

Board of Directors

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Marc de la Vergne, Director of Sustainability, Placemaking, & Special Projects (CADA)
Jill Azevedo, Director of Operations (CADA)

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cada.org

AGENDA SPECIAL MEETING

**THE CAPITOL AREA DEVELOPMENT
AUTHORITY AND THE CAPITOL AREA
COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

FRIDAY, OCTOBER 24, 2025

10:00 A.M.

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814
AND**

**Board Member Nick Avdis attending remotely
from**

**2001 ROSSI ROAD AT HWY 1
PESCADERO, CA 94060**

**Members of the Public are invited to
participate via ZOOM or in person.**



CADA



To join via Zoom:

Go to: <https://zoom.us/join>

Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://us02web.zoom.us/j/kcoHLfF55h>

Meeting ID: 846 1697 8488

Request Password (prior to start of meeting):

teandara@cada.org

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: May 23, 2025 [CADA & CACDC], June 12, 2025 [CADA & CACDC], and September 19, 2025 [CADA]**
- 3. Chair’s Oral Report**
- 4. Executive Director/President’s Oral Report**
- 5. [CACDC] Accepting Appointment to the Board of Directors and Approving Officers**

Recommended Action: Adopt a resolution indicating acceptance by board members of their appointment, appointing the officers of the CACDC, and establishing the schedule for annual and regular meetings.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary
[CADA/CACDC]

- 6. [CADA] Window Replacement Project at 1615-17-23 P Street (Lanai Apartments)**

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1615-17-23 P Street with EVT Builders, LLC. in the amount of \$269,500.

Contact: Rachel Mercurio, Maintenance Office and Contracts Superintendent
[CADA]
John Dodson, Facilities Maintenance Superintendent [CADA]

7. [CADA] Authorization to Enter into a Construction Contract and Approval of a Budget Amendment – 525 S Street Warehouse

Recommended Action: Adopt a resolution authorizing 1) the Executive Director, or their designee, to enter into a construction contract with RCP Construction for renovations to the warehouse building at 525 S Street; and 2) a budget amendment in the amount of \$306,233.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, and Special Projects [CADA]

8. [CADA] Approval of Contracts with MRI and of a Budget Amendment to Fund the Work

Recommended Action: Adopt a resolution authorizing the Executive Director, or their designee, to enter into three contracts with MRI to provide software services over the next three years.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, and Special Projects [CADA]

9. [CADA] Delegation of Authority Regarding the Settlement or Rejection of Claims Governed by the Government Claims Act

Recommended Action: Adopt a resolution delegating authority regarding settlement or rejection of claims governed by the Government Claims Act, for amounts not exceeding \$50,000.

Contact: Jill Azevedo, Director of Operations [CADA]

10. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership
- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Association
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy and Water Conservation
- F. Other Neighborhood Improvements
- G. 14th & N – The Cypress
- H. 1717 S Street – ARY Place
- I. 2000 16th Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

11. Transmittals

- A. Ombudsman Report: September 2025
- B. Apartment Status Report: September 2025
- C. Affordable Housing Report: September 2025
- D. Commercial Leases/Vacancies: September 2025
- E. CADA Neighborhood Incident Report: September 2025
- F. Contracts Log: September & October 2025
- G. Financial Report: September 2025
- H. City Treasurer Monthly Investment Report: August 2025

12. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda

13. Adjournment

Approved for Transmittal:



Danielle Foster, Executive Director/President

NOTE: THE BOARD MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE BOARD MAY TAKE ACTION ON ANY MATTER NOT LISTED ON THE AGENDA TO THE EXTENT PERMITTED BY APPLICABLE LAW. PURSUANT TO STATE AND FEDERAL LAW, IF YOU HAVE A REQUEST FOR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO ASSIST YOU IN PARTICIPATING IN THE MEETING, PLEASE CONTACT TARA GANDARA, BOARD SECRETARY AT (916) 322-2114 TO MAKE SUCH A REQUEST. IN ORDER TO ALLOW ADEQUATE TIME TO ACCOMMODATE ANY REQUESTS, CADA ASKS THAT THE REQUEST BE MADE AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)**

September 19, 2025

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:04 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Member Avdis attended via video conference from the Home Next to the Church of St. Panteleimon (Directly to The East), Located on Epar. Odos Kallimasias-Kallamotis, Kallimasia, Chios Island, Greece 82100 (California Government Code Section 54953).

Present: Bodipo-Memba, Lagomarsino, Bailey
Absent: Avdis, Baime Michaels

ITEM 2 – APPROVAL OF MINUTES: AUGUST 15, 2025

Member Lagomarsino moved approval of the August 15, 2025 Board Meeting minutes. Member Bodipo-Memba seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

Nothing to report.

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT

Danielle Foster reported on the following:

- Chalk it Up
 - The event was a great success.
 - CADA’s squares featured a local artist, Dawn Pedersen.
- Our Street Night Market
 - This event was held on September 6, 2025, host by the Yellow Brick Group and was also a huge success, without any incidents.
 - There were approximately 8,500 people in attendance and no incidents were reported.
 - CADA sponsored the all-women live art area that featured 12 local female artists who were provided supplies and paid to produce live art.
- Terre Madre
 - Coming September 26th through the 28th. This is a huge expansion of the farm to fork festival and is a sister festival to the Slow Food Festival in Torino, Italy. The event will alternate with Italy every other year over the next ten years.
 - This event will occur every two years here for the next decade, celebrating the Americas and our produce and food production, with the off years in Italy.
 - The event features CADA tenants, including Anchor and Tree Coffee, who will have tasting areas.

- The Yellow Brick Group will feature upcoming local food vendors as an expansion of Our Street Night Market.
- October 11th
 - The Second Saturday Movie in the Park event at Fremont Park will take place with CADA showing the Princess Bride, in partnership with Councilmember Pluckebaum’s office and the Midtown Association.
 - Festivities begin at 4:00 p.m., with the movie at dusk, free popcorn and cotton candy, and a sustainable art trailer with activities through the Atrium.
- October 18th
 - The Westbound Creative Conference will take place at the Clara the evening of the 18th.
 - Westbound is a bold new gathering for artists, designers, innovators and thinkers in Sacramento and the region. Presented by the Yellow Brick Group and Sacramento Architecture and Design Foundation, the event promises both regional and international keynotes, hands-on workshops, and dynamic rapid-style presentations. CADA is a sponsorship of this event.

ITEM 5 — R STREET PRESENTATION

Dion Dwyer with MMS Strategies gave the annual presentation on the R Street Sacramento Partnership.

There was Board discussion regarding the funding of the 24-hour security and the budget for administration.

No public comments.

ITEM 6 – YMCA PRESENTATION AND DISCUSSION

Recommended Action: For Review and Discussion.

Sharna Braucks, President and CEO of YMCA of Superior California, gave a presentation regarding the plans for the future redevelopment of the YMCA site at 2021 W Street.

There was Board discussion regarding the potential role that CADA may have on the project, CADA’s capacity to participate in the project, and what success looks like for the project.

No public comments.

ITEM 7 – APPROVAL OF CHANGE ORDER #2 TO CONTRACT C25-156: ROOF REPLACEMENT PROJECT WITH MOUNTAIN ROOFING SYSTEMS AT PALM MANSION (1330 P STREET)

Recommended Action: Adopt a resolution authorizing the Executive Director to approve a change order to major construction contract C25-156 with Mountain Roofing Systems in the amount of \$41,032 for the Roof Replacement Project at 1330 P Street.

No Board comments.

No public comments.

Member Lagomarsino moved approval of Resolution 25-38 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
 NOES: None

ITEM 8 – CADA CONTRACT POLICY AMENDMENTS

Recommended Action: Adopt a resolution adopting the CADA Contract Policy, as amended, to include increases to the Executive Director contract authority in regards to contract change orders.

There was Board discussion regarding the reasons why this is being requested.

No public comments.

Member Bodipo-Memba moved approval of Resolution 25-39 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 9 MOVED AFTER ITEM 10.

ITEM 10 – CLOSED SESSION

Member Avdis joined the meeting at 11:23 a.m. via video conference from the Home Next to the Church of St. Panteleimon (Directly to The East), Located on Epar. Odos Kallimasias-Kallamotis, Kallimasia, Chios Island, Greece 82100 (California Government Code Section 54953).

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code 54956.9(a))**
Glenn v. CADA: Case No. 34-2023-00333404
- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (GOVT CODE § 54956.9(d)(2))**
Facts and Circumstances: July 23, 2025 claim by Mikel Nalley

Chair Bailey resumed the open session.

MOVED AFTER ITEM 10 – ITEM 9 – PROCESS FOR APPOINTMENT OF FIFTH BOARD MEMBER

Recommended Action: For Review and Discussion.

Chair Bailey asked that the application requirements, the fact that the records are public, and that the position is unpaid with no benefits be added to the job description prior to posting. The Board agreed that the process was a good idea and directed staff to complete it.

No public comments.

Member Avdis left the meeting at 11:53 a.m.

ITEM 11 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership (DSP): Danielle Foster reported that there was a regular DSP meeting on Wednesday and a safety meeting yesterday which included the Police Department, the Department of Community Response, the District Attorney’s Office, and code enforcement. They will be holding these safety meetings regularly to help with communication regarding downtown clean and safe activities. The renewal of DSP was approved by a 92% affirmative vote of the property owners in the area. Renewal included expansion areas that will include more state-owned

properties, with the area reaching a little farther south. The new DSP area includes the railyards and county properties along I Street. There is opportunity for some strategic planning and focus with these new areas, and existing ones. New areas do not come into play until January 1st, when the renewal starts. The next meeting, which is in November, is going to be a strategic planning meeting to think through which areas need what, and talk through that as a Board.

There was a presentation by the Sacramento County Administrator, David Villanueva. He pointed out a couple of things including that, at noon on October 28th at the Galleria, there will be a conversation of the county and all of the cities around housing and homelessness. It is open to the public. Every city will be represented in addition to the county for this conversation. Mr. Villanueva also updated the DSP Board on the airport expansion, including more parking spaces in Terminal B, and more to come. They are also adding 8 gates to Terminal B to get more non-stop flights and international flights. With these changes, Sacramento is seeing more visitors downtown, especially with the A's games coming online. The split between residents, downtown visitors, and workers is now reflecting visitors as the majority, which is a shift from before COVID statistics. The downtown did see a slight decrease between June and August from 66% to 60% of workers coming back downtown with the employee shifts that have happened at the state level, so DSP is continuing to think strategically about the visitor experience and how to keep people downtown and bring them to our businesses and our sites of entertainment. The A's games are getting people into the core area, too, so that's a nice carryover for Sacramento.

- B. Downtown Sacramento Revitalization Corporation: Nothing to report.
- C. Midtown Association: Danielle Foster reported that Second Saturday has been going great, and our last one is in October. CADA staff is having conversations now with Midtown on their renewal process.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported the following:
 - 900 block – The Eames mural project is underway, all the agreements are in place and signed, with DGS giving CADA and our contractors permission to paint portions of the building and then install the panels. We also have a signed agreement with the Eames family in place. Mr. de la Vergne has been meeting with DGS staff, the folks who are in charge of supervising our engineering design and the folks who run the garage to understand their concerns, so that when we have a job walk and we issue the bid package, their concerns will be reflected in project documents.
 - 1300 block – CADA has three properties that are going to get re-landscaped along O Street. The construction started today, and it will take about 10 working days. The frontages of those three properties will look vastly improved. As part of that, CADA is installing smart irrigation controllers and shutoff valves, so if there are leaks, the system will understand that and shut the system off right away.
 - 800, 1400, and 1600 blocks – CADA staff and consultants have finished conceptual landscape designs and will be moving into 60% construction design drawings next, which will allow staff to start fundraising work to try to get grant funds to supplement the existing funds for O Street.
 - 14th and O Street – CADA staff received word this morning that this project now has its encroachment permit for the mandalas project from the city. There may be some agreements that have to be in place about what happens if the city has to do construction work to their pipes underneath, but CADA staff has anticipated that. It will be a four-way stop.
- E. Energy and Water Conservation: Marc de la Vergne reported that he is in the throes of preparing the draft of our DGS biennial sustainability report. It is due on October 1st. Also, CADA is upgrading all buildings, if they are at partial Greenergy with SMUD, moving to 100%. If they are not enrolled in Greenergy at all, they are going to be enrolled at the 100% level.
- F. Other Neighborhood Improvements: Marc de la Vergne reported that, unfortunately, there was a car collision two weekends ago where someone destroyed a portion of one of the stormwater planters in Fremont Park. CADA is working on a fix for the planter. Danielle mentioned the restroom. If you have

not seen it, CADA did participate in funding that upgrade. It looks terrific, and it includes a fairly good-sized storeroom that Midtown Association can use to store items that it uses for Fremont Park events and nearby events. Mr. de la Vergne is working to develop an interpretive sign to explain to the public what a stormwater planter is and the Midtown Association has very kindly agreed to provide in-kind graphic design services. The planters capture stormwater from the street, they send the polluted water into the stormwater planters, and the plants then purify the water, and the water percolates down into the ground. This signage is with the goal of getting people to care about them, and these planters are particularly vulnerable because they are not as protected as some of the ones down 16th Street. CADA staff is hoping that, with a little more education, people will feel more ownership of these planters. The next thing Mr. de la Vergne is working on is developing a tree tour of Fremont Park. Fremont Park has one of the best urban forests in downtown, and it deserves to be highlighted. He is working with our landscape architect and they have identified about 20 especially nice trees for interpretive signage. Trees will have plaques on each similar to Capitol Park that includes: the tree's Latin name, common name, and origin.

Mr. de la Vergne reported that he is looking at what can be done to make the 1500 block of R Street more visually interesting. He has had some conversations with some property owners nearby about what could work out there, and there is a landscape design firm that is providing some pro bono landscape design services to help us develop options.

- G. 14th & N – The Cypress: Danielle Foster reported that The Cypress is open and moving people in. They've had challenges doing the condos, so they are not going to be selling them. They are finishing the whole process with the state, so after Year 10, they have the ability to convert to ownership.
- H. 1717 S Street – ARY Place: Danielle Foster reported that everything is going great. ARY Place is passing audits, just like Sonrisa. It is going through its first year of monitoring and all is well there.
- H. 2000 16th Street – Sakura: Danielle Foster reported that October 29th will be our groundbreaking/framing ceremony. It will be in the morning at 9:30 a.m. until 11:00 a.m. There will be coffee, refreshments, and speakers. Things are progressing well. The plumbing is installed for the building pad, and we are making a lot of headway in the joint trench along the alley. Tricorps has been doing a very good job with the neighbors, especially the ones that live directly adjacent to the project who are most impacted. They are very communicative and the neighbors themselves are just extremely gracious with the whole process.
- H. 805 R Street – Monarch: Danielle Foster reported that the concrete pours have started. There were some delays through the grading process, but the project is looking to actually recapture those lost weeks through the end of the year, so the project is in a pretty good place as far as timing goes. Instead of having submeters for every individual unit on both Monarch and Sakura there will be a single meter for the entire project that the building will pay for. The hope is that there will be some energy savings as a result.

H. R Street Partnership: Nothing to report.

ITEM 12 – TRANSMITTALS

Received as transmitted.

ITEM 13 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 14 – ADJOURNMENT

The meeting adjourned at 12:13 p.m.

Tara Gandara
Secretary to the Board of Directors

**MINUTES
OF
SPECIAL BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION (CACDC)**

June 12, 2025

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC to order at 3:04 p.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Member Lagomarsino attended via video conference as an emergency. No adults were present in the room.

Present: Avdis, Baime Michaels, Bodipo-Memba, Lagomarsino, Bailey

Absent: None

ITEM 2 – [CACDC] ADDITION OF PACIFIC HOUSING, INC. AS MEMBER OF 2000 16TH ST CACDC ASSOCIATION, LLC

Recommended Action: Adopt a resolution authorizing the President to execute an Amended and Restated Operating Agreement for 2000 16th CACDC Association, LLC that admits Pacific Housing, Inc. as a member with 21% interest.

This item was changed just prior to the meeting causing it to be for review and discussion only. CADA now has more time to approve another partner. There was discussion regarding Habitat for Humanity as being the new likely option as a partner. Sahar Soltani with Mutual Housing spoke to how the situation necessitating an additional partner happened. Miss Soltani also spoke to how this can be avoided in the future. Risk exposure, potential cost, indemnification, and selection criteria for the new partner were discussed.

No public comments.

ITEM 3 – [CADA] CLOSED SESSION

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (PURSUANT TO GOVERNMENT CODE SECTION 54957)

Title: Executive Director

B. CONFERENCE WITH LABOR NEGOTIATOR (PURSUANT TO GOVERNMENT CODE SECTION 54957.6)

Unrepresented Employee: Executive Director

Agency Designated Representative: Ann Bailey

Chair Bailey resumed the open session, and reported that there was Board discussion in closed session and that no action was taken.

ITEM 4 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 5 – ADJOURNMENT

The meeting adjourned at 4:45 p.m.

Tara Gandara
Secretary to the Board of Directors

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION (CACDC)**

May 23, 2025

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC Board of Directors to order at 10:04 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Bodipo-Memba, Bailey
Absent: Baime Michaels, Lagomarsino

ITEM 2 – APPROVAL OF MINUTES: APRIL 18, 2025 [CADA & CACDC]

Member Avdis moved approval of the April 18, 2025 [CADA & CACDC] Board Meeting minutes. Member Bodipo-Memba seconded the motion.

AYES: Avdis, Bodipo-Memba, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

Chair Bailey reported that Item 10 will be moved to the June 20, 2025 Board Meeting.

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT/PRESIDENT’S ORAL REPORT

Executive Director Danielle Foster reported the following:

- Monarch News – The groundbreaking was on May 13th and there was a great turnout. This project is the largest new construction affordable housing project. CADA received news this week that the Sacramento Housing Alliance is awarding Monarch Project of the Year – Under Construction. The awards event is being held on May 28th from 5:30 until 9:00 pm at the Aurora located at 1201 J Street.
- There are publications related to the Monarch groundbreaking in your packet, highlighting this monumental project.
- There will be a Cypress Tour on May 30th at 2:00 pm for Board and staff to attend.
- 525 S Street – CADA staff will be signing the architectural contract to initiate construction drawings for 525 S Street so that staff can submit for building permits. Conversations continue with LPAS on potentially combining parcels for future sale and development of 701 S Street.
- CADA is participating in the Streamline Sacramento process meeting that is next week with the City of Sacramento.
- On June 7th, CADA will be hosting an all staff outing to a Sac Republic game as a staff appreciation measure and continues to host staff wellness days and provide prizes and benefits in the Spotlight Program.
- CADA will be closed for Juneteenth on June 19th.

ITEM 5 — [CADA] CADA FINANCIAL FORECAST (FY 2025-2026 THROUGH FY 2034-2035)

Recommended Action: Review and Comment.

Contact: Noelle Mussen, Finance Director

There was Board discussion regarding the use of artificial intelligence (AI) programs for business, the change in assumptions, and tariffs and potential cost increases over the next year. Ms. Mussen also pointed out that the work that Marc de la Vergne has been doing with energy conservation has helped to stabilize energy costs.

No public comments.

ITEM 6 — [CADA] CAPITAL IMPROVEMENTS PROGRAM (CIP) STATUS REPORT & FIVE-YEAR NEEDS ASSESSMENT REPORT

Recommended Action: Review and Comment.

Contact: Josh Palmer, Deputy Director

There was Board discussion regarding the process of assessing which buildings CADA chooses to add upgrades to ensure that upgrades are not going to outlive the life of the building itself. Staffing and communication amongst staff were discussed, along with the beautification of the buildings that CADA is repairing and maintaining for long-term use.

No public comments.

ITEM 7 — [CADA/CACDC] NUMEROUS ACTIONS TO CLOSE ON CONSTRUCTION FINANCING AND BREAK GROUND ON THE SAKURA AFFORDABLE HOUSING PROJECT (2000 16TH STREET)

[CADA]

Recommended Action: Adopt a resolution authorizing the Executive Director to:

1. Execute a gap financing residual receipts loan ("CADA Gap Loan") to 2000 16th St Associates, LP for an amount not to exceed \$4,000,000.
2. Execute a purchase agreement for the sale of the Property to 2000 16th St Associates, LP.
3. Execute a seller carry-back residual receipts loan ("CADA Land Loan") to 2000 16th St Associates, LP for an amount not to exceed \$3,280,000 for the sale of the Property.
4. Execute a guaranty in favor of First Citizens Bank on behalf of 2000 16th St Associates, LP.
5. Execute a guaranty in favor of NEF Assignment Corporation.
6. Take any and all actions on behalf of CADA to close on financing for the Project, including execution of all necessary documents and Project loans.

[CACDC]

Recommended Action: Adopt a resolution authorizing the President to:

1. Execute the Amended and Restated Limited Partnership Agreement of 2000 16th St Associates, LP ("Amended LPA") on behalf of 2000 16th St CACDC Association, LLC.
2. Execute any and all documents necessary to consummate Project loans on behalf of 2000 16th St CACDC Association, LLC.

3. Execute a General Contractor contract with Tricorp Group on behalf of 2000 16th St Associates, LP for an amount not to exceed \$32,000,000.
4. Execute a contract with an environmental consultant not to exceed \$200,000 for lead testing and soil excavation.
5. Take any and all actions on behalf of CACDC to close on financing for the Project, including execution of all necessary documents.

Contact: Jack Barnes, Development Manager [CADA]
 Josh Palmer, Deputy Director [CADA]
 Danielle Foster, Executive Director [CADA]/President [CACDC]

The Board discussed building aesthetics and the pergola.

No public comments.

Member Bodipo-Memba moved approval of CADA Resolutions 25-15 and 25-16 and CACDC Resolutions 25-04 and 25-05 attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Bailey
 NOES: None

ITEM 8 — [CADA] THIRD AMENDMENT TO SITE 5A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AUTHORITY AND FREMONT/DOWNTOWN SACRAMENTO PARTNERS, L.P. AND MEMORANDUM OF THIRD AMENDMENT

Recommended Action: Adopt a resolution authorizing the Executive Director to execute a Third Amendment to the Site 5A Disposition and Development Agreement between CADA and Fremont/Downtown Partners, L.P. and a Memorandum of Third Amendment.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, and Special Projects

No Board comments.

No public comments.

Member Bodipo-Memba moved approval of CADA Resolution 25-17 attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Bailey
 NOES: None

ITEM 9 — [CACDC] APPOINTMENT OF THE VICE PRESIDENT

Recommended Action: Adopt a resolution appointing the Vice President of the CACDC.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary [CADA]/Secretary [CACDC]

No Board comments.

No public comments.

Member Avdis moved approval of CACDC Resolution 25-06 attached hereto and incorporated herein.
Member Bodipo-Memba seconded the motion.

AYES: Avdis, Bodipo-Memba, Bailey
NOES: None

10. CLOSED SESSION

A. CONFERENCE WITH REAL LABOR NEGOTIATOR (PURSUANT TO GOVERNMENT CODE SECTION 54957.5 (a))

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

This item was moved to the June 20, 2025 Board Meeting

ITEM 11 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: Danielle Foster reported that there was a meeting this last week and noted the following: that it was reported that downtown visits to Sacramento are up since last March; updates are going to the City Council in June for the Railyards work; and the international Terra Madre slow food festival is coming to Sacramento every other year for the next ten years to celebrate North American food and ingredients with the first event scheduled for September 26th through the 28th.
- B. Downtown Sacramento Revitalization Corporation: Nothing to report.
- C. Midtown Association: Danielle Foster reported that there will be a Committee Meeting on the Bloom Project where the committee is looking at different ways to add corner features to Fremont Park. She also noted that there is an electronic Midtown Pass that takes you to different locations and has coupons attached.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported the following:
- 800 block: CADA is starting the conceptual design work. This is the frontage along the YMCA building and Musiclandria.
 - 900 block: CADA has an agreement in place with the Department of General Services (DGS), giving CADA permission to hire contractors to install the artwork. CADA is very close to having an agreement with the Eames family governing the artwork to be placed on the building, maintenance, and replacement of it. Once the agreement is in place CADA can proceed with the bidding process for a contractor to do the work.
 - 1300 block: CADA has a contract in place now to install the streetscape improvements on three CADA properties. This work will take place in about eight to ten weeks.
 - 14th & O Streets: CADA is finishing the final construction drawings now and they will be submitted to the City for final review very shortly. This will include the creative crosswalks and the mandala in the center of the intersection.
 - 1400 block: CADA has started the conceptual streetscape design work.
- E. Energy Conservation: Marc de la Vergne reported that CADA has a number of window replacement projects coming up.
- F. Other Neighborhood Improvements: Mr. de la Vergne reported that the Fremont Park stormwater planters along 16th Street have been installed and look beautiful. The cast iron railings that will be installed to protect the plants are currently being fabricated. In the meantime, there is protective caution

tape around them. The Midtown Association has graciously offered to pick the litter out of the stormwater planters. The restroom replacement project in Fremont Park is scheduled for a July delivery.

- G. 14th & N – The Cypress: Danielle Foster reminded everyone that there is a tour on May 30th at 2:00 pm.
- H. 1717 S Street – ARY Place: Danielle Foster reported that the commercial spaces have all been leased with the exception of a small 800 square foot space.
- H. 2000 16th Street – Sakura: Reported on in Item 7.
- H. 805 R Street – Monarch: Nothing to report.
- H. R Street Partnership: Danielle Foster reported that she and Marc de la Vergne attended the last meeting and Mr. de la Vergne was officially appointed to the Board. At that last meeting there was discussion about the new entertainment district item that will be going to the City Council in June. This item will be looking at incorporating events with the surrounding businesses. This would allow surrounding businesses to participate as part of the event, with food and drink being connected to the event instead of barriered off, as is currently done.

ITEM 12 – TRANSMITTALS

Received as transmitted.

ITEM 13 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 14 – ADJOURNMENT

The meeting adjourned at **11:30** a.m.

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 25 – 38

Adopted by the Capitol Area Development Authority

September 19, 2025

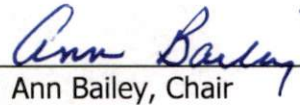
RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CHANGE ORDER WITH MOUNTAIN ROOFING SYSTEMS FOR CONTRACT C25-156: ROOF REPLACEMENT PROJECT AT 1330 P STREET

WHEREAS, on April 7, 2025 the Executive Director entered into an \$86,181 major construction contract with Mountain Roofing Systems;

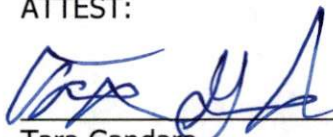
WHEREAS, CADA has processed a change order to the Mountain Roofing Systems contract totaling \$1,500, increasing the contract total to \$87,681; and

WHEREAS, staff received a second change order due to unexpected dry rot removal and repairs and staff is recommending the Board approve a change order in the amount of \$41,032 to pay for these additional costs, bringing the total contract to \$128,173, which is above the Executive Director's contract authority.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors for the Capitol Area Development Authority that the Executive Director is hereby authorized to enter into Change Order #2 with Mountain Roofing Systems in the amount of \$41,032, bringing the total contract amount to \$128,173 for completion of the Roof Replacement Project at 1330 P Street.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 25 – 39

Adopted by the Capitol Area Development Authority September 19, 2025

**RESOLUTION APPROVING THE CADA CONTRACT POLICY,
AS AMENDED, INCLUDING AMENDMENTS TO THE EXECUTIVE
DIRECTOR CONTRACT AUTHORITY IN REGARDS TO
CHANGE ORDER LIMITS**

WHEREAS, by Resolution No. 24-23, the CADA Board of Directors last amended the CADA Contract Policy in part on May 17, 2024 and the Board last updated the policy more comprehensively on December 14, 2012; and

WHEREAS, staff recommends that the Board amend the CADA Contract Policy with regard to Executive Director authority and its change order limits in order to align with contract authority updates from May 17, 2024.

NOW, THEREFORE BE IT RESOLVED, that the CADA Board of Directors does hereby amend the CADA Contract Policy in accordance with recommendations contained in Attachment 2 of the staff report presented to the Board at its September 19, 2025 meeting, as summarized below:

- Revise Article VII Section C to read as follows:
 - C. Authority of Executive Director.
 1. a) The Executive Director shall have authority to issue change orders and to negotiate supplemental agreements in amounts not to exceed the greater of the following:
 - (i) An amount that increases the total contract amount to no more than ONE HUNDRED THOUSAND DOLLARS (\$100,000);
 - (ii) An amount totaling no more than FIFTY THOUSAND DOLLARS (\$50,000); or
 - (iii) An amount totaling no more than TWENTY PERCENT (20%) of the original contract price.
- Revise Article VII Section C to remove number 2.

ATTEST:



Tara Gandara, Secretary to the Board of Directors



Ann Bailey, Chair



October 9, 2025

TO: Capitol Area Community Development Corporation (CACDC) Board of Directors

**SUBJECT: October 24, 2025, Special Board Meeting
AGENDA ITEM 5
ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS AND
APPROVING OFFICERS**

CONTACT: Tara Gandara, Contracts and Office Manager/Board Secretary

RECOMMENDED ACTION:

Staff recommends the Capitol Area Community Development Corporation (CACDC) Board of Directors adopt the attached resolution (Attachment 1) indicating acceptance by board members of their appointment and appointing the officers of the CACDC.

SUMMARY

The CACDC bylaws require that the CACDC Board of Directors conduct an annual meeting for the purpose of acceptance of appointment to the board and to elect officers. These actions are recommended in this report.

BACKGROUND

The CACDC was established in 2014 for the purpose of facilitating implementation of the Transition Plan, then under discussion with the State, which would have allowed the Capitol Area Development Authority (CADA) to transition its organizational form from a joint powers authority to a nonprofit organization. While discussions regarding the Transition Plan have terminated, the CACDC has proven to be a useful legal entity for certain actions that benefit the community, the purpose for which the CACDC was established.

On November 25, 2014, the CACDC received a determination of federal tax-exempt status from the IRS and on December 23, 2014, the CACDC received a finding of state tax-exempt status from the California Franchise Tax Board.

The CACDC bylaws specify that the members of the CADA Board of Directors also serve as board members of the CACDC. The bylaws require that the CACDC board members accept their appointment in an annual meeting of the CACDC, and that the board appoint the officers of the CACDC at the same meeting. The annual meeting of the CACDC Board is the third Friday in October.

The staff recommends that Ann Bailey be appointed as Chair of the CACDC Board of Directors and that Emily Baime Michaels be appointed as Vice Chair of the Board of Directors. Further, the staff recommends that Danielle Foster be appointed as CACDC President, that Josh Palmer be appointed as Vice President, that Noelle Mussen be appointed as Chief Financial Officer, and that Tara Gandara be appointed as Board Secretary.

FINANCIAL IMPACT

Not Applicable.

ENVIRONMENTAL CONSIDERATIONS

Not Applicable.

CONTRACT AWARD CONSIDERATIONS

The proposed action is not subject to the provisions of the CACDC Contract Policy.

Attachment 1: Resolution 25-08



RESOLUTION NO. 25 – 08

Adopted by the Capitol Area Community Development Corporation

October 24, 2025

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION
ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS
AND APPOINTING OFFICERS**

WHEREAS, Section 6.8 of the Bylaws of the Capitol Area Community Development Corporation (“CACDC”) require that the Board of Directors hold an annual meeting for the purpose of accepting their appointment to the Board of Directors and appointing the Officers of CACDC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Capitol Area Community Development Corporation as follows:

Section 1. Appointment of Board. Each of the CACDC Board members accepts their appointment to the CACDC Board.

Section 2. Appointment of Officers. The CACDC Board hereby appoints the following persons to hold the following offices: Danielle Foster as President of CACDC; Josh Palmer as Vice President of CACDC; Noelle Mussen as Chief Financial Officer of CACDC; and Tara Gandara as Secretary of CACDC. Each of the aforementioned persons accepts their appointment as an officer of CACDC.

The CACDC Board hereby appoints Ann Bailey as the Chair of the CACDC Board and Emily Baime Michaels as the Vice Chair of the CACDC Board. Each of the aforementioned persons accepts their appointment.

Section 3. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

Danielle Foster, President

ATTEST:

Tara Gandara, Secretary



October 9, 2025

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	October 24, 2025 Special Board Meeting AGENDA ITEM 6 WINDOW REPLACEMENT PROJECT AT 1615-17-23 P STREET (LANAI APARTMENTS)
CONTACT:	Rachel Mercurio, Maintenance Office & Contracts Superintendent John Dodson, Facilities Maintenance Superintendent

RECOMMENDATION:

Staff recommends the Board adopts a resolution (Attachment 3) authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1615-17-23 P Street with EVT Builders, LLC. in the amount of \$269,500.

BACKGROUND

The Lanai Apartments, located at 1615, 1617, and 1623 P Street, is a 32-unit apartment complex built in 1958. The Lanai is one of the properties in CADA’s current portfolio that was built at a time when single-pane windows were the only option. Due to the age of the windows and in an effort to reduce the carbon footprint of these buildings and associated energy costs through the loss of warmed and cooled air through the single-pane windows, CADA is prioritizing replacement of these windows with high-efficiency dual-pane windows. This supports organizational goals related to sustainability and energy cost reductions for tenants and CADA.

Staff solicited bids for the Window Replacement Project at 1615-17-23 P Street through CADA’s formal bidding process. The bid package was released on Tuesday, September 16, 2025. The project scope of work calls for contractors to replace existing single-pane windows with new energy-efficient dual-pane windows, using an approach that will minimize inconvenience to CADA tenants.

The mandatory Pre-Bid Job Walk was held on Tuesday, September 30, 2025 at 10:00 a.m., and was attended by eight contractors (See Attachment 1, Job Walk Sign-in Sheet). Six bid submissions were received by the deadline of 10:00 a.m. on Thursday, October 9, 2025 (See Attachment 2, Bid Tabulation Form).

EVT Builders, LLC. submitted a bid of \$269,500, which was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. Accordingly, staff recommends that the Board authorize the Executive Director to enter into a construction contract with EVT Builders, LLC. for the amount of \$269,500.

If the Board approves this recommendation, staff will issue a notice of award to EVT Builders, LLC. immediately. The work should commence by February 2026 and take approximately 120 days to complete.

POLICY

This item comes before the Board because the contract award amount exceeds the \$100,000 contract approval authority of the Executive Director. Construction contracts in excess of \$100,000 must be formally bid in accordance with CADA Contract Policy, and authorization for a contract award must be granted by the Board of Directors.

FINANCIAL IMPACTS

Work under this contract will be performed using funds allocated in the Capital Investment Program (CIP) budget. The C24- FY 23/24 Major Construction CIP budget, which was adopted by the Board in June 2023, contains a total of \$300,000 for the window upgrades.

ENVIRONMENTAL REVIEW

Not applicable. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan goals: "Ensure fiscal strength and operational excellence." Replacement of these windows furthers CADA goals of being a leader in sustainability and providing quality housing.

CONTRACT AWARD CONSIDERATIONS

Construction contracts that will be executed to carry out work under the Capital Investment Program are bid and awarded in accordance with CADA's Contract Policy and Outreach Procedures. If construction contract change orders are needed, CADA's contract policy allows the Executive Director to issue change orders and negotiate supplemental agreements in amounts not to exceed the greater of the following:

- An amount that increase the total contract amount to no more than 100,000;
- An amount totaling no more than \$50,000; or
- An amount totaling no more than 20% of the original contract price.

