

APARTMENT STATUS REPORT (Month-ending June 30, 2023)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	6/30/23	5/26/23	6/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	779	721	760	721	721
Occupied	713	714	672	698	668	665
Percentage Occupied*	92%	92%	93%	92%	93%	92%
Percentage Leased*	96%	96%	96%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	6/30/23	5/26/23	6/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	66	65	49	61	54	56
Vacant: Pre-leased Units	9	6	8	10	10	12
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	23	24	15	20	14	12
Vacant: Units Available to Rent	34	35	26	32	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	6/30/23	5/26/23	6/30/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	6	4	7	6	10	9
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	0	1	0	1	1
On Notice: Units Available to Rent	6	4	6	6	9	8
Total Units Available to rent (Vacant & On Notice)	40	39	32	38	38	41
CURRENT MONTH ACTIVITY - TOTAL	6/30/23	5/26/23	6/30/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	10	10	16	9%	16%	19%
# of Move-Ins / % of Total Units	9	9	8	17%	16%	18%
# of New Rentals	17	10	10	131	170	168
# of 30-Day Notices Received / % of Total Units	12	7	13	9%	18%	19%
# of Units brought to market / % of Move-Outs	7	8	9	111%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	3	4	3	13%	38%	30%
# of Notices Canceled / % of Notices Received	0	0	1	5%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	6/30/23	5/26/23	6/30/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	1	0	0	6%	9%	2%
Bought a house	0	2	0	5%	6%	7%
Deceased	0	0	7	2%	10%	3%
Dissatisfied (unable to resolve)	0	0	1	6%	1%	6%
Employment/education related	0	0	0	6%	2%	15%
Financial	1	0	2	3%	4%	11%
Illness/ health/ personal	2	0	2	6%	14%	6%
Moving out of the area	2	1	2	11%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	1	1	9%	8%	9%
Need amenity not offered / not currently available	0	0	0	0%	1%	2%
Moved with no notice/Unknown	1	3	0	25%	14%	1%
Transferred to another CADA apartment	2	3	1	20%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	1	0	0	2%	0%	0%
TOTAL	10	10	16	100%	100%	100%
Average length (years) of Occupancy (YTD):				3.8	4.3	4.9

APARTMENT STATUS REPORT (Month-ending July 31, 2023)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	7/28/23	6/30/23	7/29/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	779	721	762	721	721
Occupied	714	713	671	701	668	665
Percentage Occupied*	92%	92%	93%	92%	93%	92%
Percentage Leased*	96%	96%	97%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	7/28/23	6/30/23	7/29/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	65	66	50	62	54	56
Vacant: Pre-leased Units	10	9	14	10	10	12
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	20	23	12	20	14	12
Vacant: Units Available to Rent	35	34	24	32	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	7/28/23	6/30/23	7/29/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	3	6	16	6	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	3	6	14	6	9	8
Total Units Available to rent (Vacant & On Notice)	38	40	38	38	38	41
CURRENT MONTH ACTIVITY - TOTAL	7/28/23	6/30/23	7/29/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	8	10	5	10%	16%	19%
# of Move-Ins / % of Total Units	9	9	4	18%	16%	18%
# of New Rentals	13	17	17	144	170	168
# of 30-Day Notices Received / % of Total Units	5	12	14	10%	18%	19%
# of Units brought to market / % of Move-Outs	5	7	10	105%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	4	3	7	15%	38%	30%
# of Notices Canceled / % of Notices Received	0	0	0	4%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	7/28/23	6/30/23	7/29/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	0	1	0	5%	9%	2%
Bought a house	1	0	0	5%	6%	7%
Deceased	0	0	1	1%	10%	3%
Dissatisfied (unable to resolve)	0	0	0	5%	1%	6%
Employment/education related	0	0	0	5%	2%	15%
Financial	0	1	0	3%	4%	11%
Illness/ health/ personal	2	2	1	8%	14%	6%
Moving out of the area	1	2	2	11%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	0	8%	8%	9%
Need amenity not offered / not currently available	0	0	0	0%	1%	2%
Moved with no notice/Unknown	0	1	0	22%	14%	1%
Transferred to another CADA apartment	4	2	1	23%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	1	0	1%	0%	0%
TOTAL	8	10	5	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.3	4.3	4.9

