

APARTMENT STATUS REPORT (Month-ending January 31, 2024)	Current Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>1/26/24</b>	<b>12/29/23</b>	<b>1/27/23</b>	<b>2024 Monthly Average</b>	<b>2023 Monthly Average</b>	<b>2022 Monthly Average</b>
Total Units	779	779	721	779	769	721
Occupied	707	712	659	707	707	668
Percentage Occupied*	91%	91%	91%	91%	92%	93%
Percentage Leased*	97%	95%	97%	97%	96%	96%
* adjusted for Unrentable units						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>1/26/24</b>	<b>12/29/23</b>	<b>1/27/23</b>	<b>2024 Monthly Average</b>	<b>2023 Monthly Average</b>	<b>2022 Monthly Average</b>
Vacant	72	67	62	72	62	54
Vacant: Pre-leased Units	10	9	17	10	8	10
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	39	22	20	39	21	14
Vacant: Units Available to Rent	23	36	25	23	33	29
<b>CURRENT MONTH STATUS - ON NOTICE UNITS</b>	<b>1/26/24</b>	<b>12/29/23</b>	<b>1/27/23</b>	<b>2024 Monthly Average</b>	<b>2023 Monthly Average</b>	<b>2022 Monthly Average</b>
On-Notice: Units to vacate within 30 days	10	7	5	10	6	10
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	1	0	0	1	0	1
On Notice: Units Available to Rent	9	7	5	9	6	9
Total Units Available to rent (Vacant & On Notice)	32	43	30	32	38	38
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>1/26/24</b>	<b>12/29/23</b>	<b>1/27/23</b>	<b>2024 YTD</b>	<b>2023 YTD</b>	<b>2022 YTD</b>
# of Move-Outs / % of Total Units	15	9	8	2%	16%	16%
# of Move-Ins / % of Total Units	10	9	9	1%	25%	16%
# of New Rentals	19	21	13	19	204	170
# of 30-Day Notices Received / % of Total Units	18	13	4	2%	17%	18%
# of Units brought to market / % of Move-Outs	8	8	17	53%	97%	94%
# of Rentals Canceled or Denied / % of Rentals	9	4	1	47%	17%	38%
# of Notices Canceled / % of Notices Received	0	0	0	0%	3%	5%
<b>CURRENT MONTH ACTIVITY - MOVE OUT REASONS</b>	<b>1/26/24</b>	<b>12/29/23</b>	<b>1/27/23</b>	<b>2024 YTD %</b>	<b>2023 YTD %</b>	<b>2022 YTD %</b>
Asked to move by CADA	3	1	0	20%	4%	9%
Bought a house	0	0	1	0%	5%	6%
Deceased	0	1	0	0%	4%	10%
Dissatisfied (unable to resolve)	0	0	1	0%	3%	1%
Employment/education related	1	0	1	7%	4%	2%
Financial	1	1	0	7%	7%	4%
Illness/ health/ personal	0	0	1	0%	12%	14%
Moving out of the area	3	1	1	20%	11%	18%
Desire larger/smaller apt or house (incl. change in hh size)	2	1	0	13%	10%	8%
Need amenity not offered / not currently available	0	0	0	0%	0%	1%
Moved with no notice/Unknown	2	0	3	13%	16%	14%
Transferred to another CADA apartment	2	4	0	13%	23%	14%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	0%
Unaccounted for (Not incl. in occupancy length) - Adj.	1	0	0	7%	1%	0%
<b>TOTAL</b>	<b>15</b>	<b>9</b>	<b>8</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>4.4</b>	<b>4.6</b>	<b>5.0</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: January 31, 2024</b>	<b>CADA Rent-Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market-Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>32</b>	<b>51</b>	<b>83</b>	<b>500</b>	<b>583</b>
<b>Special Management Units:</b>	<b>156</b>	<b>0</b>	<b>156</b>	<b>40</b>	<b>196</b>
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>188</b>	<b>51</b>	<b>239</b>	<b>540</b>	<b>779</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>31%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>23%</b>	<b>77%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-MANAGED UNITS:</b>	<b>188</b>	<b>51</b>	<b>239</b>	<b>540</b>	<b>779</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>237</b>	<b>219</b>	<b>456</b>	<b>1255</b>	<b>1711</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>26.65%</b>	<b>73%</b>	<b>100%</b>