Attachments:

1. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution 25-40



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET**Window Replacement Project – 1615-17-23 P Street, Sacramento****Job Walk Date: Tuesday, September 30, 2025 @ 10:00 a.m. @ 1615 P Street, Sacramento****Bid Due Date: Thursday, October 9, 2025 @ 10:00 a.m. @ 1522 14th Street, Sac. – tgandara@cada.org**

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	PRO BUILDERS 7030 DRYWOOD WY GRANDEVILLE, CA 95662	A, B	916 225 0373	SEBASTIAN @ SACPROBUILDERS. COM	Reliz 9/30
2.	PIK Construction Inc 5616 Tarwood way Sacramento Ca 95842	B	916-826- 9860	Pavel.PIKCon@ gmail.com	[Signature] 9/30
3.	Eut builders 7555 Pleasant Grove RD Elverta, Ca 95626	B, C13	916 389 5566	Eutbuild@gmail.com	[Signature] 9/30
4.	CWS construction group 1301 Grant Ave, Suite B, Nevada CA	A, B	415 209 0229	estimator@cws constructiongroup.com	[Signature] 9/30
5.	GSP construction Inc 3349 Jerdeca way Rancho Cordova ca 95670	B	916-899-0684	george.gspconstruction @gmail.com	[Signature] 9/30
6.	Synergy Builders 176 La Mirada Ave Orville, CA 95966	B C-B	(530)601-8470	office@buildingwith synergy.com	Ani Gaita 9/30
7.	Pro-Ex Construction, Inc 5223 Luyang DR Rancho Cordova, CA 95742	B, C39, C33 959719	(916) 970- 0097	BIDS@PROEXCONSTRUCTION.COM	[Signature] 9/30

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Window Replacement Project – 1615-17-23 P Street, Sacramento

Job Walk Date: Tuesday, September 30, 2025 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Due Date: Thursday, October 9, 2025 @ 10:00 a.m. @ 1522 14th Street, Sac. – tgandara@cada.org



CADA

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	Rebuildit inc 8950 Cal Center Dr., Ste 165 Sacramento, CA 95826	B,C-15, C-17 #1091154	(857) 265-9255	rebuilditinc@gmail.com	<i>[Signature]</i> 09/30/25
9.					
10.					
11.					
12.					
13.					
14.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

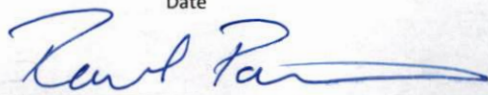
Project: Window Replacement Project – 1615-17-23 P Street, Sacramento

Job Walk: Tuesday, September 30, 2025 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Opening: Thursday, October 9, 2025 @ 10:00 a.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid	Non-Responsive
1.	EVT Builders	\$ 269,500.00	
2.	Pro Builders	\$ 440,800.00	Missing bid addendum
3.	GSP Construction Inc.	\$ 289,000.00	
4.	PIK Construction Inc.	\$ 192,000.00	Bid Proposal not signed
5.	Pro-Ex Construction Inc.	\$ 322,000.00	
6.	Rebuildit	\$ 274,591.00	
7.			
8.			
9.			
10.			

Verified: 10-9-2025
Date



Signature



Signature

RESOLUTION NO. 25 – 40

Adopted by the Capitol Area Development Authority

October 24, 2025

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONSTRUCTION CONTRACT WITH EVT BUILDERS, LLC FOR THE
WINDOW REPLACEMENT PROJECT AT 1615-17-23 P STREET (LANAI APARTMENTS)**

WHEREAS, CADA conducted a formal bid process for the Window Replacement Project at 1615 P Street; and

WHEREAS, EVT Builders, LLC was the lowest responsive, responsible bidder with a bid of \$269,500, and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with EVT Builders, LLC in the amount of \$269,500.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



October 15, 2025

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	October 24, 2025 Special Board Meeting AGENDA ITEM 7 AUTHORIZATION TO ENTER INTO A CONSTRUCTION CONTRACT AND APPROVAL OF A BUDGET AMENDMENT – 525 S STREET WAREHOUSE
CONTACT:	Marc de la Vergne, Director of Sustainability, Streetscape and Placemaking, and Special Projects

RECOMMENDATION:

Staff recommends the Board adopt a resolution (Attachment 1) authorizing 1) the Executive Director to enter into a construction contract with RCP Construction for renovations to the warehouse building at 525 S Street and 2) a budget amendment in the amount of \$306,233.

BACKGROUND

CADA’s existing warehouse and maintenance office at 701 S Street is not suited to meet CADA’s current or future needs. The warehouse area does not provide enough storage space for appliances, equipment, parts, construction materials, and the current office space is cramped and does not contain enough space for the office staff, room for CADA’s maintenance technicians to do their in-office work, or room for staff meetings. The site also does not provide a way to securely park CADA’s fleet of maintenance vehicles other than by moving them into and out of the warehouse twice daily, which requires twenty minutes each day and takes away from the storage space needed for the items described above. To address this issue, CADA purchased a new warehouse and grounds at 525 S Street in the summer of 2024 and immediately took steps to replace the roof and the rooftop HVAC units and remove asbestos, mold, and lead-based paint-containing materials in preparation for future renovation work.

In June 2025, CADA selected Robert Ty Hoblitt Architects to provide architectural services and Brass Rose Design to provide interior design services. The designers prepared a set of Concept-Level drawings, which formed the basis for CADA’s construction bidding process.

On June 13, 2025, CADA issued a Request for Preconstruction and Construction Services, and on July 14, 2025, it conducted a job walk with potential bidders. The job walk sign-in sheet is included in the staff report as Attachment 2. In August, CADA interviewed bidders and selected RCP Construction to initially provide preconstruction services, and then to provide construction services, provided its construction bid amount later proved acceptable. CADA selected RCP using a point-based system that awarded points based on contractors’ proposals and how well they met CADA’s criteria. The evaluation was based on demonstrated understanding of project goals, past performance in delivering similar projects, ability to create an executable plan for inclusion of local businesses, quality of the proposed team, ability to demonstrate reasonable pricing from the conceptual design provided, and ability to deliver the project on an efficient and reasonable schedule. Eight contractors submitted bids. The list was narrowed down to two finalists and RCP was selected.

In August 2025, RCP selected a team of mechanical, electrical and plumbing (MEP) engineers to provide MEP design services under a subcontract with it. Since then, CADA staff, RCP, and the architect and interior designer have been holding weekly Owner-Architect-Contractor meetings with a consulting construction manager, Artemis Construction Management. Later, the team added weekly meetings with the MEP designers. The result of the meetings was a set of Design Development drawings initially and then a set of 50%-level construction drawings.

On September 17th, the architect submitted the 50%-level construction drawings to the City of Sacramento for permit review. This is referred to as Cycle 1 Permit Review. The City is estimating its Cycle 1 review will be finished by November 6, 2025. Based on these drawings, RCP prepared a revised construction cost estimate and submitted a formal letter proposal on October 13, 2025. The RCP proposal is the basis for the recommended construction contract with CADA. Once the City provides its comments, the drawings will be revised by the design team and re-submitted for Cycle 2 review.

Now that the 50%-level construction drawings have been submitted to the City and the contractor has submitted a construction cost budget, it is time to enter into a construction contract with RCP and to request Board approval of a budget amendment to fund the difference between the CADA budget for this project and the total projected costs of the project. Once the City's review has been completed, RCP can then apply for a construction permit. The key timing goal is to secure a building permit before December 31, 2025, before the new 2026 building code requirements take effect. Meeting 2026 requirements would require a substantial revision to the design and increased costs. The goal is to start construction by December 15, 2025 and finish it by May 15, 2026.

ANALYSIS

The building construction scope consists of four components: office, warehouse, building exterior, and parking. Current plans for these areas can be seen in Attachment 3 – Site Plan and Attachment 4 - Floor Plans. Details may be modified during the plan review and construction phases of the project, as needed to meet building code, cost, timing, and other parameters.

Office: Currently, the office portion of the building is on two floors and consists of wood framing in the same locations as when CADA purchased the building, with all the drop ceilings, drywall and floor coverings having been removed during the environmental abatement process. Reconstruction of the office will result in a rearrangement of spaces to include a new conference room, a breakroom, a maintenance technicians' room for office work, restrooms, four private offices with glass walls, and an open-concept work area for the maintenance front office staff that connects to the building entrance and lobby. The existing ceiling on the center of the first floor, above what will be the open-concept work area, will be removed and the space will be open all the way to the roof. This will provide for better lighting and spacious design. A second-floor space for a possible future non-CADA tenant, or for some future CADA use, is being set aside. Once a tenant has been secured, demising walls and tenant improvements can be installed. For now, this area is planned to be taped and painted and will receive LVP flooring and lighting. Ducting for HVAC will be recessed between ceiling joists but visible, and in some cases, will run below the joists at the roof level and be visible. The first floors will be covered in Luxury Vinyl Tile (LVT) and carpet. The offices and work areas are planned to be furnished with new furniture, as shown in Attachment 5, Furniture Layout. The existing new HVAC units will provide conditioned air to portions of the space and mini-splits will provide conditioned air to each of the four offices and the server room. New electrical and plumbing to serve the office will be installed.

Warehouse: The Warehouse is currently demised into three zones – a smaller eastern bay, a large central bay, and a smaller western bay. The rear of the warehouse has three existing metal roll-up doors. The eastern bay will become CADA's HVAC maintenance shop. The central warehouse

section will house 12' storage racks and a secure area for CADA's power tools. The western bay will become CADA's woodshop. Exterior cameras will be mounted to provide views of all entrances. New electrical will be provided to serve the warehouse, with evaporative coolers to provide some cooling, and gas furnaces to provide some heating, primarily of the woodshop and the HVAC maintenance shop. Circulating fans are also planned to circulate the air in the warehouse.

Parking and Exterior: The rear enclosed parking area has spaces for 22 light-duty trucks, cars and vans, and three motorcycles. Outside the perimeter fence, there are another 17 spaces. The interior parking lot will be large enough to park all of CADA's fleet of 13 trucks and vans. Having a new warehouse will eliminate the current need to remove vehicles from inside the garage each morning and then return them to the garage at the end of the day. To secure the fleet, a wrought-iron fence will be installed around the entire perimeter. A rolling security gate with keycard access will provide access at the east end of the lot. The rear and west faces of the garage will remain unpainted to save on costs. The east and south elevations will be painted. There are two entrances on the south-facing elevation of the building along S Street. One on the west end and one on the east end. The existing west entrance that's along S Street will remain as-is, but the east entrance, which is and will remain the main entrance to the office portion of the building will be reconstructed and will receive a new storefront, an ADA-compliant access ramp, and a new metal architectural covering from ground to roof parapet. After the electrical engineering work has been completed and electrical loads have been established, an evaluation will be performed to determine if enough electrical capacity remains to potentially power EV chargers in the parking lot. If so, this will help CADA decarbonize its fleet over time. If not, CADA can gradually migrate to hybrid gas-electric vehicles.

RCP prepared an updated project cost estimate based on bids it received from a variety of subcontractors across all the trades that will be needed for the project. Their total project cost, including a 3% construction contingency, hard costs, and contractor fees is \$1,698,226. CADA's approved budget for this project is \$1,812,331. The project budget is further discussed in the Financial Impacts section below.

CADA will be entering into a construction contract with RCP using CADA's standard construction contract template. RCP's proposal is included with this staff report as Attachment 4.

POLICY

CADA's policy on contracts is that the Executive Director must approve all contracts with a value of \$100,000 or more. This contract with RCP is valued at \$1,698,226.

FINANCIAL IMPACT

The approved CADA budget for this project is \$1,812,331. Total already-incurred and anticipated costs are \$2,118,564, as shown in the following table:

Table 1 – CADA Approved Project Budget and Incurred and Anticipated Development Costs

Approved CADA Budget			\$ 1,812,331
RCP - CO#1 - MEP Design Fees			included in RCP budget
RCP - CO#2 - Camera sewer & hydrojet			\$ 2,300
RCP - CO#3 - GMP Contract			\$1,698,226
Furniture, Fixtures and Equipment			\$ 51,512
Design Fees - RTH and Jessica Marshall			\$ 105,000
RCP Preconstruction Services			\$ 10,000
Tricorp Utilities Investigation Fee			\$ 1,235
Owner's Rep Fee			\$ 26,100
Special Inspector Fee			\$ 13,624
City Permit Fees			\$ 16,564
Owner's Contingency	10%		\$ 194,003
Total:			\$2,118,564
Additional Budget Needed:			\$ 306,233

Since the approved budget is less than the incurred and projected total project cost, a budget amendment is needed at this time, increasing CADA’s Major Construction budget by \$306,233. The projected costs include an owner’s contingency of 10% of hard costs less contractor’s soft costs. This contingency is in addition to the general contractor’s 3% contingency included in the RCP bid. This contingency is intended to provide funding, if needed, for additional items that CADA may decide to add during the course of construction and to address unexpected expenses, such as for items that City inspectors identify and require during the course of construction. Funding this budget increase will come from CADA’s Major Construction Reserve where there is available funding. If contingency goes unused, it will be put back into this reserve.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

CADA STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan objectives: 1) Objective 1: Ensure Fiscal Strength and Operational Excellence, and 2) Deliver Community Development Leadership. Completing this new warehouse remodel will enable CADA to improve its operational excellence by creating a more efficient warehouse operation in a building that will be tailor-made to meet a multitude of CADA’s Maintenance Department’s needs. Chief among these will be eliminating the need to park CADA’s fleet inside the warehouse. The new warehouse will also enable CADA to stock and inventory materials that are used to maintain CADA’s properties and to do so in a logical and orderly fashion without distributing materials amongst its 52 properties with limited inventory tracking. Finally, the building will provide the Maintenance staff with modern offices and a space layout that will be efficient, more functional and a more pleasant environment, while also allowing office space for leadership staff to have a presence in both CADA office

locations (administrative and maintenance) with the goal of furthering cohesion, collaboration, and teambuilding amongst the entire organization.

Attachments:

1. Resolution 25-41
2. Job Walk Sign-In Sheet
3. Site Plan
4. Floor Plan
5. Furniture Layout
6. RCP Proposal

RESOLUTION NO. 25 – 41

Adopted by the Capitol Area Development Authority October 24, 2025

RESOLUTION PROVIDING AUTHORIZATION TO ENTER INTO A CONSTRUCTION CONTRACT AND APPROVAL OF A BUDGET AMENDMENT – 525 S STREET WAREHOUSE

WHEREAS, CADA’s existing warehouse and maintenance office at 701 S Street are not suited to meet CADA’s current or future needs;

WHEREAS, to address this issue, CADA purchased a new warehouse and grounds at 525 S Street in the summer of 2024;

WHEREAS, in June 2025, CADA selected Robert Ty Hoblitt Architects to provide architectural services and Brass Rose Design to prepare a set of concept-level drawings, which formed the basis for CADA’s construction bidding process;

WHEREAS, on June 13, 2025, CADA issued a Request for Preconstruction and Construction Services and subsequently selected RCP construction;

WHEREAS, now that the 50%-level construction drawings have been submitted to the City and now that the contractor has submitted a \$1,698,226 construction cost budget and guaranteed maximum price contract proposal, it is time to enter into a construction contract with RCP and to request Board approval of a budget amendment; and

WHEREAS, the difference between the \$1,812,331 CADA budget for this project and the \$2,118,564 total projected costs of the project is \$306,233.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Board of Directors hereby authorizes the Executive Director, or their designee, to enter into a Guaranteed Maximum Price contract with RCP Construction in the amount of \$1,698,226 and authorizes a budget amendment in the amount of \$306,233.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



CADA

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

General Contractor for Preconstruction and Construction Services – 525 S Street, Sacramento

Job Walk Date: Monday, July 14, 2025 @ 9:30 a.m. @ 525 S Street, Sacramento

Bid Due Date: Monday, July 21, 2025 @ 4:00 p.m. to MdeLaVergne@cada.org and MoniqueD@artemis-construction.com

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Ryan Thiel Deacon 7745 Greenback Ln		916 204 2126	Ryan.Thiel@Deacon.com	 7/14/25
2.	Jose Angulo		916-799-5949	Jangulo@Tricorp-Group.com	 7/14/25
3.	BRYAN RUIPOZO		916-838-7561	Bryan@BRAcoustical.com	 7-14-25
4.	Mar Con Builders 8108 A Capwell Dr Oakland, Ca		(510)639-1914	bids@marconcompany.com	 7/14/25
5.	Elite Acoustics Inc	1029990	916 960 3019	nick@elite Acoustics Inc.com	 7/14/25
6.	Liz Abess 9722 Kent St, Elk Grove CA	183537	916-383-7777	bestimating@bcbconstruction.com	 7/14/25
7.	NCCU / 4921 Pell Dr. SAC.	N/A	510 828 0345	shernandez@NCCRC.ORG	 7/14/25



CADA

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET**General Contractor for Preconstruction and Construction Services – 525 S Street, Sacramento****Job Walk Date: Monday, July 14, 2025 @ 9:30 a.m. @ 525 S Street, Sacramento****Bid Due Date: Monday, July 21, 2025 @ 4:00 p.m. to MdeLAVergne@cada.org and MoniqueD@artemis-construction.com**

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	PRO BUILDERS 7030 Drywood way, Oranjerale CA, 95662	A, B 884897	(916) 225-0373	sebastian@sac probuilders.com	Jane [Signature] 07/14/25
9.	Steve Raffalli Schutte Electric	—	916-524-6074	Sraffalli@ Schutte.com	[Signature] 7/14/25
10.	Billy Schwets LG Ellis Plumbing			Bill@EllisPlumbing.com	[Signature] 07/14/25
11.	Russell Green - Roebbelen 1241 Hawks Flight Court El Dorado Hills CA 95762	A, B, C, C13	916-939-1110	estimating@roebbelen.com	[Signature] 7/14/25
12.	Will Hoggatt - Conflo Services 25670 Nickel Pl. Hayward	A, B, C-21, C-22, HAZ, A5B	(510) 999-0340 (510) 732-6097	willh@conflo.biz	[Signature] 7/14/25
13.	NYECON INC HAPPYLANE RANCHO CORDOVA, CA	B	(916) 833-6381	cathy@nyeconinc.com	[Signature] 7/14/25
14.	3D Technology Services 11365 Sunrise Blvd Cir. Rancho Cordova CA 95742	B C-10 C7	510-333-6911	kmoore@3DTSI.com	[Signature] 7/14/25



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

General Contractor for Preconstruction and Construction Services – 525 S Street, Sacramento

Job Walk Date: Monday, July 14, 2025 @ 9:30 a.m. @ 525 S Street, Sacramento

Bid Due Date: Monday, July 21, 2025 @ 4:00 p.m. to MdelaVergne@cada.org and MoniqueD@artemis-construction.com

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
15.	Creekside Commercial Builders, 3131 Peacekeeper Way Ste 400 Mckellan, CA 95052 Holly Kuchenthal	925942 A/B	916-540-1389	hhockett@creeksideinc.net	Holly Kuchenthal 7/14/25
16.	Cal Air Systems 4420 Commodore Way Shingle Springs, CA	1080883	916-747-4700	gunnar@calairsystems.com	gunnar 7/14/25
17.	Saarman Construction 1900 North Coop Rd Alameda, Ca 94502	950428 B	415-716-3585	Trobinette@saarman.com	Trobinette 7/14/25
18.	RLP Construction 5151 Hillside Cir El Dorado Hills, CA 95762	661452	530-306-7131	Tony@rlpconstruction.com	Tony 7/14/25
19.	Bobby Freels North State Electrical		661-246-5715 916-617-0324	BobbyF@northstate-eli.com	Bobby Freels 7/14/25
20.	XL Construction 1030 R St, Sacramento	647460	650-208-0802	Astewart@xlconstruction.com	Astewart 7/14/25
21.	Marquee Fire Protection 3875 Atherton Road, suite 200 Rocklin, CA 95765	1077494 C-16	916-825-6100	Duane.hicks@marqueefire.com	Duane Hicks II 7/14/25



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

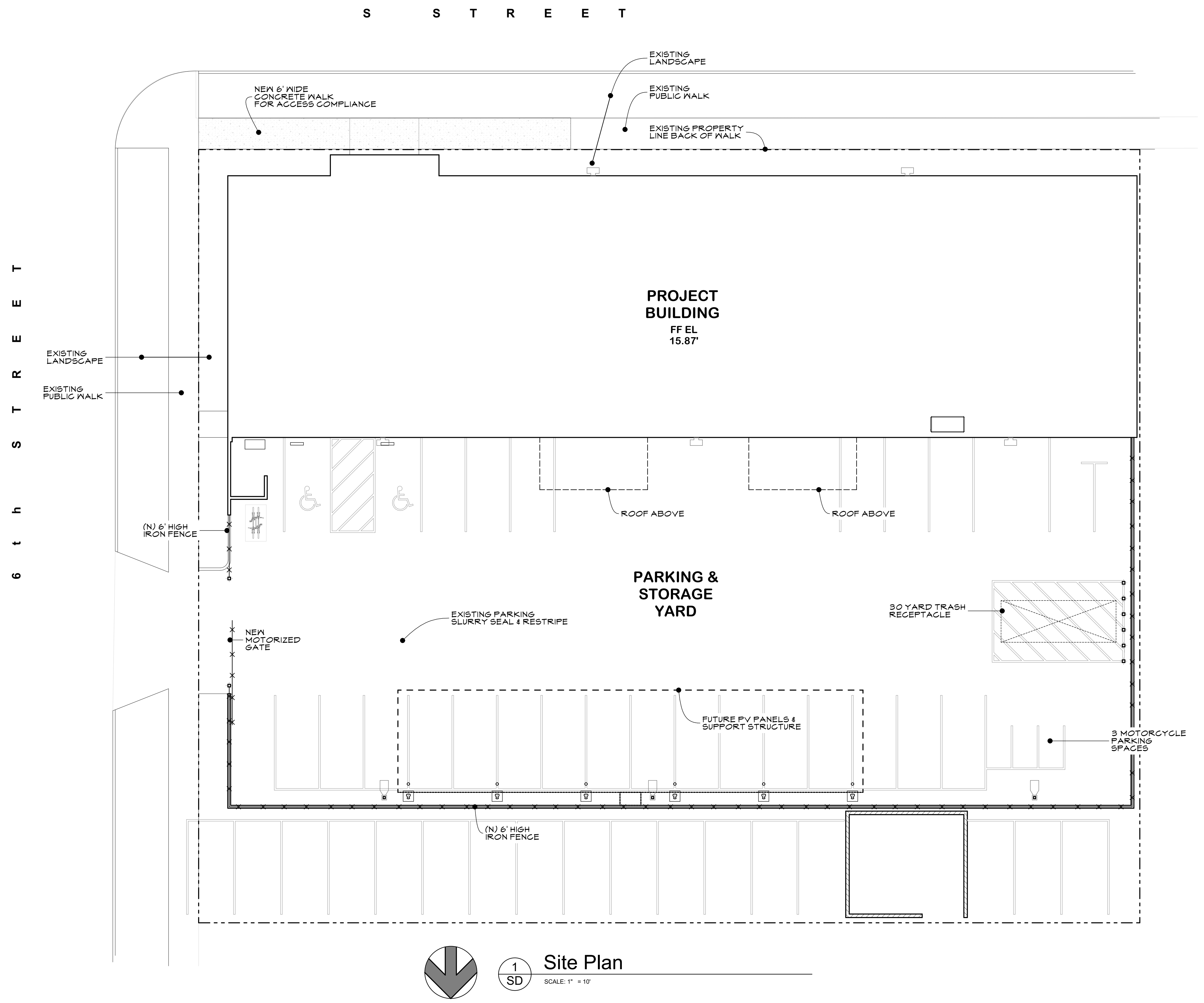
CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

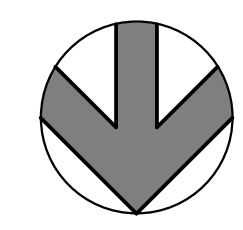
General Contractor for Preconstruction and Construction Services – 525 S Street, Sacramento

Job Walk Date: Monday, July 14, 2025 @ 9:30 a.m. @ 525 S Street, Sacramento

Bid Due Date: Monday, July 21, 2025 @ 4:00 p.m. to MdelaVergne@cada.org and MoniqueD@artemis-construction.com

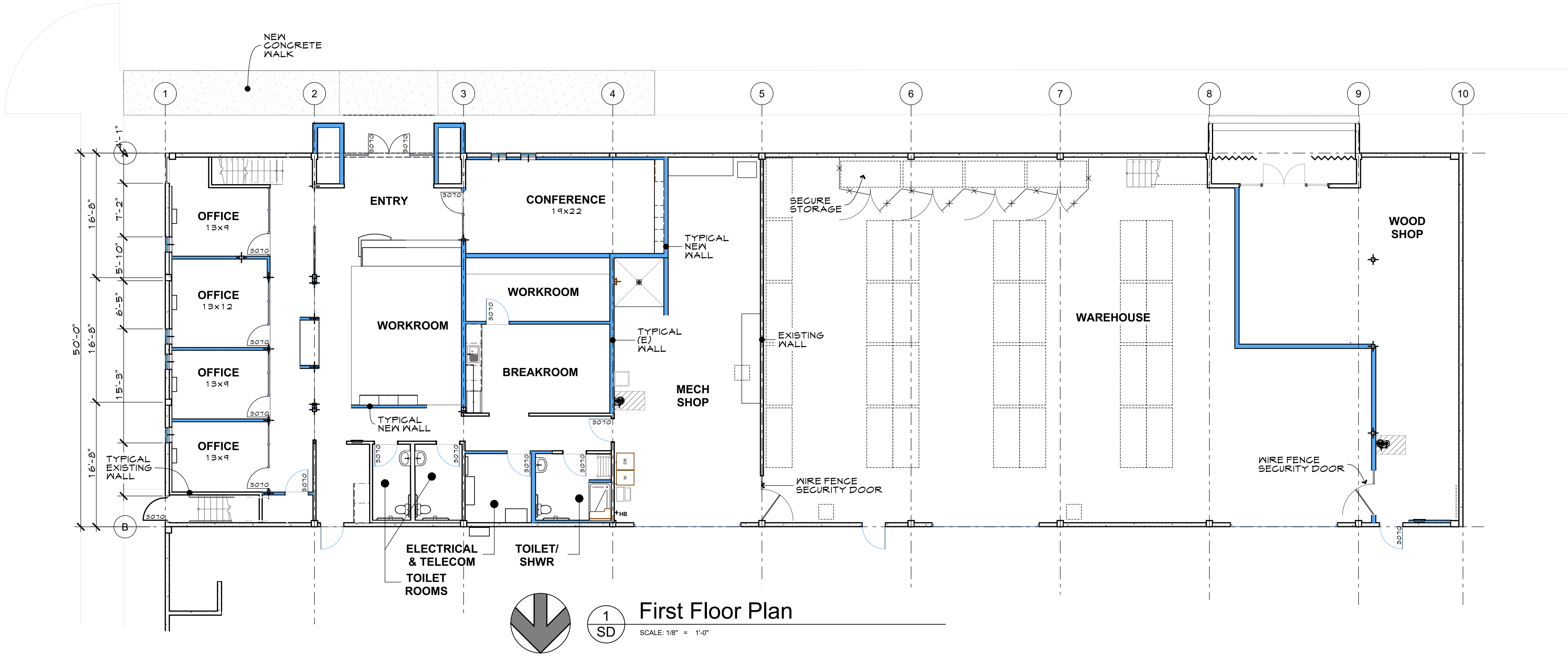
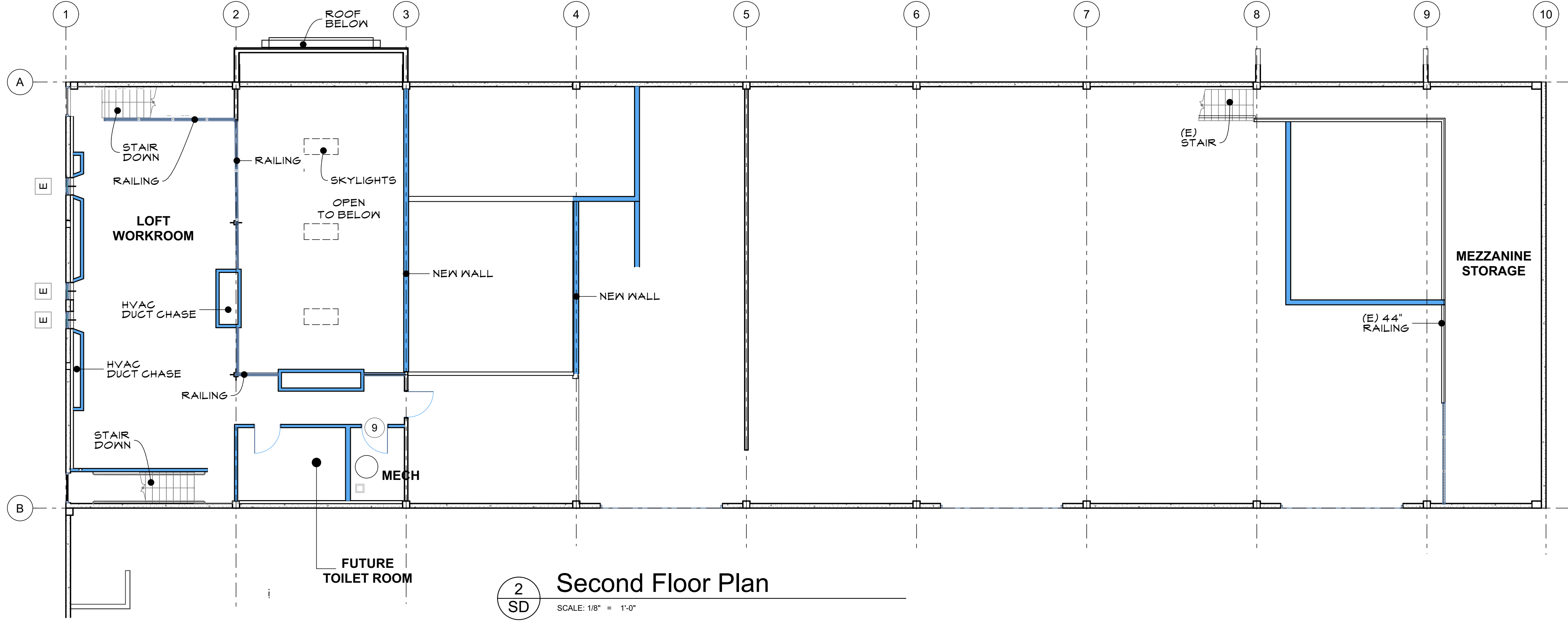
	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
22.	BROWN CONSTRUCTION 1465 ENTERPRISE BLVD #100 WEST SAC, CA 95691	PLUMBING 396120	916-373-9300	DKOWALSKI@BROWN-CONSTRUCTION.COM	 7/14/25
23.	BASKERVILLE PARSONS INC. 525 LEVY RD. FOLSOM, CA 95630	PLUMBING 927114	916-916-1119	jason@baskervilleparsons.com	 7.14.25
24.	FRC, Inc. 9680 OLD REDWOOD HWY WINDSOR, CA 95492	B, GC	(916) 472-213 (707) -817-215	Jake@FRCinc.biz Briar@FRCinc.biz	 7-14-2025
25.	JLS Environmental LOOMIS, CA (Demo Sub)	CLL C21 A B	916-577-0724	pmarcom@jlsinc.com	
26.					
27.					
28.					

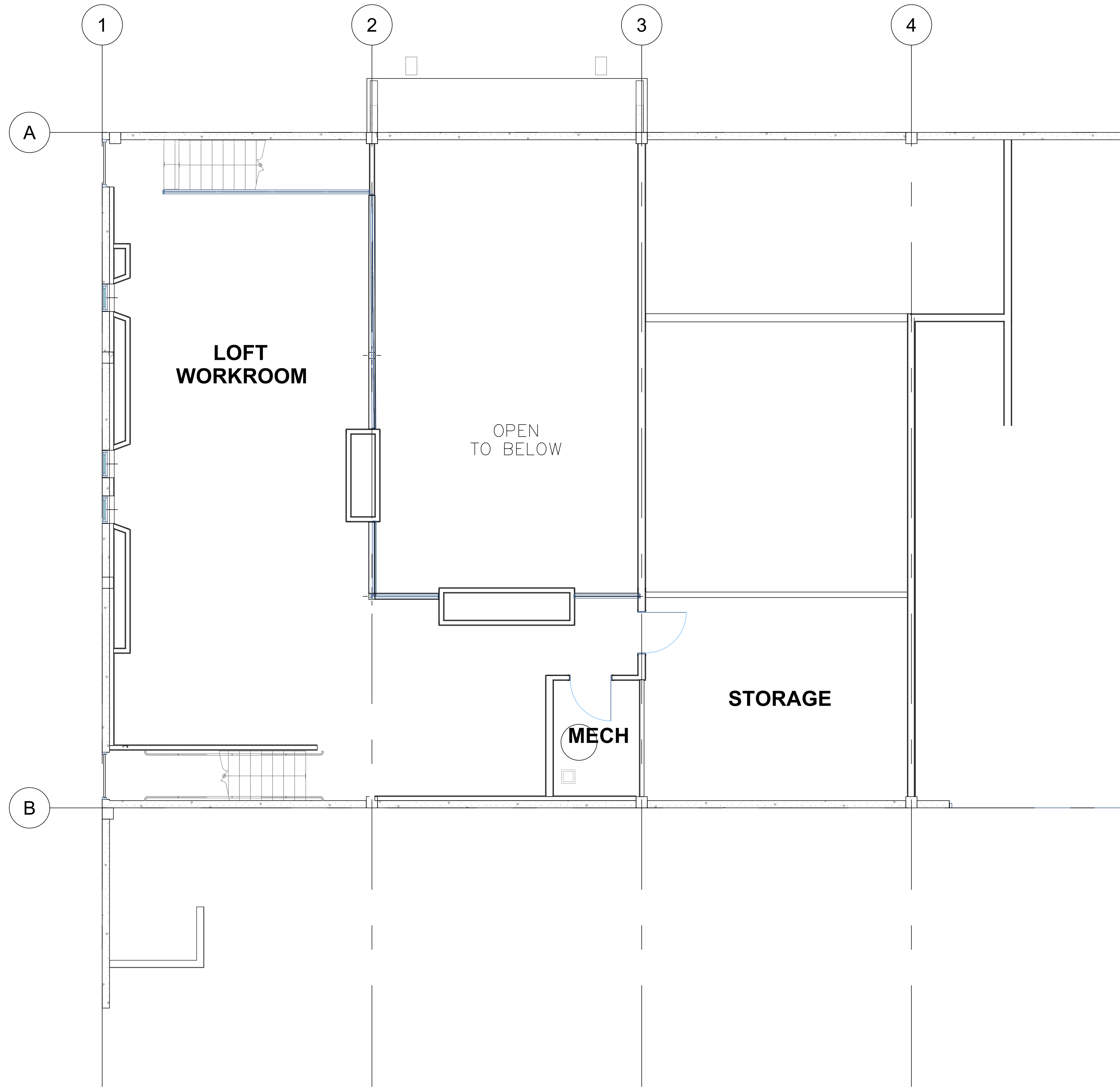




1
SD

Site Plan
SCALE: 1" = 10'





FF&E SCHEDULE NOTE: NOT ALL ACCESSORIES MAY BE SHOWN.

