	95.04	4,751,959	11,819	4,763,779	0.32	1.850	92,500	1.17	A+		01-15-25

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 2023

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2,500,000	141781bu7	Cargill Inc 3.500% Due 04-22-25	98.48	2,462,100	97.54	2,438,499	38,646	2,477,145	0.16	3.500	87,500	4.07	A		04-22-23
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	93.04	4,652,033	13,111	4,665,144	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	97.82	2,934,459	5,000	2,939,459	0.20	3.750	112,500	3.86	A-		07-15-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	90.59	1,675,919	2,441	1,678,360	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	90.83	4,541,620	6,146	4,547,766	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	89.88	4,494,014	5,590	4,499,604	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	90.66	4,533,203	19,306	4,552,509	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	88.88	4,443,893	9,115	4,453,007	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	89.72	4,037,503	26,625	4,064,128	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	93.04	4,651,914	15,833	4,667,747	0.31	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	95.37	1,907,355	933	1,908,288	0.13	2.800	56,000	3.26	AA-		
				55,744,637		51,824,933	202,065	52,026,998	3.45		938,062	1.77			
CONSUMER STAPLES															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	99.76	2,992,830	32,812	3,025,643	0.20	2.625	78,750	2.66	A		03-31-23
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	95.05	1,900,996	4,261	1,905,257	0.13	0.650	13,000	0.60	A-		04-18-23
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	92.59	4,629,650	243	4,629,893	0.31	1.750	87,500	0.82	A+		08-30-25
				10,218,170		9,523,477	37,317	9,560,794	0.63		179,250	1.36			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	96.22	4,811,060	67,708	4,878,768	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	88.72	3,548,947	11,778	3,560,725	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	88.69	4,434,483	20,174	4,454,656	0.30	0.875	43,750	1.74	A		09-15-26
				13,671,320		12,794,489	99,660	12,894,149	0.85		246,250	2.35			
FINANCIAL															
5,000,000	48133de71	JP Morgan Chase Financial Co LLC 2.500% Due 05-01-23	100.00	5,000,000	99.08	4,954,071	52,778	5,006,849	0.33	2.500	125,000	2.50	A-		
5,000,000	17330psx8	Citigroup Global Markets 3.750% Due 07-20-23	100.00	5,000,000	99.24	4,962,008	5,729	4,967,737	0.33	3.750	187,500	3.78	A		
5,000,000	89236thf5	Toyota Motor Credit Corp 0.500% Due 08-14-23	97.22	4,861,050	98.25	4,912,281	3,264	4,915,545	0.33	0.500	25,000	4.89	A+		
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	98.35	4,917,666	68,333	4,985,999	0.33	3.000	150,000	3.00	A		04-17-23
5,000,000	48133pdz3	JP Morgan Chase Financial Co LLC 5.000% Due 02-29-24	100.00	5,000,000	99.47	4,973,616	42,361	5,015,977	0.33	5.000	250,000	5.00	A-		07-31-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 2023

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5,000,000	48133de55	JP Morgan Chase Financial Co LLC 3.125% Due 04-29-24	100.00	5,000,000	97.38	4,868,927	65,972	4,934,899	0.32	3.125	156,250	3.12	A-		04-29-23
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	97.78	4,889,065	68,651	4,957,715	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	95.47	4,773,521	45,792	4,819,312	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	95.64	4,781,995	46,875	4,828,870	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	95.19	2,379,711	9,583	2,389,294	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	95.04	4,756,568	17,740	4,774,308	0.32	2.200	110,110	1.79	A-		
3,000,000	89236tqx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	96.89	2,906,700	45,000	2,951,700	0.19	3.000	90,000	3.06	A+		
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	95.37	4,768,472	78,090	4,846,562	0.32	3.250	162,500	3.25	A		04-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	92.95	3,717,887	27,911	3,745,798	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	95.19	4,759,512	69,750	4,829,262	0.32	4.050	202,500	4.05	A		05-27-23
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	92.01	2,760,421	10,637	2,771,058	0.18	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	92.21	4,610,633	19,861	4,630,494	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	91.63	2,748,818	8,167	2,756,985	0.18	1.000	30,000	1.00	A-		06-23-23
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	98.11	4,905,487	45,694	4,951,182	0.33	4.700	235,000	4.70	A		07-21-23
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	90.44	4,521,975	1,125	4,523,100	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	91.24	4,562,209	15,333	4,577,542	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	90.65	3,626,029	9,500	3,635,529	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	4,417,666	11,344	4,429,009	0.29	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	85.00	4,249,955	111	4,250,066	0.28	0.800	40,000	0.80	A-		06-30-23
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	101.64	5,082,126	56,667	5,138,793	0.34	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	89.02	2,670,745	5,312	2,676,057	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	89.76	4,488,146	8,628	4,496,774	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	88.64	2,659,180	5,250	2,664,430	0.18	0.900	27,000	0.90	A+		04-21-23
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	98.66	4,933,144	52,417	4,985,560	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	88.89	4,444,279	4,861	4,449,140	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	89.74	4,486,963	4,229	4,491,192	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	90.68	4,534,059	3,625	4,537,684	0.30	0.900	45,000	1.11	A		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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	78016eqz3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	89.70	4,485,224	25,667	4,510,891	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	90.11	4,505,439	25,167	4,530,606	0.30	1.200	60,000	1.20	A-		04-30-23
5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	93.66	4,682,951	81,111	4,764,062	0.31	4.000	200,000	4.00	A-		05-05-23
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	87.79	4,389,433	22,042	4,411,475	0.29	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	89.69	4,484,638	23,958	4,508,597	0.30	1.250	62,500	1.25	AA+		
5,000,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	85.96	4,297,847	26,639	4,324,486	0.29	1.400	70,000	1.40	A-		05-14-23
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	86.24	4,311,815	21,354	4,333,169	0.29	1.250	62,500	1.25	A-		05-28-23
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	87.83	4,391,409	20,833	4,412,242	0.29	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	89.10	8,910,476	39,333	8,949,810	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	90.18	4,508,796	16,094	4,524,890	0.30	1.125	56,250	1.17	A+		
5,000,000	06051gid2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	91.41	4,570,547	18,686	4,589,233	0.30	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	89.67	4,483,532	12,299	4,495,830	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	84.37	2,531,250	5,625	2,536,875	0.17	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	83.34	2,500,311	2,012	2,502,323	0.17	1.150	34,500	1.36	A-		09-10-23
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	88.25	4,412,472	2,889	4,415,361	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	87.16	2,614,672	16,500	2,631,172	0.17	2.000	60,000	2.00	A-		06-22-23
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	89.36	4,467,877	20,833	4,488,710	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	90.24	4,512,059	15,979	4,528,038	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	89.57	4,926,390	10,481	4,936,870	0.33	2.450	134,750	2.45	A		02-03-27
				239,970,298		221,010,970	1,318,094	222,329,063	14.73		4,761,660	2.12			
HEALTHCARE															
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	92.75	4,637,649	13,667	4,651,315	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	96.77	4,838,425	45,833	4,884,259	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	91.94	3,677,434	1,833	3,679,268	0.25	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	91.56	4,577,993	3,854	4,581,847	0.31	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	94.77	2,369,128	24,792	2,393,919	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	90.92	4,546,250	21,722	4,567,972	0.30	1.150	57,500	1.15	A+		04-15-26
				26,347,685		24,646,878	111,701	24,758,580	1.64		360,125	1.54			