CADA AFFORDABLE HOUSING STATISTICS: June 30, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	35	47	82	501	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:	191	47	238	541	779
MANAGED AFFORDABLE/MARKET %:			31%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	191	47	238	541	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	240	215	455	1256	1711
TOTAL AFFORDABLE/MARKET%			26.59%	73%	100%

CADA AFFORDABLE HOUSING STATISTICS: July 31, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	34	47	81	502	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:	190	47	237	542	779
MANAGED AFFORDABLE/MARKET %:			30%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	190	47	237	542	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	239	215	454	1257	1711
TOTAL AFFORDABLE/MARKET%			26.53%	73%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

September 2023

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

CADA has entered into a Letter of Intent to Lease with Cap City Squeeze's owner Nubia Murillo, for a café in this location and will prepare a lease shortly. CADA will undertake certain tenant improvements including structural work to open a wall between the two dining rooms, limited demolition, some rough framing, rough plumbing and rough electrical, selected window replacements, and, budget permitting, limited work on the floors. CADA has completed a detailed scope of work for this work. The wall between the two dining rooms has been opened up under a prior contract and has made a considerable difference in the flow and appearance of the space. The scope of work will be used to prepare a portion of the lease.

Address: **1412 16th Street**
 Current Tenant: Anchor & Tree Coffee Collective (formerly Urban Yogi)

CADA has leased this space, effective August 1st to Donovan Albert. He has moved his coffee roasting machine into the space and is roasting beans for his existing business customers. He served coffee during the September 2nd Chalk It Up weekend, working through the front door from a cart positioned just inside the door. CADA's contractor has been working on CADA's Tenant Improvement items which include preparatory demolition in select areas, installing utility sinks in two locations, and installing electrical service to select locations.

Address: **1414 16th Street**
 Current Tenant: Silver Lining (formerly Luna's)

CADA has leased the space to Silver Lining, which will be a dueling piano bar owned by William Houser. CADA's contractors started construction activities shortly after Luna's last day on August 8, including demolition, rough plumbing work, and installation of a new concrete subfloor in what will be the kitchen area. The concrete subfloor in the kitchen and the condition of the wooden subfloor in the rest of the space are the subject of a staff report and recommendation that are on the September 29th Board agenda.

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

Residential break-ins, vandalism, theft, disturbances:

- **8/02/23:** 1420 O St: Courtesy patrol found an individual loitering near the dumpster and creating a large mess. Patrol asked the individual to throw the items back into the dumpster and leave the property which he did without incident.
- **8/5/23:** 1500 15th St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property which he did without incident.
- **8/5/23:** 1500 15th St: Courtesy patrol found the same individual loitering on the property again. Patrol again asked him to leave the property which he did without incident.
- **8/5/23:** 1228 O St: Courtesy patrol received a complaint of loud noise outside. Patrol arrived to find a few individuals hanging out and drinking between this and another building. Patrol advised they needed to leave the area and they did without incident.
- **8/6/23:** 1420 O St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **8/8/23:** 1500 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **8/9/23:** 17th St Commons: Resident reported that their vehicle had the front passenger window broken out.
- **8/13/23:** 1522 N St: Courtesy patrol found an individual going through the dumpster and spreading trash all around. Patrol asked the individual to pick it up and leave the area which he did without incident.
- **8/14/23:** 1325 15th St: Courtesy patrol received a call regarding an individual loitering at the front door of the building. Patrol arrived and asked the individual to leave the area which he did without incident.
- **8/19/23:** 1522 N St: Courtesy patrol received a call regarding individuals being loud in the building. Patrol arrived and found four individuals being very loud in the stairwell. Patrol asked them to leave the area which they did without incident.
- **8/20/23:** 1421 15th St: Courtesy patrol received a call regarding someone looking into cars in the parking lot. Patrol arrived and checked the entire area but did not find anyone.
- **8/20/23:** 1522 N St: Courtesy patrol found an individual trying to get into the building. Patrol requested the individual leave the area. The man refused until police were called, then left the area.
- **8/21/23:** 1522 N St: Courtesy patrol received a report of a man looking into someone's apartment. Patrol arrived but did not find anyone in the area. Administration staff followed up with the resident the following day and advised to complete a police report.
- **8/21/23:** 1522 N St: Courtesy patrol found an individual loitering at the back door to the building. Patrol asked the individual to leave the property. The man refused to leave until the police were called, then left.
- **8/31/23:** 1510 O St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave and he refused then began to yell threats and make violent gestures so patrol phoned the police.