**CAPITOL AREA DEVELOPMENT AUTHORITY****Commercial Listings (Current Vacancies)****February 2024**

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

CADA has completed all its planned tenant improvements except final installation of the roll-up door on O Street and installation of the new flooring material. The door itself has been installed and requires only the installation of exterior door trim. Floor surface preparation for application of an epoxy finish is nearly finished. The tenant's tenant improvements are underway. The tenant is securing County health department final review of her proposed tenant improvements.

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

Staff continues to explore options for this space. One option still under consideration is to lease the space to a new business that has been incubated by The Alchemist Community Development Corporation and is ready to start operations on its own. Lease discussions are continuing. Staff have installed a plywood barrier in the entrance alcove to provide increased security and prevent unhoused individuals from camping there. Staff is seeking contractor estimates to remove various unneeded items from the interior. Staff is preparing a list of tenant improvements which CADA would undertake in preparation for tenant's own improvements.

**Address:** **1520 16<sup>th</sup> Street, Suite D**  
Current Tenant: Former University of Beer Business Office

University of Beer's business office ceased operations and vacated its space at the end of November. The space is suitable for use as a small office. Staff have begun showing the space to potential professional office users.

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
January 2024:**

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

- **1/3/24:** 1616 O St: Courtesy patrol found an individual loitering on the property. Patrol advised the individual that he needed to leave the property which he did without incident.
- **1/3/24:** 1506 13<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol advised the individual to leave the property which he did without incident.
- **1/5/24:** 1421 15<sup>th</sup> St: Courtesy patrol reported break in to mailboxes. New boxes are on order.
- **1/6/24:** 17<sup>th</sup> St Commons: Courtesy patrol received a call regarding a suspicious person on the property. Patrol arrived and searched the property but did not find anyone.
- **1/9/24:** 1421 15<sup>th</sup> St: Courtesy patrol received a call regarding an individual loitering on the property and playing loud music. Patrol arrived and informed the individual they needed to leave the property which he did without incident.
- **1/10/24:** 1512 13<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol requested the individual leave the property which she did without incident.
- **1/10/24:** 1517 12<sup>th</sup> St: Courtesy patrol found an individual sleeping in the carport. Patrol requested the individual leave the property which he did without incident.
- **1/12/24:** 1215 P St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property which he did without incident.
- **1/18/24:** 1201 P St: Courtesy patrol found an individual sleeping in the carport. Patrol requested the individual leave the property which he did after about half an hour.
- **1/22/24:** 1412 & ½ 16<sup>th</sup> St: Courtesy patrol found an individual sleeping in the doorway. Patrol asked the individual to leave the property. After some arguing, the man left the property.
- **1/22/24:** 1619 Q St: Courtesy patrol found a vehicle with the window broken. Resident advised to do an online police report and courtesy patrol to perform additional checks.
- **1/25/24:** 1522 N St: Courtesy patrol found an individual in the trash area. Patrol requested the individual leave the property which he did without incident.
- **1/26/24:** 1400 O St: Courtesy patrol found an individual sleeping in the carport. The individual left the property without incident when patrol requested him to.

