MAYOR CONNOR TRAUT
VICE MAYOR LAMIYA HOQUE
COUNCIL MEMBER JOYCE AHN
COUNCIL MEMBER CARLOS FRANCO
COUNCIL MEMBER SUSAN SONNE

Tuesday, February 24, 2026, 5:00 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
PUBLIC HEARINGS AT 6:00 P.M.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. INVOCATION
— Ajay Shah, Jain Center of Southern California

1.D. PLEDGE OF ALLEGIANCE

1.E. CITY MANAGER REPORT
— Aaron France, City Manager

2. PRESENTATIONS

2.A. WINGS AFTER SCHOOL PROGRAM MUSICAL PRESENTATION

2.B. OCFA QUARTERLY UPDATE
— Presented by Matt Schuetz, OCFA Division Chief

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS
This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak in-person are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4. CONSENT CALENDAR

The items listed under the Council Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of February 10, 2026.

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving Claims and Demands.

4.C. TREASURER'S REPORT FOR THE MONTH OF JANUARY 2026

— Recommended Action: Receive and file the reports.

4.D. APPROVAL OF THE BUENA PARK NAVIGATION CENTER MANAGEMENT, OPERATIONS, AND PUBLIC SAFETY (MOPS) PLAN

— Recommended Action: 1) Approve the revised MOPS Plan 2026 submitted by the Navigation Center Operator, Mercy House, and the Navigation Center Oversight Commission; and 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the plan.

4.E. RESOLUTION APPROVING THE CITY OF BUENA PARK STATEMENT OF INVESTMENT POLICY DATED FEBRUARY 24, 2026

— Recommended Action: Adopt a resolution approving the City of Buena Park Statement of Investment Policy dated February 24, 2026.

4.F. WATER BILL INSERTS FOR THE POLICE OFFICER CITIZEN REFERRAL BONUS PROGRAM AND THE MYRNA HOLMQUIST SCHOLARSHIP PROGRAM

— Recommended Action: 1) Approve a water bill insert advertising the Police Officer Citizen Referral Bonus Program; and 2) Approve a water bill insert advertising the Myrna Holmquist Scholarship Program.

5. NEW BUSINESS

5.A. AMENDMENT NO. 2 TO PURCHASE AND SALE AGREEMENT FOR CITY-OWNED PROPERTY LOCATED AT 6011 BOTRYOIDES AVENUE

Presented by Matt Foulkes, Director of Community & Economic Development

— Recommended Action: 1) Approve a Second Amendment to the Purchase and Sale Agreement with Atwater EVV, LLC, for the sale of the City-owned remnant property located along the I-5 Freeway corridor at Botryoides Avenue and Artesia Boulevard (the “Property”); 2) Approve a market-rate loan to fund infrastructure and ground improvements associated with development of the Property; 3) Authorize the City Manager and City Attorney to make non-monetary changes to the transaction documents reasonably necessary to complete the transaction; and, 4) Authorize the City Manager and City Clerk to execute the Second Amendment and associated documents needed to facilitate the closing in a form approved by the City Attorney.

6. PUBLIC HEARING

No Public Hearing Items

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7.A. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY'S MID-YEAR BUDGET
Presented by Sung Hyun, Director of Finance

9.B. DESIGNATE A COUNCIL MEMBER AS THE CITY'S VOTING DELEGATE AND ALTERNATE VOTING DELEGATE FOR THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) 2026 GENERAL ASSEMBLY BUSINESS SESSION
Presented by Adria Vicuña, Director of Government and Community Relations/City Clerk

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT
— Aaron France, City Manager

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES
— Adria Vicuña, Director of Government and Community Relations/City Clerk

12. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Korean or Spanish please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스패니쉬, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Adria M. Vicuña, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Adria M. Vicuña, MMC
Director of Government and Community Relations
City Clerk

Date Posted: February 19, 2026

February 24, 2026
CONSENT CALENDAR
Item No. 4A.

City Council Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Anna Almquist, Assistant City Clerk	Anna Almquist, Assistant City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve the Minutes of the Special and Regular City Council Meetings of February 10, 2026.

Attachments

2026-02-10 CC M 330PM.pdf
2026-02-10 CC M 5PM.pdf

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD FEBRUARY 10, 2026

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, February 10, 2026, at 3:30 p.m., in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Ahn.

2A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council. There being none, Mayor Traut closed oral communications.

3. CLOSED SESSION

Mayor Traut stated the need for a closed session as scheduled and ordered the meeting into closed session.

3A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(2); A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City; Number of potential cases: Three

3B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to Gov. Code Section 54956.8; Properties: 7232, 7236, 7242 Artesia Boulevard and 6011 Botryoides Avenue, Buena Park; Negotiating Parties: Aaron France, City Manager and Atwater Infrastructure Partners; Under Negotiation: Price, Terms, and Conditions

RECESS/RECOVENE

Mayor Traut recessed the meeting at 4:48 p.m. and announced the meeting would reconvene after the regular meeting to discuss Agenda Item Nos. 3A and 3B. It was announced that no reportable action was taken for Agenda Item No. 3A.

Mayor Traut reconvened the meeting in open session at 6:44 p.m. and immediately recessed to Closed Session for Agenda Item No. 3B.

Mayor Traut reconvened the meeting in open session and City Attorney Cardinale announced that no reportable action was taken for Agenda Item No. 3B.

ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 7:46 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD FEBRUARY 10, 2026

1. GENERAL

The City Council met in a regular session on Tuesday, February 10, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Rajan Zed, President, Universal Society of Hinduism.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Emma Vanderwest and Karter Vanderwest, Corey Elementary School.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Community Services Commission and Cultural Engagement Commission Joint Meeting, Parks Workshop: District 2 Pocket Park Project and Friendship Park Project, February 19, 2026, 6:00 p.m., Community Center Ballroom.
- Police Chief Geyer announced the promotion of Police Captain Ryan Dieringer.

2. PRESENTATIONS

2A. RECOGNITION OF BUENA PARK HIGH SCHOOL PRINCIPAL DR. JOHN SONJE BERG IN HONOR OF HIS RETIREMENT FROM THE U.S. AIR FORCE RESERVES

Council Member Franco presented a certificate recognizing Buena Park High School Principal Dr. John Sonje Berg in honor of his retirement from the U.S. Air Force Reserve. Certificates from Assembly Member Quirk-Silva, State Senator Strickland, and the Buena Park Rotary Club were also presented.

2B. PROCLAMATION RECOGNIZING NATIONAL BLACK HISTORY MONTH 2026

Mayor Traut presented a proclamation to Black Chamber of Orange County CEO Bobby McDonald recognizing National Black History Month 2026. Certificates from Assembly Member Quirk-Silva and State Senator Strickland were also presented.

2C. RECOGNITION OF THE WESTERN STATES REGIONAL COUNCIL CARPENTERS UNION

Vice Mayor Hoque presented a certificate to members of the Western States Regional Council Carpenters Union. Certificates from Assembly Member Quirk-Silva and State Senator Strickland were also presented.

3A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Director of Government and Community Relations/City Clerk Vicuña acknowledged an email correspondence from Buena Park small business owner Chris Jackson urging the City Council to implement a financial relief aid program for local business owners considering the impact of recent federal immigration enforcement actions.

Mr. Rodriguez, Buena Park resident, spoke regarding his concerns on the increasing accumulation of trash and debris around The Source property.

There being no additional requests to speak, Mayor Traut closed oral communications.

4. CONSENT CALENDAR (4A – 4G)

Mayor Traut announced that Consent Calendar Item Nos. 4A through 4G would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4G:

MOTION: Traut
SECOND: Franco
AYES: Traut, Franco, Ahn, Hoque, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4G be approved.

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of January 27, 2026.

APPROVED the recommended action.

Finance 75

4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS
Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15076
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,480,072.83 DEMAND NOS. 434231 THROUGH 434448 CANCELLED NOS. 424426 AND 424457

RESOLUTION NO. 15077
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $18,391.50 COVERING RETIREE PAYROLL ENDING DECEMBER 31, 2025

RESOLUTION NO. 15078
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,175,634.06 COVERING REGULAR PAYROLL ENDING JANUARY 16, 2026

Proclamations 119

4C. PROCLAMATION RECOGNIZING NATIONAL BLACK HISTORY MONTH 2026
Recommended Action: Approve proclamation.

APPROVED the recommended action.

Grants 185

4D. AMENDMENT TO THE FISCAL YEAR 2024-2025 MEASURE M2 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM
Recommended Action: 1) Approve an Amendment to the 2024-2025 Measure M2 Seven-Year Capital Improvement Program (CIP); and, 2) Authorize staff to submit the necessary documentation to the Orange County Transportation Authority (OCTA).

APPROVED the recommended action.

User Fees 204 Garbage & Refuse 83

4E. RESOLUTION ADJUSTING FEES AND CHARGES FOR THE COLLECTION, TRANSPORTATION, STORAGE, HANDLING, AND DISPOSAL OF UNAUTHORIZED SOLID WASTE RECEPTACLES
Recommended Action: 1) Adopt a resolution adjusting fees and charges for the collection, transportation, storage, handling, and disposal of unauthorized solid waste receptacles impounded pursuant to Section 8.12.180 of the Buena Park Municipal Code.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15079
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, INCREASING FEES AND CHARGES FOR THE COLLECTION, TRANSPORTATION, STORAGE, HANDLING, AND DISPOSAL OF UNAUTHORIZED SOLID WASTE RECEPTACLES IMPOUNDED PURSUANT TO SECTION 8.12.180 OF THE BUENA PARK MUNICIPAL CODE

Finance 76

4F. APPROVAL OF A WATER BILL INSERT REGARDING A WASTEWATER RATE ADJUSTMENT
Recommended Action: 1) Approve a water bill insert informing residents of an upcoming wastewater rate adjustment.

APPROVED the recommended action.

Police Dept. 117

4G. AUTHORIZE POLICE DEPARTMENT EMPLOYEES TO ATTEND OUT-OF-STATE TRAINING COURSES AND CONFERENCES DURING FISCAL YEARS 2025-2026 AND 2026-2027
Recommended Action: 1) Approve and authorize the Police Department to attend out-of state training courses and conferences.

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A)

Contracts 70 C-3653

5A. PROFESSIONAL SERVICES AGREEMENT WITH RJM DESIGN GROUP, INC. FOR THE BOISSERANC PARK PICKLEBALL COURTS PROJECT PLANS, SPECIFICATIONS, AND ESTIMATE
Presented by Aaron Esparza-Almaraz, Assistant Engineer

Recommended Action: 1) Approve a Professional Services Agreement with RJM Design Group, Inc. in the amount of $145,982 for the design services for the Boisseranc Park Pickleball Courts Project; 2) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

Assistant Engineer Esparza-Almaraz discussed the addition of four pickleball courts at the northwest area of Boisseranc Park. The scope of work for this project includes the demolition and removal of two (2) existing southern handball courts, design and construction of four (4) north–south–oriented pickleball courts with lighting; relocation or replacement of the electrical cabinet; removal and replacement of sidewalks; grading; hardscape; fencing; utility adjustments; signage; non-slip court coating and striping; and all other incidental work required to fully complete the project. Additionally, the project would include a topographic survey, engineering soils study, photometric study, and noise impact study. Staff issued a Request for Proposals (RFP) to retain a consultant to provide professional design services for the Boisseranc Park Pickleball Courts Project, and received two (2) proposals. Following the evaluation, staff determined that RJM Design Group, Inc., is the most qualified firm to meet the City's needs due to their demonstrated understanding of the project scope, project schedule, cost efficiency, and relevant experience. Therefore, it was recommended that the City Council enter into an agreement with RJM Design Group, Inc. for professional design services, including preparation of plans, specifications, cost estimates, and construction support. The design phase is scheduled to begin in February 2026, and is anticipated to be completed by May 2026.

MOTION: Sonne
SECOND: Ahn
AYES: Sonne, Ahn, Franco, Hoque, Traut
NOES: None

MOTION CARRIED to approve the recommended action.

6. PUBLIC HEARING

No Public Hearing items.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Ahn reported the following:
- January 28 OCSD Board Meeting
- January 29 50th Annual Elementary Art Show Awards Reception
- February 3 Villages at Buena Park Groundbreaking
- February 4 OCSD Operations Board Meeting

Council Member Ahn also reported attending several nonprofit events held in the City of Buena Park.

Council Member Franco reported the following:
- January 29 50th Annual Elementary Art Show Awards Reception
- February 3 Villages at Buena Park Groundbreaking
- February 6 Operating Engineers Training Trust Site Tour
- SEIU Gathering
- Composting Workshop at Community Gardens
- Sikhs United Fundraiser
- Chess at The Source

Council Member Franco and Council Member Ahn jointly calendared the exploration of an economic relief fund for small businesses in Buena Park.

Vice Mayor Hoque reported the following:
- February 3 Villages at Buena Park Groundbreaking
- February 5 Building Industry Association of Southern California Meeting
- February 6 Operating Engineers Training Trust Site Tour

Council Member Sonne reported the following:
- Buena Park Middle School FFA Project and OCPA Bright Futures Grant
- January 29 50th Annual Elementary Art Show Awards Reception
- February 3 Villages at Buena Park Groundbreaking
- February 9 OCPA Board Meeting

Council Member Sonne reported that at its February 9, 2026 OCPA meeting, the Board approved a programs plan in an effort to focus on programs that would provide community members with incentives on energy efficient upgrades to their homes as well as a renter-focused program.

Mayor Traut reported the following:
- January 28–30 US Conference of Mayors
- February 3 Villages at Buena Park Groundbreaking
- February 4 Orangethorpe Complete Streets Community Workshop
- February 5 SCAG Energy and Environment Committee Meeting
- February 10 OCFA Operations Committee Meeting

Mayor Traut provided an OCFA Operations Committee meeting update on standardized truck and engine purchases which would result in quicker purchase turn-around, less cost and pose no negative operational impact; and the expansion of Station 41 (Fullerton Airport) FY 2027-28. Additionally, Mayor Traut elaborated on the topics discussed at the 2026 US Conference of Mayors on Traffic and Transportation; Technology & Artificial Intelligence; Revitalizing Neighborhoods; Council Member Safety; and, Immigration & ICE Response.

8. RECESS/RECONVENE

Mayor Traut recessed the meeting at 6:14 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:24 p.m.

9. STUDY SESSION

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE CREATION OF A "STORIES OF BUENA PARK" VIDEO SERIES
Presented by Jessica Fewer, Senior Management Analyst

Senior Management Analyst Fewer presented a proposal for a new short-form video series, *Stories of Buena Park*, designed to highlight residents, businesses, and community members making positive impacts in the City. The 60–90 second videos would be shared on City social media and BPTV Channel 3, include captions and multilingual subtitles when possible, and feature stories nominated by the community. Aligned with Mayor Traut's 2026 theme of "Elevating Voices," the series aims to amplify underrepresented voices, strengthen community connections, and promote Buena Park as a community-centered city. Staff will report program outcomes to City Council by year's end, including production numbers, nominations, engagement, and feedback. The project cost is estimated at $10,000 annually; staff requested a $5,000 allocation from the undesignated General Fund for the remainder of the fiscal year, with the balance to be included in the FY 2026-27 budget. If approved, a budget amendment will be brought to the next City Council meeting for formal approval.

Mayor Traut sought City Council support to proceed with the "Stories of Buena Park" video series to showcase the positive impact residents, businesses, and other community members are making every day in Buena Park

Council Member Ahn asked about the logistics of, and eligibility criteria for the program.

Council Member Franco suggested to retain the "Stories of Buena Park" recordings and create a playlist under the City's YouTube channel.

Senior Management Analyst Fewer explained that staff will begin the video series by finding stories to showcase and then open the opportunity for nominations to the public. The video recordings will be coordinated with the City Manager's Office videography services team. Moreover, City Manager's Office staff developed a set of criteria that will be conveyed to the community once the program is ready to be advertised.

Following the discussion, the City Council supported the creation of a "Stories of Buena Park" video series.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING A BUENA PARK YOUTH MICROGRANT PROGRAM
Presented by Jessica Fewer, Senior Management Analyst

Senior Management Analyst Fewer presented a proposal for a City Youth Microgrant Program aligned with Mayor Traut's 2026 theme, "Elevating Voices." The program would fund youth-led, one-time community benefit projects in Buena Park, offering grants up to $999. Eligible applicants include Buena Park residents or students ages 13–18 with an adult sponsor; school groups may apply, while nonprofits may participate but not apply alone. Projects must be completed within 120 days, with up to 50% of funds disbursed upon approval and the remainder after completion. Applications would be reviewed in early summer, with projects completed by year-end. An ad-hoc review committee was proposed, and noted the program would require a budget allocation from the undesignated General Fund.

Following discussion, the City Council supported the Buena Park Youth Microgrant Program and appointed an ad hoc committee comprised of Mayor Traut and Vice Mayor Hoque.

10. CITY MANAGER REPORT

City Manager France reported on the extended voting period for the America's Favorite Smallest Town Contest and encouraged residents to continue voting for Buena Park. Additionally, City Manager France and Assistant City Manager Fenton will be attending a conference on Wednesday and Thursday, and will be out of the office.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Vicuña indicated that the City continuously accepts applications for commissions and committees. Interested residents may submit an application online or contact the City Clerk's Office for more information.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 6:42 p.m. in honor of long-time Buena Park resident Diane McLaughin.

_____
Mayor

ATTEST:

_____
City Clerk

February 24, 2026
CONSENT CALENDAR
Item No. 4B.

City Council Agenda Report

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Claims 434449-434670 reso.pdf
Claims 434449-434670 att1of2 resolist.pdf
Claims 434449-434670 att2of2 voids.pdf
Claims PR020226 retiree reso.pdf
Claims PR020226 retiree att1of1 resolist.pdf
Claims PR020626 reso.pdf
Claims PR020626 att1of1 resolist.pdf

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,915,571.64 DEMAND NOS., 434449 THROUGH 434670 CANCELLED NO 434209 VOIDS SEE ATTACHED LIST

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Finance or his designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: That claims and demands Nos. 434449 through 434670 the sum of $1,915,571.64 set forth on the 19-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed as set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20260129 00:00:00.000' and '20260211 00:00:00.000'
ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434209 V	12/17/25	10014728	WESTLEY A. KING, M.D. AP	107420	RETAINER/FRANK LEON	0.00	-8,000.00
1011	434449	02/11/26	10005077	JAVIER GOMEZ	731150	CFORM/WEB APP/FEB-26	0.00	475.00
1011	434450	02/11/26	00000414	A ONE TRANSMISSION SERVI	171710	TRANS REPAIR	0.00	1,286.37
1011	434450	02/11/26	00000414	A ONE TRANSMISSION SERVI	171710	TRANSMISSION TOOL	0.00	322.75
TOTAL CHECK							0.00	1,609.12
1011	434451	02/11/26	10003794	A T & T	650302	9391063673 DEC-25	0.00	1,215.24
1011	434451	02/11/26	10003794	A T & T	126143	9391026072 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391026056 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391026055 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391026112 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391026113 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391050380 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	126143	9391026115 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	170670	9391054290 JAN-26	0.00	31.97
1011	434451	02/11/26	10003794	A T & T	126143	9391026070 JAN-26	0.00	62.38
1011	434451	02/11/26	10003794	A T & T	170670	9391026049 JAN-26	0.00	218.83
1011	434451	02/11/26	10003794	A T & T	660241	9391026088 JAN-26	0.00	244.81
1011	434451	02/11/26	10003794	A T & T	660241	9391031458 JAN-26	0.00	312.90
1011	434451	02/11/26	10003794	A T & T	170670	9391036465 JAN-26	0.00	463.38
1011	434451	02/11/26	10003794	A T & T	650302	9391050275 JAN-26	0.00	62.38
1011	434451	02/11/26	10003794	A T & T	650302	9391031455 JAN-26	0.00	209.10
TOTAL CHECK							0.00	3,044.78
1011	434452	02/11/26	10011990	AARDVARK	650407	#CTS-5230B, 52 SERIES	44.17	548.97
1011	434452	02/11/26	10011990	AARDVARK	650407	FREIGHT	0.00	95.00
TOTAL CHECK							44.17	643.97
1011	434453	02/11/26	10014835	ACCO ENGINEERING SERVICE	11	REF DEPOSIT#P23-028	0.00	10,000.00
1011	434454	02/11/26	00003929	AFLAC	73	BILL JAN-26	0.00	7,561.56
1011	434455	02/11/26	00005342	AGA ENGINEERS, INC.	590188	DESIGN SERVICE/DEC-25	0.00	6,919.70
1011	434456	02/11/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	HIP-B VAC/JAN-26	0.00	270.00
1011	434457	02/11/26	10014849	AHD ROOFING & GENERAL CO	11	REF DEPOSIT RF 25-334	0.00	600.00
1011	434458	02/11/26	00002907	AIRGAS SAFETY	11	GLOVE LATEX EXAM LARGE	143.31	1,781.31
1011	434458	02/11/26	00002907	AIRGAS SAFETY	11	GLOVE LATEX EXAM X-LAR	143.33	1,781.33
1011	434458	02/11/26	00002907	AIRGAS SAFETY	11	GLOVE LATEX EXAM MEDIU	143.33	1,781.33
1011	434458	02/11/26	00002907	AIRGAS SAFETY	11	GLOVE LATEX EXAM SMALL	143.33	1,781.33
1011	434458	02/11/26	00002907	AIRGAS SAFETY	11	SHIPPING	0.00	144.95
TOTAL CHECK							573.30	7,270.25
1011	434459	02/11/26	10003198	ALL CITY MANAGEMENT SERV	550502	SCH CRS GRD 1/4-17/26	0.00	12,068.09
1011	434460	02/11/26	10013497	ALL IN ONE POSTER COMPAN	121110	CUSTOM POSTERS	0.00	321.39
1011	434461	02/11/26	10014844	JUANITA ALONSO	11	REF DEPOSIT#R12809	0.00	500.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BUTTERFLY#2/OCT-25	0.00	324.52
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BUTTERFLY#2/OCT-25	0.00	1,071.00
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW MO.RET/OCT25	0.00	22,500.00
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW COSTS/OCT-25	0.00	2,243.60
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	SPEC.LEGAL SVC/OCT-25	0.00	2,572.50
1011	434462	02/11/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW EXCESS/OCT25	0.00	2,898.00
TOTAL CHECK							0.00	31,609.62
1011	434463	02/11/26	10009316	AMOBIUS GROUP INC	115120	VERIBOOK 3 MOS.	0.00	150.00
1011	434464	02/11/26	00005384	ANDY GUMP, INC	860810	RESTROOM SERVICE	0.00	322.69
1011	434464	02/11/26	00005384	ANDY GUMP, INC	860810	RESTROOM SVC	0.00	60.50
TOTAL CHECK							0.00	383.19
1011	434465	02/11/26	10013646	ANTHONY Q CONSTRUCTION,	126128	HIP-202304 MARTINEZ	0.00	15,500.00
1011	434466	02/11/26	00009015	TAJEN GRAPHICS, INC	275205	ART SHOW POSTERS	0.00	104.40
1011	434466	02/11/26	00009015	TAJEN GRAPHICS, INC	275135	P-NUT PARK BANNERS	0.00	913.50
1011	434466	02/11/26	00009015	TAJEN GRAPHICS, INC	275135	PARK BANNERS	0.00	913.50
TOTAL CHECK							0.00	1,931.40
1011	434467	02/11/26	10011836	ANEESA ARSHAD	875805	REF DEPOSIT#R13097	0.00	120.00
1011	434467	02/11/26	10011836	ANEESA ARSHAD	11	REF DEPOSIT#R13097	0.00	500.00
TOTAL CHECK							0.00	620.00
1011	434468	02/11/26	10005463	RICARDO AYALA	490010	FRAM/COVER REPLACE	0.00	5,500.00
1011	434468	02/11/26	10005463	RICARDO AYALA	490010	EMG REPAIR 01/08/26	0.00	12,750.00
TOTAL CHECK							0.00	18,250.00
1011	434469	02/11/26	10014830	TAYLOR BARRAZA	650208	REIMB/MEAL 1/11-14/26	0.00	195.13
1011	434470	02/11/26	10013308	BEHAVIOR ANALYSIS TRAINI	650208	INTERVIEW 2/16-20/26	0.00	575.00
1011	434471	02/11/26	10011940	GLOANNE BENAVIDEZ	11	REF/DEPOSIT#R13037	0.00	500.00
1011	434472	02/11/26	10007684	BEST LAWNMOWER, INC	860810	SUPPLIES	0.00	86.99
1011	434473	02/11/26	10010196	BKF ENGINEERS	490025	KNOTT DRAIN/JAN-26	0.00	5,718.51
1011	434474	02/11/26	10014704	BLACK KNIGHT INFOSERV, L	126128	SITE X PRO/JAN-26	0.00	300.00
1011	434475	02/11/26	10014363	BLUE TRITON BRANDS, INC	170670	BOTTLED WATER SVC	0.00	428.02
1011	434476	02/11/26	00000348	CITY OF BREA	650303	FY25-26 CITATION SYST	0.00	42,319.16
1011	434477	02/11/26	10002369	BRINK'S INCORPORATED	11	SERVICE/JAN-26	0.00	1,323.33
1011	434478	02/11/26	10013147	BRODMANN BROTHER'S, INC.	126128	HIP 202530 NGUYEN	0.00	5,197.00
1011	434479	02/11/26	00008501	BUENA PARK SCHOOL DISTRI	275160	GYM FAC USE/JUL-DEC25	0.00	14,551.86

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434480	02/11/26	10014852	BYLTUP INC.	11	REF DEPOSIT/RF 25-308	0.00	4,950.00
1011	434481	02/11/26	10001219	CALIF BUILDING STANDARDS	731150	Q4 OCT-DEC25 REPORT	0.00	-39.70
1011	434481	02/11/26	10001219	CALIF BUILDING STANDARDS	11	Q4 OCT-DEC25 REPORT	0.00	397.00
TOTAL CHECK							0.00	357.30
1011	434482	02/11/26	00000314	CALIF PARKS & RECREATION	275205	MBR.SERENA MARTINEZ	0.00	145.00
1011	434483	02/11/26	00000407	CAMERON WELDING SUPPLY I	171710	MONTHLY RENTAL	0.00	29.38
1011	434483	02/11/26	00000407	CAMERON WELDING SUPPLY I	171710	MONTHLY RENTAL	0.00	306.84
TOTAL CHECK							0.00	336.22
1011	434484	02/11/26	10004469	CERRITOS DODGE CHRYSLER	171710	MIRROR	0.00	105.36
1011	434485	02/11/26	10014828	MARK CHAMPAGNE	11	REF/RF-25-238 WASTE	0.00	344.94
1011	434486	02/11/26	10012931	CHARTER COMMUNICATIONS	170670	188676301 JAN-26	0.00	339.15
1011	434487	02/11/26	10012931	CHARTER COMMUNICATIONS	170670	188676901 JAN26	0.00	200.00
1011	434488	02/11/26	10012931	CHARTER COMMUNICATIONS	650302	RECEIVER CHG/JAN-26	0.00	486.95
1011	434489	02/11/26	10009628	CHICAGO TITLE COMPANY	732031	OOMERJEE PIRT	0.00	100.00
1011	434490	02/11/26	10013748	YONG CHOI	275120	TAE KWON DO/WINTER26	0.00	339.15
1011	434491	02/11/26	10014503	CITY ELECTRIC SUPPLY	170670	HARDWARE	0.00	273.22
1011	434492	02/11/26	00000206	CLINICAL LAB OF SAN BERN	352363	WATER SAMPLING 12/25	0.00	2,659.50
1011	434492	02/11/26	00000206	CLINICAL LAB OF SAN BERN	352363	WATER SAMPLING 11/25	0.00	3,679.50
1011	434492	02/11/26	00000206	CLINICAL LAB OF SAN BERN	352363	WATER SAMPLING 10/25	0.00	2,544.50
TOTAL CHECK							0.00	8,883.50
1011	434493	02/11/26	10006450	COLONIAL LIFE	73	INSURANCE/JAN-26	0.00	601.18
1011	434494	02/11/26	10002815	SARA COPPING	106117	REIMB/MLG/DEC-JAN26	0.00	23.95
1011	434495	02/11/26	10012192	COSTAR REALTY INFORMATIO	632110	COSTAR INVOICE	0.00	460.41
1011	434496	02/11/26	10002389	COUNTY OF ORANGE TREASUR	550502	SUR CHG CITES/DEC-25	0.00	6,322.00
1011	434497	02/11/26	10011407	COYOTE,WILDLIFE & PEST S	160108	10-DAY COYOTE ABATE	0.00	2,300.00
1011	434498	02/11/26	10000671	COOPERATIVE PERSONNEL SE	121110	BASIC SKILLS/CLERICAL	0.00	1,094.50
1011	434499	02/11/26	00000033	CRAFCO INC	560211	#34977ER-5-CA04 - HP E	125.55	1,745.55
1011	434500	02/11/26	00000031	CROWN TROPHY OF CYPRESS	275140	22" TROPHY STYLE/SANTA	0.00	35.99
1011	434500	02/11/26	00000031	CROWN TROPHY OF CYPRESS	275140	20" TROPHY STYLE/SNOWM	0.00	16.99
1011	434500	02/11/26	00000031	CROWN TROPHY OF CYPRESS	275140	20" TROPHY STYLE TO RE	0.00	16.99
1011	434500	02/11/26	00000031	CROWN TROPHY OF CYPRESS	275140	TAX	0.00	5.42
TOTAL CHECK							0.00	75.39

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434501	02/11/26	10011541	L.N. CURTIS AND SONS	650208	CARLOS CAMPOS RECRUIT	0.00	173.86
1011	434502	02/11/26	10008234	CUSTOM INTERIORS BY SONN	171710	RECOVER SEATS	0.00	680.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	650303	DELL PRO MICRO PLUS QB	673.95	8,926.95
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	MONITOR P2725H	0.00	2,445.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	MONITOR P2425H	0.00	6,811.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	SALES TAX	0.00	809.91
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	ENVIRONMENTAL FEE	0.00	320.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	DELL PRO MICRO PLUS QB	0.00	22,925.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	KEYBOARD AND MOUSE	0.00	630.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	SALES TAX	0.00	1,927.27
1011	434503	02/11/26	00000741	DELL MARKETING L P	650303	DELL PRO THUNDERBOLT 4	0.00	1,992.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	650303	DELL PRO 16 PLUS PB162	674.87	8,384.87
1011	434503	02/11/26	00000741	DELL MARKETING L P	650303	ENVIRONMENTAL FEE	0.00	30.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	DELL PRO PLUS PB16240	0.00	8,995.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	SALES TAX	0.00	605.80
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	ENVIRONMENTAL FEE	0.00	35.00
1011	434503	02/11/26	00000741	DELL MARKETING L P	126143	THUNDERBOLT DOCK	0.00	249.00
TOTAL CHECK							1,348.82	65,086.80
1011	434504	02/11/26	00001072	DEPARTMENT OF CONSERVATI	11	Q4 OCT-DEC25 SEISMIC	0.00	-390.42
1011	434504	02/11/26	00001072	DEPARTMENT OF CONSERVATI	11	Q4 OCT-DEC25 SEISMIC	0.00	7,808.37
TOTAL CHECK							0.00	7,417.95
1011	434505	02/11/26	00001636	DFM ASSOCIATES	115115	2 CA ELECT CODE BOOKS	0.00	152.95
1011	434506	02/11/26	10008875	THOMAS F. DONINI	275315	DJ SR DNC 2/7/26	0.00	400.00
1011	434507	02/11/26	10013343	DUDEK	731105	CLIMATE ACTION/DEC-25	0.00	8,175.13
1011	434508	02/11/26	10005506	DURATECH USA, INC.	650303	S510 - INTEL CORE ULTR	2,871.23	35,685.23
1011	434508	02/11/26	10005506	DURATECH USA, INC.	650303	GETAC (BUMPER TO BUMPE	0.00	5,182.74
1011	434508	02/11/26	10005506	DURATECH USA, INC.	650303	GETAC: DC VEHICLE ADAP	74.81	929.81
1011	434508	02/11/26	10005506	DURATECH USA, INC.	650303	S510 - GAMBER JOHNSON	533.14	6,626.14
1011	434508	02/11/26	10005506	DURATECH USA, INC.	650303	CALIFORNIA LCD DISPOSA	0.00	45.00
TOTAL CHECK							3,479.18	48,468.92
1011	434509	02/11/26	10014485	DUTHIE ELECTRIC SERVICE	170670	EMERGENCY GENERATOR RE	0.00	52,061.95
1011	434509	02/11/26	10014485	DUTHIE ELECTRIC SERVICE	170670	GENERATOR/JAN-26	0.00	1,543.13
TOTAL CHECK							0.00	53,605.08
1011	434510	02/11/26	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC REPAIR	0.00	15,030.22
1011	434511	02/11/26	00007335	EMPLOYMENT DEVELOPMENT D	196200	OCT-DEC-25	0.00	6,551.00
1011	434512	02/11/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	5.38
1011	434512	02/11/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	219.22
1011	434512	02/11/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	537.54
1011	434512	02/11/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	148.35
1011	434512	02/11/26	10013499	EWING IRRIGATION PRODUCT	860810	PLANTS	0.00	318.91

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	1,229.40
1011	434513	02/11/26	00008579	EXPERIAN INFORMATION SOL	650105	CIS MO CHG/DEC-25	0.00	77.48
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	56.06
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	60.20
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	GREASE/GASKET	0.00	65.57
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	167.65
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	SHOCK	0.00	42.56
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STEERING SHOCK	0.00	43.85
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	OIL FILTERS	0.00	60.84
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	COOLANT	0.00	82.82
1011	434514	02/11/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BRAKE PADS	0.00	273.69
TOTAL CHECK							0.00	853.24
1011	434515	02/11/26	10014811	FENG, GUOWEI	52	UB REFUND	0.00	7.14
1011	434516	02/11/26	10008558	BYRON FERGUSON	275135	YT OFFIC 1/24-2/4/26	0.00	1,428.00
1011	434517	02/11/26	00003881	FERGUSON ENTERPRISES, IN	170670	PLUMBING HARDWARE	0.00	273.59
1011	434518	02/11/26	10014813	FIELDS, SHARON	52	UB REFUND	0.00	22.62
1011	434519	02/11/26	10007059	FIVESTAR RUBBER STAMP ET	160105	NAME BADGES	0.00	35.88
1011	434520	02/11/26	10013189	FLOCK GROUP INC.	650605	SAFETY LPR/SOLAR LONG	0.00	22,500.00
1011	434520	02/11/26	10013189	FLOCK GROUP INC.	650701	SAFETY LPR/SOLAR LONG	0.00	11,900.00
TOTAL CHECK							0.00	34,400.00
1011	434521	02/11/26	10014834	BRENDA FONTAINE	11	REF/DEPOSIT#E26-0006	0.00	100.00
1011	434522	02/11/26	10003190	FOOD 4 LESS	275606	ELOP FOOD SUPPLIES	0.00	246.40
1011	434522	02/11/26	10003190	FOOD 4 LESS	275405	BPCC SUPPLIES	0.00	44.58
1011	434522	02/11/26	10003190	FOOD 4 LESS	275606	CREDIT MEMO	0.00	-3.55
1011	434522	02/11/26	10003190	FOOD 4 LESS	275605	WINGS AFTERSCHOOL	0.00	148.44
1011	434522	02/11/26	10003190	FOOD 4 LESS	275606	ELOP SUPPLIES	0.00	126.39
1011	434522	02/11/26	10003190	FOOD 4 LESS	275605	WINGS AFTERSCHOOL	0.00	192.41
1011	434522	02/11/26	10003190	FOOD 4 LESS	275606	ELOP SUPPLIES	0.00	162.52
TOTAL CHECK							0.00	917.19
1011	434523	02/11/26	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	100.00
1011	434524	02/11/26	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	478.53
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	880.88
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	174.00
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	188.14
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	456.75
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	357.79
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	400.20
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	470.89
1011	434525	02/11/26	00000046	FULLER ENGINEERING INC	352363	CL2 BOISERRANC	0.00	1,177.76

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	4,106.41
1011	434526	02/11/26	00004593	FUN ON THE FARM, INC.	275120	HORSE FUN/WINTER-26	0.00	166.24
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	560640	SUPPLIES	0.00	10.86
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	143.27
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	352363	TRUCK STOCK	0.00	5.43
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	352363	TRUCK STOCK	0.00	24.96
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	352363	PLYWOOD	0.00	76.85
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	632110	PROP MAINT SUPPLIES	0.00	19.55
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	182.77
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	160105	OFFICE SUPPLIES	0.00	39.12
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	4.33
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	16.29
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	35.85
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	195.74
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860810	IRRIGATION PARTS	0.00	54.68
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	111.77
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	173.54
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	42.02
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	632110	PROPERTY MAINT SUPPLY	0.00	35.84
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	222.42
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	413.27
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	62.66
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	41.29
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI SUPPLIES	0.00	209.01
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	198.21
1011	434528	02/11/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	83.86
TOTAL CHECK							0.00	2,403.59
1011	434529	02/11/26	10014831	GABRIEL GARCIA	11	REF DEPOSIT#E25-0330	0.00	100.00
1011	434530	02/11/26	10013966	ICC CODIFICATION, INC	115110	SUP PAGES/SHIPPING	0.00	2,045.00
1011	434531	02/11/26	10002432	COAST COMMUNITY COLLEGE	650407	SWAT ACAD 3/3-14/26	0.00	702.00
1011	434532	02/11/26	10006406	GRAFIX SYSTEMS	650701	POLICE DECALS	0.00	3,529.17
1011	434533	02/11/26	00005680	CINDY GRISWOLD	275405	CPR WINTER-26	0.00	37.24
1011	434534	02/11/26	00002647	HAAKER EQUIPMENT CO CORP	171710	EXT WARRANTY	0.00	2,975.00
1011	434534	02/11/26	00002647	HAAKER EQUIPMENT CO CORP	352567	EXT WARRANTY	0.00	12,500.00
TOTAL CHECK							0.00	15,475.00
1011	434535	02/11/26	00001106	HARRINGTON INDUSTRIAL PL	352363	ELBOW	0.00	26.18
1011	434536	02/11/26	10014851	HARTOG E L D & B F D LIV	11	REF DEPOSIT RF-25-329	0.00	200.00
1011	434537	02/11/26	10012288	HASA INC.	860820	CHEMICALS	0.00	887.99
1011	434537	02/11/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,278.79
TOTAL CHECK							0.00	2,166.78

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434538	02/11/26	10012247	THE HILLER COMPANIES, IN	106131	FIRE ALARM MAINT	0.00	650.00
1011	434539	02/11/26	10014676	HUNTER CONSULTING, INC.	170670	ANNUAL GUN RANGE MAINT	0.00	9,049.31
1011	434540	02/11/26	00000873	HDL COREN & CONE	126120	PROP.TAX/JAN-MAR-26	0.00	3,457.50
1011	434540	02/11/26	00000873	HDL COREN & CONE	997100	PROP.TAX/JAN-MAR-26	0.00	625.00
TOTAL CHECK							0.00	4,082.50
1011	434541	02/11/26	10014847	DANNY HERNANDEZ	11	REF DEPOSIT#R12646	0.00	500.00
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	650701	LIGHT BARS	0.00	3,010.20
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	PUSH BUMPER WRAPS	0.00	510.68
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	LIGHT BAR INSTALL	0.00	1,017.50
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	#CD5051VDL2-RWBW - DIR	41.12	511.12
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	#H3CS-H3 SIREN - H3 CO	21.00	261.00
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	#C3900U - 100 WATT SLI	25.20	313.20
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	MISC INSTALL SUPPLIES,	7.88	97.88
1011	434542	02/11/26	10013659	HI STANDARD AUTOMOTIVE,	171710	LABOR	0.00	1,600.00
TOTAL CHECK							95.20	7,321.58
1011	434543	02/11/26	00002854	VERONICA HOCHEDE	275305	BALLROOM DNC/WINT-26	0.00	1,677.57
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	57.01
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	TRUCK SUPPLY	0.00	123.79
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	275210	COPS N GOBLINS	0.00	156.00
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	275305	OFFICE SUPPLIES	0.00	142.65
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	ANALYZER REPLACEMENT	0.00	69.24
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	PEDESTAL	0.00	28.95
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	PEDESTAL	0.00	130.33
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	352363	PEDESTAL	0.00	21.52
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	53.61
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	104.94
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	269.05
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	307.95
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	175.33
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	127.89
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	93.12
1011	434544	02/11/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	126.73
TOTAL CHECK							0.00	1,988.11
1011	434545	02/11/26	00007685	ALEX HONG	650208	SLI#564 S.6 3/5-7/26	0.00	468.00
1011	434546	02/11/26	10009091	HUE C LUU	731150	ENG SVC/FEB-26	0.00	6,600.00
1011	434547	02/11/26	10014829	MONICA IM	11	REF DEPOSIT#R12452	0.00	500.00
1011	434548	02/11/26	00010018	JOSEPH M JACKSON	275120	BOXING/YOGA/WINT-26	0.00	505.40
1011	434548	02/11/26	00010018	JOSEPH M JACKSON	275405	BOXING/YOGA/WINT-26	0.00	336.49
1011	434548	02/11/26	00010018	JOSEPH M JACKSON	275305	SOUND BATH/FALL-25	0.00	35.00
TOTAL CHECK							0.00	876.89
1011	434549	02/11/26	00009561	TRADITIONAL AUTO SUPPLY	171710	FILTERS	0.00	107.63

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434549	02/11/26	00009561	TRADITIONAL AUTO SUPPLY	171710	SPRAY PAINT	0.00	8.61
1011	434549	02/11/26	00009561	TRADITIONAL AUTO SUPPLY	171710	SHOP TOOL	0.00	355.56
TOTAL CHECK							0.00	471.80
1011	434550	02/11/26	10014853	JOHN NOH PRO ROOFING EXP	11	REF DEPOSIT RF 25-309	0.00	420.00
1011	434551	02/11/26	10014850	JOHN WILSON ROOFING SERV	11	REF/DEPOSIT RF-25-297	0.00	450.00
1011	434552	02/11/26	10014846	KELLY KAKNEKA DELA	11	REF DEPOSIT#R12816	0.00	500.00
1011	434553	02/11/26	10003543	MOLLY H. KNOX	275305	EXERCISE WINTER-26	0.00	120.00
1011	434554	02/11/26	10014843	KOREAN AMERICAN CHAMBER	11	REF DEPOSIT#R13160	0.00	500.00
1011	434555	02/11/26	10007915	LANAIR GROUP, LLC	126143	365 RENEW/FEB-26	0.00	2,255.00
1011	434556	02/11/26	10000155	CLEMENTE LEYVA	275120	TENNIS/WINTER-26	0.00	291.27
1011	434557	02/11/26	10004046	LIGHT SOURCE PRINTING, I	995100	TRAVEL GUIDE PRINTING	0.00	9,999.56
1011	434558	02/11/26	10012952	LOOPNET	632110	LOOPNET INVOICE	0.00	111.96
1011	434559	02/11/26	00000077	LU'S LIGHTHOUSE INC	171710	FUSES/WIPERS	0.00	43.39
1011	434559	02/11/26	00000077	LU'S LIGHTHOUSE INC	171710	TERMINAL CONNECTOR	0.00	145.77
1011	434559	02/11/26	00000077	LU'S LIGHTHOUSE INC	171710	CONNECTOR/BLADES	0.00	101.88
TOTAL CHECK							0.00	291.04
1011	434560	02/11/26	10014396	ROBERT J SANDOVAL	171710	#C928 - HAT W/BP LOGO	29.76	413.76
1011	434560	02/11/26	10014396	ROBERT J SANDOVAL	171710	#K200 - POLO W/EMBROID	4.30	59.80
TOTAL CHECK							34.06	473.56
1011	434561	02/11/26	10009226	MERCY HOUSE LIVING CENTE	732092	Q2 REIMB/OCT-DEC-25	0.00	7,629.33
1011	434562	02/11/26	00003714	METRO FLUID CONNECTORS I	171710	HOSE	0.00	62.20
1011	434563	02/11/26	10014845	JOHNATHAN MORALES	11	REF DEPOSIT#R13112	0.00	500.00
1011	434564	02/11/26	10007195	72 HOUR LLC	650701	EIGHT 2026 FORD POLICE	0.00	58,170.28
1011	434565	02/11/26	10014832	LILLIAN H. NEAL	11	REF DEPOSIT#E25-0329	0.00	100.00
1011	434566	02/11/26	10014820	NHA NGUYEN	11	REF DEPOSIT B-25-1116	0.00	1,200.00
1011	434566	02/11/26	10014820	NHA NGUYEN	11	REF DEPOSIT B-25-1091	0.00	750.00
TOTAL CHECK							0.00	1,950.00
1011	434567	02/11/26	10014135	NOR-CAL PUMP & WELL DRIL	396859	PEAK PARK WELL/DEC-25	0.00	148,832.65
1011	434567	02/11/26	10014135	NOR-CAL PUMP & WELL DRIL	52	PMT#5 RET.	0.00	-7,441.63
TOTAL CHECK							0.00	141,391.02
1011	434568	02/11/26	10014135	NOR-CAL PUMP & WELL DRIL	52	FINAL RETENTION	0.00	120,689.43
1011	434569	02/11/26	10014836	OC CHIEFS OF POLICE & SH	650101	TRI-CNTY WKSHP/2026	0.00	200.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434570	02/11/26	10012790	OC RECON, INC.	171710	BUMPER REPAIR	0.00	650.00
1011	434570	02/11/26	10012790	OC RECON, INC.	171710	PAINT HOOD	0.00	1,852.00
TOTAL CHECK							0.00	2,502.00
1011	434571	02/11/26	10005163	OCEAN BREEZE PACIFIC, LL	275405	LINEN LAUNDRY	0.00	148.81
1011	434571	02/11/26	10005163	OCEAN BREEZE PACIFIC, LL	105105	LINEN LAUNDRY	0.00	177.24
1011	434571	02/11/26	10005163	OCEAN BREEZE PACIFIC, LL	650208	LINEN LAUNDRY	0.00	100.00
1011	434571	02/11/26	10005163	OCEAN BREEZE PACIFIC, LL	121110	LINEN LAUNDRY	0.00	117.24
1011	434571	02/11/26	10005163	OCEAN BREEZE PACIFIC, LL	275405	BPCC TABLE LINENS	0.00	154.96
TOTAL CHECK							0.00	698.25
1011	434572	02/11/26	00000099	OFFICE DEPOT, INC.	650409	OFFICE SUPPLIES	0.00	55.56
1011	434572	02/11/26	00000099	OFFICE DEPOT, INC.	650308	OFFICE SUPPLIES	0.00	33.91
TOTAL CHECK							0.00	89.47
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 10/28/25	0.00	168.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 12/09/25	0.00	112.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 12/23/25	0.00	168.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 11/18/25	0.00	112.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 01/06/26	0.00	282.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 01/21/26	0.00	336.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 10/21/25	0.00	168.00
1011	434573	02/11/26	10013679	MARCUS WRIGHT	650308	INMATE MEAL 11/12/25	0.00	224.00
TOTAL CHECK							0.00	1,570.00
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	BRAKE FLUID	0.00	43.48
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	A/C CONDENSER	0.00	108.60
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	BRAKE CYLINDER	0.00	119.32
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	OIL FILTER	0.00	5.31
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	OIL FILTER	0.00	39.17
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	TRANS FILTER KIT	0.00	81.19
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	FILTER	0.00	54.21
1011	434574	02/11/26	10007787	HBV ENTERPRISES, INC.	171710	GASKET	0.00	59.32
TOTAL CHECK							0.00	510.60
1011	434575	02/11/26	10011118	ORANGE COUNTY DISTRICT A	20	ASSET FORF#25-31155	0.00	3,450.00
1011	434575	02/11/26	10011118	ORANGE COUNTY DISTRICT A	651607	ASSET INT.#25-31155	0.00	59.17
TOTAL CHECK							0.00	3,509.17
1011	434576	02/11/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	RET MED PROG/FEB-26	0.00	2,480.00
1011	434577	02/11/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG FUEL	0.00	229.00
1011	434578	02/11/26	00000222	EDCO/PARK DISPOSAL CORP.	460220	RES BILLING/DEC-25	0.00	403,805.43
1011	434579	02/11/26	00007516	PHOENIX GROUP INFORMATIO	631140	ADM/CIT/PROC/DEC-25	0.00	112.59
1011	434579	02/11/26	00007516	PHOENIX GROUP INFORMATIO	631140	CITATION PROC/DEC-25	0.00	519.39
TOTAL CHECK							0.00	631.98
1011	434580	02/11/26	00002715	ROGER PLUMLEE	650208	POST MOD C 3/9-12/26	0.00	512.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434581	02/11/26	10013775	PROFESSIONAL AUDIO VIDEO	106132	AUDIO EHLERS/JAN-26	0.00	572.48
1011	434582	02/11/26	10008467	QUADIENT LEASING USA, IN	121135	LEASING	0.00	1,112.11
1011	434583	02/11/26	10013923	WILLIAM D. QUISTO	275120	TENNIS/WINTER-26	0.00	236.07
1011	434584	02/11/26	10014821	R A A CONSTRUCTION GROUP	11	REF DEPOSIT RF-26-3	0.00	540.00
1011	434585	02/11/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	1,239.75
1011	434585	02/11/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	108.75
1011	434585	02/11/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	48.94
1011	434585	02/11/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	146.81
TOTAL CHECK							0.00	1,544.25
1011	434586	02/11/26	10014825	RAI, MANMEET	52	UB REFUND	0.00	25.16
1011	434587	02/11/26	10014622	RAYMUNDO PEREZ ROOFING	11	REF DEPOSIT#RF 25-277	0.00	419.94
1011	434588	02/11/26	10000972	REFRIGERATION SUPPLIES D	170670	HARDWARE	0.00	69.77
1011	434588	02/11/26	10000972	REFRIGERATION SUPPLIES D	170670	HARDWARE	0.00	193.86
TOTAL CHECK							0.00	263.63
1011	434589	02/11/26	00000113	DMJ AND ASSOCIATES, INC.	860810	SUPPLIES	0.00	911.76
1011	434589	02/11/26	00000113	DMJ AND ASSOCIATES, INC.	860810	SUPPLIES	0.00	79.82
1011	434589	02/11/26	00000113	DMJ AND ASSOCIATES, INC.	860810	CREDIT MEMO	0.00	-911.76
1011	434589	02/11/26	00000113	DMJ AND ASSOCIATES, INC.	860810	SUPPLIES	0.00	455.66
TOTAL CHECK							0.00	535.48
1011	434590	02/11/26	10008403	P & D INDUSTRIES LLC	650701	RHINO LINED HOODS	0.00	454.63
1011	434590	02/11/26	10008403	P & D INDUSTRIES LLC	650701	RHINO LINED HOODS	0.00	2,500.44
TOTAL CHECK							0.00	2,955.07
1011	434591	02/11/26	00006195	RIVERSIDE COUNTY SHERIFF	650208	DRUG INFLUENC 5/28/26	0.00	95.00
1011	434592	02/11/26	10005674	RIVERSIDE COUNTY SHERIFF	650404	DISPATCH SKILL4/17/26	0.00	78.00
1011	434593	02/11/26	00002271	RKA CONSULTING INC	490035	UPSIZE 4TH ST/JAN-26	0.00	20,418.50
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	ORACAL 751C HIGH PERMO	0.00	459.00
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	ORACAL 751C HIGH PERMO	0.00	379.00
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	ORACAL 751C HIGH PERMO	0.00	379.00
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	ORACAL 751C HIGH PERMO	0.00	619.00
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	ORACAL 8810 FROSTED GL	0.00	2,999.00
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	TAX	0.00	423.06
1011	434594	02/11/26	10001125	ROADLINE PRODUCTS INC	560231	SHIPPING	0.00	50.00
TOTAL CHECK							0.00	5,308.06
1011	434595	02/11/26	10014649	ROD-WEST FLOOR COVERING	11	PMT#1 RET	0.00	-2,216.90
1011	434595	02/11/26	10014649	ROD-WEST FLOOR COVERING	190142	STA.63 FL REPL/DEC-25	0.00	44,338.00
TOTAL CHECK							0.00	42,121.10
1011	434596	02/11/26	10014649	ROD-WEST FLOOR COVERING	11	STA.63 FL/FINAL RET.	0.00	2,216.90

SELECTION CRITERIA: transact.trans_date between '20260129 00:00:00.000' and '20260211 00:00:00.000'
ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434597	02/11/26	10014548	ROOF4YOU INC.	11	REF/DEPOSIT RF 26-21	0.00	264.00
1011	434598	02/11/26	10001973	ROYAL PAPER CORPORATION	170670	#B-81212 PINK LOTION S	96.12	1,081.92
1011	434599	02/11/26	00000114	SAFETY KLEEN SYSTEMS, IN	171710	PARTS WASHER	0.00	735.30
1011	434600	02/11/26	00008801	SAN BERNARDINO COUNTY SH	650407	FIRINGRANGE JUL-SEP25	0.00	598.00
1011	434601	02/11/26	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL PD	0.00	22,709.98
1011	434602	02/11/26	10003547	SOCAL SEALCOAT SOLUTIONS	560231	#M1297P - LIQUID TERMO	0.00	1,500.00
1011	434602	02/11/26	10003547	SOCAL SEALCOAT SOLUTIONS	560231	#M1296P - LIQUID THERM	0.00	1,470.00
1011	434602	02/11/26	10003547	SOCAL SEALCOAT SOLUTIONS	560231	TAX	0.00	274.73
TOTAL CHECK							0.00	3,244.73
1011	434603	02/11/26	10006713	SELECT EQUIPMENT SALES,	171710	FORKLIFT FITTING	0.00	45.31
1011	434604	02/11/26	10014793	SELECT MATERIAL HANDLING	52	UB REFUND	0.00	196.51
1011	434605	02/11/26	00008623	NADIA SEMAAN	650208	REIMB MEAL 1/11-14/26	0.00	213.17
1011	434606	02/11/26	00000462	THE SHERWIN WILLIAMS	170670	PAINT	0.00	37.63
1011	434606	02/11/26	00000462	THE SHERWIN WILLIAMS	170670	PAINT	0.00	193.26
TOTAL CHECK							0.00	230.89
1011	434607	02/11/26	10009505	SHRED-IT, INC. USA	160105	SHREDDING SERVICE	0.00	54.92
1011	434607	02/11/26	10009505	SHRED-IT, INC. USA	126120	SHREDDING SERVICE	0.00	54.92
1011	434607	02/11/26	10009505	SHRED-IT, INC. USA	275105	SHREDDING SERVICE	0.00	54.92
1011	434607	02/11/26	10009505	SHRED-IT, INC. USA	105105	SHREDDING SERVICE	0.00	54.93
1011	434607	02/11/26	10009505	SHRED-IT, INC. USA	115110	SHREDDING SERVICE	0.00	54.93
TOTAL CHECK							0.00	274.62
1011	434608	02/11/26	10005948	JIMMY SMITH	275305	ROUND DNC/WINTER-26	0.00	303.00
1011	434609	02/11/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,231.20
1011	434610	02/11/26	10014833	APHAY SOUKASEUME	11	RF DEPOSIT#E25-0335	0.00	100.00
1011	434611	02/11/26	00000607	SOUTH COAST AQMD	171710	FAC ID 168982	0.00	170.94
1011	434611	02/11/26	00000607	SOUTH COAST AQMD	171710	FAC ID 168982	0.00	334.38
TOTAL CHECK							0.00	505.32
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	7322 VAL.VW/DEC-25	0.00	11,458.96
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	6248 CRESCENT/JAN-26	0.00	47.34
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	RT91 FY E/O KNT/JAN26	0.00	48.66
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	6650 MANCHESTR/JAN-26	0.00	48.89
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	BEACH/DURANGO/JAN-26	0.00	49.98
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7550 STANTON/JAN-26	0.00	52.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/9TH/JAN-26	0.00	60.62
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	RT91 FY OFF RMP/JAN26	0.00	64.75
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	5755 CRESCENT/JAN-26	0.00	65.72