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

- **8/5/23:** 1413 16th St: Simon's Restaurant: Courtesy patrol received a call regarding an individual causing problems at the restaurant. Patrol arrived and the individual had already left the area after leaving a trash can in front of the entrance.
- **8/23/23:** 1522 14th St: CADA Administration Building: Courtesy patrol found the front office door open about a foot. Sent police to search building and all was ok.
- **8/30/23:** 1413 16th St: Courtesy patrol found an individual starting to set up a camp on the property. Patrol advised the individual they could not camp there. The man left the property without incident.

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

There were 20 calls during the month of August, as follows:

- 8 calls were to report noise.
- 2 calls were to report someone looking into cars in a parking lot.
- 5 calls were to report someone loitering on a property.
- 1 call was to report someone going through a dumpster.
- 1 call was to report office door open.
- 1 call was to report someone ringing doorbells.
- 1 call was to report someone entering an apartment.
- 1 call was to report someone looking into an apartment.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2023 - 2024

Contract Log as of 9/7/2023

Item 15 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
8/14/2023	C24-054	Admin-Misc	Associated Sound	Audio Visual Services for Board and Strategic Planning Meeting	1108 R Street	\$1,605.94	10-001-4246
8/15/2023	C24-055	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Coffee Connection)	1412 16th Street	\$18,000.00	10-C23-5820-C231-23C-019.6
8/15/2023	C24-056	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Silver Lining Piano Bar)	1414 16th Street	\$24,986.00	10-C23-5820-C231-23B-002.1
8/16/2023	C24-057	Admin-Misc	Pixie Tribe Entertainment	Face Painters for the CADA Movie in the Park Event	1515 Q Street	\$435.00	10-001-4255
8/20/2023	C24-058	Maintenance	Elite Service Experts, Inc.	FY Full-Time Apartment Painting	Various Locations	\$265,500.00	10-003-5421
8/22/2023	C24-056.1	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Silver Lining Piano Bar) - Change Order #1	1414 16th Street	\$12,911.00	10-C23-5820-C231-23B-002.1
8/24/2023	C24-059	Admin-Misc	Eben Burgoon	Chalk it Up Art for the CADA Movie in the Park Event	1515 Q Street	\$450.00	10-001-4211
8/25/2023	C24-060	Maintenance	City of Sacramento	Sidewalk Repairs	Various Locations	\$28,517.83	10-C22-5820-C888-88-002.7 & 10-C23-5820-C888-88-002.7
8/25/2023	C24-061	Maintenance	Affordable Painting Services, Inc.	Exterior Painting	1412 16th Street	\$2,500.00	10-C23-5820-C231-23C-019.6
8/25/2023	C24-062	Maintenance	Irish Iron	Fabricate & Install Railings for La Croissant Dining Area	11th & P Streets	\$11,000.00	10-D19-4703-D801-00
8/29/2023	C23-019.1	Maintenance	King's Roofing (DK Enterprises, Inc.)	FY Roof Repairs - Extn (Change Order)	Various Locations (No Sonrisa)	\$20,000.00	10-003-5240
8/30/2023	C24-056.2	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Silver Lining Piano Bar) - Change Order #2	1414 16th Street	\$33,928.00	10-C23-5820-C231-23B-002.1



September 22, 2023

TO: CADA Board of Directors

SUBJECT: **September 29, 2023, Board Meeting**
AGENDA ITEM 15 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE PERIOD ENDING August 31st, 2023

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the two months ending August 31, 2023 is the General Operations financial report.