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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
INFORMATION TECHNOLOGY															
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	96.40	4,819,960	5,000	4,824,960	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	3,776,368	2,903	3,779,271	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	93.86	4,692,770	21,875	4,714,645	0.31	1.125	56,250	0.90	AA+		04-11-25
5,000,000	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	90.98	4,549,224	5,153	4,554,377	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	92.32	4,616,027	15,889	4,631,916	0.31	2.200	110,000	2.41	A-		01-09-27
				24,022,210		22,454,349	50,819	22,505,168	1.50		346,250	1.43			
TRANSPORTATION															
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	99.32	4,966,020	27,604	4,993,625	0.33	1.875	93,750	2.51	BBB-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	96.63	3,865,190	7,333	3,872,524	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	97.89	4,894,300	15,208	4,909,508	0.33	3.650	182,500	3.70	AA-		06-01-25
				13,908,920		13,725,510	50,146	13,775,656	0.91		364,250	2.79			
				403,647,639		374,395,285	1,912,028	376,307,313	24.95		7,437,902	1.96			
SUPRANATIONALS															
Not Classified															
5,000,000	459058ff5	International Bk Recon & Develop 1.750% Due 04-19-23	99.58	4,979,205	99.86	4,993,061	39,375	5,032,436	0.33	1.750	87,500	2.19	AAA		
5,000,000	459058gl1	International Bk Recon & Develop 3.000% Due 09-27-23	98.78	4,939,000	99.13	4,956,408	1,667	4,958,075	0.33	3.000	150,000	4.76	AAA		
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	91.90	4,594,822	3,281	4,598,104	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	91.46	4,572,986	10,625	4,583,611	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	90.78	4,539,026	3,583	4,542,610	0.30	0.600	30,000	0.60	AAA		
				24,881,170		23,656,305	58,531	23,714,836	1.58		311,250	1.78			
				24,881,170		23,656,305	58,531	23,714,836	1.58		311,250	1.78			
TREASURY BILLS															
Not Classified															
10,000,000	912796y29	U. S. Treasury Bill 4.730% Due 07-27-23	98.08	9,808,172	98.51	9,851,019	0	9,851,019	0.66	4.730	473,000	4.82	AA+		
				9,808,172		9,851,019	0	9,851,019	0.66		473,000	4.82			
VARIABLE RATE SECURITIES															
Not Classified															
3,000,000	06746xan3	Barclays Bank Plc 3.902% Due 05-24-23	100.00	3,000,000	98.15	2,944,530	12,031	2,956,561	0.20	3.902	117,060	2.70	A		
3,000,000	06367wl84	Bank of Montreal 5.216% Due 06-02-23	100.00	3,000,000	99.59	2,987,700	12,171	2,999,871	0.20	5.216	156,480	2.14			
3,000,000	06746xfe8	Barclays Bank Plc 3.487% Due 06-29-23	100.00	3,000,000	100.02	3,000,562	581	3,001,144	0.20	3.487	104,610	2.91	A		
3,000,000	06368ec59	Bank of Montreal 0.450% Due 12-29-23	99.55	2,986,500	96.33	2,889,980	75	2,890,055	0.19	0.450	13,500	0.56			06-29-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 March 31, 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	78014rch1	Royal Bank of Canada 2.050% Due 02-27-25	100.00	5,000,000	95.09	4,754,634	9,681	4,764,315	0.32	2.050	102,500	2.05	A		08-27-23
5,000,000	3134gxqr8	Freddie Mac 2.750% Due 04-28-25	100.00	5,000,000	98.00	4,899,850	58,437	4,958,288	0.33	2.750	137,500	3.43	AA+		04-28-23
5,000,000	3130akln4	Federal Home Loan Bank 0.400% Due 10-14-25	100.00	5,000,000	92.50	4,625,109	4,278	4,629,386	0.31	0.400	20,000	0.67	AA+		04-14-23
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	87.34	2,365,280	3,441	2,368,722	0.16	0.750	20,310	0.86	A-		04-30-23
5,000,000	06048wk41	Bank of America Corp 0.850% Due 11-25-25	99.85	4,992,500	87.84	4,391,807	4,250	4,396,057	0.29	0.850	42,500	0.83	A-		05-25-23
5,000,000	06048wk66	Bank of America Corp 0.850% Due 12-23-25	100.00	5,000,000	86.47	4,323,561	944	4,324,505	0.29	0.850	42,500	0.80	A-		06-23-23
5,000,000	06048wk82	Bank of America Corp 0.750% Due 01-26-26	99.42	4,971,250	85.98	4,298,914	6,771	4,305,684	0.29	0.750	37,500	0.86	A-		04-26-23
5,000,000	3130aktt3	Federal Home Loan Bank 0.500% Due 01-29-26	100.00	5,000,000	91.17	4,558,262	4,306	4,562,567	0.30	0.500	25,000	0.59	AA+		04-29-23
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	91.54	4,577,037	1,111	4,578,148	0.31	1.000	50,000	0.89	AA+		
5,000,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	5,000,000	91.86	4,592,828	19,531	4,612,359	0.31	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.700% Due 09-29-26	100.00	5,000,000	90.95	4,547,653	194	4,547,848	0.30	0.700	35,000	1.14	AA+		06-29-23
5,000,000	459058kb8	International Bk Recon & Develop 0.700% Due 11-06-26	99.95	4,997,450	93.48	4,674,131	14,097	4,688,228	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	89.24	4,461,841	19,158	4,480,999	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	89.26	4,463,013	8,233	4,471,246	0.30	1.040	52,000	1.94	A-		02-04-26
				<u>79,175,746</u>		<u>73,356,692</u>	<u>179,292</u>	<u>73,535,983</u>	<u>4.89</u>		<u>1,099,960</u>	<u>1.49</u>			
				79,175,746		73,356,692	179,292	73,535,983	4.89		1,099,960	1.49			
TOTAL PORTFOLIO				1,574,619,899		1,500,457,510	4,116,628	1,504,574,138	100.00		36,503,176	2.42			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 03-01-23 To 03-31-23