TAG	QTY	DESCRIPTION	EXISTING	NEW	RELOCATED	FURNISHED	INSTALL	FUTURE	MOUNTING			SIZE			POWER		TELECOM		PLUMBING REQ	COMMENTS
									FLOOR	WALL	COUNTERTOP	DOOR	CILING	WIDTH	DEPTH	HEIGHT	110 V / 120 V	220 V		
ENTRY 100																				
AC-01	1	ARTWORK	X	O	O				X			24	2	24						
AC-02	1	ARTWORK	X	O	O				X			24	2	24						
BE-01	2	BENCH	X	O	O							47.2	15.5	18						
MW-01	1	MILLWORK RECEPTION DESK	X	GC	GC				X							X				GC TO V.I.F.
CORRIDOR 120																				
BS-01	4	COUNTER STOOLS	X	O	O							16.3	16.3	24						
MW-02	1	MILLWORK - GATHERING TABLE	X	O	GC				X			72	30	42	X					CANTILEVERED TO WALL. GC TO V.I.F.
CORRIDOR 121																				
CG-01	1	CASEGOOD BASE CABINET	X	O	O							36	22	29.5						W/COUNTERTOP
CG-02	1	CASEGOOD HUTCH	X	O	O							36	14	36						
CG-03	1	CASEGOOD TALL CABINET	X	O	O							36	22	65.5						
PRNT 1	1	BIG TALL FLOOR PRINTER	X	O	O										X		X			
CORRIDOR 122																				
AC-03	1	ARTWORK	X	O	O				X			24	2	36						
WORK ROOM 210																				
AC-04	1	BLUEPRINT STORAGE HOLDER	X	O	O							36	22	29						
CG-04	2	2-DRAWER LATERAL FILE	X	O	O							31	22	29						
CG-05	2	COMBO LATERAL FILE	X	O	O							72	24	29-51						
CG-06	2	WORKSTATION W/ RIGHT RETURN	X	O	O							72	24	29-51						
CG-07	2	WORKSTATION W/ LEFT RETURN	X	O	O							15.5	22	28.5						
CG-08	4	MOBILE PEDESTAL	X	O	O							31.5	14	30						
CG-09	2	OPEN BOOK CASE	X	O	O															
CH-01	4	ERGO CHAIR	X	O	O															
MW-03	1	KEY HANGING STATION	X	O	GC				X			48	1	36						
PRNT 2	1	COUNTERTOP PRINTER	X	O	O										X					
SP-01	4	FABRIC PARTITION W/ACRYLIC	X	O	O												X			
SP-02	1	FABRIC PARTITION - 1 LOTS	X	O	O															
TV 1	2	TV MONITOR FOR SECURITY	X	O	GC				X						X					
WORK ROOM 220																				
AC-05	4	POCKET WALL ORGANIZERS	X	O	O				X											
CG-09	3	OPEN BOOK CASE	X	O	O							31.5	14	30						
CH-02	5	DESK CHAIR ON CASTERS	X	O	O															
LT-01	3	LED WALL SCONCE	X	GC	GC				X						X					
MW-04	1	MILLWORK WORKSTATION UNIT	X	O	GC											X				
PRNT 2	1	PRINTER	X	O	O											X				
CONFERENCE ROOM 310																				
CG-10	1	SIDEBOARD	X	O	O							71	18	34						
CH-02	18	NESTING CHAIR ON CASTORS	X	O	O															
TB-01	11	FLIPTOP NESTING TABLES	X	O	O							48	24	--						
TV 2	1	TV MONITOR	X	O	GC				X						X					
BREAKROOM 320																				
CH-03	10	CHAIR	X	O	O															
DW	1	ADA DISHWASHER BY OWNER	X	O	GC							24	24	32	X					DISHWASHER TO BE ADA COMPLIANT
RF	1	FRIDGE/FREEZER BY OWNER	X	O	O							36	32	70	X					
TB-02	1	DINING TABLE	X	O	O							24	36	--						
TB-03	2	DINING TABLE	X	O	O							48	24	--						
TV 3	1	TV MONITOR	X	O	GC				X						X					
MW-07	1	KITCHEN CABINETS	X	GC	GC				X											
OFFICE 410																				
CG-11	1	DESK W/ TWO LEGS	X	O	O							72	36	--						
CG-12	1	STORAGE - FILES	X	O	O							36	22	21						
CG-13	1	STORAGE - OPEN SHELVES	X	O	O							36	22	21						
CG-14	1	WALL STORAGE HUTCH	X	O	O				X			71	22	--						
CH-01	1	ERGO CHAIR	X	O	O															
CH-04	2	GUEST CHAIR	X	O	O															
OFFICE 411																				
CG-12	1	STORAGE - FILES	X	O	O							36	22	21						
CG-13	1	STORAGE - OPEN SHELVES	X	O	O							36	22	21						
CG-15	1	WALL STORAGE	X	O	O				X			71	15	17						
CG-16	1	DESK W/ ONE LEG	X	O	O															
CG-17	1	COUNTERTOP	X	O	O							71	22	--						
CH-01	1	ERGO CHAIR	X	O	O															
CH-04	2	GUEST CHAIR	X	O	O															
OFFICE 412																				
CG-12	1	STORAGE - FILES	X	O	O							36	22	21						
CG-13	1	STORAGE - OPEN SHELVES	X	O	O							36	22	21						
CG-15	1	WALL STORAGE	X	O	O				X			71	15	17						
CG-16	1	DESK W/ ONE LEG	X	O	O															
CG-17	1	COUNTERTOP	X	O	O							71	22	--						
CH-01	1	ERGO CHAIR	X	O	O															
CH-04	2	GUEST CHAIR	X	O	O															
OFFICE 413																				
CG-12	1	STORAGE - FILES	X	O	O							36	22	21						
CG-13	1	STORAGE - OPEN SHELVES	X	O	O							36	22	21						
CG-15	1	WALL STORAGE	X	O	O				X			71	15	17						
CG-16	1	DESK W/ ONE LEG	X	O	O															
CG-17	1	COUNTERTOP	X	O	O							71	22	--						
CH-01	1	ERGO CHAIR	X	O	O															
CH-04	2	GUEST CHAIR	X	O	O															
UNISEX RESTROOM 510																				
AC-05	1	ADA GRAB BAR	X	GC	GC				X											
AC-06	1	ADA GRAB BAR	X	GC	GC				X											
AC-07	1	TOILET ROLL HOLDER	X	GC	GC				X											
AC-08	1	TOILET SEAT COVERS	X	GC	GC				X											
AC-09	1	PAPER TOWEL HOLDER	X	GC	GC				X											
AC-10	1	SOAP DISPENSER	X	GC	GC				X											
AC-11	1	MIRROR	X	GC	GC				X											
AC-12	1	WALL HOOKS	X	GC	GC				X											
UNISEX RESTROOM 511																				
AC-05	1	ADA GRAB BAR	X	GC	GC				X											
AC-06	1	ADA GRAB BAR	X	GC	GC				X											
AC-07	1	TOILET ROLL HOLDER	X	GC	GC				X											
AC-08	1	TOILET SEAT COVERS	X	GC	GC				X											
AC-09	1	PAPER TOWEL HOLDER	X	GC	GC				X											
AC-10	1	SOAP DISPENSER	X	GC	GC				X											
AC-11	1	MIRROR	X	GC	GC				X											
AC-12	1	WALL HOOKS	X	GC	GC				X											
UNISEX RESTROOM WITH SHOWER 512																				
AC-05	1	ADA GRAB BAR	X	GC	GC				X											
AC-06	1	ADA GRAB BAR	X																	

October 13,2025

Marc de la Vergne
CADA

Re: CADA Maintenance Facility Tenant Improvement
525 S St. Sacramento

Dear Marc,

We are pleased to provide this GMP proposal on the CADA Warehouse Maintenance Facility tenant improvement project. Our proposal is based on the qualifications listed out below and the plans developed by RT Architecture

Our budgetary proposal amount is \$1,681,073

Allowances:

- 1- Includes \$5,000 for building signage.

Clarifications:

- 1- Includes a chain link swinging security gate with a card reader and electrified lever set between the HVAC shop and the warehouse, and a chain link rolling gate with card reader and mag lock between the woodshop and the warehouse.
- 2- Includes provision for a future 2nd floor restroom, including walls, exterior drywall, door, plumbing, mechanical, and electrical rough in.
- 3- Includes a wall mounted urinal at the men's restroom.
- 4- Includes low-voltage data drops as shown per plan at each work station, security system, and access control.
- 5- Metal siding at the exterior main entry in the areas shown per plan includes 6" wood grain siding and soffit in standard colors by Longboard.
- 6- Includes compressor air piping from the HVAC shop area to the wood shop. Includes (2) hose reel drops, and (1) wall outlet.

Alternates:

- 1- Proposal includes parking lot single seal coat, for a two coat seal add \$3,419.

Exclusions:

- Cost of jurisdictional required permits / fines / fees of any type.
- Builders Risk Insurance.
- Bonds.
- Special inspections, third party commissioning and testing of any type.
- Hazardous material handling and/or removal.
- Correction of existing code violations.
- Dry rot repairs.

- Mold remediation.
- Concrete / masonry floor and or wall moisture mitigation systems.
- Work beyond the lease wall lines.
- Signage other than code required.
- Concrete X raying.
- ADA and title 24 requirements not shown, detailed and /or described on or in the project documents.
- Furnishings.
- Water pressure booster pumps.
- Shoring.
- Work hours – Normal
- Mall rules.
- Specialized equipment.
- Site concrete joint sealants.
- Fire watch.
- Drywall prep coat.
- Door lock hardware keying.
- Unforeseen Conditions.
- Fire sprinkler system.
- Fire Alarm.
- Fixtures or finishes at the 2nd floor restroom.

Sincerely,

Tony Poipao

CC: Rick Poipao / President RCP
Jay Plaxco / Director of Preconstruction
Jordan Brennan / Project Manager



October 14, 2025

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	October 24, 2025 Special Board Meeting AGENDA ITEM 8 APPROVAL OF CONTRACTS WITH MRI AND OF A BUDGET AMENDMENT TO FUND THE WORK
CONTACT:	Marc de la Vergne, Director of Sustainability, Placemaking and Special Projects Noelle Mussen, Finance Director

RECOMMENDATION:

Staff recommends the Board adopt a resolution authorizing the Executive Director, or their designee, to enter into three contracts with MRI to provide software services over the next three years.

BACKGROUND

CADA currently employs a property management software program called Boston Post. Boston Post (BP) previously was an independent company, but was acquired by MRI in 2011. While MRI provides software support for Boston Post, they will no longer be upgrading BP, so it has become imperative that CADA replace the BP software in a timely fashion. MRI offers a successor software program called MRI Affordable Housing, which despite its name, supports both market rate and affordable housing property management. In CADA's experience to date, MRI provides good software support and staff has generally been pleased with MRI's service in support of the BP software. Staff is also working towards further integration of CADA software platforms through the purchase and implementation of this software, which will continue to be a goal of the implementation process.

ANALYSIS

Staff conducted a search for software providers that support property management in a manner that can meet CADA's needs as a public sector agency with both market rate and affordable housing units, including tax credit and other types of regulated housing. With the help of a software consulting company: SoftResources, Inc., CADA prepared a list of key requirements and a Request for Proposals and invited several companies to submit proposals. They included RealPage, MRI and Resman. After reviewing the proposals, CADA staff and consultants agreed that MRI and Resman should advance to the next stage and be offered interviews with product demonstrations. Based on the proposals and the interviews, staff and Soft Resources prepared a Short List Comparison. Fundamentally, what differentiated the two firms was that MRI has a more robust capacity to support the needs of affordable housing providers like CADA; has a financial software package that CADA is already using and which integrates smoothly with CADA's internal accounting software, MIPS; and has a 14-year track record of providing good and reliable customer service and software support to CADA. While ResMan's cost was slightly lower, initially, than MRI's, their service package did not include the level of setup or software integration support that CADA will require. Finally, staff and SoftResources felt Resman's cost to implement the software was not realistic given the likely complexity of the task.

CADA is proposing to enter into three agreements with MRI. They include:

Contract 1 – Order Document - Recurring Software and Services

Contract 2 – Order Document #1 – Recurring Software SAAS Migration

Contract 3 – Order Document – Recurring Software Rent Payment Agreement

Contract 1 – Order Document - Recurring Software and Services

This contract is a two-year contract valued at \$22,500 per year, for a total of \$45,000, with no escalations. The listed services include MRI Affordable Housing property management software scoping and specification writing, configurations to the software, testing assistance, and/or training.

Contract 2 – Order Document #1 – Recurring Software SAAS Migration

This contract is a three-year contract valued at \$63,332 per year, for a total of \$189,996, plus the potential annual escalations of up to 5% per year. Under this contract, MRI will license CADA to use its property management software in the same way that CADA’s existing contract with MRI allows it to use MRI’s Boston Post property management software. The contract will include the MRI Affordable Housing software along with software modules that create and maintain a tenant portal, a waiting list, and robust capacity to communicate with CADA tenants via fax, email, text and letter. Under the contract, CADA’s annual fee increases are capped at 5%.

Contract 3 – Order Document – Recurring Software Rent Payment Agreement

This contract is a three-year contract valued at \$9,804, for a total of \$29,412, plus the potential annual escalations of up to 5% per year. Under the contract, CADA will agree to pay MRI annual fees to enable CADA to use a variety of rent payment services, enabling CADA tenants to pay their rent electronically, via MoneyGram, credit card, debit card, and ACH. Fees are due monthly and are based on CADA having 779 apartments and 24 commercial leases. Under the contract, CADA’s annual fee increases are capped at 5%.

POLICY

CADA policy gives the Executive Director the authority to approve contracts less than \$100,000. Total contract costs will be \$264,408, plus escalations. Given the amounts and the multi-year nature of these contracts, staff wanted to bring them to the Board for action.

FINANCIAL IMPACT

Total financial impact over three years of approving the three agreements will be \$264,408, plus escalations. The first year’s funding is included in CADA’s current FY 25-26 operating budget. Subsequent years will be part of the budget approval process each June.

ENVIRONMENTAL ISSUES

This recommended Board action is administrative by nature and is not subject to CEQA.

CADA STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan goal: 1) Ensure Fiscal Strength and Operational Excellence. Incorporating MRI’s Affordable Housing software program and modules will result in efficiency gains by enabling more robust tracking of leasing operations, related maintenance preparation of apartments and improved customer satisfaction resulting from adoption of a modern tenant portal, including ability of tenants to track maintenance work orders and to pay their rent in a variety of ways via the tenant portal. This software will also increase coordination across CADA departments.

Attachments:

1. Resolution 25-42

RESOLUTION NO. 25 – 42

Adopted by the Capitol Area Development Authority

October 24, 2025

RESOLUTION AUTHORIZING SOFTWARE CONTRACTS WITH MRI

WHEREAS, CADA currently uses a property management software program called Boston Post (BP) and MRI owns and provides software support for BP;

WHEREAS, MRI no longer is upgrading BP and as a result it has become imperative that CADA replace the BP software;

WHEREAS, staff conducted a search for software providers who provide property management software that can meet CADA’s needs as a public sector agency with both market rate and affordable housing units, including tax credit and other types of regulated housing;

WHEREAS, CADA identified three companies whose software could potentially meet CADA’s needs and ultimately determined that MRI’s Affordable Housing software, its implementation program, and its software support system best meets CADA’s needs;

WHEREAS, MRI Affordable Housing has generally provided CADA with good software support since 2011; and

WHEREAS, total MRI contract costs will total \$264,408 over a three-year period, plus escalations, which exceeds to the Executive Director’s \$100,000 contract approval authority.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Board of Directors hereby authorizes the Executive Director, or their designee, to enter into three contracts with MRI totaling \$264,408, plus escalations, over three years.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



October 14, 2025

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: October 24, 2025 Special Board Meeting
AGENDA ITEM 9
DELEGATION OF AUTHORITY REGARDING THE SETTLEMENT OR
REJECTION OF CLAIMS GOVERNED BY THE GOVERNMENT CLAIMS ACT**

CONTACT PERSON: Jill Azevedo, Operations Director

RECOMMENDATION:

Staff recommends the Board adopt a resolution (Attachment 1) delegating authority to the Executive Director or their designee regarding settlement or rejection of claims governed by the Government Claims Act, for amounts not exceeding \$50,000.

BACKGROUND

At the August 17, 2001 meeting, the CADA Board of Directors passed Resolution 01-36 authorizing the Executive Director or their designee to settle claims presented pursuant to the Government Claims Act that are for \$25,000 or less.

As a public entity, CADA is subject to the claims presentation requirements of the Government Claims Act, Government Code section 810 et sq. which requires any claim for money or damages against CADA or CADA employees be presented to CADA prior to filing suit.

CADA's Bylaws, Article IV, section 4.1, provides the Executive Director is responsible for the administration, supervision, and control of all CADA programs, employees, and consultants, and authorizes the Board to assign to the Executive Director such additional responsibilities as the Board may deem appropriate.

ANALYSIS

Government Code section 935.4 permits a public entity to delegate to an employee the authority to settle or reject claims up to \$50,000.

While most claims for money damages presented to the agency do not often reach or exceed the current \$25,000 limit, this policy has been in place for over 20 years and staff recommends that the Board increase the current resolution authority limit to align with section 935.4 of the Government Code.

Increasing the settlement authority will also allow the agency to more quickly resolve claims without having to wait until the next board meeting to have them approved or denied, and keep up with the increasing cost of items damaged or in need of replacement or repair.

POLICY

Should the Board approve this action, all claims will be addressed in the following manner:

1. After consulting with CADA legal counsel, the Executive Director, or their designee, is authorized to resolve claims for amounts not exceeding \$50,000. Such resolution shall be on behalf of the Capitol Area Development Authority in accordance with the Government Claims Act, Government Code section 810 et seq., and include approval, partial approval, settlement, or rejection of a claim, as well as granting late claim relief, if available.
2. Should a claim exceed \$50,000 or if the Executive Director, in their discretion, determines that the claim concerns issues that warrant Board resolution, the Executive Director may refer the claim to the Board for resolution of the claim.
3. The Executive Director shall provide a periodic report to the Board of Directors of claims resolved pursuant to the Executive Director's authority.

FINANCIAL IMPACT

Increasing the claims resolution authority limit will have no financial impact.

ENVIRONMENTAL ISSUES

Not applicable.

CADA STRATEGIC PLAN

The proposed action addresses the 2024-2029 CADA Strategic Plan goal of Ensuring Fiscal Strength and Operational Excellence by quickly resolving any claims brought against the agency in a quick, efficient manner while being responsible stewards of public funds.

Attachment:

1. Resolution 25-43

RESOLUTION NO. 25 – 43

Adopted by the Capitol Area Development Authority

October 24, 2025

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITOL AREA DEVELOPMENT AUTHORITY DELEGATING AUTHORITY REGARDING THE SETTLEMENT OR REJECTION OF CLAIMS GOVERNED BY THE GOVERNMENT CLAIMS ACT

WHEREAS, the Capitol Area Development Authority ("CADA") is a public entity subject to the claims presentation requirements of the Government Claims Act, Government Code section 810 et seq. (the "Government Claims Act");

WHEREAS, the Government Claims Act requires any claim for money or damages against CADA or CADA employees be presented to CADA prior to filing suit;

WHEREAS, Government Code section 935.4 permits a public entity to delegate to an employee the authority to settle or reject claims up to \$50,000;

WHEREAS, CADA's Bylaws, Article IV, section 4.1, provides the Executive Director is responsible for the administration, supervision, and control of all CADA programs, employees, and consultants, and authorizes the Board to assign to the Executive Director such additional responsibilities as the Board may deem appropriate;

WHEREAS, on August 17, 2001, the Board of Directors passed Resolution 01-36 authorizing the Executive Director to settle claims presented pursuant to the Government Claims Act that are for \$25,000 or less; and

WHEREAS, the Board desires to revise the limits of the Executive Director's authority to settle claims governed by the Government Claims Act.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority Board of Directors hereby:

1. After consulting with CADA legal counsel, the Executive Director, or their designee, is authorized to resolve claims for amounts not exceeding \$50,000. Such resolution shall be on behalf of the Capitol Area Development Authority in accordance with the Government Claims Act, Government Code section 810 et seq., and include approval, partial approval, settlement, or rejection of a claim, as well as granting late claim relief, if available.

2. Should a claim exceed \$50,000 or if the Executive Director, in their discretion, determines that the claim concerns issues that warrant Board resolution, the Executive Director may refer the claim to the Board for resolution of the claim.

3. The Executive Director shall provide a periodic report to the Board of Directors of claims resolved pursuant to the Executive Director's authority under this Resolution.

Attachment 1

This Resolution shall be effective immediately upon its approval and adoption.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

CADA OMBUDSMAN REPORT – September 2025 – Pattie James

Item 11 (A)

DATE	RESIDENT/ OTHER CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	TIME/ MINUTES
9/23/2025	<p>██████████ 1209 P Street ██████████</p>	<p>FHNV completed an over-the-phone intake with ██████████ female tenant. T moved into a unit a month ago. Upon moving in, there were dead cockroaches in the unit. T has also found roach droppings, dead/alive roaches. T reported this to CADA multiple times. CADA only offered cleaning services. Even after the cleaning service was completed, there were still cockroaches stuck in the gaps on the cupboard. T requested for the cupboards to be replaced. CADA denied. T requested mediation. T states there are also other maintenance issues. T is seeking assistance and mediation from FHNV re: cockroach issue and next steps.</p> <p>FHNV requested copies of the T’s written requests to CADA.</p>	75
9/30/2025		FHNV left a VM for T asking for a call back to follow up on the documents requested.	15
		Time (minutes)	
		Write up of Issues	
		Total Time (minutes)	90
		Total Hours	
		Hours x _\$150 /hour	

APARTMENT STATUS REPORT

APARTMENT STATUS REPORT Month Ending - September 26, 2025	Current Month-End	Previous Month-End	Last Year Month-End	2025	2024	2023
CURRENT MONTH STATUS - OCCUPIED UNITS	9/26/25	8/29/25	9/27/24	Monthly Average	Monthly Average	Monthly Average
Total Units	779	779	779	779	779	766
Occupied	704	713	692	706	692	705
Percentage Occupied	90%	92%	89%	91%	89%	92%
Percentage Leased*	98%	99%	98%	98%	97%	96%
* adjusted for unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	9/26/25	8/29/25	9/27/24	Monthly Average	Monthly Average	Monthly Average
Vacant	75	66	87	73	87	61
Vacant: Rented Pending Move-In	5	10	16	10	12	9
Vacant: Unavailable Units	59	50	58	46	54	21
Vacant: Units Available to Rent	16	16	13	14	21	31
On-Notice: Units to Vacate Within 30 Days	6	4	7	5	12	5
CURRENT MONTH ACTIVITY - TOTAL	9/26/25	8/29/25	9/27/24	YTD	YTD	YTD
# of Move-Outs / % of Total Units	11	5	10	91	121	90
# of Move-Ins / % of Total Units	6	7	16	106	101	153
# of New Rentals	9	8	23	115	149	169
# of 30-Day Notices Received / % of Total Units	3	4	5	37	131	90
# of Units brought to market / % of Move-Outs	8	8	6	85	79	96

CADA AFFORDABLE HOUSING STATISTICS: September 26,2025	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	38	49	87	496	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:	413	49	462	536	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
Cypress	0	0	0	98	98
TOTAL CADA-DEVELOPED UNITS:	49	108	157	813	970
DEVELOPED AFFORDABLE/MARKET%			16%	84%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	413	49	462	536	998
CADA-DEVELOPED UNITS:	49	108	157	813	970
TOTAL CADA UNITS:	462	157	619	1349	1968
TOTAL AFFORDABLE/MARKET%			31.45%	69%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

September 2025

Address: **1413-15 16th Street**
Former Tenant: (Empty) Simon's Bar and Grill
Future Tenant: Meza California

Meza just received their final approval from the County Health Department. Meza will be having their soft opening on October 29, 2025 with lunch hours (11am-3pm) and is planning a grand opening in November. Dinner service will be added in December.

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

Staff continue to seek tenants for this space.

Address: **1501 14th Street**
Former Tenant: Tablevine
Current Tenant: Empty

Tablevine closed and the owner retired at the end of September. Staff has begun the process of preparing the space for a new tenant and is currently seeking a new tenant for the space. In the meantime, some deferred plumbing and HVAC work will be completed on the space.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
September 2025:**

Residential break-ins, vandalism, theft, disturbances:

- **9/05/25:** 1622 N St: Courtesy patrol received a call regarding loud yelling. Patrol arrived and located someone on the third floor. Patrol spoke with them and they apologized and quieted down.
- **9/06/25:** 1326 P St: Courtesy patrol received a call regarding a possible person being in a vacant apartment. Patrol arrived and checked the area but did not find anyone.
- **9/06/25:** 1421 15th St: Courtesy patrol found an individual trying to gain entry to the building. When the individual saw the guard approaching, he took off and ran out of the area.
- **9/07/25:** 1623 P St: Courtesy patrol found an individual sleeping next to the building. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **9/07/25:** 1619 Q St: Courtesy patrol received a call regarding a resident who had mopped the shared men's room with gasoline. Patrol arrived along with on-call after hours staff. Resident would not answer his door. Police were called and they came out and took a report. Gasoline odor eventually went away. Staff addressing tenancy.
- **9/10/25:** 1500 N St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property, which he did without incident.
- **9/11/25:** 1500 N St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property, which he did without incident.
- **9/11/25:** 1325 15th St: Courtesy patrol found a vehicle in the parking lot with a window broken out and the glove box open. The owner of the vehicle showed up and was aware of the break-in.
- **9/17/25:** 1506 13th St: Courtesy patrol found an individual sleeping in the carport. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **9/17/25:** 1321 Q St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **9/18/25:** 1327 O St: Courtesy patrol found an individual setting up a camp on the property. Patrol advised he needed to leave, which he did without incident.
- **9/18/25:** 1201 P St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property and he did without incident.
- **9/22/25:** 1327 O St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which she did without incident.
- **9/22/25:** 1001-35 Q St: Courtesy patrol found an individual loitering in the courtyard/laundry room area. Patrol asked the individual to leave the area. She advised the guard that she lives at the property. He reminded her she cannot loiter there.
- **9/23/25:** 1619 Q St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **9/23/25:** 1001-35 Q St: Courtesy patrol found an individual going through the dumpster and throwing trash and misc. items all over the place. Patrol asked the individual to clean up the mess and leave the property, which he did without incident.
- **9/24/25:** 1220 P St: Courtesy patrol received a call regarding someone loitering and grilling under the stairs. Patrol arrived and asked the individual to leave the property, which she did without incident.
- **9/26/25:** 1506 13th St: Courtesy patrol received a call regarding two individuals in the basement trying to steal bicycles. When patrol arrived, police had already arrived and arrested the two men.

Commercial break ins, vandalism, theft, disturbances

- **9/05/25:** 1614 O St: Lights, Camera: Courtesy patrol received a call regarding a vehicle parked in a CADA reserved space and they left their dog in the vehicle with the windows up. Eventually the owner, who was visiting a neighboring property, showed up and moved the vehicle.
- **9/17/25:** 1501 14th St: Tablevine: Courtesy patrol found a broken window next to the main entrance. It was covered with cardboard by the owner and replaced before the business vacated.
- **9/23/25:** 1614 16th St: Courtesy patrol found the front door unlocked while doing rounds. Patrol checked the entire interior and did not find any problems so he locked the front door and exited the building.
- **9/24/25:** 1614 O St: Courtesy patrol found front gate unlocked and the lock missing. Patrol checked the entire property and all was ok.

Recap of Phone Calls to Lyons Security Service during the month of Sept. 2025:

There were 32 calls during the month of September 2025

- 7 calls were to report noise.
- 1 call was to report a door being propped open.
- 1 call was to report a suspicious person in a building.
- 4 calls were to report loitering on a property.
- 1 call was to report a broken window at a commercial property.
- 6 calls were to report a gasoline odor in a building.
- 1 call was to report someone smoking in their apartment.
- 1 call was to report someone smoking outside a window.
- 1 call was to report someone going through a dumpster.
- 1 call was to report marijuana odor.
- 1 call was to report someone outside doing drugs.
- 1 call was to report a foul odor in a building.
- 1 call was to report a suspicious group at a building.
- 1 call was to report a suspicious vehicle on a property.
- 1 call was to report a gate being left unlocked.
- 1 call was to report a leak in a carport ceiling.
- 1 call was to report a front door not working.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2025 - 2026

Contract Log as of 10/14/2025



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
7/1/2025	C26-025	Consulting	MacLeod Watts, Inc.	FY OPEB Actuarial Valuation Services	1522 14th Street	\$13,000.00	10-001-4265	N
9/10/2025	C25-156.2	Major Const	Mountain Roofing Systems	Roof Replacement (Change Order #2 - Dry Rot)	1330 O Street	\$41,032.00	10-C24-5820-C284-10-007.3	Y
9/16/2025	C26-057	Admin-Misc	ILU Innovations, Inc. (Michael "Micah" Kearns) VOID	Breathing Light Artwork Enhancements	CSUS Campus	\$0.00	N/A	N
9/18/2025	C23-051.3	Consulting	Atlas Lab	Urban Design Services (Change Order #3)	14th & O Streets	\$4,890.00	10-D09-4758-D801-00	Y
9/25/2025	C25-081.6	Maintenance	2-Go Building Maintenance	Building Cleaning (Supplementing RSR Staffing) (Change Order #6)	1428 14th Street, 1316 N Street, & 1316, 1317, 1327 O Street	\$5,795.78	10-002-4500	Y
10/2/2025	C26-058	Maintenance	NORCAL Environmental Management, Inc.	Lead and Asbestos Testing	1416 10th Street	\$850.00	10-D09-4758-D801-00	N
10/7/2025	C25-157.2	Major Const	THP Mechanical LLC	HVAC Unit Replacements (Change Order #2)	1515 8th Street	\$9,243.38	10-C25-5820-C515-01-015.7	Y
10/7/2025	C26-059	Admin-Misc	Dave Soto Productions	Photography and Videos of the Movie in Fremont Park	1515 Q Street	\$500.00	10-001-4255	N



October 16, 2025

TO: CADA Board of Directors

**SUBJECT: October 24, 2025 Board Meeting
AGENDA ITEM 11 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025**

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending September 30, 2025, are the General Operations and Capital Investment Program (CIP) financial reports.

**Financial Results
For Quarter Ending September 30, 2025**

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 19,906,400	2,716,297	2,850,616	134,319
Operations Expenses	(17,605,449)	(6,231,058)	(5,712,946)	518,112
Operating results	2,300,951	(3,514,761)	(2,862,330)	652,431
Investment in Capital Investment Program	(2,731,863)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	431,352	-	-	-
- Contribution to Available Fund Balance	(440)	-	-	-
	430,912	-	-	-
Net Results	\$ -	\$ (3,514,761)	\$ (2,862,330)	\$ 652,431
CAPITAL INVESTMENT PROGRAM				
Development Program - General Fund Projects				
Funding Sources		34,064,109	33,769,109	(295,000)
Uses of Funds		(34,064,109)	(27,153,964)	6,910,145
Net Results		\$ -	\$ 6,615,145	\$ 6,615,145
Bond Projects Only - Uses of Funds				
2020 Tax Allocation Bond Issue		\$ 30,000,000	\$ 17,400,100	\$ 12,599,900
Major Construction Program - Uses of Funds				
FY 23-24 CIP - General Fund Only		\$ (1,708,600)	\$ (301,920)	\$ 1,406,680
FY 22-23 CIP - General Fund Only		\$ (5,376,975)	\$ (438,199)	\$ 4,938,776
FY 23-24 CIP				
- General Fund		(2,525,300)	-	2,525,300
- 17th Street Commons		(15,530)	-	15,530
		\$ (2,540,830)	\$ -	\$ 2,540,830

GENERAL OPERATIONS

The results of General Operations through September 30, 2025 (**Attachment A**) show favorable budget variances – a total of \$652,431 consisting of \$134,319 in favorable variances in funding sources and \$652,431 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$132,319. All Rental Revenue accounts are over budget by \$9,500, the rental concession accounts for Vacancy Loss and Low-Income Subsidy over budget by \$(103,400), offset by Loss to Lease under budget by \$32,000 for a total unfavorable variance within the rental income accounts of \$(61,900). Additionally, the overall favorable variance is increased by favorable variance in Investment Income of \$79,000, favorable variance in other residential income accounts of \$562 and a favorable variance of \$118,000 in Tax Increment following receipt of a supplement payment in August 2025.

General Operations Operating Expenses increased the overall favorable variance by \$652,431. All major categories reflect favorable variances. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

CAPITAL INVESTMENT PROGRAM (CIP)

As a reminder, CIP programs are multi-year budgets reflecting the status of projects that are originally budgeted in a given fiscal year but may take more than one fiscal year to complete. Because of budget restrictions relating to CADA's Special Management Funds, only the FY 25-26 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

Development Projects

Attachments B provides the detailed results of CADA's Development CIP program for the quarter ending on September 30, 2025. Attachment B provides significant detail for active projects, on a project-by-project basis. This program consists of development projects specifically identified and budgeted for during fiscal years FY 04-05, FY 06-07, FY 08-09, FY 09-10, FY 14-15, FY 15-16 FY 18-19, FY 19-20, FY 20-21, FY 21-22 and FY 22-23.

\$295,000 in budgeted Funding Sources have not yet been received. These funding sources represent General Operations contributions, which will be funded in January and May, following receipt of tax increment installments.

Approximately \$6 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For R Street Development, there is \$80,000 in remaining budget, for marketing, site improvements, professional services and other miscellaneous expenses.
- For the East End Gateway Site 5/6, there is \$66,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the O Street Streetscape project, there is \$1.6 million in remaining budget mostly for planning expenses and additional site improvements funding through bond proceeds.
- For the 16th Street Streetscape project, there is \$160,000 in remaining budget for site improvements and maintenance of current infrastructure improvements.
- For the Roosevelt Park project, there is \$90,000 in remaining budget for additional site improvements.
- For the Sonrisa project, there is \$468,000 in remaining budget for legal expenses and **59**

possible additional funding to the project construction.

- For the 10th Street Commercial project, there is \$51,000 in remaining budget for site improvements along the streetscape.
- For the R St 900 Block improvement projects, there is \$503,000 budget for site improvements to the streetscape.
- For Site 21, there is \$450,000 in remaining budget for planning expenses and off-site Infrastructure improvements of \$400,000 to the site.
- For the 805 R Street project, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget there is \$87,000 available for professional expenses and other miscellaneous projects expenses. For the CACDC budget, there is \$798,000 available after investment in to the partnership and reimbursement of predevelopment expenses at closing.
- For the 2000 16th Street project, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget, there is \$99,000 available for maintenance and deposition of the property. For the CACDC, budget there is \$698,000 available after investment into the partnership and reimbursement of predevelopment expenses at closing.
- The remaining projects are either in the predevelopment phase or nearing completion.

Bond Projects

Attachments C reflect the status of the 2020 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

For the 2020 taxable proceeds there is remaining proceeds of \$12.6 million available. Currently, \$1.8 is budgeted for the O Streetscape project, \$9 million is budgeted for the 805 R street project - Monarch, \$4 million is budgeted for 2000 16th Street – Sakura, and \$2.6 million is budgeted for the Sonrisa project.

Major Construction Projects

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

The FY 23-24 Major Construction budget has \$1.4 million remaining to be encumbered or expended out of the total \$1.7 million in budgeted projects. Of these remaining funds, the majority of funding is for HVAC and various structural and stairway improvement projects. The FY 24-25 Major Construction budget has \$4.9 million remaining in open projects out of a total budget of \$5.3 million, with the majority for the improvements to the YMCA, the Dean and 525 S Street along with funds for unit rehabilitation and other various structural projects to be completed in the next two years. The FY 25-26 Major Construction budget has no expenditure from a total budget of \$2.5 million, which will be used over the next three years.

* * * *

Overall, CADA's results of operations, both for General Operations and the multi-year project **60**

budgets, appear favorable.