SELECTION CRITERIA: transact.trans_date between '20260129 00:00:00.000' and '20260211 00:00:00.000'
ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	6691 BEACH/JAN-26	0.00	68.23
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/STAGE/JAN-26	0.00	77.45
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/CRESENT/JAN-26	0.00	88.63
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	SW CNR OR'THOR/JAN-26	0.00	96.68
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7113 FIRESTONE/JAN-26	0.00	103.92
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	4701 BEACH/JAN-26	0.00	6.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	8001 CAMELLIA/JAN-26	0.00	12.43
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	ES VL.VW. SO FY/JAN26	0.00	21.98
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	MNCHEST/ARTESIA/JAN26	0.00	32.85
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/MALVERN/JAN-26	0.00	37.40
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/COMWLTH/JAN-26	0.00	37.40
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	5600 MALVERN/JAN-26	0.00	37.40
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	8252 OR'THORP/JAN-26	0.00	37.40
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7341 ARTESIA/JAN-26	0.00	43.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7901 LA MIRADA/JAN-26	0.00	43.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	8221 DALE/JAN-26	0.00	43.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	STANTON/MAPLE/JAN-26	0.00	43.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	9TH/WESTERN/JAN-26	0.00	43.72
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	CRESNT/SAN RIO/JAN26	0.00	47.34
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	6002 OR'THORPE/JAN-26	0.00	105.43
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7580 COMNWLTH/JAN-26	0.00	105.43
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	SAN REMO/VL.VW/JAN-26	0.00	105.43
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7201 ARTESIA/JAN-26	0.00	107.71
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/ARTESIA/JAN-26	0.00	108.33
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	5700 BRIDGEPORT/JAN26	0.00	113.88
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/MALVERN/JAN-26	0.00	152.95
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BP LITING/JAN-26	0.00	4,288.63
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	6640 BEACH/JAN-26	0.00	25,807.22
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	7750 CAMELLIA/DEC-25	0.00	40,057.59
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	BP LIGHTING/JAN-26	0.00	69,653.73
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7851 LA PALMA/JAN-26	0.00	4.81
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	7530 WESTERN/JAN-26	0.00	10.54
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7672 BEACH/JAN-26	0.00	15.82
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7711 LA PALMA/JAN-26	0.00	30.99
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	7623 BEACH/JAN-26	0.00	36.27
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	7733 BEACH/JAN-26	0.00	52.24
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	8491 DALE/JAN-26	0.00	85.37
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	8552 BEACH/JAN-26	0.00	151.89
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	8242 LINDEN/JAN-26	0.00	20,023.24
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	6801 LINCOLN/JAN-26	0.00	40.94
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	6140 BALL RD/JAN-26	0.00	609.55
1011	434614	02/11/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	2881 ROSECRNS/JAN-26	0.00	6,800.58
TOTAL CHECK							0.00	181,290.64
1011	434615	02/11/26	00000336	SOUTHERN CALIFORNIA EDIS	632110	OPER. RENT FY26-27	0.00	39,761.62
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6955 ARAGON/JAN-26	0.00	551.84
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7171 8TH ST/JAN-26	0.00	29.91
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7600 DALE ST/JAN-26	0.00	13.81
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6660 BEACH/JAN-26	0.00	14.22
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7225 EL DORADO/JAN-26	0.00	18.40
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT/JAN-26	0.00	25.29

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ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8152 KNOTT AVE/JAN-26	0.00	37.89
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6601 BEACH/JAN-26	0.00	66.27
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6650 BEACH/JAN-26	0.00	624.91
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT#D/JAN-26	0.00	1,088.49
1011	434616	02/11/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6640 BEACH/JAN-26	0.00	3,950.10
TOTAL CHECK							0.00	6,421.13
1011	434617	02/11/26	10007408	SOUTHERN COMPUTER WAREHO	650303	RICOH SCANSNAP IX1300	450.52	5,599.42
1011	434618	02/11/26	10006963	SPEAKWRITE, LLC	650305	TRANSCRIPTION/JAN-26	0.00	2,231.96
1011	434619	02/11/26	00010296	SPECIALIZED ELEVATOR SER	660241	ELEVATOR REPAIR	0.00	1,295.50
1011	434620	02/11/26	00010381	SPOK INC	275305	PAGER SERVICE	0.00	7.47
1011	434620	02/11/26	00010381	SPOK INC	860810	PAGER SERVICE	0.00	7.47
1011	434620	02/11/26	00010381	SPOK INC	352363	PAGER SERVICE	0.00	29.03
TOTAL CHECK							0.00	43.97
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	650308	OFFICE SUPPLIES	0.00	20.14
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	45.46
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	265.49
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	275105	OFFICE SUPPLIES	0.00	126.86
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	650302		0.00	220.97
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	71.06
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	218.94
1011	434621	02/11/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	598.15
TOTAL CHECK							0.00	1,567.07
1011	434622	02/11/26	00005437	SUNBELT RENTALS INC	275105	LIGHTING JOHN BEAT	0.00	358.46
1011	434623	02/11/26	00006408	SWRCB	452410	FAC ID 8SSO10546 FEES	0.00	21,150.00
1011	434623	02/11/26	00006408	SWRCB	352363	FAC ID 8 30M1000225	0.00	36,393.00
TOTAL CHECK							0.00	57,543.00
1011	434624	02/11/26	10009181	TY SUN CORPORATION	106128	BPHS KOREA TRIP/MAR26	0.00	23,100.00
1011	434625	02/11/26	10014848	TSS INTERMEDIATE, LLC	650604	FUME HOOD/ALARM	0.00	395.00
1011	434626	02/11/26	10014826	THOMAS JODIE L.	52	UB REFUND	0.00	77.20
1011	434627	02/11/26	10009023	TIRE HUB, LLC	171710	TIRES	0.00	277.19
1011	434628	02/11/26	10010941	TYSON KOERPER	106117	PHOTO/EDITS	0.00	220.00
1011	434629	02/11/26	10011938	T-MOBILE	650303	982979864 JAN-26	0.00	2,233.33
1011	434630	02/11/26	10011938	T-MOBILE	275305	213930893 JAN-26	0.00	107.16
1011	434631	02/11/26	10007171	T-MOBILE USA, INC.	650303	GPS LOCATE/DEC-JAN26	0.00	515.00
1011	434632	02/11/26	00004212	TOWNSEND PUBLIC AFFAIRS	352267	LOBBYIST/FEB-26	0.00	2,018.75
1011	434632	02/11/26	00004212	TOWNSEND PUBLIC AFFAIRS	105105	LOBBYIST/FEB-26	0.00	6,056.25

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ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434632	02/11/26	00004212	TOWNSEND PUBLIC AFFAIRS	731105	GRANT WRITE/FEB-26	0.00	5,000.00
TOTAL CHECK							0.00	13,075.00
1011	434633	02/11/26	10009442	CONNOR JAMES TRAUT	101101	REIM/US CF-26/EXPENSE	0.00	888.14
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE/SAFE/FEB-26	0.00	572.25
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE/SAFE/FEB-26	0.00	741.25
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE/SAFE/FEB-26	0.00	2,057.25
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/FEB-26	0.00	775.00
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/FEB-26	0.00	1,759.50
1011	434634	02/11/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE/SAFE/FEB-26	0.00	960.00
TOTAL CHECK							0.00	6,865.25
1011	434635	02/11/26	10009554	TRUTH BE TOLD POLYGRAPH,	650105	6 PRE-EMP POLY	0.00	1,650.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	NOCC LUN/SONNE/LOPEZ	0.00	15.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	NOCC LUN HOQUE/LOPEZ	0.00	15.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	NOCC LUN FRANCO/LOPEZ	0.00	15.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CANVA SUBS/JIMENEZ	0.00	15.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	105105	NOCC EVENT/FRANCE	0.00	15.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	107410	PARMA/FLIGHT/RV	0.00	15.04
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	107410	PARMA/FLIGHT/RV	0.00	15.04
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	ZOOM ACCT/GUERRA	0.00	15.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	ZOOM ACCT/JIMENEZ	0.00	15.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	ZOOM SUBS/MIKHAEL	0.00	15.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	ZOOM MO CHG/NGUYEN	0.00	15.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	VEH PH.MT. NGUYEN	0.00	16.15
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	WLMRTXMASSUPPLIES/RV	0.00	16.44
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	CNCL DESSERT/GUERRA	0.00	16.98
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	EMG SEWER MEAL/MOORE	0.00	18.15
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITEM/LOPEZ	0.00	18.49
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	ACCIDENTAL CHG/GUERRA	0.00	18.92
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/DIERINGER	0.00	20.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITM/GUERRA	0.00	20.75
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CL.CK SUPPLIES/GUERRA	0.00	21.49
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	DUSTER COMPU/NGUYEN	0.00	21.54
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	OFS SUPPLIES/DAVIS	0.00	21.74
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275205	SPOTIFY ACCT/MARTINEZ	0.00	11.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	731120	REF/NOT REC'V/COLES-G	0.00	-201.71
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	731120	REF/NOT REC'V/COLES-G	0.00	-201.18
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	MIRROR/MACIAS	0.00	-164.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	RET/CLERK ITM/GUERRA	0.00	-34.04
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	REF/CREDIT/GUERRA	0.00	-23.91
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	560211	SIGNS/PORTER	0.00	2.83
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	126120	OFFICE SUPPLIES/HYUN	0.00	5.43
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	OFS SUPPLIES/DAVIS	0.00	6.82
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	ICE PACKS/NIELSEN	0.00	7.60
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	OFFICE SUPL/GUERRA	0.00	7.60
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/NGUYEN	0.00	22.25
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/NGUYEN	0.00	23.05
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	STRBK/TRAFENFBRK/DP	0.00	24.30
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	AMAZON/SUPPLIES/RV	0.00	25.00

SELECTION CRITERIA: transact.trans_date between '20260129 00:00:00.000' and '20260211 00:00:00.000'
ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	550503	LINER TARIFF/NGUYEN	0.00	25.54
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650101	2 BATH MATS/GEYER	0.00	26.06
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITEM/LOPEZ	0.00	26.09
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	106117	GOOGLE WKPLSUB/COPPIN	0.00	26.40
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	26.92
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	MOVIE SNACKS/MOMPELLE	0.00	27.98
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	STRBK/MAINHIPERBRK/DP	0.00	28.25
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	105105	ADOBE SUBS/MEDINA	0.00	29.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI MO SVC/BAILEY	0.00	30.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/NGUYEN	0.00	30.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	8.25
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650302	OFS SUPL PD/COLES-GUZ	0.00	9.58
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFS SUPPLIES/MIKHAEL	0.00	9.75
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	9.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	10.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	ETHERNET COV/GONZALEZ	0.00	30.42
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275105	OFS SUPPLIES/CHAVEZ	0.00	30.77
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	31.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	STARBUCKS/PDDISPAT/GC	0.00	33.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTOR/ORTEGA	0.00	33.54
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	EQUIP TRAIN/DIERINGER	0.00	34.79
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	CARWASH CM/FRANCE	0.00	35.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	EMG SEWER MEAL/MOORE	0.00	35.53
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	FIRE STICKS/NIELSEN	0.00	35.87
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPORT SUPL/GUERRA	0.00	36.92
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CL.CK/SUPPLIES/GUERRA	0.00	42.30
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	732044	EMG MED SUPL/PINEDO	0.00	43.90
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	OFFICE SUPL/DAVIS	0.00	45.35
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275105	MTG/REFRESHMNT/CHAVEZ	0.00	45.73
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	11	WAREHSE.STOCK/KENNEDY	0.00	47.81
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	ETHERNET COV/GONZALEZ	0.00	48.45
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	732044	SUBS SEC.SYST/PINEDO	0.00	49.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	631140	WEBNAR/CODE ENF/FOULK	0.00	50.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	COMMISS POTLUCK/HUNT	0.00	55.97
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CL.CK.ITEMS/GUERRA	0.00	62.30
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	ICE PACKS/NIELSEN	0.00	65.23
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	FOOD CONTAINER/LIBUNA	0.00	67.52
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	106117	ADOBE SUBS/APARICIO	0.00	69.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	ETHERNET COV/GONZALEZ	0.00	70.64
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTOR/LEE	0.00	73.49
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	MEET MADDIE/DAVIS	0.00	75.46
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	COFFEE SUPPLIES/HUNT	0.00	80.97
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	STAFF TRAINING/MOORE	0.00	84.71
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFS SUPPLIES/MIKHAEL	0.00	84.82
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFS SUPPLIES/MIKHAEL	0.00	87.79
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275310	BINGO PRIZE/MOMPELLER	0.00	94.25
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	560640	OFS SUPPLIES/PORTER	0.00	94.72
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	550503	HELMET LINER/NGUYEN	0.00	97.33
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	97.75
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275405	OFS CHAIR/SAUCEDA	0.00	97.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	GALA TICKET/GUERRA	0.00	100.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	GALA TICKET/GUERRA	0.00	100.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	LINKEDIN/RECRTING/DP	0.00	100.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275405	COFFEE SUPL/MORENO	0.00	100.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	PLUMBING/LIBUNAO	0.00	104.82
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	C.CLK ITMS/JIMENEZ	0.00	110.89
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	USB FLASH/MIKIEWICZ	0.00	114.18
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275160	PRINTER INK.MANCILLA	0.00	116.24
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650101	DROPBX/COTA	0.00	119.88
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275145	EMP SCHEDULE/HURTADO	0.00	127.41
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	JOB FAIR/MIKHAEL	0.00	128.26
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275315	OFS CHAIR/VILLAPANDO	0.00	130.49
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275105	OFS SUPPLIES/CHAVEZ	0.00	137.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNTTS/MAINHIPERLCH/DP	0.00	137.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275150	WATER PUMP/ALARCON	0.00	141.36
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650302	RECORDS MT/DIERINGER	0.00	145.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	146.78
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNTTS/TRAFENFLCH/DP	0.00	148.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275130	DEPOSIT EXCURS/HURTAD	0.00	150.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650302	RECORDS MT/DIERINGER	0.00	150.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	PSHRASC/26CONFVG/RV	0.00	155.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	SCPNA/PSHRA/CF/GC	0.00	155.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	VALENTINE ITM/GUERRA	0.00	156.48
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNOTTSRSTPDDISPAT/GC	0.00	157.95
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	MIRROR/MACIAS	0.00	164.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	LINKEDIN/ADERTISFE/GC	0.00	169.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	LINKEDIN/ADVSMT/DP	0.00	169.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	FEDEX/DK	0.00	179.92
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	CALEA/CALPAC/DIERINGE	0.00	200.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	352363	OFS CHAIR/MCGEE	0.00	205.56
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	352363	OFS CHAIR/MCGEE	0.00	205.56
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	631140	CACEO/APP FEE/FOULKES	0.00	210.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	FLAG/TRG RM/DIERINGER	0.00	231.84
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	FILTER REFILL/LIBUNAO	0.00	235.84
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	CUSTOM FRAMING/MOORE	0.00	249.78
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITEM/LOPEZ	0.00	249.81
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFS SUPPLIES/MIKHAEL	0.00	250.40
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	LUNCH/OCAPS/BAILEY	0.00	253.71
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	275305	FLOOR MATS/DAVIS	0.00	260.96
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	860810	DOGBAG DISPENS/LIBUNA	0.00	260.98
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	126152	ONLIN WTR GTWY/HYUN	0.00	268.30
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	352363	SAP TRG REFRESH/MCGEE	0.00	272.78
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	731120	OFS SUPL/COMDEV/COLES	0.00	280.98
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CMCA RENEW/GUERRA	0.00	300.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	731120	PDAOC FORUM/FOULKES	0.00	330.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL DINNER/LOPEZ	0.00	342.61
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	AALRR/CF/FEE/GC	0.00	349.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	452410	REG STAFF TRG/MOORE	0.00	350.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	HOTEL/SONNE/GUERRA	0.00	358.88
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	KITCHEN PTS/LIBUNAO	0.00	363.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	DOOR HARDWARE/LIBUNAO	0.00	371.93
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	631140	CODE TRAINING/FOULKES	0.00	400.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	107410	PARMA/FLIGHTRV	0.00	406.99
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	A/C UNIT PTS/GONZALEZ	0.00	415.07

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	TRASH CAN/LIBUNAO	0.00	422.82
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	560211	SPILL TANK/PORTER	0.00	442.63
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	E-VEH TRAINING/MACIAS	0.00	459.35
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	SURVEYMONKYANNLFEE/RV	0.00	468.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	560211	SIGNS/PORTER	0.00	500.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	106117	SUBS/EMAIL/APARICIO	0.00	519.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	171710	E-VEH TRAINING/MACIAS	0.00	536.65
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650303	SCR IT DEMO/DIERINGER	0.00	536.86
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	121110	RELIANTHIRING/JOBF/GC	0.00	575.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	126120	ACFR AWARD/HYUN	0.00	670.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	115110	CMCA CF-26/GUERRA	0.00	675.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	AIR PURIF TRG/DIERING	0.00	695.13
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	126143	HOTEL/LASER/MIKIEWICZ	0.00	726.18
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	CPCA CLS/SEMAAN/NGUYE	0.00	759.78
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	170670	PLUMBING/LIBUNAO	0.00	822.42
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	105105	FLY AF/EF CF26/FRANCE	0.00	889.90
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	650208	AXON TASER CLS/PLUMLE	0.00	895.00
1011	434643	02/11/26	00010474	U.S.BANK CORPORATE PAYME	101101	HOTEL/TROUT/JIMENEZ	0.00	1,214.00
TOTAL CHECK							0.00	25,538.73
1011	434644	02/11/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT BOARD	0.00	89.43
1011	434644	02/11/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT TICKETS	0.00	192.00
TOTAL CHECK							0.00	281.43
1011	434645	02/11/26	10012950	UNISHIELD, INC	121140	FIRST AID SUPPLIES	0.00	183.84
1011	434645	02/11/26	10012950	UNISHIELD, INC	121140	FIRST AID SUPPLIES	0.00	63.62
1011	434645	02/11/26	10012950	UNISHIELD, INC	121140	FIRST AID SUPPLIES	0.00	255.29
1011	434645	02/11/26	10012950	UNISHIELD, INC	650308	1ST AID SUPPLIES	0.00	63.84
1011	434645	02/11/26	10012950	UNISHIELD, INC	650208	1ST AID SUPPLIES	0.00	236.37
TOTAL CHECK							0.00	802.96
1011	434646	02/11/26	10008867	UNITED STATES POSTAL SER	121135	POSTAGE REPLENISH	0.00	10,000.00
1011	434647	02/11/26	00000524	UNITED STATES POSTMASTER	632110	#BR104-000 ANN PERMIT	0.00	370.00
1011	434648	02/11/26	10014599	UPS SUPPLY CHAIN SOLUTIO	650302	UPS SVC CHARGE/JAN-26	0.00	30.00
1011	434649	02/11/26	10011587	US BANK	997100	CUSTODY ACCT/DEC-25	0.00	12.31
1011	434650	02/11/26	10011587	US BANK	11	CUSTODY ACCT/DEC-25	0.00	987.69
1011	434651	02/11/26	10014588	VALUED ENGINEERING, INC.	590195	CRESENT/MEDIAN/JAN26	0.00	5,792.50
1011	434652	02/11/26	10009230	VERIZON BUSINESS	170670	4123237 X26 JAN-26	0.00	452.02
1011	434653	02/11/26	10002032	VERIZON WIRELESS	650303	542373150-00001 JAN26	0.00	2,491.12
1011	434654	02/11/26	10002032	VERIZON WIRELESS	860810	542021084-00001 JAN26	0.00	211.88
1011	434655	02/11/26	10002032	VERIZON WIRELESS	275105	561306915-00007 JAN26	0.00	305.88
1011	434656	02/11/26	10014824	VIVO, ROBERT SCOTT	52	UB REFUND	0.00	13.56

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	434657	02/11/26	00005726	WALTERS WHOLESALE ELECTR	170670	HARDWARE	0.00	194.83
1011	434657	02/11/26	00005726	WALTERS WHOLESALE ELECTR	170670	HARDWARE	0.00	375.47
TOTAL CHECK							0.00	570.30
1011	434658	02/11/26	10009561	WATER SOURCE SOLUTIONS I	170670	WATER SYSTEM	0.00	150.08
1011	434658	02/11/26	10009561	WATER SOURCE SOLUTIONS I	106131	WATER SYSTEM	0.00	225.12
TOTAL CHECK							0.00	375.20
1011	434659	02/11/26	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE TOILET ROLL (80	231.00	2,871.00
1011	434659	02/11/26	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE FACIAL 2PLY WHI	23.87	296.66
1011	434659	02/11/26	00000142	WAXIE SANITARY SUPPLY, I	11	BLEACH	66.15	822.15
1011	434659	02/11/26	00000142	WAXIE SANITARY SUPPLY, I	11	WHITE TOWEL ROLL (6 PE	198.34	2,465.09
TOTAL CHECK							519.36	6,454.90
1011	434660	02/11/26	00000141	WEST COAST ARBORISTS INC	560641	TREE TRIMMING/JAN-26	0.00	26,764.85
1011	434661	02/11/26	10009209	WEST GROVE VOLLEYBALL, L	275120	VOLLEYBALL WINTER-26	0.00	808.64
1011	434662	02/11/26	10005807	WESTERN AUDIO VISUAL,INC	106132	CABLECAST CBL - GOLD -	0.00	1,336.00
1011	434662	02/11/26	10005807	WESTERN AUDIO VISUAL,INC	106132	TIGHTROPE MEDIA SYSTEM	0.00	3,644.44
1011	434662	02/11/26	10005807	WESTERN AUDIO VISUAL,INC	106132	G&A	0.00	81.09
TOTAL CHECK							0.00	5,061.53
1011	434663	02/11/26	10014728	WESTLEY A. KING, M.D. AP	107420	RETAIANER/FRANK LEON	0.00	8,000.00
1011	434664	02/11/26	10011861	WILLDAN ENGINEERING	590189	DALE/CRESCENT/MAY-25	0.00	14,165.00
1011	434664	02/11/26	10011861	WILLDAN ENGINEERING	590189	DALE/CRESCENT/JAN-26	0.00	36,433.93
TOTAL CHECK							0.00	50,598.93
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	490025	CAMERA PUMP STATION	0.00	261.41
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	SHELF STOCK	0.00	1,491.82
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	HYDRANT REPAIR	0.00	2,656.73
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	HYDRANT REPAIR	0.00	2,549.75
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	AUTO CTR/COMMONWEALTH	0.00	2,615.80
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	METER GASKETS	0.00	87.00
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	SERVICE LEAK REPAIR	0.00	985.28
1011	434665	02/11/26	10006857	YARDLEY ORGILL CO., INC.	352363	SAN RICARDO REPAIR	0.00	2,556.30
TOTAL CHECK							0.00	13,204.09
1011	V434666	02/11/26	00007415	BUENA PARK CITY EMPLOYEE	73	DED:1102 BPCEA DUES	0.00	690.00
1011	V434667	02/11/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:0846 LTD PA/PMA	0.00	2,070.00
1011	V434667	02/11/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:1100 POLICE DUE	0.00	8,935.96
TOTAL CHECK							0.00	11,005.96
1011	V434668	02/11/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1099 SWAT DUES	0.00	40.00
1011	V434668	02/11/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1101 SWAT	0.00	370.00
TOTAL CHECK							0.00	410.00
1011	V434669	02/11/26	00008482	JOHN SOTTEK	126128	MARTINEZ HIP202304	0.00	37.50
1011	V434669	02/11/26	00008482	JOHN SOTTEK	126128	LEWIS HIP202418	0.00	1,044.00

SELECTION CRITERIA: transact.trans_date between '20260129 00:00:00.000' and '20260211 00:00:00.000'
ACCOUNTING PERIOD: 8/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	V434669	02/11/26	00008482	JOHN SOTTEK	126128	ROBLES HIP202425	0.00	243.75
TOTAL CHECK							0.00	1,325.25
1011	V434670	02/11/26	00000054	TED JONES FORD INC.	171710	BUMPER PARTS	0.00	1,381.12
1011	V434670	02/11/26	00000054	TED JONES FORD INC.	171710	SPRAY NOZZLE	0.00	81.31
TOTAL CHECK							0.00	1,462.43
TOTAL CASH ACCOUNT							6,766.28	1,915,571.64
TOTAL FUND							6,766.28	1,915,571.64
TOTAL REPORT							6,766.28	1,915,571.64

Voided Check Numbers	Date Printed
434527	2/11/2026
434612	
434613	
434636	
434637	
434638	
434639	
434640	
434641	
464642	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $19,259.95 COVERING RETIREE PAYROLL ENDING JANUARY 31, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $19,259.95, set forth on the 2-page register attached to this resolution and made a part here of have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____

City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

SELECTION CRITERIA: checkhis.pay_run='NH3'
ALL CHECKS

PAYRUN: NH3
DATE: 02/02/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
395223	.00	148.00		DENNY, JOHNNIE	9440
395224	.00	148.00		GONZALES, ROBERT	9461
395225	.00	148.00		JACKSON, GARY	9482
395226	.00	146.00		JONES, WILLIAM	9485
395227	.00	148.00		KIMERY, ERIC	9012
395228	.00	148.00		MCCAY, DONALD	9517
395229	.00	38.00		ROBLES, AMPARO	9550
395230	.00	148.00		SCHWENGEL, LLOYD	9558
395231	.00	10.00		TRUJILLO, FRANK	9663
395232	.00	146.00		TUTHILL, LOREN	9581
395233	.00	38.00		WYMAN, GUADALUPE	9592
V395234	10.00	.00		AGUIRRE, RICHARD	9624
V395235	146.00	.00		BERRY, STEVE	9682
V395236	194.83	.00		BISBING, KRISTOPHER	9675
V395237	148.00	.00		BRANUM, TERRY	9418
V395238	148.00	.00		CARNEY, PATRICK	9014
V395239	38.00	.00		CIAMPA, LISA	9429
V395240	146.00	.00		CISNEROS, RUDY	9625
V395241	38.00	.00		CLARK, LAURENCE	9430
V395242	38.00	.00		COX, BARBARA	9435
V395243	148.00	.00		DASCENZI, PHILLIP	9438
V395244	38.00	.00		DESOUCY, DOLORES	9441
V395245	148.00	.00		DIXON, JAMES	9442
V395246	148.00	.00		DOCK, HENRY	9443
V395247	148.00	.00		FAIRMAN, ERIC	9451
V395248	146.00	.00		FONCECA, ARTHUR	9456
V395249	890.89	.00		FORSYTH, RICHARD	9680
V395250	148.00	.00		FROST, FRANK	9458
V395251	435.00	.00		HAINLEY, LAWRENCE	9651
V395252	169.00	.00		HENEIN, NABIL	9662
V395253	148.00	.00		HESTER, KATHLEEN	9627
V395254	148.00	.00		HICKEN, GARY	9475
V395255	258.00	.00		HOLGUIN, ALEXANDER	9604
V395256	146.00	.00		JACKSON, TERESA	9628
V395257	148.00	.00		JONES, MICHAEL	9656
V395258	38.00	.00		JONES, SHIRLEY	9486
V395259	38.00	.00		KELLY, ANDREA	9661
V395260	1,248.29	.00		KOHANEK, WILLIAM	9669
V395261	148.00	.00		LININGER, RODNEY	9497
V395262	10.00	.00		LITCHFIELD, WILLIAM	9630
V395263	146.00	.00		LOEHR, LOTHAR	9499
V395264	1,750.56	.00		LOVCHIK, MICHAEL	9684
V395265	38.00	.00		LOWRY, MARILYN	9501
V395266	148.00	.00		LUCENTI, THOMAS	9502
V395267	38.00	.00		MALOUFF, JOSEPHINE	9505
V395268	148.00	.00		MANNING, BRUCE	9506
V395269	38.00	.00		MARTIN, GLORIA	9508
V395270	38.00	.00		MARTINEZ, DAVID	9649
V395271	148.00	.00		MARTINEZ, MANUEL	9667
V395272	148.00	.00		MCNEILLY, MICHAEL	9522

SELECTION CRITERIA: checkhis.pay_run='NH3'
ALL CHECKS

V395273	10.00	.00	MEALER, JAMES	9523
V395274	148.00	.00	MONSON, THOMAS	9638
V395275	435.00	.00	MOTE, ROBERT	9600
V395276	2,357.53	.00	PELTON, GREGORY	9699
V395277	38.00	.00	PENA, RICHARD	9598
V395278	148.00	.00	POTTER, BRUCE	9541
V395279	148.00	.00	POWELL, ROGER	9672
V395280	38.00	.00	REDDICK, SUZANNE	9655
V395281	146.00	.00	RILEY, MARGARET	9681
V395282	38.00	.00	ROGERS, REGINA	9631
V395283	38.00	.00	ROONEY, MARIAN	9622
V395284	148.00	.00	SANDERS, DARYL	9553
V395285	148.00	.00	SCHOALES, JAMES	9555
V395286	38.00	.00	SELLS, ROBIN	9659
V395287	38.00	.00	SHEARN, WYNNETTE	9641
V395288	1,264.24	.00	SIANEZ, COREY	9690
V395289	148.00	.00	STEWARD, GREGORY	9572
V395290	148.00	.00	SWISHER, JOHN	9652
V395291	148.00	.00	SYLVESTER, DAVID	9574
V395292	10.00	.00	TEMPLETON, JOHN	9686
V395293	146.00	.00	TILTON, SHALICE	9683
V395294	148.00	.00	WADELL, VERN	9584
V395295	146.00	.00	WARSINSKI, RICKY	9645
V395296	146.00	.00	WHITESIDE, JOHN	9668
V395297	38.00	.00	WHITLOCK, JOHN	9633
V395298	780.03	.00	WILLIAMS, JUDITH	9700
V395299	2,658.58	.00	WORRALL, GARY	9685

PAYRUN TOTAL			
CHECK:	77	17,993.95	1,266.00
TOTAL			
CHECKS:	77	17,993.95	1,266.00

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,162,766.36 COVERING REGULAR PAYROLL ENDING JANUARY 30, 2026

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $1,162,766.36 set forth on this 9-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

PAYRUN: NI1
DATE: 02/06/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V395300	2,094.62	.00		APARICIO, LESLIE	590
V395301	4,559.97	.00		COPPING, SARA	951
V395302	2,582.64	.00		ENGLEBRECHT, BRIDGET	261
V395303	3,298.87	.00		FEWER, JESSICA	580
V395304	7,762.93	.00		FRANCE, AARON	1650
V395305	467.26	.00		GODBOLD, KATELIN	672
V395306	581.82	.00		LOPEZ, JESSE	606
V395307	213.30	.00		MCKINNEY, KENNETH	552
V395308	2,864.04	.00		MEDINA, YARETZA	8
V395309	1,187.02	.00		OWAKA, PASCHAL	615
V395310	284.40	.00		PERSI, MICHAEL	678
V395311	944.33	.00		STRONGMAN, BENJAMIN	681
V395312	213.30	.00		TEHRANI, AIDIN	551
V395313	2,914.76	.00		CASTRO, GWENDOLYNE	503
V395314	3,398.13	.00		CERDA, JUAN	831
V395315	6,927.19	.00		FENTON, EDWARD	1564
V395316	2,806.99	.00		GONZALEZ, VANESSA	866
V395317	857.11	.00		HICKMAN, AISHA	665
V395318	1,951.24	.00		KERN, DONNA	2574
V395319	2,873.77	.00		PREVO, DOREKA	390
V395320	3,857.67	.00		VALDEZ, REBECCA	5490
V395321	2,273.91	.00		BUENROSTRO, PATRICIA	227
V395322	1,660.32	.00		GALLENTINE, KAILEY	486
V395323	4,263.92	.00		GARCIA, ADRIAN	1700
V395324	1,347.96	.00		GLAVIN, BARBARA	1768
V395325	2,101.32	.00		HERNANDEZ, GLORIA	2092
V395326	7,292.74	.00		HYUN, SUNG	2248
V395327	2,377.41	.00		KIM, MIN	2584
V395328	2,310.86	.00		LOVEJOY, REBEKAH	76
V395329	1,109.44	.00		OZAKI, GRACE	3881
V395330	2,183.70	.00		PAK, TIMOTHY	3955
V395331	2,944.56	.00		PEREZ, JESSICA	4111
V395332	2,681.84	.00		TOMASSETTI, JEEVANI	5623
V395333	2,290.13	.00		TRAN, KRYSTLE	242
V395334	3,836.83	.00		AVERELL, MARK	272
V395335	2,496.83	.00		COLES-GUZMAN, MARY	950
V395336	2,477.13	.00		KENNEDY, SEAN	111
V395337	2,260.48	.00		FLORES, CHRISTOPHER	464
V395338	3,462.55	.00		HOPKINS, NICHOLAS	627
V395339	4,666.97	.00		IBARRA GENIZ, JOSE	882
V395340	2,930.33	.00		LESTER, ALEXANDER	2868
V395341	1,990.94	.00		MACIAS, JUDITH	2996
V395342	2,764.26	.00		MAYORQUIN, RAYMUNDO	221
V395343	2,897.87	.00		TART, ANDRE	5235
V395344	1,370.33	.00		TELLEZ, ALMA	667
V395345	3,112.38	.00		ALVAREZ, JOSHUA	458
V395346	1,842.05	.00		CASTANEDA, GUADALUPE	280
V395347	3,033.69	.00		CRAVENS, ROBERT	658
V395348	699.12	.00		DINH, MICHELLE	433
V395349	6,439.69	.00		FOULKES, MATTHEW	9

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395350	1,225.54	.00	GUZMAN, FEDERICO	1918
V395351	1,974.39	.00	LI, CELINE	832
V395352	4,167.42	.00	LUNA, HARALD	264
V395353	3,108.72	.00	MCALEESE, IAN	159
V395354	3,407.85	.00	NAVARRO, SANDRA	93
V395355	3,644.87	.00	PELAYO, RODRIGO	870
V395356	2,415.00	.00	SANTOS, RUTH	4640
V395357	1,905.76	.00	TAE, RAY	5196
V395358	4,296.24	.00	THAI, LOTUS	536
V395359	2,615.06	.00	ZAPIEN, ERNESTINE	5777
V395360	23.70	.00	BARRAZA, THOMAS	489
V395361	3,612.88	.00	DHAUW, MELISSA	1170
V395362	23.70	.00	GARCIA, ALEXANDRA	414
V395363	2,119.49	.00	GRIFFIN, CHEKESHA	865
V395364	919.75	.00	MARTINEZ, RICHARD	834
V395365	23.70	.00	SERRANO, CHLOE	423
V395366	23.70	.00	SOLORZANO, RODOLFO	404
V395367	3,304.36	.00	SUAREZ, SARABETH	5169
V395368	3,251.75	.00	YOON, JIWON	91
V395369	942.04	.00	AHN, JOYCE	263
V395370	992.20	.00	FRANCO-HERNANDEZ, CARLOS	566
V395371	888.57	.00	HOQUE, LAMIYA	412
V395372	772.03	.00	SONNE, SUSAN	5161
V395373	777.24	.00	TRAUT, CONNOR	5399
V395374	3,046.55	.00	ALMQUIST, ANNA PATRICIA	168
V395375	1,996.95	.00	GUERRA, SARAH	1470
V395376	6,192.18	.00	VICUNA, ADRIA	2297
V395377	1,039.89	.00	KIRK, RALPH	384
V395378	2,484.86	.00	LOPEZ, ANGELICA	2928
V395379	745.32	.00	YAM, DARLENE	867
V395380	2,301.53	.00	BARRAZA, TAYLOR	501
V395381	2,825.47	.00	COTA, LORRAINE	954
V395382	6,172.43	.00	DAVENPORT, JOSEPH	1094
V395383	6,279.53	.00	GEYER, BRADLEY	1692
V395384	6,999.58	.00	NGUYEN, NGHIA	3755
V395385	2,627.11	.00	SEMAAN, NADIA	4740
V395386	1,651.07	.00	CHARNES, LANCE	783
V395387	9,079.05	.00	DIERINGER, RYAN	1145
V395388	2,285.24	.00	HERNANDEZ, ISABELLA	112
V395389	3,971.35	.00	JIMENEZ, ROBERT	352
V395390	3,188.27	.00	KIM, HYUN	328
V395391	3,307.26	.00	LAM, DAVID	2790
V395392	652.52	.00	LOVCHIK, MICHAEL	6
V395393	4,050.01	.00	MIKIEWICZ, SIMON	3360
V395394	2,734.29	.00	NOVOTNY, MARY	3705
V395395	4,823.16	.00	TOMSICK, MARTIN	5360
V395396	3,083.51	.00	ALCALA, BRITTANY	58
V395397	3,382.77	.00	ARIAS, KALEA	592
V395398	2,555.04	.00	BINYON, ERIC	506
V395399	5,143.19	.00	BRANDSTETTER, JAMES	629
V395400	4,999.95	.00	BUTH, CATHERINE	561
V395401	4,266.81	.00	CARPENTER, SCARLET	1663
V395402	792.25	.00	CIFUENTES MEDINA, DANNA	671
V395403	818.89	.00	CORTEZ TORRES, AMANDA	450
V395404	2,189.98	.00	DIERINGER, REGINA	1515
V395405	4,082.60	.00	ESCOBEDO, STACEY	1530

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395406	5,593.42	.00	ESQUETINI, MARIA	1536
V395407	963.89	.00	GONZALEZ, BAILEY	868
V395408	843.64	.00	MADHAE, DEEPINDER	555
V395409	3,069.74	.00	MAERKER, ELIZABETH	3017
V395410	4,658.46	.00	MCGRATH, CODY	3220
V395411	818.89	.00	MENDOZA ESPINOZA, MYA	532
V395412	923.21	.00	MONTANO, BRIANNA	816
V395413	1,020.91	.00	ONTIVEROS, STEVEN	342
V395414	488.99	.00	OSEJO, SOFIA	833
V395415	2,689.72	.00	PALMA-RUBALCAVA, DIANA	3970
V395416	913.29	.00	RODRIGUEZ TZAJ, SANDY	604
V395417	2,155.60	.00	RODRIGUEZ VILLA, YARELI	205
V395418	2,371.63	.00	SAUCEDA, CATHLEEN	4645
V395419	3,876.41	.00	SHERIFF, SAMANTHA	2096
V395420	744.13	.00	SILVERIO, SAMANTHA	497
V395421	4,528.22	.00	TANIGUCHI, MELISSA	5230
V395422	825.36	.00	VELLANOWETH, KRISTINE	217
V395423	609.47	.00	WOOD, HUNTER	605
V395424	.00	.00	CHAN, KARA	795
V395425	2,403.27	.00	FIORE, KATE	1560
V395426	2,154.46	.00	FLOHRA, KARAN	516
V395427	3,072.09	.00	FOX, CHARITY	1641
V395428	723.10	.00	KUHN, MICHELLE	2730
V395429	808.45	.00	KUHN, TARI	2747
V395430	2,447.60	.00	MAERTZ, DANA	3018
V395431	3,170.81	.00	MENDIVEL, CHRISTINA	3299
V395432	2,306.99	.00	NGO, CATHERINE	3752
V395433	2,528.57	.00	PENDLETON, SUN	4080
V395434	2,091.84	.00	TENG, LING-FEI	2871
V395435	2,377.43	.00	UMLAH, AMBER	5435
V395436	1,862.27	.00	YBARRA, DELIA	529
V395437	6,859.65	.00	BAILEY, JOHN	355
V395438	5,858.63	.00	BATES, PATRICK	378
V395439	6,200.91	.00	BELTRAN, CHRISTINA	13
V395440	4,284.40	.00	BLACKWOOD, PHALANN	550
V395441	5,190.90	.00	BOURNE, CLIFFORD	5612
V395442	4,891.21	.00	BOYD, ROBERT	584
V395443	5,133.93	.00	BOYER, CAMERON	585
V395444	8,348.84	.00	BRAVO, ISABEL	420
V395445	2,305.99	.00	CAMPOS, CARLOS	871
V395446	5,307.67	.00	CAMPOS, LOLANI	728
V395447	4,524.79	.00	CERDA, SERGIO	240
V395448	3,782.82	.00	CHAVEZ, ALEJANDRO	182
V395449	3,872.89	.00	CHAVEZ, ANTONY	246
V395450	2,288.30	.00	CHO, YOUNGVEEN	758
V395451	3,945.95	.00	CURATOLA, ANTHONY	350
V395452	4,410.72	.00	DAVIS, JONATHAN	1083
V395453	5,335.32	.00	ESCOBEDO, DOMINICK	1521
V395454	3,448.97	.00	ESTRELLA, CARL JOSEPH	415
V395455	4,448.90	.00	FRANKLIN, KEVIN	1649
V395456	8,210.96	.00	GALOS, MICHAEL	1680
V395457	5,790.17	.00	GANO, KEVIN	1742
V395458	3,508.56	.00	GARCIA, JONATHAN	514
V395459	5,919.13	.00	GENTNER, GEORGE	1765
V395460	4,098.49	.00	GONZALEZ, LUIS	164
V395461	4,559.10	.00	GONZALEZ, OSCAR	1785

SELECTION CRITERIA: checkhis.pay_run='NI1'
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V395462	5,332.25	.00	HERST, RYAN	2102
V395463	3,611.86	.00	HOGAN, CHRISTIAN MICHAEL	138
V395464	6,894.95	.00	HONG, ALEX	2130
V395465	6,047.48	.00	JIMENEZ, GUSTAVO	2285
V395466	6,785.68	.00	JOHNSON, BRYAN	2300
V395467	3,964.95	.00	LAZARO, WILLIAM	872
V395468	7,238.85	.00	LEPE, SERGIO	2901
V395469	4,571.94	.00	LIRA, JOSEPH	133
V395470	3,968.88	.00	LOPEZ, GUILLERMO	2958
V395471	6,515.59	.00	LOVETERE, JOSEPH	2962
V395472	2,551.57	.00	LUCACI, KEVIN	874
V395473	5,463.48	.00	LUONG, AARON	577
V395474	5,706.27	.00	MARTINEZ, JESUS	117
V395475	6,150.16	.00	MEDRANO, JULIAN	3223
V395476	3,385.33	.00	MEKDARA, BOBBY	624
V395477	3,198.35	.00	MEONO, ROBIN	351
V395478	6,180.77	.00	MOELLER, SARAH	3590
V395479	4,611.32	.00	MORALES, FRANK	3489
V395480	3,878.79	.00	MORQUECHO, FERNANDO	510
V395481	5,721.64	.00	MUNOZ, OSCAR	3605
V395482	4,706.26	.00	MURILLO CASTRO, JULIAN	268
V395483	3,127.34	.00	NGUYEN, ANTHONY	258
V395484	7,168.58	.00	NYHUS, CHRISTOPHER	3808
V395485	6,207.41	.00	O'DETTE, DIRK	3823
V395486	3,553.33	.00	OH, WILLIAM	326
V395487	3,130.15	.00	OSORIO, STEVIE	573
V395488	3,769.46	.00	PADILLA, VALERIE	108
V395489	7,137.24	.00	PINO, RICHARD	4171
V395490	8,398.43	.00	PLUMLEE, ROGER	4180
V395491	7,149.82	.00	PROCEL, ANDY	4243
V395492	6,549.69	.00	RAMIREZ, ANGEL	4314
V395493	4,304.43	.00	RANGEL, PRISCILLA	4337
V395494	6,790.76	.00	REYES, HUGO	98
V395495	4,522.86	.00	RODRIGUEZ, CHRISTIAN	4476
V395496	5,463.40	.00	RODRIGUEZ CASTILLERO, JOSEPH	259
V395497	4,071.71	.00	SALAZAR, RYAN	4626
V395498	6,261.46	.00	SHADDOW, JON-MICHAEL	4837
V395499	5,520.12	.00	SOLIS, DANIEL	5000
V395500	3,237.64	.00	SOUSA, MATTHEW	596
V395501	4,097.36	.00	TEWELL, MELISSA	5282
V395502	5,033.48	.00	TRAN, TUYET	5424
V395503	2,498.31	.00	TUBBS, AUSTIN	873
V395504	4,807.09	.00	WILLIAMS-GIROUX, JACOB	499
V395505	7,516.84	.00	COLON, BOBBY	900
V395506	7,470.55	.00	LEE, CONNOR	2861
V395507	2,148.39	.00	MENDOZA HERNANDEZ, STEPHANIE	427
V395508	5,055.37	.00	ORTEGA, MICHAEL	104
V395509	2,309.56	.00	PARRA, ANGEL	498
V395510	2,278.30	.00	RAMIREZ, ARIANNA	86
V395511	2,176.46	.00	SILVA, OSCAR	4886
V395512	2,397.33	.00	VAZQUEZ-CAMACHO, MARLENE	101
V395513	5,968.77	.00	VU, JEFFREY	5519
V395514	873.08	.00	BAIR, JOHN	284
V395515	811.42	.00	CASEY, DROUETT	771
V395516	941.47	.00	PATTON, DANA	4060
V395517	6,690.66	.00	BERNAL, DAVID	480

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395518	5,419.57	.00	BOUDREAU, CORY	583
V395519	2,882.10	.00	BOUDREAU, LAURA	2192
V395520	5,107.97	.00	BOYINGTON, DEVIN	594
V395521	5,033.33	.00	CARNEY, THOMAS	751
V395522	5,624.08	.00	CHRISTIANSEN, ANDREW	97
V395523	4,063.62	.00	EK, CHRISTOPHER	1477
V395524	5,150.28	.00	ESCAMILLA, MARIO	1529
V395525	4,146.07	.00	KALAGIAN, BRYANT	2436
V395526	2,059.43	.00	LARA, KARON	103
V395527	3,508.54	.00	LOMELI, LISBETH	4516
V395528	3,502.96	.00	LOPEZ, VANESSA	2929
V395529	4,996.48	.00	LOPEZ, WILLYVALDO	2941
V395530	5,388.05	.00	LOWE, AUSTIN	2956
V395531	5,431.35	.00	MOON, DAVID	3479
V395532	2,078.59	.00	MORALES MALDONADO, IVETT	3490
V395533	1,820.12	.00	O'DETTE, NANCY	1920
V395534	4,653.87	.00	PANTOJA, DAVID	3986
V395535	4,464.56	.00	RUBALCAVA, EFRAIN	4590
V395536	2,541.31	.00	SULLIVAN, STACEY	5160
V395537	3,299.53	.00	TREADWAY, SARA	4210
V395538	3,755.77	.00	TURNER, JERAMIAH	291
V395539	4,846.06	.00	VU, KRISTINE	63
V395540	2,024.81	.00	CARDENAS, MARGARET	336
V395541	2,407.71	.00	IBARRA, KRISTI	88
V395542	7,178.07	.00	MIKHAEL, MINA	3359
V395543	4,628.30	.00	ALQAM, NADER	71
V395544	4,388.11	.00	ARABOLU, DEEPTHI	178
V395545	3,126.28	.00	CAPISTRANO, FRANCES	74
V395546	2,570.74	.00	COLES, CARINA	77
V395547	3,037.48	.00	ESPARZA-ALMARAZ, AARON	383
V395548	2,858.41	.00	GUZMAN, HECTOR	512
V395549	1,357.06	.00	HA, ALAN	677
V395550	2,587.84	.00	LEE, HYANG SUN	430
V395551	3,905.37	.00	MILLER, JADEN	513
V395552	3,166.53	.00	QUINONES, FABIO	875
V395553	2,877.65	.00	RODRIGUEZ, JEREMY	877
V395554	3,422.09	.00	TRAN, JASON	96
V395555	3,952.48	.00	WRAY, NORMAN	5725
V395556	2,660.89	.00	ZARAGOZA, EDUARDO	5788
V395557	3,436.42	.00	AUBUCHON, LAURIE	250
V395558	2,225.17	.00	GENERA, ELIZABETH	1685
V395559	4,899.19	.00	HUNT, JOSEPH	2249
V395560	1,960.01	.00	LUX, ANDREA	2972
V395561	2,488.24	.00	VENEGAS MENDEZ, JAVIER	5491
V395562	2,485.14	.00	BACA, ANDREW	315
V395563	2,891.81	.00	BRITO, MICHAEL	642
V395564	1,394.32	.00	CASTRO, EFRAIN	641
V395565	712.58	.00	CASTRO, JOHN	540
V395566	1,187.83	.00	CISNEROS, STEVEN	855
V395567	1,032.80	.00	COLORADO, JARRETH	852
V395568	3,314.07	.00	ESCATEL-OROSCO, PEDRO	1537
V395569	1,340.36	.00	ESPINOSA, GUIDO	637
V395570	712.58	.00	GARCIA, RYAN	851
V395571	1,450.05	.00	GONZALES, DERRICK	635
V395572	2,582.38	.00	GONZALEZ, ALEJANDRO	1783
V395573	1,641.90	.00	GONZALEZ, KONRAD	587

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395574	712.58	.00	HERNANDEZ, OSBALDO	863
V395575	725.01	.00	HERRERA, FELIX	856
V395576	365.92	.00	LARA, PAULO	849
V395577	4,403.59	.00	LIBUNAO, NINO	2912
V395578	1,545.55	.00	LISCANO, CHRISTOPHER	850
V395579	1,658.39	.00	MARASCO, MATTHEW	289
V395580	1,419.88	.00	MORALES, LEONARDO	819
V395581	1,722.05	.00	MORENO, MARCOS	862
V395582	2,688.72	.00	MUNOZ, JOHNNY	144
V395583	2,014.92	.00	NAJERA, JESSE	3630
V395584	712.58	.00	NGUYEN, DUNG	858
V395585	1,187.82	.00	ORTIZ, RAYMOND	309
V395586	1,340.32	.00	PAPANIC, DENNIS	548
V395587	1,340.32	.00	PEREZ, ISAIAH	523
V395588	2,633.37	.00	RIVERA, JOE	4450
V395589	1,340.32	.00	RODRIGUEZ, MIGUEL	589
V395590	1,983.39	.00	RODRIGUEZ, OSCAR	131
V395591	712.58	.00	SANTANA, JESUS	860
V395592	1,710.51	.00	SERNA, JUAN	4728
V395593	719.05	.00	SESSION, DIMITRIAS	859
V395594	2,809.14	.00	TORREZ, JAVIER	69
V395595	712.58	.00	VILLANUEVA, RICHARD	854
V395596	2,743.07	.00	CARRILLO, EDWARD	765
V395597	2,104.23	.00	CHAVEZ, CAESAR	544
V395598	2,682.43	.00	ELLS, ZACHARY	1500
V395599	3,044.71	.00	ENNIS, JOSEPH	262
V395600	2,041.95	.00	ESPINO, KEVIN	517
V395601	3,434.23	.00	FINCH, BARRETT	1574
V395602	3,926.45	.00	HAGAN, KEVIN	1947
V395603	5,386.22	.00	KVENBO, SCOTT	2750
V395604	2,379.23	.00	MARTINEZ, MARCO	215
V395605	4,739.59	.00	MCGEE, MICHAEL	9306
V395606	2,925.07	.00	MILLER, DAVID	3390
V395607	3,195.14	.00	MOJARRO, ANDREW	3082
V395608	3,714.24	.00	MOORE, FRANK	3486
V395609	1,773.41	.00	MYLLES, JOSHUA	279
V395610	3,346.79	.00	PRECIADO, CAMDEN	134
V395611	2,752.55	.00	SANCHEZ, JUAN	4617
V395612	2,334.84	.00	SPEAR, ANTHONY	5011
V395613	4,998.04	.00	STEPHENSON, MARK	5122
V395614	2,689.26	.00	TAVARES, JAMEY	5231
V395615	1,935.81	.00	ALVAREZ, CARLOS	136
V395616	1,072.43	.00	AVILA, NICHOLAS	744
V395617	2,581.66	.00	DAHL, TERRY	1084
V395618	2,312.60	.00	DOMINGUEZ, KEVIN	565
V395619	2,114.11	.00	GARCIA DEL TORO, JOSE	845
V395620	2,507.77	.00	GARCIA ORTEGA, JOSE	1636
V395621	2,232.42	.00	GRIMES, DAVID	1881
V395622	1,978.82	.00	GUZMAN, KEVIN	132
V395623	2,383.05	.00	KOSS, MICHAEL	2718
V395624	3,719.14	.00	MARTINEZ, GABRIEL	3139
V395625	2,316.31	.00	MELLADO, KIM	3289
V395626	2,860.12	.00	MERROW, MATTHEW	3316
V395627	2,312.09	.00	OTTEN, DAVID	3869
V395628	3,690.64	.00	PORTER, JEFFREY	4174
V395629	1,187.82	.00	RAMOS, NIKOLAS	815

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395630	3,406.65	.00	RODRIGUEZ, EDWARD	4479
V395631	2,316.56	.00	RUIZ, ALEJANDRO	416
V395632	1,208.50	.00	SAILIATA, RAYMOND	648
V395633	548.89	.00	SOLOMAN, ROBERTO	654
V395634	2,009.27	.00	TORRES, SALVADOR	234
V395635	2,391.31	.00	WELLS, ANTHONY	5610
V395636	2,790.37	.00	CAMPIZTA, ADAM	225
V395637	2,928.31	.00	DE LA CRUZ, RICARDO	558
V395638	1,051.71	.00	GOMEZ, JASON	869
V395639	3,513.84	.00	MACIAS, RAYMOND	2998
V395640	2,763.25	.00	WEAR, JOHN	5606
V395641	2,304.69	.00	ALARCON, ALEXANDER	485
V395642	7,261.86	.00	BOX, JAMES	576
V395643	23.70	.00	CARVER, BRIAN	586
V395644	2,213.74	.00	CHAVEZ, ARIANA	788
V395645	23.70	.00	CHENCINSKI, COLETTE	487
V395646	2,001.55	.00	CONTRERAS, SAUL	95
V395647	12.70	.00	DE LA LUZ, ALICIA	408
V395648	.00	.00	FRUTOS, JERRY	488
V395649	23.70	.00	HOLGUIN, COURTNEY	394
V395650	3,107.85	.00	HURTADO, MARIA	353
V395651	23.70	.00	INNOCENTE, SHEENA	436
V395652	2,129.81	.00	MANCILLA, JSSICA	451
V395653	23.70	.00	MARTINEZ, JUANITA	421
V395654	2,491.65	.00	MARTINEZ, SERENA	3147
V395655	23.70	.00	MASSED, TANYA	409
V395656	23.70	.00	MCCANN, CAROL	439
V395657	2,125.42	.00	MOMPELLER, JUSTICE	443
V395658	2,454.41	.00	MORENO, ANDREW	161
V395659	23.70	.00	NEVAREZ, VERONICA	588
V395660	23.70	.00	ROSS, IRVING	435
V395661	825.36	.00	SANCHEZ, CHRISTOPHER	236
V395662	3,517.44	.00	SAUCEDA, MARK	4642
V395663	23.70	.00	VALIVLLAH, FIZA	880
V395664	8.70	.00	WALKER, SHARENA	524
V395665	23.70	.00	WALLACE, DEAN	402
V395666	23.70	.00	YUN, HYEWON	432
V395667	878.19	.00	ALVARADO, ADRIAN	89
V395668	384.22	.00	BAHENA, PEDRO	148
V395669	512.29	.00	BAKER, JAMISON	465
V395670	484.85	.00	BALENTI, TYLOR	846
V395671	64.04	.00	BARENG, KATHERINE	33
V395672	269.87	.00	CARBAJAL, MARCELO	848
V395673	690.06	.00	CISNEROS, MICHELLE	812
V395674	457.41	.00	CONSTANTINE, NATALIE	837
V395675	292.74	.00	DURGIN, JAYLIND	186
V395676	228.70	.00	ESCAMILLA PATRICIO, DANIELLE	534
V395677	324.72	.00	GARCIA, MICHELE	171
V395678	397.43	.00	GONZALEZ, ISAAC	294
V395679	953.19	.00	GUERRA, ATHZIRI	141
V395680	576.33	.00	GUILLEN, JAYDEN	339
V395681	717.26	.00	GUTIERREZ, MICHELLE	1925
V395682	292.74	.00	GUTIERREZ, SABRINA	847
V395683	755.80	.00	HERNANDEZ, KATE	2091
V395684	228.71	.00	HERNANDEZ-ZAMORA, JAZMIN	613
V395685	304.01	.00	HOLLOWAY, ELIZABETH	2185

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395686	54.89	.00	JUBRAN, NOAH	127
V395687	439.11	.00	LEOS LOPEZ, EVELYN	836
V395688	265.30	.00	LEWIS, ALEC	266
V395689	590.75	.00	MAGANA, ADAM	173
V395690	489.43	.00	MOLINA, LILLY	611
V395691	498.58	.00	NGHIEM, NATALIE	249
V395692	274.44	.00	OCHOA, ALAN	192
V395693	375.07	.00	REYES, JETH	844
V395694	579.81	.00	RIVERA GOMEZ, YAMILEX	4432
V395695	425.39	.00	RODRIGUEZ, JACOB	839
V395696	457.41	.00	RODRIGUEZ, KAREN	538
V395697	411.68	.00	RODRIGUEZ, MIKAYLA	295
V395698	755.03	.00	RUIZ, LUIS	527
V395699	823.78	.00	RUSSELL, JEFFREY	150
V395700	585.48	.00	SANCHEZ, NATHAN	504
V395701	576.33	.00	SANTANA, JOZELYN	838
V395702	109.78	.00	SCOTT, EMANY	842
V395703	429.96	.00	SHRESTHA, SALIS	610
V395704	474.98	.00	SOLTERO, JESSE	177
V395705	448.26	.00	SORIA, NOAH	5004
V395706	874.29	.00	STRICKLER, LINDA	5135
V395707	355.55	.00	TAPIA, ANGELICA	306
V395708	1,109.98	.00	THOMSEN, MATTHEW	194
V395709	411.67	.00	TUCKER, JOSEPHINE	843
V395710	2,829.88	.00	VAN SICKLE, MICHELLE	2076
V395711	401.04	.00	VAZQUEZ, OSCAR	152
V395712	548.89	.00	VELOZ, SABRINA	146
V395713	466.56	.00	WEBER, ISABELLA	614
V395714	218.26	.00	BUENROSTRO, ADRIAN	598
V395715	591.30	.00	AGUILAR, KALVIN	23
V395716	365.92	.00	BARTOLO, BRYAN	338
V395717	703.98	.00	CABUSAO, NINA MARINELLA	729
V395718	858.72	.00	CARRERA ABAD, MARIA	864
V395719	732.73	.00	CHOATE, RACHAEL	511
V395720	903.37	.00	CORRALES, ISAAC	474
V395721	2,891.76	.00	DAVIS, TANIKKA	1082
V395722	1,306.42	.00	GRACIA, TONY	622
V395723	906.61	.00	HONG, YI	2189
V395724	356.78	.00	KENDRIX, PERRY	741
V395725	1,273.45	.00	LARIZ RUBALCAVA, CARLOS	429
V395726	548.89	.00	LIZARRAGA, ERIK	483
V395727	2,218.41	.00	LOZANO, WILFREDO	621
V395728	2,560.18	.00	MARQUEZ PINEDO, ANALISA	3118
V395729	814.16	.00	MEGGINSON, MARK	562
V395730	328.20	.00	MENDOZA, GISELLE	522
V395731	2,773.77	.00	NIELSEN, ROSEMARY	3760
V395732	568.88	.00	ORTIZ, YAHAIRA	241
V395733	618.80	.00	ROJAS, ASHLEY	473
V395734	452.44	.00	RUIZ, GIANCARLO	466
V395735	567.18	.00	SALAZAR, NICHOLAS	661
V395736	784.51	.00	SANCHEZ, MARIA	818
V395737	155.52	.00	SANDOVAL, RYAN	663
V395738	265.30	.00	SINGH, YASMINE	479
V395739	542.83	.00	SOSA, ELIANNA	341
V395740	198.42	.00	TILTON, ALEXANDRIA	879
V395741	760.68	.00	TOLEDO, ISAAC	742

SELECTION CRITERIA: checkhis.pay_run='NI1'
ALL CHECKS

V395742	343.34	.00	VEGA-MATA, PEDRO	278
V395743	3,104.74	.00	VILLAPANDO, MADELINNE	878
V395744	494.36	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL
CHECK: 445 1,162,766.36 .00

TOTAL
CHECKS: 445 1,162,766.36 .00

February 24, 2026
CONSENT CALENDAR
Item No. 4C.

