

Capitol Area Development Authority (CADA)

Strategic Plan 2024-29

MISSION

Build and maintain vibrant, sustainable, mixed-use neighborhoods that support California's capital city.

VISION

Through innovative partnerships and creative community development solutions, businesses and residents thrive.

OBJECTIVES

1

**ENSURE
FISCAL
STRENGTH &
OPERATIONAL
EXCELLENCE**

2

**DELIVER
COMMUNITY
DEVELOPMENT
LEADERSHIP**

3

**PROVIDE
POLICY &
INNOVATION
LEADERSHIP**

4

**BE AN
EMPLOYER OF
CHOICE**

VALUES



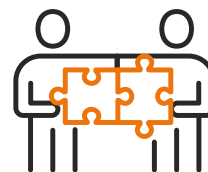
ACCOUNTABILITY

We live our ethics as innovative community development leaders, transparently working to achieve excellence in construction, property management, placemaking, and sustainability, while responsibly utilizing our resources.



CUSTOMER SERVICE

We are committed to creating and managing quality spaces in which people live, work, and thrive. Our customer service is responsive and reliable for clients, partners, and co-workers.



TEAMWORK

We collaborate and demonstrate empathy, utilizing our diversity of talents and perspectives as our strength while supporting each other in our daily tasks and professional growth, making CADA an employer of choice.

We are committed to furthering sustainability and uplifting diversity, equity and inclusion in all that we do.

Capitol Area Development Authority (CADA)

Resident Survey Summary

Survey details

- Start date March 5, 2024
- Completion Date March 14, 2024
- Margin of error: 6.1%
- Conducted by Gravis Marketing (a nonpartisan research firm contracted by DIYSL Consulting)

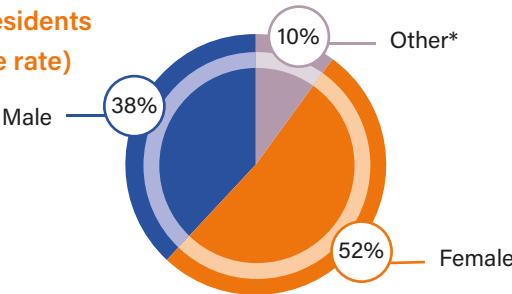
Survey objectives

- To measure how happy CADA residents are with its properties, units and the overall experience of living in downtown Sacramento.
- Identify areas of improvement for resource allocation.

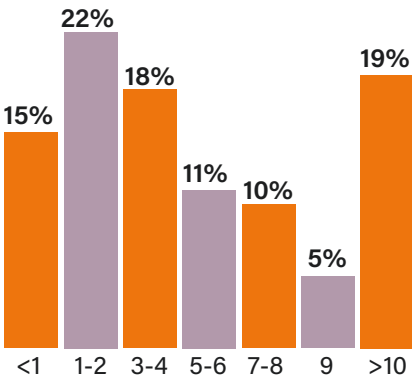
Sample size & characteristics

Total participants - **255 of 803 residents**
(32% response rate)

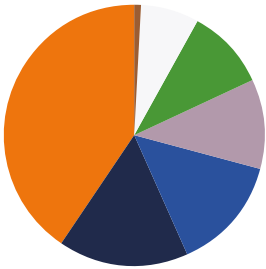
*Other includes: Non-binary, gender diverse, gender fluid, genderqueer, transgender man/transgender male, other, & prefer not to disclose.



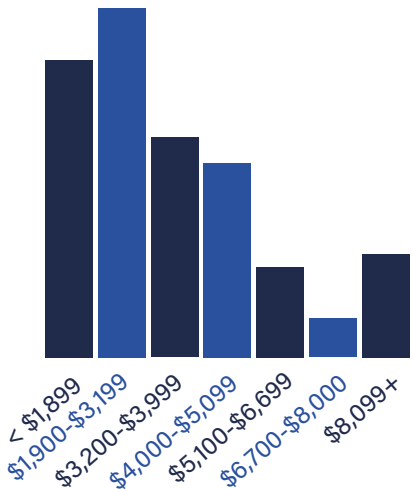
Number of years in current apartment



80% live alone

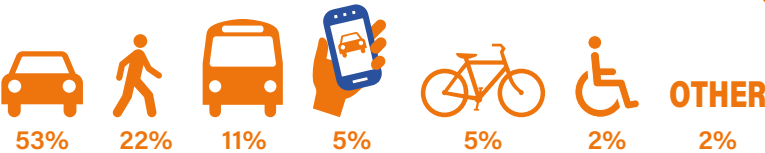


Total household monthly income (as of January 2024)



45% between the ages of 25-44

Primary transportation mode



- White
- Other/multiple
- Hispanic/Latino/Latina/Latinx
- Black/African American
- Chose not to disclose
- Asian
- American Indian/Alaskan Native
- Native Hawaiian/Pacific Islander
- Middle Eastern/North African/Other

Customer service audit

Strongly Disagree Disagree Neutral Agree Strongly Agree

Leasing Staff provide responsive customer service.