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
03-02-23	03-03-23	tbus	912796y29	912796Y29	10,000,000	U. S. Treasury Bill 4.730% Due 07-27-23	AA+	98	9,808,172
03-07-23	03-30-23	fhus	3134gyn65	3134GYN65	5,000,000	Freddie Mac 6.000% Due 03-27-26	AA+	100	5,000,000
03-09-23	03-15-23	mbus	13063d3m8	13063D3M8	2,500,000.00	California St 5.222% Due 03-01-24	AA-	100	2,500,000
03-23-23	03-24-23	cpus	02314qut4	02314QUT4	10,000,000	Amazon.Com Inc 4.730% Due 07-27-23	A1+	98	9,835,764
03-29-23	03-29-23	cpus	47816gvm8	47816GVM8	5,000,000	Johnson & Johnson 4.780% Due 08-21-23	A1+	98	4,903,736
03-29-23	03-29-23	cpus	02314qvr7	02314QVR7	5,000,000	Amazon.Com Inc 4.720% Due 08-25-23	A1+	98	4,902,322
									36,949,994
SALES									
03-07-23	03-07-23	cpus	83369cq72	83369CQ72	10,000,000	Societe Generale 3.170% Due 03-07-23	A1	98	9,778,100
03-08-23	03-08-23	cpus	4497w1q82	4497W1Q82	5,000,000	ING (US) Funding LLC 3.070% Due 03-08-23	A1	98	4,892,976
03-09-23	03-09-23	cbus	89788jab5	89788JAB5	1,568,000	Truist Bank 1.250% Due 03-09-23	A	100	1,568,000
03-21-23	03-21-23	cpus	63873kqm2	63873KQM2	10,000,000	Natixis NY 3.300% Due 03-21-23	A1	98	9,768,083
03-22-23	03-22-23	cpus	89119bqn9	89119BQN9	10,000,000	Toronto Dominion Bank 3.420% Due 03-22-23	A1+	98	9,780,550
									35,787,710

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – MARCH 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.

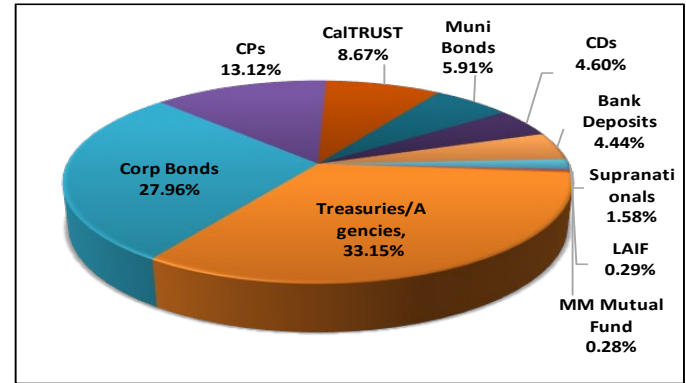
PORTFOLIO STATISTICS

Beginning Balance	21,223,950
Contributions	0
Withdrawals	0
Interest Earned	42,032
Ending Balance	21,265,982

PERFORMANCE COMPARISON

City Pool A	2.33%
LAIF	2.83%
90 Day T-Bill	4.73%
Federal Funds	4.65%

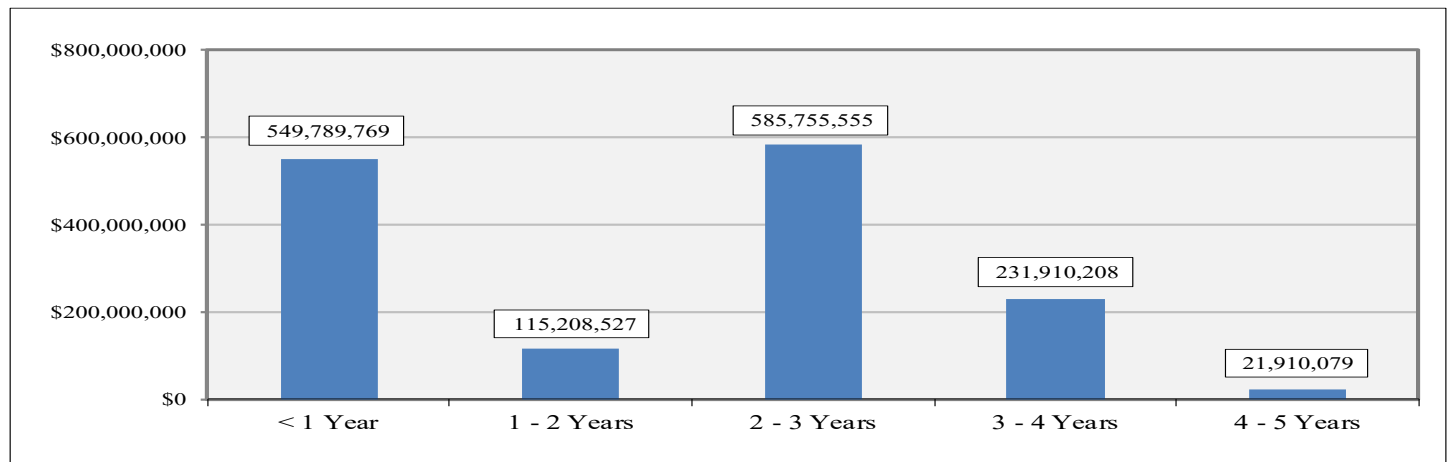
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	33.15%	1.42%
Corp Bonds	27.96%	1.91%
CPs	13.12%	4.81%
CalTRUST	8.67%	3.87%
Muni Bonds	5.91%	2.07%
CDs	4.60%	1.81%
Bank Deposits	4.44%	2.59%
Supranationals	1.58%	1.78%
LAIF	0.29%	2.83%
MM Mutual Fund	0.28%	4.31%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	549,789,769	36.54%
1 - 2 Years	115,208,527	7.66%
2 - 3 Years	585,755,555	38.93%
3 - 4 Years	231,910,208	15.41%
4 - 5 Years	21,910,079	1.46%
Total	1,504,574,138	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 03-01-23 To 03-31-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
03-01-23				Beginning Balance		245,444.15
03-31-23	03-31-23	in		Pool A Cash	42,031.83	287,475.98
				Mar 2023 estimated Pool A interest		
					42,031.83	
03-31-23				Ending Balance		287,475.98
Pool A Cash						
03-01-23				Beginning Balance		20,978,505.65
03-31-23				Ending Balance		20,978,505.65