Financial Report Enclosures:

- Attachment A General Operations
- Attachment B CIP – Development Program by Project - Active FY 04-05,
FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 14-15, FY 15-16,
FY 18-19, FY 19-20, FY 20-21, FY 21-22 and FY 22-23
- Attachment C CIP – Bond Program by Project
- Attachment D CIP – Major Construction Program (including project type)

Attachment A

Capitol Area Development Authority (CADA)
 GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report
 From 7/1/2025 Through 9/30/2025

(In Whole Numbers)

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>	
FUNDING SOURCES of General Operations					
Rental Income					
3659	Parking	341,000.00	85,251.00	82,566.00	(2,685.00)
3670	Residential Rental Revenue	12,707,300.00	3,146,826.00	3,123,105.00	(23,721.00)
3671	Commercial Rental Revenue	515,000.00	128,751.00	164,623.00	35,872.00
3680	Rental Vacancy Loss	(1,403,000.00)	(350,748.00)	(434,299.00)	(83,551.00)
3681	Low Income Subsidy	(864,500.00)	(216,126.00)	(235,975.00)	(19,849.00)
3684	Loss to Lease	(1,271,000.00)	(317,754.00)	(285,775.00)	31,979.00
	Total Rental Income	10,024,800.00	2,476,200.00	2,414,245.00	(61,955.00)
Other Residential Income					
3672	Coin Op Laundry Revenue	44,400.00	11,100.00	12,865.00	1,765.00
3727	Forfeited Security Deposits	2,100.00	525.00	35.00	(490.00)
3735	Bad Debt Recovery	500.00	126.00	-	(126.00)
3741	Misc Current Svcs - Mgmt Fees	160,100.00	40,023.00	40,949.00	926.00
3742	Misc Current Svcs - Salaries	229,850.00	57,465.00	55,952.00	(1,513.00)
	Total Other Residential Income	436,950.00	109,239.00	109,801.00	562.00
Tax Increment Revenue					
3599	Tax Increment Revenue	8,254,000.00	-	117,668.00	117,668.00
	Total Tax Increment Revenue	8,254,000.00	-	117,668.00	117,668.00
Interest and Other Investment Income					
3400	Interest Income on Investments with City	321,650.00	53,584.00	99,946.00	46,362.00
3405	Interest Income - Pool A Tax Exempt	-	-	220.00	220.00
3406	Interest Income - Pool A Taxable Bond	275,000.00	68,751.00	101,106.00	32,355.00
	Total Interest and Other Investment Income	596,650.00	122,335.00	201,272.00	78,937.00
Miscellaneous Revenue					
3709	Miscellaneous Income	34,100.00	8,523.00	8,232.00	(291.00)
5950	Allowance for Uncollectibles	-	-	(602.00)	(602.00)
	Total Miscellaneous Revenue	34,100.00	8,523.00	7,630.00	(893.00)
Drawdowns from Reserves					
6311	Development Reserve Drawdown for D&A	559,900.00	-	-	-
	Total Drawdowns from Reserves	559,900.00	-	-	-
	Total FUNDING SOURCES of General Operations	19,906,400.00	2,716,297.00	2,850,616.00	134,319.00

General Operations EXPENSE

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report
From 7/1/2025 Through 9/30/2025

Employee Services & Benefits					
4100	Special Management Salaries	(203,150.00)	(50,787.00)	(38,538.00)	12,249.00
4101	Salaries	(3,464,500.00)	(866,124.00)	(827,369.00)	38,755.00
4102	Employee Recognition	(37,000.00)	(9,249.00)	(4,771.00)	4,478.00
4122	Social Security/Medicare	(50,000.00)	(12,501.00)	(11,821.00)	680.00
4123	Cafeteria Plan	(581,500.00)	(145,374.00)	(125,873.00)	19,501.00
4124	Long Term Disability	(37,000.00)	(9,249.00)	(8,321.00)	928.00
4125	State Unemployment	(11,000.00)	(2,748.00)	(419.00)	2,329.00
4126	Workers Compensation	(94,500.00)	(23,625.00)	(29,909.00)	(6,284.00)
4129	Life & AD&D Insurance	(14,200.00)	(3,552.00)	(3,608.00)	(56.00)
4133	PERS Retirement	(1,425,000.00)	(659,290.00)	(648,909.00)	10,381.00
4134	Post Retirement Health Benefit Contributions	(58,000.00)	-	-	-
4135	Retiree Health Benefits	(224,500.00)	(56,124.00)	(54,631.00)	1,493.00
4137	Employee Assist Program (EAP)	(2,350.00)	(588.00)	(371.00)	217.00
	Total Employee Services & Benefits	(6,202,700.00)	(1,839,211.00)	(1,754,539.00)	84,672.00
Outside Services					
4210	Prop Mgmt Marketing - Sp Mgmt Credit	4,612.00	1,155.00	1,281.00	126.00
4211	Marketing & Media	(25,000.00)	(6,249.00)	(1,436.00)	4,813.00
4212	Property Management Marketing	(17,620.00)	(4,404.00)	(2,154.00)	2,250.00
4213	Printing and Binding	(2,000.00)	(501.00)	(414.00)	87.00
4215	Employment Recruitment & Notices	(15,000.00)	(3,750.00)	(228.00)	3,522.00
4251	Legal Services	(214,100.00)	(35,682.00)	(30,301.00)	5,381.00
4254	Accounting and Auditing	(56,500.00)	-	-	-
4255	Community Activities	(80,000.00)	(20,001.00)	(28,479.00)	(8,478.00)
4256	Community Art Projects	(36,000.00)	(36,000.00)	(11,714.00)	24,286.00
4259	Document Storage & Destruction	(2,000.00)	(501.00)	(403.00)	98.00
4260	Network Administration Services	(98,000.00)	(24,501.00)	(22,859.00)	1,642.00
4261	Payroll Services	(15,000.00)	(3,750.00)	(3,098.00)	652.00
4262	Banking & Investment Fees	(12,940.00)	(3,940.00)	(2,545.00)	1,395.00
4265	Admin Other Professional Services	(107,500.00)	(26,871.00)	(26,325.00)	546.00
4266	Prop Mgmt Other Professional Services	(115,000.00)	(28,752.00)	(18,616.00)	10,136.00
4267	Asset Mgmt Other Professional Services	(60,000.00)	(15,000.00)	(55,178.00)	(40,178.00)
4285	Courtesy Patrol	(167,180.00)	(41,793.00)	(40,642.00)	1,151.00
4286	Courtesy Patrol-Sp Mgmt Credit	19,180.00	4,794.00	5,582.00	788.00
4291	Insurance - Special Management	(39,000.00)	(39,000.00)	-	39,000.00
4292	Insurance	(943,000.00)	(903,900.00)	(783,911.00)	119,989.00
4293	Self-Insured Losses	(75,000.00)	(18,753.00)	-	18,753.00
4301	Project Banking & Other Fees	(21,000.00)	(5,700.00)	-	5,700.00
4499	Admin Temporary Outside Svcs	(10,000.00)	(2,499.00)	-	2,499.00

Capitol Area Development Authority (CADA)
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4500	Temporary Outside Services	(80,000.00)	(20,001.00)	(20,733.00)	(732.00)
4505	Eng/Arch-Miscellaneous	(39,000.00)	(9,750.00)	(29,180.00)	(19,430.00)
4751	Legal - Dev Project Related	(30,000.00)	(5,000.00)	(1,433.00)	3,567.00
4758	D&A Other Professional Services	(14,000.00)	(3,501.00)	(5,300.00)	(1,799.00)
	Total Outside Services	(2,251,048.00)	(1,253,850.00)	(1,078,086.00)	175,764.00
	Maintenance & Repair				
4241	Emerg Relocation-Ops Related	(55,000.00)	(13,749.00)	(3,127.00)	10,622.00
4263	Operation Location Improvements	(5,000.00)	(5,000.00)	(855.00)	4,145.00
4495	Admin Office - General Maintenance	(37,000.00)	(9,249.00)	(8,728.00)	521.00
4497	Maint Office Janitorial	(11,000.00)	(2,751.00)	(2,521.00)	230.00
4498	Maint Office - General Maintenance	(10,000.00)	(2,499.00)	(1,490.00)	1,009.00
5233	Equipment Rental Expense	(5,000.00)	(1,251.00)	(237.00)	1,014.00
5240	Repair & Maint - Misc	(237,000.00)	(59,247.00)	(46,182.00)	13,065.00
5243	Landscape-Sp Mgmt Credit	22,500.00	5,625.00	6,216.00	591.00
5265	Travel-Fuel on CADA Vehicles	(19,000.00)	(4,749.00)	(3,788.00)	961.00
5266	Travel-Maint Staff Reimburse	(4,000.00)	(999.00)	(94.00)	905.00
5267	Travel-RSR Reimbursement	(2,000.00)	(501.00)	(76.00)	425.00
5286	Elevator/Bldg Phone & Monitor Service	(14,000.00)	(3,501.00)	(3,488.00)	13.00
5287	Service Contracts	(446,900.00)	(111,726.00)	(91,372.00)	20,354.00
5290	State Fire Marshal	(45,000.00)	(11,250.00)	(13,440.00)	(2,190.00)
5291	Flooring	(132,000.00)	(32,997.00)	(23,626.00)	9,371.00
5292	Plumbing	(28,600.00)	(7,149.00)	(13,116.00)	(5,967.00)
5293	Cabinets	(73,000.00)	(18,252.00)	-	18,252.00
5294	Landscaping	(249,000.00)	(62,250.00)	(69,194.00)	(6,944.00)
5295	Pest Services	(30,000.00)	(7,497.00)	(3,750.00)	3,747.00
5296	Countertops	(31,000.00)	(7,752.00)	-	7,752.00
5343	Permits and Fees	(4,500.00)	(1,125.00)	-	1,125.00
5421	Painting	(295,600.00)	(73,896.00)	(10,610.00)	63,286.00
5422	Supplies	(23,050.00)	(5,760.00)	(7,010.00)	(1,250.00)
5424	Vehicle Repair and Maint	(13,000.00)	(3,249.00)	(3,683.00)	(434.00)
5461	Prop Mgmt Furn & Appliances	(134,500.00)	(33,624.00)	(34,621.00)	(997.00)
5471	Building Supplies - Misc	(251,500.00)	(62,874.00)	(62,002.00)	872.00
5492	Clothing and Uniforms	(10,000.00)	(2,499.00)	(5,477.00)	(2,978.00)
5630	Maintenance Mach & Equip	(38,000.00)	(9,501.00)	(1,923.00)	7,578.00
5821	Operating Budget Major Repairs	(7,000.00)	(1,749.00)	-	1,749.00
	Total Maintenance & Repair	(2,189,150.00)	(551,021.00)	(404,194.00)	146,827.00
	Utilities				
4494	Admin Office Utilities	(28,000.00)	(6,999.00)	(4,749.00)	2,250.00
4496	Maint Office Utilities	(55,000.00)	(13,749.00)	(6,909.00)	6,840.00

Capitol Area Development Authority (CADA)
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5221	Utilities-Garbage	(202,500.00)	(33,748.00)	(35,080.00)	(1,332.00)
5222	Utilities-SMUD/Electricity	(187,300.00)	(31,218.00)	(38,087.00)	(6,869.00)
5223	Utilities-PG&E/Gas	(366,700.00)	(61,116.00)	(32,256.00)	28,860.00
5224	Utilities-Water/Sewer	(580,000.00)	(96,668.00)	(101,329.00)	(4,661.00)
	Total Utilities	(1,419,500.00)	(243,498.00)	(218,412.00)	25,086.00
	Overhead				
4201	Postage and Deliveries	(5,000.00)	(1,251.00)	(1,246.00)	5.00
4202	Telephone and Wireless Svcs	(25,000.00)	(6,249.00)	(6,340.00)	(91.00)
4203	Cellular Phone Service	(45,000.00)	(11,250.00)	(10,402.00)	848.00
4204	Internet Services	(10,000.00)	(2,499.00)	(1,215.00)	1,284.00
4230	Admin Bldg Rent	(107,000.00)	(26,751.00)	(29,802.00)	(3,051.00)
4233	Equipment Rental Expense	(2,500.00)	(624.00)	(610.00)	14.00
4240	Parking Program	-	-	(424.00)	(424.00)
4246	JPA Board Expenses	(5,000.00)	(1,251.00)	(42.00)	1,209.00
4270	Professional Organizations	(15,000.00)	(3,750.00)	(1,560.00)	2,190.00
4271	Subscriptions	(2,000.00)	(501.00)	-	501.00
4272	Education and Training	(24,000.00)	(6,000.00)	(2,005.00)	3,995.00
4275	Management Fee	(123,400.00)	(30,849.00)	(31,629.00)	(780.00)
4276	Transportation-Admin Staff	(2,500.00)	(624.00)	(540.00)	84.00
4331	Resident Relations	(10,447.00)	(2,610.00)	(1,124.00)	1,486.00
4340	Sp Mgmt Prop Taxes, Taxes & Assessments	(11,150.00)	(5,850.00)	-	5,850.00
4341	Property Taxes & Assessments	(122,100.00)	(122,100.00)	(51,091.00)	71,009.00
4403	Hospitality	(1,500.00)	(375.00)	(27.00)	348.00
4411	Office Supplies - General	(15,000.00)	(3,750.00)	(1,565.00)	2,185.00
4415	Software	(123,100.00)	(30,774.00)	(49,808.00)	(19,034.00)
4417	Computer Hardware	(50,000.00)	(12,501.00)	(2,061.00)	10,440.00
4419	Admin Furn Mach & Equip	(10,000.00)	(2,499.00)	(700.00)	1,799.00
4431	Safety - General Admin	(20,500.00)	(5,124.00)	(798.00)	4,326.00
4442	Office Equipment leases	(27,000.00)	(6,750.00)	(5,798.00)	952.00
	Total Overhead	(757,197.00)	(283,932.00)	(198,790.00)	85,142.00
	Debt Service				
4610	Debt Service Principal Paid	(303,904.00)	(119,000.00)	(118,790.00)	210.00
4620	Debt Interest Paid	(157,466.00)	(127,000.00)	(126,668.00)	332.00
4630	Bond Debt Svc-Principal Pd	(1,379,236.00)	(1,230,000.00)	(1,230,000.00)	-
4640	Bond Interest Paid	(1,181,085.00)	(580,900.00)	(580,821.00)	79.00
	Total Debt Service	(3,021,691.00)	(2,056,900.00)	(2,056,279.00)	621.00
	Contributions to Reserves				
6211	Development Reserve Contribution	(1,255,620.00)	-	-	-
6212	Affordable Housing Reserve Contribution	(403,660.00)	-	-	-

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report
From 7/1/2025 Through 9/30/2025

6214	Equipment Replace Reserve Contribution	(104,883.00)	(2,646.00)	(2,646.00)	-
	Total Contributions to Reserves	(1,764,163.00)	(2,646.00)	(2,646.00)	-
	Total General Operations EXPENSE	(17,605,449.00)	(6,231,058.00)	(5,712,946.00)	518,112.00
	Inter-Fund Operation TRANSFERS				
	Inter-Fund Operating TRANSFERS IN				
7150	Operations Transfer from F 50-CAP Tax Incr	679,187.00	-	-	-
7151	Operations Transfer from F 51-CAP Set-Aside	551,460.00	137,865.00	137,865.00	-
7160	Operations Transfer from F60-RSt TI	215,500.00	53,874.00	53,874.00	-
7167	Operations Transfer from F67 - Bond Interest	834,900.00	-	-	-
	Total Inter-Fund Operating TRANSFERS IN	2,281,047.00	191,739.00	191,739.00	-
	Inter-Fund Operating TRANSFERS OUT				
7210	Operations Transfer to F10-General	(2,281,047.00)	(191,739.00)	(191,739.00)	-
	Total Inter-Fund Operating TRANSFERS OUT	(2,281,047.00)	(191,739.00)	(191,739.00)	-
	Total Inter-Fund Operation TRANSFERS	-	-	-	-
	OPERATING RESULTS, before Capital Investment Program	2,300,951.00	(3,514,761.00)	(2,862,330.00)	652,431.00
	CAPITAL INVESTMENT PROGRAM				
	Investment in MAJOR CONSTRUCTION Program				
7410	CIP Transfer to F10-General	(2,731,863.00)	-	-	-
	Total Investment in MAJOR CONSTRUCTION Program	(2,731,863.00)	-	-	-
	Total CAPITAL INVESTMENT PROGRAM	(2,731,863.00)	-	-	-
	UTILIZATION OF FINANCIAL RESOURCES				
6100	Utilization of Available Fund Balance	431,352.00	-	-	-
6200	Contribution to Available Fund Balance	(440.00)	-	-	-
	Total UTILIZATION OF FINANCIAL RESOURCES	430,912.00	-	-	-
	NET RESULTS OF GENERAL OPERATIONS	-	(3,514,761.00)	(2,862,330.00)	652,431.00

Attachment B

Capitol Area Development Authority (CADA)

CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
From 7/1/2004 Through 9/30/2025

10 - General Fund
D05 - Development - FY 04/05
D901-00 - R Street Development

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	750,146.00	750,146.00	-
7561	Dev Program TF from F61-R St Set Aside	40,854.00	40,854.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000.00	37,000.00	-
	Total For Development Program	<u>828,000.00</u>	<u>828,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>828,000.00</u>	<u>828,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>828,000.00</u>	<u>828,000.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(74,928.89)	(57,328.67)	17,600.22
4703	D&A - Site Improvements	(122,970.59)	(87,860.24)	35,110.35
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4731	D&A-Offsite Infrastructure	-	250.00	250.00
4751	Legal - Dev Project Related	(68,651.90)	(66,902.95)	1,748.95
4752	D&A Project Financial Analysis	(21,530.00)	(16,530.00)	5,000.00
4758	D&A Other Professional Services	(313,320.61)	(303,320.61)	10,000.00
4775	D&A Miscellaneous Expense	(225,773.01)	(215,773.01)	10,000.00
	Total Development Program	<u>(828,000.00)</u>	<u>(748,290.48)</u>	<u>79,709.52</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(828,000.00)</u>	<u>(748,290.48)</u>	<u>79,709.52</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>79,709.52</u>	<u>79,709.52</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D07 - Development - FY 0607
D233-02 - EEG Site 5/6

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	342,080.95	237,440.95	(104,640.00)
7567	Dev Program TF from F67 - 2020 Taxable TAB	155,360.00	-	(155,360.00)
	Total For Development Program	<u>497,440.95</u>	<u>237,440.95</u>	<u>(260,000.00)</u>
	Total General Operations Investment	497,440.95	237,440.95	(260,000.00)
Other Sources				
From Development Program				
3602	ENA Development Fees	64,700.00	64,700.00	-
	Total From Development Program	<u>64,700.00</u>	<u>64,700.00</u>	<u>-</u>
	Total Other Sources	<u>64,700.00</u>	<u>64,700.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>562,140.95</u>	<u>302,140.95</u>	<u>(260,000.00)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(25,600.71)	(25,600.71)	-
4706	D&A - DDA Prep	(10,657.00)	(13,046.50)	(2,389.50)
4709	D&A Funding Research & Application Costs	(3,750.08)	(3,750.08)	-
4710	D&A Engin/Architectural	(156,000.00)	(6,000.00)	150,000.00
4720	D&A Environmental Assessments	(53,739.95)	(32,479.95)	21,260.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00)	10,054.00
4752	D&A Project Financial Analysis	(64,552.00)	(45,439.75)	19,112.25
4758	D&A Other Professional Services	(205,000.00)	(92,750.28)	112,249.72
4775	D&A Miscellaneous Expense	(16,341.21)	(274.49)	16,066.72
	Total Development Program	<u>(562,140.95)</u>	<u>(235,787.76)</u>	<u>326,353.19</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(562,140.95)</u>	<u>(235,787.76)</u>	<u>326,353.19</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>66,353.19</u>	<u>66,353.19</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D09 - Development - FY 08/09
D801-00 - O Street Streetscape

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	615,000.00	605,000.00	(10,000.00)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.04	39,539.04	-
7566	Dev Program TF from F66-Series B Taxable TAB	45,172.00	45,172.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	<u>1,767,000.00</u>	<u>1,767,000.00</u>	<u>-</u>
	Total For Development Program	<u>2,466,711.04</u>	<u>2,456,711.04</u>	<u>(10,000.00)</u>
	Total General Operations Investment	<u>2,466,711.04</u>	<u>2,456,711.04</u>	<u>(10,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>2,466,711.04</u>	<u>2,456,711.04</u>	<u>(10,000.00)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(1,592,691.37)	(238,759.81)	1,353,931.56
4709	D&A Funding Research & Application Costs	(25,813.00)	(25,813.00)	-
4731	D&A-Offsite Infrastructure	(10,000.00)	-	10,000.00
4751	Legal - Dev Project Related	(6,000.00)	(1,401.13)	4,598.87
4758	D&A Other Professional Services	(626,219.67)	(497,805.18)	128,414.49
4775	D&A Miscellaneous Expense	(70,987.00)	(27,297.41)	43,689.59
5343	Permits and Fees	<u>(135,000.00)</u>	<u>(19,564.00)</u>	<u>115,436.00</u>
	Total Development Program	<u>(2,466,711.04)</u>	<u>(810,640.53)</u>	<u>1,656,070.51</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(2,466,711.04)</u>	<u>(810,640.53)</u>	<u>1,656,070.51</u>

	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,646,070.51</u>	<u>1,646,070.51</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D10 - Development - FY 09/10
D804-00 - 16th Street Streetscape

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	431,000.00	431,000.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>11,000.00</u>	<u>11,000.00</u>	<u>-</u>
	Total For Development Program	<u>442,000.00</u>	<u>442,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>442,000.00</u>	<u>442,000.00</u>	<u>-</u>
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	<u>794,302.10</u>	<u>794,302.10</u>	<u>-</u>
	Total From Development Program	<u>794,302.10</u>	<u>794,302.10</u>	<u>-</u>
	Total Other Sources	<u>794,302.10</u>	<u>794,302.10</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,236,302.10</u>	<u>1,236,302.10</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(178,696.61)	(55,928.61)	122,768.00
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)	-
4711	D&A-Site Maintenance	(20,000.00)	(12,284.90)	7,715.10
4731	D&A-Offsite Infrastructure	(836,877.75)	(809,657.38)	27,220.37
4758	D&A Other Professional Services	(189,388.55)	(188,331.45)	1,057.10
4775	D&A Miscellaneous Expense	<u>(7,470.44)</u>	<u>(7,420.44)</u>	<u>50.00</u>
	Total Development Program	<u>(1,236,302.10)</u>	<u>(1,077,491.53)</u>	<u>158,810.57</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,236,302.10)</u>	<u>(1,077,491.53)</u>	<u>158,810.57</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>158,810.57</u>	<u>158,810.57</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D15 - Development - FY 14-15
D807-00 - Roosevelt Park

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	1,030,000.00	1,030,000.00	-
	Total For Development Program	<u>1,030,000.00</u>	<u>1,030,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>1,030,000.00</u>	<u>1,030,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,030,000.00</u>	<u>1,030,000.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(795,000.00)	(741,374.00)	53,626.00
4709	D&A Funding Research & Application Costs	(1,000.00)	(577.00)	423.00
4758	D&A Other Professional Services	(230,882.13)	(197,862.18)	33,019.95
4775	D&A Miscellaneous Expense	<u>(3,117.87)</u>	<u>(117.87)</u>	<u>3,000.00</u>
	Total Development Program	<u>(1,030,000.00)</u>	<u>(939,931.05)</u>	<u>90,068.95</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,030,000.00)</u>	<u>(939,931.05)</u>	<u>90,068.95</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>90,068.95</u>	<u>90,068.95</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D19 - Development - FY 18-19
D224-25 - Courtyard Site 16A

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	267,200.00	267,200.00	-
	Total For Development Program	<u>267,200.00</u>	<u>267,200.00</u>	<u>-</u>
	Total Reserve Drawdowns	267,200.00	267,200.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	595,500.00	595,500.00	-
7551	Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	2,633,100.00	2,633,100.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	191,155.25	191,155.25	-
	Total For Development Program	<u>3,689,755.25</u>	<u>3,689,755.25</u>	<u>-</u>
	Total General Operations Investment	<u>3,689,755.25</u>	<u>3,689,755.25</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>3,956,955.25</u>	<u>3,956,955.25</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4709	D&A Funding Research & Application Costs	(86,535.19)	(86,535.19)	-
4720	D&A Environmental Assessments	(39,058.03)	(39,058.03)	-
4751	Legal - Dev Project Related	(122,900.00)	55,570.36	178,470.36
4752	D&A Project Financial Analysis	(23,856.74)	(23,856.74)	-
4758	D&A Other Professional Services	(228,572.80)	(228,726.74)	(153.94)
4775	D&A Miscellaneous Expense	(31,032.49)	(39,233.29)	(8,200.80)
4781	D&A Developer Loan Funding	(3,425,000.00)	(3,126,994.29)	298,005.71
	Total Development Program	<u>(3,956,955.25)</u>	<u>(3,488,833.92)</u>	<u>468,121.33</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(3,956,955.25)</u>	<u>(3,488,833.92)</u>	<u>468,121.33</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>468,121.33</u>	<u>468,121.33</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D19 - Development - FY 18-19
D810-00 - 10th Street Commerical

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Reserve Drawdowns				
For Major Construction Program				
6113	Capital Improvement Reserve Drawdown	175,000.00	175,000.00	-
	Total For Major Construction Program	<u>175,000.00</u>	<u>175,000.00</u>	<u>-</u>
	Total Reserve Drawdowns	175,000.00	175,000.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	445,500.00	445,500.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	13,000.00	13,000.00	-
	Total For Development Program	<u>458,500.00</u>	<u>458,500.00</u>	<u>-</u>
	Total General Operations Investment	<u>458,500.00</u>	<u>458,500.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>633,500.00</u>	<u>633,500.00</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(484,138.19)	(465,127.92)	19,010.27
4758	D&A Other Professional Services	(89,160.00)	(75,670.24)	13,489.76
4775	D&A Miscellaneous Expense	(1,495.81)	(7,408.25)	(5,912.44)
5343	Permits and Fees	<u>(58,706.00)</u>	<u>(34,311.89)</u>	<u>24,394.11</u>
	Total Development Program	<u>(633,500.00)</u>	<u>(582,518.30)</u>	<u>50,981.70</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(633,500.00)</u>	<u>(582,518.30)</u>	<u>50,981.70</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>50,981.70</u>	<u>50,981.70</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D20 - Development - FY 19-20
D900-10 - R St - 900 block Improvements

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	550,000.00	550,000.00	-
	Total For Development Program	<u>550,000.00</u>	<u>550,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>550,000.00</u>	<u>550,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>550,000.00</u>	<u>550,000.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(450,000.00)	-	450,000.00
4758	D&A Other Professional Services	<u>(100,000.00)</u>	<u>(47,022.50)</u>	<u>52,977.50</u>
	Total Development Program	<u>(550,000.00)</u>	<u>(47,022.50)</u>	<u>502,977.50</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(550,000.00)</u>	<u>(47,022.50)</u>	<u>502,977.50</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>502,977.50</u>	<u>502,977.50</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D21 - Development - FY 20-21
D223-01A - Site 21 (14th & N)

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	502,500.00	502,500.00	-
	Total For Development Program	<u>502,500.00</u>	<u>502,500.00</u>	<u>-</u>
	Total General Operations Investment	<u>502,500.00</u>	<u>502,500.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>502,500.00</u>	<u>502,500.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(1,000.00)	(600.30)	399.70
4731	D&A-Offsite Infrastructure	(400,000.00)	-	400,000.00
4751	Legal - Dev Project Related	(61,500.00)	(28,048.69)	33,451.31
4775	D&A Miscellaneous Expense	<u>(40,000.00)</u>	<u>(20,092.63)</u>	<u>19,907.37</u>
	Total Development Program	<u>(502,500.00)</u>	<u>(48,741.62)</u>	<u>453,758.38</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(502,500.00)</u>	<u>(48,741.62)</u>	<u>453,758.38</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>453,758.38</u>	<u>453,758.38</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D21 - Development - FY 20-21
D266-01 - 805 R Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7567	Dev Program TF from F67 - 2020 Taxable TAB	8,100,000.00	8,100,000.00	-
	Total For Development Program	<u>8,100,000.00</u>	<u>8,100,000.00</u>	-
	Total General Operations Investment	<u>8,100,000.00</u>	<u>8,100,000.00</u>	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>8,100,000.00</u>	<u>8,100,000.00</u>	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4715	Joint Venture Investments	(8,000,000.00)	(8,000,000.00)	-
4775	D&A Miscellaneous Expense	<u>(100,000.00)</u>	<u>(1,524.71)</u>	<u>98,475.29</u>
	Total Development Program	<u>(8,100,000.00)</u>	<u>(8,001,524.71)</u>	<u>98,475.29</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(8,100,000.00)</u>	<u>(8,001,524.71)</u>	<u>98,475.29</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>98,475.29</u>	<u>98,475.29</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D22 - Development - FY 21-22
D151-00 - 2000 16th Street - Sakura

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	3,415,000.00	3,415,000.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	4,000,000.00	4,000,000.00	-
	Total For Development Program	<u>7,415,000.00</u>	<u>7,415,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>7,415,000.00</u>	<u>7,415,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>7,415,000.00</u>	<u>7,415,000.00</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4601	Building/Land Acquisition	(3,280,000.00)	(3,279,940.00)	60.00
4710	D&A Engin/Architectural	(5,800.00)	(5,800.00)	-
4715	Joint Venture Investments	(4,000,000.00)	(4,000,000.00)	-
4751	Legal - Dev Project Related	(50,000.00)	(5,716.00)	44,284.00
4758	D&A Other Professional Services	(50,000.00)	(10,284.40)	39,715.60
4775	D&A Miscellaneous Expense	(29,200.00)	(13,370.32)	15,829.68
	Total Development Program	<u>(7,415,000.00)</u>	<u>(7,315,110.72)</u>	<u>99,889.28</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(7,415,000.00)</u>	<u>(7,315,110.72)</u>	<u>99,889.28</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>99,889.28</u>	<u>99,889.28</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

10 - General Fund
D23 - Development - FY 22-23
D700-00 - Art Exhibit - 700 block of O St.

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
3872	D&A Grant Proceeds	<u>150,000.00</u>	<u>150,000.00</u> <u>-</u>
	Total From Development Program	<u>150,000.00</u>	<u>150,000.00</u> <u>-</u>
	Total Other Sources	<u>150,000.00</u>	<u>150,000.00</u> <u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>150,000.00</u>	<u>150,000.00</u> <u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4775	D&A Miscellaneous Expense	<u>(150,000.00)</u>	<u>(82,652.98)</u> <u>67,347.02</u>
	Total Development Program	<u>(150,000.00)</u>	<u>(82,652.98)</u> <u>67,347.02</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(150,000.00)</u>	<u>(82,652.98)</u> <u>67,347.02</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u><u>-</u></u>	<u><u>67,347.02</u></u> <u><u>67,347.02</u></u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

20 - Capitol Area Community Development Corporation
D16 - Development - FY 15-16
D095-00 - 1717 S Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	2,190,767.00	2,190,767.00	-
7561	Dev Program TF from F61-R St Set Aside	2,398,233.00	2,398,233.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	<u>219,000.00</u>	<u>219,000.00</u>	<u>-</u>
	Total For Development Program	<u>4,808,000.00</u>	<u>4,808,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>4,808,000.00</u>	<u>4,808,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,808,000.00</u>	<u>4,808,000.00</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4601	Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	-	15,000.00
4715	Joint Venture Investments	(2,700,000.00)	(1,369,561.25)	1,330,438.75
4720	D&A Environmental Assessments	(275,500.00)	(7,772.61)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(121,589.41)	(61,589.41)
4775	D&A Miscellaneous Expense	(7,500.00)	(11,735.43)	(4,235.43)
4781	D&A Developer Loan Funding	<u>-</u>	<u>(400,000.00)</u>	<u>(400,000.00)</u>
	Total Development Program	<u>(4,808,000.00)</u>	<u>(3,472,658.70)</u>	<u>1,335,341.30</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,808,000.00)</u>	<u>(3,472,658.70)</u>	<u>1,335,341.30</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,335,341.30</u>	<u>1,335,341.30</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

20 - Capitol Area Community Development Corporation
D21 - Development - FY 20-21
D266-01 - 805 R Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	25,000.00	-	(25,000.00)
7567	Dev Program TF from F67 - 2020 Taxable TAB	<u>900,000.00</u>	<u>900,000.00</u>	<u>-</u>
	Total For Development Program	<u>925,000.00</u>	<u>900,000.00</u>	<u>(25,000.00)</u>
	Total General Operations Investment	<u>925,000.00</u>	<u>900,000.00</u>	<u>(25,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>925,000.00</u>	<u>900,000.00</u>	<u>(25,000.00)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(315,000.00)	-	315,000.00
4710	D&A Engin/Architectural	(300,000.00)	(31,500.00)	268,500.00
4720	D&A Environmental Assessments	(10,000.00)	-	10,000.00
4751	Legal - Dev Project Related	(50,000.00)	(51,825.00)	(1,825.00)
4752	D&A Project Financial Analysis	(50,000.00)	(5,347.50)	44,652.50
4758	D&A Other Professional Services	(25,000.00)	(2,472.00)	22,528.00
4775	D&A Miscellaneous Expense	(25,000.00)	(10,370.13)	14,629.87
5343	Permits and Fees	<u>(150,000.00)</u>	<u>-</u>	<u>150,000.00</u>
	Total Development Program	<u>(925,000.00)</u>	<u>(101,514.63)</u>	<u>823,485.37</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(925,000.00)</u>	<u>(101,514.63)</u>	<u>823,485.37</u>

	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>798,485.37</u>	<u>798,485.37</u>
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Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
 From 7/1/2004 Through 9/30/2025

20 - Capitol Area Community Development Corporation
D22 - Development - FY 21-22
D151-00 - 2000 16th Street - Sakura

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	900,000.00	900,000.00	-
	Total For Development Program	<u>900,000.00</u>	<u>900,000.00</u>	<u>-</u>
	Total General Operations Investment	<u>900,000.00</u>	<u>900,000.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>900,000.00</u>	<u>900,000.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(10,000.00)	(2,700.00)	7,300.00
4710	D&A Engin/Architectural	(400,000.00)	(118,000.00)	282,000.00
4720	D&A Environmental Assessments	(50,000.00)	(928.00)	49,072.00
4751	Legal - Dev Project Related	(75,000.00)	(38,236.93)	36,763.07
4752	D&A Project Financial Analysis	(50,000.00)	-	50,000.00
4758	D&A Other Professional Services	(25,000.00)	(16,632.00)	8,368.00
4775	D&A Miscellaneous Expense	(50,000.00)	(24,747.95)	25,252.05
5343	Permits and Fees	(240,000.00)	-	240,000.00
	Total Development Program	<u>(900,000.00)</u>	<u>(201,244.88)</u>	<u>698,755.12</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(900,000.00)</u>	<u>(201,244.88)</u>	<u>698,755.12</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>698,755.12</u>	<u>698,755.12</u>

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Development by Project - Unposted Transactions Included In Report
From 7/1/2004 Through 9/30/2025

34,064,109.34	33,769,109.34	(295,000.00)
(34,064,109.34)	(27,153,964.31)	6,910,145.03
-	6,615,145.03	6,615,145.03

Attachment C

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - CIP - Bond Program by Project - Unposted Transactions Included In Report
 From 7/1/2020 Through 9/30/2025

67 - Taxable 2020 TAB
B21 - 2020 Taxable Bond

	Budget	Actual	Remainder Available
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
Bond Proceeds			
Non Property	30,000,000.00	30,000,000.00	-
Total From Development Program	30,000,000.00	30,000,000.00	-
Total Other Sources	30,000,000.00	30,000,000.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	30,000,000.00	30,000,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
D&A Miscellaneous Expense			
General Pre-Development	12,599,900.00	-	12,599,900.00
Dev Program TF to F 10 - General			
2000 16th Street - Sakura	(4,000,000.00)	(4,000,000.00)	-
Courtyard Site 16A	(2,633,100.00)	(2,633,100.00)	-
805 R Street	(9,000,000.00)	(9,000,000.00)	-
O Street Streetscape	(1,767,000.00)	(1,767,000.00)	-
Total Development Program	(30,000,000.00)	(17,400,100.00)	12,599,900.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(30,000,000.00)	(17,400,100.00)	12,599,900.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	12,599,900.00	12,599,900.00

Attachment D

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - Major Const Consolidated - Unposted Transactions Included In Report
 From 7/1/2023 Through 9/30/2024

		<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Major Construction Program				
5820	Major Construction/Improvements			
10	General Fund			
C24	CIP - FY 23-24			
C172-14	1325 - 15th St., Park Mansion			
015.4	Plumbing	(75,000.00)	-	75,000.00
C222-09	1228 O St, Gibson Arms			
009.9	Finishes-Paint/Coatings	(60,000.00)	(27,644.00)	32,356.00
C222-10	1506 13th St, McCafferty			
008.5	Windows	(226,000.00)	-	226,000.00
009.6	Finishes-Flooring	(86,000.00)	-	86,000.00
019.6	Structural Rehabilitation	(6,750.00)	-	6,750.00
C222-22	1201 P St., Del Capri			
002.9	Sitework-Planting/Rehab, etc.	(102,100.00)	-	102,100.00
009.9	Finishes-Paint/Coatings	(18,500.00)	-	18,500.00
C223-10	1327 O St., Capri			
008.5	Windows	(95,500.00)	-	95,500.00
C223-12	1317 O St - Valencia			
009.9	Finishes-Paint/Coatings	(25,000.00)	(24,000.00)	1,000.00
019.6	Structural Rehabilitation	(20,500.00)	-	20,500.00
C225-01	1400 N St, The Dean			
007.1	Protection-Damp&Waterproofing	(15,000.00)	-	15,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
019.6	Structural Rehabilitation	(9,500.00)	-	9,500.00
C226-07	1420 O St			
002.9	Sitework-Planting/Rehab, etc.	(108,800.00)	(108,800.00)	-
008.5	Windows	(106,000.00)	(8,035.00)	97,965.00
C226-08	1500 15th St-Auslander			
002.10	Sitework-Fences, Gates	(13,000.00)	(9,700.00)	3,300.00
C226-09	1510 15th St.			
009.9	Finishes-Paint/Coatings	(44,000.00)	-	44,000.00
C226-22	1501 - Tablevine			
015.4	Plumbing	(50,000.00)	-	50,000.00
C226-24	1400-04 O St, Greentree/Carr Path			
015.7	HVAC Equipment	(12,411.00)	-	12,411.00
C232-01	1501 15th, Douger			
019.6	Structural Rehabilitation	(11,500.00)	-	11,500.00
C232-18C	1510 O St, Don Carlos Apts			

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - Major Const Consolidated - Unposted Transactions Included In Report
 From 7/1/2023 Through 9/30/2024