Resident Services Staff are responsive when I contact them.

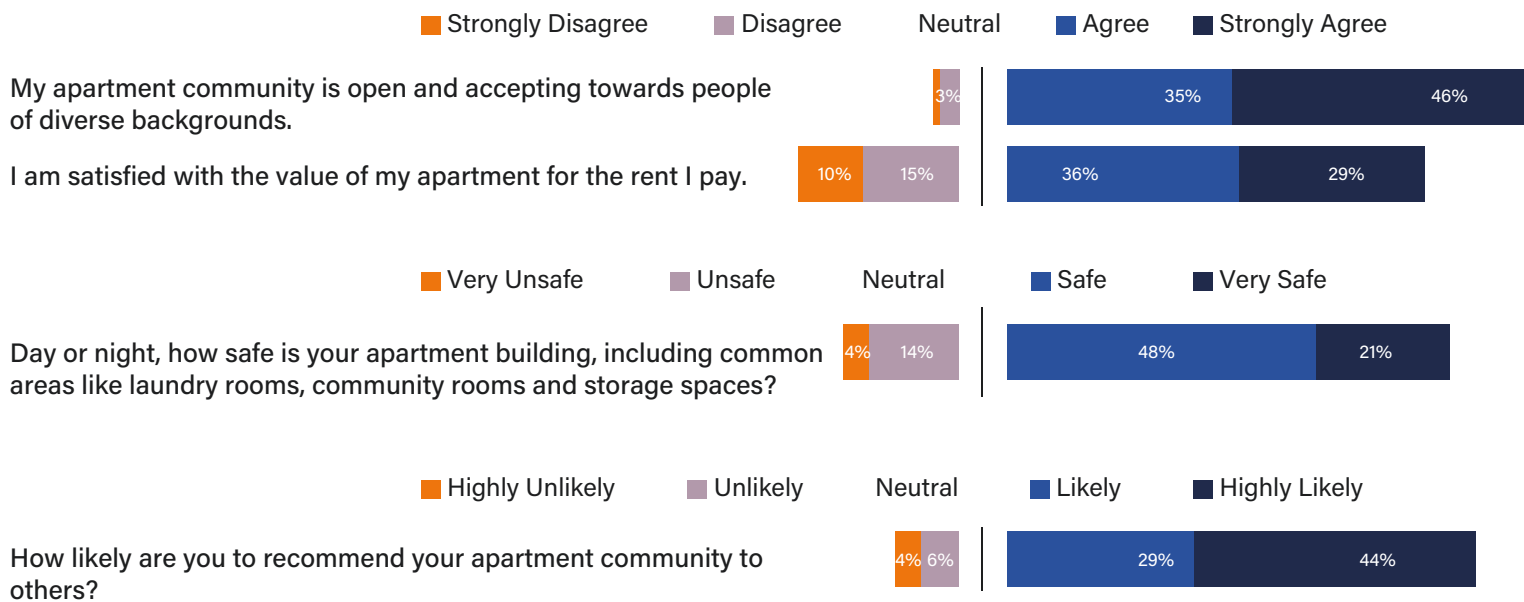


I am satisfied with the customer service provided by Maintenance Staff.

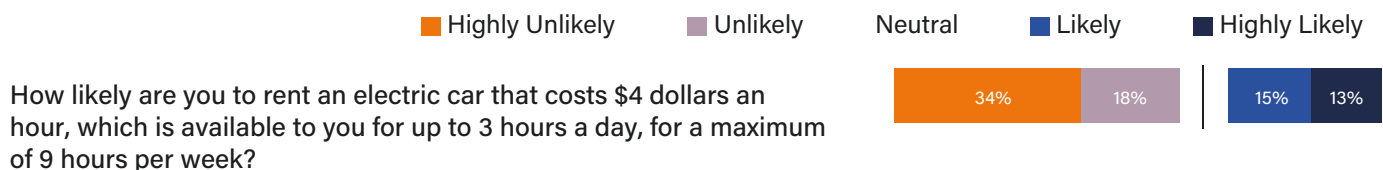


Capitol Area Development Authority (CADA) Resident Survey Summary

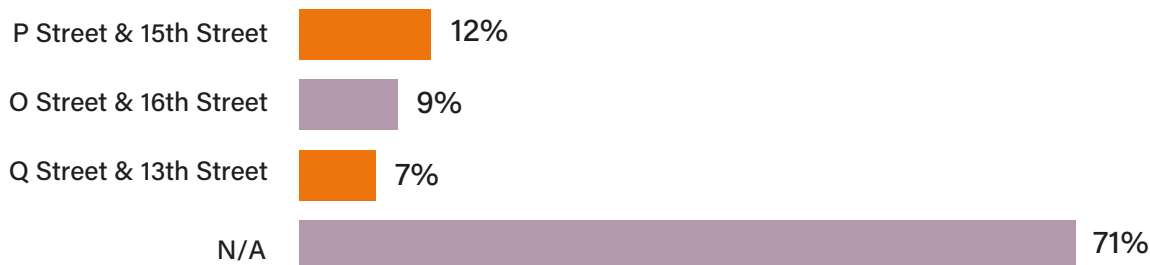
CADA resident experience



Electric car share responses



Please select your preferred electric vehicle pick up and drop off location from the following list of options.