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – MARCH 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.

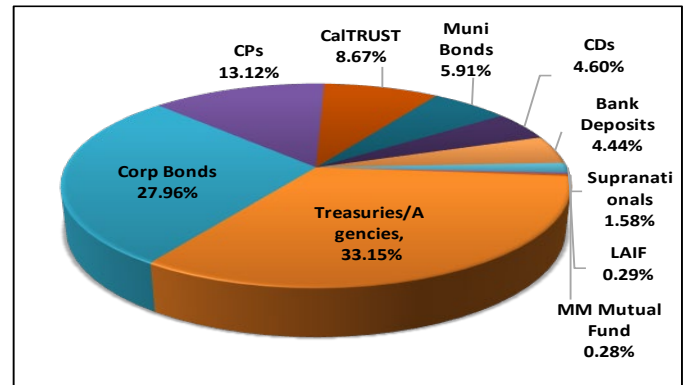
PORTFOLIO STATISTICS

Beginning Balance	39,967
Contributions	0
Withdrawals	0
Interest Earned	79
Ending Balance	40,046

PERFORMANCE COMPARISON

City Pool A	2.33%
LAIF	2.83%
90 Day T-Bill	4.73%
Federal Funds	4.65%

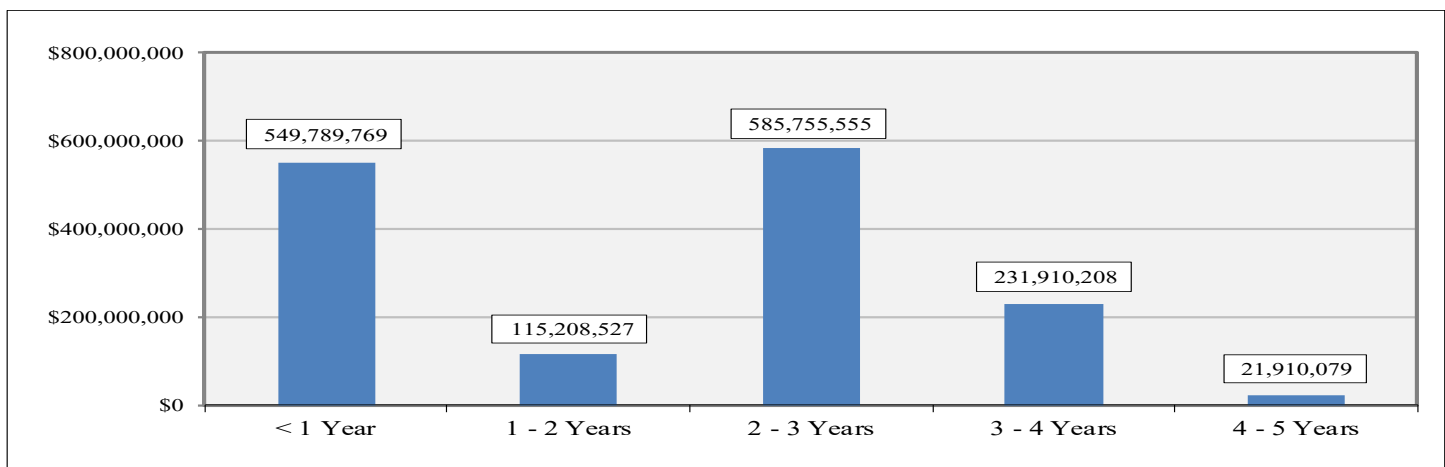
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	549,789,769	36.54%
1 - 2 Years	115,208,527	7.66%
2 - 3 Years	585,755,555	38.93%
3 - 4 Years	231,910,208	15.41%
4 - 5 Years	21,910,079	1.46%
Total	1,504,574,138	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	33.15%	1.42%
Corp Bonds	27.96%	1.91%
CPs	13.12%	4.81%
CalTRUST	8.67%	3.87%
Muni Bonds	5.91%	2.07%
CDs	4.60%	1.81%
Bank Deposits	4.44%	2.59%
Supranationals	1.58%	1.78%
LAIF	0.29%	2.83%
MM Mutual Fund	0.28%	4.31%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 03-01-23 To 03-31-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
03-01-23				Beginning Balance		462.20
03-31-23	03-31-23	in		Pool A Cash	79.15	541.35
				Mar 2023 estimated Pool A interest		
					<u>79.15</u>	
03-31-23				Ending Balance		541.35
Pool A Cash						
03-01-23				Beginning Balance		39,504.39
03-31-23				Ending Balance		39,504.39

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – MARCH 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.