007.3	Shingles, Roof Tiles, etc	(15,350.00)	-	15,350.00
010.30	Stairways/Decking/Walkways	(80,000.00)	-	80,000.00
C233-14	1625 O St			
008.5	Windows	(236,000.00)	-	236,000.00
C281-06	1216-18 P St.			
002.9	Sitework-Planting/Rehab, etc.	(21,000.00)	-	21,000.00
C284-10	1330 P St, Palm Manor			
007.3	Shingles, Roof Tiles, etc	(128,713.00)	-	128,713.00
C360-01	701 S Street - Maintenance			
002.1	Sitework - Site remediation	(4,925.00)	(4,925.00)	-
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(10,880.00)	-	10,880.00
019.3	Fire & Life Safety	(18,000.00)	-	18,000.00
019.4	Toxic Abatement	(21,651.00)	(114,571.00)	(92,920.00)
019.5	Commercial Tenant Improvements	(33,920.00)	(4,245.00)	29,676.00
R533-50	The Terraces - 1615 O St.			
019.1	Contingency	(5,600.00)	-	5,600.00
	Total General Fund	(1,708,600.00)	(301,920.00)	1,406,680.00
C25	CIP - FY 24-25			
C000-00	Various Properties			
009.9	Finishes-Paint/Coatings	(44,000.00)	-	44,000.00
C222-10	1506 13th St, McCafferty			
007.3	Shingles, Roof Tiles, etc	(202,900.00)	-	202,900.00
C223-12	1317 O St - Valencia			
008.5	Windows	(107,000.00)	-	107,000.00
C225-01	1400 N St, The Dean			
010.8	Bath, kitchen & Laundry	(600,000.00)	-	600,000.00
C226-08	1500 15th St-Auslander			
019.6	Structural Rehabilitation	(130,000.00)	(7,445.00)	122,555.00
C233-01	Simons-1413 16th			
019.5	Commercial Tenant Improvements	(29,820.00)	(9,200.00)	20,620.00
C233-02	1520-D 16th Street			
019.5	Commercial Tenant Improvements	(30,000.00)	-	30,000.00
C233-16	1623 P St., Lanai			
008.5	Windows	(90,000.00)	-	90,000.00
C515-01	Capitol Athletic Club			
000.00	Non Type	(1,050.00)	-	1,050.00
013.3	Sp Constr - Boilers	(88,627.00)	(43,500.00)	45,127.00
015.7	HVAC Equipment	(450,000.00)	-	450,000.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - Major Const Consolidated - Unposted Transactions Included In Report
 From 7/1/2023 Through 9/30/2024

019.5	Commercial Tenant Improvements	(136,000.00)	(27,795.00)	108,205.00
C555-01	525 S Street - Maintenance Office			
002.8	Sitework-Improvements/Amenities	(1,400,000.00)	-	1,400,000.00
007.3	Shingles, Roof Tiles, etc	(205,174.00)	(203,000.00)	2,174.00
008.2	Wood & Plastic Doors	(600,000.00)	-	600,000.00
015.7	HVAC Equipment	(43,422.00)	-	43,422.00
C888-88	General Major Construction			
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
010.9	Unit Rehabilitation	(1,025,000.00)	(114,684.00)	910,316.00
019.1	Contingency	(45,982.00)	-	45,982.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(100,000.00)	(32,575.00)	67,425.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(5,376,975.00)	(438,199.00)	4,938,775.00

C26

CIP - FY 25-26

C172-14	1325 - 15th St., Park Mansion			
009.9	Finishes-Paint/Coatings	(510,000.00)	-	510,000.00
C172-15A	1317 - 15th St., Lombard			
008.5	Windows	(510,000.00)	-	510,000.00
C222-10	1506 13th St, McCafferty			
007.3	Shingles, Roof Tiles, etc	(80,300.00)	-	80,300.00
013.7	Security Access/Surveillance/Cameras	(18,000.00)	-	18,000.00
C222-11	1512 13th St			
007.1	Protection-Damp&Waterproofing	(10,000.00)	-	10,000.00
008.5	Windows	(95,000.00)	-	95,000.00
C222-24	1517 - 12th St.			
015.7	HVAC Equipment	(80,000.00)	-	80,000.00
C223-12	1317 O St - Valencia			
009.9	Finishes-Paint/Coatings	(37,000.00)	-	37,000.00
C226-07	1420 O St			
015.7	HVAC Equipment	(300,000.00)	-	300,000.00
C231-07	1522 N St, Judith Manor			
008.5	Windows	(298,000.00)	-	298,000.00
C232-01	1501 15th, Douger			
008.5	Windows	(237,000.00)	-	237,000.00
C232-18B	1506 O, Johnston House			
013.7	Security Access/Surveillance/Cameras	(2,000.00)	-	2,000.00
C333-11	Le Croissant - 1036 P St.			
002.1	Sitework - Site remediation	(5,000.00)	-	5,000.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Sources Uses - Major Const Consolidated - Unposted Transactions Included In Report
 From 7/1/2023 Through 9/30/2024

002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
010.9	Unit Rehabilitation	(200,000.00)	-	200,000.00
019.1	Contingency	(50,000.00)	-	50,000.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(20,000.00)	-	20,000.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(2,525,300.00)	-	2,525,300.00
38	17th Street Commons			
C26	CIP - FY 25-26			
C234-27	17th Street Commons			
019.6	Structural Rehabilitation	(15,530.00)	-	15,530.00
	Total 17th Street Commons	(15,530.00)	-	15,530.00
	Total General and Special Management Funds	(9,833,905.00)	(954,622.00)	8,879,283.00



Investment Report AUGUST 2025



John Colville, City Treasurer

[Office of the City Treasurer - City of Sacramento](#)

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

Quarterly Investment Committee Meeting

Thursday, October 30, 2025

10:00AM-11:00AM

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INVESTMENT COMMITTEE MEETING

October 30, 2025
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
 Jason Bader, Investment Officer

Invitees: Peter Coletto, Finance Director
 Mirthala Santizo, Budget Manager
 Irene de Jong (Sacramento Housing & Redevelopment Agency- SHRA)
 Tim Kerr (American River Flood Control District - ARFCD)
 Noelle Mussen (Capitol Area Development Authority- CADA)
 Kevin King (Reclamation District No. 1000)
 Peter Coyl and Johnny Ea (Sacramento Public Library Authority- SPLA)
 Kimberli S. Burns (The Natomas Basin Conservancy- TNBC)
 Mike Testa, Daniel Santucci (Visit Sacramento)
 City Treasurer's Office Staff

Please read: **July 31, 2025, Minutes of Meeting**

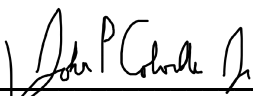
Agenda

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:



 City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on July 31, 2025**

Attendees Present: John Colville, Katy Nguyen, Shirley Tupaz, Jason Bader, Peter Colletto, Irene de Jong, Kay Worthington, Osvaldo Lopez, Mirthala Santizo, Nicole Mussen, 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 \$442 million in excess cash for the next 6-month and an approximate \$914 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 June 2026.

The Targeted Ladder Asset strategy designed to cover the City’s annual payment to CalPERS has now covered all of the monthly payments for the fiscal year. These investments line up maturity dates to cover significant cash needs that are outside of normal recurring expenditures, in this specific case, the City’s annual payment to CalPERS. Traditionally, this payment was made in a lump sum at the end of July, which took advantage of the 3.2% discount offered by the state for paying in a single installment. Over the current fiscal year (July 2024-June 2025), these payments were made monthly, since investment staff was able to match maturing assets with yields in excess of the state’s discount to the payment dates. The yields on those assets saved the City in excess of \$1.8 million in comparison to making a lump sum payment and over \$5.1 million compared to monthly payments with no matching assets.

While considering the movement of interest rates over the next year, investment staff has decided to make the fiscal year 2026 CalPERS payment as a lump sum in July of 2026. The Federal Reserve is in a holding pattern with regard to policy, however, rates on the short end of the yield curve have come in from their highs of late 2023, when matching the monthly payments made it possible to gain yield above the discount offered (3.2%) for paying in a lump sum. Due to that, staff believe the discount CalPERS offers for a single lump sum payment would exceed the average yield that could be attained through building another ladder to make payments monthly.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the final quarter of fiscal year 2025. The earned interest yield of Pool A for April, May, and June was 2.91%, 2.92%

and 3.11%, respectively. Monthly Pool A yields currently trail the 4.27% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 4.01% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST). While those funds (and the yields of municipal peers in CA) have been moving consistently downward for the past few months, Pool A, has begun to add yield, particularly over the last quarter. Large amounts of excess cash (mainly COVID stimulus funds) received between 2020 and 2021 were invested 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. While Pool A yields from the middle of 2020 through early 2023 outpaced LAIF and its California municipal peers due to this strategy, they have recently lagged as the effects of the inverted Yield Curve are fully being felt. That is now changing, as over \$600 million of these low yield bonds will mature over the next 12 months and will likely be replaced by assets with much higher yields.

Between 2020 and the end of 2022, Pool A consistently outperformed LAIF and its municipal peers, primarily through investing government stimulus money in bonds that had very solid coupons in what was a near-zero rate environment across the yield curve. As further stimulus and spending bills were introduced at the federal level in 2021 and 2022, the yield curve inverted as inflation rose. The aforementioned investments suddenly became a drag on the pool as their maturities remained a couple of years away. Those have started maturing and will allow investment staff to replace them with assets carrying coupons between 3.5%-4.0%, in most cases. The yield on Pool A should steadily increase and compare more favorably to LAIF as well as its municipal peers. Since these maturing assets will cover most cash obligations for the latter half of 2025 into the first half of 2026, excess cash over the next twelve to eighteen months will be available to purchase the best yielding offers from the highest quality issuers in the market, allowing investment staff to prioritize yield for the pool. Pool A yield increased at a higher rate over the quarter than the yields of LAIF, CalTRUST, and all of its municipal peers.

Pool A investments in cash and other short-term liquid issues represented 30% of the pool at the end of the quarter, which is in line with traditional pool construction. The cash yield on these investments was 3.99%. Should The Fed cut rates over the rest of the calendar year, the front end of the yield curve will come in and drive short-term yields downward. Core Investments, which are less liquid and generally have maturities further out on the yield curve (Corporate Bonds, Municipal Bonds, Agencies, etc.), had a cash yield of 2.67%, which is a significant improvement over prior quarters. Some of this is attributable to low coupon investments maturing, while the rest a slight steepening of the yield curve that resulted in better yields for longer-term investments.

As usual, investment staff will work to maintain the structure of Pool A with assets that meet the liquidity needs for all pool participants, while using high quality names to add yield when opportunities present themselves.

3) **Bond Market Report; Economic Considerations**

Inflation is holding steady just a bit above the Fed's target of 2.0%, however labor numbers have remained relatively strong. The Fed, therefore, feels comfortable holding the upper bound of the Federal Funds Rate at 4.50%. President Trump is pushing for rate cuts, but Chairman Powell maintains that policy changes will be data dependent and that there is nothing to suggest that rate cuts are the appropriate action.

One major factor is going to be the tariff policy being pushed by the President. The strategy has led to agreements with some countries and continued negotiations with others. The stated goal is to improve the market for American goods and to bring some manufacturing back to our home soil. Large numbers of economists, investors, and policymakers warn that increased tariffs will lead to increased inflation. Should that happen, the Fed would not be able to cut rates without risking prices spiking even more. To be fair, there is no certainty to what result will come from these policies, as the United States hasn't levied notable tariffs on trade partners for over a century. There should soon be ample evidence to gauge their effect on the economy, at which time the Fed can act...or stay in the holding pattern that began late in 2024

Short-term yields on Treasuries (less than 12-months until maturity) remained steady due to the Fed holding steady. Until action is taken, the front end of the yield curve should remain between 4.00% and 4.40%.

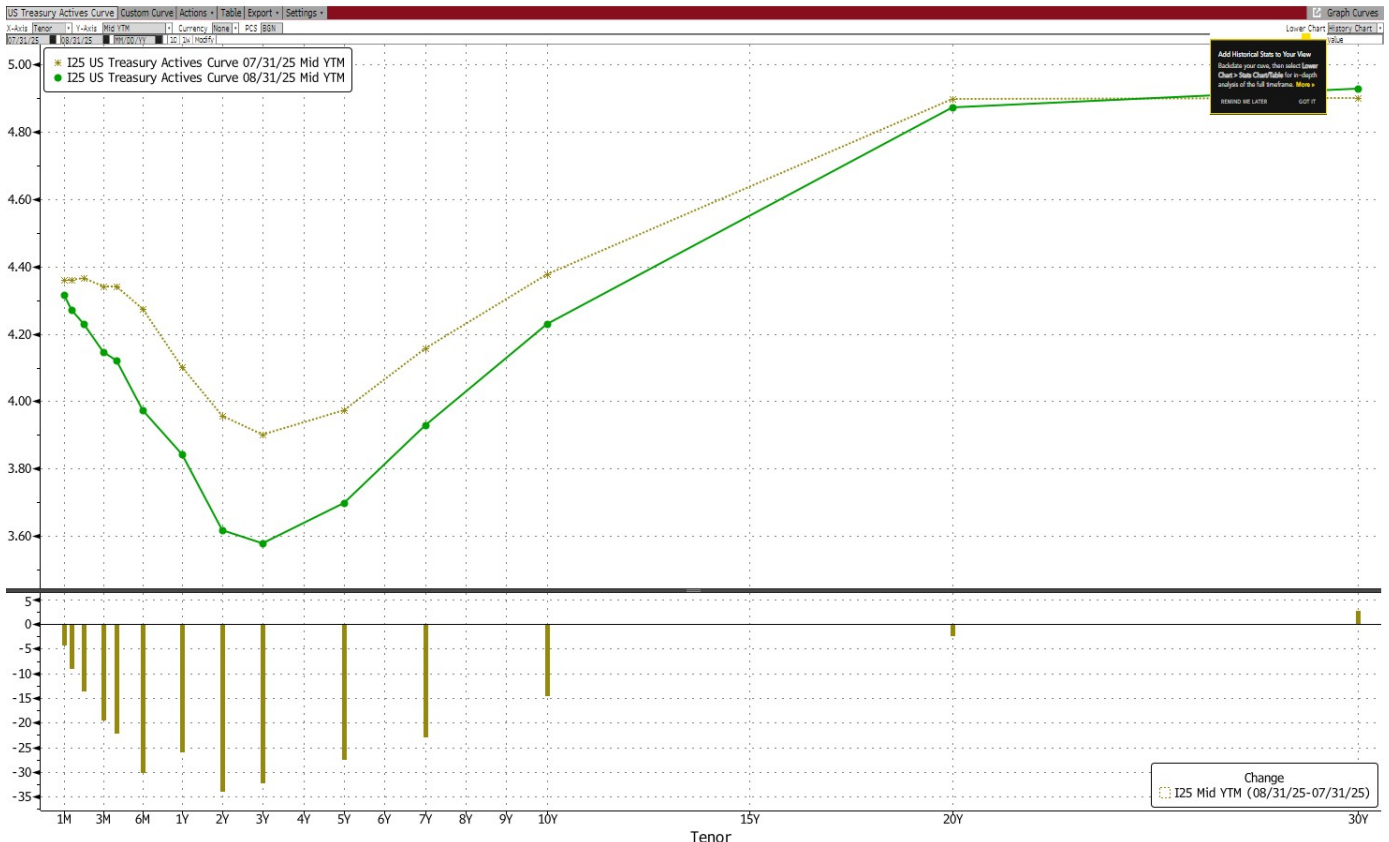
Yields further out on the curve are always much more volatile, as they are more sensitive to the news of the day and the moods of investors. The five-year Treasury fell slightly amidst the volatility brought on by tariff talk. Yields of 5-year Treasuries began the quarter at 3.95%, then bounced between 3.75% and 4.15% before ending the fiscal year at 3.80%.

Equity markets recovered from the malaise of the prior quarter. The S&P 500 advanced nearly 12.0% during the quarter, even with the uncertainty brought on by tariff talk. The focus on American goods could have been the impetus, particularly as some of the most prominent companies like Apple and Tesla indicated they would be moving pieces of their manufacturing back to home soil.

It is very likely that the Fed will make some policy changes over the second half of 2025. Once that happens, there could be a period of market stability. Or, there could be more volatility should tariffs have the negative economic impact that many predict. We are in a unique situation with a president who is committing to an economic strategy that has not been employed since times when economies and financial markets were much different. Back in the early 1900s, there were much more regional and isolated from one another. It will be interesting to see how much more global and interconnected economies are affected by this strategy from the world's preeminent superpower.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, October 30, 2025, at 10:00 a.m.** via Zoom.



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Tenor	Description	Price	Yield	Change
1M	1MB 0 09/30/25 Govt	4.244	4.289	-0.045
3M	3MB 0 10/09/25 Govt	4.194	4.261	-0.067
6M	6MB 0 10/29/25 Govt	4.145	4.261	-0.116
1Y	1YB 0 11/29/25 Govt	4.049	4.239	-0.190
2Y	2YB 0 12/29/25 Govt	4.010	4.242	-0.232
3Y	3YB 0 02/29/26 Govt	3.844	4.278	-0.434
4Y	4YB 0 06/09/26 Govt	3.801	4.303	-0.502
5Y	5Y 3% 08/31/27 Govt	100.00%	3.898	0.054
6Y	6Y 3% 08/15/28 Govt	100.00%	3.902	0.004
7Y	7Y 3% 08/31/30 Govt	99.21%	3.978	0.076
8Y	8Y 3% 08/31/32 Govt	99.21%	3.997	0.019
9Y	9Y 4% 08/15/35 Govt	100.00%	4.270	0.273
10Y	10Y 4% 08/15/35 Govt	97.07%	4.201	-0.069

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Australia 61 2 9777 8600 Brazil 5511 2395 9000 Europe 44 20 7330 7500 Germany 49 69 9204 1210 Hona Kona 852 2977 6000 Japan 81 3 4565 8900 Singapore 65 6212 1000 U.S. 1 212 318 2000 Copyright 2025 Bloomberg Finance L.P.

CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
September 1, 2025 - February 28, 2026

In millions

Cash Balances:	
CalTRUST	143.509
Fidelity Fund	12.248
Five Star Bank Community Fund	10.036
JP Morgan Chase	7.744
LAIF	2.952
Overnight Sweep	1.159
River City Bank Community Fund	25.091
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	202.239
Projected net cash flow:	
September-25	46.501
October-25	19.069
November-25	39.416
December-25	151.594
January-26	169.585
February-26	67.792
<i>Net cash flow during period:</i>	493.957
<i>Cash in excess of policy: ¹</i>	696.196
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	-
International	-
Equity Income	-
Retirement Trust Operating Fund	(0.447)
Ann Land/Bertha Henschel Endowment Fund	(0.007)
Ethel Hart Mutual Endowment Fund	(0.158)
George H. Clark Memorial Scholarship Fund	(0.098)
Capitol Area Development Authority (CADA)	(39.080)
American River Flood Control District (ARFCD)	(9.741)
The Natomas Basin Conservancy (TNBC)	(3.148)
Sacramento Public Library Authority (SPLA)	(56.965)
Reclamation District No. 1000	(0.312)
SPLA Hurst Trust	(0.218)
Gifts to Share	(0.904)
Visit Sacramento	(4.736)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, €	(1.383)
<i>Total cash balances of non-City and/or Pool A participants: ²</i>	(117.197)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ³</i>	578.999

¹ The City will be able to meet its cash flow needs for the next six months, with \$696 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$117 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$117 mm within the next twelve months, the City will have \$579 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
September 1, 2025 - August 31, 2026

In millions

Cash Balances:	
CalTRUST	143.509
Fidelity Fund	12.248
Five Star Bank Community Fund	10.036
JP Morgan Chase	7.744
LAIF	2.952
Overnight Sweep	1.159
River City Bank Community Fund	25.091
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	202.239
Projected net cash flow:	
September-25	46.501
October-25	19.069
November-25	39.416
December-25	151.594
January-26	169.585
February-26	67.792
March-26	31.167
April-26	73.158
May-26	133.758
June-26	27.276
July-26	(101.639)
August-26	(21.668)
<i>Net cash flow during period:</i>	636.010
<i>Cash in excess of policy: ₁</i>	838.249
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	-
Fixed Bonds	-
Large Cap Growth	-
International	-
Equity Income	-
Retirement Trust Operating Fund	(0.447)
Ann Land/Bertha Henschel Endowment Fund	(0.007)
Ethel Hart Mutual Endowment Fund	(0.158)
George H. Clark Memorial Scholarship Fund	(0.098)
Capitol Area Development Authority (CADA)	(39.080)
American River Flood Control District (ARFCD)	(9.741)
The Natomas Basin Conservancy (TNBC)	(3.148)
Sacramento Public Library Authority (SPLA)	(56.965)
Reclamation District No. 1000	(0.312)
SPLA Hurst Trust	(0.218)
Gifts to Share	(0.904)
Visit Sacramento	(4.736)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning)	(1.383)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(117.197)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	721.052

₁The City will be able to meet its cash flow needs for the next twelve months, with \$838 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$117 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$117 mm within the next twelve months, the City will have \$721 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – AUGUST 2025

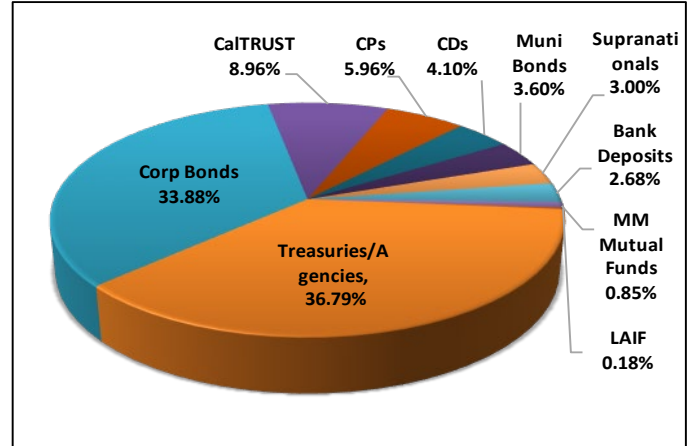
STRATEGY

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	1,660,136,136
Month's Yield or RoR	2.99%
Weighted Average Maturity (Yrs)	2.08
Weighted Average Duration (Yrs)	1.89
Ending Book Value	1,611,217,002
Ending Market Value	1,610,533,593
Percent of Market to Book Value	99.96%
Month's Investment Earnings	4,131,880
Fiscal YTD Investment Earnings	8,773,124

PORTFOLIO COMPOSITION



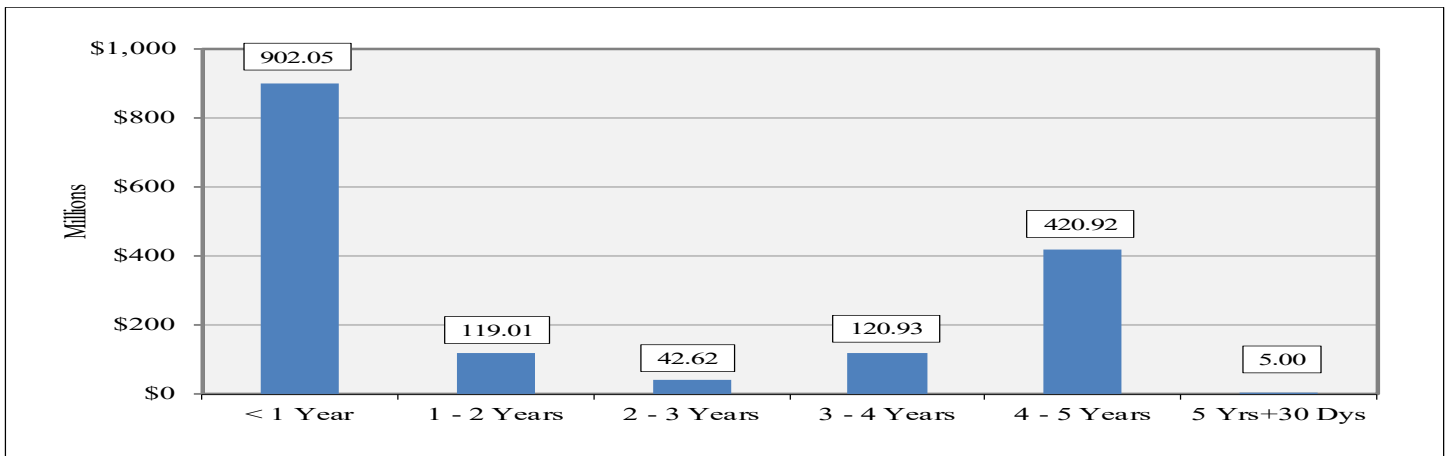
External Third-Party Investment Manager

CalTRUST	143,508,510
LAIF	2,952,253

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%

MATURITY SCHEDULE

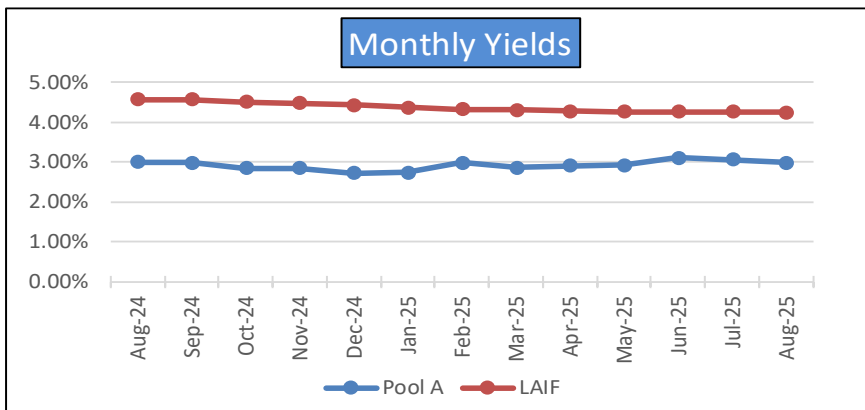
Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%



INTEREST RATE ENVIRONMENT

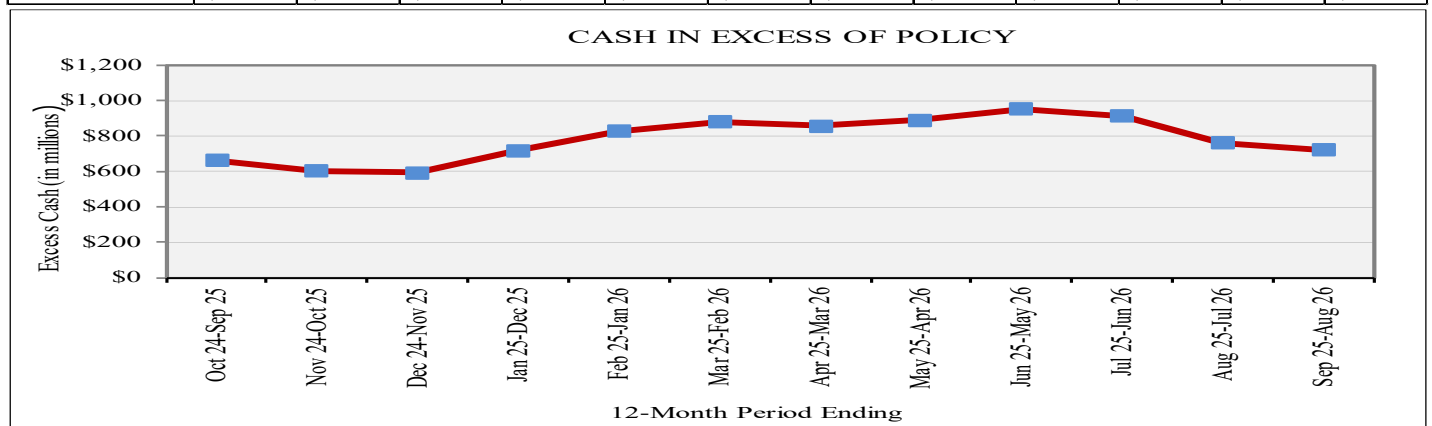
The American economy showed signs of stalling a bit in August, as the labor market contracted further than expected. Inflation, however, increased to 2.9% year-over-year, remaining well above the target rate of 2.0%. Conflicting data like this would normally put The Fed on hold, but it is fully expected to cut interest rates for the first time in nearly a year at the meeting in September. The labor market data clearly is more concerning as unemployment rose to 4.3%. Revisions to reports covering March 2024-March 2025 showed there were 910,000 fewer jobs created than initially reported. The Fed will likely cut the Federal Funds Rate by 0.25% but will be under pressure to cut even further if the labor market continues to shrink. Of course, with inflation moving in the opposite direction, stagflation becomes a risk that the board will need to consider as it makes policy decisions. Consumers feel the crunch, as the University of Michigan Consumer Sentiment Survey dropped to 58.2. Americans across all demographics are more pessimistic than they have been since the calendar turned to 2025. Short-term Treasury yields moved lower in August as markets anticipated cuts to interest rates. The 3-month Treasury began the month at 4.33% and steadily moved downward, ending the month at 4.14%. The 5-Year Treasury yield dipped sharply at the beginning of the month to around 3.75% and spent the rest of the month within a few basis points of that level before ending August at 3.70%. With policy changes imminent, the investment team will pay close attention to both the actions and messaging of the Fed, while also monitoring market reactions to the policies of the federal government, along with current global events. Investment decisions will be focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in the companies that have the infrastructure and leadership to navigate through even the most unstable economic environments. When the opportunity arises, value will be added by targeting high quality investments that also provide attractive yields.

Monthly Yields		
Month	Pool A	LAIF
Aug-24	3.00%	4.58%
Sep-24	2.99%	4.58%
Oct-24	2.85%	4.52%
Nov-24	2.84%	4.48%
Dec-24	2.73%	4.43%
Jan-25	2.74%	4.37%
Feb-25	2.99%	4.33%
Mar-25	2.86%	4.31%
Apr-25	2.91%	4.28%
May-25	2.92%	4.27%
Jun-25	3.11%	4.27%
Jul-25	3.07%	4.26%
Aug-25	2.99%	4.25%
FYTD	3.03%	4.25%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Oct 24-Sep 25	Nov 24-Oct 25	Dec 24-Nov 25	Jan 25-Dec 25	Feb 25-Jan 26	Mar 25-Feb 26	Apr 25-Mar 26	May 25-Apr 26	Jun 25-May 26	Jul 25-Jun 26	Aug 25-Jul 26	Sep 25-Aug 26
Excess Cash	\$ 663	\$ 602	\$ 595	\$ 718	\$ 827	\$ 881	\$ 859	\$ 892	\$ 953	\$ 914	\$ 761	\$ 721



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2025

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-lf	Caltrust Liquidity Fund		42,856,830		42,856,830		42,856,830	2.68	4.340	1,859,986	4.34			
	caltrust-mt	Caltrust Medium-Term		63,610,526		63,610,526		63,610,526	3.97	3.950	2,512,616	3.95			
	caltrust-st	Caltrust Short-Term		37,041,154		37,041,154		37,041,154	2.31	4.190	1,552,024	4.19			
	fidfund	Fidelity Fund		12,248,303		12,248,303		12,248,303	0.76	4.170	510,754	4.17			
	fivestar	Five Star Bank Community Fund		10,036,245		10,036,245		10,036,245	0.63	4.251	426,641	4.25			
	cashjpm	JP Morgan Chase Cash		7,743,587		7,743,587		7,743,587	0.48	1.450	112,282	1.45			
	laifa	Local Agency Investment Fund, Pool A		2,952,253		2,952,253		2,952,253	0.18	4.251	125,500	4.25			
	miscintrec	Misc Interest Receivable		263,584		263,584		263,584	0.02	1.170	3,084	1.17			
	sweep	Overnight Sweep		1,158,550		1,158,550		1,158,550	0.07	3.790	43,909	3.79			
	rivercity	River City Bank Community Fund		25,090,679		25,090,679		25,090,679	1.57	4.360	1,093,954	4.36			
				203,001,711		203,001,711		203,001,711	12.67		8,240,750	4.06			
NON-NEGOTIABLE CERTIFICATES OF DEPOSIT															
30,000,000	3420042541902-1	Safe Credit Union CD 3.760% Due 06-24-30	100.00	30,000,000	100.00	30,000,000	95,803	30,095,803	1.87	3.760	1,128,000	3.79			
CERTIFICATES OF DEPOSIT															
6,000,000	90348jb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	98.57	5,914,336	493	5,914,829	0.37	0.600	36,000	0.60	AA-		10-27-25
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	98.39	4,919,511	616	4,920,127	0.31	0.750	37,500	0.75			11-26-25
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	97.58	4,879,094	1,863	4,880,958	0.30	0.850	42,500	0.85	AA-		12-16-25
10,000,000	78015jmy0	Royal Bank of Canada 4.090% Due 07-06-26	100.00	10,000,000	100.01	10,001,200	5,681	10,006,881	0.62	4.090	409,000	4.09	A1+		
5,000,000	61776nmz3	Morgan Stanley Private Bank 4.100% Due 03-13-28	100.00	5,000,000	100.60	5,029,983	97,164	5,127,147	0.31	4.100	205,000	4.10	A+		
5,000,000	02589ahn5	American Express 4.250% Due 06-12-28	100.00	5,000,000	101.08	5,054,123	47,740	5,101,863	0.32	4.250	212,500	4.25			
				36,000,000		35,798,248	153,557	35,951,805	2.23		942,500	2.64			
COMMERCIAL PAPER															
10,000,000	22533tym2	Credit Agricole Corp 4.240% Due 11-21-25	96.83	9,683,178	99.03	9,902,824	0	9,902,824	0.62	4.240	424,000	4.41	A1		
10,000,000	60689fym4	Mizuho Bank Ltd. New York Bra 4.250% Due 11-21-25	96.81	9,681,250	99.01	9,900,536	0	9,900,536	0.62	4.250	425,000	4.42	A1		
5,000,000	71344tym8	Pepsico Inc 4.150% Due 11-21-25	96.93	4,846,681	99.03	4,951,280	0	4,951,280	0.31	4.150	207,500	4.31	A1		
10,000,000	62479lyr0	MUFG Bank Ltd/NY 4.220% Due 11-25-25	96.83	9,683,500	98.97	9,897,144	0	9,897,144	0.62	4.220	422,000	4.38	A1		
10,000,000	63873jz94	Natixis NY 4.130% Due 12-09-25	97.12	9,712,047	98.81	9,880,589	0	9,880,589	0.62	4.130	413,000	4.30	A1		
5,000,000	05253aza1	Australia & New Zealand Banking Group 4.100% Due 12-10-25	97.15	4,857,639	98.80	4,940,126	0	4,940,126	0.31	4.100	205,000	4.27	A1		
7,000,000	83369bzs8	Societe Generale 4.020% Due 12-26-25	97.09	6,795,985	98.59	6,901,285	0	6,901,285	0.43	4.020	281,400	4.19	A1		
10,000,000	22533ua60	Credit Agricole Corp 4.090% Due 01-06-26	97.06	9,705,747	98.51	9,851,314	0	9,851,314	0.61	4.090	409,000	4.28	A1		
5,000,000	62479mcq4	MUFG Bank Ltd/NY 4.100% Due 03-24-26	96.98	4,849,097	97.65	4,882,370	0	4,882,370	0.30	4.100	205,000	4.26	A1		
10,000,000	89233hew2	Toyota Motor Credit Corp 4.160% Due 03-30-26	96.93	9,692,622	97.57	9,756,644	0	9,756,644	0.61	4.160	416,000	4.32	A-1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2025