cada
CULTIVATING COMMUNITY

ANNUAL REPORT 2023

About CADA

CADA is a city-state joint powers authority formed in 1978 by the City of Sacramento and the State of California through the Department of General Services (DGS) pursuant to joint powers law, Govt Code section 6500 et seq., and created with the core mission to implement the objectives of the Capitol Area Plan, specifically those objectives related to the upkeep and provision of a variety of housing types and thriving retail.

CADA receives two primary types of revenue: (1) rent proceeds from CADA-managed rental properties, and (2) property tax revenue collected within CADA's neighborhoods.

Vision

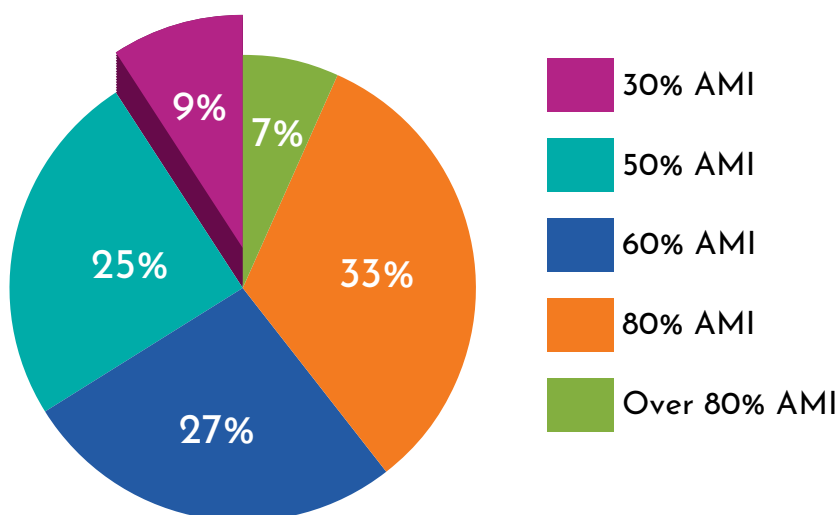
The CADA vision is that through innovative partnerships and creative community development solutions, businesses and residents thrive.

Mission

Our mission is to build and maintain vibrant, sustainable, mixed-use neighborhoods that support California's capital city.

Affordability Snapshot of 779 CADA-managed Units

*Based on 2023 Area Median Income (AMI)



CADA Development Projects Awarded



Sonrisa (3/2023) - 58 units



ARY Place (8/2023) - 159 units



Cypress (2025) - 98 units

Housing units under construction in 2023: **315 units**

Statement of Revenues & Expenses

Revenues

Rental of property and equipment	\$ 9,617,259
Less: low-income rent assistance	(762,455)
	<u>8,854,804</u>

Tax increment revenue	7,487,321
Interest on investments	941,607
Development revenue and grants	150,000
Gain on sale of property	400,000
Other (with remaining intergov rev)	18,561

Total Revenues 17,852,293

Expenses

Employee services and benefits	3,504,747
Services and supplies	2,962,320
Development projects	613,775
Repairs and maintenance	2,558,098
Bad Debt Expense	256,766
Depreciation and amortization	1,022,992
Interest & Financing expenses	1,417,353

Total Expenses 12,336,051

Net Results 5,516,242

New Public Art



February CNRA Mural
Artist: Beth Consetta Rubel



July CNRA Mural
Artist: Brandon Alxndr



Sonrisa Deck Mural
Artist: Uli Smith



October CNRA Mural
Artist: Jose Di Gregorio



CLTRE Club Murals
Artists: Jaya King, Gabe, & Jose Di Gregorio



Sonrisa Lobby Mural
Artist: Sam Sellers

Added Commercial Properties



CLTRE Club



Anchor & Tree



Ace's Gyro Shack



Café Xocolatl



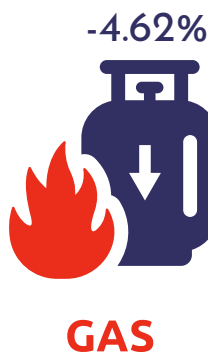
Silver Lining



10th Street Improvements

Sustainability

CADA has seen the following reduction across its portfolio from 2017 to 2022:



GAS



ELECTRICITY

APARTMENT STATUS REPORT (Month-ending April 30, 2024)	Current Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	4/26/24	3/29/24	4/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Total Units	779	779	779	779	769	721
Occupied	689	698	715	700	707	668
Percentage Occupied	88%	90%	92%	90%	92%	93%
Percentage Leased*	99%	98%	95%	98%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	4/26/24	3/29/24	4/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Vacant	90	81	64	79	62	54
Vacant: Pre-leased Units	14	9	8	11	8	10
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	65	55	20	52	21	14
Vacant: Units Available to Rent	11	17	36	16	33	29
CURRENT MONTH STATUS - ON NOTICE UNITS	4/26/24	3/29/24	4/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
On-Notice: Units to vacate within 30 days	6	13	7	9	6	10
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, rehab, etc.)	0	13	0	4	0	1
On Notice: Units Available to Rent	6	0	7	6	6	9
Total Units Available to rent (Vacant & On Notice)	17	17	43	22	38	38
CURRENT MONTH ACTIVITY - TOTAL	4/26/24	3/29/24	4/28/23	2024 YTD	2023 YTD	2022 YTD
# of Move-Outs / % of Total Units	14	15	11	7%	16%	16%
# of Move-Ins / % of Total Units	5	8	4	5%	25%	16%
# of New Rentals	17	9	11	57	204	170
# of 30-Day Notices Received / % of Total Units	8	20	14	8%	17%	18%
# of Units brought to market / % of Move-Outs	1	6	7	29%	97%	94%
# of Rentals Canceled or Denied / % of Rentals	8	5	2	40%	17%	38%
# of Notices Canceled / % of Notices Received	1	0	1	2%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	4/26/24	3/29/24	4/28/23	2024 YTD %	2023 YTD %	2022 YTD %
Asked to move by CADA	1	2	2	13%	4%	9%
Bought a house	3	0	0	5%	5%	6%
Deceased	0	2	1	4%	4%	10%
Dissatisfied (unable to resolve)	1	0	1	2%	3%	1%
Employment/education related	0	0	0	2%	4%	2%
Financial	0	0	0	5%	7%	4%
Illness/ health/ personal	3	2	0	9%	12%	14%
Moving out of the area	2	1	1	15%	11%	18%
Desire larger/smaller apt or house (incl. change in hh size)	1	4	0	20%	10%	8%
Need amenity not offered / not currently available	0	0	0	0%	0%	1%
Moved with no notice/Unknown	2	0	5	9%	16%	14%
Transferred to another CADA apartment	1	4	1	15%	23%	14%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	0%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	2%	1%	0%
TOTAL	14	15	11	100%	100%	100%
Average length (years) of Occupancy (YTD):				3.9	4.6	5.0

CADA AFFORDABLE HOUSING STATISTICS: April 30, 2024	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	32	49	81	502	583
Special Management Units:	375	0	375	40	415
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
The Terraces	60	0	60	0	60
Ary Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	407	49	456	542	998
MANAGED AFFORDABLE/MARKET %:			46%		
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
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	108	157	715	872
DEVELOPED AFFORDABLE/MARKET%			18%	82%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	407	49	456	542	998
CADA-DEVELOPED UNITS:	49	108	157	715	872
TOTAL CADA UNITS:	456	157	613	1257	1870
TOTAL AFFORDABLE/MARKET%			32.78%	67%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

May 2024

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

CADA has completed all its planned tenant improvements, including final installation of the roll-up door on O Street, installation of the new flooring material, and, most recently, replacement of the 20+ year old hot water heater with an efficient on-demand unit. The tenant is now completing her tenant improvements so she can schedule the required County health department inspection of the premises. The tenant hopes to open in June 2024.

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

Staff continues to explore short-term leasing 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 pending the prospective tenant's review of environmental reports and completion of air tests in the space. Air tests have been performed and results are expected very soon.

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

Staff continue to seek tenants for this space.

Address: **1515 8th Street**
 Former Tenant: Capitol Athletic Club

Staff are working to replace the boiler which provides heat to the pool and the spas, while also working to contract with an entity to maintain the pool. Staff are also in talks with several entities about potentially leasing the space for continued athletic operations and for other community-serving uses such as potential art uses that would connect to the surrounding arts in the area and integrate health and art together.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
April 2024**

Residential break-ins, vandalism, theft, disturbances:

- **4/03/24:** 1619 Q St: Courtesy patrol found a vehicle parked on the property that had a window broken out. Staff will reach out to the resident to let them know and ask them to do a police report.
- **4/04/24:** 1322 O St: Courtesy patrol found an individual sleeping on the couch in the lobby of the building. Patrol asked the individual to leave the property which he did without incident.
- **4/06/24:** 1625 O St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **4/06/24:** 1625 O St: Courtesy patrol found another individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **4/06/24:** 1322 O St: Courtesy patrol received a call regarding a loud domestic dispute in one of the apartments. Patrol arrived and spoke with the resident. He noticed a male inside the apartment and the resident advised patrol that she wants the male to leave. Patrol escorted him out of the building without incident.
- **4/08/24:** 1317 15th St: Courtesy patrol found an individual sleeping on the property. Patrol requested the individual leave the property which he did without incident.
- **4/11/24:** 17th St Commons: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property which he did without incident.
- **4/13/24:** 1317 15th St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property and he became angry and began yelling and cursing. Patrol then phoned the police and once the police were called, the individual left the area.
- **4/18/24:** 1500 N St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property which she did without incident.
- **4/20/24:** 1400 N St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property which he did without incident.
- **4/20/24:** 1228 O St: Courtesy patrol received a call regarding a woman screaming. Patrol arrived at the property and found two individuals outside. They informed the guard that the woman who screamed was someone they knew and she just started screaming. The two people left to go look for the woman.
- **4/20/24:** 1327 O St: Courtesy patrol received a call regarding an individual jumping the fence into the construction site. Patrol arrived and informed the individual she needed to leave the property which she did without incident.
- **4/27/24:** 1421 15th St: Courtesy patrol arrived to lock up the club room and noticed the television had been stolen.
- **4/28/24:** 17th St Commons: Courtesy patrol noticed an individual on the sidewalk who had lit a fire. It was put out right away.
- **4/29/24:** 1322 O St: Courtesy patrol noticed an individual throwing trash over the gate onto the property. The individual took off when he noticed the guard coming toward him.