City Council Agenda Report

TREASURER'S REPORT FOR THE MONTH OF JANUARY 2026

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Receive and file the reports.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City of Buena Park's Investment Policy adopted by the City Council on February 25, 2025, requires the City Treasurer to submit a detailed investment report to the City Council. Attached for review are the Treasurer's Investment Reports for the month of January 2026. All of the investments listed meet the requirements of both the Government Code and the City Investment Policy.

BUDGET IMPACT

None.

Attachments

Treasurers Report Att1of4.pdf
Treasurers Report Att2of4.pdf
Treasurers Report Att3of4.pdf
Treasurers Report Att4of4.pdf

CITY OF BUENA PARK
Treasurer's Report of Monies on Deposit
Period Ending January 31, 2026

DESCRIPTION	City Book Balance	RDA Bond Proceeds Series B	Total
Union Bank - City Checking Account	4,079,011.40	-	4,079,011.40
Union Bank - Outstanding checks	(1,730,259.51)	-	(1,730,259.51)
Union Bank - Outstanding deposits	209,448.86	-	209,448.86
	2,558,200.75	-	2,558,200.75
Local Agency Investment Fund	37,353,554.61	-	37,353,554.61
Governmental Agency Securities	17,999,697.30	-	17,999,697.30
CMBS	12,139,306.65	-	12,139,306.65
Money Market Mutual	638,365.33	1,394,686.90	2,033,052.23
Supranational	3,383,135.00	-	3,383,135.00
Corporate	28,873,122.85	-	28,873,122.85
U S Treasury	44,911,470.73	-	44,911,470.73
Payables/Receivable	1,400,528.08	-	1,400,528.08
	146,699,180.55	1,394,686.90	148,093,867.45
Total	149,257,381.30	1,394,686.90	150,652,068.20

Fund Description	Cash Balance
11 - General Fund	54,735,147.53
12 - Economic Development Fund	13,984,364.20
13 - Measure R	11,388,415.33
17 - Opioid Settlement Fund	677,553.43
18 - Local Law Enforcement Fund	87,203.86
20 - Asset Forfeiture Fund	720,008.17
21 - Capital Project Fund	(78,626.29)
22 - Prop 172 PD Augment Fund	25,525.36
23 - State Law Enf Supp Fund	125,841.87
24 - State Gas Tax Fund	10,660,478.09
25 - Measure M2	2,654,934.55
28 - HOME Deferred Loan Fund	935,865.99
29 - Economic Development Fund (CDBG)	(39,424.66)
30 - State OCATT Fund	(95,052.43)
31 - Calhome Program	1,547,993.74
32 - Park In-Lieu Fund	-
33 - Traffic Congestion Relief Fund	116,597.95
40 - AB 2766 (AQMD) Fund	555,682.19
52 - Water Enterprise Fund	30,058,919.81
53 - Wastewater Enterprise Fund	(663,238.68)
54 - Water Impact Fund	11,148.77
55 - Sewer Impact Fund	10,020.37
62 - Workers' Comp Self-Ins Fund	4,943,014.11
63 - Public Liab Self-Ins Fund	146,725.04
65 - Accrued Leave Fund	501,749.18
71 - Equip Maint & Replacement Fund	8,391,740.26
73 - Payroll Revolving Fund	-
74 - Management Info Systems Fund	2,305,333.12
77 - Gov't Buildings Maintenance Fund	(184,003.61)
96 - Tourism & Marketing Dist	269,543.58
97 - Successor Fund to RDA	5,421,663.66
98 - Housing Successor Fund	1,436,943.71
Total Cash	150,652,068.20

* All investments are made in accordance with the City's adopted investment policy.
* The City has sufficient resources to meet expenditures for the next six (6) months.

PORTFOLIO SUMMARY

City of Buena Park Core | Account #405 | As of January 31, 2026

Portfolio Characteristics

Average Modified Duration	2.01
Average Coupon	3.59%
Average Purchase YTM	4.07%
Average Market YTM	3.74%
Average Credit Quality*	AA+
Average Final Maturity	2.23
Average Life	2.18

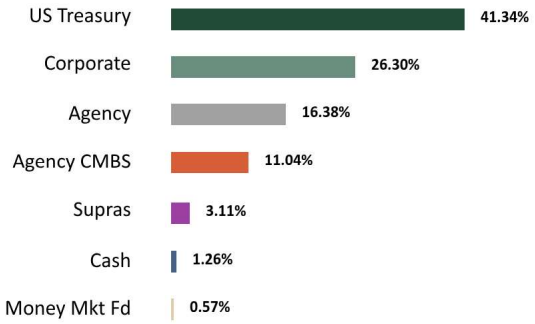
Account Summary

	End Values as of 12/31/2025	End Values as of 01/31/2026
Market Value	111,181,733.31	111,505,246.55
Accrued Interest	954,383.76	896,345.27
Total Market Value	**112,136,117.07**	**112,401,591.81**
Income Earned	395,937.15	225,192.90
Cont/WD	0.00	0.00
Par	110,939,999.13	111,323,893.41
Book Value	110,212,070.20	110,634,825.34
Cost Value	108,933,655.49	109,345,625.94

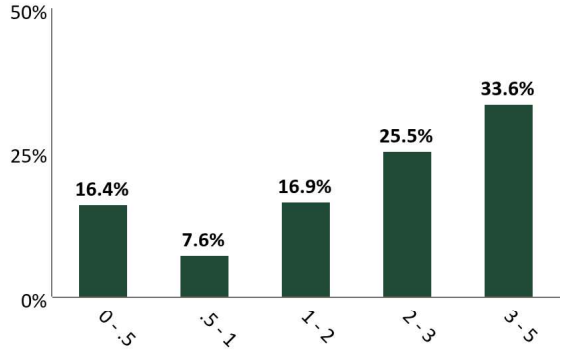
Top Issuers

United States	41.34%
Federal Home Loan Mortgage Corp	11.04%
Farm Credit System	10.20%
Federal Home Loan Banks	6.19%
Inter-American Development Bank	1.77%
Blackrock, Inc.	1.36%
American Express Company	1.35%
International Bank for Recon and Dev	1.34%

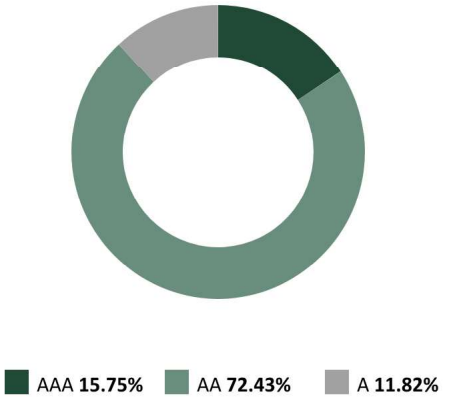
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Core	0.24%	1.00%	0.24%	5.42%	4.75%	4.58%	1.94%	2.04%	2.49%
Benchmark Return	0.19%	0.92%	0.19%	5.16%	4.53%	4.34%	1.78%	1.86%	2.30%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 0-5 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	11.0	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	11.0	Compliant	
Max Maturity (Years)	5.0	4.1	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; Non Agency ABS & MBS)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.3	Compliant	
Max % Issuer (MV)	5.0	1.4	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	16.4	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	11.0	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	3	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	35.0	0.0	Compliant	
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.6	Compliant	
Max % Issuer (MV)	20.0	0.6	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	3.1	Compliant	
Max % Issuer (MV)	10.0	1.8	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	41.3	Compliant	
Max % Issuer (BV)	100.0	41.5	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of Buena Park Core | Account #405 | As of January 31, 2026

Maturities / Calls

Month to Date	**(1,250,000.00)**
Fiscal Year to Date	**(13,295,000.00)**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**244,370.53**
Fiscal Year to Date	**26,823,830.94**

Sales

Month to Date	**(1,250,040.98)**
Fiscal Year to Date	**(12,773,906.06)**

Interest Received

Month to Date	**244,370.53**
Fiscal Year to Date	**2,103,556.58**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**(41,248.46)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	110,212,070.20	108,208,077.94
Maturities/Calls	(1,250,000.00)	(13,295,000.00)
Principal Paydowns	0.00	0.00
Purchases	244,370.53	26,823,830.94
Sales	(1,250,040.98)	(12,773,906.06)
Change in Cash, Payables, Receivables	2,639,564.73	1,397,357.52
Amortization/Accretion	38,860.86	274,464.99
Realized Gain (Loss)	0.00	0.00
Ending Book Value	110,634,825.34	110,634,825.34

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	111,181,733.31	108,723,158.16
Maturities/Calls	(1,250,000.00)	(13,295,000.00)
Principal Paydowns	0.00	0.00
Purchases	244,370.53	26,823,830.94
Sales	(1,250,040.98)	(12,773,906.06)
Change in Cash, Payables, Receivables	2,639,564.73	1,397,357.52
Amortization/Accretion	38,860.86	274,464.99
Change in Net Unrealized Gain (Loss)	(99,241.90)	355,340.99
Realized Gain (Loss)	0.00	0.00
Ending Market Value	111,505,246.55	111,505,246.55

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY									
3133EPLC7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.125 02/26/2026	2,000,000.00	06/07/2023 4.37%	1,987,746.00 1,999,691.80	100.02 3.69%	2,000,494.00 35,520.83	1.79% 802.20	Aa1/AA+ AA+	0.07 0.07
3130AUU36	FEDERAL HOME LOAN BANKS 4.125 03/13/2026	1,000,000.00	03/16/2023 4.23%	997,070.00 999,892.67	100.06 3.52%	1,000,621.00 15,812.50	0.90% 728.33	Aa1/AA+ AA+	0.11 0.11
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	2,000,000.00	05/09/2023 3.90%	2,005,460.00 2,000,433.17	100.06 3.70%	2,001,222.00 20,666.67	1.79% 788.83	Aa1/AA+ AA+	0.24 0.24
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	1,000,000.00	08/24/2023 4.82%	998,180.00 999,766.03	100.40 3.62%	1,003,955.00 6,465.28	0.90% 4,188.97	Aa1/AA+ AA+	0.36 0.36
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	10/31/2023 5.06%	998,600.00 999,749.90	100.61 3.74%	1,006,121.00 138.89	0.90% 6,371.10	Aa1/AA+ AA+	0.49 0.49
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00	07/22/2024 4.35%	2,014,366.00 2,006,753.25	101.30 3.64%	2,025,902.00 12,847.22	1.82% 19,148.75	Aa1/AA+ AA+	1.36 1.30
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,600,000.00	09/11/2023 4.50%	1,591,334.40 1,595,484.19	101.88 3.61%	1,630,092.80 27,805.56	1.46% 34,608.61	Aa1/AA+ AA+	2.61 2.40
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	2,500,000.00	11/14/2023 4.73%	2,488,100.00 2,493,375.12	102.43 3.69%	2,560,792.50 25,052.08	2.30% 67,417.38	Aa1/AA+ AA+	2.79 2.57
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	2,000,000.00	01/29/2024 4.05%	1,984,380.00 1,990,683.11	100.67 3.63%	2,013,480.00 2,798.61	1.81% 22,796.89	Aa1/AA+ AA+	2.97 2.77
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	1,750,000.00	04/10/2024 4.66%	1,727,792.50 1,735,804.76	102.18 3.64%	1,788,190.25 23,606.77	1.60% 52,385.49	Aa1/AA+ AA+	3.19 2.92
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	1,200,000.00	06/11/2024 4.50%	1,206,668.40 1,204,476.10	103.02 3.66%	1,236,289.20 8,170.83	1.11% 31,813.10	Aa1/AA+ AA+	3.35 3.07
Total Agency		**18,050,000.00**	**4.44%**	**17,999,697.30** **18,026,110.11**	**101.21** **3.65%**	**18,267,159.75** **178,885.24**	**16.38%** **241,049.64**		**1.73** **1.60**
AGENCY CMBS									
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	1,000,000.00	01/29/2024 4.42%	961,171.88 983,411.46	99.18 3.69%	991,795.00 2,703.33	0.89% 8,383.54	Aaa/AA+ AA+	1.56 1.44
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	1,200,000.00	11/05/2025 3.86%	1,199,765.62 1,199,785.80	100.18 3.77%	1,202,175.60 3,926.00	1.08% 2,389.80	Aaa/AA+ AA+	2.48 2.31

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	1,250,000.00	06/10/2025 4.27%	1,234,960.94 1,237,940.62	100.14 3.78%	1,251,792.50 4,083.33	1.12% 13,851.88	Aa1/AA+ AAA	2.65 2.41
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	1,000,000.00	12/09/2024 4.34%	979,062.50 985,333.20	99.80 3.79%	997,952.00 3,150.00	0.89% 12,618.80	Aaa/AA+ AA+	2.73 2.50
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/17/2025 4.21%	981,015.63 985,012.34	99.46 3.83%	994,613.00 3,075.00	0.89% 9,600.66	Aaa/AA+ AA+	2.99 2.71
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	1,250,000.00	12/29/2025 3.74%	1,241,650.39 1,241,879.15	99.16 3.81%	1,239,500.00 3,711.46	1.11% (2,379.15)	Aa1/AA+ AA+	2.99 2.75
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	1,000,000.00	09/11/2025 3.75%	990,820.31 991,824.11	98.88 3.85%	988,751.00 2,920.83	0.89% (3,073.11)	Aa1/AAA AA+	3.15 2.83
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	1,000,000.00	09/17/2024 3.74%	980,625.00 986,470.30	98.26 3.84%	982,591.00 2,748.33	0.88% (3,879.30)	Aa1/AA+ AAA	3.23 2.95
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	1,000,000.00	10/30/2024 4.49%	939,101.56 954,792.76	97.10 3.92%	971,007.00 2,500.00	0.87% 16,214.24	Aa1/AA+ AAA	3.65 3.03
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	1,250,000.00	06/10/2025 4.35%	1,132,421.88 1,148,895.54	93.14 3.94%	1,164,290.00 2,155.21	1.04% 15,394.46	Aa1/AA+ AAA	3.98 3.72
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	1,500,000.00	03/26/2025 4.40%	1,498,710.94 1,498,931.29	101.36 3.97%	1,520,422.50 5,515.00	1.36% 21,491.21	Aaa/AA+ AA+	4.15 3.44
Total Agency CMBS		**12,450,000.00**	**4.15%**	**12,139,306.65** **12,214,276.56**	**98.88** **3.84%**	**12,304,889.60** **36,488.50**	**11.04%** **90,613.04**		**3.09** **2.76**
CASH									
CCYUSD	Receivable	1,400,528.08	--	1,400,528.08 1,400,528.08	1.00	1,400,528.08 0.00	1.26% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**1,400,528.08**		**1,400,528.08** **1,400,528.08**	**1.00**	**1,400,528.08** **0.00**	**1.26%** **0.00**		**0.00** **0.00**
CORPORATE									
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00	03/16/2023 4.64%	962,870.00 997,036.11	99.92 3.63%	999,221.00 8,188.89	0.90% 2,184.89	A2/A A	0.25 0.25
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00	08/24/2023 5.47%	1,001,440.00 1,000,227.94	100.78 4.06%	1,007,820.00 25,020.50	0.90% 7,592.06	Aa2/A+ AA	0.54 0.44
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00	10/31/2023 5.91%	999,160.00 999,791.73	101.37 3.98%	1,013,745.00 14,868.39	0.91% 13,953.27	Aa3/A+ AA-	0.74 0.64
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00	06/03/2022 3.36%	744,562.50 748,729.58	99.46 3.70%	745,924.50 9,066.67	0.67% (2,805.08)	Aa3/AA- NA	1.12 1.08

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00	03/14/2022 2.73%	489,930.00 497,754.25	98.50 3.68%	492,502.00 4,344.44	0.44% (5,252.25)	Aa2/AA A+	1.12 1.08
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,000,000.00	03/19/2024 5.00%	999,860.00 999,947.43	101.25 3.85%	1,012,483.00 18,446.36	0.91% 12,535.57	Aa3/A AA-	1.13 0.99
023135CF1	AMAZON.COM INC 3.3 04/13/2027	500,000.00	06/09/2022 3.59%	493,600.00 498,419.04	99.61 3.63%	498,070.50 4,950.00	0.45% (348.54)	A1/AA AA-	1.20 1.15
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00	06/29/2022 3.91%	752,805.00 750,696.43	100.30 3.76%	752,226.75 6,750.00	0.67% 1,530.33	A2/A+ A+	1.27 1.14
931142EX7	WALMART INC 3.95 09/09/2027	750,000.00	09/08/2022 3.92%	751,140.00 750,352.43	100.54 3.60%	754,074.75 11,685.42	0.68% 3,722.32	Aa2/AA AA	1.61 1.44
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	12/28/2022 4.66%	695,400.00 730,624.80	98.59 3.81%	739,458.00 6,514.58	0.66% 8,833.20	A2/A+ A	1.70 1.63
037833DK3	APPLE INC 3.0 11/13/2027	1,000,000.00	01/27/2023 4.12%	951,990.00 982,137.09	99.07 3.54%	990,669.00 6,500.00	0.89% 8,531.91	Aaa/AA+ NA	1.78 1.71
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	500,000.00	01/27/2023 4.30%	506,670.00 502,616.27	101.78 3.64%	508,878.50 1,341.67	0.46% 6,262.23	A1/A+ NA	1.94 1.84
713448FL7	PEPSICO INC 3.6 02/18/2028	1,000,000.00	03/16/2023 4.29%	969,840.00 987,455.72	99.80 3.70%	997,951.00 16,300.00	0.89% 10,495.28	A1/A+ NA	2.05 1.92
57636QAW4	MASTERCARD INC 4.875 03/09/2028	1,000,000.00	03/16/2023 4.53%	1,015,050.00 1,006,215.39	102.22 3.77%	1,022,169.00 19,229.17	0.92% 15,953.61	Aa3/A+ NA	2.10 1.88
90331HPS6	US BANK NA 4.73 05/15/2028	1,250,000.00	05/12/2025 4.86%	1,250,475.00 1,250,358.26	100.96 4.22%	1,262,050.00 12,481.94	1.13% 11,691.74	A2/A+ A+	2.29 1.23
58933YBH7	MERCK & CO INC 4.05 05/17/2028	1,000,000.00	05/09/2023 4.07%	999,240.00 999,652.24	100.73 3.71%	1,007,268.00 8,325.00	0.90% 7,615.76	Aa3/A+ NA	2.29 2.08
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	535,000.00	07/11/2023 4.98%	534,202.85 534,609.93	102.73 3.77%	549,616.74 1,250.56	0.49% 15,006.80	A1/A A+	2.45 2.29
756109CW2	REALTY INCOME CORP 3.95 02/01/2029	1,500,000.00	09/29/2025 4.09%	1,493,835.00 1,494,434.23	99.68 4.06%	1,495,264.50 18,927.08	1.34% 830.27	A3/A- NA	3.00 2.80
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	1,250,000.00	02/12/2024 4.54%	1,247,675.00 1,248,591.22	101.85 3.84%	1,273,157.50 26,875.00	1.14% 24,566.28	Aa3/A+ NA	3.02 2.68
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	1,250,000.00	02/28/2024 4.81%	1,252,025.00 1,251,231.72	102.56 3.96%	1,281,968.75 26,102.43	1.15% 30,737.03	A1/AA- NA	3.07 2.71
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	1,250,000.00	05/16/2024 4.81%	1,251,912.50 1,251,230.40	102.79 3.88%	1,284,856.25 25,934.03	1.15% 33,625.85	A2/A A+	3.07 2.78
09290DAA9	BLACKROCK INC 4.7 03/14/2029	750,000.00	07/22/2024 4.65%	751,597.50 751,062.76	102.33 3.90%	767,495.25 13,414.58	0.69% 16,432.49	Aa3/AA- NA	3.11 2.76

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	750,000.00	06/11/2024 5.01%	744,682.50 746,427.81	102.83 3.94%	771,232.50 5,052.08	0.69% 24,804.69	A1/A A+	3.36 3.06
437076DC3	HOME DEPOT INC 4.75 06/25/2029	1,250,000.00	06/24/2024 4.81%	1,246,925.00 1,247,911.83	102.54 3.94%	1,281,692.50 5,937.50	1.15% 33,780.67	A2/A A	3.40 3.03
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	1,500,000.00	07/22/2025 4.32%	1,501,260.00 1,501,039.41	100.62 4.19%	1,509,313.50 1,994.21	1.35% 8,274.09	A2/A- A	3.47 2.32
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	750,000.00	03/26/2025 4.75%	756,720.00 755,225.06	102.54 4.31%	769,019.25 835.33	0.69% 13,794.19	A1/A AA-	3.98 2.74
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	1,000,000.00	02/07/2025 4.92%	1,001,400.00 1,001,121.88	102.73 4.20%	1,027,293.00 23,925.00	0.92% 26,171.13	A2/NA A	4.02 3.47
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	1,000,000.00	05/01/2025 4.14%	1,002,580.00 1,002,184.74	100.86 3.98%	1,008,575.00 10,500.00	0.90% 6,390.26	Aa3/A+ NA	4.25 3.75
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	1,250,000.00	11/17/2025 4.18%	1,251,350.00 1,251,293.50	99.82 4.24%	1,247,755.00 12,833.33	1.12% (3,538.50)	Aa3/AA- NA	4.79 4.25
02079KAW7	ALPHABET INC 4.1 11/15/2030	1,250,000.00	11/17/2025 4.05%	1,252,925.00 1,252,802.58	100.08 4.08%	1,251,005.00 12,100.69	1.12% (1,797.58)	Aa2/AA+ NA	4.79 4.27
Total Corporate		**29,035,000.00**	**4.50%**	**28,873,122.85** **28,991,181.79**	**101.01** **3.92%**	**29,322,755.74** **359,694.87**	**26.30%** **331,573.94**		**2.59** **2.23**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	638,365.33	-- 3.54%	638,365.33 638,365.33	1.00 5.17%	638,365.33 0.00	0.57% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**638,365.33**	**3.54%**	**638,365.33** **638,365.33**	**1.00** **5.17%**	**638,365.33** **0.00**	**0.57%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	1,500,000.00	07/24/2023 4.19%	1,454,115.00 1,477,424.48	99.74 3.61%	1,496,140.50 2,770.83	1.34% 18,716.02	Aaa/AAA NA	2.45 2.32
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	2,000,000.00	12/28/2023 3.96%	1,929,020.00 1,960,498.09	98.73 3.63%	1,974,654.00 23,090.28	1.77% 14,155.91	Aaa/AAA NA	2.63 2.47

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
Total				**3,383,135.00**	**99.17**	**3,470,794.50**	**3.11%**		**2.55**
Supranational		**3,500,000.00**	**4.06%**	**3,437,922.57**	**3.62%**	**25,861.11**	**32,871.93**		**2.40**
US TREASURY									
91282CGL9	UNITED STATES TREASURY 4.0 02/15/2026	1,500,000.00	05/31/2023 4.17%	1,493,437.50 1,499,907.20	100.01 3.72%	1,500,111.00 27,717.39	1.35% 203.80	Aa1/AA+ AA+	0.04 0.04
91282CBT7	UNITED STATES TREASURY 0.75 03/31/2026	1,500,000.00	09/28/2021 0.93%	1,487,871.09 1,499,571.83	99.54 3.68%	1,493,130.00 3,832.42	1.34% (6,441.83)	Aa1/AA+ AA+	0.16 0.16
9128286S4	UNITED STATES TREASURY 2.375 04/30/2026	1,300,000.00	08/29/2022 3.36%	1,255,972.66 1,297,104.33	99.68 3.69%	1,295,843.90 7,931.98	1.16% (1,260.43)	Aa1/AA+ AA+	0.24 0.24
91282CCF6	UNITED STATES TREASURY 0.75 05/31/2026	1,500,000.00	06/03/2022 2.94%	1,376,484.38 1,489,898.04	99.05 3.71%	1,485,762.00 1,947.12	1.33% (4,136.04)	Aa1/AA+ AA+	0.33 0.32
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	1,000,000.00	04/17/2025 3.95%	1,001,875.00 1,000,599.64	100.20 3.56%	1,001,964.00 5,439.56	0.90% 1,364.36	Aa1/AA+ AA+	0.37 0.36
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	1,500,000.00	06/03/2022 2.93%	1,364,414.06 1,483,901.41	98.53 3.65%	1,477,969.50 25.90	1.33% (5,931.91)	Aa1/AA+ AA+	0.50 0.49
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00	10/04/2022 4.00%	1,457,250.00 1,580,257.98	98.87 3.65%	1,581,947.20 11,086.96	1.42% 1,689.22	Aa1/AA+ AA+	0.54 0.52
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00	05/26/2022 2.73%	924,257.81 988,468.81	98.23 3.62%	982,328.00 2,980.77	0.88% (6,140.81)	Aa1/AA+ AA+	0.66 0.64
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00	05/26/2022 2.72%	937,500.00 988,518.86	98.11 3.60%	981,094.00 2,163.46	0.88% (7,424.86)	Aa1/AA+ AA+	0.83 0.81
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00	06/03/2022 2.95%	1,391,015.63 1,478,255.36	97.95 3.56%	1,469,215.50 1,657.46	1.32% (9,039.86)	Aa1/AA+ AA+	0.91 0.89
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00	06/09/2022 3.08%	1,397,578.13 1,478,017.95	98.01 3.56%	1,470,094.50 62.15	1.32% (7,923.45)	Aa1/AA+ AA+	1.00 0.97
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00	10/04/2022 3.94%	1,585,050.78 1,672,668.91	98.68 3.56%	1,677,486.90 17,669.84	1.50% 4,817.99	Aa1/AA+ AA+	1.04 1.00
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00	06/17/2025 3.97%	1,497,421.88 1,498,324.82	100.37 3.54%	1,505,566.50 19,800.82	1.35% 7,241.68	Aa1/AA+ AA+	1.16 1.11
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	06/09/2022 3.07%	1,478,085.94 1,494,438.62	99.04 3.54%	1,485,645.00 10,597.38	1.33% (8,793.62)	Aa1/AA+ AA+	1.24 1.20
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	1,500,000.00	09/27/2022 4.20%	1,428,808.59 1,477,193.41	99.38 3.54%	1,490,625.00 19,941.30	1.34% 13,431.59	Aa1/AA+ AA+	1.58 1.50
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,150,000.00	12/28/2022 4.02%	1,060,560.55 1,117,275.80	97.79 3.54%	1,124,529.80 5,575.28	1.01% 7,254.00	Aa1/AA+ AA+	1.79 1.72

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	2,000,000.00	02/23/2023 4.15%	1,942,421.88 1,976,654.92	99.93 3.53%	1,998,672.00 193.37	1.79% 22,017.08	Aa1/AA+ AA+	2.00 1.91
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	2,000,000.00	05/31/2023 3.84%	1,981,171.88 1,991,583.35	100.16 3.55%	2,003,126.00 24,697.80	1.80% 11,542.65	Aa1/AA+ AA+	2.16 2.03
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	750,000.00	05/01/2025 3.64%	752,314.45 751,724.58	100.40 3.56%	753,017.25 8,422.05	0.68% 1,292.67	Aa1/AA+ AA+	2.21 2.07
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	1,500,000.00	10/30/2024 4.11%	1,494,199.22 1,496,184.84	101.01 3.56%	1,515,175.50 5,303.87	1.36% 18,990.66	Aa1/AA+ AA+	2.41 2.27
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	2,250,000.00	08/19/2025 3.71%	2,259,843.75 2,258,311.47	100.70 3.57%	2,265,732.00 4,094.44	2.03% 7,420.53	Aa1/AA+ AA+	2.45 2.32
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	1,750,000.00	03/12/2024 4.20%	1,657,031.25 1,696,727.07	98.31 3.58%	1,720,468.75 23,242.19	1.54% 23,741.68	Aa1/AA+ AA+	2.54 2.39
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	07/23/2024 4.18%	937,929.69 957,440.50	97.21 3.65%	972,109.00 4,759.62	0.87% 14,668.50	Aa1/AA+ AA+	3.33 3.13
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	09/03/2024 3.69%	2,027,343.75 2,019,481.09	101.09 3.66%	2,021,876.00 220.99	1.81% 2,394.91	Aa1/AA+ AA+	3.50 3.24
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,000,000.00	09/17/2024 3.45%	1,971,093.75 1,979,103.72	98.15 3.68%	1,962,968.00 26,588.40	1.76% (16,135.72)	Aa1/AA+ AA+	3.58 3.30
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	1,500,000.00	12/30/2024 4.38%	1,483,535.16 1,487,238.58	101.48 3.70%	1,522,266.00 15,896.06	1.37% 35,027.42	Aa1/AA+ AA+	3.75 3.41
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	1,500,000.00	12/30/2024 4.38%	1,499,589.84 1,499,679.02	102.38 3.71%	1,535,742.00 5,801.11	1.38% 36,062.99	Aa1/AA+ AA+	3.91 3.56
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	1,250,000.00	02/07/2025 4.34%	1,245,263.67 1,246,192.16	101.95 3.72%	1,274,413.75 146.75	1.14% 28,221.59	Aa1/AA+ AA+	4.00 3.65
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	2,000,000.00	03/26/2025 4.09%	1,991,875.00 1,993,279.60	101.01 3.73%	2,020,234.00 34,033.15	1.81% 26,954.40	Aa1/AA+ AA+	4.08 3.67
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	1,000,000.00	12/29/2025 3.64%	1,009,648.44 1,009,454.65	100.47 3.76%	1,004,727.00 3,425.41	0.90% (4,727.65)	Aa1/AA+ AA+	4.41 4.01
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	1,500,000.00	09/11/2025 3.57%	1,520,625.00 1,518,982.40	100.46 3.76%	1,506,913.50 160.57	1.35% (12,068.90)	Aa1/AA+ AA+	4.50 4.09
Total US Treasury		**46,250,000.00**	**3.65%**	**44,911,470.73** **45,926,440.90**	**99.69** **3.63%**	**46,100,753.55** **295,415.54**	**41.34%** **174,312.65**		**2.04** **1.90**
Total Portfolio		**111,323,893.41**	**4.07%**	**109,345,625.94** **110,634,825.34**	**98.38** **3.74%**	**111,505,246.55** **896,345.27**	**100.00%** **870,421.21**		**2.23** **2.01**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
Total Market Value + Accrued						**112,401,591.81**			

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/05/2026	60934N104	2,737.46	FEDERATED HRMS GV O INST	1.000	3.64%	(2,737.46)	0.00	(2,737.46)	0.00
Purchase	01/12/2026	60934N104	11,500.00	FEDERATED HRMS GV O INST	1.000	3.56%	(11,500.00)	0.00	(11,500.00)	0.00
Purchase	01/13/2026	60934N104	26,250.00	FEDERATED HRMS GV O INST	1.000	3.56%	(26,250.00)	0.00	(26,250.00)	0.00
Purchase	01/14/2026	60934N104	13,241.25	FEDERATED HRMS GV O INST	1.000	3.56%	(13,241.25)	0.00	(13,241.25)	0.00
Purchase	01/15/2026	60934N104	43,593.75	FEDERATED HRMS GV O INST	1.000	3.55%	(43,593.75)	0.00	(43,593.75)	0.00
Purchase	01/20/2026	60934N104	70,476.04	FEDERATED HRMS GV O INST	1.000	3.54%	(70,476.04)	0.00	(70,476.04)	0.00
Purchase	01/23/2026	60934N104	18,795.00	FEDERATED HRMS GV O INST	1.000	3.54%	(18,795.00)	0.00	(18,795.00)	0.00
Purchase	01/26/2026	60934N104	2,155.21	FEDERATED HRMS GV O INST	1.000	3.54%	(2,155.21)	0.00	(2,155.21)	0.00
Purchase	01/26/2026	60934N104	30,621.82	FEDERATED HRMS GV O INST	1.000	3.54%	(30,621.82)	0.00	(30,621.82)	0.00
Purchase	01/30/2026	60934N104	25,000.00	FEDERATED HRMS GV O INST	1.000	3.54%	(25,000.00)	0.00	(25,000.00)	0.00
Total Purchase			**244,370.53**				**(244,370.53)**	**0.00**	**(244,370.53)**	**0.00**
TOTAL ACQUISITIONS			**244,370.53**				**(244,370.53)**	**0.00**	**(244,370.53)**	**0.00**
DISPOSITIONS										
Maturity	01/31/2026	91282CBH3	(1,250,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	100.000	0.85%	1,250,000.00	0.00	1,250,000.00	0.00
Total Maturity			**(1,250,000.00)**				**1,250,000.00**	**0.00**	**1,250,000.00**	**0.00**
Sale	01/02/2026	60934N104	(1,241,774.11)	FEDERATED HRMS GV O INST	1.000	3.67%	1,241,774.11	0.00	1,241,774.11	0.00

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	01/12/2026	60934N104	(8,266.87)	FEDERATED HRMS GV O INST	1.000	3.56%	8,266.87	0.00	8,266.87	0.00
Total Sale			**(1,250,040.98)**				**1,250,040.98**	**0.00**	**1,250,040.98**	**0.00**
TOTAL DISPOSITIONS			**(2,500,040.98)**				**2,500,040.98**	**0.00**	**2,500,040.98**	**0.00**
OTHER TRANSACTIONS										
Coupon	01/01/2026	3137H9D71	0.00	FHMS K-750 A2 3.0 09/25/2029		4.49%	2,500.00	0.00	2,500.00	0.00
Coupon	01/01/2026	3137FBBX3	0.00	FHMS K-068 A2 3.244 08/25/2027		4.42%	2,703.33	0.00	2,703.33	0.00
Coupon	01/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.40%	5,515.00	0.00	5,515.00	0.00
Coupon	01/01/2026	3137FRUT6	0.00	FHMS K-106 A2 2.069 01/25/2030		4.35%	2,155.21	0.00	2,155.21	0.00
Coupon	01/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		4.34%	3,150.00	0.00	3,150.00	0.00
Coupon	01/01/2026	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		4.27%	4,083.33	0.00	4,083.33	0.00
Coupon	01/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.21%	3,075.00	0.00	3,075.00	0.00
Coupon	01/01/2026	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		3.86%	3,926.00	0.00	3,926.00	0.00
Coupon	01/01/2026	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		3.75%	2,920.83	0.00	2,920.83	0.00
Coupon	01/01/2026	3137FLYV0	0.00	FHMS K-092 A2 3.298 04/25/2029		3.74%	2,748.33	0.00	2,748.33	0.00
Coupon	01/10/2026	69371RS31	0.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		4.30%	11,500.00	0.00	11,500.00	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	01/12/2026	459058KT9	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4.19%	26,250.00	0.00	26,250.00	0.00
Coupon	01/14/2026	24422EXB0	0.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		4.98%	13,241.25	0.00	13,241.25	0.00
Coupon	01/15/2026	91282CNM9	0.00	UNITED STATES TREASURY 3.875 07/15/2028		3.71%	43,593.75	0.00	43,593.75	0.00
Coupon	01/18/2026	3133EPW84	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		4.05%	38,750.00	0.00	38,750.00	0.00
Coupon	01/20/2026	025816EJ4	0.00	AMERICAN EXPRESS CO 4.351 07/20/2029		4.32%	31,726.04	0.00	31,726.04	0.00
Coupon	01/23/2026	46647PEB8	0.00	JPMORGAN CHASE & CO 5.012 01/23/2030		4.75%	18,795.00	0.00	18,795.00	0.00
Coupon	01/30/2026	3133EPZY4	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		5.06%	25,000.00	0.00	25,000.00	0.00
Coupon	01/31/2026	91282CMG3	0.00	UNITED STATES TREASURY 4.25 01/31/2030		4.34%	26,562.50	0.00	26,562.50	0.00
Coupon	01/31/2026	91282CGH8	0.00	UNITED STATES TREASURY 3.5 01/31/2028		4.15%	35,000.00	0.00	35,000.00	0.00
Coupon	01/31/2026	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		3.69%	40,000.00	0.00	40,000.00	0.00
Coupon	01/31/2026	91282CNN7	0.00	UNITED STATES TREASURY 3.875 07/31/2030		3.57%	29,062.50	0.00	29,062.50	0.00
Coupon	01/31/2026	912828Z78	0.00	UNITED STATES TREASURY 1.5 01/31/2027		3.08%	11,250.00	0.00	11,250.00	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	01/31/2026	91282CCP4	0.00	UNITED STATES TREASURY 0.625 07/31/2026		2.93%	4,687.50	0.00	4,687.50	0.00
Coupon	01/31/2026	91282CBH3	0.00	UNITED STATES TREASURY 0.375 01/31/2026		0.85%	2,343.75	0.00	2,343.75	0.00
Total Coupon			**0.00**				**390,539.32**	**0.00**	**390,539.32**	**0.00**
Dividend	01/30/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.54%	1,621.83	0.00	1,621.83	0.00
Total Dividend			**0.00**				**1,621.83**	**0.00**	**1,621.83**	**0.00**
Management Fee	01/12/2026	CCYUSD	(8,266.87)	Cash		0.00%	(8,266.87)	0.00	(8,266.87)	0.00
Total Management Fee			**(8,266.87)**				**(8,266.87)**	**0.00**	**(8,266.87)**	**0.00**
TOTAL OTHER TRANSACTIONS			**(8,266.87)**				**383,894.28**	**0.00**	**383,894.28**	**0.00**

INCOME EARNED

City of Buena Park Core | Account #405 | As of January 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	638,365.33	1,644,035.78 244,370.53 (1,250,040.98) 638,365.33	0.00 2,737.46 0.00 2,737.46	0.00 0.00 0.00 2,737.46	2,737.46
CCYUSD	Payable	0.00	(1,241,774.11) 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
CCYUSD	Receivable	1,400,528.08	2,737.46 0.00 0.00 1,400,528.08	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**2,038,893.41**	**404,999.13 244,370.53 (1,250,040.98) 2,038,893.41**	**0.00 2,737.46 0.00 2,737.46**	**0.00 0.00 0.00 2,737.46**	**2,737.46**
FIXED INCOME						
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	03/16/2023 03/20/2023 1,000,000.00	996,026.44 0.00 0.00 997,036.11	5,397.22 0.00 8,188.89 2,791.67	1,009.68 0.00 1,009.68 3,801.34	3,801.34
02079KAW7	ALPHABET INC 4.1 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,252,853.18 0.00 0.00 1,252,802.58	7,829.86 0.00 12,100.69 4,270.83	0.00 (50.60) (50.60) 4,220.23	4,220.23
023135CF1	AMAZON.COM INC 3.3 04/13/2027	06/09/2022 06/13/2022 500,000.00	498,306.63 0.00 0.00 498,419.04	3,575.00 0.00 4,950.00 1,375.00	112.41 0.00 112.41 1,487.41	1,487.41
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	07/22/2025 07/25/2025 1,500,000.00	1,501,075.22 0.00 0.00 1,501,039.41	28,281.50 31,726.04 1,994.21 5,438.75	0.00 (35.80) (35.80) 5,402.95	5,402.95

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
037833DK3	APPLE INC 3.0 11/13/2027	01/27/2023 01/31/2023 1,000,000.00	981,285.17 0.00 0.00 982,137.09	4,000.00 0.00 6,500.00 2,500.00	851.92 0.00 851.92 3,351.92	3,351.92
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	08/24/2023 08/28/2023 1,000,000.00	1,000,270.26 0.00 0.00 1,000,227.94	20,415.50 0.00 25,020.50 4,605.00	0.00 (42.31) (42.31) 4,562.69	4,562.69
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/14/2022 03/16/2022 500,000.00	497,583.20 0.00 0.00 497,754.25	3,386.11 0.00 4,344.44 958.33	171.05 0.00 171.05 1,129.39	1,129.39
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	06/03/2022 06/07/2022 750,000.00	748,632.82 0.00 0.00 748,729.58	7,066.67 0.00 9,066.67 2,000.00	96.76 0.00 96.76 2,096.76	2,096.76
09290DAA9	BLACKROCK INC 4.7 03/14/2029	07/22/2024 07/23/2024 750,000.00	751,092.47 0.00 0.00 751,062.76	10,477.08 0.00 13,414.58 2,937.50	0.00 (29.71) (29.71) 2,907.79	2,907.79
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	05/16/2024 05/20/2024 1,250,000.00	1,251,264.40 0.00 0.00 1,251,230.40	20,881.94 0.00 25,934.03 5,052.08	0.00 (34.00) (34.00) 5,018.09	5,018.09
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	02/28/2024 03/01/2024 1,250,000.00	1,251,266.76 0.00 0.00 1,251,231.72	21,050.35 0.00 26,102.43 5,052.08	0.00 (35.03) (35.03) 5,017.05	5,017.05
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	05/01/2025 05/02/2025 1,000,000.00	1,002,229.29 0.00 0.00 1,002,184.74	7,000.00 0.00 10,500.00 3,500.00	0.00 (44.56) (44.56) 3,455.44	3,455.44
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	07/11/2023 07/14/2023 535,000.00	534,596.41 0.00 0.00 534,609.93	12,284.94 13,241.25 1,250.56 2,206.88	13.53 0.00 13.53 2,220.40	2,220.40

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/11/2024 06/12/2024 750,000.00	746,337.48 0.00 0.00 746,427.81	2,020.83 0.00 5,052.08 3,031.25	90.32 0.00 90.32 3,121.57	3,121.57
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,251,316.85 0.00 0.00 1,251,293.50	8,458.33 0.00 12,833.33 4,375.00	0.00 (23.35) (23.35) 4,351.65	4,351.65
3130AUU36	FEDERAL HOME LOAN BANKS 4.125 03/13/2026	03/16/2023 03/17/2023 1,000,000.00	999,809.50 0.00 0.00 999,892.67	12,375.00 0.00 15,812.50 3,437.50	83.18 0.00 83.18 3,520.68	3,520.68
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	08/24/2023 08/28/2023 1,000,000.00	999,710.66 0.00 0.00 999,766.03	2,506.94 0.00 6,465.28 3,958.33	55.37 0.00 55.37 4,013.70	4,013.70
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/11/2023 09/12/2023 1,600,000.00	1,595,336.83 0.00 0.00 1,595,484.19	21,972.22 0.00 27,805.56 5,833.33	147.36 0.00 147.36 5,980.69	5,980.69
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	06/11/2024 06/12/2024 1,200,000.00	1,204,589.56 0.00 0.00 1,204,476.10	3,545.83 0.00 8,170.83 4,625.00	0.00 (113.46) (113.46) 4,511.54	4,511.54
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	07/22/2024 07/23/2024 2,000,000.00	2,007,176.18 0.00 0.00 2,006,753.25	5,138.89 0.00 12,847.22 7,708.33	0.00 (422.93) (422.93) 7,285.40	7,285.40
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/14/2023 11/15/2023 2,500,000.00	2,493,172.99 0.00 0.00 2,493,375.12	15,416.67 0.00 25,052.08 9,635.42	202.14 0.00 202.14 9,837.55	9,837.55
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	05/09/2023 05/10/2023 2,000,000.00	2,000,589.32 0.00 0.00 2,000,433.17	14,000.00 0.00 20,666.67 6,666.67	0.00 (156.14) (156.14) 6,510.52	6,510.52

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3133EPLC7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.125 02/26/2026	06/07/2023 06/08/2023 2,000,000.00	1,999,309.63 0.00 0.00 1,999,691.80	28,645.83 0.00 35,520.83 6,875.00	382.17 0.00 382.17 7,257.17	7,257.17
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	01/29/2024 01/31/2024 2,000,000.00	1,990,416.17 0.00 0.00 1,990,683.11	35,090.28 38,750.00 2,798.61 6,458.33	266.94 0.00 266.94 6,725.27	6,725.27
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	10/31/2023 11/01/2023 1,000,000.00	999,706.59 0.00 0.00 999,749.90	20,972.22 25,000.00 138.89 4,166.67	43.31 0.00 43.31 4,209.98	4,209.98
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	04/10/2024 04/15/2024 1,750,000.00	1,735,426.71 0.00 0.00 1,735,804.76	17,226.56 0.00 23,606.77 6,380.21	378.05 0.00 378.05 6,758.26	6,758.26
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	01/29/2024 01/31/2024 1,000,000.00	982,469.62 0.00 0.00 983,411.46	2,703.33 2,703.33 2,703.33 2,703.33	941.84 0.00 941.84 3,645.17	3,645.17
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	11/05/2025 11/10/2025 1,200,000.00	1,199,778.26 0.00 0.00 1,199,785.80	3,926.00 3,926.00 3,926.00 3,926.00	7.54 0.00 7.54 3,933.54	3,933.54
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	06/10/2025 06/13/2025 1,250,000.00	1,237,544.18 0.00 0.00 1,237,940.62	4,083.33 4,083.33 4,083.33 4,083.33	396.44 0.00 396.44 4,479.77	4,479.77
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	12/09/2024 12/12/2024 1,000,000.00	984,865.91 0.00 0.00 985,333.20	3,150.00 3,150.00 3,150.00 3,150.00	467.29 0.00 467.29 3,617.29	3,617.29
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	04/17/2025 04/23/2025 1,000,000.00	984,576.08 0.00 0.00 985,012.34	3,075.00 3,075.00 3,075.00 3,075.00	436.26 0.00 436.26 3,511.26	3,511.26

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	12/29/2025 01/02/2026 1,250,000.00	1,241,650.39 0.00 0.00 1,241,879.15	123.72 0.00 3,711.46 3,587.74	228.76 0.00 228.76 3,816.50	3,816.50
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	09/11/2025 09/16/2025 1,000,000.00	991,598.62 0.00 0.00 991,824.11	2,920.83 2,920.83 2,920.83 2,920.83	225.49 0.00 225.49 3,146.32	3,146.32
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	09/17/2024 09/20/2024 1,000,000.00	986,107.16 0.00 0.00 986,470.30	2,748.33 2,748.33 2,748.33 2,748.33	363.13 0.00 363.13 3,111.46	3,111.46
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	06/10/2025 06/13/2025 1,250,000.00	1,146,703.77 0.00 0.00 1,148,895.54	2,155.21 2,155.21 2,155.21 2,155.21	2,191.77 0.00 2,191.77 4,346.98	4,346.98
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	10/30/2024 11/04/2024 1,000,000.00	953,721.33 0.00 0.00 954,792.76	2,500.00 2,500.00 2,500.00 2,500.00	1,071.43 0.00 1,071.43 3,571.43	3,571.43
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 1,500,000.00	1,498,909.04 0.00 0.00 1,498,931.29	5,515.00 5,515.00 5,515.00 5,515.00	22.25 0.00 22.25 5,537.25	5,537.25
437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/24/2024 06/25/2024 1,250,000.00	1,247,859.62 0.00 0.00 1,247,911.83	989.58 0.00 5,937.50 4,947.92	52.20 0.00 52.20 5,000.12	5,000.12
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	12/28/2023 12/29/2023 2,000,000.00	1,959,222.50 0.00 0.00 1,960,498.09	17,881.94 0.00 23,090.28 5,208.33	1,275.58 0.00 1,275.58 6,483.92	6,483.92
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 1,500,000.00	1,476,639.90 0.00 0.00 1,477,424.48	24,645.83 26,250.00 2,770.83 4,375.00	784.58 0.00 784.58 5,159.58	5,159.58

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	03/26/2025 03/27/2025 750,000.00	755,374.08 0.00 0.00 755,225.06	16,497.83 18,795.00 835.33 3,132.50	0.00 (149.01) (149.01) 2,983.49	2,983.49
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/12/2024 02/14/2024 1,250,000.00	1,248,551.66 0.00 0.00 1,248,591.22	22,187.50 0.00 26,875.00 4,687.50	39.56 0.00 39.56 4,727.06	4,727.06
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/16/2023 03/20/2023 1,000,000.00	1,006,476.47 0.00 0.00 1,006,215.39	15,166.67 0.00 19,229.17 4,062.50	0.00 (261.08) (261.08) 3,801.42	3,801.42
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/09/2023 05/17/2023 1,000,000.00	999,639.34 0.00 0.00 999,652.24	4,950.00 0.00 8,325.00 3,375.00	12.90 0.00 12.90 3,387.90	3,387.90
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	10/31/2023 11/02/2023 1,000,000.00	999,767.90 0.00 0.00 999,791.73	9,966.72 0.00 14,868.39 4,901.67	23.82 0.00 23.82 4,925.49	4,925.49
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	02/07/2025 02/10/2025 1,000,000.00	1,001,146.09 0.00 0.00 1,001,121.88	19,800.00 0.00 23,925.00 4,125.00	0.00 (24.22) (24.22) 4,100.78	4,100.78
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	06/29/2022 07/01/2022 750,000.00	750,746.28 0.00 0.00 750,696.43	4,250.00 0.00 6,750.00 2,500.00	0.00 (49.86) (49.86) 2,450.14	2,450.14
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	01/27/2023 01/31/2023 500,000.00	502,730.82 0.00 0.00 502,616.27	10,925.00 11,500.00 1,341.67 1,916.67	0.00 (114.55) (114.55) 1,802.11	1,802.11
713448FL7	PEPSICO INC 3.6 02/18/2028	03/16/2023 03/20/2023 1,000,000.00	986,935.14 0.00 0.00 987,455.72	13,300.00 0.00 16,300.00 3,000.00	520.58 0.00 520.58 3,520.58	3,520.58

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
756109CW2	REALTY INCOME CORP 3.95 02/01/2029	09/29/2025 10/06/2025 1,500,000.00	1,494,276.81 0.00 0.00 1,494,434.23	13,989.58 0.00 18,927.08 4,937.50	157.43 0.00 157.43 5,094.93	5,094.93
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/19/2024 03/21/2024 1,000,000.00	999,943.46 0.00 0.00 999,947.43	14,285.53 0.00 18,446.36 4,160.83	3.97 0.00 3.97 4,164.81	4,164.81
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,250,000.00	1,250,372.07 0.00 0.00 1,250,358.26	7,554.86 0.00 12,481.94 4,927.08	0.00 (13.81) (13.81) 4,913.27	4,913.27
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	10/04/2022 10/05/2022 1,600,000.00	1,577,119.50 0.00 0.00 1,580,257.98	9,065.22 0.00 11,086.96 2,021.74	3,138.48 0.00 3,138.48 5,160.21	5,160.21
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/28/2022 12/29/2022 1,150,000.00	1,115,719.90 0.00 0.00 1,117,275.80	3,359.46 0.00 5,575.28 2,215.81	1,555.91 0.00 1,555.91 3,771.72	3,771.72
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	03/12/2024 03/13/2024 1,750,000.00	1,694,943.63 0.00 0.00 1,696,727.07	19,003.91 0.00 23,242.19 4,238.28	1,783.44 0.00 1,783.44 6,021.72	6,021.72
9128286S4	UNITED STATES TREASURY 2.375 04/30/2026	08/29/2022 08/31/2022 1,300,000.00	1,296,084.27 0.00 0.00 1,297,104.33	5,287.98 0.00 7,931.98 2,643.99	1,020.07 0.00 1,020.07 3,664.06	3,664.06
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	10/04/2022 10/05/2022 1,700,000.00	1,670,433.39 0.00 0.00 1,672,668.91	14,447.69 0.00 17,669.84 3,222.15	2,235.52 0.00 2,235.52 5,457.67	5,457.67
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	06/09/2022 06/10/2022 1,500,000.00	1,476,145.85 0.00 0.00 1,478,017.95	9,415.76 0.00 62.15 (9,353.61)	1,872.10 0.00 1,872.10 (7,481.51)	(7,481.51)