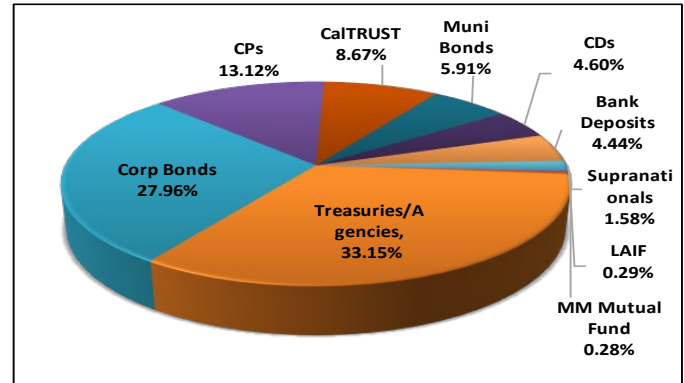
PORTFOLIO STATISTICS

Beginning Balance	272,461
Contributions	0
Withdrawals	0
Interest Earned	540
Ending Balance	273,001

PERFORMANCE COMPARISON

City Pool A	2.33%
LAIF	2.83%
90 Day T-Bill	4.73%
Federal Funds	4.65%

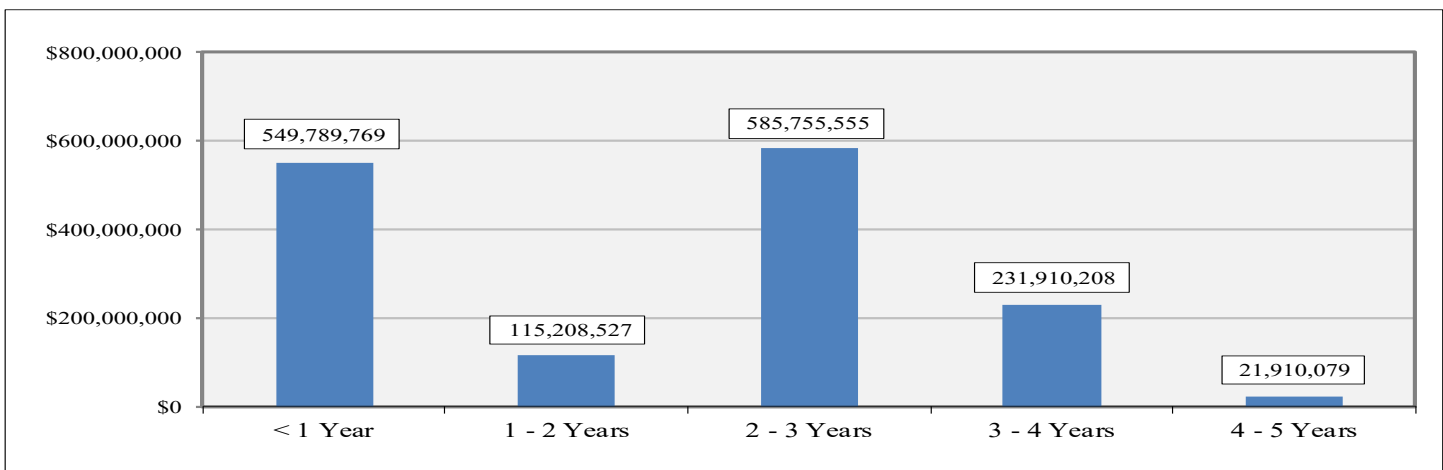
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	549,789,769	36.54%
1 - 2 Years	115,208,527	7.66%
2 - 3 Years	585,755,555	38.93%
3 - 4 Years	231,910,208	15.41%
4 - 5 Years	21,910,079	1.46%
Total	1,504,574,138	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	33.15%	1.42%
Corp Bonds	27.96%	1.91%
CPs	13.12%	4.81%
CalTRUST	8.67%	3.87%
Muni Bonds	5.91%	2.07%
CDs	4.60%	1.81%
Bank Deposits	4.44%	2.59%
Supranationals	1.58%	1.78%
LAIF	0.29%	2.83%
MM Mutual Fund	0.28%	4.31%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 03-01-23 To 03-31-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
03-01-23				Beginning Balance		3,150.86
03-31-23	03-31-23	in		Pool A Cash	539.58	3,690.44
				Mar 2023 estimated Pool A interest		
					<u>539.58</u>	
03-31-23				Ending Balance		3,690.44
Pool A Cash						
03-01-23				Beginning Balance		269,310.06
03-31-23				Ending Balance		269,310.06

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – MARCH 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.

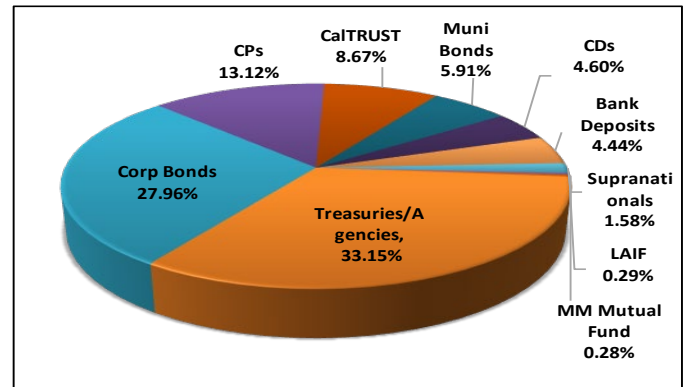
PORTFOLIO STATISTICS

Beginning Balance	29,432,396
Contributions	0
Withdrawals	0
Interest Earned	58,288
Ending Balance	29,490,684