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

- **4/04/24:** 1515 8th St: Capitol Athletic Club: Courtesy patrol found the alarm going off this morning but did not find anyone in the area.
- **4/04/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sleeping near the front doors. Patrol asked the individual to leave the property which he did without incident.
- **4/07/24:** 1330 N St: Cypress site: Courtesy patrol received a call that someone was trying to get into the construction site. Patrol found the gate pried open and searched the area but did not find anyone.
- **4/08/24:** 1603 10th St: OB2000: Courtesy patrol found an individual sleeping in the doorway. Patrol requested the individual leave the area but she refused and began arguing with the guard. He phoned the police and she left the area while he was on the phone.
- **4/11/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual camping in front of the office. Patrol advised the individual to leave the property which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of April 2024:

There were 18 calls during the month April:

- 7 calls were to report noise.
- 1 call was to report someone loitering on a property.
- 3 calls were to report a suspicious person on a property.
- 2 calls were to report someone setting a fire outside.
- 2 calls were to report a parking problem.
- 1 call was to report someone kicking a door.
- 1 call was to report having no heat in apartment.
- 1 call was to report a violent argument.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2023 - 2024
Contract Log as of 5/10/2024

Item 15 (I)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
4/26/2024	C24-108	Admin-Misc	Sign Rite and Graphics, Inc.	Capitol Box Art Utility Wraps	Various Locations	\$26,500.00	10-001-4255
4/26/2024	C24-002.1	Maintenance	Rebuildit, Inc.	FY Countertop Replacements (Change Order #1)	Various Locations	\$25,000.00	10-C22-5820-C888-88-010.9
4/26/2024	C24-110	Consulting	Roach and Campbell	FY On-Call Landscape Design Services	Various Locations	\$21,367.00	10-003-5294 & 10-D09-4758-D801-00
5/3/2024	C24-111	Major Const	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Somerset Apartments Remodel (7 Units)	Various Somerset Apartments (1001-1035 Q Street)	\$133,179.00	36-C24-5820-C330-00-010.8 & 36-002-4293-R536-01
5/7/2024	C24-112	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	FY Cabinet Installation	Various Locations	\$24,150.00	10-C22-5820-C888-88-010.9
5/7/2024	C24-113	Maintenance	M3 Service, LLC	HVAC Preventative Maintenance	1515 8th Street (Capital Athletic Club)	\$1,242.50	10-003-5287-C333-515
5/9/2024	C24-114	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Emergency Tub & Shower Surround (Fabrication & Installation)	1325 15th Street #501	\$4,872.00	10-003-5287-B333-08
5/10/2024	C24-096.1	Consulting	Artemis Construction Management (Monique Lee Davis)	CIP Consulting Services - Building Groups 2 & 3, Phase 1 and 2 (Change Order #1)	(53 Buildings) Various Locations	\$55,944.00	10-003-4267



May 10, 2024

TO: CADA Board of Directors

SUBJECT: May 17, 2024, Board Meeting
AGENDA ITEM 15 - TRANSMITTALS
(J) FINANCIAL REPORT FOR THE PERIOD ENDING APRIL 30, 2024

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the seven months ending April 30, 2024, is the General Operations financial report.

Financial Results

	<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	\$ 12,664,389	\$ 13,847,543	\$ 1,183,154
Operations Expenses	<u>(16,816,799)</u>	<u>(13,002,847)</u>	<u>(12,152,149)</u>	<u>850,698</u>
Operating results	1,051,051	(338,458)	1,695,394	2,033,852
Investment in Capital Investment Program	(1,306,122)	-	-	-
Utilization of Financial Resources	-	-	-	-
- Available Fund Balance	256,000	-	-	-
- Contribution to Available Fund Balance	<u>(929)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Utilization of Financial Resources	<u>255,071</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Results	<u>-</u>	<u>\$ (338,458)</u>	<u>\$ 1,695,394</u>	<u>\$ 2,033,852</u>

GENERAL OPERATIONS (Attachment A)

The results of General Operations through April 30, 2024 (Attachment A) show favorable budget variances totaling \$2,033,852, consisting of \$1,183,154 in favorable variances in funding sources and \$850,698 in favorable variances in Operations expenses.