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CBH3	UNITED STATES TREASURY 0.375 01/31/2026	03/29/2021 03/31/2021 0.00	1,249,523.32 0.00 (1,250,000.00) 0.00	1,961.62 0.00 0.00 (1,961.62)	476.68 0.00 476.68 (1,484.94)	(1,484.94)
91282CBT7	UNITED STATES TREASURY 0.75 03/31/2026	09/28/2021 09/30/2021 1,500,000.00	1,499,342.99 0.00 0.00 1,499,571.83	2,874.31 0.00 3,832.42 958.10	228.85 0.00 228.85 1,186.95	1,186.95
91282CCF6	UNITED STATES TREASURY 0.75 05/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,487,266.43 0.00 0.00 1,489,898.04	989.01 0.00 1,947.12 958.10	2,631.60 0.00 2,631.60 3,589.71	3,589.71
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,481,128.87 0.00 0.00 1,483,901.41	3,923.23 0.00 25.90 (3,897.34)	2,772.54 0.00 2,772.54 (1,124.80)	(1,124.80)
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	05/26/2022 05/31/2022 1,000,000.00	986,985.55 0.00 0.00 988,468.81	2,235.58 0.00 2,980.77 745.19	1,483.26 0.00 1,483.26 2,228.46	2,228.46
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	05/26/2022 05/31/2022 1,000,000.00	987,340.33 0.00 0.00 988,518.86	1,098.90 0.00 2,163.46 1,064.56	1,178.53 0.00 1,178.53 2,243.09	2,243.09
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,476,231.09 0.00 0.00 1,478,255.36	51.80 0.00 1,657.46 1,605.66	2,024.28 0.00 2,024.28 3,629.94	3,629.94
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	06/09/2022 06/10/2022 1,500,000.00	1,494,058.04 0.00 0.00 1,494,438.62	7,064.92 0.00 10,597.38 3,532.46	380.58 0.00 380.58 3,913.04	3,913.04
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	07/23/2024 07/24/2024 1,000,000.00	956,354.62 0.00 0.00 957,440.50	2,417.58 0.00 4,759.62 2,342.03	1,085.88 0.00 1,085.88 3,427.91	3,427.91

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	09/27/2022 09/28/2022 1,500,000.00	1,475,965.97 0.00 0.00 1,477,193.41	15,927.14 0.00 19,941.30 4,014.16	1,227.44 0.00 1,227.44 5,241.60	5,241.60
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/17/2024 09/18/2024 2,000,000.00	1,978,608.10 0.00 0.00 1,979,103.72	21,236.19 0.00 26,588.40 5,352.21	495.63 0.00 495.63 5,847.84	5,847.84
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	02/23/2023 02/28/2023 2,000,000.00	1,975,662.20 0.00 0.00 1,976,654.92	29,293.48 0.00 193.37 (29,100.11)	992.73 0.00 992.73 (28,107.38)	(28,107.38)
91282CGL9	UNITED STATES TREASURY 4.0 02/15/2026	05/31/2023 06/01/2023 1,500,000.00	1,499,701.70 0.00 0.00 1,499,907.20	22,663.04 0.00 27,717.39 5,054.35	205.49 0.00 205.49 5,259.84	5,259.84
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/26/2025 03/27/2025 2,000,000.00	1,993,139.59 0.00 0.00 1,993,279.60	27,182.32 0.00 34,033.15 6,850.83	140.01 0.00 140.01 6,990.84	6,990.84
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	05/31/2023 06/01/2023 2,000,000.00	1,991,252.66 0.00 0.00 1,991,583.35	18,523.35 0.00 24,697.80 6,174.45	330.69 0.00 330.69 6,505.14	6,505.14
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	04/17/2025 04/22/2025 1,000,000.00	1,000,738.37 0.00 0.00 1,000,599.64	1,926.51 0.00 5,439.56 3,513.05	0.00 (138.72) (138.72) 3,374.33	3,374.33
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	10/30/2024 10/31/2024 1,500,000.00	1,496,050.44 0.00 0.00 1,496,184.84	165.75 0.00 5,303.87 5,138.12	134.40 0.00 134.40 5,272.52	5,272.52
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	09/03/2024 09/04/2024 2,000,000.00	2,019,954.37 0.00 0.00 2,019,481.09	33,478.26 0.00 220.99 (33,257.27)	0.00 (473.29) (473.29) (33,730.55)	(33,730.55)

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,486,949.40 0.00 0.00 1,487,238.58	10,597.38 0.00 15,896.06 5,298.69	289.18 0.00 289.18 5,587.87	5,587.87
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,499,672.05 0.00 0.00 1,499,679.02	181.28 0.00 5,801.11 5,619.82	6.96 0.00 6.96 5,626.78	5,626.78
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	02/07/2025 02/10/2025 1,250,000.00	1,246,111.31 0.00 0.00 1,246,192.16	22,231.66 0.00 146.75 (22,084.90)	80.85 0.00 80.85 (22,004.05)	(22,004.05)
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	06/17/2025 06/18/2025 1,500,000.00	1,498,202.05 0.00 0.00 1,498,324.82	14,850.62 0.00 19,800.82 4,950.21	122.77 0.00 122.77 5,072.97	5,072.97
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	05/01/2025 05/02/2025 750,000.00	751,791.07 0.00 0.00 751,724.58	6,026.79 0.00 8,422.05 2,395.26	0.00 (66.49) (66.49) 2,328.77	2,328.77
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	12/29/2025 12/30/2025 1,000,000.00	1,009,636.70 0.00 0.00 1,009,454.65	107.04 0.00 3,425.41 3,318.37	0.00 (182.05) (182.05) 3,136.32	3,136.32
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	08/19/2025 08/20/2025 2,250,000.00	2,258,599.35 0.00 0.00 2,258,311.47	40,276.83 43,593.75 4,094.44 7,411.36	0.00 (287.88) (287.88) 7,123.47	7,123.47
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	09/11/2025 09/12/2025 1,500,000.00	1,519,341.00 0.00 0.00 1,518,982.40	24,324.05 0.00 160.57 (24,163.48)	0.00 (358.60) (358.60) (24,522.08)	(24,522.08)
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	12/28/2022 12/30/2022 750,000.00	729,657.60 0.00 0.00 730,624.80	4,670.83 0.00 6,514.58 1,843.75	967.20 0.00 967.20 2,810.95	2,810.95

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
931142EX7	WALMART INC 3.95 09/09/2027	09/08/2022 09/12/2022 750,000.00	750,372.16 0.00 0.00 750,352.43	9,216.67 0.00 11,685.42 2,468.75	0.00 (19.72) (19.72) 2,449.03	2,449.03
			109,807,071.07 **0.00** **(1,250,000.00)**	**954,383.76** **241,633.07** **896,345.27**	**41,988.04** **(3,127.18)** **38,860.86**	
Total Fixed Income		**109,285,000.00**	**108,595,931.93**	**183,594.58**	**222,455.44**	**222,455.44**
			110,212,070.20 **244,370.53** **(2,500,040.98)**	**954,383.76** **244,370.53** **896,345.27**	**41,988.04** **(3,127.18)** **38,860.86**	
TOTAL PORTFOLIO		**111,323,893.41**	**110,634,825.34**	**186,332.04**	**225,192.90**	**225,192.90**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
FEBRUARY 2026							
02/02/2026	Coupon	91282CNN7	0.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
02/02/2026	Coupon	91282CMG3	0.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50
02/02/2026	Coupon	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
02/02/2026	Coupon	91282CGH8	0.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
02/02/2026	Coupon	91282CCP4	0.00	UNITED STATES TREASURY 0.625 07/31/2026		4,687.50	4,687.50
02/02/2026	Coupon	91282CBH3	0.00	UNITED STATES TREASURY 0.375 01/31/2026		2,343.75	2,343.75
02/02/2026	Maturity	91282CBH3	(1,250,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	1,250,000.00		1,250,000.00
02/02/2026	Coupon	912828Z78	0.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
02/02/2026	Coupon	756109CW2	0.00	REALTY INCOME CORP 3.95 02/01/2029		18,927.08	18,927.08
02/02/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	1,621.83		1,621.83
02/09/2026	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
02/09/2026	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
02/17/2026	Coupon	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026		12,000.00	12,000.00
02/17/2026	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
02/17/2026	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
02/17/2026	Coupon	91282CGL9	1,500,000.00	UNITED STATES TREASURY 4.0 02/15/2026		30,000.00	30,000.00
02/17/2026	Final Maturity	91282CGL9	1,500,000.00	UNITED STATES TREASURY 4.0 02/15/2026	1,500,000.00		1,500,000.00
02/18/2026	Coupon	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026		27,630.00	27,630.00
02/18/2026	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
02/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
02/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
02/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
02/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
02/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
02/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
02/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
02/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
02/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
02/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
02/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
02/26/2026	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
02/26/2026	Coupon	3133EPLC7	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.125 02/26/2026		41,250.00	41,250.00
02/26/2026	Final Maturity	3133EPLC7	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.125 02/26/2026	2,000,000.00		2,000,000.00
02/27/2026	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
February 2026 Total					**4,751,621.83**	**493,618.08**	**5,245,239.91**
MARCH 2026							
03/02/2026	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
03/02/2026	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
03/02/2026	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
03/09/2026	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
03/09/2026	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
03/09/2026	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
03/13/2026	Coupon	3130AUU36	1,000,000.00	FEDERAL HOME LOAN BANKS 4.125 03/13/2026		20,625.00	20,625.00
03/13/2026	Final Maturity	3130AUU36	1,000,000.00	FEDERAL HOME LOAN BANKS 4.125 03/13/2026	1,000,000.00		1,000,000.00
03/16/2026	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
03/16/2026	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
03/16/2026	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
03/18/2026	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
03/18/2026	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		24,965.00	24,965.00
03/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
03/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
03/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
03/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
03/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
03/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
03/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
03/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
03/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
03/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
03/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
03/31/2026	Coupon	91282CBT7	1,500,000.00	UNITED STATES TREASURY 0.75 03/31/2026		5,625.00	5,625.00
03/31/2026	Final Maturity	91282CBT7	1,500,000.00	UNITED STATES TREASURY 0.75 03/31/2026	1,500,000.00		1,500,000.00
03/31/2026	Coupon	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026		4,375.00	4,375.00
03/31/2026	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
03/31/2026	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
March 2026 Total					**2,500,000.00**	**395,526.00**	**2,895,526.00**
APRIL 2026							
04/10/2026	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
04/13/2026	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
04/15/2026	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
04/15/2026	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
04/27/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
04/27/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
04/27/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
04/27/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
04/27/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
04/27/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
04/27/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
04/27/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
04/27/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
04/27/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
04/27/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
04/27/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/28/2026	Coupon	3133EPHH1	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026		40,000.00	40,000.00
04/28/2026	Final Maturity	3133EPHH1	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	2,000,000.00		2,000,000.00
04/30/2026	Coupon	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026		29,410.00	29,410.00
04/30/2026	Coupon	9128286S4	1,300,000.00	UNITED STATES TREASURY 2.375 04/30/2026		15,437.50	15,437.50
04/30/2026	Final Maturity	9128286S4	1,300,000.00	UNITED STATES TREASURY 2.375 04/30/2026	1,300,000.00		1,300,000.00
04/30/2026	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
04/30/2026	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
April 2026 Total					**3,300,000.00**	**247,189.75**	**3,547,189.75**
MAY 2026							
05/01/2026	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
05/04/2026	Coupon	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		16,750.00	16,750.00
05/04/2026	Final Maturity	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00		1,000,000.00
05/11/2026	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
05/13/2026	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00
05/13/2026	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
05/15/2026	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		26,906.25	26,906.25
05/15/2026	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		28,000.00	28,000.00
05/15/2026	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
05/15/2026	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
05/18/2026	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
05/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
05/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
05/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
05/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
05/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
05/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
05/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
05/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
05/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
05/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
05/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
May 2026 Total					**1,000,000.00**	**282,342.25**	**1,282,342.25**
JUNE 2026							
06/01/2026	Coupon	91282CCF6	1,500,000.00	UNITED STATES TREASURY 0.75 05/31/2026		5,625.00	5,625.00
06/01/2026	Final Maturity	91282CCF6	1,500,000.00	UNITED STATES TREASURY 0.75 05/31/2026	1,500,000.00		1,500,000.00
06/01/2026	Coupon	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
06/01/2026	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
06/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
06/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
06/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
06/12/2026	Coupon	3130AWLZ1	1,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026		23,750.00	23,750.00
06/12/2026	Final Maturity	3130AWLZ1	1,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	1,000,000.00		1,000,000.00
06/15/2026	Coupon	91282CHH7	1,000,000.00	UNITED STATES TREASURY 4.125 06/15/2026		20,625.00	20,625.00
06/15/2026	Final Maturity	91282CHH7	1,000,000.00	UNITED STATES TREASURY 4.125 06/15/2026	1,000,000.00		1,000,000.00
06/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
06/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
06/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
06/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
06/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
06/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
06/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
06/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
06/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
06/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
06/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
06/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
06/25/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
06/30/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/30/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
06/30/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
06/30/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
June 2026 Total					**3,500,000.00**	**322,561.00**	**3,822,561.00**
JULY 2026							
07/10/2026	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
07/13/2026	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00
07/14/2026	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
07/15/2026	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
07/20/2026	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS CO 4.351 07/20/2029		32,632.50	32,632.50
07/20/2026	Coupon	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026		23,025.00	23,025.00
07/20/2026	Effective Maturity	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00		1,000,000.00
07/20/2026	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
07/23/2026	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
07/27/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
07/27/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
07/27/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
07/27/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
07/27/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
07/27/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
07/27/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
07/27/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
07/27/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
07/27/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
07/27/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
07/27/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
07/30/2026	Coupon	3133EPZY4	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		25,000.00	25,000.00
07/30/2026	Final Maturity	3133EPZY4	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00		1,000,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/31/2026	Coupon	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
07/31/2026	Coupon	91282CCP4	1,500,000.00	UNITED STATES TREASURY 0.625 07/31/2026		4,687.50	4,687.50
07/31/2026	Final Maturity	91282CCP4	1,500,000.00	UNITED STATES TREASURY 0.625 07/31/2026	1,500,000.00		1,500,000.00
07/31/2026	Coupon	91282CGH8	2,000,000.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
07/31/2026	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
07/31/2026	Coupon	91282CMG3	1,250,000.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50
07/31/2026	Coupon	91282CNN7	1,500,000.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
July 2026 Total					**3,500,000.00**	**418,473.50**	**3,918,473.50**
AUGUST 2026							
08/03/2026	Coupon	756109CW2	1,500,000.00	REALTY INCOME CORP 3.95 02/01/2029		29,625.00	29,625.00
08/07/2026	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
08/10/2026	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
08/17/2026	Coupon	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026		12,000.00	12,000.00
08/17/2026	Final Maturity	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00		1,600,000.00
08/17/2026	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
08/17/2026	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
08/18/2026	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
08/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
08/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
08/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
08/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
08/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
08/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
08/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
08/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
08/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
08/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
08/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
08/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
08/26/2026	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/27/2026	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
08/31/2026	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
08/31/2026	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
08/31/2026	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
August 2026 Total					**1,600,000.00**	**351,217.25**	**1,951,217.25**
SEPTEMBER 2026							
09/08/2026	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
09/09/2026	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
09/09/2026	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
09/14/2026	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
09/15/2026	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
09/15/2026	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
09/18/2026	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
09/18/2026	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		24,965.00	24,965.00
09/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
09/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
09/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
09/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
09/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
09/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
09/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
09/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
09/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
09/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
09/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
09/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
09/30/2026	Coupon	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026		24,508.33	24,508.33
09/30/2026	Effective Maturity	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00		1,000,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2026	Coupon	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026		4,375.00	4,375.00
09/30/2026	Final Maturity	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
09/30/2026	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
September 2026 Total					**2,000,000.00**	**299,096.83**	**2,299,096.83**
OCTOBER 2026							
10/13/2026	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
10/13/2026	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
10/15/2026	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
10/15/2026	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
10/26/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
10/26/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
10/26/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
10/26/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
10/26/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
10/26/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
10/26/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
10/26/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
10/26/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
10/26/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
10/26/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
10/26/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
October 2026 Total						**110,779.75**	**110,779.75**
NOVEMBER 2026							
11/02/2026	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
11/02/2026	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
11/02/2026	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
11/10/2026	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
11/13/2026	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/13/2026	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
11/16/2026	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
11/16/2026	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
11/16/2026	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
11/16/2026	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
11/17/2026	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
11/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
11/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
11/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
11/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
11/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
11/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
11/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
11/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
11/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
11/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
11/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
11/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
11/30/2026	Coupon	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
11/30/2026	Final Maturity	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00		1,000,000.00
11/30/2026	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
November 2026 Total					**1,000,000.00**	**334,123.50**	**1,334,123.50**
DECEMBER 2026							
12/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
12/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
12/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
12/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
12/25/2026	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	795.72		795.72

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
12/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
12/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
12/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
12/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
12/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
12/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
12/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
12/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
12/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
12/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
12/28/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
12/31/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00
12/31/2026	Final Maturity	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00		1,500,000.00
12/31/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
12/31/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
12/31/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
December 2026 Total					**1,500,795.72**	**252,561.00**	**1,753,356.72**
Grand Total			**335,185,000.00**		**24,652,417.55**	**3,507,488.91**	**28,159,906.46**

PORTFOLIO SUMMARY

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.90%
Average Purchase YTM	3.91%
Average Market YTM	3.91%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

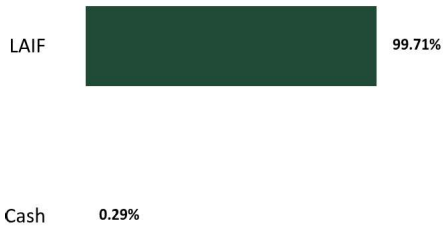
Account Summary

	End Values as of 12/31/2025	End Values as of 01/31/2026
Market Value	28,237,494.36	37,353,554.61
Accrued Interest	0.00	0.00
Total Market Value	**28,237,494.36**	**37,353,554.61**
Income Earned	0.00	266,288.63
Cont/WD	4,000,000.00	9,000,000.00
Par	28,237,494.36	37,353,554.61
Book Value	28,237,494.36	37,353,554.61
Cost Value	28,237,494.36	37,353,554.61

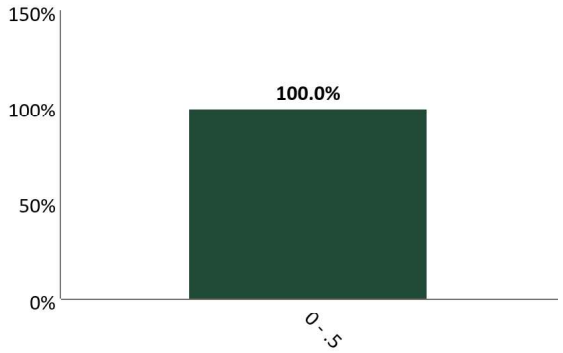
Top Issuers

LAIF	99.71%

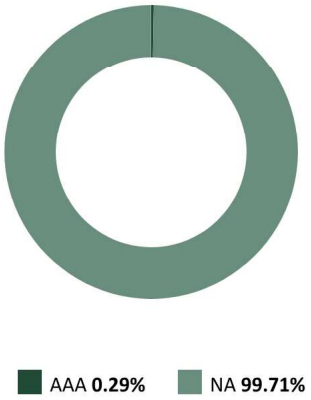
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Liquid	0.36%	1.03%	0.36%	4.43%	4.51%	4.20%	2.83%	2.24%	1.97%
Benchmark Return	0.29%	0.92%	0.29%	4.09%	4.63%	4.80%	3.22%	2.21%	1.72%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 3-Month US Treasury Bill Index

RECONCILIATION SUMMARY

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**9,266,288.63**
Fiscal Year to Date	**18,890,864.26**

Sales

Month to Date	**0.00**
Fiscal Year to Date	**(17,500,000.00)**

Interest Received

Month to Date	**266,288.63**
Fiscal Year to Date	**890,864.26**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	28,237,494.36	36,168,804.65
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	9,266,288.63	18,890,864.26
Sales	0.00	(17,500,000.00)
Change in Cash, Payables, Receivables	(150,228.38)	(206,114.30)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	37,353,554.61	37,353,554.61

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	28,237,494.36	36,168,804.65
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	9,266,288.63	18,890,864.26
Sales	0.00	(17,500,000.00)
Change in Cash, Payables, Receivables	(150,228.38)	(206,114.30)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	37,353,554.61	37,353,554.61

HOLDINGS REPORT

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	108,924.56	--	108,924.56	1.00	108,924.56	0.29%	Aaa/AAA	0.00
				108,924.56		0.00	0.00	AAA	0.00
				108,924.56	**1.00**	**108,924.56**	**0.29%**		**0.00**
Total Cash		**108,924.56**		**108,924.56**		**0.00**	**0.00**		**0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	37,244,630.05	--	37,244,630.05	1.00	37,244,630.05	99.71%	NA/NA	0.00
			3.91%	37,244,630.05	3.91%	0.00	0.00	NA	0.00
				37,244,630.05	**1.00**	**37,244,630.05**	**99.71%**		**0.00**
Total LAIF		**37,244,630.05**	**3.91%**	**37,244,630.05**	**3.91%**	**0.00**	**0.00**		**0.00**
				37,353,554.61	**1.00**	**37,353,554.61**	**100.00%**		**0.00**
Total Portfolio		**37,353,554.61**	**3.91%**	**37,353,554.61**	**3.91%**	**0.00**	**0.00**		**0.00**
Total Market Value + Accrued						**37,353,554.61**			

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/07/2026	90LAIF$00	5,000,000.00	Local Agency Investment Fund State Pool	1.000	3.96%	(5,000,000.00)	0.00	(5,000,000.00)	0.00
Purchase	01/15/2026	90LAIF$00	266,288.63	Local Agency Investment Fund State Pool	1.000	3.93%	(266,288.63)	0.00	(266,288.63)	0.00
Purchase	01/29/2026	90LAIF$00	4,000,000.00	Local Agency Investment Fund State Pool	1.000	3.91%	(4,000,000.00)	0.00	(4,000,000.00)	0.00
Total Purchase			**9,266,288.63**				**(9,266,288.63)**	**0.00**	**(9,266,288.63)**	**0.00**
TOTAL ACQUISITIONS			**9,266,288.63**				**(9,266,288.63)**	**0.00**	**(9,266,288.63)**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	01/07/2026	CCYUSD	5,000,000.00	Cash		0.00%	5,000,000.00	0.00	5,000,000.00	0.00
Cash Transfer	01/29/2026	CCYUSD	4,000,000.00	Cash		0.00%	4,000,000.00	0.00	4,000,000.00	0.00
Total Cash Transfer			**9,000,000.00**				**9,000,000.00**	**0.00**	**9,000,000.00**	**0.00**
Dividend	01/15/2026	90LAIF$00	0.00	Local Agency Investment Fund State Pool		3.93%	7,135.69	0.00	7,135.69	0.00
Total Dividend			**0.00**				**7,135.69**	**0.00**	**7,135.69**	**0.00**
TOTAL OTHER TRANSACTIONS			**9,000,000.00**				**9,007,135.69**	**0.00**	**9,007,135.69**	**0.00**

INCOME EARNED

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
CCYUSD	Receivable	108,924.56	259,152.94 0.00 0.00 108,924.56	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			259,152.94	**0.00**	**0.00**	
			0.00	**0.00**	**0.00**	
			0.00	**0.00**	**0.00**	
Total Cash & Equivalents		**108,924.56**	**108,924.56**	**0.00**	**0.00**	**0.00**
LAIF						
90LAIF$00	Local Agency Investment Fund State Pool	37,244,630.05	27,978,341.42 9,266,288.63 0.00 37,244,630.05	0.00 266,288.63 0.00 266,288.63	0.00 0.00 0.00 266,288.63	266,288.63
			27,978,341.42	**0.00**	**0.00**	
			9,266,288.63	**266,288.63**	**0.00**	
			0.00	**0.00**	**0.00**	
Total LAIF		**37,244,630.05**	**37,244,630.05**	**266,288.63**	**266,288.63**	**266,288.63**
			28,237,494.36	**0.00**	**0.00**	
			9,266,288.63	**266,288.63**	**0.00**	
			0.00	**0.00**	**0.00**	
TOTAL PORTFOLIO		**37,353,554.61**	**37,353,554.61**	**266,288.63**	**266,288.63**	**266,288.63**

CASH FLOW REPORT

City of Buena Park Liquid | Account #406 | As of January 31, 2026

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
APRIL 2026							
04/15/2026	Dividend	90LAIF$00	37,244,630.05	Local Agency Investment Fund State Pool	108,924.56		108,924.56
April 2026 Total					**108,924.56**		**108,924.56**
Grand Total			**37,244,630.05**		**108,924.56**		**108,924.56**

PORTFOLIO SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.53%
Average Purchase YTM	3.54%
Average Market YTM	5.17%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

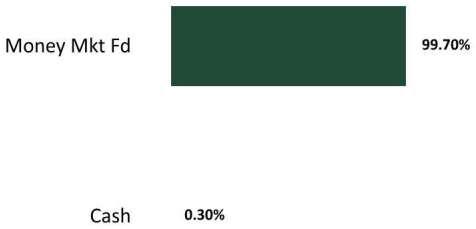
Account Summary

	End Values as of 12/31/2025	End Values as of 01/31/2026
Market Value	1,390,480.02	1,394,686.90
Accrued Interest	0.00	0.00
Total Market Value	**1,390,480.02**	**1,394,686.90**
Income Earned	4,350.47	4,320.72
Cont/WD	0.00	0.00
Par	1,390,480.02	1,394,686.90
Book Value	1,390,480.02	1,394,686.90
Cost Value	1,390,480.02	1,394,686.90

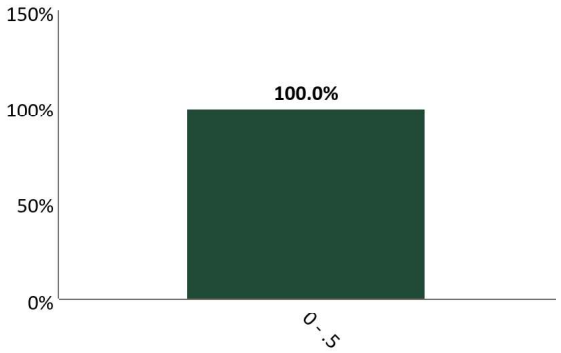
Top Issuers

Federated Hermes, Inc.	99.70%

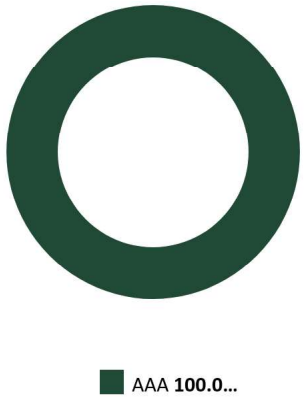
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (08/01/08)
Buena Park RDA Series B Bond	0.30%	0.93%	0.30%	4.11%	4.58%	4.73%	3.13%	2.07%	1.65%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: NO BENCHMARK REQUIRED

STATEMENT OF COMPLIANCE

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
BANKERS' ACCEPTANCES				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	270.0	0.0	Compliant	
Min Rating (A-1+ by S&P & Moody's)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	100.0	99.7	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	100.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	0.0	Compliant	

RECONCILIATION SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**4,320.72**
Fiscal Year to Date	**32,292.24**

Sales

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Interest Received

Month to Date	**4,320.72**
Fiscal Year to Date	**32,292.24**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	1,390,480.02	1,362,839.12
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,320.72	32,292.24
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(113.84)	(444.46)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	1,394,686.90	1,394,686.90

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	1,390,480.02	1,362,839.12
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,320.72	32,292.24
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(113.84)	(444.46)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	1,394,686.90	1,394,686.90

HOLDINGS REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	4,206.88	--	4,206.88 4,206.88	1.00	4,206.88 0.00	0.30% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**4,206.88**		**4,206.88** **4,206.88**	**1.00**	**4,206.88** **0.00**	**0.30%** **0.00**		**0.00** **0.00**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	1,390,480.02	-- 3.54%	1,390,480.02 1,390,480.02	1.00 5.17%	1,390,480.02 0.00	99.70% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**1,390,480.02**	**3.54%**	**1,390,480.02** **1,390,480.02**	**1.00** **5.17%**	**1,390,480.02** **0.00**	**99.70%** **0.00**		**0.00** **0.00**
Total Portfolio		**1,394,686.90**	**3.54%**	**1,394,686.90** **1,394,686.90**	**1.00** **5.17%**	**1,394,686.90** **0.00**	**100.00%** **0.00**		**0.00** **0.00**
Total Market Value + Accrued						**1,394,686.90**			

TRANSACTION LEDGER

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/05/2026	60934N104	4,320.72	FEDERATED HRMS GV O INST	1.000	3.64%	(4,320.72)	0.00	(4,320.72)	0.00
Total Purchase			**4,320.72**				**(4,320.72)**	**0.00**	**(4,320.72)**	**0.00**
TOTAL ACQUISITIONS			**4,320.72**				**(4,320.72)**	**0.00**	**(4,320.72)**	**0.00**
OTHER TRANSACTIONS										
Dividend	01/30/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.54%	4,206.88	0.00	4,206.88	0.00
Total Dividend			**0.00**				**4,206.88**	**0.00**	**4,206.88**	**0.00**
TOTAL OTHER TRANSACTIONS			**0.00**				**4,206.88**	**0.00**	**4,206.88**	**0.00**

INCOME EARNED

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	1,390,480.02	1,386,159.30 4,320.72 0.00 1,390,480.02	0.00 4,320.72 0.00 4,320.72	0.00 0.00 0.00 4,320.72	4,320.72
CCYUSD	Receivable	4,206.88	4,320.72 0.00 0.00 4,206.88	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			1,390,480.02 **4,320.72** **0.00**	**0.00** **4,320.72** **0.00**	**0.00** **0.00** **0.00**	
Total Cash & Equivalents		**1,394,686.90**	**1,394,686.90**	**4,320.72**	**4,320.72**	**4,320.72**
			1,390,480.02 **4,320.72** **0.00**	**0.00** **4,320.72** **0.00**	**0.00** **0.00** **0.00**	
TOTAL PORTFOLIO		**1,394,686.90**	**1,394,686.90**	**4,320.72**	**4,320.72**	**4,320.72**

CASH FLOW REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of January 31, 2026

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
FEBRUARY 2026							
02/02/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,206.88		4,206.88
February 2026 Total					**4,206.88**		**4,206.88**
Grand Total			**0.00**		**4,206.88**		**4,206.88**

February 24, 2026
CONSENT CALENDAR
Item No. 4D.

City Council Agenda Report

APPROVAL OF THE BUENA PARK NAVIGATION CENTER MANAGEMENT, OPERATIONS, AND PUBLIC SAFETY (MOPS) PLAN

PREPARED BY	PRESENTED BY
Jim Box, Director of Community Services	Jim Box, Director of Community Services
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Aaron France, City Manager	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the revised MOPS Plan 2026 submitted by the Navigation Center Operator, Mercy House, and the Navigation Center Oversight Commission; and 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the plan.

PREVIOUS CITY COUNCIL ACTION

On May 28, 2019, the City Council approved the agreement between the City and Mercy House to operate the Buena Park Navigation Center after a thorough selection process. On February 25, 2020, the City Council approved an 'on-boarding' agreement between the City and Mercy House to hire staff and procure items needed for the facility.

Mercy House currently operates a number of other homeless Navigation Centers in the region. One of the key documents that will guide operations of the Buena Park facility is the Management, Operations, and Public Safety (MOPS) Plan. Adoption or approval of the MOPS Plan is customary in order to ensure the facility is being managed at agreed upon standards. On June 23, 2020, the City Council Approved the original MOPS.

DISCUSSION

The Buena Park Navigation Center has been in full operation since 2020. Staff has worked in conjunction with Mercy House since its opening. The Navigation Center Oversight Commission ("Commission") was established on July 9, 2019, to actively engage with stakeholder organizations, local businesses, residents and Center participants to ensure the success and safe operations of the Buena Park Navigation Center.

A sub-committee of the Commission was formed consisting of two commissioners and city staff to review and make recommendations to City Council on modifications, additions and deletions to the current Buena Park Navigation Center MOPS Plan.

After review and consultation with Mercy House staff, the new proposed MOPS Plan was presented to the Commission at their January 21, 2026, meeting.

Staff has reviewed the revised MOPS Plan submitted by Mercy House and the Commission, and believe it is consistent with City Council past direction, as well as governing agreements and applicable law. The MOPS Plan may be modified to address operational needs, legitimate concerns raised by clients/their counsel, or changes or development in the law. There were no substantial changes made to the proposed MOPS Plan. All changes are minor in nature and can be viewed in the attached document.

BUDGET IMPACT

There is no budget impact as a result of this item.

Attachments

2026.01.21 BPNC MOPS TH.pdf

MERCY HOUSE

Buena Park Navigation Center

Management, Operations and Public Safety Plan

~~April~~ January ~~19~~14, ~~2023~~2026

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SECTION I. PURPOSE & INTRODUCTION

The purpose of the Management, Operations and Public Safety Plan ("Plan") is to advise the City of Buena Park on a best practice model for operation of a Year Round Emergency Shelter Program and Multi-Service Center, as seen at the Buena Park Navigation Center, Buena Park, CA. The Plan may also be used to promote open communication between community stakeholders to help facilitate the adoption of additional Year Round Shelters, Multi-Service Centers, and Navigation Centers.

Establishing a Year-Round Emergency Shelter Program and Multi-Service Center will meet critical needs amongst some of the most vulnerable people in our neighborhoods, while also addressing a pressing social issue that is deeply impacting local businesses and communities.

The Plan identifies emergency shelter services for homeless persons and best practices to maintain a safe and healthy environment for its clients and the community at large. The overall purpose of the program is to connect homeless persons to permanent housing opportunities and resources to maintain housing stability and self-sufficiency. Goals and guidelines of the Plan align to National Standards of The HEARTH Act (2009).

SECTION II. SHELTER ADMINISTRATION

A. PROGRAM DESCRIPTION

1. Population Served

Year-Round Emergency Shelter Program and Navigation Services

The Buena Park Navigation Center serves 149 shelter clients (90 beds for men, 49 beds for women, and 10 beds for couples) while providing access to a range of programs and supportive services. To ensure that the shelter will meet the needs of the community in serving chronic and vulnerable homeless people, clients are admitted with minimal, "low-threshold" requirements so that chronic and vulnerable homeless people can easily enter and remain in shelter

while developing and implementing a personalized housing plan toward the eventual goal of permanent housing. ~~until they can find permanent housing.~~

Commented [CM1]: Chronic and vulnerable homeless people can easily enter and remain in shelter while developing and implementing a personalized housing plan toward the eventual goal of permanent housing.

Those accessing Buena Park Navigation Center include homeless adults from the Northern SPA only.

Each new client is screened for sex offender and active felony warrant status before admission (screening takes place prior to the arrival at the facility as part of the bed reservation system), as detailed in the "Admission Criteria and Procedures."

All clients have access to and are encouraged to participate in all services provided. Every client is assigned a Housing Navigator at the time of intake, who will work with them to create a housing plan. All clients are required to work this housing plan as part of their enrollment with Buena Park Navigation Center, and they are notified of this prior to their enrollment with the program.

Access to the shelter is limited to clients that are currently enrolled with Buena Park Navigation Center, and because the Multi-Service Center is fully integrated within the shelter services provided, on-site services are strictly for currently enrolled clients only. If after time, the Shelter Operator, host City and operator partners may consider the Multi-Service Center a public benefit for the broader homeless community and/or the surrounding neighborhood community, they may open participation and access to a larger population.

To manage the impact on the surrounding community, should access to the shelter be opened to a wider population than just the 149 individuals who live in the shelter, the following policies are recommended:

1. Services should be accessed by appointment only; no walk-ins will be accepted;

2. On-site partner agencies must be responsible for coordination of service appointments;

3. On-site partner agencies must be responsible for providing transportation options to and from the shelter for scheduled appointments.

2. Program Description

Buena Park Navigation Center is designed to provide safe shelter, basic needs, and access to support to move individuals out of homelessness and into transitional or permanent housing opportunities.

Access to safe shelter

Buena Park Navigation Center accommodates overnight sleeping for 149 individuals per evening. Access to Buena Park Navigation Center is provided 24 hours a day, seven days/week, 365 days a year. In order to decrease the impact to the surrounding neighborhood, access to bed availability is handled through a reservation system. Walk-ins will not be permitted.

Length of Stay

There is no set minimum and the maximum length of stay is 90 consecutive days. Clients at Buena Park Navigation Center may stay enrolled with the program past the 90 days if they remain good neighbors and dedicated to working their personalized Housing Plan. This extended stay may be granted through an Extension Request process that is overseen by each client's Housing Navigator and Program Management team. The client must complete a Request for Extension Application which, if granted, may extend their stay for an additional 90 days. Each client is assigned a Housing Navigator supporting their progress toward Housing Stabilization. The program is designed to provide this support until a housing option becomes available. However, at any time a client may be exited from the shelter for safety or continual shelter violations as outlined in the "Exit and Readmission Policies". Additionally, if a client exceeds 90 days, intensified housing location and exit plan strategies will be implemented.

Consistent with national best practices and trends, the goal for length of stay should be 30 days or less. The Operator maintains a report that accounts for clients with lengths of stay exceeding 180 days and reasons why with accountability to Advisory Committees.

Sleeping Areas

Bed types consist of single beds. Each client is assigned a bed and bedding for the length of their stay. Every client is made aware upon intake that they may need to switch beds as the need requires it.

Transgendered clients may be assigned to beds in whichever dorm is appropriate to the gender with which they identify.

Below is the available bed breakdown at Buena Park Navigation Center:

- TOTAL BEDS: 149
  - **Total Men's Beds: 90**
  - **Total Women's Beds: 49**
  - **Total Couples Beds: 10**

There is a men's dorm, a women's dorm and a couple's dorm. No male clients are allowed in the women's dorm without specific permission and close guidance from staff. The same is true of female clients in the men's dorm.

Meals

Breakfast, lunch, dinner and snacks are provided for all clients in the central dining area, referred to as "The Commons". Meals are cooked off-site by a third party vendor and brought on-site and served. Clients in need of specialty diets can make requests for these diets at intake or through a request for accommodation process. The Shelter Operator coordinates with a licensed food vendor to provide meals from within the kitchen.

Hygiene Facilities

Hygiene facilities are provided on-site including toilets, showers and laundry facilities. Clients are encouraged to utilize these facilities as daily resources to them. Toiletries are provided by the Shelter Operator to clients as needed, and there is one All-Gender restroom available for those who need.

Commented [CM2]: Intro transitional and/or permanent housing opportunities.

Commented [CM3]: Monthly reporting provides resident count length of stay. A detailed report shall be provided to the Oversight Commission upon request

Commented [BR4]: I am not aware that we receive information on the number of clients staying more than 180 days and the reasons for that. Should we consider changing the timeframe for extensions after the first 90 days to every 30 or 60 days>

Clients of the program are required to shower and turn in their laundry for cleaning on a regular basis, as outlined in the Health and Safety Policies.

Transportation

Non-referred persons ("walk-ups") are prohibited from receiving shelter access. New and returning clients receive direct transportation to and from the shelter daily, and those with street-legal personal motor vehicles are permitted to use their vehicles and park them on site if parking is available or off-site in a public lot at the owner's own risk. Dates and times for daily pick-ups are outlined in the "Transportation Policies." Buena Park Navigation Center will use designated locations that provide ample geographic range for those seeking shelter services in the city of Buena Park and serves to minimize community impact and safety considerations. Each chosen location has been selected in coordination with service providers, public safety, and City input. The Operator does not drop-off/pick-up other than at agreed upon locations, unless for medical emergencies, or with specific permission and guidance from management and community partners for special events/occasions.

Security

The Shelter Operator follows policies and procedures that promote utmost safety for clients, staff, volunteers, and the community and strives to provide an atmosphere that promotes community, stays alert for signs of conflict, and confronts behaviors before they escalate. The security plan includes a multi- faceted approach involving screening for sex offenders, convicted arsonists, and individuals with open felony warrants, secured and separate entrances and exits, security searches, confiscation of harmful contraband, trained security personnel providing around-the-clock indoor and outdoor coverage, security and smoke alarms, cameras and lighting. Other program elements which support security efforts include no walk ups and no loitering policies.

Storage

All clients have access to indoor and rolling personal storage space. Each client is assigned a personal storage bin for personal valuables and is permitted to keep a limited amount of personal effects at their bedside in provided lockable storage containers. One rolling outdoor storage bin is also available to each client. Additionally, clients may store temperature-sensitive medication in a locked refrigerator accessible only by program staff.

Housing Navigation Services

Upon entering the shelter, each client is assigned a Housing Navigator. The primary function of the Housing Navigator is to work side-by-side with the client to create a pathway toward permanent housing opportunities, with the ultimate goal of ending their homelessness within a 30-day timeframe.

Additionally, the Housing Navigator provides resources and support to the client during their stay, including encouraging them to access any and all services provided on-site. The Housing Navigator ensures that all clients are entered into the Coordinated Entry System, as the first line of housing engagement.

Together, each Housing Navigator and client completes a personalized Housing Plan which will guide their efforts toward securing permanent housing opportunities. Meeting with the client at least weekly, the Housing Navigator documents their progress towards the actions outlined in the Housing Plan.

Daytime Program Activities

As a 24-hour Year-Round Emergency Shelter Program, the Shelter Operator encourages all clients to stay on-site during the day and to take advantage of the on-site services provided to them during the daytime. Daytime program activities include but are not limited to, the following:

- Full access to any and all on-site service providers;
- Life skills classes and workshops;
- Indoor and outdoor recreational activities (ex: exercise classes; ping pong, library time, space permitting)

Commented [CM5]: Reviewed. No changes required.

Commented [BR6]: Could we consider adding that each client develop a housing plan that includes both a permanent and transitional plan?

Commented [CM7R6]: Language below speaks to the need for a multi step plan from transitional to permanent housing.

Commented [CM8]: Retain this language which exemplifies the need for a personalized Housing Plan with the goal to be securing permanent housing.

Commented [CM9]: Delete

3. Services Provided

Buena Park Navigation Center incorporates a combination of basic needs services as well as supportive services aimed at creating pathways into housing.

The following *services* are provided:

1. Intake/Assessment/Housing Navigation
2. Crisis Evaluation/Mental Health Evaluation Services
3. On-site Centralized Intake
4. Domestic Violence Referrals
5. Shelter Beds
6. Health Clinic
7. Transportation Services and Assistance
8. Computers and Email access
9. Security
10. Meals and Food
11. Homeless Prevention and Diversion Assistance
12. Crisis Evaluation Referrals
13. 211 referrals
14. Employment and Job Placement Resources
15. Substance Abuse Treatment Referrals
16. Mental Health Treatment (on or off site)
17. Laundry
18. Client Storage
19. Respite facilities (a quiet space for clients to rest away from the noise of shelter life)
20. Recreational Activities
21. Dog Walk Area and Pet Services
22. Clothing Donation and Distribution
23. Electronic Charging Stations

4. Coordinated Entry System Integration

Buena Park Navigation Center serves as a designated "Entry Point" of the Coordinated Entry System. The Shelter Operator's staffing plan includes designated staff to conduct Diversion screening and prevent those with other resources from entering the homeless shelter system. Housing Navigators assist Buena Park Navigation Center clients obtain the vital documents necessary to move forward in their housing connection process, once matched to permanent housing opportunities by the Coordinated Entry Module.

Commented [CM10]: Once matched to temporary and/or permanent housing opportunities by the Coordinated Entry Module.

5. Target Goals/Expected Outcomes

The target goals and expectations set forth by the U.S. Department of Housing and Urban Development's HEARTH Act.

Buena Park Navigation Center is not regarded as a singular program, as it provides support to Orange County's Northern SPA helping to move the system towards higher a level of system performance, a reduction in the number of persons who experience homelessness in our community and an increase in access to housing opportunities for chronically homeless individuals utilizing Year Round Emergency Shelter Program services.

Indicators for measuring effective system performance include the following key considerations:

a. Reduction in First Time Homeless -
Are fewer people experiencing homelessness for the first-time? Are only persons who have no safe, appropriate housing option being admitted to shelter?

100% of guests served at the Buena Park Navigation Center will be literally homeless.

b. Overall Reduction in Number of Persons Who Experience Homelessness -
Are overall rates of homelessness declining? Is street homelessness declining? Is chronic homelessness declining?

30% of clients who exit the Buena Park Navigation Center to known destinations will exit into permanent housing.

Commented [CM11]: Temporary and/or permanent housing

c. Reduction in the Length of Time Homeless
Do people stay homeless for shorter periods of time? A reasonably short length of time homeless indicates system and program success in rapidly re-housing persons who are homeless. It can also indicate efficiency related to turnover of beds which is essential to meet system demand for Year Round Emergency Shelter Program.

Length of stay at the Buena Park Navigation Center will target national averages for shelter length of stay.

d. Successful Resolution of Housing/Homeless Crisis
Do people resolve their housing/homeless crisis successfully by maintaining/obtaining permanent housing? Are people successfully connected to community-based supports?

Over 90% of clients enrolled at the Buena Park Navigation Center will create a housing plan with their navigator and will enroll in the Coordinated Entry System.

e. Reduction in Recidivism (subsequent return to homelessness)
Are repeat occurrences of homelessness avoided or declining?

75% of Buena Park Navigation Center clients who exit to permanent housing will not return to the homeless management system in the next year.

6. Program Layout

Buena Park Navigation Center is located at 6490 Caballero Blvd. in Buena Park, CA 90620. The program's current space layout is as follows (rough estimates):

TOTAL SQUARE FOOTAGE OF BUILDING: 15,360 ft²

- **Total Dormitory: 7,252 ft²**
  - Men's Dorm: 4512 ft²
  - Women's Dorm: 2240 ft²
  - Couple's Dorm: 500 ft²
- **Dining/Commons Area:1792 ft²**
- **Site Administration and Operations Offices: 528 ft²**
- **Intake and Service Desk: 1024 ft²**
- **Restroom and Shower Areas: 886 ft²**
  - Men's: 720 ft²
  - Woman's: 600 ft²
  - All Gender: 128
  - Staff Restrooms: 128 ft²
- **Laundry Facilities: 225 ft²**
- **Kitchen: 528 ft²**

In addition, Buena Park Navigation Center also features the following:

- **Outdoor Facilities/Areas**
  - Outdoor Common Area
  - Bike Rack Area
  - Dog Run

B. PROGRAM DESCRIPTION

1. Client Program Expectations

Prospective clients must be able to perform all aspects of their care and ADLs (Activities of Daily Living, including but not limited to: feeding, showering, toileting, transferring, dressing), follow all Buena Park Navigation Center program expectations, and maintain appropriate behavior with consideration for all other clients of the shelter. All clients must review, initial and sign a copy of the "Expectations" document prior to enrollment (Attachments B and C). At intake, staff assists any and all clients who may have difficulty understanding or reviewing these expectations, and they are available to client at any time.

2. Identification Requirements

A form of official identification is required to verify identity; however, clients are not denied access to shelter services without one. In the event they do not have official identification, Housing Navigators assist clients in obtaining California ID, and can provide each client with a no-cost ID voucher.

Additionally, all clients receive a shelter-specific identification card upon entering the shelter that will be used for readmission during the duration of their stay. Shelter ID components include a photograph, intake date, date of birth, name and other identifying information.

3. Screening Requirements

No person validated on the sex offender registry (Megan's Law) will be allowed to access the shelter property (screening will take place prior to the arrival at the facility as part of the bed reservation system). Additionally, no person with an open felony warrant or convicted of arson will be allowed to access the shelter property. The Shelter Operator works cooperatively with the local police department and utilizes the Orange County Sheriff's Department's public "Warrant Check" database to screen clients for any open warrants. Staff also utilizes the National Sex Offender Public Website to screen for sex offenses across the country.

4. Bed Reservation System

To minimize neighborhood impact, all clients seeking to access Buena Park Navigation Center and services must do so through a designated Intake and Bed Reservation System using Outreach Grid.

New prospective clients may contact one of the North SPA agencies currently authorized as a point of entry into Buena Park Navigation Center. After the referral agency representative discusses the program with the prospective client, the representative must check bed availability on the Bed Reservation System and verify that the client meets the minimum eligibility requirements including the background check. If the Bed Reservation System indicates that an appropriate bed is available for the client and a reservation is made for the client in Outreach Grid, the representative from the referring agency may transport the client to the Buena Park Navigation Center during the timeframe indicated in the reservation system to complete the intake process. Clients will be screened for diversion and/or homeless prevention services, utilizing the Coordinated Entry System's Diversion and Homeless Prevention Questionnaire. If they have an alternate, habitable location where they may stay, they will be diverted from occupying a shelter bed until their resources have been exhausted.

Commented [BR12]: Do we want to add anything that describes processes when clients are placed on the waiting list?

Commented [CM13R12]: 'Overflow Management" page 14 speaks to this questions.

Clients meeting eligibility requirements and background check clearance are assigned a bed reservation number (pending bed availability) and given instructions on transportation options and designated arrival time.

In the event a client who has already enrolled with Buena Park Navigation Center has exited/been exited and is seeking reenrollment, they will be directed to contact the Call Center personally, so program staff may determine eligibility status. Returning clients are not required to reenroll through a referral partner, though they may take that route if desired.

The Shelter Operator provides on-site staff to track daily bed inventory and communicate daily bed vacancies with service providers through Outreach Grid. Additionally, 15 beds (10%) are designated to prioritize referrals from local police and/or for emergency or other qualified special situations.

All new clients are screened using the Outreach Grid system which manages bed reservations and availability.

Beds are assigned based on availability and eligibility results. New clients are instructed to arrive at the designated shuttle pick up location or at the shelter through coordinated transportation, by 9:00 PM each night. Those who do not arrive before 9:00 PM without communicating previous arrangements will forfeit their bed for the night.

A security guard or safety coordinator is assigned to each evening shuttle, and the shuttle driver is provided a nightly manifest which includes all clients who are expected at pickup, including all new clients that are expected. The shuttle will transport clients directly to Buena Park Navigation Center.

Clients are strictly prohibited from loitering in the neighborhood surrounding Buena Park Navigation Center or causing any disruption at any of the shuttle pick up locations at any time. This is part of the Operator's Good Neighbor Policy, which is strictly enforced. Failure to meet these expectations or severe violations of any other program policies could result in termination of the client's enrollment. The operator conducts regular checks of a ½ mile radius in the form of outreach to enforce shelter expectations and avoid loitering and homeless congregations.

Upon arrival, clients must complete a security screening process and work with an Intake Coordinator to be informed of the program expectations of Buena Park Navigation Center, and complete necessary intake paperwork. As part of the Health and Safety guidelines, new clients must also shower on their first night in the shelter, and submit all clothing or additional bedding to be washed.

5. New Clients

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6. Day Leave and Returning Clients

At least two morning shuttles are available to clients who have a desire to leave the facility during the day for employment or personal appointments. At least two evening shuttles are also available to pick up any clients who have left and are returning for the night. Clients are allowed one leave, and one entry per day. All clients must return to Buena Park Navigation Center before a 9:00 PM curfew unless authorized by management for late entry based on school, employment, etc. Requests to arrange late arrival can be made by completing a request for consideration form and are approved by the program manager.

Clients who leave the program during the day must sign out with staff on a form which logs their destination, and the time they are requesting to be picked up. This information is gathered and collated into a nightly "manifest" which is used by the shuttle drivers to guide their evening routes.

Clients arriving later than 9:00 PM for special unexpected circumstances (such as or discharge from the hospital) must communicate their anticipated arrival time with their Housing Navigator or Site Leader and receive approval for a late entry to be excused. Failure to communicate this could result in an Action Plan which could potentially result in termination, as subject to the "Readmission Policy" protocols.

Commented [CM14]: Missing word (such as _____ or discharge from the hospital)?

Clients who are unable to meet the two evening shuttles must arrange alternate transportation to the shelter site, no later pickups will be provided and walk ups will be allowed.

7. Hours of Operation

Buena Park Navigation Center is open 24 hours, 365 days per year. These hours of operation will be in effect seven days per week, every week regardless of holidays or weather. Service Providers may schedule on-site services to occur at almost any time, and the service schedule is different each day. Below is a Programing Schedule that is in effect on most days for general shelter activities:

5:00 AM – 8:00 AM	*Breakfast served*
6:00 AM – 10:AM	*First and second wave of morning shuttle drop-offs*
10:00 AM – 12:00 PM	*Dorms are closed (Monday-Friday)*
11:00 AM – 1:00 PM	*Lunch served*
3:00 PM – 4:00 PM	*Snack served*
4:00 PM	*First* wave of evening shuttle pick-ups
6:00 PM – 9:00 PM	*Dinner served*
7:00 PM	*Second (final) wave of evening shuttle pick-ups*
9:00 PM	*Curfew*
10:00 PM	*Lights Out in Sleeping Area*

C. Overflow Management

1. Coordinated Service Delivery Plan

There are times that the need for shelter beds outweighs the capacity of the 149 bed Buena Park Navigation Center Program, Therefore, a Coordinated Service Delivery Plan is implemented as needed, which includes coordination of the following diversion and redirection strategies:

a. Homeless Diversion
The Shelter Operator includes homeless diversion screening at the point of intake to ensure that those with alternative resources will not be accessing the homeless system. If clients identify at intake that they have a viable housing alternative to the shelter, The Operator can provide resources to connect the client to that alternative. The Shelter Operator utilizes all available resources to offer successful diversion assistance and, if they cannot provide the assistance themselves, call on other agencies within the Continuum of Care.

b. Coordination with Family Shelter Programs
As a frontline strategy, the Shelter Operator works with family shelters and other agencies to redirect any families who may arrive seeking shelter at Buena Park Navigation Center.

c. Coordination and Transitional and Bridge Housing providers
The Shelter Operator works with other service providers to utilize Transitional and/or Bridge Housing vacancies when available. This form of housing can be utilized by returning clients who have been matched with a housing opportunity and will soon move into permanent housing. This strategy will increase the Program's bed turnover rate as clients are successfully matched to alternate housing opportunities.

d. Coordination with other Year Round Emergency Shelter Program providers
As more year round shelters come online, the Shelter Operator will partner with other providers and programs to redirect overflow to any additional shelter beds that may be available in the county.

2. Overflow Policies

The Bed Reservation System is designed to prevent and minimize overflow and capacity issues for the shelter. A daily bed utilization count ensures that the 149-bed capacity will be fulfilled each evening, as need for beds persist.

In the event of a community-wide natural disaster or in extreme weather situations deemed so by state, county, or city authority, the shelter will maintain its "no walk-up" policy. However, the following option could be utilized by the Operator:

- Utilize alternative locations (churches) for additional beds that may accommodate homeless without a bed reservation during inclement weather or disaster. (Note that this option has budget implications/funding considerations for local government agencies.)

D. Exit and Re-Admission

1. Exit and Readmission Policies

Clients are considered to have exited the program when they voluntarily leave or are exited from the shelter for safety or continual shelter violations, or find alternate housing.

Mercy House's exit policy complies to Orange County's Shelter Standard of Care. When a client exits of their own volition or is exited for shelter violations, the client may contact the Call Center to screen for readmission eligibility after the time designated by staff (on average after 30 days). Clients who self exit are eligible for return provided a bed is available. Each client's actual length of exit will depend on the severity of the infraction or safety violations. The Shelter Operator is balanced in their approach to program exits and readmission policies as it pertains to violations of the program expectations. The expectations include considerations for maintaining a safe and effective facility, safety for clients, volunteers, staff and the surrounding neighborhood. As written, they demonstrate compassion toward both homeless individuals who face increasingly vulnerable situations if forced to exit from a shelter situation to places not suitable for human habitation, as well as the community in which the program operates.