PERFORMANCE COMPARISON

City Pool A	2.33%
LAIF	2.83%
90 Day T-Bill	4.73%
Federal Funds	4.65%

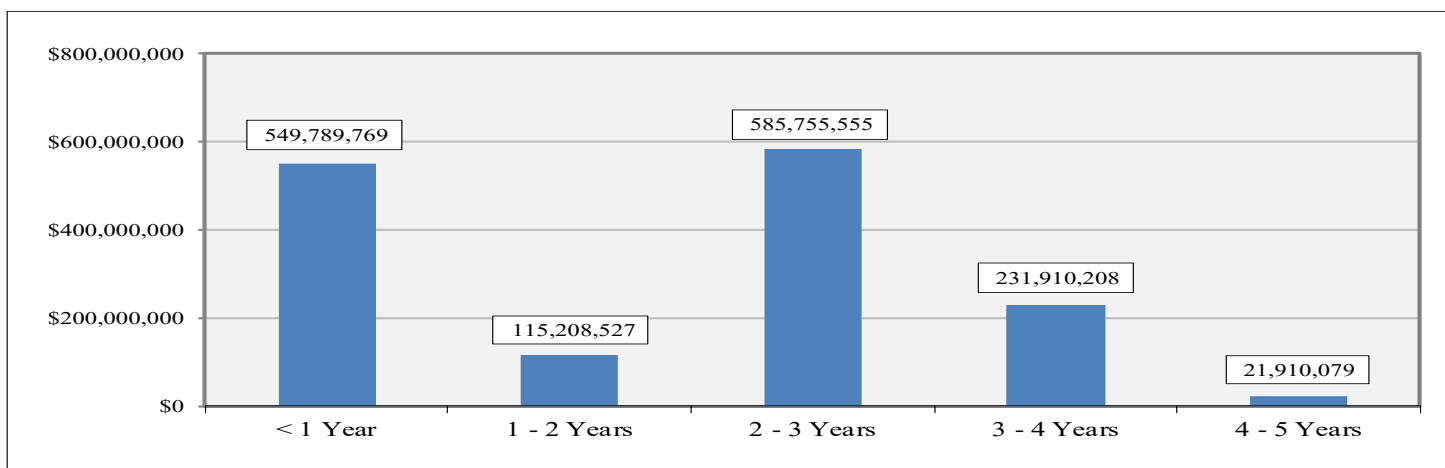
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	33.15%	1.42%
Corp Bonds	27.96%	1.91%
CPs	13.12%	4.81%
CalTRUST	8.67%	3.87%
Muni Bonds	5.91%	2.07%
CDs	4.60%	1.81%
Bank Deposits	4.44%	2.59%
Supranationals	1.58%	1.78%
LAIF	0.29%	2.83%
MM Mutual Fund	0.28%	4.31%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	549,789,769	36.54%
1 - 2 Years	115,208,527	7.66%
2 - 3 Years	585,755,555	38.93%
3 - 4 Years	231,910,208	15.41%
4 - 5 Years	21,910,079	1.46%
Total	1,504,574,138	100.00%



City of Sacramento
CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 03-01-23 To 03-31-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
03-01-23				Beginning Balance		350,900.59
03-31-23	03-31-23	in		Pool A Cash	58,287.81	409,188.40
				Mar 2023 estimated Pool A interest		
					<u>58,287.81</u>	
03-31-23				Ending Balance		409,188.40
Pool A Cash						
03-01-23				Beginning Balance		29,081,495.09
03-31-23				Ending Balance		29,081,495.09

FY 2023-24 CADA BUSINESS PLAN: YEAR-SPECIFIC PRIORITIES

	Administration
1	Build and Implement Organizational Strategic Plan (Foster, de la Vergne, Azevedo): With input from staff, Board, and CADA Stakeholders, update the Strategic Plan, including CADA’s mission, values, and priorities to further a cohesive vision and organizational culture that supports CADA’s Business Plan and Brand Management.
2	Electronic Media Retention (Gandara, Mussen): Continue to transition the preservation of archival records electronically using SmartSearch. Implement plans to archive Legal, Human Resources, Property Management and Maintenance documents. Resume scanning move-out files into SmartSearch and plan (and provide training to staff) to transition to digital leases and cloud lease file storage. Meet with department heads to prioritize departments and coach them on preparation of materials for this purpose.
3	Human Resources Information System (Azevedo): Implement CADA’s new HR platform, BambooHR, and train staff to use it. Initiate use of the timecard and vacation functions within BambooHR imminently. Implement post-Covid teambuilding and inclusion training activities as staff transitions back to pre-Covid operations.
4	Staffing and Space Needs (Azevedo, Foster): Continue to monitor departmental staffing levels and space needs, and reassess needs upon retirement of aging staff and general attrition. Monitor employee morale and continue to administer programs and activities that promote retention, further organizational values, and enhanced teamwork. Discuss an alternate setup of the Leasing area for better serving the public/residents and providing a secure and convenient location for the resident files. Work with Maintenance to inventory all available resources and needs for maintenance in order to facilitate future space planning needs.
5	Employee Recognition Program (Azevedo, Foster, de la Vergne): Update CADA’s Employee Recognition Program to align it with organizational values and goals, including CADA’s updated Strategic Plan and its Business Plan.
6	CADA Connections (Ulep): Continue regular electronic publication of the CADA Connections newsletter and limited print distribution, as well as presence on social media and other creative ways to communicate CADA’s work.
7	Accounting (Mussen, Harville): Plan transition from Boston Post to MRI’s replacement (or other) leasing software as the current version is not being upgraded but is still being supported by MRI. Secure updates on MRI and process/cost for migration, and researching other platforms. Complete all research by the end of 2023 and identify the replacement software, cost to acquire it, needed coordination among CADA departments, and an implementation timeline. Ensure new software can accommodate online rent payments.
8	CADA and CACDC Brand Management (Ulep, Foster): Update CADA and CACDC’s new brand management program to include logos, URL, website, event calendar/community engagement, videography, and public art.