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

**Recap of Phone Calls to Lyons Security Service during the month of Jan., 2024:**

There were 16 calls during the month of January, as follows:

- 5 calls were to report noise.
- 3 calls were to report someone loitering on a property.
- 1 call was to report a suspicious person on a property.
- 4 calls were to report someone sleeping on a property.
- 1 call was to report someone going through a dumpster.
- 1 call was to report a mailbox had been broken into.
- 1 call was to report a vehicle had been vandalized.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2023 - 2024

Contract Log as of 2/14/2024

Item 14 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
12/14/2023	C24-077	Major Const	Air Cool Heating & Cooling, Inc.	HVAC	1317 O Street	\$88,940.00	10-C22-5820-C223-12-015.7
12/14/2023	C24-078	Major Const	August-Jaye Construction	Windows	1201 P Street; 1517 12th Street; 1521 12th Street; 1420 O Street	\$165,500.00	10-C22-5820-C222-22-008.5 (\$25,800); 10-C23-5820-C222-24-008.5 (\$31,000); 10-C23-5820-C222-23-008.5 (\$23,100); 10-C24-5820-C226-07-008.5 (\$85,600)
1/23/2024	C24-082	Admin-Misc	Ilena Finocchi	CNRA Mural Concept Sketch	715 P Street	\$500.00	10-D23-4775-D700-00
1/23/2024	C24-083	Maintenance	Clark Roofing, Inc.	Tile Roof Repair	1510 O Street	\$2,000.00	10-C24-5820-C232-18C-007.3
1/24/2024	C24-084	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Electrical Work for Building Front Lighting	1412 16th Street	\$980.00	10-003-5287-B333-412
2/8/2024	C24-085	Maintenance	Air Cool Heating & Cooling, Inc.	Electrical Upgrade	1317 O Street	\$13,500.00	10-C22-5820-C223-12-016.00
2/8/2024	C24-086	Maintenance	Irish Iron	Fence/Gate Fabrication/Installation	1500 15th Street	\$13,000.00	10-C24-5820-C226-08-002.10
2/8/2024	C24-087	Admin-Misc	Ilena Finocchi	CNRA Mural and Animation	715 P Street	\$10,500.00	10-D23-4775-D700-00
2/8/2024	C24-088	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Awning Removal	1415 16th Street & 1616 N Street	\$4,500.00	10-003-5287-B333-413 & 10-C22-5820-C234-24-010.10
2/9/2024	C24-089	Maintenance	Irish Iron	Fence/Gate Fabrication/Installation	1326 P Street, 1500 N Street, & 1412 16th Street	\$13,000.00	10-C23-5820-C888-88-019.3



February 14, 2024

**TO:** CADA Board of Directors

**SUBJECT:** **February 23, 2024, Board Meeting**  
**AGENDA ITEM 14 - TRANSMITTALS**  
**(G) FINANCIAL REPORT FOR THE PERIOD ENDING JANUARY 31, 2024**

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

Enclosed, for the seven months ending January 31, 2024, is the General Operations financial report.

**Financial Results**

	<b>Annual Budget</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Fav(Unfav) Variance</b>
<b>GENERAL OPERATIONS (All Funds)</b>				
Funding Sources	\$ 17,867,850	\$ 5,893,922	\$ 6,677,038	\$ 783,116
Operations Expenses	(16,560,799)	(9,491,932)	(8,905,092)	586,840
Operating results	1,307,051	(3,598,010)	(2,228,054)	1,369,956
Investment in Capital Investment Program	(1,306,122)	-	-	-
Utilization of Financial Resources	-	-	-	-
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	(929)	-	-	-
Total Utilization of Financial Resources	(929)	-	-	-
<b>Net Results</b>	<b>-</b>	<b>\$ (3,598,010)</b>	<b>\$ (2,228,054)</b>	<b>\$ 1,369,956</b>

**GENERAL OPERATIONS (Attachment A)**

The results of General Operations through January 31, 2024 (Attachment A) show favorable budget variances totaling \$1,369,956, consisting of \$783,116 in favorable variances in funding sources and \$586,840 in favorable variances in Operations expenses.

General Operations Funding Sources reflects a net favorable variance of \$783,116. All Rental Revenue accounts are over budget by \$240,000, the rental concession accounts for Vacancy Loss and Low-Income Subsidy over budget by \$(200,000), offset by Loss to Lease under budget by \$64,000 for a total favorable variance within the rental income accounts of \$104,000. Additionally, the overall favorable variance is increased by favorable variance in Investment Income of \$318,000, and a favorable variance of \$356,000 in Tax Increment following receipt of a supplement payment in August 2023. The remaining accounts offset the variance for net unfavorable variance of \$(53,000).