Violations of these expectations are documented and tallied by use of a notice called an Action Plan. The intent of the action plan is to discuss with the violation with the guest to ensure they fully understand the expectation and why their behavior was a violation. Additionally, the guest has the opportunity to create a plan to avoid further violations. For most infractions of the program expectations, staff utilizes verbal warnings and Action Plans. After five (or three of the same) Action Plans a guest may be asked to leave.

Commented [CM15]: Consider language change: " complies with County of Orange Standards of Care for Emergency Shelter Providers and Operations"

Commented [CM16]: Delete 'with'

Severe infractions include open alcohol or use of drugs on a shuttle, violent attacks/fights, possession of weapons, etc. The Shelter Operator maintains a zero tolerance policy towards violence, sexual misconduct, other criminal activity, and drugs and medications used or possessed beyond the scope permitted in the program's Health Polices. These behaviors, when substantiated, may be grounds for immediate enrollment termination upon a first offense and a minimum of 30 days out-of-program prior to readmission eligibility.

Clients who use the facility, programs, and services in violation of a specific rule are obliged to adhere to those consequences. Depending on the circumstances, the consequences of these actions may also be subject to intervention by law enforcement, and if necessary, prosecution up to the limit of the law. To whatever extent is possible, when a client exits the program, Mercy House will work with them to create an exit plan which can include referrals to other services that they are eligible for, potentially including other shelters in the North SPA.

2. Exit Procedures

When a client is asked to exit due to repeated violations of the program expectations, violence, or criminal activity, security escorts the person out of the building and staff provides transportation to one of the approved drop-off locations out of the surrounding area. In the event that an exited person refuses transportation off-site, they are advised once again of the Good Neighbor Policy and reminded that any incidents in the surrounding area may affect their ability to reenroll. Staff and security closely monitor any clients who leave by foot or bicycle until they are out of the immediate surrounding area.

E. Housing Navigation Services Policy

Upon entering the shelter, each client is assigned a Housing Navigator. The primary function of the Housing Navigator is to work side-by-side with the client to create a pathway toward permanent housing opportunities, with the ultimate goal of ending their homelessness within a 30-day timeframe. Additionally, the Housing Navigator provides resources and support to the client during their stay, including encouraging them to access any and all services provided on-site.

The Housing Navigator ensures that all clients who agree and do not have other housing opportunities are entered into the Coordinated Entry System for a potential housing intervention opportunity.

Together, each Housing Navigator works with the client to complete a personalized Housing Plan which will guide their efforts toward securing permanent housing opportunities. Meeting with the client weekly the Housing Navigator documents their progress towards the actions outlined in the Housing Plan.

Housing Navigators assist clients obtain the necessary documentation to move forward in their housing connection process, once matched to permanent housing opportunities by Coordinated Entry.

Additionally, Housing Navigators will work with clients to provide referrals to on-site services as well as any community referrals that may be helpful necessary.

1. Documentation of Housing Navigation Services and Data Security Policies

The Housing Navigators keep case notes in both hard copy paper files and in the HMIS database to track every client's progress and participation in Buena Park Navigation Center. These files are also used to track the resources and referrals given, support rendered, and any Action Plans the client may accrue. Outcomes are recorded at exit and throughout participation in the program.

Paper files are stored in a secure locked location, only accessible by necessary staff.

The Shelter Operator uses HMIS as its primary database and ensures that every client completes and signs an OC HMIS Client Consent Form upon entry into the program. Any client who refuses consent is entered into HMIS with a simple identifier

Commented [BR17]: Should we consider adding that if a client has MediCal that the housing navigator should explain the benefits of enrolling in Cal Aim and assist them with this if needed?

Commented [CM18R17]: Due to rapidly approaching changes regarding MediCal qualification/benefits recommend revising language below which is non-specific to programs/services available.

Commented [CM19]: Revise language: "the Housing Navigator provides resources and support to the client during the stay, including encouraging them to access any and all services applicable and available for the client."

only. A Data Specialist works with the Housing Navigators to ensure optimum collection of all HUD Data standards as required by the HMIS system.

The Shelter Operator has a policy restricting computer access records and client information to authorized staff. All staff computers, database and HMIS access requires passwords by authorized users.

Disclosure of client information to other social service agencies may be permitted only with the client's written consent, in the form of a Release/Authorization of Information. Disclosure of records relating to clients may be released without client consent in certain circumstances as required by law.

F. Daytime Program Policies

Clients enrolled at Buena Park Navigation Center may, but are not required to, leave the facility during the day. However, the Shelter Operator encourages all clients to stay on-site during the day and to take advantage of the on-site services and amenities provided to them during the daytime. Access to the dorms is limited during the day to encourage clients to become active participants of these activities, and to allow staff/security to clean and secure the dorms without client traffic.

At least two morning shuttles are available to clients who have a desire to leave the facility during the day for employment or personal appointments. At least two evening shuttles are also available to pick up any clients who have left and are returning for the night. Clients are allowed one leave, and one entry per day, unless allowed otherwise by the Management or Navigation Team.

If not utilizing the shuttle services, clients are encouraged to stay at the facility. Clients have access to any daytime services offered through the Buena Park Navigation Center partner organizations and are also able to meet with their assigned Housing Navigator on a weekly basis. They also have access to activities provided by shelter staff and volunteer organizations. Clients are welcome to enjoy the Commons Hall, Computer Lab, and designated outdoor spaces.

G. Multi-Service Center Program Policies

1. Outside Multi-Service Center Clients

Because the design of the Multi-Service Center is fully integrated with the general shelter, access is limited to the current clients of Buena Park Navigation Center.

2. Lead Agency Protocols

The role of the Shelter Operator is not to provide all of the supportive services offered at the Multi- Service Center but to recruit and manage a group of partner agencies specialized in providing an array of supportive services beneficial to clients of Buena Park Navigation Center.

The Shelter Operator ensures that the Multi-Service Center has flexible hours to allow clients to come before or after work, or alternatively, on the weekends if possible. The Shelter Operator also engages participation in and facilitates quarterly meetings of the Service Partner Advisory Board.

3. Requirements for Service Provider Partners

All service providers who desire to offer direct services at Buena Park Navigation Center must complete a formal Memorandum of Understanding (MOU) with the Shelter Operator before they can be added to the service calendar.

Responsibilities of the Service Provider Partners include, but are not limited to:

- Set and maintain their own appointment schedule with clients;
- Provide clients with access to transportation to fulfill their scheduled appointments, if needed;
- Ensure that all clients are aware of Multi-Service Center rules and enact appropriate enforcement of client shelter rules for their clients if and when necessary;
- Agree to share service output and outcome information
- Communicate room reservation conflicts with Program staff in advance;
- Respect, maintain and keep clean all areas of the Multi-Service Center;
- Respect and cooperate with Shelter Operator staff, other service providers and clients;
- Participate in quarterly Service Partner Advisory Board meetings and provide input to the improvement of Buena Park Navigation Center.
- Screen clients for eligibility (no sex offenses or felonies with open warrants will be allowed on- site).

H. Good Neighbor Policy – Community Coordination and Communications

1. Communications and Coordination with Neighborhood, Business and Public

The Shelter Operator is committed to communication with neighbors on an ongoing basis. As part of this commitment, the Shelter Operator has helped facilitate a number of Community Forums, prior to opening, and can facilitate additional forums if needed. These Community Forums have provided opportunities to answer any questions members of the surrounding community might have on the operation of Buena Park Navigation Center.

A public inquiry phone number and contact information will be posted. Community stakeholders may call this number for information about the site or to have any questions answered. The phone number exists as a resource for community members and will remain connected as long as the Program is open and operational. Any community complaints and/or inquiries about Buena Park Navigation Center are recorded and forwarded to the appropriate staff for prompt (60 minutes) investigation. The Shelter Operator is fully committed to an appropriate customer service response and considers the resolution of community complaints a high priority.

The Shelter Operator also maintains a website which includes important information for community stakeholders and clients alike. The website includes a “Frequently Asked Questions” section which helps to provide instant answers to community concerns. Additionally, the website includes a digital copy of the Shelter Operator’s full “Good Neighbor Policy” and “Management and Operational Plan” to be made accessible to the public.

Limited tours of the facility may be available on specific days by scheduling an appointment with the Operator and City.

The Shelter Operator has program brochures available on-site and is able to disseminate these resources to groups throughout the community. Information on the brochures highlights the various services at the facility as well as criteria for admission and eligibility. Volunteer, in-kind and donation opportunities are also listed for those who wish to support the program.

The Shelter Operator follows a specific set of media guidelines and has an appointed Public Relations team to handle all media requests. The Public Relations team is charged with ensuring that the public is regularly updated on the progress and successes of the shelter program through various local media outlets.

2. Communication and Coordination with Local Police and Fire Departments

The Shelter Operator is committed to communicating and working collaboratively with local police and fire departments through all stages of program implementation - from facility design to program execution. The intention of the Shelter Operator is to act as self-sufficiently as possible and minimize the shelter's impact on the local police and fire departments. This includes ensuring that staff and security are trained to properly manage and respond to an extensive array of difficult situations that may occur at shelter.

The Shelter Operator and site provides an array of services and support that are beneficial to local police and fire departments. These services include, but will not be limited, to:

● Staff and Security Officers stationed on-site 24 hours (and on-board the shuttle in evening hours);

● Designated beds reserved each night for law enforcement referrals (including percentage set- aside for the host city);

● An Outreach Team will monitor surrounding area to control issues of loitering, abandoned property, and other blight;

● Training opportunities on mental illness, homeless sensitivity or other topics of interest to supplement existing department trainings;

● Direct referral access to the Coordinated Entry system to assist local law enforcement officers connect homeless individuals with housing opportunities;

● Statistical reports on number of clients served, length of stay and/or demographic information.

Commented [BR20]: Should we consider adding # of 911 calls and reasons for the calls?

Commented [CM21R20]: Recommend to not include in MOPS document. Oversight Commission Annual Audit may consider incorporating into 2026 process.

3. Communications and Coordination with City, County, and Service Providers

Operation of Buena Park Navigation Center is for the public good and to move the homeless Continuum of Care system, as a whole, forward. As such, successful implementation of Buena Park Navigation Center requires the partnership of various stakeholders including the City, County and other Service Providers.

The Shelter Operator is committed to working cooperatively with numerous other service providers, community, and government organizations to serve the needs of the homeless population.

In order to effectively manage and operate a robust Multi-Service Center that provides an array of services for the shelter clients, the Shelter Operator demonstrates collaboration and willingness to engage other service providers.

Additionally, the Shelter Provider is responsive to and provides support to the City Manager or designee, in relation to the outcomes and operation of the program.

4. Policies for Community Involvement

The Shelter Operator is committed to active participation in city and county-wide community events. To the extent reasonable and feasible, representatives of the Shelter Operator attend meetings of the local Neighborhood Associations and local Chamber of Commerce when invited and communicates with neighborhood and business participants as needed.

5. Policies for Neighborhood Outreach Patrol

A staff-led Neighborhood Outreach Patrol assembles several times a week to monitor a 1/2-mile radius around the shelter perimeter. The role of this Outreach is to monitor, promote cleanliness, engage with neighbors, and enhance safety and community in the immediate vicinity.

Commented [CM22]: Recommend change to 'a month'

Additionally, this Patrol provides intervention for issues of loitering, unauthorized parking of client vehicles in the neighborhood, abandoned property, shopping carts and other blight. A log is kept of the weekly Outreach patrols. The following actions are completed by the Neighborhood Outreach Patrol:

- All litter and trash items related to the Program are removed from the area and properly disposed;
- Any currently enrolled Clients found loitering in the area are issued a warning. Violations of this rule may cause a client to be exited from the facility;
- Unauthorized parking of client vehicles in the neighborhood are subject to towing;
- Shelter Operator will contact city-designated shopping cart retrieval program to collect all shopping carts found that do not contain items of personal property;
- Shelter Operator utilizes city-designated maintenance apps on mobile devices for removing personal property foundin surrounding area and tracks calls made for services;
- Shelter Operator conducts outreach and engagement activities to non-enrolled homeless individuals in surrounding community.

I. Navigation Advisory Commission

The Navigation Advisory Commission is established and maintained~~:~~
~~to~~
-To monitor, review and recommend nationally-recognized and regional best practices for the operation of the Navigation Center to the Buena Park City Council resulting in the reduction and/or elimination of negative impacts to the residents, businesses, and schools in the surrounding areas of the Navigation Center.
-To provide program and policy recommendations that would complement the role of the Navigation Center in Buena Park and other existing resources to address homelessness in the City of Buena Park.
-Other responsibilities as directed by City Council that fall within the guidelines of the Community Services Department.
-Promote City Core Values: Commitment, Respect, Integrity, Communication, Teamwork, Excellence and Equity.
~~provide review of the operations of Buena Park Navigation Center, enhance community relations, and bring information of any strengths and concerns from the neighborhood, local businesses, city and county entities, service provider partners and shelter clients about the operation of Buena Park Navigation Center.~~

1. Composition of Commission

The Navigation Advisory Commission represents different stakeholders and interests with the composition approved by the Buena Park City Council.

2. Meeting Schedule

The Navigation Advisory Commission will meet as needed (at minimum twice annually) as determined and approved by the Buena Park City Council.

Additional meetings can be held as needed as a way for any member to agenized issues or to be able to request a special meeting.

3. Accountability and Grievance Process and Policies

In addition to providing input to the operation of Buena Park Navigation Center, the Navigation Advisory ~~Committee~~

Commented [CM23]: Navigation Center Oversight Commission

Commented [CM24]: Per the City of Buena Park Commission Manual: General Purpose and Responsibilities include
-To monitor, review and recommend nationally-recognized and regional best practices for the operation of the Navigation Center to the Buena Park City Council resulting in the reduction and/or elimination of negative impacts to the residents, businesses, and schools in the surrounding areas of the Navigation Center.
-To provide program and policy recommendations that would complement the role of the Navigation Center in Buena Park and other existing resources to address homelessness in the City of Buena Park.
-Other responsibilities as directed by City Council that fall within the guidelines of the Community Services Department.
-Promote City Core Values: Commitment, Respect, Integrity, Communication, Teamwork, Excellence and Equity.

Commission is also tasked with the on-going review of the Shelter Providers ability to effectively administer its Operational Plan and Good Neighbor Policies. In the event that a Navigation Advisory Commission member finds concerns over the Shelter Operator's implementation of the program, the following processes and policies will be enacted to allow the Shelter Operator to make corrective actions toward such grievances:

1) Once a grievance has been filed, Shelter Operator and Navigation Advisory Commission will create, at the meeting in which the grievance is filed, an action-plan to resolve the issues by the next regularly scheduled commission meeting;

2) At the next meeting, the action plan's outcomes will be reviewed to determine if the issue has been resolved;
3) If the issue has not been resolved, but the Shelter Operator has provided evidence of a good faith effort to follow the course of actions outlined on the plan, they will be given an additional 90-days to enact an alternative plan;
4) If the issue has not been resolved and the Shelter Operator has not demonstrated or provided evidence of following the course of actions outlined in the plan, a formal complaint will be sent to the City for investigation and possible termination of the Shelter Operator Contract. The City shall have a plan for operation of the shelter if the shelter operator is terminated by the City, including failure to enforce plan components such as Good Neighbor Policy, bed reservation requirements, no walk-up policy, etc. The plan may include selecting the next eligible operator from the original operator RFP and/or entering into a sole source with a new operator, based on approval of the City Council.

Additionally, law enforcement has the ability to bring forward operator non-performance directly to the City

4. Reports to the Commission

The Operator will provide quarterly statistical report to the committee at meetings to include data on shelter program outcomes: unduplicated clients served, number of entries and exits and the nature of exits, # of 911 calls and reasons, list of partner programs, as well as length of stay information.

J. Safety Policies

1. Facility Maintenance

The Shelter Operator keeps a schedule for regular facility maintenance and cleaning. The Program contracts with a janitorial service to provide daily cleaning services for all areas utilized by clients and weekly for office space and the Multi-Service Center areas. In addition, Program Staff also personally maintains a round-the-clock cleaning schedule which addresses each area of the facility.

Shelter Staff attends to regular minor maintenance duties and repairs. Major repairs are reported to the Program Manager and depending on the work needed may be sent out to an approved list of vendors for bids, approval, and completion. Maintenance and cleaning forms are used to track completion of each task and submitted to management on a daily basis. The Shelter Operator is responsible for staff training and performance in these duties.

The outside grounds are incorporated into the maintenance schedule and rotation including cleaning of parking lot, watering of plants, maintenance and cleaning of sidewalks and patio areas, and checking of outside lights and furnishings. Graffiti is reported to Program Manager for removal within 24 hours.

The Shelter Operator is committed to maintaining a pest free environment throughout the premises. As such, no open food or drink is allowed in the dorms and sleeping areas, with the exception of water. Trash bags are emptied throughout the day in all areas as they become full. Inspection of client spaces and lockers are conducted for any items that would attract pests. All staff receives appropriate training for the identification of common pests as well as prevention and control measures. A Pest Control company is contracted by the Shelter Operator and comes regularly to spray for bugs, check for infestation of pests, and performs other pest prevention or extermination treatments that might be seen on their visits or reported by staff.

2. Fire and Earthquake Safety

Evacuation Plan for Ambulatory and Non-Ambulatory Residents

All shelter staff are trained in protecting the safety of everyone in the facility. Staff respond quickly and safely when an emergency, incident, or natural disaster occurs. Evacuation Routes and Exits are posted in each major area of facility. An evacuation point outside has been designated to the rear of the building, near the storage shed on the north-east corner of the property.

In the event of an emergency, the present site lead during the emergency will notify all staff and clients to evacuate, call 911, and direct the evacuation itself. Staff will be assigned to oversee the evacuation of clients in each work area. Staff will check client areas, assign assistance to non-ambulatory and disabled persons, and lead clients to safety through the nearest safe evacuation exit. Staff will assemble clients outside at designated evacuation point, read bed list for attendance and search for any missing clients as safety conditions allow.

In case of fire these additional protocols will be completed:

- The Program Manager or lead staff member will pull the nearest fire alarm if it is not already sounding; the Fire Department monitors the alarm and will respond immediately.

- While evacuating clients, staff will attempt to close all door(s), if safe to do so.

- Before exiting a room, the Program Manager or lead staff member will touch back of hand to the door to determine if the door is cool, then open it a crack, smell for smoke, and if deemed safe, open the door and leave the building to the evacuation meeting point.

- If the door is hot, it will not be opened and staff will lead clients to leave via the nearest safe exit.

- Staff will locate and use appropriate fire extinguishers if safe to do so.

- When the Fire Department arrives, a staff person will speak to the officer in charge and give the officer a set of site keys.

- Staff will contact the Program Manager or their proxy as soon as possible, if not onsite.

- Staff will report incident and procedure in Incident Report and staff shift notes as directed in shelter policy.

If the weather is inclement and if the evacuation will not be short, staff will:

- Contact the Program Manager to identify evacuation locations and disaster team if assistance is needed for client shelter, meals or services.

- Contact other Homeless Providers for services as needed.

For a false alarm or other short-term evacuation, staff will direct occupants back into the building once the Fire Department has authorized an “all-clear” call.

3. Fire Prevention Procedures

Buena Park Navigation Center was approved by the Fire Department for all fire codes, sprinklers, alarms, and exits prior to service implementation. Emergency lighting has been installed both inside the facility and outside on the grounds for safety and in compliance with all codes.

No smoking is allowed inside or outside the building within 20 feet of doors. A smoking section is designated and a sign is posted in the enclosed patio area.

4. Fire Drills and Documentation

Fire drills are conducted at least quarterly. Documentation of fire drills are kept for three years in Shelter Management Files.

5. Fire Inspections and Extinguishers

The most recent annual fire inspection is posted in a designated area of Buena Park Navigation Center facility and is included in the Shelter Management files. Fire extinguishers are hung in each area of the building as shown in facility plans and in evacuation plan. Fire extinguishers are inspected and maintained per city and county requirements. A certificate of the last most recent fire inspection is posted in a visible designated area.

6. Earthquake Safety

Earthquake drills are conducted quarterly by staff. The evacuation route and procedures are the same as for other hazards. A client tally and search will be conducted once the evacuation is conducted.

In case of an actual earthquake that causes damage to facility or grounds, the Fire Department will be called to inspect the facility as soon as safety permits. Clients will be evacuated from building and transported to other ~~shelter~~shelters as needed.

Commented [BR25]: Do we have a list potential evacuation sites if the shelter sustains damage, such as Community Center, library, etc.?

Commented [CM26R25]: 2026 topic for discussion (160 persons – 150 clients and 10 staff) with City during monthly meetings.

K. Security Plan

The Shelter Operator follows policies and procedures that promote the utmost safety for clients, staff, volunteers, and the community and strives to provide an atmosphere that promotes community, stays alert for signs of conflict, and confronts behaviors before they escalate. Acts of violence upon guests, staff, volunteers, or community members will not be tolerated.

1. Eligibility Screening

No person validated on a sex offender registry (ex: Megan's Law) can access into Buena Park Navigation Center. Additionally, no person with an open felony warrant or convicted of arson will be allowed to access the shelter property. The Shelter Operator works cooperatively with local law enforcement to screen clients for open warrants. In addition, Program Staff utilizes https://www.nsopw.gov/ to screen for status on national sex offender registries.

2. Secured Entrances

All clients are required to enter the shelter in a coordinated, peaceful fashion.

All clients present identification upon entry. Clients without valid California identification cards are given supportive services to secure a valid identification card. Clients also receive a shelter-specific ID to use for admission into the shelter during the duration of their stay.

All clients and their belongings are checked by security personnel, utilizing security wands each time they enter the facility. Any found prohibited items are seized and illegal contraband is destroyed. Prohibited Items include (but are not limited to): weapons, explosives, flammable or volatile substances, illegal drugs, controlled substances or drug paraphernalia, bio-hazardous items or environmentally harmful goods. A more extensive list of examples of Prohibited Items is clearly posted before and at the security checkpoint.

Clients sign in upon entrance, and sign out upon exit from the building.

3. On-site Security Personnel

The Shelter Operator provides a sufficient number of trained security guards to ensure the safety of clients and the surrounding neighborhood, 24 hours a day.

Security is on-site at all times, and conducts security rounds as necessary, and at least once each hour.

Security guards are stationed both inside and outside the shelter to ensure maximum coverage.

Security guards are accessible and visible to clients, and survey facility for any potential concerns. Staff and security communicate with each other via portable electronic equipment (ex: 2-way radios).

Security guards are contracted through a third-party vendor. Security guards carry handcuffs and the option of straight-stream gel pepper spray. The vendor ensures that all security staff are regularly trained and updated as needed. Security guards receive Homelessness Sensitivity Training through the Shelter Operator's resources.

4. Staff Plan

Shift	Hours of Shift	MON	TUE	WED	THU	FRI	SAT	SUN
AM Logistics 1 & **AM Janitor**	5:00 am - 1:00 pm (9 am - 1 pm Janitor)	8	8	8	8	8	8	8
AM Logistics 2	7:00 am - 3:00 pm	8	8	8	8	8	8	8
AM Logistics 3	7:00 am - 11:00 am	4	4	4	4	4	4	4
AM Logistics 4 & **PM Janitor**	9:00 am - 5:00 pm (1 pm - 5 pm Janitor)	8	8	8	8	8	8	8
AM Logistics 5	11:00 am - 3:00 pm	4	4	4	4	4	4	4
PM Logistics 1	3:00 pm - 7:00 pm	4	4	4	4	4	4	4
PM Logistics 2	4:00 pm - 8:00 pm	4	4	4	4	4	4	4
PM Logistics 3	4:00 pm - 11:00 pm	7	7	7	7	7	7	7
PM Logistics 4	7:00 pm - 11:00 pm	4	4	4	4	4	4	4
Overnight 1	11:00 pm - 7:00 am	8	8	8	8	8	8	8
Overnight 2	11:00 pm - 7:00 am	8	8	8	8	8	8	8
Outreach 1	12:00 pm - 4:00 pm	4	[redacted]	4	[redacted]	[redacted]	4	[redacted]
Outreach 2	12:00 pm - 4:00 pm	4	[redacted]	4	[redacted]	[redacted]	4	[redacted]
AM Safety Coord	7:00 am - 3:00 pm	8	8	8	8	8	8	8
PM Safety Coord 1	1:00 pm - 9:00 pm	8	8	8	8	8	8	8
PM Safety Coord 2	3:00 pm - 11:00 pm	8	8	8	8	8	8	8
Driver Supervisor	AM or PM Driver Times (Fri/Sat Mandatory, Others Vary)	[redacted]	8	8	8	8	8	[redacted]
AM Driver 1	5:30 am - 1:30 pm	8	8	8	8	8	8	8
AM Driver 2	5:30 am - 1:30 pm	8	8	8	8	8	8	8
PM Driver 1	1:00 pm - 9:00 pm	8	8	8	8	8	8	8
PM Driver 2	1:00 pm - 9:00 pm	8	8	8	8	8	8	8

5. Security

Time	Security Guards
12am - 12pm	2
12pm - 8pm	2
8pm - 12am	2

6. Security Alarms and Cameras

Buena Park Navigation Center is equipped with security cameras both inside and outside, ~~door bells~~doorbells and portable communication device worn by staff. Staff also ~~has~~have access to panic buttons which can silently summon police to the facility during emergency situations.

Site Leads and Security Officers can monitor footage via web-based security servers, on computers at the security desk and administrative office areas. Security footage will be retained digitally for 30 days.

7. Security Lighting

Security lighting is used both inside and outside the facility to highlight the entrances and parking lot. A security officer is available to escort any person to the parking lot or street-side parking after sunset.

8. Loitering Policy

Clients are not allowed to loiter in the surrounding neighborhood. Subsequent violations of this rule result in warnings which may lead to the client's program enrollment being terminated. The Shelter Operator's Good Neighbor Policy includes regular outreach and random checks of the surrounding area to prevent and control loitering issues.

9. De-escalating Conflicts

All employees receive training in communication techniques that are known to be helpful or effective in de-escalating confrontations. Training standards will meet those set by Orange County Standard of Care.

Commented [BR27]: Can we put in how many hours of training, what is included, if there is a hands on or role play and how soon after hiring and how often is re-training required?

Commented [CM28]: Request expanding language to include training upon hire and to be completed prior to annual evaluation

10. Entrance and Exit Procedures

To maintain a safe environment in the shelter, all clients enter and exit through one main entrance and security checkpoint. The entrance is equipped with security cameras inside and outside the facility. Each area of the building is locked when not in use, and the site is "zoned" so that clients only have access to the areas which they need. During sleeping hours clients will have restricted access to other areas of the building. The staff offices are only available by appointment.

All clients must present some kind of ID upon entry, and their person and belongings are searched by security. They sign in upon entrance and sign out upon exit from the building.

All clients enter the property by bus/shuttle or other motor vehicle. Clients are escorted from the designated parking lot area and bus/shuttle drop off area to the shelter entrance. In the event that Multi- Service Center services are opened to the public, those clients would follow the same entrance procedures.

11. Policy regarding storage of client's possessions

All clients have access to limited personal storage space. Each client is assigned a lockable storage bin and lock to go under the bed for personal valuables.

Clients are also assigned rolling storage bins. Upon being assigned the rolling bin, clients must sign a *Storage Bin Agreement* form which states that staff is not responsible for any items that are lost, stolen, or damaged.

A client may store personal effects in their assigned bin to the capacity with which it can still correctly close and be safely rolled to and from the bin storage area. Bins may be accessed, with staff supervision and only during assigned hours during the day. Indoor lockers may be accessed at any time during the day other than "light out".

All items are stored for the length of the client's stay at the shelter. The right to store items on-site may be revoked based on violation of rules and at the management's discretion. Once a client has exited the shelter program, any personal effects may be stored for up to 7 days if needed; after which, the property will be disposed of. Clients who have exited from the shelter program must contact staff to set an appointment to collect their personal belongings within the 7 days.

In the event the client cannot come to retrieve their own property, they may name a proxy of their choosing to pick up their effects by filling out an Authorization for Release of Personal Property form. The client will be responsible for asking their designated contact person to retrieve property, if needed. A limited extension to the length property is held may be granted under exigent circumstances, and only by close coordination with management.

No Prohibited Items may be stored inside the shelter. Limited Prohibited Items may be stored in outdoor bins (see Prohibited Items List for examples).

12. Policy Pertaining to Searching of Clients' Property by Staff

The Shelter staff has the right to inspect all storage areas, including rolling bins and lockers, to ensure compliance with contraband policies.

If Prohibited Items are seen being transferred to a client's personal rolling bin or locker, or if there is other reasonable suspicion that there are Prohibited Items in a client's belongings, that storage and belongings may be searched for safety purposes, with or without the client present. Clients are required to use locks provided by the program for this reason. If a client wishes to use their own lock, they must supply management with a copy of their key or the combination. Any unauthorized locks may be cut if needed. When inspecting a client's belongings without them present, two staff persons are responsible for the search. An authorization form is signed by the client at time of intake. When items are found in the client's possession that are not illegal paraphernalia, but are also not suitable for storage, clients can choose to have the staff dispose of the item or they may store property off site premises at their own cost. Clients are not allowed to store items in the surrounding neighborhood.

Staff reserves the right to designate a period of time when a client will be ineligible for re-entry to facility, if contraband is found. Length of ineligible time will be documented according to the "Exit and Readmission Policies".

13. Policy on Possession of Weapons On-Site

No weapons or items which the staff identifies as being dangerous or obviously capable of harm may be brought into the shelter. Any belongings that a client brings into the building must come through the dedicated security checkpoint so that security can search and inspect them for weapons or items described above. Anyone found attempting to bring these kinds of items past security will be asked to immediately leave the premises and neighborhood of the facility. Sharp objects such as tools, knives or scissors may be stored in outdoor bins, but not taken into shelter living areas. Heavy or blunt hand objects like hammers, bats, or crowbars are also not be allowed into the facility for the same reason.
Transportation off property will be offered to clients in this situation if safety allows.

14. Procedure for Contacting Police

The intention of the Shelter Operator is to act as self-sufficiently as possible and minimize the shelter's impact on the local police department. This includes ensuring that staff and security are trained to properly manage and respond to an array of difficult situations that may occur at shelter.

In establishing a procedure for contacting police, the Shelter Operator works cooperatively with the local police department to establish shelter policies and procedures on how and when to contact police for conflict resolution, trespassing, theft, unruly behaviors, loitering around property, mental health evaluation, and emergencies. For non-emergency incidents which merit law enforcement attention, staff will call the Buena Park Police Department non-emergency line at (714) 562-3901.

The program established and follows a simple 911 protocol when dealing with incidents at the shelter. All staff members are trained in these procedures. 911 may be called for any medical emergencies, violent behaviors that endanger others, and suicidal ideation. In the event that a client requests 911 be called, staff will take a quick inventory of the situation to decide if 911 should be called immediately or if it would be more appropriate to use an alternate solution: directing to urgent care, Non-emergency Paramedics, shuttle rides to the hospital, or if it is a medical concern that can wait until the client is able to be seen by a nurse or physician on-site, nurse help-lines, or a tele-medicine appointment.

L. Health Policies

1. Housekeeping Policies

The Shelter Operator is committed to, and understands the importance of, maintaining hygienic, sanitary environments for the well-being of clients, volunteers and staff. The Shelter Operator maintains written, standardized housekeeping procedures. Each procedure has been designed for the safety of staff and clients and for a consistent, high standard of housekeeping. Staff are provided with training in these procedures, are monitored in performance of the procedures, and evaluated in their effective use of them. Training also includes education on different hazardous materials with which staff may come into contact when carrying out their assigned work tasks. The complete list of procedures is included in a Shelter Policy and Procedures Manual and made available to all employees.

Shelter staff is responsible for cleaning of the facility. Thorough daily cleaning of all client areas include living quarters, serving and dining areas, and common areas are done using institution strength anti- bacterial products. Bathrooms, showers, and eating areas are given priority attention. The serving and dining areas are cleaned according to strict health standards after each meal. Office space is cleaned weekly or as needed by Shelter staff and partner organizations using the space.

To prevent cross-contamination, clients are encouraged to store personal toiletries in plastic sealable bags on their beds when not in use. Clients are assigned a set of linens at intake for their use while in the shelter. The client is responsible for making and maintaining their bed each morning. Staff washes linens and client laundry weekly in hot water with bleach (except when cleaning clients' colored laundry) unless special circumstances require more regular cleaning.

All staff practice universal precautions in handling laundry, cleaning of facility, and general self-health care. Specifically:

- Staff wear appropriate protective garments (i.e. gloves) while completing tasks;
- Staff use recommended disinfecting cleaning products for each area of facility;
- Staff practice required hand-washing procedures;
- Serving staff are trained in and practice required food-handling procedures;
- All client clothes are washed upon initial intake and weekly thereafter;
- All laundry is handled according to safety and washing procedures;
- Staff and volunteers follow a set of Program Rules and Regulations for working when they are sick/contagious.

The outside grounds are included in the housekeeping standards and schedule. The facility's outside spaces, parking lot, and green areas are cleaned daily from debris and litter. Chairs and tables are cleaned regularly according to agency standards,

and more often when needed. Minor repairs of the facility and grounds are completed by the Shelter staff. Any major repairs or work requiring specialized training are completed by approved vendors.

The Multi-Service Center areas are also included the housekeeping standards and schedule. The Service Partner agencies must adhere to housekeeping procedures as outlined in their MOU agreement. Service Provider Partners are expected to respect and keep their areas clean after usage.

2. Pets, ESAs and Service Animal Policies

If space allows, clients are permitted to bring pets, defined as a dog, cat, or recognized service animal, excluding exotic and wild animals.

Only registered animals that are spayed/neutered, have proof of current licensing and vaccinations in Orange County are allowed at the facility. Animals coming into the shelter must also be kept free of fleas, ticks or other pests/parasites. Animals are permitted to stay in the shelter and living areas and must stay in the provided kennels or on a controlled leash while on the grounds.

In order to confirm that an animal is considered a Service Animal, staff may ask if the animal is needed to help with a disability that the client is experiencing, and what specific task the animal can perform.

Because there is no legitimate Service Animal Registry, no registration, Service Animal ID or special tag or vests are necessary.

The health and well-being of all animals brought into the shelter is the sole responsibility of their owner. Clients must feed and clean up after their animals, and Shelter Staff is not required to provide food, although animal food may be regularly available through donations from the program's partners. Clients who are unable to care for or feed for their pets or cannot control them while at the shelter are asked to remove the pets from the facility.

If the Shelter Operator partners with a Veterinarian, clients may be required to keep regular pet-health appointments.

3. Possession and Use of Controlled Substances

The Shelter Operator has strict policies prohibiting the possession or use of alcohol or controlled substances at or in the vicinity of Buena Park Navigation Center and its Shuttle Pickup Locations by employees, residents, clients, and general public.

It is the intent of the Shelter Operator to promote a safe, healthy and productive environment for everyone. Staff recognizes that the illegal and/or excessive use of drugs and alcohol, or the inappropriate use of prescribed drugs is not conducive to a safe living environment. It is the objective of the Shelter Operator to have an environment that is free from the influence of controlled substances and alcohol at all times on premises. The unlawful purchase, possession, transfer, manufacturing, distribution, dispensation or use of any illegal drug is inconsistent with the objective of operating in a safe and efficient manner and is strictly prohibited and is contrary to mission of Buena Park Navigation Center.

4. Policy for Drug Possession

Staff reserves the right to refuse entrance to any client who is noticeably under the influence and exhibiting behavior that is unsafe or inappropriate due to influence. If alcohol, illegal substances, or

paraphernalia are found in ~~client's~~clients' possession after they have completed entry paperwork and necessary security screenings, that client may be issued an Action Plan which may result in the termination of their enrollment, depending on the type of contraband. They may be given a time frame of their next eligible readmission date. The illegal drug or alcohol is disposed of and documented by two staff following written protocol in a Policy and Procedures Manual.

5. Security, Use and Access of Prescription Medications

Clients are allowed to hold and control their own medication, provided that they maintain a current prescription and that the medication is kept in the appropriate original container. If a medication needs to be refrigerated, the medication is packaged and labeled with person's name, bed number, and name of medication and placed inside a designated locked refrigerator which can only be accessed by staff.

Clients whose medications are stored in the locked refrigerator can retrieve them as soon as possible by placing a request to the staff on duty. The clients are responsible for the safe keeping of and taking their own medications within limits of how they are prescribed. Only the person whose name is on the medications is able to retrieve them.

6. Client Use of Over-The-Counter Medications

Use and storage of over-the-counter medications follow the same policy and procedures of prescription medications, although identification cannot be verified in this case.

7. Client Access to Emergency and Medical Care

Clients can access medical care at any time. They should communicate to the staff on duty their need for medical care, if possible. Medical support can be accessed through the onsite Medical Wing and/or through local hospitals if and when access to the Medical Wing is not available.

Commented [BR29]: IS the Medical Wing the on-site medical clinic?

Commented [CM30R29]: Yes

If a client requires first aid items, they may access them from a shelter staff member at the service desk. The staff member may assist the client in basic first aid care with the client's permission, as he/she will be trained in using universal precautions.

In case of a seizure, staff are trained in appropriate safety precautions and call for support from the Medical Wing staff or 911 if a seizure persists or causes bodily harm. If a client needs emergency or serious medical care, the staff on duty will call 911 and follow the 911 operator's procedures. In case of an injury, staff will not move the client. They will contact other staff, call 911, and if appropriate, check breathing and pulse and begin CPR if needed. One staff member or trained volunteer will attempt to keep the client comfortable and keep other clients away from immediate scene, while another staff member will wait for medical personnel, give medical personnel information about client, and direct them to client. For non-emergency incidents, staff will assess the situation and connect the client with an appropriate care provider such as: on-site medical partner, urgent care, referral to the clients primary care doctor, on a case-by-case basis.

Program staff are also trained on the use of the overdose rescue drug known as Narcan. Program staff work with community partners and distributors to ensure that Narcan is available in strategic locations within Buena Park Navigation Center. Staff shall be educated on the location of Narcan in the facility and these sites shall be clearly labeled.

The Program Manager will be called as soon as possible following a major incident. After any client emergency or incident has been controlled, the lead staff member completes an Incident Report form which will be sent to the Program Manager and higher-level staff as needed.

8. First Aid Equipment, Supplies and Procedures

The Shelter Provider and/or Medical partner has first aid supplies available at all times. The first aid kits are inspected monthly, updated as items expire, and re-stocked after each use. Staff members are trained annually in universal precautions, basic first aid care, and Mental Health crisis. Any incidents occurring at Buena Park Navigation Center requiring first aid are documented in the daily report and an Incident Report is prepared and sent to Program Manager and other higher-level staff as necessary.

9. Policies & Procedures for Disease Prevention

The Shelter Operator has protocols for prevention and treatment of certain diseases and conditions such as seizures, diabetic episodes, mental health episodes, lice, bed bugs, influenza, and other communicable and contagious diseases, and will operate in compliance with guidance from County Health Care Agency and the Center For Disease Control. Clients are screened for wellness upon intake to the shelter to limit the risk of exposing the shelter to communicable disease. Universal precautions are practiced at all times in handling of fluids, client clothing, laundry, and in all cleaning of premises.

When an accident or injury to an employee or client occurs or when there has been damage to Shelter property, staff follow a set protocol which includes:

- Immediately contacting Supervisor about the situation
- Dealing with any injuries
- Securing the accident scene by obtaining names, addresses, and phone numbers of witnesses if possible, taking photos if possible, and noting any unusual circumstances
- Recording all necessary information to complete a formal report
- Not accepting any responsibility on behalf of the Shelter Operator
- Reporting accidents and injuries within 24 hours to insurance carrier

If a client shows symptoms of a contagious disease or other public health concern that might threaten another person, the Operator will follow guidance of County Health Care Agency and the Center For Disease Control. If the health concern is serious enough, staff may require that the client immediately leave to be seen/evaluated at a local hospital. If a client leaves due to disease, the bedding and client's clothes are washed, bed cleaned, and bedding replaced on bed. Clothes and belongings are stored in designated ~~area~~areas and held for the maximum amount of time permitted. The Shelter operates to conform to best health practices and concerns.

Universal precautions are used for all handling of client possessions. Staff follows hand washing techniques recommended by the Health Department.

All staff are regularly tested for TB as required by OSHA standards and written in the Shelter

Operator's Policy and Procedures handbook. If a client shows symptoms of tuberculosis, the client is sent for medical diagnosis and asked to receive a TB test. TB testing can be made available to clients through the Medical Services on-site as a community health benefit.

Commented [BR31]: TB testing results can take a few days to obtain reading. If someone has TB symptoms should they be sent to either the ER or urgent care?

Commented [CM32]: TB testing can be made available to clients through the Medical Services on-site as a community health benefit and sequestered appropriately should symptoms be observed.

M. Food Policies

1. Provision of Nutritional Needs of Clients

The Shelter Operator provides a breakfast, lunch and hot dinner to each client every day. Meals are prepared off site by a third-party vendor and brought to the site to be served in the serving area. Meals are nutritious and healthy including a variety of fruits and vegetables. Accommodations can be made on a case-by-case basis for clients with dietary restrictions. Clients in need of specialty diets may request such a diet by submitting a Request for Accommodation to the Program Manager.

The Shelter Operator includes in its in-kind donation strategies, opportunities for food donations and partnerships with local food banks. The Shelter Operator also works with community and church partners and existing community meal service programs to offer opportunities to feed the homeless individuals at the shelter.

Tables and chairs are set up for meals in the Commons Dining Area at the scheduled meal times.

Food is served at designated times of operation for registered shelter clients only. Clients of the Multi- Service Center would not be permitted to access the dining area, nor would they be allowed to participate in daily meals.

2. Meeting the Health Department Standards

The Shelter Operator will meet all Health Department standards. Provisions for the Sanitary Storage and Preparation of Food

Buena Park Navigation Center has adequate space for storage of dry foods, refrigerated foods, and supplies. Separate and secure refrigerator/ freezer space is made available for client medications. The Shelter Operator may provide extra refrigeration and freezer appliances as needed to supplement safe storage of food, if space is available. Current certificates of food handling safety are posted in the serving area. Any volunteers will be supervised by an authorized employee.

All serving area storage areas are cleaned on a planned schedule and outdated food is disposed of. There is a rotation schedule for the storage and use of food in the refrigerators, and dry goods pantry that maximizes use of food so that it does not become outdated.

Commented [BR33]: Should we include monitoring of refrigerator and freezer temperatures on log?

Commented [CM34R33]: Since 'Food storage temperature monitoring compliance' is evaluated twice annually during audits not necessary to include in the MOPS.

N. Transportation Policies

The policies for travel to and from Buena Park Navigation Center are designed to safely support client needs and minimize potential impact on the adjacent residential neighborhood and businesses.

The following transportation measures have been implemented:

1. Transportation Flow ON and Off Property

The Shelter Provider implemented a plan for safe and effective flow of traffic on and off the property based on the schematics of the shelter grounds and surrounding neighborhood. Considerations include provisions for pedestrian, bicycle, personal transportation and bus and shuttle services.

2. Pedestrian Traffic

The shelter operates by bed reservation only and no walk-ins are accepted. The clients are expected to utilize the transportation options that are provided to them by the Shelter Operator, unless they own and drive a personal motor vehicle.

Any individual that does walk-up receives information on how to make a bed reservation and is provided transportation to a self-directed location out of the surrounding area to return only when the established reservation protocol has been followed. If a person walks up who refuses transportation off-site, they are notified of the Good Neighbor Policy, and are closely monitored as they leave the area.

3. Bicycle Traffic and Parking

Bicycle racks have been provided on site. Bike locks will be encouraged but are the responsibility of the client to obtain. Clients must complete a simple registration process for any bicycle brought onto the ~~property, and~~property and is limited to only one per person. Bus and shuttle transportation vehicles have been designed to transport bicycles to mitigate foot traffic. Unless specially approved, ~~B~~bicycles are not allowed to be ridden on or off the facility.

Commented [CM35]: Per policy, bicycles are not allowed to be ridden on or off the facility unless special considerations requested and approved due to specific circumstances which comply with the Good Neighbor Policy.

4. Shuttle Transportation Services

Access to the shelter is provided via on-site shuttle transport vehicles.

It was recommended that there be a minimum of three (3) designated drop-off/pick-up locations (Shuttle Stops) that provide ample geographic range for qualified clients seeking shelter services. ~~Several~~ ~~S~~Shuttle Stops were selected by the host city/police department and/or in collaboration with neighboring police departments. The operator does not drop-off/pick-up other than at agreed upon locations unless in exigent circumstances, or with close personal supervision for housing-related travel.

Daily shuttles are provided to transport all screened clients to the Shelter Site. Security guards ride with the shuttle in the evenings to ensure only prescreened clients with bed reservations receive transportation to the shelter. The Shelter Operator also conducts random ~~daily~~ weekly checks of a ½ mile radius around the shelter, as well as the area immediately surrounding the Shuttle Stops to enforce shelter rules and avoid loitering and homeless congregations.

To avoid long-term loitering at the Shuttle Stops, clients may arrive at the Shuttle Stop fifteen (15) minutes before the start of the earliest shuttle departure times. The Shuttle Stops are an extension of the shelter and thus any violation such as loitering constitutes a violation of the shelter rules which will be strictly enforced.

The shuttles provide pick-ups beginning at 4:00 PM and 7:00 PM, transporting new and returning clients. Prospective new clients must be present at designated pickup locations at a pick-up time agreed upon at the time of referral or they risk forfeiting their bed.

In the case of special circumstances, and only if arrangements have been communicated by the client to their Housing Navigator or Management the prior evening, returning clients who are unable to return to the shelter at the designated time and utilize the second shuttle may use alternate private or public transportation to return to Buena Park Navigation Center.

Each morning, two shuttle services are provided for clients who desire to leave the shelter for employment and other personal appointments. The scheduled start times are 6:00 AM – 10:00AM.

5. Personal Vehicle Transportation and Parking

The Shelter parking lot is available to clients, staff, volunteers and vendors.

6. Staff Transportation of Clients

Shelter staff members are prohibited from transporting clients in their personal vehicles. Only designated driver staff in shelter owned/operated or contracted vehicles may transport clients, and only for shelter- related purposes.

7. Delivery of Shelter Good and Community Donations

Deliveries of goods donations are to be dropped off in a designated area. The planned location for these designated drop-offs can change depending on on-site activities and take into consideration pedestrian, bike and other vehicle traffic routes to minimize safety risks and impact to the shelter site and surrounding area.

Deliveries of supplies from contracted vendors occur approximately 3xs weekly. The delivery of community donations by private donors occur sporadically and as available. Staff is available 24-7 to ensure safe and effective deliveries of any materials if needed, though it is the intent of the Shelter Provider to receive all deliveries of goods and/or donations will occur between the hours of 10:00 AM and 4:00 PM daily.

Commented [CM36]: There will be a minimum of designated drop-off/pick-up locations (Shuttle Stops)…

Commented [CM37]: Delete 'Several'

Commented [CM38]: 'weekly'

O. Financial Policies

1. Financial Requests from Clients

Financial requests from clients (such as for Bus Passes or ID Vouchers) must be requested and received through their Housing Navigator or Site Lead. Clients will sign a designated log when they receive the requested item. All bus passes and vouchers are kept in a locked safe in a locked office or closet at all times when not in use.

The Shelter Operator offers these financial assistance opportunities to clients, when available, and according to basic priority levels based off reason for request and status of housing plan. The Shelter Operator is not obligated to fulfill all financial requests from clients that they receive.

2. Client Possessions and Funds

No clients' personal funds or money are handled by the Shelter staff. Clients with funds that they keep while at the Shelter are solely responsible for their security and safety. It is recommended by staff for clients not to have funds on site to the extent possible, and to store wallets/purses, electronic devices, and any cash in appropriate locked storage. The Shelter Operator has a policy of not being responsible for lost or stolen items that is included in a Policy and Procedures Manual, listed in the signed *Client Expectations* agreement, and read with new clients at the time of intake.

Clients are not permitted to give cash to staff at any time, for any reason.

3. Annual Outside Audit

An independent financial audit of the Shelter Operator is completed on an annual basis. A most current audit is kept on file at the Shelter Operator's administration offices and may be viewed as necessary.

Buena Park Navigation Center is also subject to an annual program monitoring. It is the responsibility of the Shelter Operator to correct any deficiencies reported by the audit within the time limits available to them. Failure to comply may result in the termination of their Shelter Operator contract.

4. Financial Reports Review

Financial reports may be produced each month by the accounting department of the Shelter Operator. These reports may be reviewed by an appropriate Buena Park Finance Designee.

The Shelter Operator reviews financial statements and budgets with each Program Manager on a regular basis. Adjustments are made in spending as necessary.

P. Legal Policies

1. Policy for Compliance with Local Laws

The Shelter Operator follows all Orange County Fire Code requirements, and has staff trained for food handling, CPR, fire drills and other disaster evacuation procedures. The Shelter Operator and staff work cooperatively with local law enforcement to communicate any breaking of laws by clientele while on its premises. Additionally, Shelter staff and

management cooperate with law enforcement agencies on investigations for persons wanted for crimes as much as is possible while maintaining policies on client confidentiality.

2. Policy for Compliance with Labor Laws

The Shelter Operator complies with all required labor laws. OSHA training and reviews are done during staff meetings on an annual basis. OSHA flyers are posted in administrative offices.

The Shelter Operator's wages are at or above minimum wage. Employee breaks, meals, and overtime are monitored legally and compensated as needed. The Shelter Operator is contracted with a company to examine any work injuries. The proper incident reports, Workmen's Compensation forms, and requirements are completed.

Q. Non-Discrimination Policies

The Shelter Operator adheres to a policy of non-discrimination which is stated in the Shelter Operator's Policies and Procedures Manual.

The Shelter Operator does not discriminate in the provision of client care based on age, race, color, religion, sex, sexual orientation or gender identity and expression, marital status, geographic, national or ethnic origin, HIV status, disability, or veteran status.

1. Policy for Compliance with Americans with Disabilities Act

The Shelter Operator complies with appropriate standards of The Americans with Disabilities Act (ADA). The Staff is trained about and is cognizant of any physical disability upon entrance of the client and can assist as needed to conquer any barriers from the structure of the building. Staff receives training to work appropriately with persons with disabilities. All persons are treated with dignity, value, and worth.

2. Gender-Specific Programming Policy

Persons accessing Buena Park Navigation Center services are classified as the gender for which they identify. Staff ~~provides~~provide beds to persons of all gender identities, expressions and sexual orientations with due regard to privacy and client rights.

Bathrooms and showers have been constructed with equal privacy for all clients, regardless of sexual orientation, expression, or identity. One all-gender restroom is available at Buena Park Navigation Center. All programs and services are available with the dignity of all clients as highest priority.

3. Sexual Harassment Policy

All clients, volunteers, and employees are expected to be able to coexist at Buena Park Navigation Center in a Trauma-Informed environment, free from sexual harassment and inappropriate sexual behavior.

The Shelter has a zero-tolerance policy for sexual harassment and inappropriate behavior of a sexual nature. No sexual harassment is tolerated by anyone on the facility grounds - including by staff, volunteers, or clients. Clients, staff, and volunteers are notified if in the Shelter Operator's sole discretion any of their remarks, advances, gestures, or attire constitutes sexual harassment toward any person in the facility.

Anyone who believes he or she has been the subject of any such behavior is urged to report it to the staff or supervisor immediately. In the event an individual comes forward with these concerns, a report will be completed and taken to appropriate staff or supervisor for resolution. Reported incidents are investigated on a confidential basis. Provisions are instituted to guard the safety and emotional health of persons who have been victims of a reported incident, as well as any persons initially accused of harassment. If after proper review a person is found to have engaged in sexual harassment or inappropriate behavior of a sexual nature, they will be subject to disciplinary action including possible immediate exit from program or termination from employment.

4. Policy Regarding Sex Offenders

The Shelter Operator has strict requirements for the ~~safety~~safety of vulnerable adults and children who may frequent the surrounding area. Staff and volunteers are trained in sex abuse definitions, sex offender policies, child abuse, and vulnerable adult abuse. All employees must review this training yearly and be documented to have passed its standards.

As mandated reporters, the Shelter Staff follows federal law requirements in reporting sex offenders. All clients are screened against national sex offender databases, through the National Sex Offender Public Website. Screening is conducted at the time of reservation, and no potential participants with a registered sex offense will be allowed on the shuttle or admitted as clients.

R. Confidentiality Policies

1. Personal Confidentiality

People seek help from emergency shelters at a difficult time in their lives. Their need for service and the help that can be given is determined through sharing of factual and personal information. For this to be effective, every client must be able to trust that every staff member and volunteer hold confidential the shared information.

Therefore, the Shelter staff and Shelter Operator keep strict confidentiality practices as written in its internal Confidentiality Policies. These practices include:

1) Fact of Participation: The fact that an individual is or has been a participant in Buena Park Navigation Center is not disclosed except, where absolutely necessary and after disclosure has been allowed by the client.

   Inquiries by visit, telephone or letter regarding a participant in the program is answered with the statement that information as to whether a particular person is or has been in residence cannot be divulged; that if in fact the individual is in residence, they will be advised of the inquiry, and that, at their discretion, they will or will not communicate with the inquirer.

2) Disclosure to Other Agencies: Disclosure of client information to other social service agencies, whether on a referral to or from the agency, generally is permitted only with the person's written consent. Information is withheld where enjoined by law and where by contract The Shelter Operator has agreed to maintain the confidentiality of client records (as under the Privacy Act.)

   Disclosure of information relating to program participants is not be made to employers, credit agencies, unions or other similar organizations, except at the request, and with the consent of the participant.

3) Information to the Client: In some situations it may be required by law to disclose certain participant information contained in their own case record. Information disclosed should be limited to that which is included in the formal case record. The formal case record should contain factual information and shared documents, not progress notes or staff observations. Information provided by other agencies is also not to be shared.

4) Law Enforcement Agencies: Formal requests for information regarding clients originating from law enforcement agents are referred to the Shelter Operator's Management Team and Directors, and if necessary, its Legal Department. Before any official action is taken on any legal request, staff will contact their Legal Department as there are boundaries in place to determine the sharing of information with law enforcement personnel according to its policies on client confidentiality (as stated in the Shelter Operator's Policy Manual) and applicable law.

   When an arrest warrant or a search warrant has been issued by a court after a showing of probable cause, if such a warrant is presented to the facility relating to a client in the residence, staff cooperates with the law enforcement agency in making the arrest or the search, preferably in a manner which will involve the least disruption of the program at the facility. This kind of visit by Law Enforcement will be followed up with an Incident Report by staff.

5) Written Consent: If there is any doubt as to whether client information should be disclosed, the consent of the client is first obtained, except as otherwise required by law. The consent will be in writing on a Release of Information form and will identify the information to be disclosed, the person or agency to whom it will be disclosed, and the purpose of the disclosure, and the period of time during which authorization is granted.

6) Abuse Reporting: The Shelter Operator and Shelter staff comply with all state and municipal laws requiring reporting to governmental agencies of instances of child abuse, domestic violence and elder abuse. Staff reports any suspicion or evidence of child abuse or vulnerable adult abuse according to the law's requirements. All staff persons at the shelter are mandatory reporters. An incident report would also be completed and submitted to the Program Manager and any higher- level staff as needed. All staff is trained at the time of hire to spot signs of abuse and to properly document and report it. Trainings are repeated annually.