Financial Results
For the 2 Months ending August 31, 2023.

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 17,867,850	\$ 1,643,977	\$ 1,655,200	\$ 11,223
Operations Expenses	<u>(16,560,799)</u>	<u>(2,943,294)</u>	<u>(2,609,448)</u>	<u>333,846</u>
Operating results	1,307,051	(1,299,317)	(954,248)	345,069
Investment in Capital Investment Program	(1,306,122)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	(929)	-	-	-
- Contribution to Available Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	-	-	-	-
Net Results	<u>\$ -</u>	<u>\$ (1,299,317)</u>	<u>\$ (954,248)</u>	<u>\$ 345,069</u>

GENERAL OPERATIONS

The results of General Operations through August 31, 2023, (**Attachment A**) show a favorable budget variance – a total of \$345,069 consisting of \$11,223 in unfavorable variances in funding sources and \$333,846 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$11,223. All Rental Revenue accounts are over budget by \$7,000, with the rental concession accounts under budget by \$10,000 and a total unfavorable variance within the rental income accounts of \$(3,000). This variance is increased by a favorable variance in Investment Income of \$60,709 and offset by the unfavorable variance in Allowance for Uncollectible of \$(64,434) due to the write off of the outstanding balance from the former Luna space.

General Operations Operating Expenses increased the overall favorable variance by \$333,846. All major categories reflect favorable variances. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

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

Financial Report Enclosures:

Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)
General Operations - Consolidated
From 7/1/2023 Through 8/31/2023