General Operations Funding Sources reflects a net favorable variance of \$1,183,154. All Rental Revenue accounts are over budget by \$436,000, the rental concession accounts for Vacancy Loss and Low-Income Subsidy over budget by \$(390,000), offset by Loss to Lease under budget by \$90,000 for a total favorable variance within the rental income accounts of \$136,000. Additionally, the overall favorable variance is increased by favorable variance in Investment Income of \$452,000, and a favorable variance of \$552,000 in Tax Increment following receipt of a supplement payment in August 2023 and the first installment in February 2024.

General Operations Operating Expenses increase the overall favorable variance by \$850,698. 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.

Financial Report Enclosures:
Attachment A

General Operation – all funds

(In Whole Numbers)

	Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
FUNDING SOURCES of General Operations				
Rental Income				
Parking	312,700.00	260,580.00	281,985.00	21,405.00
Ground Lease Revenue	156,000.00	130,000.00	203,878.00	73,878.00
Residential Rental Revenue	11,730,500.00	9,775,410.00	10,009,288.00	233,878.00
Commercial Rental Revenue	515,000.00	429,170.00	536,539.00	107,369.00
Coin Op Laundry Revenue	36,300.00	30,250.00	25,594.00	(4,656.00)
Rental Vacancy Loss	(1,135,000.00)	(945,830.00)	(1,305,497.00)	(359,667.00)
Low Income Subsidy	(789,500.00)	(657,910.00)	(687,911.00)	(30,001.00)
Loss to Lease	(1,606,800.00)	(1,339,010.00)	(1,249,980.00)	89,030.00
Forfeited Security Deposits	2,100.00	1,750.00	35.00	(1,715.00)
Bad Debt Recovery	500.00	420.00	-	(420.00)
Misc Current Svcs - Mgmt Fees	115,460.00	96,220.00	122,320.00	26,100.00
Misc Current Svcs - Salaries	157,490.00	131,250.00	195,020.00	63,770.00
Misc Current Svcs - Mait	-	-	2,884.00	2,884.00
Total Rental Income	9,494,750.00	7,912,300.00	8,134,155.00	221,855.00
Tax Increment Revenue				
Tax Increment Revenue	7,670,000.00	4,220,500.00	4,773,313.00	552,813.00
Total Tax Increment Revenue	7,670,000.00	4,220,500.00	4,773,313.00	552,813.00
Interest and Other Investment Income				
Interest Income on Investments with City	322,000.00	241,506.00	399,048.00	157,542.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	767.00	767.00
Interest Income - Pool A Taxable Bond	350,000.00	262,503.00	556,146.00	293,643.00
Total Interest and Other Investment Income	670,000.00	504,009.00	955,961.00	451,952.00
Miscellaneous Revenue				
Miscellaneous Income	33,100.00	27,580.00	50,808.00	23,228.00
Allowance for Uncollectibles	-	-	(66,694.00)	(66,694.00)
Total Miscellaneous Revenue	33,100.00	27,580.00	(15,886.00)	(43,466.00)
Total FUNDING SOURCES of General Operations	17,867,850.00	12,664,389.00	13,847,543.00	1,183,154.00
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(184,886.00)	(154,080.00)	(154,080.00)	-
Salaries	(3,157,000.00)	(2,630,830.00)	(2,552,642.00)	78,188.00
Employee Recognition	(37,000.00)	(30,830.00)	(22,515.00)	8,315.00
Social Security/Medicare	(46,900.00)	(39,090.00)	(38,620.00)	470.00
Cafeteria Plan	(522,000.00)	(435,010.00)	(413,744.00)	21,266.00
Long Term Disability	(34,000.00)	(28,320.00)	(25,572.00)	2,748.00
State Unemployment	(11,000.00)	(9,160.00)	(8,272.00)	888.00
Workers Compensation	(86,500.00)	(72,080.00)	(56,545.00)	15,535.00
Life & AD&D Insurance	(13,200.00)	(11,010.00)	(11,406.00)	(396.00)
PERS Retirement	(773,000.00)	(710,940.00)	(639,301.00)	71,639.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(215,000.00)	(179,170.00)	(175,115.00)	4,055.00
Employee Assist Program (EAP)	(2,350.00)	(1,960.00)	(1,107.00)	853.00
Total Employee Services & Benefits	(5,292,836.00)	(4,302,480.00)	(4,098,919.00)	203,561.00
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	3,928.00	3,280.00	3,280.00	-
Marketing & Media	(25,000.00)	(20,830.00)	(20,847.00)	(17.00)
Property Management Marketing	(16,928.00)	(14,110.00)	-	14,110.00
Printing and Binding	(2,000.00)	(1,670.00)	(189.00)	1,481.00
Employment Rcruitment & Notices	(5,000.00)	(4,170.00)	(3,247.00)	923.00
Legal Services	(184,919.00)	(138,681.00)	(203,294.00)	(64,613.00)
Accounting and Auditing	(55,450.00)	(55,450.00)	(61,800.00)	(6,350.00)
Community Activities	(80,000.00)	(66,670.00)	(32,037.00)	34,633.00
Community Art Projects	(36,000.00)	-	-	-
Document Storage & Destruction	(2,000.00)	(1,670.00)	(980.00)	690.00
Network Administration Services	(98,000.00)	(81,670.00)	(55,493.00)	26,177.00
Payroll Services	(15,000.00)	(12,500.00)	(12,058.00)	442.00
Banking & Investment Fees	(13,110.00)	(11,110.00)	(10,605.00)	505.00
Admin Other Professional Services	(87,500.00)	(76,250.00)	(1,850.00)	74,400.00
Prop Mgmt Other Professional Services	(157,000.00)	(144,000.00)	(145,069.00)	(1,069.00)
Asset Mgmt Other Professional Services	(88,600.00)	(81,216.00)	(45,486.00)	35,730.00
Courtesy Patrol	(142,424.00)	(118,690.00)	(111,300.00)	7,390.00
Courtesy Patrol-Sp Mgmt Credit	17,424.00	14,520.00	17,770.00	3,250.00
Insurance - Special Management	(141,500.00)	(141,500.00)	(142,865.00)	(1,365.00)
Insurance	(713,000.00)	(713,000.00)	(649,683.00)	63,317.00
Self-Insured Losses	(75,000.00)	(62,510.00)	(916.00)	61,594.00
Project Banking Fees	(21,000.00)	(18,000.00)	(11,625.00)	6,375.00
Admin Temporary Outside Svcs	(120,000.00)	(110,000.00)	(96,383.00)	13,617.00
Temporary Outside Services	(100,000.00)	(91,600.00)	(97,214.00)	(5,614.00)
Eng/Arch-Miscellaneous	(39,000.00)	(32,500.00)	(15,590.00)	16,910.00
Legal - Dev Project Related	(30,000.00)	(22,500.00)	(14,890.00)	7,610.00
D&A Other Professional Services	(14,000.00)	(11,670.00)	(5,300.00)	6,370.00
Total Outside Services	(2,241,079.00)	(2,014,167.00)	(1,717,671.00)	296,496.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2023 Through 4/30/2024