7) Harm to Self or Others: If a client at the shelter program shares with a staff person a viable threat to do harm to self or another, the terms of confidentiality can be revoked, as in the case of suicidal or homicidal admittance.

2. Database Confidentiality Policies

Only trained staff, Employment and Housing Navigators, and management staff are authorized to access the HMIS Database. Each staff person must have a separate password for entry. Staff is only to use computers that are authorized and HMIS compliant. No persons without a username and password set up by the Shelter Operator's IT department will have access to staff-only computers.

3. Exceptions to the Confidentiality Policy

All clients are informed that when the law requires Management to disclose client-related information, such as to prevent danger to self or others or to report child and elderly/vulnerable adult abuse, Staff will do so.

4. Grievance Policies

The grievance procedure is applicable for any conflicts or disagreements between clients and clients and clients and staff. For example, the grievance process may be employed to address disruptive behavior or appeal incorrect formal action. However, in no way does the grievance procedure suspend the rules or consequences established in the Shelter Rules signed upon entering the program. Clients have the right to file a grievance without the fear of harmful repercussions from staff or other residents.

5. Receiving and Posting

The Grievance Procedure is clearly posted in the Policy and Procedure Manual and available to clients at the shelter facility. It can be easily found in a dedicated binder on the counter at the front Service Desk. Also, posters with this information can be found on the walls of the shelter. A client is given a copy of the Grievance Procedure when a conflict has occurred that cannot be resolved satisfactorily between the client and a staff person or another client, or the client has a complaint about an event that occurred at the Shelter involving that client. The Grievance Procedure will be read by the client and the client may decide which follow up forms they would like to proceed with completing if follow up is necessary. These forms include

a Request for Consideration form, a formal Grievance Form, as well as a Termination Appeal form. Each form may be filed to begin a grievance investigation and follow up at different levels of management within the Shelter Operator.

6. Meeting with Staff

A program participant can file a grievance to dispute any action or inaction within 48 hours, by submitting a Formal Grievance Form to the Program Manager. The Program Manager will review the grievance to determine if the issue can be immediately resolved at their level of supervision. If the Program Manager is unable to resolve the grievance, or if they are named in the grievance themselves, they will immediately forward it to the Regional Director, who will make every effort to investigate and provide a written decision within 10 business days.

The grievance procedure does not suspend the rules or consequences established in the Shelter Expectations.
Clients have the right to file a grievance without fear of harmful repercussions from staff. The client also has the right to request a 3rd party to assist them through the grievance process. If they choose to have a 3rd party present for the grievance, the client must file a signed release of information prior their involvement.

Step 1:

If you wish to file a grievance, you may obtain a Grievance Form from any program staff member. They are also located within this binder.

Grievances should be written clearly and include the names of all parties involved, a detailed account of the problem and requested action to be taken. Any staff member may assist you if you need assistance in completing the form.
Formal grievance forms should be submitted to the Program Manager. If the complaint is directed towards the Program Manager, the client should submit their grievance directly to the Regional Director whose information can be located on the grievance form.

Formal grievance forms should be submitted to the Program Manager. If the complaint is directed towards the Program Manager, the client should submit their grievance directly to the Regional Director whose information can be located on the grievance form.

Step 2:

The Program Manager will confirm their receipt of and provide a thorough review of any grievance within 3 business days. If the Program Manager can resolve the grievance, they will provide a written determination to the client during that time.

If the issue cannot be resolved at the Program Manager level, the Grievance will be forwarded to the Regional Director.

Step 3:

The Regional Director will review grievances submitted and investigate the complaint and may acquire all documentation and interview involved parties, as necessary.

The Regional Director will make every effort to resolve the conflict or concern with the client and parties involved within 10 business days of receiving the Grievance from the client. This will include an opportunity for the client to discuss their concern, during a meeting, phone call, or videoconference with the Regional Director. The Regional Director will provide a written determination to the client during that time.

Step 4:

If after receiving the final determination from the Regional Supervisor, the person filing the grievance may appeal the decision by writing to the Chief Program Officer (or the Chief Operations Officer if the Chief Program Officer made the prior grievance determination) within 10 business days of receiving the written decision. The Mercy House Officer receiving the appeal shall issue a written decision in response to the appeal no later than 10 business days after its filing.

Step 5:

Clients may also complete the County Grievance Appeal Process that may be filed after the Grievance and appeals process is completed. Information regarding this step will be kept in the Grievance Binder at the Front Desk of every program.

7. Whistleblower Policy

Clients have several ways in which they can share a grievance – verbally or written, anonymous or through a third party. A Suggestions-and-Grievance Box is available in the common area and is checked weekly by staff.

Confidentiality is strictly kept between the person making the complaint and the Program Manager which will withhold information internally to the extent prudent where a complaint involves a staff member or volunteer. The Grievance Procedure will be clearly posted in the Policy and Procedure Manual and available at the facility.

SECTION III. STAFFING AND MANAGEMENT PLAN

A. Staff Policies

1. Hiring Policy

The Shelter Operator is an equal opportunity employer. A copy of its applicable Equal Opportunity and Affirmative Action Policy is available in the Employee Handbook and through the Human Resources department of the Administrative Offices.

All staff positions and newly hired staff are approved by the Human Resources department, Directors and Program Manager, and are thoroughly vetted through a new hire process as outlined below.

2. Screening Procedure

Position openings are posted on various employment-search networking websites. Potential applicants are screened through a two-step interview process.

The first interview is typically scheduled with the Human Resources. If deemed eligible, the applicant may conduct an interview with their potential manager or supervisor at the agency. The Shelter Staff is hired into at-will employment and are subject to annual staff review and probationary training periods overseen by the Program Manager.

3. Acceptance Procedure

A completed application packet is sent to the head of the Human Resources Department who conducts a thorough background check. Every potential applicant is screened for active warrants, violent felony convictions, sexual offenses which require registration, and legal ability to work. Any staff who are in direct contact with clients are also required to complete Tuberculosis screening as well as training for mandated reporting policies. The applicant must successfully complete all screening requirements before they will be able to begin working directly with clients.

Upon hire, the new employee signs a formal job offer form and is provided a job description informational sheet for their records. They also attend a general program orientation led by the Human Resources Department. This orientation covers important topics, such as but not limited to, sexual harassment policies, and appropriate interactions with co-workers, volunteers, and clients. Training places a heavy emphasis on appropriate conduct between staff and clients and all new hires are expected to adhere to these practices when interacting with clients. Program Managers complete a more lengthy program- specific orientation process.

4. Staffing Policies for Safe Humane Environment

The Buena Park Navigation Center is staffed to provide the safest, most dignified environment for all clients. The Navigation Center will be considered a non-bullying environment.

All staff are easily identifiable and are required to wear Shelter Operator- Approved shirts or vests. Staff will be scheduled to optimize safety of staff, volunteers and clients and to provide optimal coverage during hours of high volume.

The **Regional Director of Emergency Services** is responsible for the performance of all Buena Park Navigation Center Activities. Their primary responsibilities include program management, development, and community relations, which includes supervising the Program Manager of Buena Park Navigation Center.

All Shelter operations and staff are supervised by the full time **Program Manager**. The Manager is ~~a full time~~in full-time, salaried position with at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations. The Program Manager is responsible for coordinating all program services for Buena Park Navigation Center. Primary responsibilities include supervising support staff. This position reports directly to the **Regional Director of Emergency Services**.

The **Site Leaders** are responsible for overseeing daily services and activities in Buena Park Navigation Center and provides support for the Multi-Service Center services. They oversee all shelter activities including logistics and client intake, oversee distribution of services, and assist in coordination of volunteers and supportive services. They provide support to staff during designated shifts and assign tasks, oversee administrative duties that support program services. The Site Leaders report directly to the Buena Park Navigation Center Program Manager, reporting any staff or shelter issues as needed.

The **Logistics Coordinators** are responsible for providing supportive services and logistical support to Buena Park Navigation Center during designated shifts. This position requires a flexible work schedule including weekend, morning, evening, and holiday shifts to provide optimal coverage during Shelter hours. This position reports directly to the Buena Park Navigation Center Program Manager, and by proxy, the Site Leaders. This position assists with shelter setup and maintenance, cleanliness and safety of facility, assisting and receiving orders from vendors, laundry, and more as needed.

The **Housing Navigator** position requires at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations and have working knowledge of mental health and addiction issues. The Housing Navigator provides housing navigation assistance to Shelter clients and conducts an individual assessment of needs, followed by provision of targeted services focused on returning individuals to permanent housing as quickly as possible. The Housing Navigators conduct the VI- SPDAT assessment, determine eligibility, enter assessments into Central Intake System for prioritization and linkage to housing provider, help clients obtain necessary documents, and provide individuals with employment guidance and community resources. When clients are referred to other programs, the Housing Navigator can provide a warm hand-off to the service provider. The Housing Navigator is also responsible for accepting new referrals, completing the Diversion Questionnaire and new client intakes, and prepping all data to be ready for handoff to the Data Entry Specialist.

The **Data Entry Specialist** manages the HMIS and data for reporting requirements. They are responsible for ensuring that HMIS and Coordinated Entry data is complete.

The **Overnight Coordinator** is a full-time position that covers overnight logistics shifts at Buena Park Navigation Center. They resolve conflicts and file incident reports as necessary, report violations and general events in the daily log. This position is largely Logistics based, and a significant amount of cleaning is involved. They also oversee 3rd shift Security crew and conduct safety checks. The Overnight Coordinator provides general support for clients, ensuring their safety during the night.

Volunteers assist with daily ongoing operations of the shelter, and can be utilized every day of the week. Volunteers help the Shelter Staff with setting up and serving meals, clean-up, laundry, daytime activities, as well as minor administrative duties and distribution of donations. There are also opportunities for Volunteers to do special work projects on-site or to hold special events.

Commented [BR39]: Can Shelter guests volunteer for these tasks?

All volunteers are assigned to duties that are appropriate for their age and activity level. It is important that volunteers be reliable, and all staff treat them as a vital component of shelter operations.

All the positions requirements and descriptions will be available in the Shelter Operator's Human Resources Department and will be also made readily available to all staff. Please see attached job descriptions.

B. Policies for Staff Training

Buena Park Navigation Center Program staff are trained in emergency evacuation, first aid procedures, mandated reporting policies, crisis intervention, and CPR procedures. These trainings are repeated and updated annually and as needed. Staff also receives additional training on different topics as opportunities arise and are needed.

Each staff member also receives on-going in-service training in crisis management. Staff also ~~trains~~train in Strengths-Based Approaches and positive communication skills. Each staff member is required to attend annual training to update and improve their knowledge. Documentation of training is kept by the Program Manager and is provided to the Head of Human Resources for filing, when appropriate.

Security staff undergoes sensitivity training to better equip them to work with homeless clients, and those in crisis.

1. Emergency Procedures – Evacuation, First Aid, and CPR, 911 Reporting

Program staff are trained in fire, earthquake, and chemical spill evacuation procedures when hired and annually. Evacuation drills with all staff and clients are held and recorded quarterly. Evacuation protocols are recorded in the Program Manager office for reference.

Evacuation routes are posted throughout the facility. Staff is trained in first aid and CPR procedures annually. 911 reporting is taught in orientation and reviewed annually. CPR certificates will be kept in staff files. Universal precautions will be followed.

2. Safety Conduct – Prevention of Abuse, Crisis Intervention, Conflict Resolution

The Shelter Operator staff is trained in identifying and the prevention of child abuse, vulnerable adult abuse, and sexual harassment titled. Each staff will complete this training program annually.

All Program staff complete a course in conflict resolution and crisis intervention upon hire and annually. Records of completed trainings are kept in Human Resource files.

3. Appropriate Behavior for Dignity and Respect

Operations, Program, Administrative and Management staff are trained in a Strengths-Based, Trauma- Informed model of client care. They are trained regularly, including at time of hire, on the best methods of working with, treating, and responding to clients who have had difficult and traumatic life experiences.

Each staff member is expected to put these models to use in every interaction they have with clients and potential clients. Staff members are offered training regularly and expected to participate actively. Notice of completion is recorded in staff files, and each staff member has access to this information in a readily- available staff handbook.

4. Communication

Shelter staff undergoes training in communication skills – such as handling phone calls, confidentiality policies, crisis management and de-escalation of conflict. These communication skills are reinforced through practice and reviewed at regular staff meetings and reviews. Specialty courses covering topics such as communication skills with mentally ill persons, receptionist skills, communication with difficult people, and conflict resolution are completed where needed.

5. Resources and Referrals

Operations, Program, and Housing Navigator Staff are oriented to resources, homeless services, and organizations for collaboration and referral. They are also trained staff who can connect clients to the Coordinated Entry System, as a system designated Entry Point. Resource lists are updated monthly and kept on-site.

Protocols for offering and accepting referrals from other agencies are in place, reviewed by staff, updated, and kept in a manual.

6. Mental Health and Addiction Skills

All Program staff ~~attends~~attend mental health training events which include naming of symptoms, co-occurring diseases, de- escalation techniques, and safety protocols. This training is done at time of hire and revisited annually. Special speakers may present workshops on various aspects of mental health diagnoses, symptoms, and care when available. Staff is trained in symptoms of drug abuse, and referrals for treatment. Recovery programs are ~~encouraged~~encouraged, and off-site referrals are made as appropriate. Though sobriety is not a requirement to stay in the shelter or participate in services, clients are expected to be able to practice self-care, follow all rules and expectations, and behave appropriately and respectfully toward staff, volunteer, and other clients. Drug misuse at the shelter is prohibited and can result in immediate exit from the program.

7. Self – Care

Regular staff meetings are held for all staff. Part of the purpose of these meetings is communication and processing of stressors while working in the difficult environment of a large-scale Year-Round Emergency Shelter Program. Staff will be welcome to participate in team-building activities throughout the year, including holiday parties, and events with co-workers.

All staff is trained in effective communication with coworkers and in proper techniques to address coworker harassment and stressors and are aware of the importance in practicing self-care. Staff have been informed of the existing open-door policies with supervisors and the Human Resources department.

8. Annual Staff Evaluation and Training Plan

All staff are evaluated by their direct supervisor at 90 days from their hire date and at semi-annual intervals. The evaluation form is stored in the employee file held at the Human Resource office.

9. Documentation of Staff Training

Attendance of and participation in staff training is recorded in each staff file by the Program Manager. Trainings required by all staff members are also recorded in the Human Resources file to ensure each member's knowledge and information is kept up-to-date.

C. Volunteer Policies

1. Selection, Screening, and Background Checks

The Shelter Operator actively recruits through a variety of sources, including schools, church groups, and community programs. Volunteer Recruitment events are held regularly in order to increase the number of volunteers that serve at Buena Park Navigation Center.

Individuals as well as groups are invited to volunteer at the shelter. Children aged 13 and older will be able to volunteer, however they must be accompanied by an adult or legal guardian and that person must be registered to volunteer on the day they appear.

All potential volunteers are screened for sex offenses and criminal background checks before being confirmed for volunteer duty.

2. Orientation and Training

The Shelter Operator includes a Volunteer Coordinator in its staffing plan to support volunteer coordination efforts at the shelter. The Volunteer Coordinator will handle on-site task training of the volunteers.

Before beginning service, volunteers are provided with an Application and Agreement that includes information about volunteer duties, appropriate conduct with clients, staff, and other volunteers. Each volunteer is required to sign this Agreement before they are assigned any duty at the shelter.

Volunteers who do not agree with the requirements or refuse to sign will not be assigned a duty and are not able to volunteer at the shelter.

Volunteers sign up for an open position, time and date using online volunteer scheduling software. Volunteer Development staff from within the Shelter Operator calls and confirms the volunteer's date and time and to provide them with the location of the shelter and any necessary important information.

Volunteers are trained on-site at tasks by the Kitchen and Donations Coordinator on duty. Any tasks that require a trained staff member are supervised by that staff member to ensure accuracy and cleanliness.

Volunteers are given opportunities to attend community forums and events to receive more training about community resources and network with other community agencies.

Volunteers are expected to adhere to a strict code of ethics and standards. Any found in violation of this code will be removed from the facility and may be limited in future volunteer opportunities.

3. Volunteer Code of Ethics

a. Each volunteer must maintain a firm commitment to professional conduct

   Volunteers of Buena Park Navigation Center are expected to maintain the highest level of moral, ethical, and professional conduct while at the site. Volunteers are not allowed to engage in verbal abuse, inappropriate jokes and stories, or any type of inappropriate interaction with staff or clients.

b. Limiting Relationships with Clients

   Volunteers are prohibited from developing dual relationships with any clients they meet through their involvement at Buena Park Navigation Center. Examples of dual relationships include (but are not limited to) a volunteer entering into a business, romantic, or sexual relationship with a client.

   Soliciting clients for their business is also strictly prohibited.

   Volunteers are not allowed to be named as having authority to make decisions for a client under any type of power of attorney or other legal procedure.

c. Food and Other Substances

   Volunteers are not allowed to consume any food items or drinks supplied by Buena Park Navigation Center while volunteering, unless a special event involves food specifically for clients AND staff. Food and drink will be purchased solely for the consumption of the homeless clients. Volunteers must also commit to not consuming alcohol or any type of illicit drugs on the property while volunteering.

   Volunteers who appear to be under the influence of any substance that impedes their ability to perform their duties safely and efficiently will be turned away.

d. Discrimination

   Volunteers are prohibited from discriminating against any client for any reason. They may not judge an individual based on their race, disability, religious preference, sexual orientation, color, age, veteran status, citizenship,

ancestry, national origin or gender.

e. Volunteer Boundaries

Volunteers are prohibited from loaning or giving money to clients, are not allowed to meet with clients outside of Buena Park Navigation Center without explicit permission from program staff and are not allowed to drive clients in their vehicles.

f. Commitment

Buena Park Navigation Center is reliant upon the work of volunteers. This commitment is expected to be taken seriously. If a volunteer misses a shift without removing themselves from the schedule and giving notice, the volunteer may be limited or restricted from volunteering.

4. Identifiable Lines of Authority

Volunteers are informed of identifiable lines of authority in their Application Packet. Volunteers may defer to the serving area and Donations Coordinator on duty to give resources, referrals, and handle situations beyond their responsibility and volunteer agreement.

Commented [BR40]: What is deferring to the serving area mean?

Volunteers also have access to the Program Manager or lead staff member on site, for questions and any grievances.

All volunteers will be provided with a name tag identifying them as such.

5. Descriptions of Volunteer Tasks

Volunteers are needed 7 days a week to help in the mornings, mid-day hours and evenings.

The staff at Buena Park Navigation Center will ensure all volunteers are provided with a task and description of any duties they might perform. Tasks and duties include, but are not limited to:

- Assisting the Intake Specialist in registering and signing in clients at time of entry
- Setting up cleaning tables for breakfasts and dinners
- Distributing donations and hygiene items
- Helping direct lines to donations and food
- Serving meals, setting up snacks and drinks for clients
- Organizing special projects and activities for the guests of Buena Park Navigation Center

SECTION IV. ATTACHMENTS

A. JOB DESCRIPTIONS

B. SHELTER CLIENT RULES

C. VOLUNTEER POLICIES

ATTACHMENT "A": JOB DESCRIPTIONS

Regional Director of Emergency Services
Job Description

Introduction: The **Regional Director of Emergency Services** is responsible for the performance of all Year- Round Emergency Shelter Program, Services and Outreach Activities in Orange County and Bellflower. Primary responsibilities include program management, program development, and community relations. This includes supervising the Buena Park Navigation Center Manager. This position requires a flexible schedule especially during the winter months (weekend, morning, evening and holiday shifts). This position may at times require transportation of supplies to shelter locations. The **Regional Director of Emergency Services** reports directly to the Director of Emergency Services.

Qualifications: Associate's Degree and at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations and have a working knowledge of mental health and addiction issues. Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others. Valid CA driver's license, proof of insurance and reliable vehicle is required.

Program Management and Development

Goal: Oversee the development and implementation of all program services for our Year-Round Emergency Shelter Program to ensure quality delivery of services.

- Maintain performance of existing shelter services
- Oversee the scheduling and coordination of all Shelter Sites
- Ensure strong communication between Staff and Partner agencies
- Oversee coordination of shelter activities and distribution of services
- Provide monthly reports to the Operations Director
- Develop new partnerships with other agencies in order to enhance our current services
- Oversee implementation of new services
- Implement new services/year-round, permanent facility
- Manage Budget
- Oversee Purchases, Vendor Bids and MOU's

Staff Management

Goal: Manage Identified Staff facilitating optimal performance.

- *Manage and supervise Shelter Program Managers*
- *Assist in various aspects of staff's duties*
- *Provide support and guidance when necessary*
- *Provide support for crisis/conflict intervention*
- *Coordinate trainings and orientations when needed*
- *Conduct Meetings monthly*
- *Meet with identified staff individually when necessary*
- *Review and evaluate performances*
- *Conduct midyear and annual review*

Outreach Services

Goal: Provide leadership in critical support in the development and implementation of Outreach Services

- *Brainstorm, research and assist in the development our outreach strategy*
- *Oversee implementation of outreach services*
- *Assist with Front Door Calls when necessary*

Community Relations

Goal: Positively advance agencies reputation in the broader community.

- *Maintain active involvement with neighbors and program partners*
- *Maintain active involvement with community service organizations*

Miscellaneous

- Provide creative input to the Executive and Operations Directors
- Participate in networking functions
- Attend appropriate training workshop as needed
- Attend appropriate house and staff meetings
- Complete ad hoc projects as appointed by Supervisor

Program Manager – Buena Park Navigation Center
Job Description

Introduction: This Program Manager is responsible for coordinating program services for Buena Park Navigation Center. This position requires dependability, responsibility, organizational skills; and strong written and verbal communication skills. Primary responsibilities include program management, program development, and outreach and community relations and reports to the **Regional Director of Emergency Services**. This position includes supervising support staff and requires a flexible schedule (weekend, morning, evening and holiday shifts). This position may require the transportation of supplies. Fluency in Spanish is a significant value.

Qualifications: Associate's Degree and at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations and have a working knowledge of mental health and addictions issues. Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others. Valid CA driver's license, proof of insurance and reliable vehicle is required.

Year Round Emergency Shelter Program
Goal: Ensure that the Shelter run smoothly and that we maintain accurate data and strong communication with community partners.
Oversee Client Services
Coordinate calendar and services provided by partner agencies
Support all aspects of operations including direct client services when necessary
Oversee the collection and distribution of donations
Assist with monitoring facility security and maintenance
Ensure enforcement of our good neighbor policies
Assist with securing necessary resources
Oversee collection, input and distribution of intakes / summary sheets / reports
Provide support with community resources and referrals
Develop new partnerships with other agencies in order to enhance our current services
Manage program budget
Facilitate Resident Advisory Council and Partnership Meetings.

Management
Goal: Manage Identified Program Staff, Interns and Volunteers facilitating optimal performance. Manage and supervise support staff in all of their duties
Assist in various aspects of staff's duties
Assist in coordinating and managing on-site volunteers
Assist in coordinating and managing special group events and holiday events Provide crisis/conflict intervention
Coordinate trainings and orientations when needed Conduct 90-day, midyear, and annual reviews.

Community Relations
Goal: Positively advance Agencies reputation in the broader community.
Maintain active involvement with neighbors and program partners
Maintain active involvement with community service organizations

Miscellaneous
Must participate in networking functions and community meetings.
Attend staff meetings and training workshops as needed
Assist with general duties (stocking supplies, copies, fax, phone calls, etc.)
Enhance job performance by applying up-to-date professional knowledge gained by attending seminars and conferences and reviewing professional publications.
Perform ad hoc projects as appointed by Supervisor

Community Relations
Goal: Positively advance Agencies reputation in the broader community.
Maintain active involvement with neighbors and program partners
Maintain active involvement with community service organizations

Miscellaneous

Must participate in networking functions and community meetings.
Attend staff meetings and training workshops as needed
Assist with general duties (stocking supplies, copies, fax, phone calls, etc.)
Enhance job performance by applying up-to-date professional knowledge gained by attending seminars and conferences and reviewing professional publications.
Perform ad hoc projects as appointed by Supervisor

Site Leader – Buena Park Navigation Center
Job Description

Introduction: The Emergency Services Site Leader is responsible for overseeing services and activities at Buena Park Navigation Center. Dependability, responsibility, and the ability to communicate effectively and respectfully are mandatory skills. Ability to work effectively with a diverse population; plan, organize and prioritize duties; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others This position requires a flexible work schedule including some weekend, morning and evening and holiday shifts. This position reports directly to Buena Park Navigation Center Manager. Fluency in Spanish is a significant value.

Qualifications: Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others. Associate's Degree preferred but not required.

Shelter
Assist in the implementation of all shelter activities to ensure quality delivery of services.
Oversee all shelter activities including logistics and client intakes
Oversee distribution of services and all program services while on duty
Assist in the coordination of volunteers and support services
Oversee the organization of supplies and facilities needs

Management
Goal: Support Identified Program Staff facilitating optimal performance.
Support shelter staff during designated shifts
Assist in various aspects of staff's duties
Assist in coordinating and managing special group events and holiday events
Provide crisis/conflict intervention
Communicate any staff or shelter issues to Program Manager.

Administration
Goal: Oversee administrative duties that support program services.
Coordinate supply and service needs
Assist with securing necessary resources
Assist with record keeping and reporting

Miscellaneous
Attend staff meetings and training workshops as needed
Assist with general duties (stocking supplies, copies, fax, phone calls, etc.)
Enhance job performance by applying up-to-date professional knowledge gained by attending seminars and conferences and reviewing professional publications.
Perform ad hoc projects as appointed by Supervisor

Lead Housing Navigator
Job Description

Job Description Introduction: The Lead Housing Navigator, under the direction of the Emergency Services Program Manager, is responsible for supporting the navigation team. The Navigation team works directly with clients in emergency shelter and are responsible for performing ongoing needs assessment, personal housing plans, support, information, referral and advocacy for individuals. This position requires strong leadership in supporting a team's successful working relationships. This position will influence and recognize positive behavior changes and will identify problems and obstacles and create solutions to help address them.

Qualifications: Associate's Degree and at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations and have a working knowledge of mental health and addiction issues. Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others. Valid CA driver's license, proof of insurance and reliable vehicle is required. Management experience preferred.

Staff
- Manage day-to-day operations of Housing Navigator teams, objectives and housing plans;
- maintains a limited caseload
- Conducts weekly case conferencing and monthly case file audits to assure participants records are complete and accurate
- Make referrals to supportive services such as job developers, social workers and health care providers as deemed necessary
- May make home and field visits
- Provide supportive advocacy for clients; provides crisis intervention, if needed
- Receive, review, and process financial assistance requests as needed
- Provide training, supervision, and problem-solving guidance for difficult cases

Documentation
- Oversee the consistency of documentation standards as set forth by the program contract and program policies
- Oversee accurate and complete data into HMIS
- Oversee consistency of confidential hard copy case files with all relevant documentation in the appropriate section

Housing Navigator – Buena Park Navigation Center
Job Description

Introduction: The Housing Navigator provides assistance to individuals that are literally homeless. This assistance includes an individualized assessment of needs, followed by provision of targeted services focused on returning individuals to permanent housing as quickly as possible. The Navigator will conduct an assessment, determine eligibility, enter assessment into Central Entry System for prioritization and linkage to housing provider, help client obtain documents required for housing placement, provide individuals with employment guidance and community resources.

Qualifications: Associate's Degree and at least 2 years of direct life experience working with long-term homeless, low income, and diverse populations and have a working knowledge of mental health and addiction issues. Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others. Valid CA driver's license, proof of insurance and reliable vehicle is required.

Year Round Emergency Shelter Program Services
Conduct diversion interviews
Manage intake process
Maintain intake area and ensure daily forms and supplies are stocked and ready for new intakes

Supportive Services
Provide assessment for client within seven days of entering shelter.
Determine eligibility and enter assessment into Central Entry System for prioritization and linkage to housing provider
Assist client with obtaining documents required for housing placement
While client is at the shelter provide employment linkage, benefits establishment, linkage to community providers for substance abuse, primary and mental health care, and all other services needed to assist clients in reaching their stabilization goals
While client is at the shelter provide strengths based case management and service coordination designed to assist clients in obtaining and maintaining stable housing
Conduct crisis and risk assessments in consultation with supervisor and case management team
Provide crisis intervention services focused on enhancing the client's' ability to independently problem solve, utilize effective coping skills, and manage and self -coordinate own care
Provide warm hand off to selected housing provider ensuring a smooth transition from the shelter into housing.

Documentation
Maintain documentation standards as set forth by the program contract and program policies Complete progress notes on every meeting with client
Input accurate and complete data into HMIS and update snapshots to reflect client progress Maintain confidential hard copy case files with all relevant documentation in the appropriate section

Logistics Coordinator – Buena Park Navigation Center
Job Description

Introduction: The Logistics Coordinator is responsible for providing supportive services and logistical support to Buena Park Navigation Center during designated shifts. This position requires a flexible work schedule including some weekend, morning and evening and holiday shifts.

This position reports directly to Buena Park Navigation Center Program Manager. Dependability, responsibility, and the ability to communicate effectively and respectfully are mandatory skills. Fluency in Spanish is a significant value.

Qualifications: Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others.

Shelter Support
Assist in the implementation of all shelter activities to ensure quality delivery of services. Assist with shelter maintenance
Responsible for cleanliness and safety of facility including emptying trash cans and cleaning all areas of the shelter, including dorms, kitchens and restrooms.
Assist with receiving and verifying orders from vendor's, completing tally sheets Post and update signs and service calendars
Audio Equipment set up and monitoring
Assist in the organization of supplies and facilities needs

Miscellaneous
Assist with client services and program activities if necessary
Complete ad hoc projects as appointed by Supervisor

Overnight Logistics Coordinator – Buena Park Navigation Center
Job Description

Introduction: The Overnight Logistics Coordinator is responsible for providing supportive services and logistical support to Buena Park Navigation Center during overnight shifts. This position requires a flexible work schedule including some weekend, morning and evening and holiday shifts.

This position reports directly to Buena Park Navigation Center Program Manager. Dependability, responsibility, and the ability to communicate effectively and respectfully are mandatory skills. Fluency in Spanish is a significant value. Because of the nature of the shift, this position must be able to operate as site supervisor at times, and be able to communicate effectively after hours with the Program Manager if absolutely necessary.

Qualifications: Possess a high level of tolerance and understanding for individuals who present for services with urgent multiple case management and health needs. Ability to perform crisis intervention as needed; clearly communicate information and instructions verbally and in written form; maintain a positive, professional and safe environment while on duty; and establish and maintain effective working relationships with others.

Shelter Support
Assist in the implementation of all shelter activities to ensure quality delivery of services.
Assist with shelter maintenance
Responsible for cleanliness and safety of facility including emptying trash cans and cleaning all areas of the shelter, including dorms, kitchens and restrooms.
Assist with receiving and verifying orders from vendor's, completing tally sheets
Post and update signs and service calendars
Audio Equipment set up and monitoring
Assist in the organization of supplies and facilities needs

Miscellaneous
Assist with client services and program activities if necessary
Complete ad hoc projects as appointed by Supervisor

ATTACHMENT "B": SHELTER CLIENT EXPECTATIONS

Buena Park Navigation Center
Shelter Expectations

Welcome to Buena Park Navigation Center. We hope your stay with us allows you to begin your path to ending your homelessness. In order to ensure that all guests are able to comfortably work toward that goal, the following expectations need to be followed while in the vicinity of the shelter, on the provided shuttle vans, and while in the immediate area of our shuttle pick-up and drop-off locations.

1. Demonstrate responsibility for yourself, your actions, and your housing plan. _____

2. Follow all health and safety policies. _____

3. Guests are expected to meet with their Housing Navigators at least once a week at a scheduled time to discuss their housing plans. Their Housing Navigator will ensure each guest is entered into the Coordinated Entry System, as the first line of housing engagement. The goal is to get you connected to housing resources as quickly as possible. This is a low-barrier Temporary Shelter intended for 24-hour increments of stay. The maximum length of stay is 90 consecutive nights unless otherwise determined. Extensions may be granted on a case by case basis. Each guest's progress toward achieving their housing goals will be reviewed at 30-day increments. If a guest chooses not to work toward their housing plan or follow these expectations, he/she may be asked to leave at that time. _____

4. Guests are expected to actively work their housing plan! By signing these expectations, you understand that you are not guaranteed housing by enrolling in this program. Part of your Housing Plan will be to identify tasks that you will need to complete in order to achieve your goal of securing housing. Your Housing Navigator will work alongside you to assist you in connecting with resources and addressing potential barriers.

5. Current guests of the program may use this location as a mailing address. Please note, however, that after a guest exits, it becomes his or her responsibility to fill out a change of address form with the post office. Any mail that is delivered to the site after a guest has left the program will be sent back to the post office as "Return to Sender". Mail will be kept at the front desk, along with important program notices or messages from staff. Upon signing in each day, the guest's name will have a mark next to it signifying that there is unclaimed mail or messages. _____

6. Guests are expected to abstain from behavior that is disruptive and unacceptable to others. Examples include: verbal harassment, physical harassment, excessive profanity, threats and/or violent behavior, nudity or obscene behavior, possessing weapons (or items that may be perceived as weapons) or contraband (examples of items considered contraband can be made available upon request), drug dealing, theft, etc. Serious offenses include but are not limited to: use of racial slurs, sexual harassment, violence, and any other inappropriate physical contact. Serious violations may be result in an immediate exit from the shelter. If you are asked to leave, a shuttle driver will transport you to an approved drop off location. _____

7. If a guest's behavior is extremely disruptive and staff or security asks you to step outside or remove yourself from an area for de-escalation purposes, you are expected to comply with this request. You will be able to rejoin the group when your behavior is no longer a disruption to the other shelter guests. _____

8. Several areas on site are restricted to staff and security only. Guests are not allowed to any areas other than the commons, dorms, and guest restrooms, unless without explicit permission from management team. The only doors guests may use to access the outside areas are the main doors near the security check-in, and the store-front glass doors leading out from the Commons hall. _____

9. Guests are expected to return each night before 9:00 pm, unless allowed special circumstance by management (ex: for work or school). Guests may request late entry by submitting a Request for Consideration to be approved by the Program Manger. Guests are not allowed to miss two consecutive nights or more than 2 nights in any calendar month without clearing the absence with their Housing Navigator. Guests are expected to sign in on a daily basis. Guests may not sign in for others. The program manager may grant excused nights out of the shelter upon request if necessary and appropriate. _____

10. Photo ID's are required of all registered guests. Mercy House will take photos and thumbprints to produce program ID's for guests, and for security reasons, if necessary. By entering this program, you give your consent to this. If you do not have a California State ID the MH Staff will assist you in acquiring an ID with in the first few days after enrollment. A photo ID of some sort is required to receive a bath towel and is also used when waiting in the dinner line. _____

11. To promote a healthy and clean environment, all guests are required to shower the day they enter the program. Guests must also submit any clothing/bedding items for laundry the day they enter the program. Guests are then expected to maintain their hygiene (including changing into clean clothes when possible), laundry once a week and showering at least twice a week. _____

12. Every guest will be assigned a laundry day. Guests will be expected to bag their dirty clothes and bundle their bedding on this day to help streamline laundry services. Laundry should be submitted to staff for cleaning by 9:00 AM on this day. _____

13. Every guest is allowed 1 lockable indoor bin and lock and 1 outdoor rolling bin. Rolling bins are accessible only during the designated and posted times. Trash and recycling may not be brought onto the property. For the protection of guests' items, no liquids for open food can be stored in any bin. Guests may only use the bins assigned to them by staff. _____

14. Guests are expected to straighten their beds when not in use, and are restricted to no more than 2 personal bags on the bed. Water is allowed in the dorms but no open or perishable food or other liquid drinks may be brought to the bed area at any time. 1-2 pairs of shoes may be stored under the bed but no additional personal items may be kept behind, under or in the aisles next to your bed. No barriers of any kind may be raised without explicit permission from management team. _____

15. All prescription medication must be recorded with MH Staff at Intake and stored in your indoor lockable storage in its original labeled container. Clients are encouraged to lock these containers to ensure secure storage of medication. Pills or medication NOT matching the original labeled container may be confiscated. No medicinal marijuana will be allowed indoors at any time. Medical marijuana may only be stored in your outdoor bin with a valid Medicinal Use Card and must be 8 oz. or less. _____

16. Smoking of tobacco is permitted in the smoking area only. No drugs, paraphernalia, alcohol, or marijuana (recreational or medicinal) will be permitted in or around the shelter. Anything containing cannabis or THC (without a prescription) will be considered contraband. _____

17. This shelter incorporates closed-circuit surveillance cameras as part of its security system. These cameras are in almost every area except the restrooms. The footage captured is used only for in-house safety and security purposes and is not shared with the general public. By signing this document, you consent to this. _____

18. Attend resident meetings and contribute to the community. _____

19. All guests are expected to be Good Neighbors of the community in which they are served, and have an obligation to comply with all state and local laws and/ or ordinances and behave in a courteous manner at all

times. Complaints from residents, business owners, or public officials may result in expulsion from Mercy House Programs. _____

20. In order to remain Good Neighbors, all guests are expected to use the provided shuttles for transportation on to and off of the property. We practice a strict no-walk-up policy. Guests are expected to remain on the property at all times unless when leaving for the day. All guests are allotted one exit and one entry per day, including guests who drive their own personal vehicles (unless under approved special circumstances). Violation of this expectation may result in an immediate exit. _____

21. Guest vehicles may be parked on public property and at owner's own risk. All Buena Park Municipal Codes, California Vehicle Codes and County of Orange Codes must be obeyed or are subject to fines and/or towing. A valid license and insurance are required. RV's (Recreational Vehicles) are not permitted on-site. Guests with bicycles must use the bicycle racks on the shuttle buses, and allow Mercy House drivers to secure them on the rack. Guests are only allowed one bike per person, and are not allowed to store spare bike parts unless they fit in the outdoor bin. All bicycles brought on property must be registered and photographed. _____

22. There is a women's section and a men's section for sleeping. Please respect the privacy of others. Only one person will be permitted at a time to use the All-Gender Restroom, regardless of relationship or marital status. _____

23. Guests are expected to respect the rest and sleep of their neighbors. When lights are off, indoor voices should be used to limit distractions and not disturb their rest. Likewise, guests are not allowed to use bright lights or play music/watch video with sound in the dorms after lights out. _____

24. Although we respect everyone's right to privacy, we reserve the right to pat down and search all persons as a precaution against any potential security risks. Items considered contraband may be confiscated and/or destroyed. Guests will always need to be searched any time they access their outside bins, bikes or vehicles. _____

25. Approved pets, service animals and companion animals will only be allowed into the program with explicit permission given by program management team. All pet owners must agree to and follow the guidelines provided in the Animal Expectations, which is a separate document that will be given upon entry of the animal into the shelter. _____

26. Neither Mercy House nor any of its vendors are in any way responsible or liable for lost, stolen, or damaged items that guests bring onto premises. Guests are encouraged to keep valuable items close and guarded, and are asked to turn in found items to the staff at the front desk. We advise that those who choose to use the supplied charging stations to have their electronics clearly marked and/or customized for easy identification. Guests may only charge their electronics at the approved charging stations, and may not remain at the station for any extended amount of time. _____

27. Cash is never to be given to Staff, Volunteers, or Interns at ANY time. _____

28. It is our desire to never deny shelter or services to our guests, however, in the case that behavior becomes a health and safety risk Shelter Management can expel/prevent any guests from staying at the shelter. Any conflicts between guests should be brought to the attention of the staff immediately. Any guests who are asked to exit will have 7 days (one week) to pick up any items left on-site. Guests must call and speak to a site leader to schedule a pickup. _____

29. Any guest that does not follow these expectations is jeopardizing their ability to accomplish their housing plan and may be exited from the shelter. Because everyone can make a mistake, when an expectation is not met,

staff will clarify any misunderstanding of the expectation and discuss ways that each guest can avoid further violations. If the violations continue Mercy House staff and the guest will meet and create an action plan to support the client to get back on track with their housing plan and meeting these expectations. Guests who have five action plans and continue to violate these expectations will be exited from the shelter. _____

As a result of initialing these expectations and signing this form, I understand that expectations, health and safety policies may change as necessary and that I will be informed of these changes and I am required to abide by these amended policies.

I have read the above and agree to follow the Shelter Expectations.

Name (please print): _____

Signature: _____ Date: _____

ATTACHMENT "C": VOLUNTEER POLICIES

Emergency Shelter Volunteer Policies

1. **Each volunteer must maintain a firm commitment to professional conduct.** Volunteers of the Emergency Shelter are expected to maintain the highest level of moral, ethical, and professional conduct while at the site. Volunteers will not engage in verbal abuse, inappropriate jokes and stories, and or any type of inappropriate interaction with Emergency Shelter staff or clients.

2. **Relationships with Clients.** Volunteers are prohibited from developing dual relationships with any clients they meet through their volunteer involvement at the Emergency Shelter. Examples of dual relationships include (but are not limited to) a volunteer entering into a business, romantic, or sexual relationship with a client. Soliciting clients for your business is strictly prohibited. Volunteers are not allowed to be named as having authority to make decisions for a client under any type of power of attorney or other legal procedure.

3. **Food and Other Substances.** Volunteers will not consume any food items or drinks supplied by the Emergency Shelter while volunteering. Food and drinks are purchased solely for the consumption of the homeless clients. Volunteers must also commit to not consuming any type of illicit drugs on the property while volunteering. Volunteers who appear to be under the influence of any substance that impedes their ability to perform their duties safely and efficiently may be turned away.

4. **Discrimination.** Volunteers will not discriminate against any client. They will not judge an individual based on their race, disability, religious preference, sexual orientation, color, age, veteran status, citizenship, ancestry, national origin or gender.

5. **Volunteer Boundaries.** Volunteers are not permitted to loan or give money to clients, should not meet with clients outside of the Emergency Shelter without permission from program staff, and are not allowed to drive clients in their vehicles.

6. **Commitment.** The Emergency Shelter is reliant upon the work of volunteers. This commitment should be taken seriously. If a volunteer misses a shift without removing themselves from the schedule and giving notice, the volunteer may be limited or restricted from volunteering.

February 24, 2026
CONSENT CALENDAR
Item No. 4E.

City Council Agenda Report

RESOLUTION APPROVING THE CITY OF BUENA PARK STATEMENT OF INVESTMENT POLICY DATED FEBRUARY 24, 2026

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Adopt a resolution approving the City of Buena Park Statement of Investment Policy dated February 24, 2026.

PREVIOUS CITY COUNCIL ACTION

The City Council annually approves the Statement of Investment Policy, which was most recently approved on February 25, 2025.

DISCUSSION

California Government Code Section 53646(a) requires that the investment policy of the City be annually rendered to, and then considered by, the City Council.

Staff is recommending minor modifications to the policy for continuing compliance with the California Government Code. The modifications are a result of SB 595, which became effective on January 1, 2026:

- Extends the maximum maturity date for prime commercial paper from 270 days to 397 days.
- For California local agencies with assets under management of at least $100 million, up to 40% of the portfolio can be invested in eligible commercial paper. This provision will be extended from 1/1/26 to 1/1/31.
- Local agencies can invest in securities issued by the US Government that may result in a zero- or negative-interest accrual during a period of negative market interest rates. This provision will be extended from 1/1/26 to 1/1/31.

Additionally, staff is proposing to add Joint Powers Authority (JPA) as an allowable investment asset class to remain consistent with the California Government Code. This addition would allow the City to invest in JPAs like CalTRUST, California Asset Management Program (CAMP), or CalFIT, if it is determined to be beneficial to the investment portfolio.

BUDGET IMPACT

The proposed resolution adopting the Statement of Investment Policy sets the investment guidelines for deposit of City funds. However, there is no direct impact to the budget with the approval of this item.

Attachments

Investment Policy Att1of2 reso.pdf

Investment Policy Att2of2 policy 2-24-26.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE CITY TREASURER TO INVEST FOR SAFEKEEPING IDLE MONEY OF THE CITY OF BUENA PARK IN ACCORDANCE WITH THE "STATEMENT OF INVESTMENT POLICY" DATED FEBRUARY 24, 2026

BE IT RESOLVED by the City Council of the City of Buena Park, as follows:

Section 1: In accordance with section 53607 of the Government Code of the State of California, the Director of Finance/City Treasurer is hereby authorized to invest idle money in the City Treasury not required for the immediate necessities of the City as he/she deems appropriate in securities in which this City is authorized to invest by the provisions of the State of California, Government Code 53601, sections 53602 and 53635 but specifically as restricted by the attached "Statement of Investment Policy" dated February 24, 2026.

Section 2: The Director of Finance/City Treasurer is only authorized to purchase and invest funds of the City within guidelines in the Statement of Investment Policy dated February 24, 2026.

Section 3: The City Clerk shall certify to the passage and adoption of this resolution and it shall thereupon be in full force and effect.

PASSED AND ADOPTED this 24th day of February 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 24th day of February 2026.

_____
City Clerk

CITY OF BUENA PARK
STATEMENT OF INVESTMENT POLICY

Dated: February 24, 2026

Purpose

This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash and outline the procedures for maximizing the efficiency of the City's cash management system. The ultimate goal is to enhance the economic status of the City while protecting its pooled cash.

Delegation of Authority

Authority to manage the City's investment program is derived from California Government Code Sections 53600 et. seq. The governing body is responsible for the City's cash management, including the administration of this Investment Policy. Management responsibility for the cash management of City funds is hereby delegated to the Director of Finance/City Treasurer.

The Director of Finance/City Treasurer will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate employees.

The City may engage the services of one or more external investment managers to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such managers must be registered under the Investment Advisers Act of 1940.

Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

Ethics and Conflict of Interest

All persons in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Council any material financial interests in financial institutions that conduct business within its jurisdiction; and they shall further disclose any direct personal financial/investment positions that could be related to the performance of the City of Buena Park, particularly with regard to the time of purchases and sales.

Objective

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest return possible while meeting the criteria established for safety and liquidity.

As a charter law city, Buena Park operates its pooled idle cash investments under the Prudent Investor Standard.* This affords the City a broad spectrum of investment opportunities as long as the investment is deemed prudent and is allowable under current legislation of the State of California Government Code Section 53600 et. seq. and the charter of the City of Buena Park.

Buena Park strives to maintain the level of investment of all idle funds as near 100% as possible through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the Director of Finance/City Treasurer.

Socially Responsible Investing

Restrictions – The direct investing of City funds are restricted as follows:

1. No investments are to be made in companies whose primary business is the extraction, refining, processing, or distribution of fossil fuels.
2. No investments are to be made in companies that source the majority of their revenues from the production of tobacco or tobacco-related products.
3. No investments are to be made in companies that source the majority of their revenues from the production of firearms, weapons, or nuclear power with the exception of those used for national defense of the United States.
4. The City will strive to make investments in entities that support a clean and healthy environment, promote community economic development, fair labor practices, and support equality of rights regardless of sex, race, age, disability, or sexual orientation.

Authorized and Suitable Investments

All investments shall be made in accordance with Sections 53600 et seq. of the Government Code of California and as described within this Investment Policy. Percentage holding limitations and credit quality minimums in this section apply at the time of purchase. Maximum maturity is measured from the date of settlement. Permitted investments under this policy shall include:

U.S. Treasury Securities

U.S. Treasury and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries.

1. The maximum maturity of an issue shall be no more than 5 years from the date of settlement.

U.S. Government Agency Obligations

Federal Agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in government-sponsored enterprises.

1. The maximum maturity of an issue shall be no more than 5 years from the date of settlement; and,

* The Prudent Investor Standard states, that "…When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing… that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. "

2. No more than 30% of the portfolio may be invested in any single U.S. Agency issuer; and,
3. The maximum percentage of callable agency securities will be 20%.

Corporate Medium Term Notes

Corporate medium term notes, provided that:

1. Such notes have a maximum maturity of five years; and,
2. Are issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States; and,
3. Are rated in the ”A” category or better by a nationally recognized statistical rating organization (NRSRO); and,
4. Holdings of medium-term notes may not exceed 30% of the portfolio; and,
5. No more than 5% per issuer.

Banker’s Acceptances

Banker’s acceptances, provided that:

1. They are issued by institutions with short term debt obligations rated ”A-1” or higher, or the equivalent, by a NRSRO; and have long-term debt obligations which are rated in the ”A” category or higher by a NRSRO; and,
2. The maturity does not exceed 180 days; and,
3. No more than 20% of the total portfolio may be invested in banker’s acceptances; and,
4. No more than 5% per issuer.

Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset-Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy

Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset-Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy, provided that such securities:

1. Have a maximum stated final maturity of five years; and,
2. Are rated in a rating category of “AA” or its equivalent or better by a NRSRO; and,
3. Purchase of securities authorized by this subdivision may not exceed 20% of the portfolio.

Negotiable Certificates of Deposit

Negotiable certificates of deposit (NCDs), provided that:

1. They are issued by institutions which have long-term obligations which are rated in the ”A” category or higher by at least one NRSRO; and/or have short term debt obligations rated ”A-1” or higher, or the equivalent, by at least one NRSRO; and,
2. The maturity does not exceed five years; and,

3. No more than 30% of the total portfolio may be invested in NCDs and no more than 5% per issuer.

Federally Insured Time Deposits (Non-negotiable certificates of deposit)

Federally Insured Time Deposits (Non-negotiable certificates of deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that;

1. The amount per institution is limited to the maximum covered under federal insurance; and,
2. The maturity of such deposits does not exceed 5 years; and,
3. No more than 5% per issuer.

Time deposits (Non-negotiable certificates of deposit)

Time deposits (Non-negotiable certificates of deposit) in California banks in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

1. No more than 20% of the portfolio shall be invested in a combination of federally insured and collateralized time deposits; and,
2. The maturity of such deposits does not exceed 5 years; and,
3. No more than 5% of investment funds invested in any one bank.

Commercial Paper

Commercial paper, provided that the securities are issued by an entity that meets all of the following conditions in either paragraph (a) or (b) and other requirements specified below:

a. Securities issued by corporations:
   (i) A corporation organized and operating in the United States with assets more than $500 million.
   (ii) The securities are rated “A-1” or its equivalent or higher by at least one NRSRO.
   (iii) If the issuer has other debt obligations, they must be rated in a rating category of "A” or the equivalent or higher by at least one NRSRO.
b. Securities issued by other entities:
   (i) The issuer is organized and operating within the United States as a special purpose corporation, trust, or limited liability company.
   (ii) The securities must have program-wide credit enhancement including, but not limited to, overcollateralization, letters of credit, or a surety bond.
   (iii) The securities are rated “A-1” or the equivalent or higher by at least one NRSRO.
   - The final maturity does not exceed 397 days; and,
   - No more than 25% of the portfolio is invested in commercial paper. Under a provision sunsetting on January 1, 2031, no more than 40% of the portfolio may be invested in commercial paper if the City’s investable assets are greater than $100,000,000; and,
   - No more than 5% per issuer; and,

- No more than 10% of the outstanding commercial paper of any single issuer.

Repurchase Agreements

Repurchase agreements collateralized with securities authorized under this policy maintained at a level of at least 102% of the market value of the repurchase agreements, provided that:

1. The maximum maturity of repurchase agreements shall be 30 days; and,
2. No more than 15% of the portfolio shall be invested in repurchase agreements; and,
3. Securities used as collateral for repurchase agreements, shall be delivered to the City's custodian bank, except that securities used as collateral for the one to seven day repurchase agreements with the City's depository bank may be held in safekeeping by the depository bank's trust department in the name of the County, as evidenced by appropriate receipts of trust; and,
4. The repurchase agreements are the subject of a master repurchase agreement between the City and the provider of the repurchase agreement. The master repurchase agreement shall be substantially in the form developed by the Public Securities Association;

Mutual Funds and Money Market Mutual Funds

Money Market Mutual Funds that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

1. **Mutual Funds** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:
   a. Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs; or,
   b. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code Section 53601 and with assets under management in excess of $500 million.
   c. No more than 10% of the total portfolio may be invested in shares of any one mutual fund.
2. **Money Market Mutual Funds** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:
   a. Have attained the highest ranking or the highest letter and numerical rating provided by not less than 2 NRSROs; or
   b. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than 5 years' experience managing money market mutual funds with assets under management in excess of $500 million.
3. No more than 20% of the total portfolio may be invested in these securities.

Local Agency Investment Fund (LAIF)

State of California Local Agency Investment Fund (LAIF), provided that:

1. The City may invest up to the maximum permitted amount in LAIF; and
2. No more than 35% of the portfolio shall be invested LAIF; and,
3. LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Director Finance/City Treasurer to adequately judge the risk inherent in LAIF's portfolio.

Shares of Beneficial Interest Issued by a Joint Powers Authority (JPA), provided that:

1. The JPA is organized pursuant to California Government Code Section 6509.7 and invests in the securities and obligations authorized in subdivisions (a) to (r), inclusive.
2. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the JPA.
3. The JPA has retained an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of $500 million, and has at least five years' experience investing in instruments authorized by Section 53601, subdivisions (a) to (q).

Supranationals

US dollar-denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, provided that:

1. The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in these securities; and
3. No more than 10% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Municipal Securities

Include obligations of the City, the State of California and any local agency within the State of California, provided that:

1. The securities are rated in a rating category of "A" or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in Municipal Securities; and
3. No more than 5% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Municipal Securities (Registered Treasury Notes or Bonds)

Of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

1. The securities are rated in a rating category of “A” or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in Municipal Securities; and
3. No more than 5% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Mitigating credit risk in the portfolio

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

1. No more than 5% of the total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and enterprises, money market funds and local government pools, supranationals, or unless otherwise specified in this policy; and,
2. The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to improve the quality, liquidity or yield of the portfolio in response to market conditions or City’s risk preferences; and,
3. If securities owned by the City are downgraded below the minimum credit quality required by this Investment Policy, making it ineligible for additional purchases, the following steps will be taken:
    a. Any actions taken related to the downgrade by the investment manager will be communicated to the Director of Finance/City Treasurer in a timely manner.
    b. If a decision is made to retain the security, the credit situation will be monitored and reported to the City Council.

Prohibited investment vehicles and practices

1. State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
2. In accordance with Government Code Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
3. Investment in any security that could result in a zero-interest accrual if held to maturity is prohibited. Under a provision that will sunset on January 1, 2031, securities backed by the U.S. Government that could result in a zero- or negative-interest accrual are permitted during a period of negative market interest rates.
4. Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
5. Purchasing or selling securities on margin is prohibited.
6. The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.
7. The purchase of foreign currency denominated securities is prohibited.
8. The purchase of a security with a forward settlement date exceeding 45 days from the time of the investment is prohibited.

Criteria for selecting investments and the order of priority are:

1. Safety
   Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will diversify its investments by investing funds among a variety of securities with independent returns.
2. Liquidity
   The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.
3. Yield
   The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

Safekeeping

Securities purchased shall be held in third party safekeeping by the trust department of the City's bank or other designated third party trust, in the City's name and control, whenever possible.

Delivery-Versus-Payment (DVP)

All investment transactions shall be conducted on a delivery-versus-payment basis. The only exception to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit; and, (iii) mutual funds and money market mutual funds, since these securities are not deliverable.

Investment Objective

The cash management system of the City of Buena Park is designed to accurately monitor and forecast expenditures and revenues, thus ensuring the investment of monies to the fullest extent possible. The City attempts to obtain the highest return possible while meeting the criteria required for safety and liquidity.

City Constraints

The City operates its pooled idle cash investments under the Prudent Investor Standard. This provides a broad spectrum of prudent investment opportunities consistent with current State of California Legislation and other imposed legal restrictions. The Director of Finance/City Treasurer will evaluate local banks and savings institutions and may invest idle cash funds with such institutions when the criteria for prudent investment previously stated are met. The City operates its investment pool according to state and self-imposed constraints. It does not buy stocks; it does not speculate; it does not deal in futures or options.