General Operations Operating Expenses increase the overall favorable variance by \$586,840. All major categories reflect favorable variances, with the exception of Debt Services. The overall favorable variance and individual account variances, including Debt Service is mostly due to the timing of expenses within each category.

Financial Report Enclosures:  
Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)  
 General Operations - Consolidated  
 From 7/1/2023 Through 1/31/2024

Attachment A

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
<b>FUNDING SOURCES of General Operations</b>				
<b>Rental Income</b>				
Parking	312,700.00	182,406.00	195,189.00	12,783.00
Ground Lease Revenue	156,000.00	91,000.00	149,989.00	58,989.00
Residential Rental Revenue	11,730,500.00	6,842,787.00	6,950,279.00	107,492.00
Commercial Rental Revenue	515,000.00	300,419.00	362,722.00	62,303.00
Coin Op Laundry Revenue	36,300.00	21,175.00	18,882.00	(2,293.00)
Rental Vacancy Loss	(1,135,000.00)	(662,081.00)	(851,085.00)	(189,004.00)
Low Income Subsidy	(789,500.00)	(460,537.00)	(471,478.00)	(10,941.00)
Loss to Lease	(1,606,800.00)	(937,307.00)	(873,108.00)	64,199.00
Forfeited Security Deposits	2,100.00	1,225.00	35.00	(1,190.00)
Bad Debt Recovery	500.00	294.00	-	(294.00)
Misc Current Svcs - Mgmt Fees	115,460.00	67,354.00	84,754.00	17,400.00
Misc Current Svcs - Salaries	157,490.00	91,875.00	130,716.00	38,841.00
Misc Current Svcs - Mait	-	-	2,884.00	2,884.00
<b>Total Rental Income</b>	<b>9,494,750.00</b>	<b>5,538,610.00</b>	<b>5,699,779.00</b>	<b>161,169.00</b>
<b>Tax Increment Revenue</b>				
Tax Increment Revenue	7,670,000.00	-	356,727.00	356,727.00
<b>Total Tax Increment Revenue</b>	<b>7,670,000.00</b>	<b>-</b>	<b>356,727.00</b>	<b>356,727.00</b>
<b>Interest and Other Investment Income</b>				
Interest Income on Investments with City	322,000.00	161,004.00	273,859.00	112,855.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	518.00	518.00
Interest Income - Pool A Taxable Bond	350,000.00	175,002.00	380,231.00	205,229.00
<b>Total Interest and Other Investment Income</b>	<b>670,000.00</b>	<b>336,006.00</b>	<b>654,608.00</b>	<b>318,602.00</b>
<b>Miscellaneous Revenue</b>				
Miscellaneous Income	33,100.00	19,306.00	32,191.00	12,885.00
Allowance for Uncollectibles	-	-	(66,267.00)	(66,267.00)
<b>Total Miscellaneous Revenue</b>	<b>33,100.00</b>	<b>19,306.00</b>	<b>(34,076.00)</b>	<b>(53,382.00)</b>
<b>Total FUNDING SOURCES of General Operations</b>	<b>17,867,850.00</b>	<b>5,893,922.00</b>	<b>6,677,038.00</b>	<b>783,116.00</b>
<b>General Operations EXPENSE</b>				
<b>Employee Services &amp; Benefits</b>				
Special Management Salaries	(184,886.00)	(107,856.00)	(107,856.00)	-
Salaries	(3,157,000.00)	(1,841,581.00)	(1,806,525.00)	35,056.00
Employee Recognition	(37,000.00)	(21,581.00)	(18,038.00)	3,543.00
Social Security/Medicare	(46,900.00)	(27,363.00)	(27,412.00)	(49.00)
Cafeteria Plan	(522,000.00)	(304,507.00)	(287,726.00)	16,781.00
Long Term Disability	(34,000.00)	(19,824.00)	(17,851.00)	1,973.00
State Unemployment	(11,000.00)	(6,412.00)	(6,378.00)	34.00
Workers Compensation	(86,500.00)	(50,456.00)	(43,005.00)	7,451.00
Life & AD&D Insurance	(13,200.00)	(7,707.00)	(7,957.00)	(250.00)
PERS Retirement	(773,000.00)	(617,868.00)	(566,046.00)	51,822.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(215,000.00)	(125,419.00)	(120,235.00)	5,184.00
Employee Assist Program (EAP)	(2,350.00)	(1,372.00)	(823.00)	549.00
<b>Total Employee Services &amp; Benefits</b>	<b>(5,292,836.00)</b>	<b>(3,131,946.00)</b>	<b>(3,009,852.00)</b>	<b>122,094.00</b>
<b>Outside Services</b>				
Prop Mgmt Marketing - Sp Mgmt Credit	3,928.00	2,296.00	2,296.00	-
Marketing & Media	(25,000.00)	(14,581.00)	(3,577.00)	11,004.00
Property Management Marketing	(16,928.00)	(9,877.00)	-	9,877.00
Printing and Binding	(2,000.00)	(1,169.00)	(191.00)	978.00
Employment Recruitment & Notices	(5,000.00)	(2,919.00)	(2,679.00)	240.00
Legal Services	(184,919.00)	(92,454.00)	(158,408.00)	(65,954.00)
Accounting and Auditing	(55,450.00)	(25,450.00)	(16,500.00)	8,950.00
Community Activities	(80,000.00)	(46,669.00)	(21,137.00)	25,532.00