Attachment A

Maintenance & Repair				
Emerg Relocation-Ops Related	(20,000.00)	(16,670.00)	(32,725.00)	(16,055.00)
Operation Location Improvements	(5,000.00)	5,000.00	-	(5,000.00)
Admin Office - General Maintenance	(34,200.00)	(28,500.00)	(30,821.00)	(2,321.00)
Maint Office Janitorial	(11,000.00)	(9,170.00)	(10,103.00)	(933.00)
Maint Office - General Maintenance	(10,000.00)	(8,330.00)	(11,424.00)	(3,094.00)
Equipment Rental Expense	(5,000.00)	(4,170.00)	(3,282.00)	888.00
Construction Mitigation Expense	(8,000.00)	(6,670.00)	-	6,670.00
Repair & Maint - Misc	(177,000.00)	(147,490.00)	(169,240.00)	(21,750.00)
Lndscape-Sp Mgmt Credit	20,415.00	17,020.00	17,020.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(15,830.00)	(15,557.00)	273.00
Travel-Maint Staff Reimburse	(14,000.00)	(11,670.00)	(7,972.00)	3,698.00
Travel-RSR Reimbursement	(2,000.00)	(1,670.00)	(372.00)	1,298.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(5,000.00)	(4,227.00)	773.00
Service Contracts	(444,650.00)	(370,540.00)	(338,417.00)	32,123.00
State Fire Marshal	(50,000.00)	(41,670.00)	-	41,670.00
Flooring	(361,000.00)	(300,840.00)	(249,091.00)	51,749.00
Plumbing	(8,800.00)	(7,330.00)	(9,300.00)	(1,970.00)
Countertops/Cabinets	(167,500.00)	(152,920.00)	(126,278.00)	26,642.00
Landscaping	(265,825.00)	(221,520.00)	(225,206.00)	(3,686.00)
Pest Services	(45,700.00)	(38,080.00)	(27,848.00)	10,232.00
Permits and Fees	(4,500.00)	(3,750.00)	(2,834.00)	916.00
Painting & Decorating	(245,200.00)	(224,700.00)	(227,704.00)	(3,004.00)
Supplies	(21,050.00)	(17,540.00)	(18,638.00)	(1,098.00)
Vehicle Repair and Maint	(10,000.00)	(8,330.00)	(8,050.00)	280.00
Prop Mgmt Furn & Appliances	(116,500.00)	(97,090.00)	(135,362.00)	(38,272.00)
Building Supplies - Misc	(351,500.00)	(292,910.00)	(305,517.00)	(12,607.00)
Clothing and Uniforms	(5,500.00)	(4,580.00)	(9,005.00)	(4,425.00)
Maintenance Mach & Equip	(58,000.00)	(48,330.00)	(19,441.00)	28,889.00
Operating Budget Major Repairs	(15,000.00)	(12,500.00)	(4,817.00)	7,683.00
Total Maintenance & Repair	(2,461,510.00)	(2,075,780.00)	(1,976,211.00)	99,569.00
Utilities				
Admin Office Utilities	(28,000.00)	(23,330.00)	(18,841.00)	4,489.00
Maint Office Utilities	(55,000.00)	(45,830.00)	(35,018.00)	10,812.00
Utilities-Garbage	(153,500.00)	(115,119.00)	(115,293.00)	(174.00)
Utilities-SMUD/Electricity	(152,000.00)	(114,003.00)	(119,254.00)	(5,251.00)
Utilities-PG&E/Gas	(418,800.00)	(314,091.00)	(244,876.00)	69,215.00
Utilities-Water/Sewer	(588,000.00)	(441,000.00)	(430,087.00)	10,913.00
Total Utilities	(1,395,300.00)	(1,053,373.00)	(963,369.00)	90,004.00
Overhead				
Postage and Deliveries	(5,000.00)	(4,170.00)	(422.00)	3,748.00
Telephone and Wireless Svcs	(25,000.00)	(20,830.00)	(11,320.00)	9,510.00
Cellular Phone Service	(45,000.00)	(37,500.00)	(36,294.00)	1,206.00
Internet Services	(56,000.00)	(46,670.00)	(15,909.00)	30,761.00
Admin Bldg Rent	(107,000.00)	(89,170.00)	(70,560.00)	18,610.00