	Property Management (Commercial, Market Rate and Affordable Housing Leasing and Management)
9	Affordable Housing Rental Assistance Program (Harville): Streamline CADA’s process for recertifying tenant incomes and getting annual contracts signed by residents of affordable housing. Develop and implement an ongoing program to train all permanent and temporary Leasing Staff in policies and procedures for CADA’s regulated and unregulated affordable housing units. Develop a training manual, improve file accessibility and streamline file set-up.
10	Sonrisa Affordable Programs Compliance (Harville): Create structure for ongoing tax credit compliance with the 1322 O Street Limited Partnership (Sonrisa project) that is now fully occupied. Establish a good working relationship with WNC and the CFY audit team. Ensure necessary tax credit compliance training, certification, and training updates for the Leasing Staff.
11	Commercial Leasing – Tenant Support (de la Vergne, Foster, Leon): Lease the vacant commercial spaces at 1329-31 O Street and 1412 and 1414 16 th Street. Extend expiring commercial leases for Legado de Ravel and Karma Brew. Monitor the performance of the CLTRE Club business incubator project, which will be leasing the former Enterprise site, and provide advice and counsel. Participate in and promote the Midtown Association’s Second Saturday program. Manage ARY Place commercial spaces and leases.
12	Residential Leasing (Harville, Ulep, de la Vergne, Foster): Create an updated Marketing and Leasing Plan that increases leasing office availability and interaction with potential renters, cross-trains leasing staff to work across programs, and more efficiently releases available units in an effort to increase occupancy and revenue for both CADA and community benefit. Resume internships focusing on the calculation of square footages for all CADA apartments and prepare digital apartment and building plans. Encourage tenants and new applicants to use CADA’s lobby kiosk for rent re-certifications, new applications, and other requests. Until Boston Post is replaced, use the platform to prepare and issue 3-day notices for lease violations and for failure to pay rent, electronic signing of lease documents, electronic communication with tenants via CALLMAX, and affordable program tenant income recertifications.
13	Residential Leasing Manual and Training (Harville): Create and maintain a Leasing master manual for all CADA market and affordable housing programs, policies and procedures. Staff will build the policies and procedures manual utilizing some preliminary work completed last year. Reach out to the non-profit and for-profit property management sectors to ensure alignment with industry best practices for the manual.
14	Resident Communication – (Stutes, Harville, Juneau): Begin to use email and CALLMAX (targeted voicemail and text messages through the new call system) to communicate more quickly and directly with all CADA tenants (including those with accommodation needs) on key issues such as security, health and safety issues, repairs, etc. Resident Services Manager and Maintenance office staff will receive CALLMAX training.
15	Resident Services – Common Area Building Aesthetics (Stutes): – Continue CADA’s program of upgrading the aesthetics of CADA’s laundry and community rooms. Continue assessing buildings for needed upgrades, including needed paint and repairs, laundry and community room upgrades. 1327 O Street will be the next property.
16	Resident Services – Tenant Support Services (Stutes): Ramp up collaboration on CADA’s new case management and supportive services program. This collaboration will be with Step Up for tenants living in buildings other than Sonrisa, and will be with Community Resource Services for tenants living in Sonrisa. Staff will promote and suggest that residents use this service through community outreach and events. Staff will advertise among CADA tenants seeking employment or improved job-seeking skills regarding the availability of the Sacramento Employment and Training Agency (SETA), which will be housed in the Sonrisa commercial space and available to all. Resume all-resident events such as bingo nights and the annual holiday party using the SETA space at Sonrisa.
17	Resident Services – Exterior Landscaping Upgrades (Stutes): Refresh interior courtyard landscaping at 1201-19 P Street, 1420 O Street, 1316 O Street and 17 th Street Commons. Convert turf to climate-appropriate native plantings at 1506 13 th Street, 1228 O Street, 1317 O Street and 1327 O Street.
18	Apartment Inspections (Stutes): Continue to boost CADA’s capacity to use its Health Fire Safety inspections to identify developing issues in the apartments where a tenant could benefit from support services and/or that could lead to significant vacancy loss if allowed to persist to the end of the tenancy. Continue ongoing Health, Fire, and Safety inspections and include a leasing agent whenever regulated units are inspected.

19	Vacancy Loss – (Harville, Dodson, Juneau): Identify ways to decrease CADA’s vacancy loss number and expedite the turnover of housing for new tenants, including through enhanced Health Fire Safety inspections by Resident Services staff and further efficiencies for unit preparation tasks. Continue to use the apartment turn checklist for use with staff and subcontractors to track required tasks to be performed with each apartment turnover. Leasing Services Manager and the Leasing staff will walk newly vacant units to determine the need for upgrades and/or changes to increase value and desirability of the units and walk apartments following each turn to ensure quality. CADA staff will also proactively review current unit finishes and work to bring apartment finishes to a standard that reduces replacement and waste over time and becomes more competitive with the local market. Maintenance staff will identify tasks to be performed in-house and by contracted staff to ensure timely turnover of housing units, with the goal of a 2-4 week turnover of most units.
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	Asset Management
20	Energy and Water Efficiency Program (de la Vergne, Juneau): Continue to practice environmental sustainability in all CADA operations by implementing energy and water efficiency, and waste reduction measures. Continue to use City of Sacramento and WegoWise utility tracking software to identify energy and water efficiency problems and opportunities for conservation. Convert the existing gas-fired heating system at 1317 O Street to electric heat pumps and a central electric hot water heating system. Continue to plan the conversions of the heating and hot water systems at 1400 N Street and 1521 12 th Street. Begin Phase II analysis of additional CADA buildings with high per apartment gas consumption. Secure consulting assistance from SMUD to evaluate additional buildings that have higher-than-average carbon footprints. Continue to replace traditional roofs with UV-reflecting cool roofs. On a pilot basis, replace the existing residential single-pane window panes at 1412 16 th Street with high-efficiency dual panes while preserving this historic steel window frames and monitor the results. Prepare a strategic plan to guide CADA’s sustainability efforts. Update CADA’s inventory of all heating and cooling systems and all water heaters. Prepare a complete inventory of CADA’s window types and quantities by building. Prepare an inventory of all remaining properties with turf. Investigate how to install electric vehicle charging stations at all CADA parking locations to enable CADA’s apartment portfolio to be competitive as EV’s move toward dominance in the market. Annually, present to the Board a report on each building’s water, gas and electricity consumption and on CADA’s sustainability accomplishments.
21	Capital Improvement Program (Juneau, Czajka): Address high-priority CIP projects set forth in the May 2022 CIP Needs Assessment and the FY 22-23 budget. Priorities will include dry rot repairs, window replacements, electrical systems upgrades and inspections, and replacements of wooden balconies and stairwells. Prepare a Standard Operating Procedures Manual for designing and preparing permit applications to be submitted to the State Fire Marshal for permit review and construction inspections. Priorities for FY 23-24 will include completing the windows replacement at 1228 O Street and repainting of the building; window replacements at 1201 P Street; and stairs and outdoor decking replacement at 1606 15 th Street and 1228 O Street. Landscape priorities will include re-landscaping the rear courtyards at 1201-09 P Street and at 1420 O Street and, upon completion of the new outdoor decking and stairs at 1606 15 th Street, re-landscaping the 15 th Street frontage.
22	Maintenance and Equipment Inventory Tracking (Juneau, Czajka): Continue to implement the Maintenance Connection computerized maintenance management system (CMMS) software package for use in tracking Maintenance Department work orders, including CIP construction projects, and tools and equipment inventory management. Prioritize implementation of system modules that will allow the Vacancy Prep Coordinator to submit work orders for a vacancy more efficiently. Add capacity to identify apartment upgrades that Leasing needs to be able to track. Implement Preventative Maintenance tracking functionality and improved Maintenance dashboard functionality. Add commercial lease maintenance terms to the CMMS system so maintenance responsibilities can quickly be determined when needed.
23	Maintenance Department Repair Work Notifications (Juneau, Paladino, Harville): Train dispatchers in the Maintenance Department to use the MRI CALLMAX messaging system to notify residents by email, text and phone of upcoming maintenance activities, power/water service shutdowns, etc., starting with residents who need accommodations.
24	Maintenance Department Equipment Storage (Juneau): Assess the need for additional storage for Maintenance materials and equipment with completion of the materials inventory and to offset storage lost due to development project construction and to better meet current and projected future storage needs as CADA’s inventory of apartment buildings increases with the addition of Sonrisa and other planned buildings. Identify additional parking. Occupy the new supplemental rental warehouse space at 712 R Street in July 2023. Inventory all available resources and needs for maintenance in order to facilitate future space planning needs.