CITY OF BUENA PARK
INVESTMENT GUIDELINES AND STRATEGY

I. GUIDELINES

Guidelines are established to direct and control activities in such a manner that previously established goals are achieved.

1. Investment Transaction

Every investment transaction must be authorized, documented and reviewed by the Director of Finance/City Treasurer.

2. Pooled Cash

   Whenever practical, City cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated according to fund cash and investment balances.

3. Purchase of Investments

   Whenever possible investments will be made through a City Council approved party custodian or directly from the originator of the investment (such as a bank or savings and loan). Any investment placed with a non-approved party or direct source must have prior written approval of both the Director of Finance/City Treasurer and City Manager. Transactions of this nature will be forwarded to the City Council for review at the next regularly scheduled meeting.

4. Cash Forecast

   The cash flow for the local agency is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations

   Security purchases and holdings are maintained within statutory limits imposed by the California Government Code and this investment policy. Current limits are:

   U.S. Treasury Securities - No limit

   U.S. Government Agency Obligations - No limit

   Corporate Medium Term Notes - Maximum 30% of portfolio

   Banker's Acceptances - Maximum 20% of portfolio

   Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy - Maximum 20% of portfolio

   Negotiable Certificates of Deposit - Maximum 30% of portfolio

   Federally Insured Time Deposits and Time Deposits (non-negotiable certificates of deposit) - Maximum of 20% of portfolio

   Commercial Paper - Maximum 25% of portfolio, 40% if investable assets >$100 million

   Repurchase Agreements - Maximum 15% of portfolio

   Mutual Funds and Money Market Mutual Funds - Maximum 20% of portfolio

   Local Agency Investment Fund - Maximum 35% of portfolio

   Joint Powers Authority – Maximum 35% of portfolio

   Supranationals – Maximum 30% of portfolio

   Municipal Securities – Maximum 30% of portfolio

6. Liquidity

The marketability (salability) of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification

   The portfolio should consist of a mix of various types of securities, issuers, and maturities.

8. Investment Reporting

   The Director of Finance/ City Treasurer shall provide a monthly report to the City Council for their approval. These monthly reports shall contain a listing of all investments including their value and maturity and a list of transactions.

9. Statement of Investment Policy

   The Director of Finance/City Treasurer shall annually render to the City Council a statement of investment policy to be considered at a public meeting.

II. STRATEGY

Strategy refers to the ability to manage financial resources in the most advantageous manner.

1. Economic Forecasts

   Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Director Finance/City Treasurer with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy

   Investment transactions are executed which conform to anticipated interest rate trends and the current investment strategy plan.

3. Rapport

   A close working relationship is maintained with large vendors of the City. The objective is to pinpoint when large disbursements will clear the City's Bank Account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Director of Finance/City Treasurer for liquidity planning purposes.

4. Preserve Portfolio Value

   Yield standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

CITY OF BUENA PARK
CASH CONTROLS

Procedures Performed by the Auditors with Respect to Cash Receipts

A. City procedures and controls are reviewed. Some of the system strengths are:

   1. Receipts are controlled upon receipt by proper registration devices.
   2. Receipts are reconciled on a daily basis.

3. Amounts are deposited intact.
4. All bank accounts are authorized by City Council.
5. Cash counts are done by two or more individuals.
6. Bank reconciliations are prepared in a timely manner and reviewed.
7. Prompt posting of cash receipt entries in books is performed.
8. Receipt forms are pre-numbered, accounted for, and physically secured.
9. Proper approval is required for write-offs of customer accounts.
10. Checks are restrictively endorsed upon receipt or when run through cash register.
11. Adequate physical security of cash is maintained.
12. Receipts are listed by a separate person prior to being transmitted to individuals responsible for record keeping.
13. Individuals that handle cash do not post to customer account records or process billing statements.
14. Finance Department operations are adequately supervised.

B. Significant revenues are confirmed directly with payer and compared with the City's books to ensure amounts are recorded properly.

C. Cash balances are substantiated by confirming all account balances recorded in books. Bank reconciliations are reviewed for propriety and recalculated by auditor. All significant reconciling items on bank reconciliations are verified as valid reconciling items by proving to subsequent bank statements.

CITY OF BUENA PARK
INVESTMENT PROCEDURES
INTERNAL CONTROLS - GUIDELINES

Objectives of Internal Control

Internal control is the plan of organization and all the related systems established by management's objective of ensuring, as far as practicable:

- the orderly and efficient conduct of its business, including adherence to management policies
- the safeguarding of assets
- the prevention or detection of errors and fraud
- the accuracy and completeness of the accounting records
- the timely preparation of reliable financial information.

Limitations of Internal Control

No internal control system, however elaborate, can by itself guarantee the achievement of management's objectives. Internal control can provide only reasonable assurance that the objectives are met, because of its inherent limitations, including:

- management's usual requirement that a control be cost-effective

- the direction of most controls at recurring, rather than unusual, types of transactions
- human error due to misunderstanding, carelessness, fatigue or distraction
- potential for collusion that circumvents controls dependent on the segregation of functions
- potential for a person responsible for exercising control abusing that responsibility; a member of management is frequently in a position to override controls which management has set up.

Reporting/Internal Controls

Monthly Treasurer's Reports

It is a requirement of this policy that the Director of Finance/City Treasurer prepare monthly transaction reports to the City Council. These reports shall contain a listing of all investments including their value, original purchase information, maturities, and a summary of cash by fund. The reports shall state compliance of the portfolio to the City's Statement of Investment Policy, or the manner in which the portfolio is not in compliance. The reports shall include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

Annual Independent Audit of Investments

This policy requires that an independent annual audit of policy compliance be conducted. This audit should include independent verification of all cash and investments. Reporting of audit findings shall be the same as required by generally accepted auditing standards.

Quarterly City Manager Investment Review

The City Manager or his designee (outside the Finance Department staff) shall on a quarterly basis verify actual investments through the review of original investment statements. This review should include matching the Monthly Treasurer's report to statements provided by all institutions serving as a trustee. It is the responsibility of the City Manager or his designee to report any issues that indicate City policy being violated to the City Council.

Elements of Internal Control

Elements of a system of internal control are the means by which an organization can satisfy the objectives of internal control. These elements are:

1. Organization

   Specific responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and understood.

2. Personnel

   Personnel should have capabilities commensurate with their responsibilities. Personnel selection and training policies together with the quality and quantity of supervision are thus important.

3. Segregation of Function

   Segregation of incompatible functions reduces the risk that a person is in a position both to perpetrate and conceal errors or fraud in the normal course of duty. If different people handle two parts of a transaction, collusion is necessary to conceal errors or fraud. In particular, the functions that should be considered when evaluating segregation of functions are authorization, execution, recording, custody of assets and performing reconciliations.

4. Authorization

   An appropriate responsible individual should authorize all transactions. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions. Delegation of authority to authorize transactions should be handled very carefully.

5. Controls Over an Accounting System

   Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that recorded transactions are complete, valid, authorized and properly recorded.

CITY OF BUENA PARK
SEGREGATION OF RESPONSIBILITIES
FOR THE TREASURY FUNCTIONS

Function	*Responsibility*
1. Authorization of Investment Transactions	
a. Formal Investment Policy should be:	
- Prepared by:	Director of Finance/City Treasurer
- Submitted to and approved by:	City Council
b. Investment transactions should be approved by:	Director of Finance/City Treasurer
2. Execution of investment transaction:	Director of Finance/City Treasurer and/or Accounting Technician
3. Timely recording of investment transactions	
a. Recording of investment transaction in the Treasurer's records:	Senior Accounting Technician
b. Recording of investment transaction into the accounting records:	Accountant
4. Verification of investment, i.e., match broker confirmation to Treasurer's records:	Director of Finance/City Treasurer and/or Senior Accounting Technician
5. Safeguarding of Assets and Records	
a. Reconciliation of Treasurer's records to the accounting records:	Finance Manager
b. Reconciliation of Treasurer's records to bank statements and safekeeping records:	Accountant
c. Review of (a) financial institution's financial condition, (b) safety, liquidity, and potential yields of investment instruments	Director of Finance/City Treasurer

6. Treasurer's Vault:	Adequate controls limiting unauthorized access to investment securities are strictly maintained.
7. Periodic review of collateral:	Director of Finance/City Treasurer
8. Periodic review of investment portfolio as prepared by Treasurer including: - Investment types - Purchase price - Market values - Maturity dates - Investment yields - Conformance to stated investment policy	Independent Auditors

GLOSSARY OF INVESTMENT TERMS

Agencies. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE),* or a *federally related institution*. Obligations of GSEs are not guaranteed by the full faith and credit of the U.S. government. There are eight GSEs, five of which are currently active in the new issue market. The five include:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "Freddie Mac" issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and Freddie Mac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "Fannie Mae," issues discount notes, bonds and mortgage pass-through securities.

SLMA. The student loan marketing association, also known as "Sallie Mae," provides liquidity to private lenders who make various types of loans for education. SLMA currently issues floating rate notes.

Federally related institutions are arms of the federal government. Most do not issue securities directly into the market. Those, which do issue directly, include the following:

GNMA. The Government National Mortgage Association, known as "Ginnie Mae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the U.S. Government.

PEFCO. The Private Export Funding corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the U.S. government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio and Mississippi River valleys. TVA currently issues discount notes and bonds.

Asset Backed Securities. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

Banker's acceptance. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

Benchmark. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

Bid. The price at which a buyer offers to buy a security.

Broker. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from their own position.

Certificate of Deposit (CD). A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs may be marketable.

Collateral. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

Collateralized Mortgage Obligations (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

Commercial paper. The short-term unsecured debt of corporations.

Corporate Medium term notes. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts either on a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

Cost yield. The annual income from an investment divided by the purchase cost. Because it does not give effect to premiums and discounts which may have been included in the purchase cost, it is an incomplete measure of return.

Coupon. The rate of return at which interest is paid on a bond.

Credit risk. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

Current yield. The annual income from an investment divided by the current market value. Since the mathematical calculation relies on the current market value rather than the investor's cost, current yield is unrelated to the actual return the investor will earn if the security is held to maturity.

Dealer. A dealer acts as a principal in security transactions, selling securities from and buying securities for their position.

Debenture. A bond secured only by the general credit of the issuer.

Delivery vs. payment (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

Derivative. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate or index.

Discount. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as Tbills and banker's acceptances, are known as **discount securities**. They sell at a discount from par, and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

Diversification. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

Duration. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates. (See modified duration).

Federal funds rate. The rate of interest charged by banks for short-term loans to other banks. The Federal Reserve Bank through open-market operations establishes it.

Federal Open Market Committee. A committee of the Federal Reserve Board that establishes monetary policy and executes it through temporary and permanent changes to the supply of bank reserves.

Joint Powers Authority (JPA). An entity created by two or more public agencies that share a common goal in order to jointly exercise powers common to all members through a joint powers agreement or contract.

Leverage. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

Liquidity. The speed and ease with which an asset can be converted to cash.

Local Agency Investment Fund (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

Local Government Investment Pool. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

Margin. The difference between the market value of a security and the loan a broker makes using that security as collateral.

Market risk. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

Market value. The price at which a security can be traded.

Marking to market. The process of posting current market values for securities in a portfolio.

Maturity. The final date upon which the principal of a security becomes due and payable. An investment's term or remaining maturity is measured from the settlement date to final maturity.

Modified duration. The percent change in price for a 100 basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

Money market. The market in which short term debt instruments (Tbills, discount notes, commercial paper and banker's acceptances) are issued and traded.

Mortgage Pass-Through Securities. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

Municipal Securities. Securities issued by state and local agencies to finance capital and operating expenses.

Mutual fund. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

Nationally Recognized Statistical Rating Organization (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes.

Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Moody's, S&P and Fitch.

Premium. The difference between the par value of a bond and the cost of the bond, when the cost is above par.

Primary dealer. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

Prudent investor (person) rule. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

Realized yield. The change in value of the portfolio due to interest received and interest earned and realized gains and losses. It does not give effect to changes in market value on securities, which have not been sold from the portfolio.

Regional dealer. A financial intermediary that buys and sells securities for the benefit of its customers without maintaining substantial inventories of securities, and that is not a primary dealer.

Repurchase agreement (RP, Repo). Short term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a **reverse repurchase agreement**.

Safekeeping. A service to bank customers whereby securities are held by the bank in the customer's name.

Structured note. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

Supranational. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

Total rate of return. A measure of a portfolio' performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value, and includes interest earnings and realized and unrealized gains and losses on the portfolio.

U.S. Treasury obligations. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk, and are the benchmark for interest rates on all other securities in the U.S. and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

> **Treasury bills.** All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury bills. The Treasury currently issues

three- and six-month Tbills at regular weekly auctions. It also issues “cash management” bills as needed to smooth out cash flows.

Treasury notes. All securities issued with initial maturities of two to ten years are called Treasury notes, and pay interest semi-annually.

Treasury bonds. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

Volatility. The rate at which security prices change with changes in general economic conditions or the general level of interest rates.

Yield to Maturity. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

February 24, 2026
CONSENT CALENDAR
Item No. 4F.

City Council Agenda Report

WATER BILL INSERTS FOR THE POLICE OFFICER CITIZEN REFERRAL BONUS PROGRAM AND THE MYRNA HOLMQUIST SCHOLARSHIP PROGRAM

PREPARED BY	PRESENTED BY
Jessica Fewer, Senior Management Analyst	Jessica Fewer, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a water bill insert advertising the Police Officer Citizen Referral Bonus Program; and 2) Approve a water bill insert advertising the Myrna Holmquist Scholarship Program.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City's Marketing Division is proposing to advertise two programs via water bill insert: the Police Officer Citizen Referral Bonus Program and the Myrna Holmquist Scholarship Program. The Police Officer Citizen Referral Bonus Program incentivizes Buena Park residents with up to $2,000 for referring a potential police officer candidate, who completes the hiring and probation process. The Myrna Holmquist Scholarship Program provides scholarships of up to $10,000 to Buena Park residents who are high school students pursuing a communications degree or current college students completing a communications degree. The water bill inserts will support marketing efforts for both programs.

BUDGET IMPACT

Each water bill insert will cost approximately $1,800. There are existing funds within the Human Resources Department and Community Support Services - budget for this purpose.

Attachments

PD Citizen Referral Flyer.pdf

Communications Scholarship Ad.pdf

$2,000

CITIZEN REFERRAL BONUS PROGRAM

Refer Quality Police Officer Candidates

The referral bonus will be made in two installments:

- ✓ The first $1,000 payment will be made after the referred employee reports to work on his/her first day.
- ✓ The second $1,000 payment will be made once the referred employee successfully completes the probationary period.

The referral bonus is subject to applicable taxes and deductions.



Scan to Apply

Visit www.buenapark.com/PDbonus to learn more



THE MYRNA HOLMQUIST COMMUNICATIONS SCHOLARSHIP

Students pursuing a communications career are invited to apply for the Myrna Holmquist Communications Scholarship. Up to $10,000 in scholarships will be available and divided between final recipients.

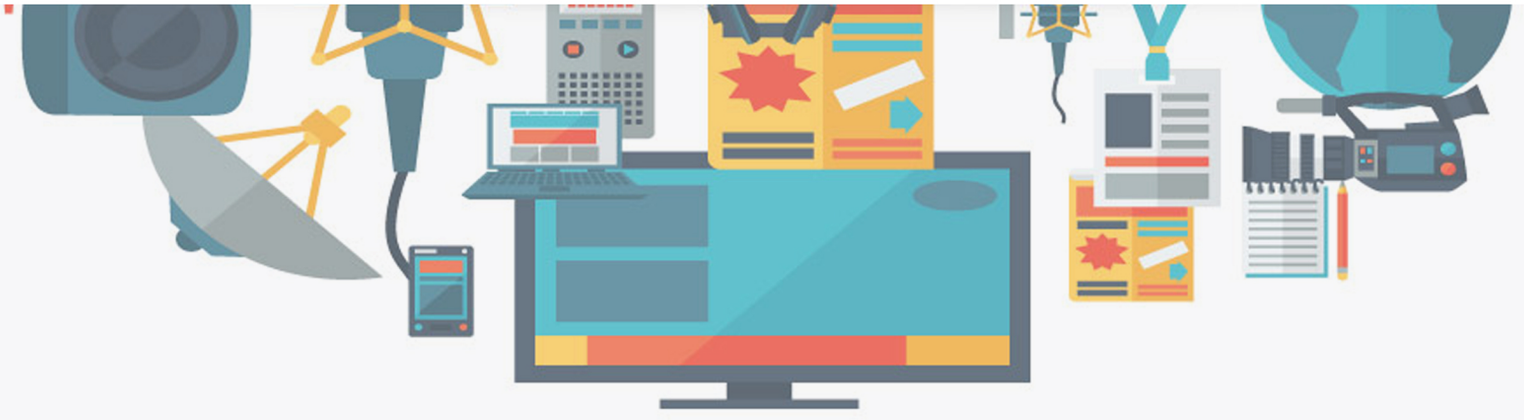
Applicants must be enrolled, in the process of enrolling, or have been accepted to an accredited college or university; be a Buena Park resident; have a recommended 2.75 or better GPA; and major in an area of Communications.

Completed application packets, including three letters of recommendation, a 250-word essay and transcripts, **must be received by 6:00 p.m. on April 2, 2026.**

Applications are available on BuenaPark.com or at Buena Park City Hall, 6650 Beach Blvd.

For more information, please call (714) 562-3550 or visit www.buenapark.com

Scan here to learn more



February 24, 2026
NEW BUSINESS
Item No. 5A.

City Council Agenda Report

AMENDMENT NO. 2 TO PURCHASE AND SALE AGREEMENT FOR CITY-OWNED PROPERTY LOCATED AT 6011 BOTRYOIDES AVENUE

PREPARED BY	PRESENTED BY
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a Second Amendment to the Purchase and Sale Agreement with Atwater EVV, LLC, for the sale of the City-owned remnant property located along the I-5 Freeway corridor at Botryoides Avenue and Artesia Boulevard (the “Property”); 2) Approve a market-rate loan to fund infrastructure and ground improvements associated with development of the Property; 3) Authorize the City Manager and City Attorney to make non-monetary changes to the transaction documents reasonably necessary to complete the transaction; and, 4) Authorize the City Manager and City Clerk to execute the Second Amendment and associated documents needed to facilitate the closing in a form approved by the City Attorney.

PREVIOUS CITY COUNCIL ACTION

- The City, in partnership with the adjacent property owner, released a Request for Qualifications (RFQ) for the joint development of the subject properties in May 2021.
- The City Council approved an Exclusive Negotiating Agreement (ENA) with Atwater Infrastructure Partners, LLC in November 2021.
- The City Council approved a Purchase and Sale Agreement with Atwater EVV, LLC for the sale of the subject property on May 14, 2024.
- The City Council approved the Final Parcel Map on December 10, 2024, creating two independently developable parcels: the Property being sold by the City under the Purchase Agreement, and an adjacent parcel being leased by the Developer for complementary development.

DISCUSSION

Background

The site consists of a three-acre vacant property on the south side of Artesia Boulevard, just northeast of the I-5 Freeway. Approximately 0.9 acres are owned by the City and were formerly street right-of-way for Manchester Boulevard. The remaining 2.01 acres are privately owned by the Kim Family.

The Property is zoned Auto Center Specific Plan (ACSP) and has a General Plan land use designation of Commercial. The portion of the site that was formerly street right-of-way was abandoned by the City between 2001-2009 to create parcels that would become the Buena Park Auto Mall and Auto Center Specific Plan. While CarMax, Premier Chevrolet, and Premier Chrysler/Jeep were developed along Auto Center Drive and Artesia Boulevard, the subject property was never redeveloped and has been vacant for many years. The property is irregularly shaped and has split ownership between the City and a private property owner, which further complicated redevelopment efforts.

In 2021, the City partnered with the adjacent property owner to release a Request for Qualifications (RFQ) for redevelopment of the site. The City Council selected Atwater Infrastructure Partners, LLC, to partner on the development of the City-owned property with EV charging station and the adjacent privately-owned property with complementary drive-through food uses, and retail/restaurants. The City and Atwater Infrastructure Partners entered into an Exclusive Negotiating Agreement in November 2021 to explore the feasibility and terms of the proposed transaction. In April 2024, the Planning Commission approved a Conditional Use Permit, Tentative Parcel Map, and Sign Program for the proposed project. The City Council approved the Final Parcel Map (Parcel Map No. 2023-144) on December 10, 2024.

Purchase and Sale Agreement Amendment

Pursuant to the Purchase and Sale Agreement, the Developer has agreed to purchase the property for $1,000,000, with an initial deposit of $50,000. This purchase price is the appraised fair market value of the property. Escrow opened in September 2024, and the parties have been working together cooperatively to satisfy the various conditions precedent the closing that are described in the Purchase Agreement. Several of the closing conditions have taken much longer than anticipated to complete (i.e. processing of the Final Map, negotiations with anticipated subtenants, etc.), and the parties have previously amended the Purchase Agreement to extend the escrow period.

The project was originally envisioned to be constructed as a single phase. However, time constraints associated with the EV charging station that will be built on the City-owned portion of the property, coupled with unexpected delays from retail tenants of the adjacent parcel, have resulted in the Developer now proposing to complete the project in two phases: the first being the EV charging station and the second being the drive-through / retail component. The Developer is prepared to close on acquiring the Property and immediately commence construction of the EV component, and though timing is uncertain, the Developer anticipates construction of the drive-through and retail components to commence in the next 12-24 months.

In order expedite construction and prepare the property for the EV station, the buyer has requested the City provide a market rate loan in the amount of $2,743,678 to fund infrastructure and ground improvements on the property necessary for that portion of the project. The requested loan would have a term of sixty (60) months from the closing date, bear interest at 7.25%, and contain no pre-payment penalties. The infrastructure loan would be secured by the recordation of a deed of trust on the Property at closing which would be junior only to the deed of trust securing the purchase price City loan of $950,000 that is already contemplated in the Purchase Agreement. If the buyer fails to repay the loan or complete the project, the City will have the right to foreclose or repurchase the property for the purchase price plus the documented cost of any improvements completed at the time of repurchase.

BUDGET IMPACT

The purchase price specified in the Purchase and Sale Agreement is $1,000,000. A total of $50,000 was already paid by the buyer at the opening of escrow, the remaining land purchase value of $950,000 will be deposited into the City's General Fund. The market-rate loan of $2,743,678 will be provided by the City's Economic Development Fund. Both the purchase price loan and infrastructure loan are secured by real property and contain market-rate interest and loan terms.

Attachments

Attachment 1 - Second Amend PSA_Agenda Draft.pdf

Attachment 2 - Infrastructure Loan Docs_Agenda Draft.pdf

SECOND AMENDMENT
TO PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY (ORANGE COUNTY ASESSOR PARCEL NOS. 066-030-21, 066-030-31, 066-030-51, 066-030-48, 066-030-52, AND 066-030-49 (PARTIAL) BUENA PARK, CALIFORNIA)

This SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY ("*Second Agreement*") is dated for reference purposes as of February 24, 2026, and is made by and between the City of Buena Park, a California municipal corporation and charter city organized and existing under the laws of the State ("*Seller*"), and Atwater EVV, a Delaware limited liability company ("*Buyer*"). Seller and Buyer are at times referred to individually as a "*Party*" and jointly as the "*Parties*."

RECITALS

A. Seller and Buyer have entered into that certain PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY dated as of May 14, 2024, as amended by that certain FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY dated as of March 19, 2025 (jointly hereinafter simply the "*Agreement*"), pursuant to which Seller agreed to sell and Buyer agreed to purchase the Property and develop the Project on the Project Site, as such terms are defined in the Agreement.

B. As permitted by Sections 3.2, 9.3, 20 and other relevant provisions of the Agreement, the Parties desire to enter into this Second Amendment to amend the Agreement and establish Additional Instruments for Escrow to facilitate the Closing on the terms and conditions agreed to by the Parties.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both Parties, Seller and Buyer agree as follows:

1. Recitals Incorporated. The Parties agree that the foregoing recitals are true and correct and therefor incorporated as a substantive part of this Second Amendment.

2. Amendment to Agreement's Provisions Concerning Definitions. Except as defined in this Second Amendment below, all capitalized terms or phrases used in this Second Amendment shall have the meaning given in the Agreement. If there is a conflict in the definition of a capitalized term or phrase as between the Agreement and this Second Amendment, the definition in this Second Amendment shall control:

"*Agreement"* is defined in Recital A of this Second Amendment.

"*Buyer Parcel*" is defined in Recital B of the Agreement.

"*Financing Plan"* is defined in Section 8.6(c) of the Agreement as modified by this Second Amendment.

"*Infrastructure Loan*" is defined in Section 9.8 of the Agreement as modified by this Second Amendment.

"*Phase 1*" means and refers to that portion of the Project described in Exhibit I-1 (attached hereto and incorporated herein by reference) that is to be developed on the Property, inclusive of all on or off-site improvements for that portion of the Project that are depicted in the Approvals and final building permits but only to the extent such improvements are listed in Schedule 1 attached hereto.

"*Project Budget*" is defined in in Section 8.6(a)(1) of the Agreement as modified by this Second Amendment herein below.

The Agreement's definition of "*Performance Guarantee*" is deleted with all references to such term in the Agreement being removed by way of this Second Amendment.

"*Registrar"* is defined in Section 9.6 of the Agreement as modified by this Second Amendment.

"*Sources and Uses Summary*" is defined in in Section 8.6(a)(2) of the Agreement as modified by this Second Amendment herein below.

3. Amendment to Agreement's Provisions Concerning the Outside Closing Date. Section 3.5 of the Agreement is amended and replaced in its entirety to read as follows:

3.5 Outside Closing Date. If the Closing does not occur on or before 11:59 p.m. on June 1, 2026 (the "*Outside Closing Date*"), either Party may terminate this Agreement for convenience pursuant to Section 14.1. The Parties may, in their individual discretion, mutually agree in writing to further extend the Outside Closing Date.

4. Amendment to Agreement's Provisions Concerning the Deposit. Subsection (b) of Section 4.1 (Deposit) of the Agreement is amended to read as follows:

(b) If directed by Buyer, the Deposit shall be held by Escrow Agent in an interest-bearing account and such interest, when received, shall become part of the Deposit and credited to Buyer's financial obligations under this Agreement. The Deposit shall be fully refundable to Buyer on or before the expiration of the Contingency Period. In the event Buyer waives contingencies in writing or does not terminate this Agreement on or prior to the expiration of the Contingency Period, the Deposit shall become immediately non-refundable to Buyer except as otherwise specified in this Agreement. At the Closing, the Deposit shall be applied to the Purchase Price and used by Escrow to pay Seller's transaction and closing costs, with any remaining amounts disbursed by the Escrow Agent to Seller at the Closing. If the Closing fails to occur because of a default under this Agreement on the part of Buyer after the expiration of the Contingency Period, the Escrow Agent shall disburse the Deposit to Seller as liquidated damages pursuant to Section 14.1.

5. Amendment to Agreement's Provisions Concerning the Financing Plan. Section 8.6 of the Agreement is amended and replaced in its entirety to read as follows:

8.6 Project Financing. It is a condition precedent to the Closing that Buyer have obtained all equity, capital, debt, and/or other financing capacity needed to acquire the Property and develop the Property with Phase 1. Buyer shall satisfy the requirements of this subsection to Seller's reasonable satisfaction prior to the Closing.

(a) Financing Plan. Prior to the Closing, Buyer shall submit for Seller's review evidencing showing that all funds needed to finance acquisition of the Property and development of Phase 1 will be available at the Closing ("*Financing Plan*"). The Financing Plan shall include all of the following:

(1) Project Budget. Buyer's final reasonable and good faith estimate of all costs to acquire the Property and develop Phase 1, including all direct, indirect, and financing costs to complete Phase 1 (including all assumptions for all debt and equity financing) ("*Project Budget*").

(2) Sources and Uses Summary. Buyer shall submit a summary of financing sources and uses that indicates which portions of the Project Budget will be paid from each funding source, such as those portions of Phase 1 to be paid directly by Buyer, which portions will be paid for or completed by tenants of Phase 1, and which portions will be paid for by third-party lenders or other capital, debt, or equity funding sources. ("*Sources and Uses Summary*"). To the extent applicable, the Sources and Uses Summary shall include: (i) a copy of any final term sheets or other commitments obtained by Buyer for the lines of credits, loans, grants, tenant agreements or leases, or other external financing sources listed in the Summary of Sources and Uses, certified by Buyer to be true and correct copies thereof; and/or (ii) a certified financial statement or other financial statement in such form reasonably satisfactory to Seller evidencing other sources of capital sufficient to demonstrate that Buyer has adequate funds available and is committing such funds to cover the difference, if any, between costs of the Property and developing Phase 1 and the amount available to Buyer from external sources.

(b) Seller's Review of Financing Plan. Seller shall review the Financing Plan and either approve or disapprove of it within 3 business days of receipt from Buyer. Seller's review shall be limited to: determining if the contemplated financing will be reasonably available, will provide sufficient funds to undertake Phase 1 on the Property; determining if it is substantially consistent with the terms and conditions of this Agreement; and reviewing the validity, amount, timing, and proposed terms of financial commitments from external debt for consistency with this Agreement. If the Financing Plan is not approved by Seller, Seller shall notify Buyer in writing of the reasons therefor in detail and including any requirements for cure of such matters that are not approved of by Seller. Buyer shall thereafter resubmit a revised Financing Plan to Seller for its approval within 3 business days after Seller's notification of disapproval. Seller will either approve or disapprove the revised Financing Plan within 3 business days after resubmission by Buyer,

and if disapproved, this Agreement may be terminated by either Party for convenience pursuant to Section 14.1.

(c) Availability of Financing at Closing; Modifications. Sufficient funds covering the costs to develop Phase 1 from financing sources listed in the Financing Plan shall close by or be committed to Buyer prior to, or simultaneously with, the Closing. Buyer shall submit to Seller evidence reasonably satisfactory to Seller that any conditions to the release or expenditure of applicable funds described in the Financing Plan to pay for Phase 1 development costs have been met or will be met as and when such funds are required under the Financing Plan and subject to Buyer's satisfaction of standard preconditions.

(d) Confidentiality of Financing Plan. The Financing Plan and other financial information provided by Buyer to Seller in connection with this Agreement (whether in written, graphic, electronic, or any other form) that is clearly marked as "CONFIDENTIAL / PROPRIETARY INFORMATION" by Buyer ("*Confidential Information*") is and shall be considered by the Parties to be the proprietary and personal financial information of Buyer. The Parties agree the Confidential Information is protected from disclosure to third-parties by applicable law, including but not limited to privacy rights in Cal. Const. art. I, section 1. The Confidential Information shall be kept confidential and not be disclosed by Seller to a third-party except as may be ordered by a court of competent jurisdiction. Seller's use and disclosure of Confidential Information shall be limited to administering, ensuring compliance with, and/or enforcing the terms of this Agreement. All Confidential Information shall be clearly marked as such by Buyer and will be uploaded by secure portal to the City Attorney whom is authorized to share Confidential Information with Seller's officials to the extent reasonably necessary in connection with considering the approval of, implementing, or enforcing this Agreement.

6. Infrastructure Loan Added as a Condition to Closing. Section 8 of the Agreement (Conditions to the Closing) is amended by adding Section 8.7 to read as follows:

8.7 Infrastructure Loan Documents. As a condition to precedent the Closing, the Parties shall have executed and entered into the Infrastructure Loan and associated promissory note and deed of trust as are described in Section 9.8.

7. Amendment to Agreement's Provisions Concerning Development of Property. Section 9 of the Agreement is amended and replaced in its entirety to read as follows:

9. Development of Property.

9.1 The Project. Buyer covenants to improve and develop the Project consistent with the Approvals; provided that, notwithstanding anything to the contrary in this Agreement, Buyer's development obligations with respect to the "Project" and "Approvals" under this Agreement shall be deemed modified to incorporate any modifications to the Project or Approvals or permits therefore approved by Seller and/or applicable department thereof or any other Governmental Authority with jurisdiction over the Project to the extent the approval of such Governmental Authority is required. This

covenant to develop the Project is a material inducement for Seller's willingness to sell the Property to Buyer. After the Closing Buyer agrees, at its sole cost and expense, to improve and develop the Project Site with the Project, substantially similar to that depicted in the site plans attached to this Agreement as *Exhibit "C",* provided that the final Project to be developed by Buyer on the Project Site shall be as described in the Approvals and final building permits.

9.2 Recording of Construction Covenants; Release. Prior to the Closing, Buyer shall execute and deliver to Escrow a recordable copy of the "Declaration of Construction Covenants" attached here as *Exhibit G.* Escrow shall record the Declaration of Construction Covenants on the Property at the Closing, and the terms and conditions thereof shall survive the Closing and expire upon the last of the following to occur: (a) Buyer obtaining approval of and the recording by the Orange County Recorder's Office of the Final Parcel Map described in Section 9.6; (b) the Parties' recording of an amended or modified Seller's Deed of Trust to change the legal description of the Property by which the Seller's Deed of Trust is secured to match that reflected in the Final Parcel Map (as described in Section 9.6 of this Agreement); (c) the Parties recording of an amended or modified Construction Covenants to change the legal description of the Property to which the Construction Covenants is record to match that reflected in the Final Parcel Map; and (d) Buyer completing, or causing completion of, construction of the Project on the Project Site as signified by Seller's issuance of a final certificate of occupancy for all buildings and improvements comprising the Project ("*Completion Certificate*"). Upon satisfaction of said conditions (or as otherwise provided in the following sentence) Seller shall, at Buyer's request, execute and deliver to Buyer a standard form release and reconveyance of the Construction Covenants ("*Release of Construction Covenants*"). Notwithstanding the foregoing conditions precedent to Seller's Release of Construction Covenants, Buyer shall have the right to submit a request that Seller issue a Release of Construction Covenants prior to the satisfaction of the condition in the foregoing clause (d), and following such request, Seller shall execute and deliver to Buyer a Release of Construction Covenants if Buyer: (a) has completed all of the foregoing conditions precedent to the Release of Construction Covenants except for the condition in clause (d); (b) has completed, or caused completion of, all improvements comprising Phase 1, as signified by Seller's acceptance as "final" and complete all improvements comprising Phase 1 consistent with the Approvals and building, grading, public works, and other permits for the Phase 1 portion of the Project ("*Phase 1 Completion Certificate*"); and (c) Seller's Release of Construction Covenants is contemporaneous with the closing of Buyer's the sale of the Property to an unaffiliated third-party for fair market value and proceeds of the sale are used or otherwise allocated as follows: (i) First, to fully repay the Purchase Price Note in full to cause a release and reconveyance of the Seller's Deed of Trust; and (ii) Second, remaining proceeds of the Buyer's sale of the Property shall be used or allocated as directed in the Infrastructure Note.

9.3 Schedule of Performance. Following the Closing, Buyer shall proceed with development of the Project on the Project Site in accordance with the times set in the Schedule of Performance attached hereto as *Exhibit H*; provided that, the deadlines set forth in such Schedule of Performance shall be deemed extended to account for Excusable Delays. An extension of time for any such cause shall be for the period of the Excusable Delay and

shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within sixty (60) days of the commencement of the cause. If notice is sent after such sixty (60) day period, then the extension shall commence to run no sooner than sixty (60) days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by the mutual agreement of the City Manager and Buyer. Buyer's inability or failure to obtain financing shall not be deemed to be a cause outside the reasonable control of the Buyer and shall not be the basis for Excused Delays except to the extent that any condition to such financing relating to the status of the Project is delayed due to an Excused Delay.

9.4 Construction Progress Reports. Until such time as construction of the Project is complete, Buyer shall provide Seller with quarterly progress reports, or more frequent updates (but no more frequently than monthly) if Seller reasonably requires, regarding the status and progress of the construction.

9.5 Rights of Access. For the purposes of assuring compliance with this Agreement, Seller shall have the reasonable right of access to the Project Site without charges or fees, at normal construction hours during the period of construction for the purposes of monitoring Buyer's compliance with this Agreement or to inspect the work being performed in constructing the Project, and at all times subject to the rights of any tenants of the Project Site.

9.6 Final Parcel Map. Contemporaneous with the Closing, and as a condition precedent to Seller's Release of Construction Covenants, Buyer shall immediately take or cause to be taken all such actions required to effectuate the filing, processing, and recording with the County Registrar for the County of Orange, California (*"Registrar*"), that certain Final Parcel Map No. 2023-144 approved by the City Council on December 10, 2024 ("*Final Parcel Map*"). Upon the Closing Buyer shall not unreasonably delay or deny the finalizing, filing, or recording of the Final Parcel Map and shall promptly and diligently take such actions as may be required by the Registrar to effectuate the processing, filing, and recordation of the Final Parcel Map. Promptly upon recordation of the Final Parcel Map, Buyer shall agree to and execute and record an amendment or modification of the Seller's Deed of Trust and the Construction Covenants Trust to change the legal description of the Property against which the foregoing are secured to match that reflected in the Final Parcel Map.

9.7 Cost of Development. The Parties acknowledge and agree that Buyer shall pay its own costs for engineering, planning, designing, and developing the Project.

9.8 Infrastructure Loan. Conditioned upon the Closing and recordation of the Final Parcel Map by the Registrar, City shall make a market-rate infrastructure loan to Buyer in the amount of $2,743,678.00 ("*Infrastructure Loan*"). The Infrastructure Loan shall be subject to the terms and conditions set forth in a separate loan agreement between the Parties dated even with the Closing, and evidenced by the promissory note and deed of trust to be executed by the Parties outside of Escrow on the terms and conditions specified in the loan agreement. As a condition to the Infrastructure Loan and a prerequisite to City funding it, Buyer will execute the promissory note evidencing the Infrastructure Loan and

the deed of trust to secure it on the Property, and comply with all other terms and conditions of the Infrastructure Loan.

9.9 Buyer's Failure to Develop Project After Closing; Seller's Remedy. In the that after Closing, and before issuance of a Completion Certificate for the Project or the recordation of the Release of Construction Covenants, whichever first occurs, Buyer, fails to or declines to pursue construction, development, and opening of the Project on the Property in accordance with the Schedule of Performance, and Buyer fails to cure such breach within 30 days after receipt of written notice from Seller, or if the cure takes longer than 30 days and Buyer fails to commence to cure such breach within said 30 days or to diligently pursue the cure without interruption until complete, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may, at Seller's option, exercise its right to repurchase the Property set forth in Section 14.2 by giving notice, in writing, of such election to Buyer. Seller's right to repurchase is set forth in Section 14.2 and shall expire the earlier of issuance of a Completion Certificate for the Project or the Release of Construction Covenants.

8. Amendment to Agreement's Provisions Concerning Liens and Mortgages After Closing. Section 10.1 of the Agreement (Liens and Mortgages after Closing) is amended to read as follows:

10.1. Leins and Mortgages After Closing. The Seller Deed of Trust, security for the Infrastructure Loan, leasehold interests of Buyer's tenants, and mortgages and deeds of trust, or any other reasonable method of security for appropriate modes of financing construction or development that are secured on such tenant leasehold interests ("*Deed of Trust*"), are permitted to be placed upon Buyer's fee interest in the Property prior to the Release of Construction Covenants. Buyer shall notify the Seller in advance of any form of financing that is secured by a Deed of Trust if Buyer proposes to enter into the same before the Release of Construction Covenants. The limitations of this Section 10.1 shall expire upon Release of Construction Covenants.

9. Amendment to Agreement's Provisions Concerning Termination and Default Provisions. Section 14 of the Agreement is amended to read as follows:

14. Termination, Defaults and Remedies

14.1. Termination and Default Prior to Closing.

(a) For Convenience. In the event this Agreement is terminated prior to Closing by either Party for convenience on grounds permitted herein, then except as otherwise provided herein the Party so terminating shall pay all Title Company termination fees and charges, if any (collectively, "*Termination Costs*") and the Deposit shall be returned to Buyer minus any Termination Costs due by Buyer. Upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for the obligation of the Party so terminating to pay Termination Costs as provided herein, shall cease and terminate.

(b) Default and Termination.

(i) BUYER'S DEFAULT. IF BUYER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY AS PROVIDED IN THIS AGREEMENT BY REASON OF ANY UNCURED MATERIAL DEFAULT OF BUYER (AND NOT DUE TO A FAILURE OF A CONDITION PRECEDENT) THAT IS NOT CURE BY BUYER WITHIN THREE (3) BUSINESS DAYS AFTER BUYER'S RECEIPT OF WRITTEN NOTICE OF SUCH DEFAULT FROM SELLER, THEN SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT AND RECEIVE BUYER'S DEPOSIT AS LIQUIDATED DAMAGES FOR SUCH DEFAULT. BUYER AND SELLER HEREBY ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICAL AND/OR EXTREMELY DIFFICULT TO FIX OR ESTABLISH THE ACTUAL DAMAGE SUSTAINED BY SELLER AS A RESULT OF SUCH DEFAULT BY BUYER, AND AGREE THAT THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) IS A REASONABLE APPROXIMATION THEREOF. ACCORDINGLY, IN THE EVENT THAT BUYER BREACHES THIS AREEMENT BY DEFAULTING IN THE COMPLETION OF THE PURCHASE, THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) SHALL CONSTITUTE AND BE DEEMED TO BE THE AGREED AND LIQUIDATED DAMAGES OF SELLER, AND SHALL BE PAID BY BUYER TO SELLER AS SELLER'S SOLE AND EXCLUSIVE REMEDY. EXCEPT FOR ATTORNEYS' AND OTHER FEES RECOVERABLE PURSUANT TO THIS AGREEMENT AND ITS RIGHTS TO BE INDEMNIFIED AS PROVIDED IN THIS AGREEMENT, SELLER AGREES TO AND DOES HEREBY WAIVE ALL OTHER REMEDIES AGAINST BUYER WHICH SELLER MIGHT OTHERWISE HAVE AT LAW OR IN EQUITY BY REASON OF SUCH DEFAULT BY BUYER. THE PAYMENT OF THE DEPOSIT (INCLUDING ALL INTEREST ACCRUED THEREON) AS LIQUIDATED DAMAGES IS NOT INTENDED TO BE A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676.

SELLER'S INITIALS _____ BUYER'S INITIAL'S _____

(ii) SELLER'S DEFAULT. IF SELLER FAILS TO COMPLETE THE SALE OF THE PROPERTY AS PROVIDED IN THIS AGREEMENT BY REASON OF ANY MATERIAL DEFAULT OF SELLER (AND NOT DUE TO A FAILURE OF A CONDITION PRECEDENT) THAT IS NOT CURE BY SELLER WITHIN THREE (3) BUSINESS DAYS AFTER SELLER'S RECEIPT OF WRITTEN NOTICE OF SUCH DEFAULT FROM BUYER, BUYER MAY EITHER (I) PROCEED AGAINST SELLER BY BRINGING AN ACTION FOR SPECIFIC PERFORMANCE UNDER THIS AGREEMENT WITHOUT ANY RIGHT TO SEEK DAMAGES OF ANY KIND OR NATURE, OR (II) TERMINATE THIS AGREEMENT IN WHICH EVENT THE DEPOSIT HEREIN AND DEPOSIT PER THE ENA SHALL BE RETURNED TO BUYER AND SELLER SHALL BE SOLELY RESPONSIBLE FOR PAYING ALL OF ITS COSTS IN PREPARING THIS AGREEMENT. BUYER AND SELLER HEREBY ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICAL AND/OR

EXTREMELY DIFFICULT TO FIX OR ESTABLISH THE ACTUAL DAMAGE SUSTAINED BY BUYER AS A RESULT OF SUCH MATERIAL DEFAULT BY SELLER AND AGREE THAT THE REMEDY SET FORTH IN CLAUSE (II) ABOVE IS A REASONABLE APPROXIMATION THEREOF. ACCORDINGLY, IN THE EVENT THAT SELLER BREACHES THIS AGREEMENT BY MATERIALLY DEFAULTING IN THE COMPLETION OF THE SALE, AND BUYER ELECTS NOT TO EXERCISE THE REMEDY SET FORTH IN CLAUSE (I) ABOVE BUT INSTEAD ELECTS THE REMEDY SET FORTH IN CLAUSE (II) ABOVE, SUCH SUMS SHALL CONSTITUTE AND BE DEEMED TO BE THE AGREED AND LIQUIDATED DAMAGES OF BUYER WHICH IS NOT INTENDED TO BE A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO BUYER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. EXCEPT FOR ATTORNEYS' AND OTHER FEES RECOVERABLE PURSUANT TO THIS AGREEMENT AND ITS RIGHTS TO BE INDEMNIFIED AS PROVIDED IN THIS AGREEMENT, BUYER AGREES TO AND DOES HEREBY WAIVE ALL OTHER REMEDIES AGAINST SELLER WHICH BUYER MIGHT OTHERWISE HAVE AT LAW OR IN EQUITY BY REASON OF SUCH DEFAULT BY SELLER.

SELLER'S INITIALS _____ BUYER'S INITIAL'S _____

(c) Return of Funds and Documents; Release of Liability as to Title Company. In the event Title Company terminates this Escrow as a result of having received notice, in writing, from Buyer or Seller of its election to terminate the Escrow as provided herein, then Title Company shall terminate the Escrow and return all funds, less Termination Costs as appropriate, as set forth in this Section 14.1. Any documents in the possession of the Title Company shall be returned to the Party who deposited those documents into Escrow. Further, the Parties hereby release Escrow Holder, and shall hold Escrow Holder free and harmless, from all liabilities associated with such termination excepting for Escrow Holder's obligations to return funds and documents as provided herein.

14.2 Buyer Breach After Closing and Prior to Completion Certificate. In the event Buyer, after Closing and prior to Seller's Release of Construction Covenants, fails or declines to pursue development and completion of the Project on the Project Site as required by this Agreement, and Buyer fails to cure such breach within thirty (30) days after receipt of written notice from Seller, or if the cure takes longer than thirty (30) days, if Buyer fails to commence to cure such breach within said thirty (30) day period and diligently pursues the cure without interruption until complete, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may, at Seller's option, exercise the rights set forth in this Section 14.2 by giving notice, in writing, of such election to Buyer.

(a) Option to Repurchase: Reenter and Repossess. Upon an uncured default of Buyer described in Section 14.2 above, Seller shall have the right at its option to repurchase, reenter and take possession of the Property, Phase 1 improvements, and all other improvements then-existing on the Property. To exercise its right to repurchase, reenter and take possession with respect to the Property, Seller shall pay to Buyer in cash an amount calculated as follows:

(1) The Purchase Price for the Property; plus

(2) The reasonable and documented costs actually expended by Buyer in constructing the Project between the date of Closing and the date on which Seller provides written notice of exercising this option; less

(3) Any gains or income withdrawn or made by Buyer from the Property; less

(4) The value of any unpaid liens or encumbrances on the Property which Seller assumes or takes subject to said encumbrances; less

(5) The remaining balance of Purchase Price Note and Infrastructure Loan.

(b) Assignment of Project Plans. Upon a breach of this Agreement described in Section 14.2 and Seller's exercise of its right to repurchase the Property, Buyer shall promptly deliver to Seller, within ten (10) days of such notice, copies of all plans and specifications for the Project, all permits and approvals obtained in connection with the Project, and all applications for permits and approvals not yet obtained but needed in connection with the portion of the Project located on the Property (collectively, the "Project Documents"). To the maximum extent permitted under such documents or any applicable security instrument, the delivery of the Project Documents shall be accompanied by a standard form assignment of Buyer's right, title and interest in the Project Documents; provided however, that any use of the Project Documents by Seller or any other person shall be without liability of any kind to Buyer and without any representation or warranty of Buyer or its employees as to the quality, validity, or usability of the Project Documents. No additional payment or consideration shall be due or payable by Seller in exchange for Buyer's provision of the Project Documents with the value thereof being deemed included in the City's costs to exercise the option as calculated in subsection (a)(1)-(5) above.

(c) Expiration of Seller's Repurchase Option. From and after the issuance of a Completion Certificate for the Project or the recordation of the Release of Construction Covenants, whichever first occurs, the remedies set forth in this Section 14.2 shall no longer be available to Seller under any circumstances. The issuance of a Completion Certificate for the entire Project or the recordation of the Release of Construction Covenants, whichever first occurs, shall be conclusive evidence that the rights under this Section 14.2 have been terminated.

8. Amendment to Agreement's Exhibits. Exhibit E, Exhibit G, and Exhibit H to the Agreement are hereby replaced with Exhibit G-1, Exhibit G-1, and Exhibit H-1, and Exhibit I-1 as each are attached to this Second Amendment, and each such exhibit is expressly incorporated and made a part of this Second Amendment and the Agreement by reference:

Exhibit E-1 – Seller's Deed of Trust

Exhibit G-1 – Declaration of Construction Covenants
Exhibit H-1 – Schedule of Performance
Exhibit I-1 – Description of Phase 1 of Project

19. Execution in Counterparts and by Fax/Email. This Second Amendment may be validly executed and delivered by electronic signatures, facsimile transfer/e-mail and/or portable document format (collectively, "*Electronic Copy*"). Any signer who executes this document and transmits this document by Electronic Copy intends that the Electronic Copy of their signature is to be deemed an original signature for all purposes. Any such Electronic Copy printout and any complete photocopy of such Electronic Copy printout are hereby deemed to be an original counterpart of this document. This Second Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10. Delivery to Escrow. Buyer or Seller may deliver a copy of this Second Amendment to Escrow upon full execution by the Parties.

11. Incorporation. Except as modified herein, all terms and conditions of the Agreement remain in full force and effect and are incorporated into this Amendment by this reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

SELLER:

CITY OF BUENA PARK,
a California municipal corporation and charter City

_____
By: Aaron France, City Manager

ATTEST:

_____
Adria Jimenez, City Clerk

APPROVED AS TO FORM:
ALVAREZ-GLASMAN & COLVIN

_____
Christopher Cardinale, City Attorney

BUYER
Atwater EV V,
a Delaware limited liability corporation

By:_____
Jose Alberto Lemus, Managing Member

EXHIBIT D-1 TO SECOND AMENDMENT

PROMISSORY NOTE
SECURED BY DEED OF TRUST
(Atwater EV V, LLC)

Principal Amount: $950,000.00	**Date of Note**: [INSERT CLOSING DATE], 2026
Maker: Atwater EV V, LLC, a Delaware limited liability company	**Lender**: City of Buena Park, a California a charter city and a municipal corporation
Maturity Date: 36 months from Date of Note	**Interest Rate**: 6% simple annual

1. Seller Loan.

FOR VALUE RECEIVED, the undersigned Atwater EV V, LLC, a Delaware limited liability company ("**Maker**"), with its principal place of business located at [ADD BUYER ADDRESS] promises to pay to the CITY OF BUENA PARK, a California charter city and a municipal corporation (the "**City**") at such place as the City may, from time to time, designate by written notice to the Maker, the maximum principal sum of $950,000.00, (the "**Seller Loan**"), together with interest on the unpaid principal balance thereof from time to time outstanding. This Promissory Note (the **"Note"**) is made and given to evidence the Seller Loan made by City to Maker pursuant to the terms of that certain Purchase and Sale Agreement Concerning Real Property entered into between Maker and City dated May 14, 2024, as amended by that certain First Amendment dated as of March 19, 2025, and further amended that certain Second Amendment dated as of February 24, 2026 (cumulatively the "**Purchase Agreement**"), and pursuant to which Maker purchased from City that certain real property located in the City of Buena Park, County of Orange, California, legally described in Exhibit A to the Purchase Agreement and that certain Final Parcel Map No. 2023-144 approved by the Buena Park City Council on December 10, 2024 (the "**Property**").

2. Definitions. All capitalized terms used but not defined herein shall have the meaning given in the Purchase Agreement, a true and correct copy of which is available from the offices of the Buena Park City Clerk located at 6650 Beach Boulevard Buena Park, CA 90670.

3. Term of Loan and Right of Prepayment.

a. Maturity Date. All accrued interest, if any, and unpaid principal will be due and payable in full without any further demand or notice on the earlier of: (1) at closing on any sale by Marker of the Property occurring after the Date of Note, with the proceeds of any such sale being used to repay this Note in full; or (2) before 12:00 a.m. on the day that is 36 months from the Date of Note.

b. Prepayment. This Note may be prepaid in whole or in part at any time and from time to time without penalty or premium.

4. Security for Note.

This Note is secured by a Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents) executed by Maker which encumbers Maker's fee simple interest in the Property ("Deed of Trust"). Promptly upon the recording of the Final Parcel Map for the Project Site as required by the Purchase Agreement, the Parties shall execute and record an amended or modified form of the Deed of Trust to change the legal description of the Property securing the Deed of Trust match that reflected in the Final Parcel Map.

5. Interest Calculation.

Except in the case of Default as set forth in Section 8 of this Note, the principal outstanding from time to time on this Note will accrue uncompounded simple interest at the rate of 6.0% per annum. Principal and interest shall be payable in lawful money of the United States of America. Interest shall be computed based on an actual day year and the actual number of days elapsed.

6. Monthly Payment.

Prior to the Maturity Date, Maker will make monthly interest only payments on this Note. Payments must be made on or before the 15th of each calendar month during the term of this Note, with the entire principal and any remaining accrued but unpaid interest due in full on or before the Maturity Date. This Note and the Deed of Trust securing this Note are senior encumbrances on the Property and shall not be subordinated except as may be approved in writing in the sole and absolute discretion of City.

7. Acceleration Upon Certain Events or Upon Default.

In the event of any Default under the terms of this Note, the Deed of Trust, or the Construction Covenants, at the option of the City and after written notice to the Maker, providing Maker with 30 days in which to cure any Default, and such Default not having been cured within 30 days (or if a greater amount of time is reasonably necessary to complete a cure, if actions to cure such Default are not undertaken within said 30-day period and pursued with reasonable diligence thereafter), all principal and interest due under this Note will immediately become due and payable upon 30-day written notice from the City to the Maker. Failure by the City to exercise such option will not constitute a waiver of the right to exercise it in the event of any subsequent Default. If Maker fails to take corrective action to cure a Default within the time limit provided in this Note, and providing that the City has been provided with an address for notice for a limited partner, and, if any, a special limited partner of Maker, the City will concurrently with notice to Maker also give written notice of such Default to the limited partner and special limited partner. In such event, the limited partner or the special limited partner will have the same time period as that given to Maker hereunder to cure such Default. Provided, however, if the limited partner or the special limited partner finds it reasonably necessary to remove the general partner of the Maker in order that such parties may cure such Default, then the limited partner or the special limited partner may remove and replace the general partner with a substitute general partner which, in the interim, may be the special limited partner or an entity affiliated with the limited partner and thereafter must be a nonprofit entity reasonably acceptable to the City, such removal and replacement to be completed in accordance with language for the same in the limited partnership agreement of the Maker which has been approved by the City. Once in place, such replacement general partner may affect a cure of any such Default within the time period set out in this Note provided for the cure or remedy of a Default. The City agrees to accept on the same basis as if made by Maker any corrective action to cure or remedy any Default which might be tendered by any limited partner or special limited partner (which party will be under no obligation to tender any cure or remedy). Additionally, in the event that a limited partner or special limited partner is precluded from curing a default of the Maker due to inability to remove the general partner of Maker as a result of a bankruptcy, injunction or similar proceeding by or against the Maker or its general partner, providing that the limited partner or special limited partner proceeds promptly and with reasonable diligence to remove the general partner of the Maker

under such circumstances and provides the City with evidence reasonably demonstrating the same, the City agrees to forebear from completing a foreclosure (judicial or non-judicial) during the period during which the limited partner or the special limited partner are so precluded from acting. In no event will the City be precluded from exercising any of its remedies in the event of a Maker Default under this Note if the City's security becomes or is reasonably likely to become materially jeopardized by a failure to cure a Default or by the Default itself.