Leased Facilities Rent	(24,000.00)	(20,000.00)	(30,000.00)	(10,000.00)
Equipment Rental Expense	(2,500.00)	(2,080.00)	(1,309.00)	771.00
Parking Program	(1,500.00)	(1,250.00)	(78.00)	1,172.00
JPA Board Expenses	(37,000.00)	(35,830.00)	(29,382.00)	6,448.00
Professional Organizations	(15,000.00)	(12,500.00)	(13,137.00)	(637.00)
Subscriptions	(2,000.00)	(1,670.00)	-	1,670.00
Education and Training	(24,000.00)	(20,000.00)	(12,686.00)	7,314.00
Management Fee	(115,460.00)	(96,220.00)	(96,220.00)	-
Transportation-Admin Staff	(2,500.00)	(2,080.00)	(2,605.00)	(525.00)
Resident Relations	(10,021.00)	(8,340.00)	(6,124.00)	2,216.00
Sp Mgmt Prop Taxes, Taxes & Assessments	(13,000.00)	(11,840.00)	(4,747.00)	7,093.00
Property Taxes & Assessments	(122,100.00)	(122,100.00)	(89,922.00)	32,178.00
Hospitality	(1,500.00)	(1,250.00)	-	1,250.00
Office Supplies - General	(15,000.00)	(12,500.00)	(9,979.00)	2,521.00
Software	(81,500.00)	(67,920.00)	(65,126.00)	2,794.00
Computer Hardware	(50,000.00)	(41,670.00)	(27,814.00)	13,856.00
Admin Furn Mach & Equip	(16,000.00)	(13,330.00)	(1,475.00)	11,855.00
Safety - General Admin	(20,500.00)	(17,080.00)	(4,137.00)	12,943.00
Office Equipment leases	(27,000.00)	(22,500.00)	(22,390.00)	110.00
Total Overhead	(818,581.00)	(708,500.00)	(551,636.00)	156,864.00
Debt Service				
Debt Service Principal Paid	(220,100.00)	(208,090.00)	(205,728.00)	2,362.00
Debt Interest Paid	(62,462.00)	(54,507.00)	(52,947.00)	1,560.00
Bond Debt Svc-Principal Pd	(1,340,090.00)	(1,340,090.00)	(1,339,964.00)	126.00
Bond Interest Paid	(1,245,860.00)	(1,245,860.00)	(1,245,704.00)	156.00
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,168,512.00)	(2,848,547.00)	(2,844,343.00)	4,204.00
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	(16,816,799.00)	(13,002,847.00)	(12,152,149.00)	850,698.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2023 Through 4/30/2024

Attachment A

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	<u>350,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS IN	2,948,170.00	-	-	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	<u>(2,948,170.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS OUT	<u>(2,948,170.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING RESULTS, before Capital Investment Program	<u>1,051,051.00</u>	<u>(338,458.00)</u>	<u>1,695,394.00</u>	<u>2,033,852.00</u>
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,115,620.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	<u>(11,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in MAJOR CONSTRUCTION Program	(1,126,620.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(1,306,122.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	256,000.00	-	-	-
Contribution to Available Fund Balance	<u>(929.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURCES	<u>255,071.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET RESULTS OF GENERAL OPERATIONS	<u>-</u>	<u>(338,458.00)</u>	<u>1,695,394.00</u>	<u>2,033,852.00</u>