Attachment A

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
FUNDING SOURCES of General Operations				
Rental Income				
Parking	312,700.00	52,116.00	55,398.00	3,282.00
Ground Lease Revenue	156,000.00	26,000.00	42,854.00	16,854.00
Residential Rental Revenue	11,730,500.00	1,955,082.00	1,906,769.00	(48,313.00)
Commercial Rental Revenue	515,000.00	85,834.00	113,931.00	28,097.00
Coin Op Laundry Revenue	36,300.00	6,050.00	2,886.00	(3,164.00)
Rental Vacancy Loss	(1,135,000.00)	(189,166.00)	(231,156.00)	(41,990.00)
Low Income Subsidy	(789,500.00)	(131,582.00)	(133,559.00)	(1,977.00)
Loss to Lease	(1,606,800.00)	(267,802.00)	(213,129.00)	54,673.00
Forfeited Security Deposits	2,100.00	350.00	-	(350.00)
Bad Debt Recovery	500.00	84.00	-	(84.00)
Misc Current Svcs - Mgmt Fees	115,460.00	19,244.00	19,244.00	-
Misc Current Svcs - Salaries	157,490.00	26,250.00	26,250.00	-
Misc Current Svcs - Mait	-	-	353.00	353.00
Total Rental Income	9,494,750.00	1,582,460.00	1,589,841.00	7,381.00
Tax Increment Revenue				
Tax Increment Revenue	7,670,000.00	-	-	-
Total Tax Increment Revenue	7,670,000.00	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	322,000.00	26,834.00	48,599.00	21,765.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	92.00	92.00
Interest Income - Pool A Taxable Bond	350,000.00	29,167.00	68,019.00	38,852.00
Total Interest and Other Investment Income	670,000.00	56,001.00	116,710.00	60,709.00
Miscellaneous Revenue				
Miscellaneous Income	33,100.00	5,516.00	13,083.00	7,567.00
Allowance for Uncollectibles	-	-	(64,434.00)	(64,434.00)
Total Miscellaneous Revenue	33,100.00	5,516.00	(51,351.00)	(56,867.00)
Total FUNDING SOURCES of General Operations	17,867,850.00	1,643,977.00	1,655,200.00	11,223.00
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(184,886.00)	(30,816.00)	(30,816.00)	-
Salaries	(3,157,000.00)	(526,166.00)	(508,914.00)	17,252.00
Employee Recognition	(37,000.00)	(6,166.00)	(594.00)	5,572.00
Social Security/Medicare	(46,900.00)	(7,818.00)	(8,495.00)	(677.00)
Cafeteria Plan	(522,000.00)	(87,002.00)	(79,095.00)	7,907.00
Long Term Disability	(34,000.00)	(5,664.00)	(5,025.00)	639.00
State Unemployment	(11,000.00)	(1,832.00)	(260.00)	1,572.00
Workers Compensation	(86,500.00)	(14,416.00)	(14,481.00)	(65.00)
Life & AD&D Insurance	(13,200.00)	(2,202.00)	(2,240.00)	(38.00)
PERS Retirement	(773,000.00)	(462,748.00)	(446,736.00)	16,012.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(215,000.00)	(35,834.00)	(32,740.00)	3,094.00
Employee Assist Program (EAP)	(2,350.00)	(392.00)	(134.00)	258.00
Total Employee Services & Benefits	(5,292,836.00)	(1,181,056.00)	(1,129,530.00)	51,526.00
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	3,928.00	656.00	656.00	-
Marketing & Media	(25,000.00)	(4,166.00)	(1,444.00)	2,722.00
Property Management Marketing	(16,928.00)	(2,822.00)	-	2,822.00
Printing and Binding	(2,000.00)	(334.00)	(191.00)	143.00
Employment Recruitment & Notices	(5,000.00)	(834.00)	(289.00)	546.00
Legal Services	(184,919.00)	(15,409.00)	(50,707.00)	(35,298.00)
Accounting and Auditing	(55,450.00)	-	-	-
Community Activities	(80,000.00)	(13,334.00)	(6,085.00)	7,249.00
Document Storage & Destruction	(2,000.00)	(334.00)	(196.00)	138.00
Network Administration Services	(98,000.00)	(16,334.00)	(7,053.00)	9,282.00
Payroll Services	(15,000.00)	(2,500.00)	(700.00)	1,800.00
Banking & Investment Fees	(13,110.00)	(2,000.00)	(1,745.00)	255.00