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	22533ude0	Credit Agricole Corp	96.87	4,843,625	97.42	4,870,964	0	4,870,964	0.30	4.170	208,500	4.35	A-1		
10,000,000	60689gde3	Mizuho Bank Ltd. New York Bra	96.80	9,680,500	97.42	9,741,577	0	9,741,577	0.61	4.260	426,000	4.44	A-1		
		4.260% Due 04-14-26													
				94,031,871		95,476,655	0	95,476,655	5.96		4,042,400	4.34			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note	98.83	4,941,406	98.47	4,923,672	1,630	4,925,302	0.31	0.375	18,750	0.62	AA+		
		0.375% Due 01-31-26													
15,000,000	91282cbq3	U.S. Treasury Note	98.75	14,812,891	98.28	14,742,187	207	14,742,395	0.92	0.500	75,000	0.75	AA+		
		0.500% Due 02-28-26													
5,000,000	91282chm6	U.S. Treasury Note	100.51	5,025,391	100.49	5,024,414	29,348	5,053,762	0.31	4.500	225,000	3.92			
		4.500% Due 07-15-26													
				24,779,688		24,690,273	31,185	24,721,459	1.54		318,750	1.37			
FEDERAL HOME LOAN BANK															
5,000,000	3130ak6h4	Federal Home Loan Bank	99.90	4,995,000	99.75	4,987,535	11,042	4,998,576	0.31	0.500	25,000	0.52	AA+		09-07-25
		0.500% Due 09-22-25													
5,000,000	3130akjw7	Federal Home Loan Bank	100.00	5,000,000	98.94	4,947,053	6,333	4,953,386	0.31	0.600	30,000	0.60	AA+		09-07-25
		0.600% Due 12-15-25													
5,000,000	3130akje7	Federal Home Loan Bank	99.97	4,998,750	98.80	4,940,086	4,744	4,944,830	0.31	0.560	28,000	0.57	AA+		09-07-25
		0.560% Due 12-30-25													
5,000,000	3130akn85	Federal Home Loan Bank	99.80	4,990,000	98.61	4,930,645	3,132	4,933,777	0.31	0.550	27,500	0.59	AA+		10-20-25
		0.550% Due 01-20-26													
10,000,000	3130akq74	Federal Home Loan Bank	100.00	10,000,000	98.62	9,861,783	6,771	9,868,554	0.62	0.625	62,500	0.62	AA+		10-22-25
		0.625% Due 01-22-26													
5,000,000	3130akng7	Federal Home Loan Bank	100.00	5,000,000	98.33	4,916,502	2,521	4,919,023	0.31	0.550	27,500	0.55	AA+		10-28-25
		0.550% Due 01-28-26													
5,000,000	3130akpc4	Federal Home Loan Bank	100.00	5,000,000	98.55	4,927,718	2,750	4,930,468	0.31	0.600	30,000	0.60	AA+		10-28-25
		0.600% Due 01-28-26													
5,000,000	3130akpq3	Federal Home Loan Bank	100.00	5,000,000	98.57	4,928,365	2,658	4,931,024	0.31	0.580	29,000	0.58	AA+		10-28-25
		0.580% Due 01-28-26													
5,000,000	3130akvr4	Federal Home Loan Bank	100.00	5,000,000	98.43	4,921,611	1,451	4,923,062	0.31	0.550	27,500	0.55	AA+		11-12-25
		0.550% Due 02-12-26													
5,000,000	3130al5x8	Federal Home Loan Bank	100.00	5,000,000	98.38	4,918,846	632	4,919,478	0.31	0.650	32,500	0.65	AA+		11-24-25
		0.650% Due 02-24-26													
5,000,000	3130al6j8	Federal Home Loan Bank	100.00	5,000,000	98.33	4,916,666	608	4,917,274	0.31	0.625	31,250	0.62	AA+		11-24-25
		0.625% Due 02-24-26													
5,000,000	3130al7m0	Federal Home Loan Bank	100.00	5,000,000	98.42	4,920,775	608	4,921,382	0.31	0.625	31,250	0.62	AA+		11-24-25
		0.625% Due 02-24-26													
5,000,000	3130alae4	Federal Home Loan Bank	100.00	5,000,000	98.34	4,917,152	483	4,917,636	0.31	0.580	29,000	0.58	AA+		
		0.580% Due 02-25-26													
5,000,000	3130algs7	Federal Home Loan Bank	100.00	5,000,000	98.33	4,916,436	20,187	4,936,624	0.31	0.850	42,500	0.85	AA+		09-10-25
		0.850% Due 03-10-26													
5,000,000	3130aleh3	Federal Home Loan Bank	100.00	5,000,000	98.20	4,909,965	16,042	4,926,007	0.31	0.700	35,000	0.70	AA+		09-16-25
		0.700% Due 03-16-26													
5,000,000	3130almv3	Federal Home Loan Bank	100.00	5,000,000	98.27	4,913,321	20,972	4,934,293	0.31	1.000	50,000	1.00	AA+		09-30-25
		1.000% Due 03-30-26													
5,000,000	3130alxp4	Federal Home Loan Bank	100.00	5,000,000	98.17	4,908,412	20,500	4,928,912	0.31	1.200	60,000	1.20	AA+		10-28-25
		1.200% Due 04-28-26													
5,000,000	3130am2f8	Federal Home Loan Bank	100.00	5,000,000	98.11	4,905,628	19,062	4,924,691	0.31	1.125	56,250	1.12	AA+		10-29-25
		1.125% Due 04-29-26													
5,000,000	3130amcl4	Federal Home Loan Bank	100.00	5,000,000	97.97	4,898,662	14,450	4,913,112	0.31	1.020	51,000	1.02	AA+		11-19-25
		1.020% Due 05-19-26													
1,750,000	3130amcb6	Federal Home Loan Bank	100.00	1,750,000	97.86	1,712,627	4,812	1,717,439	0.11	1.000	17,500	1.00	AA+		11-22-25
		1.000% Due 05-22-26													

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2025

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	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	97.84	4,892,011	13,194	4,905,205	0.31	1.000	50,000	1.00	AA+		11-26-25
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	97.85	4,892,364	13,590	4,905,954	0.31	1.030	51,500	1.03	AA+		11-26-25
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	97.66	2,929,922	5,837	2,935,759	0.18	1.030	30,900	1.03	AA+		09-23-25
5,000,000	3130awtq3	Federal Home Loan Bank 4.625% Due 09-11-26	100.81	5,040,400	100.75	5,037,624	109,201	5,146,825	0.31	4.625	231,250	3.92	AA+		
5,000,000	3130anyan4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	96.91	4,845,333	20,972	4,866,305	0.30	1.000	50,000	1.00	AA+		09-30-25
5,000,000	3130appr2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	97.24	4,862,164	21,369	4,883,534	0.30	1.570	78,500	1.57	AA+		09-23-25
5,000,000	3130b4rc7	Federal Home Loan Bank 4.500% Due 07-27-29	100.00	5,000,000	101.01	5,050,675	21,250	5,071,925	0.32	4.500	225,000	4.50	AA+		07-27-27
5,000,000	3130b3bn2	Federal Home Loan Bank 4.250% Due 10-05-29	100.00	5,000,000	99.83	4,991,682	86,181	5,077,863	0.31	4.250	212,500	4.25	AA+		10-05-26
10,000,000	3130b4rf0	Federal Home Loan Bank 4.750% Due 02-04-30	99.89	9,988,750	100.65	10,064,808	35,625	10,100,433	0.63	4.750	475,000	4.78	AA+		02-04-27
5,000,000	3130b54w5	Federal Home Loan Bank 4.750% Due 02-12-30	100.00	5,000,000	100.90	5,044,952	12,535	5,057,487	0.31	4.750	237,500	4.75	AA+		02-12-27
5,000,000	3130b6dl7	Federal Home Loan Bank 4.530% Due 05-28-30	100.00	5,000,000	100.22	5,011,102	58,512	5,069,615	0.31	4.530	226,500	4.53	AA+		05-28-26
5,000,000	3130b6v60	Federal Home Loan Bank 4.570% Due 07-08-30	99.97	4,998,500	100.15	5,007,725	33,640	5,041,365	0.31	4.570	228,500	4.58	AA+		07-08-26
				164,761,400		162,830,150	591,667	163,421,817	10.16		2,820,400	1.71			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	99.86	2,995,662	8,250	3,003,912	0.19	0.600	18,000	0.60	AA+		
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	99.51	4,975,501	10,553	4,986,054	0.31	0.580	29,000	0.58	AA+		
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	99.43	3,977,153	7,440	3,984,593	0.25	0.540	21,600	0.58	AA+		
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	99.44	4,971,864	9,472	4,981,336	0.31	0.550	27,500	0.55	AA+		
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	99.43	2,982,851	5,740	2,988,591	0.19	0.560	16,800	0.56	AA+		
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	99.41	4,970,462	8,472	4,978,934	0.31	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	99.17	4,958,640	8,333	4,966,973	0.31	0.625	31,250	0.62	AA+		
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	98.93	4,946,433	6,681	4,953,114	0.31	0.650	32,500	0.65	AA+		09-17-25
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	98.56	4,928,001	2,521	4,930,522	0.31	0.550	27,500	0.55	AA+		10-28-25
5,000,000	3135gavu2	Fannie Mae 4.000% Due 10-07-27	99.63	4,981,500	99.90	4,994,830	80,000	5,074,830	0.31	4.000	200,000	4.13	AA+		10-07-25
5,000,000	3136gaah2	Fannie Mae 4.500% Due 02-18-28	100.00	5,000,000	100.13	5,006,600	8,125	5,014,725	0.31	4.500	225,000	4.50	AA+		02-18-26
5,000,000	3135gax55	Fannie Mae 4.250% Due 10-22-29	99.99	4,999,500	100.10	5,005,044	76,146	5,081,190	0.31	4.250	212,500	4.25	AA+		10-22-26
5,000,000	3136ga2n8	Fannie Mae 4.625% Due 12-11-29	99.90	4,995,000	99.95	4,997,562	51,389	5,048,951	0.31	4.625	231,250	4.65	AA+		12-11-25
5,000,000	3136gad22	Fannie Mae 4.300% Due 03-04-30	100.00	5,000,000	100.36	5,017,903	100,931	5,118,833	0.31	4.300	215,000	4.30	AA+		03-04-27

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3136gahs1	Fannie Mae 4.340% Due 05-28-30	100.00	5,000,000	100.54	5,026,990	56,058	5,083,048	0.31	4.340	217,000	4.34	AA+		05-28-27
5,000,000	3136gam30	Fannie Mae 4.065% Due 08-12-30	99.95	4,997,500	100.23	5,011,335	10,727	5,022,062	0.31	4.065	203,250	4.08	AA+		08-12-26
5,000,000	3136galv9	Fannie Mae 4.000% Due 08-14-30	99.67	4,983,750	99.71	4,985,490	9,444	4,994,934	0.31	4.000	200,000	4.07	AA+		08-14-26
				79,944,530		79,752,320	460,282	80,212,602	4.98		1,933,150	2.44			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	99.94	4,996,913	15,017	5,011,930	0.31	0.625	31,250	0.62	AA+		
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	99.93	4,996,412	15,528	5,011,940	0.31	0.650	32,500	0.65	AA+		
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	99.71	4,985,410	11,535	4,996,944	0.31	0.550	27,500	0.55	AA+		
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	99.63	4,981,429	11,321	4,992,750	0.31	0.570	28,500	0.57	AA+		
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	99.56	4,978,005	11,333	4,989,338	0.31	0.600	30,000	0.60	AA+		
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	99.29	9,929,070	18,167	9,947,236	0.62	0.600	60,000	0.60	AA+		
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	98.96	4,948,003	6,424	4,954,426	0.31	0.625	31,250	0.62	AA+		09-17-25
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	98.38	4,919,148	1,451	4,920,599	0.31	0.550	27,500	0.55	AA+		11-12-25
5,000,000	3134hagb3	Freddie Mac 4.250% Due 08-19-27	99.78	4,989,000	99.84	4,992,160	7,083	4,999,243	0.31	4.250	212,500	4.33	AA+		11-19-25
5,000,000	3134ha6a6	Freddie Mac 4.550% Due 02-11-28	100.22	5,011,150	100.19	5,009,264	12,639	5,021,903	0.31	4.550	227,500	4.47	AA+		02-11-26
5,000,000	3134haqr7	Freddie Mac 4.650% Due 10-09-29	100.00	5,000,000	99.95	4,997,482	91,708	5,089,190	0.31	4.650	232,500	4.65	AA+		10-09-25
5,000,000	3134hatw3	Freddie Mac 4.860% Due 10-22-29	100.00	5,000,000	99.88	4,994,121	87,075	5,081,196	0.31	4.860	243,000	4.86	AA+		10-22-25
5,000,000	3134hbqk0	Freddie Mac 4.875% Due 05-14-30	99.95	4,997,500	99.91	4,995,744	72,448	5,068,192	0.31	4.875	243,750	4.89	AA+		11-14-25
10,000,000	3134hbsx0	Freddie Mac 4.500% Due 05-23-30	99.96	9,996,250	100.49	10,048,528	122,500	10,171,028	0.63	4.500	450,000	4.51	AA+		11-23-26
5,000,000	3134hbbyb1	Freddie Mac 4.750% Due 07-15-30	100.00	5,000,000	100.11	5,005,630	30,347	5,035,977	0.31	4.750	237,500	4.75	AA+		01-15-26
5,000,000	3134hbb59	Freddie Mac 4.640% Due 07-30-30	100.00	5,000,000	100.18	5,009,003	19,978	5,028,980	0.31	4.640	232,000	4.64	AA+		04-30-26
				89,992,400		89,786,320	534,554	90,320,875	5.60		2,347,250	2.62			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31424we40	Farmer Mac 4.300% Due 12-12-25	99.99	4,999,500	100.02	5,001,088	47,181	5,048,269	0.31	4.300	215,000	4.32			
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	99.01	2,970,152	4,317	2,974,469	0.19	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	98.40	2,951,918	345	2,952,263	0.18	0.690	20,700	0.69			
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	96.93	4,846,476	17,694	4,864,171	0.30	1.300	65,000	1.30			11-23-25
5,000,000	31424wqb1	Farmer Mac 4.450% Due 10-15-29	100.00	5,000,000	100.25	5,012,491	84,056	5,096,546	0.31	4.450	222,500	4.45			10-15-26

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	31424we73	Farmer Mac 4.480% Due 06-17-30	100.00	5,000,000	100.49	5,024,423	46,044	5,070,467	0.31	4.480	224,000	4.48			06-17-27
5,000,000	31424wj94	Farmer Mac 4.080% Due 07-11-30	100.00	5,000,000	101.09	5,054,737	28,333	5,083,070	0.32	4.080	204,000	4.08			07-11-28
5,000,000	31424wr61	Farmer Mac 4.020% Due 09-03-30	100.00	5,000,000	100.08	5,004,185	0	5,004,185	0.31	4.020	201,000	4.02			09-03-27
				35,999,500		35,865,470	227,970	36,093,440	2.24		1,173,200	3.28			
				35,999,500		35,865,470	227,970	36,093,440	2.24		1,173,200	3.28			

FEDERAL FARM CREDIT BANK - FRMMT

Not Classified

5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	99.67	4,983,594	11,189	4,994,783	0.31	0.530	26,500	0.53	AA+		09-07-25
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	99.81	4,990,298	56,221	5,046,519	0.31	3.090	154,500	3.09	AA+		09-07-25
5,000,000	3133emd2	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	99.45	4,972,703	9,389	4,982,092	0.31	0.520	26,000	0.57	AA+		09-07-25
5,000,000	3133emf8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	99.32	4,966,220	8,850	4,975,070	0.31	0.540	27,000	0.55	AA+		09-07-25
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	98.35	4,917,352	1,147	4,918,499	0.31	0.590	29,500	0.59	AA+		09-07-25
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	98.44	4,921,960	20,883	4,942,843	0.31	0.840	42,000	0.86	AA+		09-07-25
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	98.37	4,918,347	19,531	4,937,878	0.31	0.790	39,500	0.79	AA+		09-07-25
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	98.35	4,917,452	19,111	4,936,563	0.31	0.800	40,000	0.80	AA+		09-07-25
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	98.32	4,916,085	22,750	4,938,835	0.31	1.050	52,500	1.05	AA+		09-07-25
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	97.62	4,880,885	9,500	4,890,385	0.30	0.900	45,000	0.90	AA+		09-07-25
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	97.69	4,884,733	10,133	4,894,866	0.30	0.960	48,000	0.96	AA+		09-07-25
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	97.52	2,925,562	4,600	2,930,162	0.18	0.800	24,000	0.80	AA+		09-07-25
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	97.47	4,873,479	6,600	4,880,079	0.30	0.990	49,500	0.99	AA+		09-07-25
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	96.97	4,848,659	20,904	4,869,564	0.30	0.870	43,500	0.91	AA+		09-07-25
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	96.87	4,843,478	19,975	4,863,453	0.30	0.940	47,000	0.94	AA+		09-07-25
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	97.09	2,912,554	13,078	2,925,632	0.18	1.330	39,900	1.33	AA+		09-07-25
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	96.88	2,906,262	7,182	2,913,444	0.18	1.390	41,700	1.39	AA+		09-07-25
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	99.58	4,979,217	59,492	5,038,709	0.31	3.630	181,500	3.63	AA+		09-07-25
5,000,000	3133ersm4	Federal Farm Credit Bank 4.330% Due 09-10-27	100.00	5,000,000	99.99	4,999,722	102,837	5,102,559	0.31	4.330	216,500	4.33	AA+		09-10-25
5,000,000	3133etuc9	Federal Farm Credit Bank 4.070% Due 08-21-28	100.00	5,000,000	99.94	4,996,794	5,653	5,002,447	0.31	4.070	203,500	4.07	AA+		08-21-26
5,000,000	3133erty7	Federal Farm Credit Bank 4.320% Due 09-19-28	100.00	5,000,000	99.84	4,991,885	97,200	5,089,085	0.31	4.320	216,000	4.32	AA+		09-19-25
5,000,000	3133ertz1	Federal Farm Credit Bank 4.670% Due 11-07-28	100.00	5,000,000	99.95	4,997,548	73,942	5,071,489	0.31	4.670	233,500	4.67	AA+		11-07-25

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5,000,000	3133etuq8	Federal Farm Credit Bank 4.160% Due 05-25-29	100.00	5,000,000	99.98	4,999,041	3,467	5,002,507	0.31	4.160	208,000	4.16	AA+		08-25-26
5,000,000	3133erzd6	Federal Farm Credit Bank 4.000% Due 11-01-29	99.47	4,973,350	100.88	5,044,215	66,667	5,110,882	0.31	4.000	200,000	4.12	AA+		
5,000,000	3133er4f5	Federal Farm Credit Bank 4.820% Due 02-19-30	100.00	5,000,000	100.98	5,048,938	8,033	5,056,971	0.32	4.820	241,000	4.82	AA+		12-19-27
5,000,000	3133er5u1	Federal Farm Credit Bank 4.470% Due 03-05-30	100.00	5,000,000	100.76	5,037,916	109,267	5,147,182	0.31	4.470	223,500	4.47	AA+		03-05-27
5,000,000	3133etcf2	Federal Farm Credit Bank 4.520% Due 04-09-30	100.00	5,000,000	100.09	5,004,328	89,144	5,093,472	0.31	4.520	226,000	4.52	AA+		04-09-26
5,000,000	3133ethh3	Federal Farm Credit Bank 4.550% Due 05-20-30	100.00	5,000,000	100.40	5,020,035	63,826	5,083,861	0.31	4.550	227,500	4.55	AA+		11-20-26
5,000,000	3133etij7	Federal Farm Credit Bank 4.720% Due 05-28-30	99.92	4,996,250	100.32	5,015,813	60,967	5,076,780	0.31	4.720	236,000	4.74	AA+		05-28-26
5,000,000	3133etkb2	Federal Farm Credit Bank 4.400% Due 06-03-30	100.00	5,000,000	100.64	5,032,064	53,778	5,085,842	0.31	4.400	220,000	4.40	AA+		06-03-27
5,000,000	3133etmb0	Federal Farm Credit Bank 4.650% Due 06-24-30	100.00	5,000,000	100.19	5,009,383	43,271	5,052,654	0.31	4.650	232,500	4.65	AA+		06-24-26
5,000,000	3133etty3	Federal Farm Credit Bank 4.270% Due 08-20-30	100.00	5,000,000	99.94	4,996,954	6,524	5,003,477	0.31	4.270	213,500	4.27	AA+		08-20-26
				153,942,050		152,753,477	1,105,110	153,858,587	9.54		4,055,100	2.66			
				153,942,050		152,753,477	1,105,110	153,858,587	9.54		4,055,100	2.66			

MUNICIPAL BONDS

Not Classified															
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	99.73	937,467	2,996	940,463	0.06	0.765	7,191	0.77	AAA		
4,000,000.00	13077dqd7	California St Univ Rev 0.862% Due 11-01-25	100.00	4,000,000	99.45	3,977,809	11,493	3,989,302	0.25	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	99.42	1,854,101	3,898	1,857,999	0.12	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	98.52	4,925,750	29,096	4,954,847	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	98.48	984,757	5,473	990,230	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	99.41	994,088	13,046	1,007,134	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	97.41	974,057	859	974,916	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	98.01	2,940,411	4,652	2,945,064	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	97.36	1,922,873	1,977	1,924,849	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	99.77	1,995,474	15,331	2,010,804	0.12	3.631	72,620	3.73	AA-		
5,000,000.00	419792p67	Hawaii St 4.237% Due 10-01-28	100.00	5,000,000	101.16	5,057,818	88,271	5,146,089	0.32	4.237	211,850	4.24	AA+		
1,000,000.00	8827243s4	Texas St 4.066% Due 10-01-28	100.00	1,000,000	101.22	1,012,153	3,501	1,015,654	0.06	4.066	40,660	4.07	AAA		
5,000,000.00	13063dmb1	California St 3.050% Due 04-01-29	96.35	4,817,650	97.88	4,893,960	63,542	4,957,502	0.31	3.050	152,500	4.12	AA-		
3,500,000.00	13068xnu9	California St Pub Wks Brd Leas Lease Rev 4.783% Due 04-01-29	101.24	3,543,435	101.99	3,569,730	62,312	3,632,042	0.22	4.783	167,405	4.43	A+		

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1,250,000.00	574296ep0	Maryland St Stadium Auth Rev 4.065% Due 06-15-29	100.00	1,250,000	99.98	1,249,688	565	1,250,253	0.08	4.065	50,812	4.07	AA		
7,000,000.00	91412hfg3	University Calif Revenue Bonds 3.349% Due 07-01-29	95.89	6,712,440	98.36	6,884,895	39,072	6,923,966	0.43	3.349	234,430	4.33	AA		
5,055,000.00	54438cdt6	Los Angeles Calif Cmnty College 5.520% Due 08-01-29	101.91	5,151,803	103.53	5,233,461	23,253	5,256,714	0.33	5.520	279,036	5.04	AA+		
5,960,000.00	419792p75	Hawaii St 4.287% Due 10-01-29	100.00	5,960,000	101.43	6,045,295	106,460	6,151,756	0.38	4.287	255,505	4.29	AA+		
1,000,000.00	8827243t2	Texas St 4.178% Due 10-01-29	100.00	1,000,000	101.74	1,017,412	3,598	1,021,009	0.06	4.178	41,780	4.18	AAA		
1,260,000.00	574296eq8	Maryland St Stadium Auth Rev 4.165% Due 06-15-30	100.00	1,260,000	99.99	1,259,828	583	1,260,411	0.08	4.165	52,479	4.17	AA		
				57,429,503		57,731,027	479,978	58,211,005	3.60		1,808,582	3.31			
				57,429,503		57,731,027	479,978	58,211,005	3.60		1,808,582	3.31			
CORPORATE BONDS															
INDUSTRIALS															
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	98.68	9,868,156	8,944	9,877,100	0.62	0.700	70,000	0.90	A		
5,000,000	539830cc1	Lockheed Martin Corp 4.500% Due 02-15-29	98.95	4,947,300	101.43	5,071,263	10,000	5,081,263	0.32	4.500	225,000	4.79	A-		01-15-29
7,000,000	438516cy0	Honeywell Intl Inc 4.700% Due 02-01-30	99.13	6,938,820	101.90	7,133,175	27,417	7,160,591	0.45	4.700	329,000	4.90	A		01-01-30
5,000,000	24422eye3	John Deere Capital Corp 4.550% Due 06-05-30	100.73	5,036,620	101.57	5,078,440	54,347	5,132,787	0.32	4.550	227,500	4.38	A		
				26,828,276		27,151,033	100,708	27,251,741	1.69		851,500	3.33			
CONSUMER DISCRETIONARY															
3,000,000	751212ac5	Ralph Lauren Corp 3.750% Due 09-15-25	99.68	2,990,280	99.94	2,998,208	51,875	3,050,083	0.19	3.750	112,500	3.86	A-		09-17-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	98.66	1,825,153	1,477	1,826,630	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	98.54	4,927,198	3,021	4,930,219	0.31	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	98.41	4,920,710	1,944	4,922,655	0.31	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	97.91	4,895,611	15,139	4,910,750	0.31	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	97.30	4,864,838	5,469	4,870,306	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	97.11	4,369,851	21,000	4,390,851	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	97.41	4,870,647	7,917	4,878,564	0.30	1.900	95,000	2.00	AA-		
2,000,000	742718fg9	Procter & Gamble Co 2.800% Due 03-25-27	97.94	1,958,740	98.38	1,967,517	24,267	1,991,784	0.12	2.800	56,000	3.26	AA-		
5,000,000	742718gf0	Procter & Gamble Co 4.350% Due 01-29-29	99.71	4,985,650	101.47	5,073,425	19,333	5,092,758	0.32	4.350	217,500	4.43	AA-		
5,000,000	05565ecj2	BMW US Capital LLC 4.900% Due 04-02-29	100.00	5,000,000	102.02	5,101,208	101,403	5,202,611	0.32	4.900	245,000	4.90	A		03-02-29
5,000,000	05565ecr4	BMW US Capital LLC 4.650% Due 08-13-29	99.00	4,950,000	101.32	5,065,967	11,625	5,077,592	0.32	4.650	232,500	4.90	A		07-13-29
10,000,000	571676ay1	Mars Inc 4.800% Due 03-01-30	100.73	10,073,300	101.91	10,191,086	225,333	10,416,419	0.64	4.800	480,000	4.63	A		02-01-30
5,000,000	641062bg8	Nestle Holdings Inc 4.950% Due 03-14-30	102.91	5,145,750	102.98	5,149,019	114,812	5,263,831	0.32	4.950	247,500	4.28	AA		01-14-30

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,688,000	05565eb18	BMW US Capital LLC 4.150% Due 04-09-30	96.42	5,484,199	99.58	5,664,142	93,109	5,757,251	0.35	4.150	236,052	4.97	A		01-09-30
5,000,000	872540at6	Tjx Cos Inc New 3.875% Due 04-15-30	96.75	4,837,400	99.27	4,963,693	73,194	5,036,887	0.31	3.875	193,750	4.61	A		01-15-30
5,000,000	64110lav8	Netflix Inc. 4.875% Due 06-15-30	102.25	5,112,400	102.89	5,144,668	51,458	5,196,126	0.32	4.875	243,750	4.37	A		03-15-30
				81,617,146		81,992,939	822,378	82,815,317	5.12		2,613,614	3.33			
CONSUMER STAPLES															
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	99.77	4,988,299	36,701	5,025,001	0.31	1.750	87,500	0.82	A+		10-02-25
5,000,000	427866b11	Hershey Co 4.750% Due 02-24-30	100.56	5,027,850	102.62	5,131,091	4,618	5,135,710	0.32	4.750	237,500	4.62	A		01-24-30
5,000,000	194162at0	Colgate Palmolive Co 4.200% Due 05-01-30	99.60	4,980,000	101.00	5,050,037	69,417	5,119,453	0.32	4.200	210,000	4.29	A+		04-01-30
				15,227,000		15,169,427	110,736	15,280,164	0.95		535,000	3.26			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	99.75	4,987,326	54,167	5,041,493	0.31	3.250	162,500	3.51	A-		10-02-25
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	97.50	3,899,993	8,444	3,908,438	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	96.67	4,833,280	16,528	4,849,808	0.30	0.875	43,750	1.74	A		09-15-26
				13,671,320		13,720,600	79,139	13,799,739	0.86		246,250	2.32			
FINANCIAL															
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	99.80	4,989,949	19,875	5,009,824	0.31	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	99.31	4,965,660	12,000	4,977,660	0.31	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	99.03	3,961,347	7,000	3,968,347	0.25	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	98.76	4,937,903	7,906	4,945,809	0.31	0.825	41,250	0.82	A		09-22-25
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	98.80	4,940,232	6,778	4,947,010	0.31	0.800	40,000	0.80	A-		09-30-25
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	100.13	5,006,667	36,667	5,043,334	0.31	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	98.75	2,962,570	3,437	2,966,008	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	98.75	4,937,712	4,983	4,942,694	0.31	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	98.15	2,944,464	3,000	2,947,464	0.18	0.900	27,000	0.90	A+		10-21-25
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	98.09	4,904,423	694	4,905,118	0.31	1.000	50,000	1.00	A		
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	98.40	4,919,793	26,104	4,945,897	0.31	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	98.37	4,918,292	22,375	4,940,667	0.31	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	98.06	4,903,130	20,667	4,923,797	0.31	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	98.04	4,902,162	20,167	4,922,329	0.31	1.200	60,000	1.20	A		

City of Sacramento
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5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	99.57	4,978,322	64,444	5,042,767	0.31	4.000	200,000	4.00	A-		11-05-25
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	97.87	4,893,420	17,250	4,910,670	0.31	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	97.97	4,898,738	18,750	4,917,488	0.31	1.250	62,500	1.25	AA+		
5,000,000	06048w199	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	98.06	4,903,203	20,806	4,924,008	0.31	1.400	70,000	1.40	A-		11-14-25
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	97.90	4,895,027	16,146	4,911,173	0.31	1.250	62,500	1.25	A-		11-28-25
5,000,000	902674zz6	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	97.78	4,888,931	15,625	4,904,556	0.31	1.250	62,500	1.30	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	97.74	9,773,699	29,333	9,803,032	0.61	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	97.69	4,884,307	11,406	4,895,713	0.30	1.125	56,250	1.17	A+		
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	97.53	4,876,680	7,507	4,884,187	0.30	1.150	57,500	1.16	A		
3,000,000	2255012g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	97.36	2,920,912	2,500	2,923,412	0.18	1.250	37,500	1.77	A+		
3,000,000	06048wn63	Bank of America Corporation 1.150% Due 09-10-26	99.00	2,970,000	97.11	2,913,391	16,387	2,929,778	0.18	1.150	34,500	1.36	A-		09-10-25
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	97.16	4,857,930	29,972	4,887,902	0.30	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368ge54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	96.58	2,897,421	11,500	2,908,921	0.18	2.000	60,000	2.00	A-		09-22-25
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	97.04	4,851,893	13,021	4,864,914	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	97.34	4,866,862	7,854	4,874,716	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	97.74	5,375,747	66,626	5,442,373	0.34	2.450	134,750	2.45	A-		02-03-27
5,000,000	38151g2f7	Goldman Sachs Bank Usa 5.000% Due 03-06-28	100.00	5,000,000	100.66	5,033,045	121,528	5,154,573	0.31	5.000	250,000	5.00	A+		03-06-26
5,000,000	58769jaw7	Mercedes-Benz Fin North Amer 4.800% Due 08-01-29	100.06	5,002,900	101.91	5,095,638	20,000	5,115,638	0.32	4.800	240,000	4.78	A		
5,000,000	17325fbk3	Citibank NA 4.838% Due 08-06-29	100.30	5,014,950	102.50	5,125,133	16,799	5,141,931	0.32	4.838	241,900	4.76	A+		07-06-29
5,000,000	89236tmk8	Toyota Motor Credit Corp 4.550% Due 08-09-29	99.81	4,990,600	101.65	5,082,478	13,903	5,096,380	0.32	4.550	227,500	4.60	A+		
5,000,000	02665wfaq9	American Honda Finance 4.400% Due 09-05-29	97.55	4,877,700	100.60	5,030,238	107,556	5,137,794	0.31	4.400	220,000	5.00	A-		
5,000,000	62829d2e9	Mutual Of Omaha Cos Global Fdg 4.750% Due 10-15-29	99.76	4,987,850	101.51	5,075,255	89,722	5,164,977	0.32	4.750	237,500	4.81	A+		
10,000,000	58769jba4	Mercedes-Benz Fin North Amer 5.100% Due 11-15-29	99.83	9,982,900	102.94	10,293,577	150,167	10,443,744	0.64	5.100	510,000	5.14	A		
5,000,000	74368cca0	Protective Life Global Funding 4.772% Due 12-09-29	99.38	4,969,100	101.96	5,097,927	54,348	5,152,275	0.32	4.772	238,600	4.92	AA-		
7,000,000	04685a4g3	Athene Global Funding 5.380% Due 01-07-30	101.07	7,074,900	102.87	7,201,130	56,490	7,257,620	0.45	5.380	376,600	5.12	A+		
5,000,000	6944pl3f4	Pacific Life Global Fdg Ii Med 4.850% Due 02-10-30	100.74	5,036,900	102.15	5,107,319	14,146	5,121,464	0.32	4.850	242,500	4.67	AA-		
5,000,000	857477cw1	State Str Corp 4.729% Due 02-28-30	100.48	5,024,250	102.25	5,112,420	1,970	5,114,390	0.32	4.729	236,450	4.61	A		01-28-30
5,000,000	02665wfy2	American Honda Finance 4.800% Due 03-05-30	99.61	4,980,300	102.04	5,101,886	117,333	5,219,219	0.32	4.800	240,000	4.89	A-		

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5,000,000	12572qa19	Cme Group Inc 4.400% Due 03-15-30	99.89	4,994,750	101.02	5,051,185	104,500	5,155,685	0.32	4.400	220,000	4.42	AA-		02-15-30	
5,000,000	808513bc8	Charles Schwab Corp 4.625% Due 03-22-30	100.71	5,035,400	102.12	5,106,053	102,135	5,208,188	0.32	4.625	231,250	4.47	A-		12-22-29	
5,000,000	62829d2f6	Mutual Of Omaha Cos Global Fdg 5.000% Due 04-01-30	101.28	5,063,780	102.37	5,118,418	104,861	5,223,279	0.32	5.000	250,000	4.70	A+			
5,000,000	02665weh0	American Honda Finance 4.600% Due 04-17-30	98.47	4,923,500	100.91	5,045,696	85,611	5,131,307	0.31	4.600	230,000	4.95	A-			
5,000,000	857477db6	State Str Corp 4.834% Due 04-24-30	101.12	5,055,950	102.71	5,135,299	85,266	5,220,566	0.32	4.834	241,700	4.58	A		03-24-30	
5,000,000	89236tnj0	Toyota Motor Credit Corp 4.800% Due 05-15-30	100.37	5,018,750	102.32	5,116,147	70,667	5,186,814	0.32	4.800	240,000	4.71	A+			
5,000,000	82622rac0	Siemens Funding B.V. 4.600% Due 05-28-30	100.22	5,010,985	101.73	5,086,402	59,417	5,145,819	0.32	4.600	230,000	4.55	AA-		04-28-30	
5,000,000	17325fbp2	Citibank NA 4.914% Due 05-29-30	101.36	5,067,950	102.62	5,130,987	62,790	5,193,777	0.32	4.914	245,700	4.60	A+		04-29-30	
				251,249,885			251,017,021	1,979,990	252,997,010	15.67			7,218,450	2.92		
HEALTHCARE																
4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	100.00	4,000,000	11,000	4,011,000	0.25	0.550	22,000	0.61	AAA			
5,000,000	58933yay1	Merck & Co. Inc 0.750% Due 02-24-26	99.75	4,987,750	98.36	4,918,195	729	4,918,925	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	98.93	2,473,275	19,323	2,492,598	0.15	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	97.83	4,891,734	16,931	4,908,664	0.31	1.150	57,500	1.15	A+		04-15-26	
2,000,000	717081et6	Pfizer Inc 3.450% Due 03-15-29	98.60	1,972,060	98.44	1,968,822	31,817	2,000,638	0.12	3.450	69,000	3.79	A		12-15-28	
5,000,000	91324pez1	Unitedhealth Group Inc 4.700% Due 04-15-29	102.92	5,146,050	101.81	5,090,330	88,778	5,179,108	0.32	4.700	235,000	4.00	A+		03-15-29	
5,000,000	66989hat5	Novartis Capital Corp 3.800% Due 09-18-29	96.48	4,824,150	99.59	4,979,365	86,028	5,065,392	0.31	3.800	190,000	4.65	AA-		08-18-29	
5,000,000	04352eaa3	Ascension Health Alliance 2.532% Due 11-15-29	91.73	4,586,750	94.06	4,702,766	37,277	4,740,042	0.29	2.532	126,600	4.57	AA		08-15-29	
5,000,000	91324pfg2	Unitedhealth Group Inc 4.800% Due 01-15-30	100.16	5,007,950	102.17	5,108,594	30,667	5,139,261	0.32	4.800	240,000	4.76	A+		12-15-29	
5,000,000	37732ap2	Glaxosmithkline Cap Inc 4.500% Due 04-15-30	99.60	4,979,955	101.22	5,061,185	105,000	5,166,185	0.32	4.500	225,000	4.59	A		03-15-30	
5,000,000	716973ad4	Pfizer Investment Enterprises 4.650% Due 05-19-30	100.43	5,021,350	101.94	5,097,114	65,875	5,162,989	0.32	4.650	232,500	4.55	A		03-19-30	
				47,944,850			48,291,379	493,423	48,784,802	3.01			1,500,725	3.39		
INFORMATION TECHNOLOGY																
5,000,000	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	98.52	4,926,239	2,236	4,928,475	0.31	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	97.43	4,871,331	6,722	4,878,053	0.30	2.200	110,000	2.41	A-		01-09-27	
5,000,000	74752sau7	Qualcom Inc 3.250% Due 05-20-27	98.40	4,920,250	99.00	4,949,813	45,590	4,995,403	0.31	3.250	162,500	3.88	A		02-20-27	
2,000,000	79466laf1	Salesforce Inc 3.700% Due 04-11-28	99.66	1,993,200	99.70	1,994,031	28,778	2,022,809	0.12	3.700	74,000	3.80	A+		01-11-28	
5,000,000	70450yae3	Paypal Hldgs Inc 2.850% Due 10-01-29	92.25	4,612,650	95.36	4,767,791	59,375	4,827,166	0.30	2.850	142,500	4.72	A-		07-01-29	
5,000,000	459200lg4	IBM Corporation 4.800% Due 02-10-30	100.27	5,013,700	102.48	5,123,800	14,000	5,137,800	0.32	4.800	240,000	4.74	A-		01-10-30	