Capitol Area Development Authority (CADA)

Attachment A

General Operations - Consolidated

From 7/1/2023 Through 1/31/2024

Document Storage & Destruction	(2,000.00)	(1,169.00)	(666.00)	503.00
Network Administration Services	(98,000.00)	(57,169.00)	(39,579.00)	17,590.00
Payroll Services	(15,000.00)	(8,750.00)	(8,480.00)	270.00
Banking & Investment Fees	(13,110.00)	(8,110.00)	(4,434.00)	3,676.00
Admin Other Professional Services	(87,500.00)	(59,375.00)	(1,850.00)	57,525.00
Prop Mgmt Other Professional Services	(131,000.00)	(76,419.00)	(102,892.00)	(26,473.00)
Asset Mgmt Other Professional Services	(72,000.00)	(42,007.00)	(10,890.00)	31,117.00
Courtesy Patrol	(142,424.00)	(83,083.00)	(76,650.00)	6,433.00
Courtesy Patrol-Sp Mgmt Credit	17,424.00	10,164.00	2,500.00	(7,664.00)
Insurance - Special Management	(141,500.00)	(141,500.00)	(142,865.00)	(1,365.00)
Insurance	(713,000.00)	(713,000.00)	(649,292.00)	63,708.00
Self-Insured Losses	(75,000.00)	(43,757.00)	(916.00)	42,841.00
Project Banking Fees	(21,000.00)	(12,750.00)	(2,750.00)	10,000.00
Admin Temporary Outside Svcs	(20,000.00)	(11,669.00)	(93,077.00)	(81,408.00)
Temporary Outside Services	(140,000.00)	(140,000.00)	(76,448.00)	63,552.00
Eng/Arch-Miscellaneous	(39,000.00)	(22,750.00)	(9,590.00)	13,160.00
Legal - Dev Project Related	(30,000.00)	(15,000.00)	(12,154.00)	2,846.00
D&A Other Professional Services	(14,000.00)	(8,169.00)	(5,300.00)	2,869.00
<b>Total Outside Services</b>	<b>(2,102,479.00)</b>	<b>(1,625,336.00)</b>	<b>(1,435,529.00)</b>	<b>189,807.00</b>
<b>Maintenance &amp; Repair</b>				
Emerg Relocation-Ops Related	(20,000.00)	(11,669.00)	(13,497.00)	(1,828.00)
Operation Location Improvements	(5,000.00)	(2,916.00)	-	2,916.00
Admin Office - General Maintenance	(34,200.00)	(19,950.00)	(20,229.00)	(279.00)
Maint Office Janitorial	(11,000.00)	(6,419.00)	(7,429.00)	(1,010.00)
Maint Office - General Maintenance	(10,000.00)	(5,831.00)	(6,352.00)	(521.00)
Equipment Rental Expense	(5,000.00)	(2,919.00)	(885.00)	2,034.00
Construction Mitigation Expense	(8,000.00)	(4,669.00)	-	4,669.00