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Admin Other Professional Services	(67,500.00)	(11,250.00)	-	11,250.00
Prop Mgmt Other Professional Services	(131,000.00)	(21,834.00)	(14,368.00)	7,466.00
Asset Mgmt Other Professional Services	(72,000.00)	(12,002.00)	(9,495.00)	2,507.00
Courtesy Patrol	(142,424.00)	(23,738.00)	(15,225.00)	8,513.00
Courtesy Patrol-Sp Mgmt Credit	17,424.00	2,904.00	2,904.00	-
Insurance - Special Management	(141,500.00)	(141,500.00)	(28,056.00)	113,444.00
Insurance	(713,000.00)	(713,000.00)	(790,401.00)	(77,403.00)
Self-Insured Losses	(75,000.00)	(12,502.00)	-	12,502.00
Project Banking Fees	(21,000.00)	(4,000.00)	(1,000.00)	3,000.00
Admin Temporary Outside Svcs	(20,000.00)	(3,334.00)	(24,957.00)	(21,623.00)
Temporary Outside Services	(240,000.00)	(40,000.00)	(30,868.00)	9,132.00
Eng/Arch-Miscellaneous	(39,000.00)	(6,500.00)	-	6,500.00
Legal - Dev Project Related	(30,000.00)	(2,500.00)	(398.00)	2,102.00
D&A Other Professional Services	(14,000.00)	(2,334.00)	(5,300.00)	(2,966.00)
Total Outside Services	(2,182,479.00)	(1,049,001.00)	(984,918.00)	64,083.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(20,000.00)	(3,334.00)	(7,403.00)	(4,069.00)
Operation Location Improvements	(55,000.00)	(834.00)	-	834.00
Admin Office - General Maintenance	(34,200.00)	(5,700.00)	(5,426.00)	274.00
Maint Office Janitorial	(11,000.00)	(1,834.00)	(2,691.00)	(857.00)
Maint Office - General Maintenance	(10,000.00)	(1,666.00)	(871.00)	795.00
Equipment Rental Expense	(5,000.00)	(834.00)	(223.00)	611.00
Construction Mitigation Expense	(8,000.00)	(1,334.00)	-	1,334.00
Repair & Maint - Misc	(177,000.00)	(29,498.00)	(24,920.00)	4,909.00
Landscape-Sp Mgmt Credit	20,415.00	3,404.00	3,404.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(3,166.00)	(1,655.00)	1,511.00
Travel-Maint Staff Reimburse	(14,000.00)	(2,334.00)	(986.00)	1,348.00
Travel-RSR Reimbursement	(2,000.00)	(334.00)	(69.00)	265.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(1,000.00)	(570.00)	430.00
Service Contracts	(444,650.00)	(74,108.00)	(26,929.00)	47,179.00
State Fire Marshal	(50,000.00)	(8,334.00)	-	8,334.00
Flooring	(361,000.00)	(60,168.00)	(73,062.00)	(12,894.00)
Plumbing	(8,800.00)	(1,466.00)	(104.00)	1,362.00
Countertops/Cabinets	(87,500.00)	(14,584.00)	(13,110.00)	1,474.00
Landscaping	(265,825.00)	(44,304.00)	(54,919.00)	(10,615.00)
Pest Services	(45,700.00)	(7,616.00)	(5,884.00)	1,732.00
Permits and Fees	(4,500.00)	(750.00)	-	750.00
Painting & Decorating	(65,200.00)	(10,866.00)	(2,228.00)	8,638.00
Supplies	(21,050.00)	(3,508.00)	(632.00)	2,876.00
Vehicle Repair and Maint	(10,000.00)	(1,666.00)	(813.00)	853.00
Prop Mgmt Furn & Appliances	(116,500.00)	(19,418.00)	(22,099.00)	(2,681.00)
Building Supplies - Misc	(351,500.00)	(58,582.00)	(33,361.00)	25,221.00
Clothing and Uniforms	(5,500.00)	(916.00)	-	916.00
Maintenance Mach & Equip	(58,000.00)	(9,666.00)	(2,724.00)	6,942.00
Operating Budget Major Repairs	(15,000.00)	(2,500.00)	-	2,500.00
Total Maintenance & Repair	(2,251,510.00)	(366,916.00)	(277,275.00)	89,972.00
Utilities				
Admin Office Utilities	(28,000.00)	(4,666.00)	(2,746.00)	1,920.00
Maint Office Utilities	(55,000.00)	(9,166.00)	(2,795.00)	6,371.00
Utilities-Garbage	(153,500.00)	(12,791.00)	(13,041.00)	(250.00)
Utilities-SMUD/Electricity	(152,000.00)	(12,667.00)	(13,511.00)	(844.00)
Utilities-PG&E/Gas	(418,800.00)	(34,899.00)	(7,629.00)	27,270.00
Utilities-Water/Sewer	(588,000.00)	(49,000.00)	(48,171.00)	829.00
Total Utilities	(1,395,300.00)	(123,189.00)	(87,891.00)	35,298.00
Overhead				
Postage and Deliveries	(5,000.00)	(834.00)	-	834.00
Telephone and Wireless Svcs	(25,000.00)	(4,166.00)	(1,638.00)	2,528.00
Cellular Phone Service	(45,000.00)	(7,500.00)	(6,453.00)	1,047.00
Internet Services	(56,000.00)	(9,334.00)	(810.00)	8,524.00
Admin Bldg Rent	(107,000.00)	(17,834.00)	(6,820.00)	11,014.00
Maint. Bldg Rent	(42,600.00)	(7,100.00)	-	7,100.00
Leased Facilities Rent	(24,000.00)	(4,000.00)	-	4,000.00
Equipment Rental Expense	(2,500.00)	(416.00)	(327.00)	89.00
Parking Program	(1,500.00)	(250.00)	-	250.00