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2025

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	747525bu6	Qualcom Inc 4.500% Due 05-20-30	99.92	4,996,150	101.67	5,083,581	62,500	5,146,081	0.32	4.500	225,000	4.52	A		04-20-30
				<u>31,483,990</u>		<u>31,716,586</u>	<u>219,201</u>	<u>31,935,787</u>	<u>1.98</u>		<u>989,000</u>	<u>3.52</u>			
TRANSPORTATION															
5,000,000	121891ay7	Burlington Northn Santa Fe 3.650% Due 09-01-25	99.85	4,992,340	100.00	5,000,000	91,250	5,091,250	0.31	3.650	182,500	3.70	AA-		
5,761,000	44891acu9	Hyundai Capital America 5.300% Due 01-08-29	100.09	5,766,243	102.56	5,908,355	44,952	5,953,307	0.37	5.300	305,333	5.27	A-		12-08-28
5,000,000	44891acy1	Hyundai Capital America 5.350% Due 03-19-29	102.33	5,116,700	102.63	5,131,688	120,375	5,252,063	0.32	5.350	267,500	4.71	A-		02-19-29
5,000,000	44891adc8	Hyundai Capital America 5.300% Due 06-24-29	100.96	5,048,000	102.66	5,132,831	49,319	5,182,151	0.32	5.300	265,000	5.05	A-		05-24-29
				<u>20,923,283</u>		<u>21,172,875</u>	<u>305,896</u>	<u>21,478,771</u>	<u>1.32</u>		<u>1,020,333</u>	<u>4.71</u>			
				<u>488,945,749</u>		<u>490,231,860</u>	<u>4,111,472</u>	<u>494,343,331</u>	<u>30.60</u>		<u>14,974,872</u>	<u>3.17</u>			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
5,000,000	880591fe7	Tennessee Valley Auth 3.875% Due 08-01-30	100.00	5,000,000	100.46	5,022,868	12,378	5,035,246	0.31	3.875	193,750	3.88	AA+		
				<u>5,000,000</u>		<u>5,022,868</u>	<u>12,378</u>	<u>5,035,246</u>	<u>0.31</u>		<u>193,750</u>	<u>3.88</u>			
SUPRANATIONALS															
Not Classified															
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	99.41	4,970,379	8,542	4,978,921	0.31	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	97.91	4,895,748	1,083	4,896,832	0.31	0.600	30,000	0.60	AAA		
5,000,000	459058lk7	International Bk Recon & Develop 4.000% Due 08-27-26	99.88	4,994,200	100.13	5,006,384	2,222	5,008,606	0.31	4.000	200,000	4.06	AAA		
5,000,000	45906m5h0	International Bk Recon & Develop 5.170% Due 04-24-29	101.10	5,055,000	101.02	5,050,849	26,568	5,077,417	0.32	5.170	258,500	4.92	AAA		07-24-26
8,000,000	45906m5k3	International Bk Recon & Develop 4.750% Due 07-30-29	100.58	8,046,500	100.35	8,028,118	32,722	8,060,841	0.50	4.750	380,000	4.61	AAA		07-30-26
5,000,000	45906m5q0	International Bk Recon & Develop 4.570% Due 09-04-29	100.00	5,000,000	100.00	4,999,889	226,596	5,226,485	0.31	4.570	228,500	4.57	AAA	c	09-04-25
5,000,000	45906m6a4	International Bk Recon & Develop 4.625% Due 02-12-30	99.70	4,984,850	100.38	5,018,978	12,205	5,031,183	0.31	4.625	231,250	4.69	AAA		02-12-26
5,000,000	45950vuj3	International Finance Corporation 4.500% Due 02-14-30	99.94	4,997,250	101.81	5,090,475	123,125	5,213,600	0.32	4.500	225,000	4.50	AAA		02-14-28
5,000,000	45818wgh3	Inter-American Development Bank 4.200% Due 07-17-30	100.00	5,000,000	100.33	5,016,723	18,083	5,034,807	0.31	4.200	210,000	4.20	AAA		07-30-27
				<u>48,072,150</u>		<u>48,077,545</u>	<u>451,147</u>	<u>48,528,691</u>	<u>3.00</u>		<u>1,788,250</u>	<u>3.70</u>			
				<u>48,072,150</u>		<u>48,077,545</u>	<u>451,147</u>	<u>48,528,691</u>	<u>3.00</u>		<u>1,788,250</u>	<u>3.70</u>			
TREASURY BILLS															
Not Classified															
7,000,000	912797pw1	U. S. Treasury Bill 4.220% Due 09-11-25	98.92	6,924,509	99.89	6,992,583	0	6,992,583	0.44	4.220	295,400	4.27	AA+		
7,000,000	912797qy6	U. S. Treasury Bill 4.130% Due 12-11-25	97.91	6,853,844	98.89	6,922,281	0	6,922,281	0.43	4.130	289,100	4.22	AA+		
				<u>13,778,353</u>		<u>13,914,863</u>	<u>0</u>	<u>13,914,863</u>	<u>0.87</u>		<u>584,500</u>	<u>4.24</u>			
				<u>13,778,353</u>		<u>13,914,863</u>	<u>0</u>	<u>13,914,863</u>	<u>0.87</u>		<u>584,500</u>	<u>4.24</u>			

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2025

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
VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	3130akln4	Federal Home Loan Bank 3.500% Due 10-14-25	100.00	5,000,000	99.91	4,995,373	22,847	5,018,220	0.31	3.500	175,000	0.67	AA+		
2,708,000	06048wk25	Bank of America Corp 1.000% Due 10-30-25	99.95	2,706,646	99.47	2,693,528	2,332	2,695,860	0.17	1.000	27,080	0.86	A-		
5,000,000	06048wk41	Bank of America Corp 1.000% Due 11-25-25	99.85	4,992,500	99.28	4,964,005	833	4,964,838	0.31	1.000	50,000	0.83	A-		
5,000,000	06048wk66	Bank of America Corp 1.000% Due 12-23-25	100.00	5,000,000	99.02	4,950,909	9,444	4,960,354	0.31	1.000	50,000	0.80	A-		09-23-25
5,000,000	06048wk82	Bank of America Corp 1.000% Due 01-26-26	99.42	4,971,250	98.47	4,923,643	4,861	4,928,504	0.31	1.000	50,000	0.86	A-		10-26-25
5,000,000	3130akt3	Federal Home Loan Bank 1.000% Due 01-29-26	100.00	5,000,000	98.71	4,935,446	4,444	4,939,890	0.31	1.000	50,000	0.59	AA+		10-29-25
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	98.35	4,917,570	9,444	4,927,014	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	97.96	4,897,802	14,844	4,912,646	0.31	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 1.250% Due 09-29-26	100.00	5,000,000	98.39	4,919,253	26,389	4,945,642	0.31	1.250	62,500	1.14	AA+		09-29-25
5,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	4,997,450	96.90	4,845,135	35,937	4,881,072	0.30	2.250	112,500	1.63	AAA		
5,000,000	46647pbt2	JP Morgan Chase Bank Na 1.045% Due 11-19-26	95.03	4,751,600	99.27	4,963,356	14,804	4,978,161	0.31	1.045	52,250	2.31	A		11-19-25
5,000,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	4,769,800	98.60	4,929,756	3,900	4,933,656	0.31	1.040	52,000	2.15	A		02-04-26
5,000,000	46647pax4	JP Morgan Chase Bank Na 4.452% Due 12-05-29	98.61	4,930,750	100.79	5,039,310	53,177	5,092,487	0.31	4.452	222,600	5.03	A		12-05-28
5,000,000	6174468g7	Morgan Stanley 4.431% Due 01-23-30	98.93	4,946,500	100.44	5,021,980	23,386	5,045,366	0.31	4.431	221,550	5.01	A-		01-23-29
5,000,000	06051ghq5	Bank of America Corp 3.974% Due 02-07-30	96.73	4,836,650	99.17	4,958,413	13,247	4,971,660	0.31	3.974	198,700	4.98	A-		02-07-29
5,000,000	17325fbr8	Citibank NA 5.454% Due 05-29-30	101.36	5,068,000	101.57	5,078,375	71,957	5,150,332	0.32	5.454	272,679	5.33	A+		04-29-30
				76,971,146			77,033,856	311,847	77,345,703	4.81	1,703,109		2.18		
				76,971,146			77,033,856	311,847	77,345,703	4.81	1,703,109		2.18		
TOTAL PORTFOLIO				1,602,650,051	1,601,966,642		8,566,951	1,610,533,593	100.00	48,054,564		3.05			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 08-01-25 To 08-31-25

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
08-06-25	08-08-25	ogus	880591fe7	880591FE7	5,000,000	Tennessee Valley Auth 3.875% Due 08-01-30	AA+	100	5,000,000
08-07-25	08-12-25	fmus	3136gam30	3136GAM30	5,000,000	Fannie Mae 4.065% Due 08-12-30	AA+	100	4,997,500
08-07-25	08-14-25	fmus	3136galv9	3136GALV9	5,000,000	Fannie Mae 4.000% Due 08-14-30	AA+	100	4,983,750
08-14-25	08-27-25	mbus	574296ep0	574296EP0	1,250,000.00	Maryland St Stadium Auth Rev 4.065% Due 06-15-29	AA	100	1,250,000
08-14-25	08-27-25	mbus	574296eq8	574296EQ8	1,260,000.00	Maryland St Stadium Auth Rev 4.165% Due 06-15-30	AA	100	1,260,000
08-18-25	08-25-25	frus	3133etuq8	3133ETUQ8	5,000,000	Federal Farm Credit Bank 4.160% Due 05-25-29	AA+	100	5,000,000
08-18-25	08-19-25	gbus	91282chm6	91282CHM6	5,000,000	U.S. Treasury Note 4.500% Due 07-15-26		101	5,025,391
08-20-25	09-03-25	feus	31424wr61	31424WR61	5,000,000	Farmer Mac 4.020% Due 09-03-30		100	5,000,000
08-22-25	08-25-25	frus	3133etuc9	3133ETUC9	5,000,000	Federal Farm Credit Bank 4.070% Due 08-21-28	AA+	100	5,000,000
08-26-25	08-27-25	cdus	78015jmy0	78015JMY0	10,000,000	Royal Bank of Canada 4.090% Due 07-06-26	A1+	100	10,000,000
08-26-25	08-27-25	frus	3133etty3	3133ETTY3	5,000,000	Federal Farm Credit Bank 4.270% Due 08-20-30	AA+	100	5,000,000
									52,516,641
SALES									
08-01-25	08-01-25	mbus	54438cdt6	54438CDT6	1,195,000.00	Los Angeles Calif Cmnty College 5.520% Due 08-01-29	AA+	100	1,195,000
08-04-25	08-04-25	frus	3133el2s2	3133EL2S2	5,000,000	Federal Farm Credit Bank 0.670% Due 08-04-25	AA+	100	5,000,000
08-07-25	08-07-25	fhus	3134haxt5	3134HAXT5	5,000,000	Freddie Mac 5.000% Due 11-07-29	AA+	100	5,000,000
08-07-25	08-07-25	flus	3130b2av7	3130B2AV7	5,995,000	Federal Home Loan Bank 4.250% Due 08-07-25	AA+	100	5,995,000
08-12-25	08-12-25	fhus	3134gwk6	3134GWKR6	3,000,000	Freddie Mac 0.625% Due 08-12-25	AA+	100	3,000,000
08-12-25	08-12-25	fmus	3136g4c76	3136G4C76	5,000,000	Fannie Mae 0.700% Due 08-12-25	AA+	100	5,000,000
08-12-25	08-12-25	frus	3133erns6	3133ERN6	5,000,000	Federal Farm Credit Bank 4.620% Due 08-12-27	AA+	100	5,000,000
08-14-25	08-14-25	fmus	3136g4c43	3136G4C43	5,000,000	Fannie Mae 0.650% Due 08-14-25	AA+	100	5,000,000
08-25-25	08-25-25	frus	3133el4w1	3133EL4W1	5,000,000	Federal Farm Credit Bank 0.610% Due 08-25-25	AA+	100	5,000,000
08-26-25	08-26-25	fmus	3136g4x40	3136G4X40	5,000,000	Fannie Mae 0.600% Due 08-26-25	AA+	100	5,000,000

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 08-01-25 To 08-31-25

<u>Trade Date</u>	<u>Settle Date</u>	<u>Sec Type Code</u>	<u>Security Symbol</u>	<u>Cusip</u>	<u>Quantity</u>	<u>Security</u>	<u>S & P</u>	<u>Unit Price</u>	<u>Amount</u>
08-27-25	08-27-25	cpus	89233gvt0	89233GVT0	10,000,000	Toyota Motor Credit Corp 4.400% Due 08-27-25	A1+	97	9,734,778
08-27-25	08-27-25	frus	3133erqz7	3133ERQZ7	5,000,000	Federal Farm Credit Bank 4.500% Due 08-27-26	AA+	100	5,000,000
08-27-25	08-27-25	frus	3133erra1	3133ERRA1	5,000,000	Federal Farm Credit Bank 4.580% Due 08-27-27	AA+	100	5,000,000
08-27-25	08-27-25	frus	3133errc7	3133ERRC7	10,000,000	Federal Farm Credit Bank 4.375% Due 08-27-25	AA+	100	10,000,000
08-28-25	08-28-25	fmus	3135g06v0	3135G06V0	5,000,000	Fannie Mae 4.125% Due 08-28-25	AA+	100	5,000,000
08-28-25	08-28-25	frus	3133erre3	3133ERRE3	5,000,000	Federal Farm Credit Bank 4.720% Due 08-28-29	AA+	100	5,000,000
									84,924,778

SHRA

Investment Pool D

SHRA INVESTMENT POOL D
MONTHLY REVIEW – AUGUST 2025

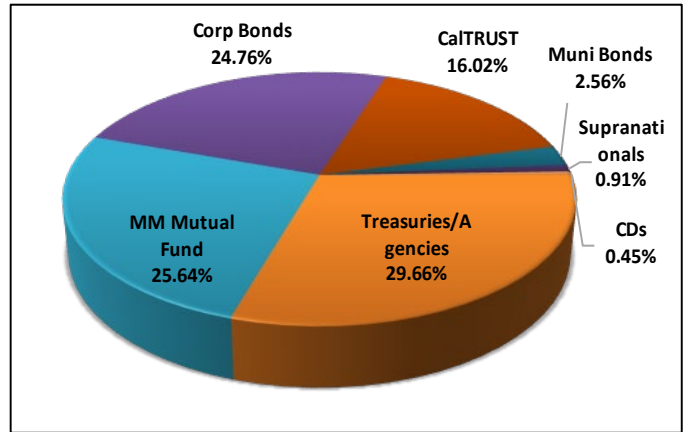
STRATEGY

SHRA Pool D is invested pursuant to the objectives and requirements set forth by the Department of Housing and Urban Development. The Annual Contributions Contract stipulates those funds be invested in accordance with the terms of a General Depository Agreement that is approved by HUD and requires SHRA to invest monies only in HUD approved investments. This process involves the timing of receipts and disbursements to assure the availability of funds to meet expenditures and to maximize the yield from the investment of temporarily surplus funds.

PORTFOLIO STATISTICS

Beginning Market Value	109,729,608
Month's Yield or RoR	2.60%
Weighted Average Maturity (Yrs)	2.28
Weighted Average Duration (Yrs)	1.67
Ending Book Value	110,961,864
Ending Market Value	110,230,485
Percent of Market to Book Value	99.34%
Month's Investment Earnings	243,885.37
Calendar YTD Investment Earnings	1,756,286.69

PORTFOLIO COMPOSITION



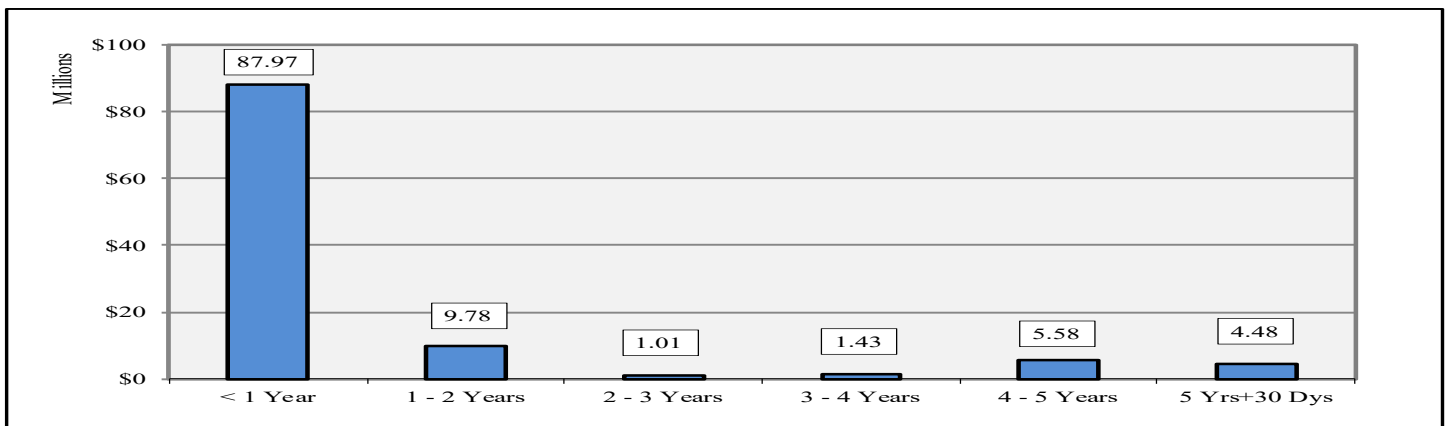
External Third-Party Investment Manager

CalTRUST	17,611,507
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MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	87,965,304	79.79%
1 - 2 Years	9,776,348	8.87%
2 - 3 Years	1,008,955	0.92%
3 - 4 Years	1,428,149	1.30%
4 - 5 Years	5,576,173	5.06%
5 Yrs+30 Dys	4,475,556	4.06%
Total	110,230,485	100.00%

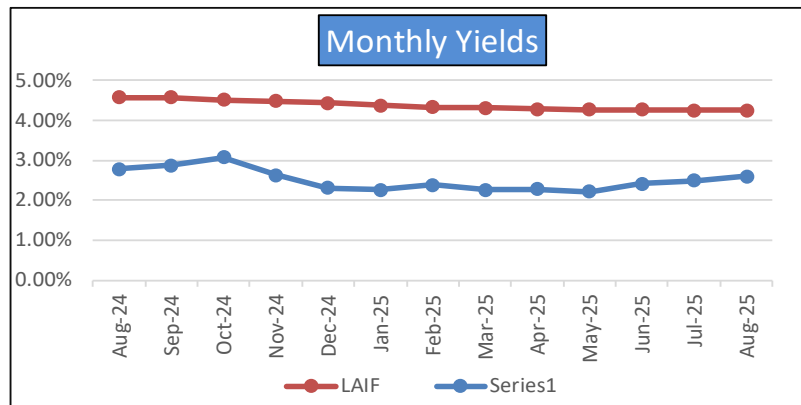
Asset Type	Pct. Assets	YTM
Treasuries/Agencies	29.66%	2.41%
MM Mutual Fund	25.64%	4.17%
Corp Bonds	24.76%	1.13%
CalTRUST	16.02%	4.20%
Muni Bonds	2.56%	1.56%
Supranationals	0.91%	2.57%
CDs	0.45%	0.75%



INTEREST RATE ENVIRONMENT

The American economy showed signs of stalling a bit in August, as the labor market contracted further than expected. Inflation, however, increased to 2.9% year-over-year, remaining well above the target rate of 2.0%. Conflicting data like this would normally put The Fed on hold, but it is fully expected to cut interest rates for the first time in nearly a year at the meeting in September. The labor market data clearly is more concerning as unemployment rose to 4.3%. Revisions to reports covering March 2024-March 2025 showed there were 910,000 fewer jobs created than initially reported. The Fed will likely cut the Federal Funds Rate by 0.25% but will be under pressure to cut even further if the labor market continues to shrink. Of course, with inflation moving in the opposite direction, stagflation becomes a risk that the board will need to consider as it makes policy decisions. Consumers feel the crunch, as the University of Michigan Consumer Sentiment Survey dropped to 58.2. Americans across all demographics are more pessimistic than they have been since the calendar turned to 2025. Short-term Treasury yields moved lower in August as markets anticipated cuts to interest rates. The 3-month Treasury began the month at 4.33% and steadily moved downward, ending the month at 4.14%. The 5-Year Treasury yield dipped sharply at the beginning of the month to around 3.75% and spent the rest of the month within a few basis points of that level before ending August at 3.70%. With policy changes imminent, the investment team will pay close attention to both the actions and messaging of the Fed, while also monitoring market reactions to the policies of the federal government, along with current global events. Investment decisions will be focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in the companies that have the infrastructure and leadership to navigate through even the most unstable economic environments. When the opportunity arises, value will be added by targeting high quality investments that also provide attractive yields.

Monthly Yields		
Month	Pool D	LAIF
Aug-24	2.78%	4.58%
Sep-24	2.87%	4.58%
Oct-24	3.07%	4.52%
Nov-24	2.63%	4.48%
Dec-24	2.31%	4.43%
Jan-25	2.26%	4.37%
Feb-25	2.38%	4.33%
Mar-25	2.26%	4.31%
Apr-25	2.28%	4.28%
May-25	2.21%	4.27%
Jun-25	2.41%	4.27%
Jul-25	2.49%	4.26%
Aug-25	2.60%	4.25%
CYTD	2.36%	4.29%



City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 August 31, 2025

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-lf	Caltrust Liquidity Fund		1,514,333		1,514,333		1,514,333	1.38	4.340	65,722	4.34			
	caltrust-st	Caltrust Short-Term		16,097,174		16,097,174		16,097,174	14.64	4.190	674,472	4.19			
	fidfund	Fidelity Fund		28,094,190		28,094,190		28,094,190	25.55	4.170	1,171,528	4.17			
	miscintrec	Misc Interest Receivable		101,413		101,413		101,413	0.09	1.170	1,187	1.17			
	nattsy	Nations Treasury Fund		0		0		0	0.00	0.000	0	0.00			
				45,807,111		45,807,111		45,807,111	41.66		1,912,908	4.18			
CERTIFICATES OF DEPOSIT															
500,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	500,000	98.39	491,951	62	492,013	0.45	0.750	3,750	0.75			11-26-25
FEDERAL HOME LOAN BANK															
1,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	1,000,000	98.94	989,411	1,267	990,677	0.90	0.600	6,000	0.60	AA+		09-07-25
1,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	1,000,000	98.62	986,178	677	986,855	0.90	0.625	6,250	0.62	AA+		10-22-25
500,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	500,000	98.33	491,644	2,019	493,662	0.45	0.850	4,250	0.85	AA+		09-10-25
500,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	500,000	98.27	491,332	2,097	493,429	0.45	1.000	5,000	1.00	AA+		09-30-25
500,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	500,000	98.17	490,841	2,050	492,891	0.45	1.200	6,000	1.20	AA+		10-28-25
500,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	500,000	98.11	490,563	1,906	492,469	0.45	1.125	5,625	1.12	AA+		10-29-25
500,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	500,000	97.97	489,866	1,445	491,311	0.45	1.020	5,100	1.02	AA+		11-19-25
1,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	1,000,000	96.91	969,067	4,194	973,261	0.88	1.000	10,000	1.00	AA+		09-30-25
500,000	3130b3bn2	Federal Home Loan Bank 4.250% Due 10-05-29	100.00	500,000	99.83	499,168	8,618	507,786	0.45	4.250	21,250	4.25	AA+		10-05-26
500,000	3130b7gk4	Federal Home Loan Bank 5.480% Due 08-27-42	100.00	500,000	99.68	498,411	304	498,716	0.45	5.480	27,400	5.48	AA+		08-27-27
500,000	3130b6l95	Federal Home Loan Bank 6.000% Due 06-09-45	100.00	500,000	100.20	500,979	6,833	507,812	0.46	6.000	30,000	6.00	AA+		06-09-26
				7,000,000		6,897,460	31,411	6,928,871	6.27		126,875	1.82			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
500,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	500,000	99.86	499,277	1,375	500,652	0.45	0.600	3,000	0.60	AA+		
500,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	499,500	99.41	497,046	847	497,893	0.45	0.500	2,500	0.52	AA+		
1,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	1,000,000	98.93	989,287	1,336	990,623	0.90	0.650	6,500	0.65	AA+		09-17-25
500,000	3135gavu2	Fannie Mae 4.000% Due 10-07-27	99.63	498,150	99.90	499,483	8,000	507,483	0.45	4.000	20,000	4.13	AA+		10-07-25
500,000	3136gaah2	Fannie Mae 4.500% Due 02-18-28	100.00	500,000	100.13	500,660	812	501,472	0.46	4.500	22,500	4.50	AA+		02-18-26
500,000	3135gax55	Fannie Mae 4.250% Due 10-22-29	99.99	499,950	100.10	500,504	7,615	508,119	0.46	4.250	21,250	4.25	AA+		10-22-26
500,000	3136gad22	Fannie Mae 4.300% Due 03-04-30	100.00	500,000	100.36	501,790	10,093	511,883	0.46	4.300	21,500	4.30	AA+		03-04-27
				3,997,600		3,988,047	30,078	4,018,126	3.63		97,250	2.46			

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 August 31, 2025

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 MORTGAGE CORP. (FHLMC)															
1,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	1,000,000	99.94	999,383	3,003	1,002,386	0.91	0.625	6,250	0.62	AA+		
1,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	1,000,000	99.93	999,282	3,106	1,002,388	0.91	0.650	6,500	0.65	AA+		
500,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	500,000	99.71	498,541	1,153	499,694	0.45	0.550	2,750	0.55	AA+		
1,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	1,000,000	98.96	989,601	1,285	990,885	0.90	0.625	6,250	0.62	AA+		09-17-25
500,000	3134haqr7	Freddie Mac 4.650% Due 10-09-29	100.00	500,000	99.95	499,748	9,171	508,919	0.45	4.650	23,250	4.65	AA+		10-09-25
500,000	3134hbyb1	Freddie Mac 4.750% Due 07-15-30	100.00	500,000	100.11	500,563	3,035	503,598	0.46	4.750	23,750	4.75	AA+		01-15-26
500,000	3134hbb59	Freddie Mac 4.640% Due 07-30-30	100.00	500,000	100.18	500,900	1,998	502,898	0.46	4.640	23,200	4.64	AA+		04-30-26
				5,000,000		4,988,018	22,751	5,010,768	4.54		91,950	1.84			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
500,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	500,000	98.40	491,986	57	492,044	0.45	0.690	3,450	0.69			
500,000	31424wqb1	Farmer Mac 4.450% Due 10-15-29	100.00	500,000	100.25	501,249	8,406	509,655	0.46	4.450	22,250	4.45			10-15-26
1,000,000	31424we73	Farmer Mac 4.480% Due 06-17-30	100.00	1,000,000	100.49	1,004,885	9,209	1,014,093	0.91	4.480	44,800	4.48			06-17-27
				2,000,000		1,998,120	17,672	2,015,792	1.82		70,500	3.54			
				2,000,000		1,998,120	17,672	2,015,792	1.82		70,500	3.54			
FEDERAL FARM CREDIT BANK - FRMMIT															
Not Classified															
500,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	500,000	99.67	498,359	1,119	499,478	0.45	0.530	2,650	0.53	AA+		09-07-25
500,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	500,000	99.81	499,030	5,622	504,652	0.45	3.090	15,450	3.09	AA+		09-07-25
500,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	499,700	99.32	496,622	885	497,507	0.45	0.540	2,700	0.55	AA+		09-07-25
500,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	500,000	98.35	491,735	115	491,850	0.45	0.590	2,950	0.59	AA+		09-07-25
500,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	500,000	98.35	491,745	1,911	493,656	0.45	0.800	4,000	0.80	AA+		09-07-25
500,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	500,000	98.32	491,608	2,275	493,883	0.45	1.050	5,250	1.05	AA+		09-07-25
500,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	500,000	97.62	488,089	950	489,039	0.44	0.900	4,500	0.90	AA+		09-07-25
1,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	1,000,000	97.47	974,696	1,320	976,016	0.89	0.990	9,900	0.99	AA+		09-07-25
1,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	998,250	96.97	969,732	4,181	973,913	0.88	0.870	8,700	0.91	AA+		09-07-25
1,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	1,000,000	96.87	968,696	3,995	972,691	0.88	0.940	9,400	0.94	AA+		09-07-25
1,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	1,000,000	97.09	970,851	4,359	975,211	0.88	1.330	13,300	1.33	AA+		09-07-25
500,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	500,000	99.58	497,922	5,949	503,871	0.45	3.630	18,150	3.63	AA+		09-07-25
500,000	3133erty7	Federal Farm Credit Bank 4.320% Due 09-19-28	100.00	500,000	99.84	499,189	9,720	508,909	0.45	4.320	21,600	4.32	AA+		09-19-25

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 August 31, 2025

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
500,000	3133er4f5	Federal Farm Credit Bank 4.820% Due 02-19-30	100.00	500,000	100.98	504,894	803	505,697	0.46	4.820	24,100	4.82	AA+		12-19-27
500,000	3133etkf3	Federal Farm Credit Bank 5.440% Due 12-04-34	100.00	500,000	100.67	503,348	6,573	509,921	0.46	5.440	27,200	5.44	AA+		06-04-26
500,000	3133ertx9	Federal Farm Credit Bank 5.490% Due 09-19-39	99.35	496,750	99.42	497,124	12,352	509,476	0.45	5.490	27,450	5.56	AA+		09-09-25
				9,994,700		9,843,639	62,130	9,905,769	8.95		197,300	2.00			
				9,994,700		9,843,639	62,130	9,905,769	8.95		197,300	2.00			
MUNICIPAL BONDS															
Not Classified															
750,000.00	57582rk88	Massachusetts St 0.695% Due 11-01-25	100.00	750,000	99.43	745,699	1,737	747,437	0.68	0.695	5,212	0.70	AA+		
800,000.00	130658re9	California St Dept Vet Affairs 0.924% Due 12-01-25	100.00	800,000	99.17	793,377	1,848	795,225	0.72	0.924	7,392	0.92	AA		
885,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	896,939	98.01	867,421	1,372	868,794	0.79	1.861	16,470	1.55	AA		
420,000.00	91412hfg3	University Calif Revenue Bonds 3.349% Due 07-01-29	95.89	402,746	98.36	413,094	2,344	415,438	0.38	3.349	14,066	4.33	AA		
				2,849,685		2,819,591	7,302	2,826,893	2.56		43,140	1.56			
				2,849,685		2,819,591	7,302	2,826,893	2.56		43,140	1.56			
CORPORATE BONDS															
INDUSTRIALS															
500,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.81	499,029	98.68	493,408	447	493,855	0.45	0.700	3,500	0.74	A		
CONSUMER DISCRETIONARY															
1,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	97.97	979,670	98.41	984,142	389	984,531	0.90	0.875	8,750	1.38	A		01-15-26
CONSUMER STAPLES															
1,000,000	37331nan1	Georgia Pacific Corp 0.950% Due 05-15-26	96.87	968,710	97.71	977,054	2,797	979,852	0.89	0.950	9,500	1.68	A+		04-15-26
ENERGY															
187,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	185,414	99.75	186,526	2,026	188,552	0.17	3.250	6,077	3.51	A-		10-02-25
500,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	480,220	96.67	483,328	1,653	484,981	0.44	0.875	4,375	1.74	A		09-15-26
				665,634		669,854	3,679	673,533	0.61		10,452	2.24			
				665,634		669,854	3,679	673,533	0.61		10,452	2.24			
FINANCIAL															
5,000,000	90276bhq9	UBS Ag London 0.700% Due 09-30-25	100.00	5,000,000	99.65	4,982,639	5,931	4,988,569	4.53	0.700	35,000	0.70	A+		
500,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	501,370	99.31	496,566	1,200	497,766	0.45	0.800	4,000	0.74	A		
500,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	501,682	99.03	495,168	875	496,043	0.45	0.750	3,750	0.68	AA+		11-07-25
500,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	500,000	98.76	493,790	791	494,581	0.45	0.825	4,125	0.82	A		09-22-25
1,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	1,000,000	98.80	988,046	1,356	989,402	0.90	0.800	8,000	0.80	A-		09-30-25
500,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	500,000	98.75	493,771	498	494,269	0.45	0.875	4,375	0.87	A		

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 August 31, 2025

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
2,000,000	06048wk90	Bank of America Corporation 0.750% Due 01-29-26	100.00	2,000,000	98.26	1,965,142	1,333	1,966,476	1.79	0.750	15,000	0.75	A-		
500,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	500,000	98.09	490,442	69	490,512	0.45	1.000	5,000	1.00	A		
1,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	994,000	98.40	983,959	5,221	989,179	0.89	1.050	10,500	1.18	A-		
1,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	990,000	98.37	983,658	4,475	988,133	0.89	0.900	9,000	1.11	A		
1,000,000	78016eqz3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	1,005,600	98.06	980,626	4,133	984,759	0.89	1.200	12,000	1.08	A		
500,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	500,000	98.04	490,216	2,017	492,233	0.45	1.200	6,000	1.20	A		
500,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	499,905	97.97	489,874	1,875	491,749	0.45	1.250	6,250	1.25	AA+		
500,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	500,000	98.06	490,320	2,081	492,401	0.45	1.400	7,000	1.40	A-		11-14-25
1,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	1,000,000	97.90	979,005	3,229	982,235	0.89	1.250	12,500	1.25	A-		11-28-25
2,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	2,003,370	97.74	1,954,740	5,867	1,960,606	1.78	1.200	24,000	1.17	A-		
1,000,000	78016ezy7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	999,710	97.53	975,336	1,501	976,837	0.89	1.150	11,500	1.16	A		
1,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	979,930	97.16	971,586	5,994	977,580	0.88	1.300	13,000	1.75	A-		06-15-26
1,000,000	06368ge54	Bank Of Montreal 2.000% Due 12-22-26	100.00	1,000,000	96.58	965,807	3,833	969,640	0.88	2.000	20,000	2.00	A-		09-22-25
500,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	493,400	97.04	485,189	1,302	486,491	0.44	1.875	9,375	2.16	AA-		
				21,468,967		21,155,883	53,581	21,209,464	19.24		220,375	1.05			
HEALTHCARE															
500,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	500,000	97.83	489,173	1,693	490,866	0.44	1.150	5,750	1.15	A+		04-15-26
				25,082,010		24,769,514	62,586	24,832,100	22.53		258,327	1.12			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
500,000	880591fe7	Tennessee Valley Auth 3.875% Due 08-01-30	100.00	500,000	100.46	502,287	1,238	503,525	0.46	3.875	19,375	3.88	AA+		
500,000	880591dx7	Tennessee Valley Auth 4.650% Due 06-15-35	101.97	509,865	101.15	505,738	4,908	510,646	0.46	4.650	23,250	4.40	AA+		
1,000,000	880591eb4	Tennessee Valley Auth 4.875% Due 01-15-48	96.80	968,040	94.09	940,898	6,229	947,127	0.86	4.875	48,750	5.11	AA+		
500,000	880591fc1	Tennessee Valley Auth 5.250% Due 02-01-55	99.25	496,250	96.78	483,878	2,187	486,066	0.44	5.250	26,250	5.30	AA+		
500,000	880591dz2	Tennessee Valley Auth 5.375% Due 04-01-56	99.83	499,150	98.92	494,594	11,198	505,792	0.45	5.375	26,875	5.39	AA+		
				2,973,305		2,927,395	25,761	2,953,156	2.66		144,500	4.85			
				2,973,305		2,927,395	25,761	2,953,156	2.66		144,500	4.85			
SUPRANATIONALS															
Not Classified															
500,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	499,435	99.41	497,038	854	497,892	0.45	0.500	2,500	0.52	AAA		

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 August 31, 2025

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
500,000	45906m5k3	International Bk Recon & Develop 4.750% Due 07-30-29	100.60	503,000	100.35	501,757	2,045	503,803	0.46	4.750	23,750	4.60	AAA		07-30-26
				<u>1,002,435</u>		<u>998,795</u>	<u>2,899</u>	<u>1,001,695</u>	<u>0.91</u>		<u>26,250</u>	<u>2.57</u>			
				1,002,435		998,795	2,899	1,001,695	0.91		26,250	2.57			
VARIABLE RATE SECURITIES															
Not Classified															
1,000,000	06048wk25	Bank of America Corp 1.000% Due 10-30-25	99.97	999,750	99.47	994,656	861	995,517	0.90	1.000	10,000	0.86	A-		
500,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	500,000	98.35	491,757	944	492,701	0.45	1.000	5,000	0.89	AA+		
500,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	500,000	97.96	489,780	1,484	491,265	0.45	1.125	5,625	1.00	AA+		
1,000,000	3130anxc9	Federal Home Loan Bank 1.250% Due 09-29-26	100.00	1,000,000	98.39	983,851	5,278	989,128	0.89	1.250	12,500	1.14	AA+		09-29-25
1,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	999,490	96.90	969,027	7,187	976,214	0.88	2.250	22,500	1.63	AAA		
500,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	476,980	98.60	492,976	390	493,366	0.45	1.040	5,200	2.15	A		02-04-26
				<u>4,476,220</u>		<u>4,422,046</u>	<u>16,145</u>	<u>4,438,192</u>	<u>4.02</u>		<u>60,825</u>	<u>1.25</u>			
				4,476,220		4,422,046	16,145	4,438,192	4.02		60,825	1.25			
TOTAL PORTFOLIO				110,683,066		109,951,687	278,798	110,230,485	100.00		3,033,576	2.77			