Repair & Maint - Misc	(177,000.00)	(103,243.00)	(79,053.00)	24,190.00
Landscape-Sp Mgmt Credit	20,415.00	11,914.00	11,914.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(11,081.00)	(11,072.00)	9.00
Travel-Maint Staff Reimburse	(14,000.00)	(8,169.00)	(5,286.00)	2,883.00
Travel-RSR Reimbursement	(2,000.00)	(1,169.00)	(223.00)	946.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(3,500.00)	(2,377.00)	1,123.00
Service Contracts	(444,650.00)	(259,378.00)	(203,636.00)	55,742.00
State Fire Marshal	(50,000.00)	(29,169.00)	-	29,169.00
Flooring	(361,000.00)	(210,588.00)	(250,542.00)	(39,954.00)
Plumbing	(8,800.00)	(5,131.00)	(7,007.00)	(1,876.00)
Countertops/Cabinets	(87,500.00)	(51,044.00)	(92,671.00)	(41,627.00)
Landscaping	(265,825.00)	(155,064.00)	(180,899.00)	(25,835.00)
Pest Services	(45,700.00)	(26,656.00)	(20,728.00)	5,928.00
Permits and Fees	(4,500.00)	(2,625.00)	-	2,625.00
Painting & Decorating	(165,200.00)	(96,360.00)	(106,869.00)	(10,509.00)
Supplies	(21,050.00)	(12,278.00)	(5,634.00)	6,644.00
Vehicle Repair and Maint	(10,000.00)	(5,831.00)	(6,033.00)	(202.00)
Prop Mgmt Furn & Appliances	(116,500.00)	(67,963.00)	(97,949.00)	(29,986.00)
Building Supplies - Misc	(351,500.00)	(205,037.00)	(175,525.00)	29,512.00
Clothing and Uniforms	(5,500.00)	(3,206.00)	(2,973.00)	233.00
Maintenance Mach & Equip	(58,000.00)	(33,831.00)	(15,732.00)	18,099.00
Operating Budget Major Repairs	(15,000.00)	(8,750.00)	-	8,750.00
<b>Total Maintenance &amp; Repair</b>	<b>(2,301,510.00)</b>	<b>(1,342,532.00)</b>	<b>(1,300,687.00)</b>	<b>41,845.00</b>
<b>Utilities</b>				
Admin Office Utilities	(28,000.00)	(16,331.00)	(12,886.00)	3,445.00
Maint Office Utilities	(55,000.00)	(32,081.00)	(20,032.00)	12,049.00
Utilities-Garbage	(153,500.00)	(76,746.00)	(76,604.00)	142.00
Utilities-SMUD/Electricity	(152,000.00)	(76,002.00)	(79,621.00)	(3,619.00)
Utilities-PG&E/Gas	(418,800.00)	(209,394.00)	(117,685.00)	91,709.00
Utilities-Water/Sewer	(588,000.00)	(294,000.00)	(199,209.00)	94,791.00
<b>Total Utilities</b>	<b>(1,395,300.00)</b>	<b>(704,554.00)</b>	<b>(506,037.00)</b>	<b>198,517.00</b>