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JPA Board Expenses	(7,000.00)	(1,166.00)	(1,727.00)	(561.00)
Professional Organizations	(15,000.00)	(2,500.00)	-	2,500.00
Subscriptions	(2,000.00)	(334.00)	-	334.00
Education and Training	(24,000.00)	(4,000.00)	(3,250.00)	750.00
Management Fee	(115,460.00)	(19,244.00)	-	19,244.00
Transportation-Admin Staff	(2,500.00)	(416.00)	(374.00)	42.00
Resident Relations	(10,021.00)	(1,668.00)	(797.00)	871.00
Sp Mgmt Prop Taxes & Assessments	(13,000.00)	(1,148.00)	-	1,148.00
Property Taxes & Assessments	(122,100.00)	(81,000.00)	(45,439.00)	35,561.00
Hospitality	(1,500.00)	(250.00)	-	250.00
Office Supplies - General	(15,000.00)	(2,500.00)	(1,196.00)	1,304.00
Software	(81,500.00)	(13,584.00)	(27,173.00)	(13,589.00)
Computer Hardware	(50,000.00)	(8,334.00)	(12,502.00)	(4,168.00)
Admin Furn Mach & Equip	(16,000.00)	(2,666.00)	-	2,666.00
Safety - General Admin	(20,500.00)	(3,416.00)	(1,005.00)	2,411.00
Office Equipment leases	(27,000.00)	(4,500.00)	(4,651.00)	(151.00)
Total Overhead	(831,181.00)	(198,160.00)	(114,162.00)	83,998.00
Debt Service				
Debt Service Principal Paid	(220,100.00)	(17,018.00)	(9,221.00)	7,797.00
Debt Interest Paid	(62,462.00)	(7,954.00)	(6,451.00)	1,503.00
Bond Debt Svc-Principal Pd	(1,340,090.00)	-	-	-
Bond Interest Paid	(1,245,860.00)	-	-	-
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,168,512.00)	(24,972.00)	(15,672.00)	9,300.00
Contributions to Reserves				
Development Reserve Contribution	(997,798.00)	-	-	-
Affordable Housing Reserve Contribution	(336,300.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Total Contributions to Reserves	(1,438,981.00)	-	-	-
Total General Operations EXPENSE	(16,560,799.00)	(2,943,294.00)	(2,609,448.00)	334,177.00
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,871,570.00	-	-	-
Operations Transfer from F 51-CAP Set-Aside	496,600.00	-	-	-
Operations Transfer from F60-RSt TI	230,000.00	-	-	-
Operations Transfer from F67 - Bond Interest	350,000.00	-	-	-
Total Inter-Fund Operating TRANSFERS IN	2,948,170.00	-	-	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(2,948,170.00)	-	-	-
Total Inter-Fund Operating TRANSFERS OUT	(2,948,170.00)	-	-	-
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	1,307,051.00	(1,299,317.00)	(954,248.00)	345,400.00
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,115,620.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	(11,000.00)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(1,126,620.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(179,502.00)	-	-	-
Total Investment in DEVELOPMENT Program	(179,502.00)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(1,306,122.00)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Contribution to Available Fund Balance	(929.00)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	(929.00)	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(1,299,317.00)	(954,248.00)	345,400.00