City of Sacramento
PURCHASE AND SALE
SHRA Investment Pool D
From 08-01-25 To 08-31-25

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
08-06-25	08-08-25	ogus	880591fe7	880591FE7	500,000	Tennessee Valley Auth 3.875% Due 08-01-30	AA+	100	500,000
08-14-25	08-27-25	flus	3130b7gk4	3130B7GK4	500,000	Federal Home Loan Bank 5.480% Due 08-27-42	AA+	100	500,000
08-14-25	08-15-25	ogus	880591dx7	880591DX7	500,000	Tennessee Valley Auth 4.650% Due 06-15-35	AA+	102	509,865
08-14-25	08-15-25	ogus	880591dz2	880591DZ2	500,000	Tennessee Valley Auth 5.375% Due 04-01-56	AA+	100	499,150
08-18-25	08-19-25	frus	3133ertx9	3133ERTX9	500,000	Federal Farm Credit Bank 5.490% Due 09-19-39	AA+	99	496,750
									2,505,765
SALES									
08-04-25	08-04-25	frus	3133el2s2	3133EL2S2	1,000,000	Federal Farm Credit Bank 0.670% Due 08-04-25	AA+	100	1,000,000
08-12-25	08-12-25	fhus	3134gwkr6	3134GWKR6	500,000	Freddie Mac 0.625% Due 08-12-25	AA+	100	500,000
08-12-25	08-12-25	fmus	3136g4c76	3136G4C76	1,000,000	Fannie Mae 0.700% Due 08-12-25	AA+	100	1,000,000
08-14-25	08-14-25	fmus	3136g4c43	3136G4C43	1,000,000	Fannie Mae 0.650% Due 08-14-25	AA+	100	1,000,000
08-18-25	08-18-25	cbus	48128gv56	48128GV56	1,000,000	JP Morgan Chase & Co 0.800% Due 08-18-25	A	100	1,000,000
08-25-25	08-25-25	frus	3133el4w1	3133EL4W1	1,000,000	Federal Farm Credit Bank 0.610% Due 08-25-25	AA+	100	1,000,000
08-26-25	08-26-25	fmus	3136g4x40	3136G4X40	1,000,000	Fannie Mae 0.600% Due 08-26-25	AA+	100	1,000,000
									6,500,000

**American River
Flood Control
District**

AMERICAN RIVER FLOOD CONTROL DISTRICT

MONTHLY REVIEW – AUGUST 2025

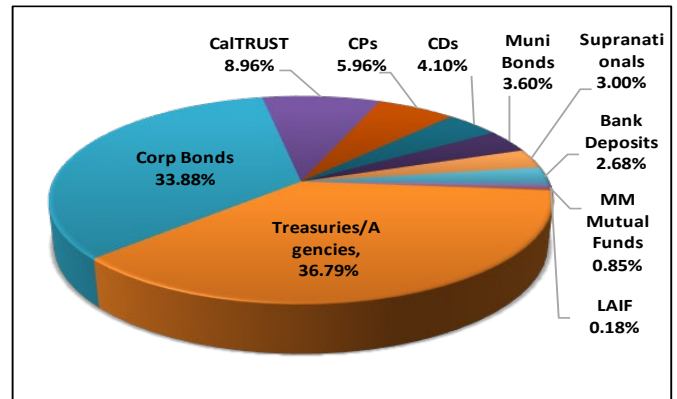
STRATEGY

The ARFCD 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	9,766,557
Contributions	0
Withdrawals	0
Interest Earned	24,792
Ending Balance	9,791,349

CITY POOL A PORTFOLIO COMPOSITION



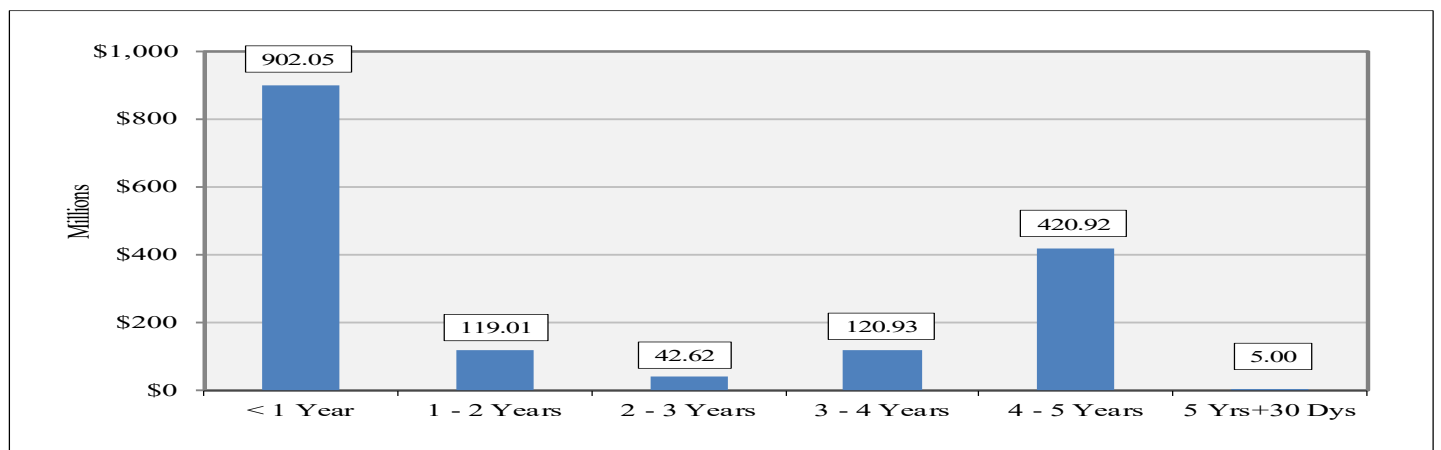
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 American River Flood Control District
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		25,376.53
08-31-25	08-31-25	in		Pool A Cash	24,791.97	50,168.50
				Aug 2025 estimated Pool A interest		
					24,791.97	
08-31-25				Ending Balance		50,168.50
Pool A Cash						
08-01-25				Beginning Balance		9,741,180.31
08-31-25				Ending Balance		9,741,180.31

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – AUGUST 2025

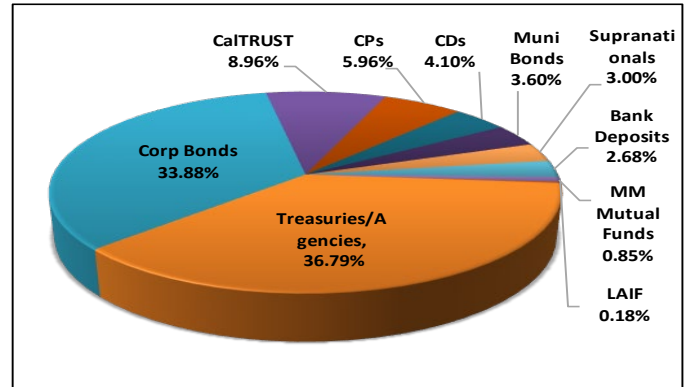
STRATEGY

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	19,456,945
Contributions	0
Withdrawals	0
Interest Earned	49,391
Ending Balance	19,506,336

CITY POOL A PORTFOLIO COMPOSITION



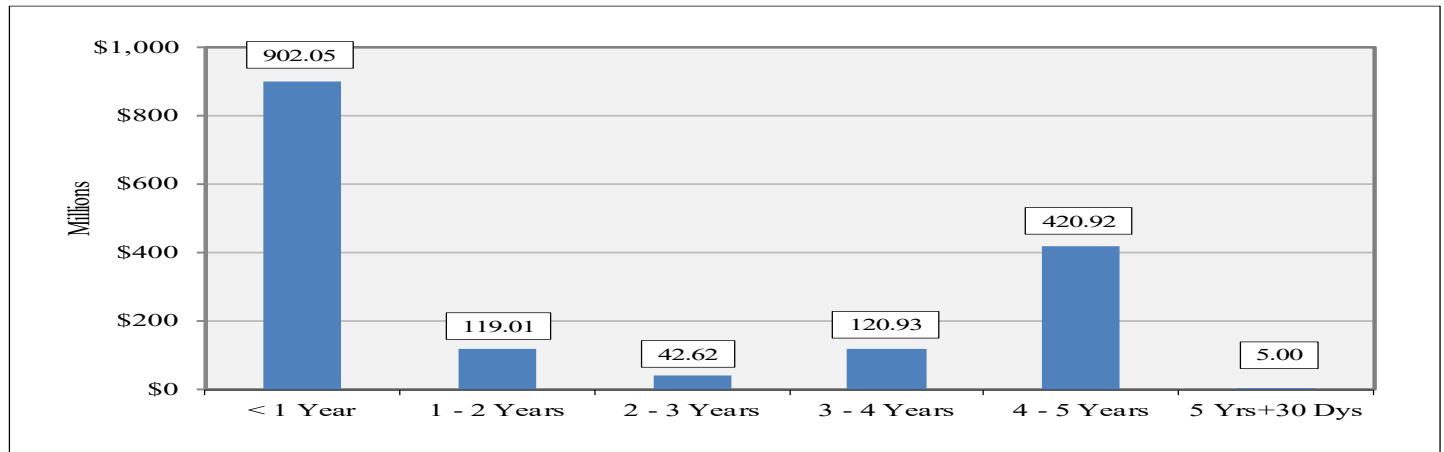
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Banking
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		50,555.27
08-31-25	08-31-25	in		Pool A Cash	49,390.59	99,945.86
				Aug 2025 estimated Pool A interest		
					49,390.59	
08-31-25				Ending Balance		99,945.86
Pool A Cash						
08-01-25				Beginning Balance		19,406,389.58
08-31-25				Ending Balance		19,406,389.58

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – AUGUST 2025

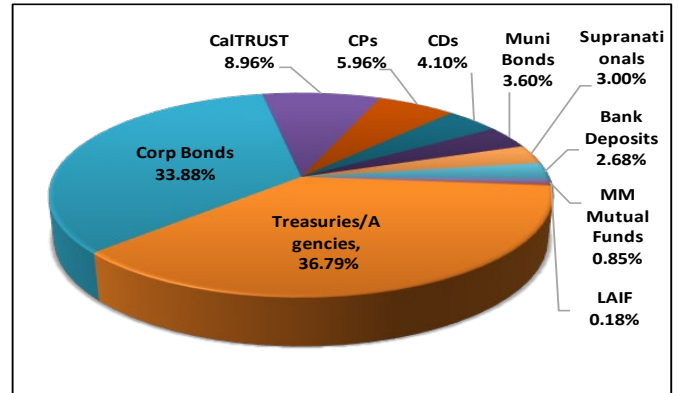
STRATEGY

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	42,769
Contributions	0
Withdrawals	0
Interest Earned	109
Ending Balance	42,878

CITY POOL A PORTFOLIO COMPOSITION



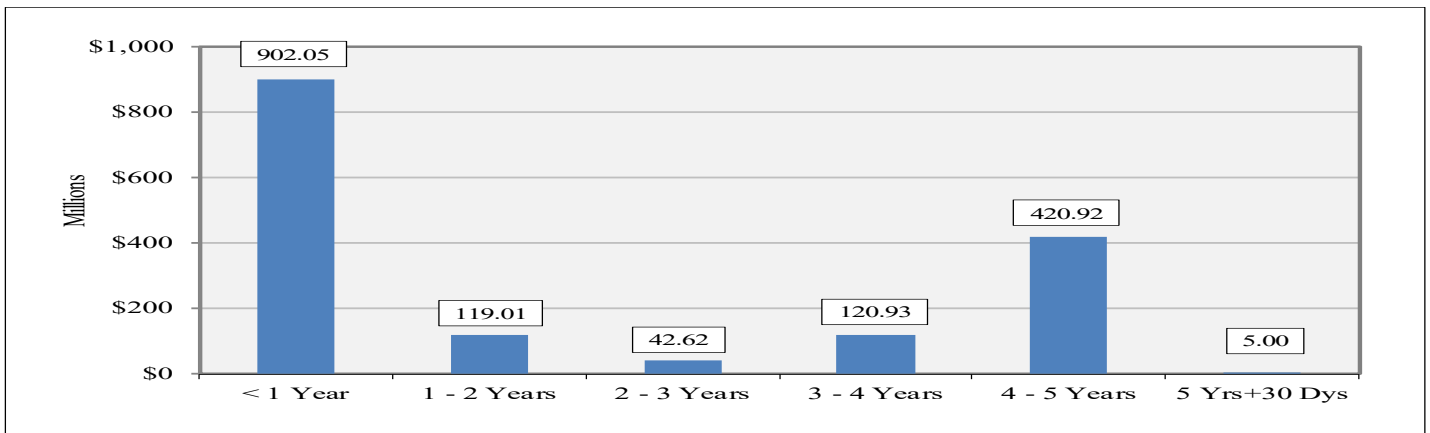
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Tax Exempt
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		111.13
08-31-25	08-31-25	in		Pool A Cash	108.57	219.70
				Aug 2025 estimated Pool A interest		
					108.57	
08-31-25				Ending Balance		219.70
Pool A Cash						
08-01-25				Beginning Balance		42,657.95
08-31-25				Ending Balance		42,657.95

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – AUGUST 2025

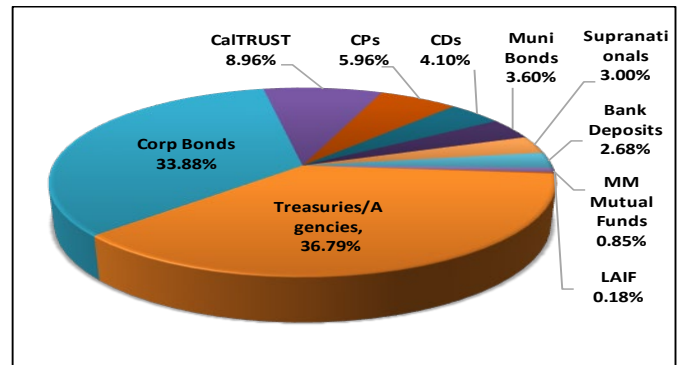
STRATEGY

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	291,566
Contributions	0
Withdrawals	0
Interest Earned	740
Ending Balance	292,306

CITY POOL A PORTFOLIO COMPOSITION



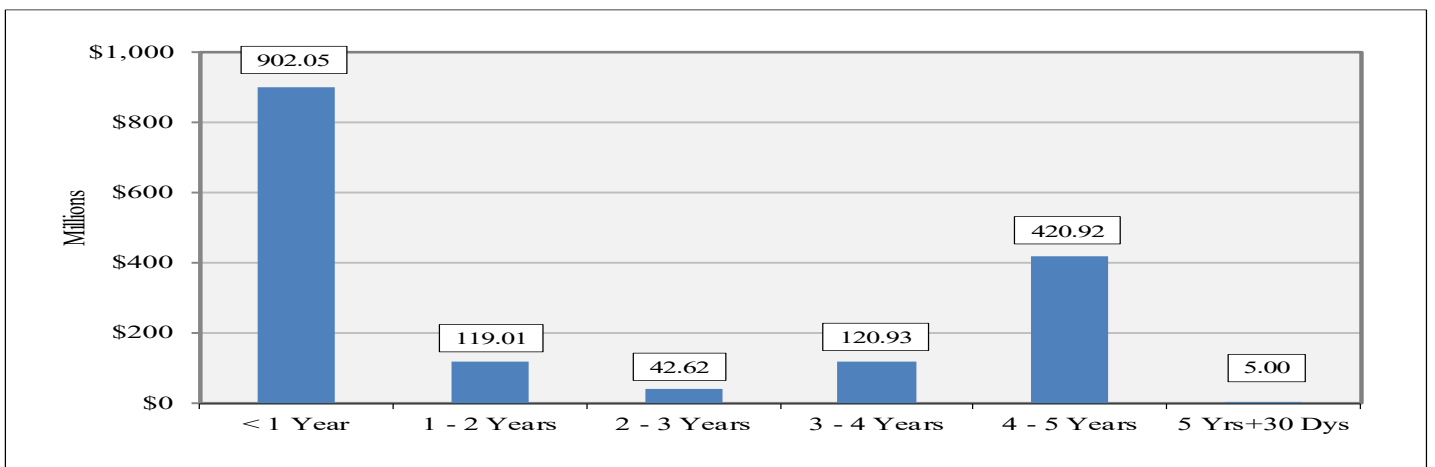
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Taxable
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		757.58
08-31-25	08-31-25	in		Pool A Cash	740.13	1,497.71
				Aug 2025 estimated Pool A interest		
					740.13	
08-31-25				Ending Balance		1,497.71
Pool A Cash						
08-01-25				Beginning Balance		290,808.44
08-31-25				Ending Balance		290,808.44

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – AUGUST 2025

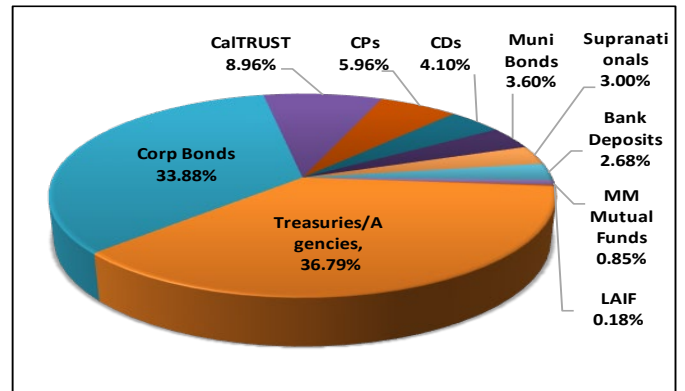
STRATEGY

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	19,390,953
Contributions	0
Withdrawals	0
Interest Earned	49,223
Ending Balance	19,440,176

CITY POOL A PORTFOLIO COMPOSITION



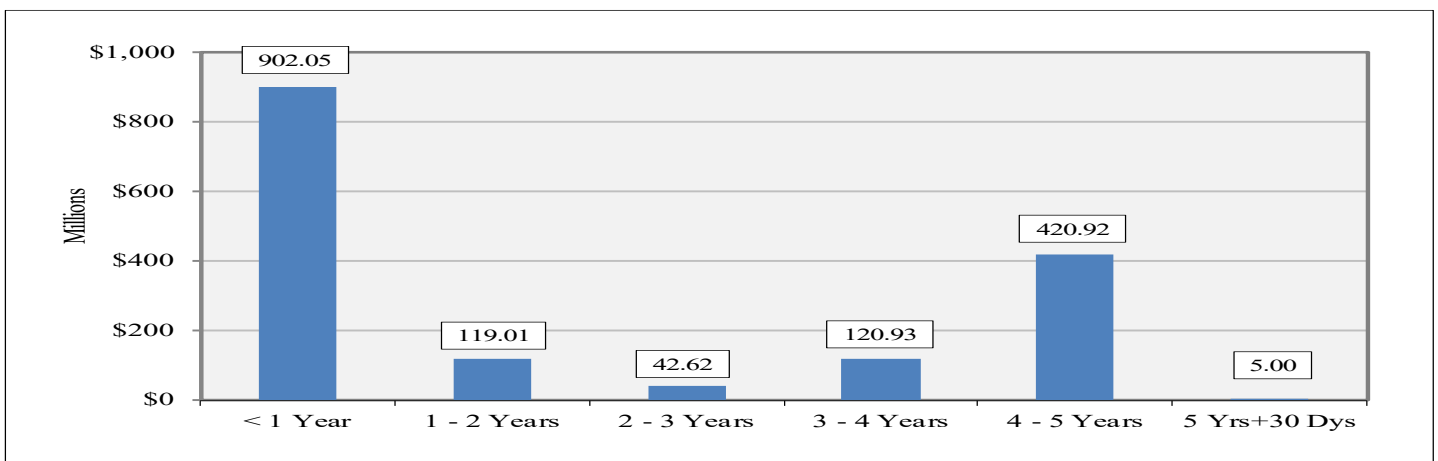
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 CADA 2020 Taxable Bond Proceeds
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		50,385.33
08-31-25	08-31-25	in		Pool A Cash	49,223.08	99,608.41
				Aug 2025 estimated Pool A interest		
					49,223.08	
08-31-25				Ending Balance		99,608.41
Pool A Cash						
08-01-25				Beginning Balance		19,340,567.26
08-31-25				Ending Balance		19,340,567.26

**Reclamation District
No. 1000**

RECLAMATION DISTRICT NO. 1000

MONTHLY REVIEW – AUGUST 2025

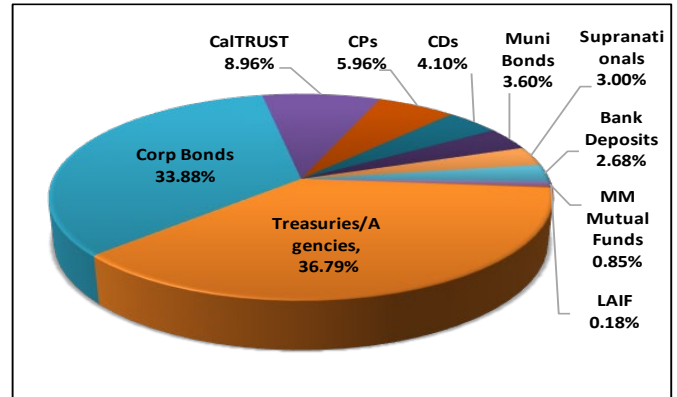
STRATEGY

The RD 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	312,566
Contributions	0
Withdrawals	0
Interest Earned	793
Ending Balance	313,359

CITY POOL A PORTFOLIO COMPOSITION



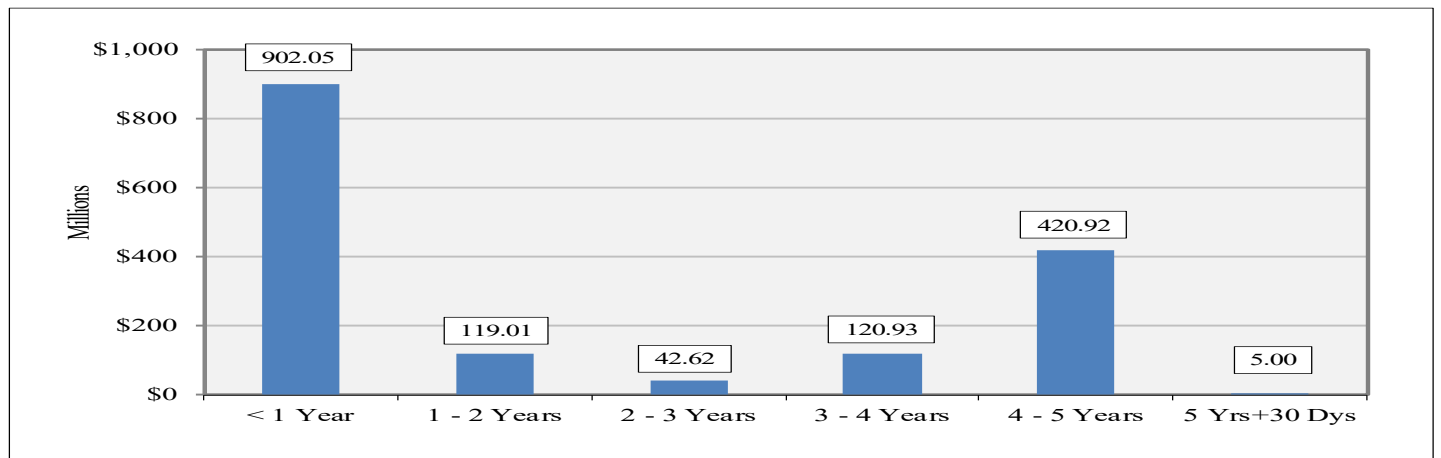
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 Reclamation District No. 1000
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
08-01-25				Beginning Balance		812.14
08-31-25	08-31-25	in		Pool A Cash	793.43	1,605.57
				Aug 2025 estimated Pool A interest		
					793.43	
08-31-25				Ending Balance		1,605.57
Pool A Cash						
08-01-25				Beginning Balance		311,753.84
08-31-25				Ending Balance		311,753.84

**Sacramento
Public Library
Authority**

SACRAMENTO PUBLIC LIBRARY AUTHORITY

MONTHLY REVIEW – AUGUST 2025

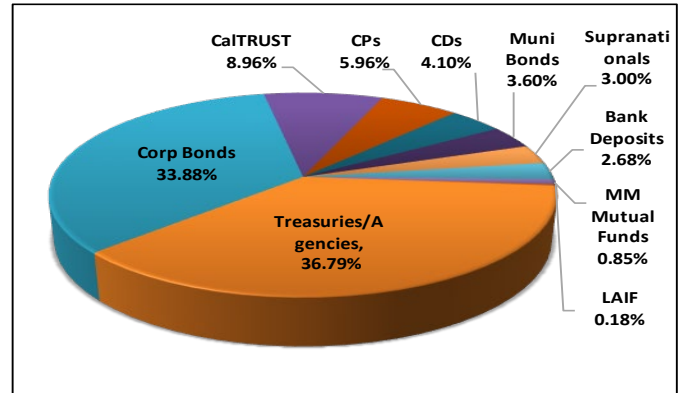
STRATEGY

The SPLA 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	59,904,247
Contributions	1,228,493
Withdrawals	(4,000,000)
Interest Earned	151,907
Ending Balance	57,284,647

CITY POOL A PORTFOLIO COMPOSITION



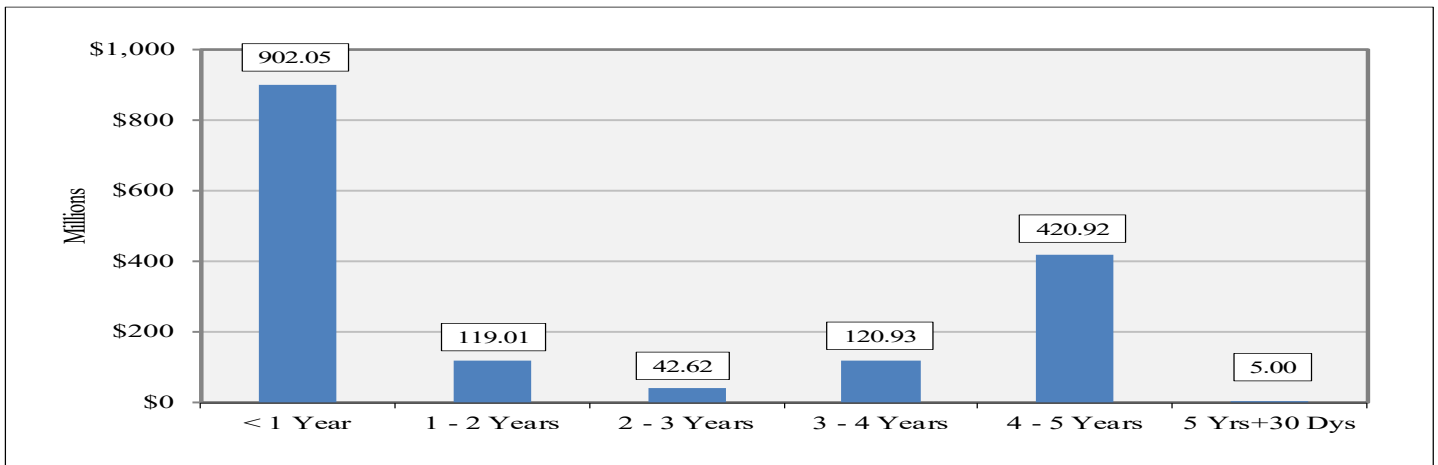
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 Sacramento Public Library Authority
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Cash						
08-01-25				Beginning Balance		59,736,186.86
08-01-25	08-01-25	li		Pool A Cash	205,854.77	59,942,041.63
				Property tax & assessment revenue distribution, per AJ#460820		
08-01-25	08-01-25	li		Pool A Cash	1,022,638.41	60,964,680.04
				Aug 2025 Measure U Contribution to SPLA, per AJ#461011		
08-22-25	08-22-25	lo		Pool A Cash	-4,000,000.00	56,964,680.04
					-2,771,506.82	
08-31-25				Ending Balance		56,964,680.04
Pool A Interest Receivable						
08-01-25				Beginning Balance		168,060.20
08-31-25	08-31-25	in		Pool A Cash	151,907.33	319,967.53
				Aug 2025 estimated Pool A interest		
					151,907.33	
08-31-25				Ending Balance		319,967.53

The Natomas Basin Conservancy

THE NATOMAS BASIN CONSERVANCY

MONTHLY REVIEW – AUGUST 2025

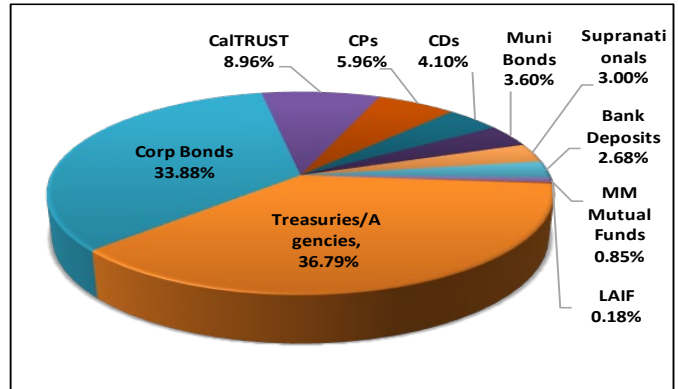
STRATEGY

The TNBC 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	1,427,430
Contributions	1,724,379
Withdrawals	0
Interest Earned	5,318
Ending Balance	3,157,127

CITY POOL A PORTFOLIO COMPOSITION



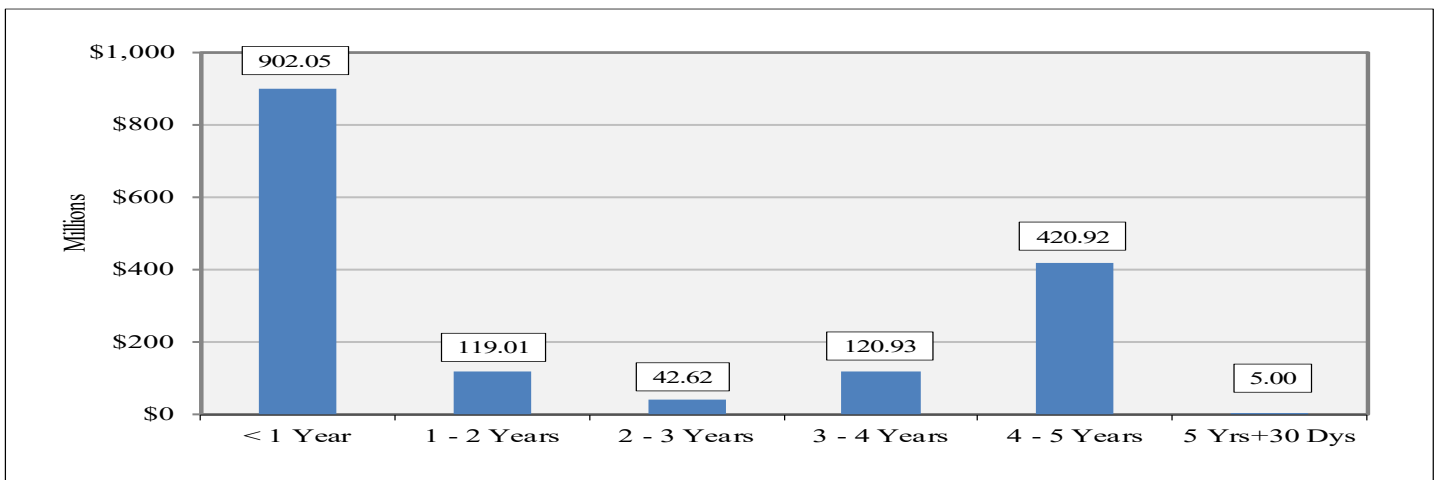
PERFORMANCE COMPARISON

City Pool A	2.99%
LAIF	4.25%
90 Day T-Bill	4.22%
Federal Funds	4.50%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	902,046,243	56.00%
1 - 2 Years	119,013,283	7.39%
2 - 3 Years	42,622,856	2.65%
3 - 4 Years	120,930,924	7.51%
4 - 5 Years	420,916,102	26.14%
5 Yrs+30 Dys	5,004,185	0.31%
Total	1,610,533,593	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.79%	2.32%
Corp Bonds	33.88%	3.22%
CalTRUST	8.96%	4.13%
CPs	5.96%	4.34%
CDs	4.10%	3.16%
Muni Bonds	3.60%	3.31%
Supranationals	3.00%	3.70%
Bank Deposits	2.68%	3.81%
MM Mutual Funds	0.85%	4.14%
LAIF	0.18%	4.25%



City of Sacramento
 CASH LEDGER
 The Natomas Basin Conservancy
 From 08-01-25 To 08-31-25

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Cash						
08-01-25				Beginning Balance		1,423,721.04
08-20-25	08-20-25	li		Pool A Cash	1,724,379.11	3,148,100.15
				HCP fees GRA25-0003 per AJ#ARDIR62102 dated 08.20.25		
					1,724,379.11	
08-31-25				Ending Balance		3,148,100.15
Pool A Interest Receivable						
08-01-25				Beginning Balance		3,708.91
08-31-25	08-31-25	in		Pool A Cash	5,317.89	9,026.80
				Aug 2025 estimated Pool A interest		
					5,317.89	
08-31-25				Ending Balance		9,026.80

GLOSSARY OF INVESTMENT TERMS

90-Day UST Bill Average is the average cost of money incurred by the U. S. Treasury in their weekly sales of 90-day U. S. Treasury Bills and is considered a measure of the trend of short-term interest rates.

Average Daily Funds Invested designates the average daily amount of monies invested by the City Treasurer's Office during the reporting period.

CalTRUST Investment Accounts invests in fixed income securities for local agency investment pursuant to California Government Code Sections 53601 and 53635. A Board of Trustees supervises and administers the investment programs of the JPA. Four pooled accounts are administered within the program. 1) The BLF FedFund invests at least 99.5% of its total assets in cash, U.S. Treasury bills, notes and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash. 2) Short Term account has a duration of 0-2 years, 3) Medium Term account with a duration of 1.5-3.5 years and 4) Long Term account with a target duration of 5-7 years (the Trustees have elected to defer the opening of the Long-Term account until the interest rate environment is more favorable for longer term securities.)

Federal Funds Average is the average cost of Federal funds in the U. S. Banking System and is considered a measure of short-term Federal Reserve economic policy.

Five Star Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Investment Cost Recovery Fee is a charge by the City Treasurer's Office to various funds managed which is intended to recover the direct investment costs incurred by the City's General Fund in permitting the City Treasurer's Office to manage those investment funds.

Investment Earnings represent, on an accrual basis of accounting method, all interest earned and any realized gains and losses during the reporting period. Investment earnings are apportioned to the various City Pool A internal and external participants.

Local Agency Investment Fund (LAIF) is an optional investment pool managed by the State Treasurers for local governments and special districts in California to participate in. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee.

Rate of Return (RoR) is the actual annualized rate of investment earnings on original cost, which takes into account the amortization of any premium or the accretion of any discount over a specified time period.

River City Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Safe Credit Union Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested.

Targeted Ladder Assets (TLA) are Assets with targeted maturity dates to meet specific needs that are outside of normal recurring expenditures.

Trust Funds - additional investment activity is conducted by the City Treasurer's Office for the Sacramento City Employees' Retirement System and certain of the separately invested Trust Funds of the City and third parties. Additionally, the City Treasurer's Office manages short-term investment for the Sacramento Housing and Redevelopment Agency (SHRA).

Weighted Average Duration measures the sensitivity of a bond's price to changes in interest rates. It is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Weighted Average Maturity calculates an average time to maturity of all the securities held in the portfolio, weighted by each security's percentage of net assets. The calculation takes into account the final maturity for a fixed income security and the interest rate reset date for floating rate securities held in the portfolio. This is a way to measure a fund's sensitivity to potential interest rate changes.

Yield to Maturity (YTM) is the total return anticipated on a bond if the bond is held until it matures, expressed as an annual rate.