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Overhead				
Postage and Deliveries	(5,000.00)	(2,919.00)	(315.00)	2,604.00
Telephone and Wireless Svcs	(25,000.00)	(14,581.00)	(8,362.00)	6,219.00
Cellular Phone Service	(45,000.00)	(26,250.00)	(25,317.00)	933.00
Internet Services	(56,000.00)	(32,669.00)	(14,674.00)	17,995.00
Admin Bldg Rent	(107,000.00)	(62,419.00)	(51,420.00)	10,999.00
Maint. Bldg Rent	(42,600.00)	(24,850.00)	-	24,850.00
Leased Facilities Rent	(24,000.00)	(14,000.00)	(30,000.00)	(16,000.00)
Equipment Rental Expense	(2,500.00)	(1,456.00)	(982.00)	474.00
Parking Program	(1,500.00)	(875.00)	(78.00)	797.00
JPA Board Expenses	(37,000.00)	(34,081.00)	(15,821.00)	18,260.00
Professional Organizations	(15,000.00)	(8,750.00)	(2,979.00)	5,771.00
Subscriptions	(2,000.00)	(1,169.00)	-	1,169.00
Education and Training	(24,000.00)	(14,000.00)	(7,702.00)	6,298.00
Management Fee	(115,460.00)	(67,354.00)	(67,354.00)	-
Transportation-Admin Staff	(2,500.00)	(1,456.00)	(1,476.00)	(20.00)
Resident Relations	(10,021.00)	(5,838.00)	(4,289.00)	1,549.00
Sp Mgmt Prop Taxes, Taxes & Assessments	(13,000.00)	(10,118.00)	(4,747.00)	5,371.00
Property Taxes & Assessments	(122,100.00)	(122,100.00)	(89,922.00)	32,178.00
Hospitality	(1,500.00)	(875.00)	-	875.00
Office Supplies - General	(15,000.00)	(8,750.00)	(5,763.00)	2,987.00
Software	(81,500.00)	(47,544.00)	(54,011.00)	(6,467.00)
Computer Hardware	(50,000.00)	(29,169.00)	(27,516.00)	1,653.00
Admin Furn Mach & Equip	(16,000.00)	(9,331.00)	(532.00)	8,799.00
Safety - General Admin	(20,500.00)	(11,956.00)	(2,921.00)	9,035.00
Office Equipment leases	(27,000.00)	(15,750.00)	(15,724.00)	26.00
<b>Total Overhead</b>	<b>(861,181.00)</b>	<b>(568,260.00)</b>	<b>(431,905.00)</b>	<b>136,355.00</b>
Debt Service				
Debt Service Principal Paid	(220,100.00)	(177,563.00)	(191,498.00)	(13,935.00)
Debt Interest Paid	(62,462.00)	(42,576.00)	(38,950.00)	3,626.00
Bond Debt Svc-Principal Pd	(1,340,090.00)	(1,269,190.00)	(1,339,964.00)	(70,774.00)
Bond Interest Paid	(1,245,860.00)	(629,975.00)	(650,670.00)	(20,695.00)
Tax Increment Pledge	(300,000.00)	-	-	-
<b>Total Debt Service</b>	<b>(3,168,512.00)</b>	<b>(2,119,304.00)</b>	<b>(2,221,082.00)</b>	<b>(101,778.00)</b>
Contributions to Reserves				
Development Reserve Contribution	(997,798.00)	-	-	-
Affordable Housing Reserve Contribution	(336,300.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
<b>Total Contributions to Reserves</b>	<b>(1,438,981.00)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total General Operations EXPENSE</b>	<b>(16,560,799.00)</b>	<b>(9,491,932.00)</b>	<b>(8,905,092.00)</b>	<b>586,840.00</b>
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	-	-	-
<b>Total Inter-Fund Operating TRANSFERS IN</b>	<b>2,948,170.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(2,948,170.00)	-	-	-
<b>Total Inter-Fund Operating TRANSFERS OUT</b>	<b>(2,948,170.00)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Inter-Fund Operation TRANSFERS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OPERATING RESULTS, before Capital Investment Program</b>	<b>1,307,051.00</b>	<b>(3,598,010.00)</b>	<b>(2,228,054.00)</b>	<b>1,369,956.00</b>

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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	-	(3,489,684.00)	(2,389,283.00)	1,100,401.00