	Neighborhood Development
25	O Street Streetscape (de la Vergne, Funston): Continue implementation of the O Street Streetscape Concept Plan. If grant funding from Caltrans and/or DGS (or others) is secured, commence construction on the 900 block and at the 14 th & O Street intersection. Solidify plans for art additions at 11 th & O with SacRT using awarded HCD transit-oriented development funds, including restoration of the Posey’s sign and a mural on the western-facing wall of 1108 O St. Continue conversion from turf to climate-appropriate landscape fronting CADA apartments on the 1200 and 1300 blocks. Engage a designer to design Envision O street improvements on the RT blocks once RT finishes its installation of mini-high platforms in 2023. Encourage Caltrans to commit to implementing Envision O Street recommendations for the 1100 block and DGS to commit to the same on the 700 south block face and the 800 north and south block faces. Encourage the City to implement further pedestrian improvements at the 15 th and 16 th Street intersections. Hire a design team to prepare concept to 30%-level plans for the south side of 800 block, the south side of the 1000 block, and the north and south sides of the 1100 block.
26	10th Street Commercial Streetscape Upgrades (Funston, de la Vergne): Complete installation of a new outdoor seating enclosure at 11 th & P Streets.
27	Fremont Park – Restroom and Landscape Planning (de la Vergne): Work with Midtown Association and Friends of Fremont Park (FOFP) to plan for the replacement and future exterior treatment of the park’s restroom. Support efforts to secure CIP funding in the City budget to fund the work, together with CADA and Midtown Association (MA) contributions. Work with the City, FOFP and MA to plan corner flower gardens at the four entrances to the park and to better maintain the storm water planters on the 16 th Street frontage. Redesign & replant the storm water planters along 16 th Street.
28	Fremont Park – Activation (Ulep, Foster): Host a Second Saturday movie event in October that supports the Second Saturday efforts of the Midtown Association and furthers CADA goals of neighborhood development and community building while furthering the CADA Brand.
29	Roosevelt Park – Perimeter Fencing (de la Vergne): Encourage the City to replace the older chain link fencing around the park’s perimeter. Create a plan for highlighting the park’s Depression-era history. Resume work with the City to plan Phase III priorities including replacing the perimeter fencing where needed, re-landscaping between the sidewalk and the fencing, and widening the sidewalks to a minimum width of 8 feet. Consider creating a new entrance at the southeast corner of the park.
30	16th Street – Outdoor Activation (de la Vergne): Explore and design outdoor seating for Karma Brew to replace the Covid-era seating on P Street. In-lieu of outdoor seating on 16 th Street, re-landscape with climate-appropriate plantings and install a set of steps to make travel to and from parked vehicles easier. Explore feasibility of outdoor seating on 16 th Street in front of the Luna’s space.
31	10th & R Streetscape (Leon, Funston): Complete the design, obtain the permits, and start construction of streetscape improvements on a portion of the R St Corridor frontage in September, pending Board review and approval.
32	Art Installations and Utility Box Wraps (Ulep): Continue rotating art installations with the State and identify additional opportunities for CADA-initiated art that furthers its goals of cultivating community and creating a sense of place. Replace and expand utility box wraps to provide an accessible opportunity to both beautify spaces and distribute art throughout the community.
33	Capitol Mall Redesign (de la Vergne): Continue to serve on the City of Sacramento’s steering committee which is advising the City as it oversees planning for a Capitol Mall redesign, in further alignment with the surplusng and reuse of former state office buildings.

34	Community Development Efforts (Foster, de la Vergne, Ulep): Implement projects that further community development goals of small business incubation, community-building and education, place-making activities, and neighborhood development.
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	Development
35	805 R St (Leon) - CADA/CACDC: Identify and obtain financing for project, in collaboration with Mutual Housing.
36	EEG Sites 5, 6 and 7 (SE corner of 16th & N) (Foster, Leon, Funston) - CADA: Continue communication with DGS to work towards development of a mixed-use affordable housing project.
37	Sonrisa (1322 O Street) (Funston, Harville, Stutes, Mussen) - CADA/CACDC: Stabilize the building and achieve a debt-service-coverage ratio of 1.15 for three consecutive months. Convert to the permanent mortgage loan. Manage asset in coordination with Finance, Leasing and Resident Services, including budget, investor reporting, welfare tax exemption status, and property management.
38	2000 16th Street (Foster, Leon, Funston) CADA/CACDC: Continue pre-development work, including design, community outreach, and City entitlements. Initiate funding applications in partnership with Mutual Housing.
39	Cypress (14th and N) (Funston): Continue assisting with and monitoring construction by D&S Development, with the goal of completing the building by mid-2025.
40	Middle Income Housing Support Program (Foster, Leon) – CADA: Initiate a Request for Proposals process to inform developers of the Middle-Income Housing Program and notify them of available CADA funds to support development of middle-income housing (80 to 120% AMI) projects. After the initial RFP, receive future proposals on an ongoing basis.
41	Priority Site Acquisitions (Foster, de la Vergne, Leon) – CADA: Prioritize potential development sites within the project areas and continue to monitor local real estate for opportunities to acquire high-priority sites and other property that aligns with CADA’s goals and Strategic Plan.
42	Seek Opportunities for Furthering Ownership Housing and Housing Serving a Range of Income Levels (Foster, de la Vergne, Leon): Continue to take steps to identify models and opportunities that will further ownership housing and other types of housing that is able to serve a range of incomes in order to further strengthen the local workforce and economy and create diverse and inclusive neighborhoods.

	Institutional Partner-Driven
43	Continue strong partnerships with the City and State, as well as the Downtown Sacramento Partnership, Midtown Association, R Street Partnership, SMUD, DWR and other public and nonprofit agencies to further the CADA Strategic Plan and objectives, including sustainability and the vitality and recovery of the downtown and midtown areas.