Should the undersigned Maker sell, convey, transfer, or dispose of its interest in real property described in the Deed of Trust or any part thereof or interest therein, or agree to do any of the foregoing, all principal and interest due hereunder shall immediately become due and payable at the closing or other consummation of such sale, conveyance, transfer, or disposition. Notwithstanding the generality of the foregoing, Permitted Transfers (or any other transfer reasonably acceptable to the City) will not constitute a Default hereunder and will not accelerate the maturity of this Promissory Note. The City must make such determination with reasonable promptness, and any transferee under such a transfer must agree to be bound by any and all instruments in favor of the City.

Notwithstanding anything to the contrary contained in this Note or the Deed of Trust, the following transfers shall be permitted without the City's consent (each a "Permitted Transfer"):

(ii) Any lease for tenants of the Project, and deeds of trusts or security instruments recorded against a tenant's leasehold interest to secure construction financing for tenant improvements that are part of the Project;

(iii) Transfers or disposal of building equipment in the ordinary course of operating the Property that is being replaced or that is no longer necessary in connection with the operation of the Property;

(iv) Transfers of portions of the Property that have no material adverse effect on the Property to a Governmental Authority or public or private utility providers for dedication and granting of easements, restrictions, covenants, reservations and rights-of-way in the ordinary course of business for access, water and sewer lines, telephone or other fiber optic or other data transmission lines, electric lines, or other utilities or for other similar purposes;

(v) The entry into an agreement of sale, transfer or conveyance of all or substantially all of the Property with an outside closing date no later than the Maturity Date, the consummation of which will result in the payment in full of this Note;

(vii) The sale, conveyance, or other transfer of direct or indirect ownership interests in Maker so long as, after giving effect to any such transaction, Jose Alberto Lemus ("Key Principal") remains actively involved with the Project (or following the death or disability of Key Principal, a person reasonably approved by the City);

(viii) Any sale, conveyance, or other transfer of direct or indirect ownership interests in Maker.

(ix) A transfer (but not the pledge) by devise or descent or by operation of law upon the death or as a result of the incapacity of a natural person of such person's indirect (but not direct) interest in Maker to the person or persons lawfully entitled thereto; and

(x) A transfer (but not a pledge) made in good faith for estate planning purposes of an individual's indirect (but not direct) interests in Maker to the spouse or any child, parent, brother, sister, grandchild, son-in-law or daughter-in-law of such individual, or to a trust for the benefit of any one or more

of such individuals, or any spouse, child, parent, brother, sister, nephew, niece, aunt, uncle, grandchild, son-in-law or daughter-in-law.

8. Interest on Default.

From and after a Default, the entire outstanding principal balance and accumulated but unpaid interest on this Note will be automatically compounded upon expiration of the applicable cure period and thereafter automatically bear an annual interest rate equal to the lesser of 10% compounding annually or the maximum interest rate allowed by law.

9. Costs Paid by Maker.

Maker agrees to pay the following costs, expenses and attorneys' fees paid or incurred by the City, or as adjudged by a court of competent jurisdiction: (a) reasonable costs of collection, costs and expenses and attorneys' fees paid or incurred in connection with the collection or enforcement of this Note, whether or not suit is filed; and (b) costs of suit in such sum as the court may adjudge reasonable as attorneys' fees in any action to enforce payment of this instrument.

10. Waiver.

To the extent permitted by law, Maker and all persons or entities liable or which may become liable on this Note hereby waive diligence, presentment, protest and demand, notice of protest, dishonor and nonpayment of this instrument, and expressly agree that, without in any way affecting the liability of Maker hereunder, the City hereof may extend the Maturity Date or the time for payment of any payment due hereunder or any other term hereof, accept additional security, release any party liable hereunder or release any security now or hereafter securing this Note. Maker hereby waives, to the fullest extent permitted by law, the right to plead any and all statutes of limitations as a defense to any demand on this instrument or any deed of trust, security agreement, guarantee or other agreement now or hereafter securing this Note.

11. Nonrecourse.

If any Default should then occur under this Note or under any other instrument the default of which constitutes a Default on this Note, the City agrees that its rights for any monetary claim as against the Maker and its constituent members or partners will be limited to a proceeding under the Deed of Trust and all other security for the indebtedness evidenced by this Note and that the City will have no right to proceed directly against the Maker and its constituent members or partners for the satisfaction of any monetary claims that the City may have against the Maker or for any deficiency judgment remaining after foreclosure of any real or personal property securing the obligations owing to City. Notwithstanding the generality of the foregoing, Maker must indemnify, defend, protect and hold City harmless from and against any and all loss, damage, liability, action, cause of action, cost or expense, including, without limitation, reasonable attorneys' fees and expenses incurred by the City, to the extent arising as a result of any (i) fraud or intentional and material misrepresentation (meaning a misrepresentation that materially impacts the consideration that the City receives under the agreements, or which served as a material basis for the City entering into the agreements) by the Maker under or in connection with this Note or any other agreements or documents executed in connection therewith; (ii) intentional material and bad faith waste of the Project encumbered by the Deed of Trust; and (iii) losses resulting from Maker's failure to maintain insurance required under the provisions of the Deed of Trust, except to the extent that Maker did not have the legal right to direct payments to acquire and maintain such required insurance because of a bankruptcy, receivership or similar judicial proceeding. Maker's obligation to indemnify the City hereof as aforesaid will be recourse obligations of the Maker, and on the occurrence of any of the foregoing events, the City will have the right to proceed directly against the Maker to recover any and all losses, damages, liability,

costs and expenses (including without limitation, reasonable attorneys' fees and expenses) and may bring any action and institute any proceeding to obtain a judgment in or following foreclosure for any and all such losses, damages, liabilities, costs and expenses resulting from such occurrence.

12. Severability.

If any provision of this Note is determined by a court of competent jurisdiction to be void or unenforceable, such determination will not affect any other provision of this instrument, and all other provisions hereof will remain valid and in full force and effect.

13. Non-Waiver.

No delay by City in demanding or failure to demand performance hereunder will constitute a waiver by the City of its right to subsequently demand such performance or to exercise any remedies for any Default hereunder. Further, in order to be effective, any waiver of any of the City's rights and remedies hereunder must be expressed in a writing signed by a duly appointed representative of the City. Further, waiver by the City of any right hereunder will not constitute a waiver of any other right, including, but not limited to, the right to exercise any and all remedies for a different or subsequent event of Default hereunder.

NOW THEREFORE, Maker has caused this Note to be executed by the duly authorized representative set forth below:

MAKER:

Atwater EV V, LLC,
a Delaware limited liability company

By _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Name: _____
Notary Public

EXHIBIT E-1 TO SECOND AMENDMENT
SELLER DEED OF TRUST

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Buena Park
6650 Beach Boulevard
Buena Park, California 90622
Attn: City Clerk

APN: XXX-XX-XXX

SPACE ABOVE FOR RECORDER'S USE ONLY
EXEMPT FROM RECORDING FEE PER
GOVERNMENT CODE §27383

DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING
(WITH ASSIGNMENT OF RENTS)
(Atwater E.V. – Purchase Price Note)

This Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents) ("**Deed of Trust**") is dated as of CLOSING DATE, 2026, by Atwater EV V, LLC, a Delaware limited liability company, whose address is _____ ("**Trustor**"), to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation ("**Trustee**"), for the benefit of the CITY OF BUENA PARK, a California charter city and municipal corporation, whose address is 6650 Beach Boulevard, Buena Park, California 90622 ("**Beneficiary**"), and is executed to secure that certain promissory note of even date herewith in the principal amount of Nine Hundred and Fifty Thousand Dollars ($950,000.00) (the "**Promissory Note**"), executed by Trustor in favor of Beneficiary (as it may from time to time be supplemented, amended extended, renewed or otherwise modified), the provisions of which are incorporated in the Deed of Trust by this reference.

Reference is made to that certain Purchase and Sale Agreement Concerning Real Property between Beneficiary, as "Seller", and Trustor, as "Buyer," dated Mah 14, 2024, as amended by the certain First Amendment dated as of March 19, 2025, and further amended that certain Second Amendment dated as of February 24, 2026 (cumulatively the "**Purchase Agreement**"), pursuant to which: (a) Trustor purchased from Beneficiary the Subject Property that is encumbered by this Deed of Trust; (b) Trustor committed to developing the Subject Project in the manner described in that certain Declaration of Construction Covenants between the parties and recorded on the Subject Property contemporaneously herewith ("**Construction Covenants**"); and (c) Beneficiary agreed to provide the loan to Trustor that is reflected in the Promissory Note and secured by this Deed of Trust. True and correct copies of the Purchase Agreement, Construction Covenants, and Promissory Note are available for inspection or copying at the offices of the Buena Park City Clerk located at 6650 Beach Boulevard Buena Park, California, 90622.

Trustor hereby IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to Trustee, its successors and assigns, in Trust, with POWER OF SALE TOGETHER WITH RIGHT OF ENTRY AND POSSESSION, the following property ("**Trust Estate**"):

(a) All of that certain real property in the City of Buena Park, County of Orange, State of California, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("**Subject Property**");

(b) All buildings, structures and other improvements now or in the future located or to be constructed on the Subject Property ("**Improvements**");

(c) All tenements, hereditament, appurtenances, privileges, franchises and other rights and interests now or in the future benefitting or otherwise relating to the Subject Property or the Improvements, including easements, rights-of-way and development rights ("**Appurtenances**"). (Appurtenances, together with the Subject Property and the Improvements, are hereafter collectively referred to as the "**Real Property**");

(d) Subject to the assignment to Beneficiary set forth in Paragraph 4 below, all rents, issues, income, revenues, royalties and profits now or in the future payable with respect to or otherwise derived from the Trust Estate or the ownership, use, management operation, leasing or occupancy of the Trust Estate, including those past due and unpaid ("**Rents**");

(e) All present and future right, title and interest of Trustor in and to all inventory, equipment, fixtures and other goods (as those terms are defined in Division 9 of the California Uniform Commercial Code ("**UCC**"), whether existing now or in the future) located at, upon or about, or affixed or attached to or installed in, the Real Property, or used or to be used in connection with or otherwise relating to the Real Property or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing or occupancy of the Real Property, including furniture, furnishings, machinery, appliances, building materials and supplies, generators, boilers, furnaces, water tanks, heating, ventilating and air conditioning equipment and all other types of tangible personal property of any kind or nature, and all accessories, additions, attachments, parts, proceeds, products, repairs, replacements and substitutions of or to any of such property ("**Goods**," and together with the Real Property, collectively the "**Property**"); and

(f) All present and future right, title and interest of Trustor in and to all accounts, general intangibles, chattel paper, deposit accounts, money, instruments and documents (as those terms are defined in the UCC) and all other agreements, obligations, rights and written material (in each case whether existing now or in the future) now or in the future relating to or otherwise arising in connection with or derived from the Property or any other part of the Trust Estate or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing, occupancy, sale or financing of the Property or any other part of the Trust Estate, including (to the extent applicable to the Property or any other portion of the Trust Estate) (i) permits, approvals and other governmental authorizations, (ii) improvement plans and specifications and architectural drawings, (iii) agreements with contractors, subcontractors, suppliers, project managers, supervisors, designers, architects, engineers, sales agents, leasing agents, consultants and property managers, (iv) takeout, refinancing and permanent loan commitments, (v) warranties, guaranties, indemnities and insurance policies, together with insurance payments and unearned insurance premiums, (vi) claims, demands, awards, settlements, and other payments arising or resulting from or otherwise relating to any insurance or any loss or destruction of, injury or damage to, trespass on or taking, condemnation (or conveyance in lieu of condemnation) or public use of any of the Property, (vii) license agreements, service and maintenance agreements, purchase and sale agreements and purchase options, together with advance payments, security deposits and other amounts paid to or deposited with Trustor under any such agreements, (viii) reserves, deposits, bonds, deferred payments, refunds, rebates, discounts, cost savings, escrow proceeds, sale proceeds and other rights to the payment of money, trade names, trademarks, goodwill and all other types of intangible personal property

of any kind or nature, and (ix) all supplements, modifications, amendments, renewals, extensions, proceeds, replacements and substitutions of or to any of such property (collectively, "**Intangibles**").

Trustor further grants to Trustee and Beneficiary, pursuant to the UCC, a security interest in all present and future right, title and interest of Trustor in and to all Goods and Intangibles and all of the Trust Estates described above in which a security interest may be created under the UCC (collectively, the "**Personal Property**"). This Deed of Trust constitutes a security agreement under the UCC, conveying a security interest in the Personal Property to Trustee and Beneficiary. Trustee and Beneficiary shall have, in addition to all rights and remedies provided herein, all the rights and remedies of a "secured party" under the UCC and other applicable California law. Trustor covenants and agrees that this Deed of Trust constitutes a fixture filing under Sections 9313 and 9402(6) of the UCC.

FOR THE PURPOSE OF SECURING, in such order of priority as Beneficiary may elect, the following: (a) payment of the Promissory Note, (b) compliance with the Construction Covenants, and (c) due, prompt and complete observance, performance and discharge of each and every monetary and non-monetary condition, obligation, covenant and agreement contained herein ("**Secured Obligations**"). The Promissory Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions, amendments, modifications or renewals thereof, however evidenced.

AND TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR COVENANTS AND AGREES:

1. That Trustor shall perform its obligations as set forth in the Secured Obligations at the time and in the manner respectively provided therein;

2. That Trustor shall not permit or suffer the use of any of the property for any purpose other than the use for which the same was intended at the time this Deed of Trust was executed;

3. That the Secured Obligations are incorporated in and made a part of this Deed of Trust. Upon default of a Secured Obligation, and after the giving of notice and the expiration of any applicable cure period, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be due and payable. This Deed of Trust shall cover, and the property subject hereto shall include, all property now or hereafter affixed or attached to or incorporated upon the Subject Property in, to or under which Trustor now has or hereafter acquires any right, title or interest, which, to the fullest extent permitted by law, shall be deemed fixtures and a part of the Subject Property. To the extent any of the property subject to this Deed of Trust consists of rights in action or personal property covered by the UCC, this Deed of Trust shall also constitute a security agreement, and Trustor hereby grants to Beneficiary, as secured party, a security interest in such property, including all proceeds thereof, for the purpose of securing the Secured Obligations. In addition, for the purpose of securing the Secured Obligations, Trustor hereby grants to Beneficiary, as secured party, a security interest in all of the property described herein in, to, or under which Trustor now has or hereafter acquires any right, title or interest, whether present, future or contingent, including, but not limited to, all equipment, inventory, accounts, general intangibles, instruments, documents and chattel paper, as those terms are defined in the UCC, and all other personal property of any kind (including, without limitation, money and rights to the payment of money), whether now existing or hereafter created, that are now or at any time hereafter (i) in the possession or control of Beneficiary in any capacity; (ii) erected upon, attached to or appurtenant to the Subject Property; (iii) located or used on the Subject Property or identified for use on the Subject Property (whether stored on the Subject Property or elsewhere); or (iv) used in connection with, arising from, related to, or associated with the Subject Property or any of the personal property described herein, the construction of any improvements on the Subject Property, the ownership, development, maintenance, management or operation of the Subject Property, the use or enjoyment of the Subject Property or the operation of any business conducted thereon, including,

without limitation, all such property described as the Trust Estate hereinabove. The security interests granted in this Paragraph 3 are hereinafter severally and collectively called the "Security Interest". The Security Interest shall be self-operative with respect to the real property described herein but Trustor shall execute and deliver on demand such additional security agreements, financing statements and other instruments as may be requested in order to impose the Security Interest more specifically upon the real and personal property encumbered hereby. The Security Interest, at all times, shall be prior to any other interest in the personal property encumbered hereby. Trustor shall act and perform as necessary and shall execute and file all security agreements, financing statements, continuation statements and other documents requested by Beneficiary to establish, maintain and continue the perfected Security Interest. Trustor, on demand, shall promptly pay all costs and expenses of filing and recordation, to ensure the continued priority of the Security Interest. Trustor shall not sell, transfer, assign or otherwise dispose of any personal property encumbered hereby without obtaining the prior written consent of Beneficiary, except that the Trustor may, in the ordinary course of business, replace personal property or dispose of personal property that will not be replaced because of its obsolescence. Unless Beneficiary then agrees otherwise in writing, all proceeds from any permitted sale or disposition in excess of that required for full replacement shall be paid to Beneficiary to be applied on the Note subject to the rights of any senior lenders. Although proceeds of personal property are covered hereby, this shall not be construed to mean that Beneficiary consents to any sale of such personal property. Upon its recordation in the real property records of Orange County, this Deed of Trust shall be effective as a financing statement filed as a fixture filing. In addition, a carbon, photostatic or other reproduced copy of this Deed of Trust and/or any financing statement relating hereto shall be sufficient for filing and/or recording as a financing statement;

4. That, subject to the rights of holders of any senior deed of trust, all rents, profits and income from the property covered by this Deed of Trust are hereby assigned to the Beneficiary for the purpose of discharging the debt hereby secured. Permission is hereby given to Trustor so long as no default exists hereunder after the giving of notice and the expiration of any applicable cure period, to collect such rents, profits and income for use in accordance with the provisions of the Secured Obligations;

5. That, subject to the rights of holders of any senior deed of trust, upon default hereunder or under the aforementioned agreements, and after the giving of notice and the expiration of any applicable cure period, Beneficiary shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the property described herein and operate same and collect the rents, profits and income therefrom;

6. That Trustor will keep the improvements now existing or hereafter erected on the Subject Property insured against loss by fire and such other hazards, casualties, and contingencies as may be required by applicable provisions of the Secured Obligations, and all such insurance shall be evidenced by standard fire and extended coverage insurance policy or policies. Such policies shall be endorsed with standard mortgage clause with loss payable to the Beneficiary and certificates thereof together with copies of original policies, if requested, shall be deposited with the Beneficiary;

7. To pay before delinquency any taxes and assessments affecting said Property; to pay, when due, all encumbrances, charges and liens, with interest, on said Property or any part thereof which appear to be prior or superior hereto; and to pay all costs, fees, and expenses of this trust. Notwithstanding anything to the contrary contained in this Deed of Trust, Trustor shall not be required to pay and discharge any such tax, assessment charge or levy so long as Trustor is contesting the legality thereof in good faith and by appropriate proceedings, and Trustor has adequate funds to pay any liabilities contested pursuant to this Paragraph 7;

8. To keep said property in good condition and repair, subject to ordinary wear and tear, casualty and condemnation, not to remove or demolish any buildings thereon; to complete or restore

promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon (subject to Trustor's right to contest the validity or applicability of laws or regulations); not to commit or permit bad faith waste thereof; not to commit, suffer or permit any act upon said property in violation of law and/or covenants, conditions and/or restrictions affecting said property; not to permit or suffer any material alteration of or addition to the buildings or improvements hereafter constructed in or upon said Subject Property without the consent of the Beneficiary, which consent shall not be unreasonably withheld, conditioned or delayed;

9. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of evidence of title and reasonable attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear;

10. Should Trustor fail, after the giving of notice and the expiration of any applicable cure period, to make any payment or do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Following default, after the giving of notice and the expiration of any applicable cure period, Beneficiary or Trustee, being authorized to enter upon said property for such purposes, may commence, appear in and/or defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; may pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, may pay necessary expenses, employ counsel, and pay his reasonable fees;

11. Beneficiary shall have the right to pay all insurance premiums required by the Secured Obligations when due should Trustor fail to make any required premium payments after the giving of notice and the expiration of any applicable cure period. All such payments made by the Beneficiary shall be added to the sums secured hereby;

12. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, under permission given under this Deed of Trust, with interest from date of expenditure, at the highest rate of interest permitted by law;

13. That the funds to be advanced hereunder are to be used in accordance with applicable provisions of the Secured Obligations; upon the failure of Trustor to do so, after the giving of notice and the expiration of any applicable cure period, Trustor shall be in default hereunder;

14. Trustor further covenants that it will not voluntarily create, suffer, or permit to be created against the Subject Property subject to this Deed of Trust any lien or liens except as authorized by Beneficiary and/or as provided and/or authorized in the Secured Obligations and further that it will keep and maintain the property free from the claims of all persons supplying labor or materials which will enter into the construction of any and all buildings now being erected or to be erected on said premises. Notwithstanding anything to the contrary contained in this Deed of Trust, Trustor shall not be obligated to pay any claims for labor, materials or services which Trustor in good faith disputes and is diligently contesting, provided that Trustor shall, at Beneficiary's written request, within thirty (30) days after the filing of any claim or lien (but in any event, and without any requirement that Beneficiary must first provide a written request prior to foreclosure) record in the Office of the Recorder of Orange County, a surety bond in the amount required by law to protect against a claim of lien, or provide such other security reasonably satisfactory to Beneficiary;

15. That any and all improvements made or about to be made upon the premises covered by this Deed of Trust and all plans and specifications, comply with all applicable municipal ordinances and regulations and all other applicable regulations made or promulgated, now or hereafter, by lawful authority, and that the same will upon completion comply with all such applicable municipal ordinances and regulations and with the rules of the applicable fire rating or inspection organization, bureau, association or office.

IT IS MUTUALLY AGREED THAT:

16. Trustor confirms that if Trustor should sell, enter into a contract of sale, convey, or in any way transfer all or any interest of Trustor in the Real Property encumbered by this Deed of Trust or suffer Trustor's title or any interest therein to be divested, whether voluntarily or involuntarily, unless the same is a Permitted Transfer as defined in the Note, then all sums payable under the Note secured hereby are automatically and immediately due and payable in full, irrespective of the maturity date otherwise specified in the Note. No waiver of this right shall be effective unless in writing and signed by the Beneficiary. Consent by the Beneficiary to any one such transaction shall not be deemed a waiver of the right to require such consent to future or successive transactions. Further, upon default under one of the Secured Obligations, and after the giving of notice and the expiration of any applicable cure period provided therein, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be immediately due and payable in full, irrespective of the maturity date otherwise specified in the Note;

17. As provided more specifically in the Secured Obligations, should the Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, subject to the rights of any senior lenders, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor which are not used to reconstruct, restore or otherwise improve the Property or part thereof that was taken or damaged, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage subject to the rights of any senior lenders. All such compensation, awards, damages, rights of action and proceeds which are not used to reconstruct, restore or otherwise improve the property or part thereof that was taken or damaged, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary subject to the rights of any senior lenders;

18. Notwithstanding Sections 16 and 17, in the event that a portion of the Property is taken for a public improvement or pursuant to a condemnation proceeding and the Project on the Property remains intact and continue to be owned and operated by Trustor, Beneficiary shall not declare all sums due and payable under the Note, nor shall the Beneficiary be entitled to any compensation, awards and other payments therefor, provided that such compensation, awards and other payments are used for (1) making improvements to the Property that are approved by Beneficiary, in its reasonable discretion, or (2) payment of principal owing under the Note. In the event that Trustor receives such compensation, awards or other payments and fails to expend the funds in conformance with this section within thirty (30) days of receipt of such funds, Trustor shall be in default under this Deed of Trust;

19. Upon default by Trustor in taking any action or in making any payments provided for herein, or in the Secured Obligations, if Trustor shall fail to perform any covenant or agreement in this Deed of Trust within thirty (30) days after written demand therefor by Beneficiary (or, in the event that more than thirty (30) days is reasonably required to cure such default, should Trustor fail to promptly commence such cure, and diligently prosecute same to completion), after the giving of notice and the expiration of any applicable cure period, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale, and of written notice of default and of election to cause the property to be sold, which notice Trustee shall cause to be duly

filed for record and Beneficiary may foreclose this Deed of Trust. Beneficiary shall also deposit with Trustee this Deed of Trust and all documents evidencing expenditures secured hereby;

20. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. The Trustee shall apply the proceeds of sale to payment of (1) the expenses of such sale, together with the reasonable expenses of this trust including therein reasonable Trustee's fees or attorney's fees for conducting the sale, and the actual cost of publishing, recording, mailing and posting notice of the sale; (2) the cost of any search and/or other evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at the maximum rate allowed by law; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto;

21. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this Deed of Trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers, and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this Deed of Trust and its place of record, which, when duly recorded in the proper office of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee;

22. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived to the full extent permissible by law;

23. Upon written request of Beneficiary stating that all sums secured hereby have been paid and all obligations secured hereby have been satisfied, and upon surrender of this Deed of Trust to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto";

24. The trust created hereby is irrevocable by Trustor;

25. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term "Beneficiary" shall include not only the original Beneficiary hereunder but also any future successor in interest to Beneficiary. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Trustor hereunder are joint and several;

26. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made public record as provided by law. Except as otherwise provided by law, the Trustee is not obligated

to notify any party hereto of pending sale under this Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee;

27. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address set forth in the Deed of Trust;

28. Trustor agrees at any time and from time to time, upon receipt of a written request from Beneficiary, to furnish to Beneficiary detailed statements in writing of income, rents, profits, and operating expenses of the premises, and the names of the occupants and tenants in possession, together with the expiration dates of their leases and full information regarding all rental and occupancy agreements, and the rents provided for by such leases and rental and occupancy agreements, and such other information regarding the premises and their use as may be requested by Beneficiary;

29. As is provided more specifically in the Secured Obligations, the obligations of Trustor thereunder are nonrecourse obligations of the Trustor. The sole recourse of Beneficiary shall be the exercise of its rights against the Property;

30. Notwithstanding specific provisions of this Deed of Trust, non-monetary performance hereunder shall not be deemed to be in default where delays or defaults are by reason of any event beyond the reasonable control of either Party, including without limitation, by labor disputes, fire, unusual delay in deliveries, weather or acts of God, terrorism, delay in the issuance of permits or approvals, acts of governmental entities, or unavoidable casualties. An extension of time for any such cause (a "**Force Majeure Delay**") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause. If, however, notice by the party claiming such extension is sent to the other party more than thirty (30) days after the commencement of the cause, the period shall commence to run only thirty (30) days prior to the giving of such notice. Times of performance under this Deed of Trust may also be extended in writing by the Beneficiary and Trustor;

31. If the rights and liens created by this Deed of Trust shall be held by a court of competent jurisdiction to be invalid or unenforceable as to any part of the obligations described herein, the unsecured portion of such obligations shall be completely performed and paid prior to the performance and payment of the remaining and secured portion of the obligations, and all performance and payments made by Trustor shall be considered to have been performed and paid on and applied first to the complete payment of the unsecured portion of the obligations;

32. (a) Subject to the extensions of time set forth in Paragraph 31, and subject to the further provisions of this Paragraph 33, failure or delay by Trustor to perform any term or provision respectively required to be performed under the Secured Obligations or this Deed of Trust constitutes a default under this Deed of Trust;

(b) Beneficiary shall give written notice of default to Trustor, specifying the default complained of by the Beneficiary. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default;

(c) Any failures or delays by Beneficiary in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by Beneficiary in asserting any of its rights and remedies shall not deprive Beneficiary of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies;

(d) If an event of default occurs under the terms of this Deed of Trust, prior to exercising any remedies hereunder or thereunder, Beneficiary shall give Trustor written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, Trustor shall have such period to effect a cure prior to exercise of remedies by Beneficiary under this Deed of Trust. If the default is such that it is not reasonably capable of being cured within thirty (30) days, and Trustor (i) initiates corrective action within said period, and (ii) diligently and in good faith works to effect a cure as soon as reasonably possible, then Trustor shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by Beneficiary. In no event shall Beneficiary be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default;

(e) If an event of default occurs under the terms of the Secured Obligations, prior to exercising any remedies hereunder or thereunder, Beneficiary shall give Trustor notice of such default. As is provided more specifically in the Secured Obligations, if the default is reasonably capable of being cured within thirty (30) days, Trustor shall have such period to effect a cure prior to exercise of remedies by the Beneficiary under the Secured Obligations, or this Deed of Trust. If the default is such that it is not reasonably capable of being cured within thirty (30) days, and Trustor (i) initiates corrective action within said period, and (ii) diligently and in good faith works to effect a cure as soon as reasonably possible, then Trustor shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by Beneficiary. In no event shall Beneficiary be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default.

33. This Deed of Trust shall be recorded as a condition of and at the Closing of Escrow for Trustee's purchase of the Property from Beneficiary, and shall be recorded junior only to the grant deed by which Buyer takes title.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the day and year first set forth above.

TRUSTOR:

ATWATER EV V, LLC,
a Delaware limited liability company

By:_____
Name:_____
Its: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Name: _____
Notary Public

EXHIBIT G-1 TO SECOND AMENDMENT

DECLARATION OF CONSTRUCTION COVENANTS

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO, AND MAIL TAX STATEMENTS TO: City of Buena Park Attn: DIRECTOR OF COMMUNITY DEVELOPMENT 6650 Beach Boulevard Buena Park, CA 90622 Assessor's Parcel No.: XXX-XX-XXX	

This Agreement and Declaration of Land Use Covenants and Restrictions ("Declaration") is entered into as of this ___ day of _____, 2026, by and between the CITY OF BUENA PARK, a California municipal corporation ("Seller"), and _____ ("Buyer"), with reference to the following facts:

RECITALS

A. Seller and Buyer have entered into that certain Agreement for the Purchase and Sale Agreement dated May 14, 2024 ("Purchase Agreement"), as amended by the certain First Amendment to Purchase and Sale Agreement dated as of March 19, 2025, and that certain Second Amendment to Purchase and Sale Agreement dated as of February 24, 2026 (cumulatively the "**Purchase Agreement**"), pursuant to which, and subject to the terms and conditions stated therein, Seller agreed to sell to Buyer and Buyer agreed to purchase from Seller that certain real property located southwest of Botryoides Avenue and Artesia Boulevard, City of Buena Park, County of Orange, California, specifically described as Assessor's Parcel Numbers 066-030-31, 066-030-51, 066-030-48, 066-030-52, and 066-030-49 (Partial) and legally described in Exhibit "A" hereto, the "Property").

B. As a material inducement and part of the consideration for Seller's agreement to sell the Property to Buyer, and as a condition to the Closing of Escrow under the Purchase Agreement, Buyer and Seller agree to the terms and conditions of this Declaration.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, and intending to be legally bound, Seller and Buyer (individually hereinafter at times a "Party" and jointly the "Parties") agree as follows:

1. DEFINITIONS. All capitalized terms not defined herein shall have the meaning set forth in the Purchase Agreement.

2. NOTICE TO INTERESTED PARTIES OF CONSTRUCTION COVENANTS, LIMITATIONS ON SECURITY INTERESTS, AND REPURCHASE OPTION IN EVENT OF DEFAULT. The Purchase Agreement, Construction Covenants, Infrastructure Loan, and other documents referenced herein are available for public inspection and copying at the offices of the Buena Park City Clerk located 6650 Beach

Blvd., Second Floor, Buena Park, California 910622. These documents contains certain development and monetary covenants and remedial rights to repurchase or foreclosure in the event of a breach of those covenants, all of which run with title to the Property and bind the owner, successor, heirs, and assigns thereof, and such covenants and remedies include but are not limited to those set forth below (all section references are to the Agreement), with all such development covenants, terms and remedies being expressly into this Declaration even if not listed below:

SECTION 9 OF THE PURCHASE AGREEMENT STATES:

9. Development of Property.

9.1 The Project. Buyer covenants to improve and develop the Project consistent with the Approvals; provided that, notwithstanding anything to the contrary in this Agreement, Buyer's development obligations with respect to the "Project" and "Approvals" under this Agreement shall be deemed modified to incorporate any modifications to the Project or Approvals or permits therefore approved by Seller and/or applicable department thereof or any other Governmental Authority with jurisdiction over the Project to the extent the approval of such Governmental Authority is required. This covenant to develop the Project is a material inducement for Seller's willingness to sell the Property to Buyer. After the Closing Buyer agrees, at its sole cost and expense, to improve and develop the Project Site with the Project, substantially similar to that depicted in the site plans attached to this Agreement as *Exhibit "C",* provided that the final Project to be developed by Buyer on the Project Site shall be as described in the Approvals and final building permits.

9.2 Recording of Construction Covenants; Release. Prior to the Closing, Buyer shall execute and deliver to Escrow a recordable copy of the "Declaration of Construction Covenants" attached here as *Exhibit G.* Escrow shall record the Declaration of Construction Covenants on the Property at the Closing, and the terms and conditions thereof shall survive the Closing and expire upon the last of the following to occur: (a) Buyer obtaining approval of and the recording by the Orange County Recorder's Office of the Final Parcel Map described in Section 9.6; (b) the Parties' recording of an amended or modified Seller's Deed of Trust to change the legal description of the Property by which the Seller's Deed of Trust is secured to match that reflected in the Final Parcel Map (as described in Section 9.6 of this Agreement); (c) the Parties recording of an amended or modified Construction Covenants to change the legal description of the Property to which the Construction Covenants is record to match that reflected in the Final Parcel Map; and (d) Buyer completing, or causing completion of, construction of the Project on the Project Site as signified by Seller's issuance of a final certificate of occupancy for all buildings and improvements comprising the Project ("*Completion Certificate*"). Upon satisfaction of said conditions (or as otherwise provided in the following sentence) Seller shall, at Buyer's request, execute and deliver to Buyer a standard form release and reconveyance of the Construction Covenants ("*Release of Construction Covenants*"). Notwithstanding the foregoing conditions precedent to Seller's Release of Construction Covenants, Buyer shall have the right to submit a request that Seller issue a Release of Construction Covenants prior to the satisfaction of the condition in the foregoing clause (d), and following such request, Seller shall execute and deliver to Buyer a Release of Construction Covenants if Buyer: (a) has completed all of the foregoing conditions precedent to the Release of Construction Covenants except for the condition in clause (d); (b) has completed, or caused completion of, all improvements comprising Phase 1, as signified by Seller's acceptance as "final" and complete all improvements comprising Phase 1 consistent with the Approvals and building, grading, public works, and other permits for the Phase 1 portion of the Project ("*Phase 1 Completion Certificate*"); and (c) Seller's Release of Construction Covenants is contemporaneous with the closing of Buyer's the sale of the Property to an unaffiliated third-party for fair market value and

proceeds of the sale are used or otherwise allocated as follows: (i) First, to fully repay the Purchase Price Note in full to cause a release and reconveyance of the Seller's Deed of Trust; and (ii) Second, remaining proceeds of the Buyer's sale of the Property shall be used or allocated as directed in the Infrastructure Note.

9.3 Schedule of Performance. Following the Closing, Buyer shall proceed with development of the Project on the Project Site in accordance with the times set in the Schedule of Performance attached hereto as *Exhibit H*; provided that, the deadlines set forth in such Schedule of Performance shall be deemed extended to account for Excusable Delays. An extension of time for any such cause shall be for the period of the Excusable Delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within sixty (60) days of the commencement of the cause. If notice is sent after such sixty (60) day period, then the extension shall commence to run no sooner than sixty (60) days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by the mutual agreement of the City Manager and Buyer. Buyer's inability or failure to obtain financing shall not be deemed to be a cause outside the reasonable control of the Buyer and shall not be the basis for Excused Delays except to the extent that any condition to such financing relating to the status of the Project is delayed due to an Excused Delay.

9.4 Construction Progress Reports. Until such time as construction of the Project is complete, Buyer shall provide Seller with quarterly progress reports, or more frequent updates (but no more frequently than monthly) if Seller reasonably requires, regarding the status and progress of the construction.

9.5 Rights of Access. For the purposes of assuring compliance with this Agreement, Seller shall have the reasonable right of access to the Project Site without charges or fees, at normal construction hours during the period of construction for the purposes of monitoring Buyer's compliance with this Agreement or to inspect the work being performed in constructing the Project, and at all times subject to the rights of any tenants of the Project Site.

9.6 Final Parcel Map. Contemporaneous with the Closing, and as a condition precedent to Seller's Release of Construction Covenants, Buyer shall immediately take or cause to be taken all such actions required to effectuate the filing, processing, and recording with the County Registrar for the County of Orange, California (*"Registrar*"), that certain Final Parcel Map No. 2023-144 approved by the City Council on December 10, 2024 ("*Final Parcel Map*"). Upon the Closing Buyer shall not unreasonably delay or deny the finalizing, filing, or recording of the Final Parcel Map and shall promptly and diligently take such actions as may be required by the Registrar to effectuate the processing, filing, and recordation of the Final Parcel Map. Promptly upon recordation of the Final Parcel Map, Buyer shall agree to and execute and record an amendment or modification of the Seller's Deed of Trust and the Construction Covenants Trust to change the legal description of the Property against which the foregoing are secured to match that reflected in the Final Parcel Map.

9.7 Cost of Development. The Parties acknowledge and agree that Buyer shall pay its own costs for engineering, planning, designing, and developing the Project.

9.8 Infrastructure Loan. Conditioned upon the Closing and recordation of the Final Parcel Map by the Registrar, City shall make a market-rate infrastructure loan to Buyer in the amount of $2,743,678.00 ("*Infrastructure Loan*"). The Infrastructure Loan shall be subject to the terms and conditions set forth in a separate loan agreement between the Parties dated even with the Closing, and evidenced by the promissory note and deed of trust to be executed by the Parties outside of Escrow on the terms and conditions specified in the loan agreement. As a condition to

the Infrastructure Loan and a prerequisite to City funding it, Buyer will execute the promissory note evidencing the Infrastructure Loan and the deed of trust to secure it on the Property and comply with all other terms and conditions of the Infrastructure Loan.

9.9 Buyer's Failure to Develop Project After Closing; Seller's Remedy. In the that after Closing, and before issuance of a Completion Certificate for the Project or the recordation of the Release of Construction Covenants, whichever first occurs, Buyer, fails to or declines to pursue construction, development, and opening of the Project on the Property in accordance with the Schedule of Performance, and Buyer fails to cure such breach within 30 days after receipt of written notice from Seller, or if the cure takes longer than 30 days and Buyer fails to commence to cure such breach within said 30 days or to diligently pursue the cure without interruption until complete, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may, at Seller's option, exercise its right to repurchase the Property set forth in Section 14.2 by giving notice, in writing, of such election to Buyer. Seller's right to repurchase is set forth in Section 14.2 and shall expire the earlier of issuance of a Completion Certificate for the Project or the Release of Construction Covenants.

SECTION 10 OF THE PURCHASE AGREEMENT STATES:

10. Liens and Mortgages after Closing

10.1. Leins and Mortgages After Closing. The Seller Deed of Trust, security for the Infrastructure Loan, leasehold interests of Buyer's tenants, and mortgages and deeds of trust, or any other reasonable method of security for appropriate modes of financing construction or development that are secured on such tenant leasehold interests ("*Deed of Trust*"), are permitted to be placed upon Buyer's fee interest in the Property prior to the Release of Construction Covenants. Buyer shall notify the Seller in advance of any form of financing that is secured by a Deed of Trust if Buyer proposes to enter into the same before the Release of Construction Covenants. The limitations of this Section 10.1 shall expire upon Release of Construction Covenants.

10.2 Holder Not Obligated to Construct Improvements. The holder of Deed of Trust or other conveyance authorized by this Agreement shall in no way be obligated by the provisions of this Agreement to construct or complete the Project or to guarantee such construction or completion. Nothing in this Agreement shall be deemed to construe, permit, or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

10.3 Notice of Default to Deed of Trust Holders; Right to Cure. Whenever Seller shall deliver any notice or demand to Buyer, with respect to any breach or default by Buyer following the Closing, the Seller shall, at the same time, deliver to each holder of record of any financing instrument authorized by this Agreement who has requested in writing said notices from the Seller, a copy of such notice or demand. Each such holder shall (insofar as the rights of Seller are concerned) have the right, at its option after the receipt of the notice or Buyer's cure period, if any, to cure or remedy any such default if the right to cure is provided under the terms of the security interest. The time for a holder to cure shall be extended, if the holder has undertaken steps to cure, in which case such time will be extended for as long as holder reasonably needs, providing the holder is acting diligently. Nothing contained in this Agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of the Project (beyond the extent necessary to conserve or protect the improvements or construction already made) without first having expressly assumed Buyer's remaining obligations to Seller by written agreement satisfactory to Seller. In that event, the holder must agree to complete, in the manner

provided in this Agreement, the Project to which the lien or title of such holder relates, and submit satisfactory evidence to Seller that it possesses the qualifications and financial resources necessary to perform such obligations. Any such holder properly completing the Project shall be entitled, upon written request made to Seller, to a Release of Construction Covenants from the Seller.

10.4 Failure of Holder to Complete Improvements. In any case of an uncured default by Buyer in completion of construction of improvements under this Agreement, if the holder of any Deed of Trust creating a lien or encumbrance upon the Property or any part thereof has not thereafter timely exercised the option to construct, or if it has exercised the option and has not thereafter proceeded with construction in the manner required by this Agreement, Seller may purchase the Deed of Trust by payment to the holder of the amount of the unpaid debt. If the ownership of the Property or any party has been vested in the holder, Seller, if it so desires, shall be entitled to a conveyance of the Property, or any part of the Property, from the holder to Seller upon payment to the holder of an amount equal to the sum of the following:

a) Unpaid Deed of Trust at the time title became vested in the holder (less all appropriate credits, including those resulting from collection by lender and application of rentals and income received during foreclosure proceedings).

b) All reasonable expenses with respect to foreclosure.

c) The net expenses, if any (exclusive of overhead), incurred by the holder as a direct result of the Seller approved subsequent management of the Project or part thereof.

d) The cost or value, whichever is less, of any Seller approved improvements made by such holder.

10.5 Right of Seller to Cure Deed of Trust Default. In the event of an uncured default by Buyer of any Deed of Trust prior to recordation of a Release of Construction Covenants, and the holder of any such security interest has not exercised its option to complete the Project, after another advance written demand to Buyer and the holder of such security interest, that the default must be cured within an additional 30 days, Seller may cure the default prior to completion of any foreclosure. In such event, Seller shall be entitled to reimbursement from Buyer of all costs and expenses incurred by Seller in curing the default. Seller shall also be entitled to a lien upon the Property to the extent of such costs and disbursements. Any such lien shall be subject to mortgages, deeds of trust or other security instruments executed for the sole purpose of obtaining funds to purchase and develop the Property as authorized herein.

10.6 Rights of Seller to Satisfy Other Liens on the Property After Title Passes. After the conveyance of title of the Property to Buyer, and after Buyer has had reasonable time to challenge, cure or satisfy any liens or encumbrances on the Property, or any part thereof, if such lien or encumbrance remains unsatisfied more than sixty (60) days after written notice from Seller to Buyer of Seller's demand that Buyer satisfy such unsatisfied lien or encumbrance, then the Seller shall have the right to satisfy any such liens or encumbrances, provided however, that nothing in this Agreement shall require Buyer to pay or make provision for the payment of any tax, assessment, lien or charge as long as the Buyer shall in good faith contest the validity or amount thereof, and provided such delay in payment shall not subject the Property, or part thereof, to forfeiture or sale.

10.7 Estoppel. Seller shall from time to time, within fifteen (15) days following the receipt of a request by Buyer or the holder of any Deed of Trust or other security interest affecting

the Property, deliver to Buyer or such holder a written statement executed by Seller in form and substance reasonably satisfactory to Buyer and such holder, (i) stating that this Agreement is in full force and effect and has not been modified or amended (or if modified or amended, setting forth all modifications and amendments), (ii) stating whether or not to the best knowledge of Seller, Buyer is in default under this Agreement and if Buyer is in default, setting forth the specific nature of all such defaults, and (iii) as to any other matters reasonably requested by Buyer or such holder. Seller acknowledges that any statement delivered pursuant to this subsection may be relied upon by any purchaser or owner of all or a portion of the Property and/or any improvements thereon or by the holder of such deed of trust or security interest or by any assignee of such holder or anyone claiming by, under or through such holder.

SECTION 14.2 OF THE PURCHASE AGREEMENT STATES:

14.2 Buyer Breach After Closing and Prior to Completion Certificate. In the event Buyer, after Closing and prior to Seller's Release of Construction Covenants, fails or declines to pursue development and completion of the Project on the Project Site as required by this Agreement, and Buyer fails to cure such breach within thirty (30) days after receipt of written notice from Seller, or if the cure takes longer than thirty (30) days, if Buyer fails to commence to cure such breach within said thirty (30) day period and diligently pursues the cure without interruption until complete, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may, at Seller's option, exercise the rights set forth in this Section 14.2 by giving notice, in writing, of such election to Buyer.

(d) Option to Repurchase: Reenter and Repossess. Upon an uncured default of Buyer described in Section 14.2 above, Seller shall have the right at its option to repurchase, reenter and take possession of the Property, Phase 1 improvements, and all other improvements then-existing on the Property. To exercise its right to repurchase, reenter and take possession with respect to the Property, Seller shall pay to Buyer in cash an amount calculated as follows:

(6) The Purchase Price for the Property; plus

(7) The reasonable and documented costs actually expended by Buyer in constructing the Project between the date of Closing and the date on which Seller provides written notice of exercising this option; less

(8) Any gains or income withdrawn or made by Buyer from the Property; less

(9) The value of any unpaid liens or encumbrances on the Property which Seller assumes or takes subject to said encumbrances; less

(10) The remaining balance of Purchase Price Note and Infrastructure Loan.

(e) Assignment of Project Plans. Upon a breach of this Agreement described in Section 14.2 and Seller's exercise of its right to repurchase the Property, Buyer shall promptly deliver to Seller, within ten (10) days of such notice, copies of all plans and specifications for the Project, all permits and approvals obtained in connection with the Project, and all applications for permits and approvals not yet obtained but needed in connection with the portion of the Project located on the Property (collectively, the "Project Documents"). To the maximum extent permitted under such documents or any applicable security instrument, the delivery of the Project Documents shall be accompanied by a standard form assignment of Buyer's right, title and interest in the Project Documents; provided however, that any use of the Project Documents by Seller or any other person

shall be without liability of any kind to Buyer and without any representation or warranty of Buyer or its employees as to the quality, validity, or usability of the Project Documents. No additional payment or consideration shall be due or payable by Seller in exchange for Buyer's provision of the Project Documents with the value thereof being deemed included in the City's costs to exercise the option as calculated in subsection (a)(1)-(5) above.

(f) Expiration of Seller's Repurchase Option. From and after the issuance of a Completion Certificate for the Project or the recordation of the Release of Construction Covenants, whichever first occurs, the remedies set forth in this Section 14.2 shall no longer be available to Seller under any circumstances. The issuance of a Completion Certificate for the entire Project or the recordation of the Release of Construction Covenants, whichever first occurs, shall be conclusive evidence that the rights under this Section 14.2 have been terminated.

3. TERM OF DECLARATION. This Declaration shall expire and terminate upon the recording of a release of construction covenants executed by Seller releasing and reconveying the Property from this Declaration, which shall be issued by Seller upon the last of the following to occur: (a) Buyer obtaining approval of and the recording by the Orange County Recorder's Office of the Final Parcel Map described in Section 9.6 of the Purchase Agreement; (b) the Parties' recording of an amended or modified Seller's Deed of Trust to change the legal description of the Property by which the Seller's Deed of Trust is secured to match that reflected in the Final Parcel Map (as described in Section 9.6 of the Purchase Agreement); (c) the Parties recording of an amended or modified Construction Covenants to change the legal description of the Property to which the Construction Covenants is record to match that reflected in the Final Parcel Map; and (d) Buyer completing, or causing completion of, construction of the Project on the Project Site as signified by Seller's issuance of a final certificate of occupancy for all buildings and improvements comprising the Project ("*Completion Certificate*"). Upon satisfaction of said conditions (or as otherwise provided in the following sentence) Seller shall, at Buyer's request, execute and deliver to Buyer a standard form release and reconveyance of the Construction Covenants ("*Release of Construction Covenants*"). Notwithstanding the foregoing conditions precedent to Seller's Release of Construction Covenants, Buyer shall have the right to submit a request that Seller issue a Release of Construction Covenants prior to the satisfaction of the condition in the foregoing clause (d), and following such request, Seller shall execute and deliver to Buyer a Release of Construction Covenants if Buyer: (a) has completed all of the foregoing conditions precedent to the Release of Construction Covenants except for the condition in clause (d); (b) has completed, or caused completion of, all improvements comprising Phase 1, as signified by Seller's acceptance as "final" and complete all improvements comprising Phase 1 consistent with the Approvals and building, grading, public works, and other permits for the Phase 1 portion of the Project ("*Phase 1 Completion Certificate*"); and (c) Seller's Release of Construction Covenants is contemporaneous with the closing of Buyer's the sale of the Property to an unaffiliated third-party for fair market value and proceeds of the sale are used or otherwise allocated as follows: (i) First, to fully repay the Purchase Price Note in full to cause a release and reconveyance of the Seller's Deed of Trust; and (ii) Second, remaining proceeds of the Buyer's sale of the Property shall be used or allocated as directed in the Infrastructure Loan.

4. MISCELLANEOUS

(a) Recording. This Declaration shall be recorded as a condition of and at the Closing of Escrow for Buyer's purchase of the Property from Seller, and shall be recorded junior only to the grant deed by which Buyer takes title except as subordination to construction financing is contemplated in the Agreement.

(b) Amendments. This Declaration may be amended or modified only by a written instrument signed by both Parties and recorded in the Official Records of Orange County.

(c) No Waiver. Any waiver by Seller of any term or provision of this Declaration must be in writing. No waiver shall be implied from any delay or failure by Seller to take action on any breach or default hereunder or to pursue any remedy allowed under this Declaration or applicable law. No failure or delay by Seller at any time to require strict performance by Buyer of any provision of the Agreement or this Declaration or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

(d) Notices. All notices or other communications required or permitted between the Parties hereunder shall be in writing, and shall be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested or (iii) sent by nationally recognized overnight courier service (e.g., Federal Express or United Parcel Service), addressed to the Party to whom the notice is given at the addresses provided below, subject to the right of any Party to designate a different complete address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the third business day after the same is deposited in the United States mail. Any notice not so given by registered or certified mail, such as notices delivered by personal delivery or courier service, shall be deemed given upon receipt, rejection or refusal of the same by the Party to whom the notice is given. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice or other communication sent.

To Seller:	City of Buena Park Buena Park City Hall ATTN: City Manager 6650 Beach Boulevard Buena Park CA 90622
With Copy To:	Christopher G. Cardinale, City Attorney ALVAREZ-GLASMAN & COLVIN 13181 Crossroads Pwky North – Suite 400 City of Industry, CA 91746
If to Buyer:	Atwater EV V, LLC Attn: Albert Lemus, Managing Partner 4410 East Gage Avenue Bell, CA 90622
With a copy to:	Karavas Kiely Schloss & Whitman LLP 1800 Century Park East, Suite 200 Los Angeles, CA 90067 Attn: Jeffrey McDonald Email: jmcdonald@kkslawyers.com

(e) Action by Seller. Except as may be otherwise specifically provided herein or limited by law, whenever any approval, notice, direction, consent or request by Seller is required or permitted under this Declaration, such action shall be in writing, and such action may be given, made or taken by the City Manager or by any person who shall have been designated by the City Manager, without further approval by the City Council.

(f) Governing Law; Venue. This Declaration shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Orange County, California.

(g) Attorneys' Fees and Costs. If any legal or administrative action is brought to interpret or enforce the terms of this Declaration, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

(h) Severability. If any provision of this Declaration is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

IN WITNESS WHEREOF, the Parties have executed this Agreement and Declaration of Restrictive Covenants as of the date first written above.

BUYER:

ATWATER EV V, LLC,
a Delaware limited liability company

By: _____
Jose Alberto Lemus, Managing Member

SELLER:

CITY OF BUENA PARK,
a California municipal corporation

By: _____
Aaron France,
City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Name: _____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Name: _____
Notary Public

Exhibit A

Legal Description of Property for
Declaration of Construction Covenants

EXHIBIT H-1 TO SECOND AMENDMENT

Schedule of Performance

	Item To Be Performed	**Time to Perform / Deadline**
1.	Buyer's Execution of Purchase & Sale Agreement ("PSA") to trigger Effective Date	COMPLETE
2.	Opening Escrow	COMPLETE
3.	Closing of Escrow	Outside Closing Date
4.	Processing of Final Map with the Orange County Assessor's Office	Concurrently with Closing of Escrow
5.	Record amended or corrected legal descriptions for the Deed of Trust and Construction Covenants	Immediately upon County's recording / publication of the Final Map.
6.	Obtain demolition, grading and building permits for the portion of the Project located on the Property	60 days after Closing
7.	Diligently pursue without interruption construction of that portion of Phase 1 of the Project that is located on the Property	Between the date of building permit issuance and the deadline for Certificate of Completion
8.	Building Permit Final for that portion of Phase 1 of the Project located on the Property	No later than 12 months after Closing.
9.	Certificate of Occupancy for portion of Project located on Buyer's Parcel	No later than the deadline established in the Buyer Parcel Lease, if any.

EXHIBIT-I TO SECOND AMENDMENT

Description of Phase 1 of the Project

The following improvements in accordance with the plans submitted for approval to the City, and approved under Permit Numbers B-24-466, B-25-62, P-25-058 and P-23-041 subject to the following notes:

1. 02-500. Developer to install access road only. Additional parking areas will be built as part of phase II
2. 02-900. Developer will install main water valves only. Remaining irrigation and landscape will be installed in phase II
3. 03-200. Site concrete (curbs and sidewalks) only will be installed along fire access road

Client Information		Project Information	
Name:	J. Alberto Lemus	Project Name:	Retail Development Buena Park
Address:	1420 West Valley Blvd.	Address:	7232 -7236 Artesia Blvd.
City, State, Zip:	Alhambra, CA 91803	City, State, Zip:	Buena Park, CA 90621
Phone:	626-316-7764	Job Number:	TBD
Email:	jalemus@atwaterinfrastructure.com	Bid Date:	07.31.25 - REV 3
		Submitted by:	Scot Fulks
		Phone Number:	714-632-6717

KDC is pleased to present this proposal based on the attached plan log. This proposal is valid for a period of (14) days. After this time period, pricing is subject to change.

			Notes
01-401	Testing and Inspection	NIC	
01-555	Traffic Control (Allowance)	$ 25,000.00	
02-001	Survey	$ 32,573.00	
02-050	Demolition	$ 96,120.00	
02-080	Hazardous Abatement/Remediation	NIC	
02-210	Grading	$ 159,990.00	
02-270	Erosion Control	$ 28,912.50	
02-280	Pest/Termite Control	$ 675.00	
02-500	Asphalt Paving	$ 61,276.00	Access road only
02-580	Pavement Markings & Signs	$ -	
02-610	Domestic Water	$ 360,592.00	
02-620	Fire Water	$ 270,497.50	
02-640	Sanitary Sewer	$ 129,115.50	
02-660	Storm Drainage	$ 1,107,017.50	
02-670	Gas (Raising existing valve to grade)	$ 4,500.00	
02-680	Electrical (Dry Utilities)	NIC	
02-690	Utilities: Phone	NIC	
02-840	Site Signage	NIC	
02-900	Landscape and Irrigation	$ 38,815.00	Install main valves only
03-002	Site Concrete	$ 66,938.85	Access road only
04-200	Site Masonry	$ -	
10-350	Site Furnishings (Bike Racks)	$ -	
16-100	Site Electrical	$ 123,620.00	
	SITE SUBTOTAL	$ 2,505,642.85	
	General Conditions	$ 87,697.50	
	GC Overhead and Profit	$ 100,225.71	
	GC Insurance	$ 50,112.86	
	PHASE I CONSTRUCTION TOTAL	$ 2,743,678.92	

INFRASTRUCTURE LOAN AGREEMENT

This Infrastructure Loan Agreement ("**Loan Agreement**") is made and entered into as of February 24, 2026 ("Effective Date"), by and between the City of Buena Park, a California municipal corporation and charter city organized and existing under the laws of the State ("*City*"), and Atwater EV V, a Delaware limited liability company ("Borrower"). City and Borrower are at times referred to herein individually as a "**Party**" and jointly as the "**Parties**."

RECITALS

A. City and Borrower have entered into that certain PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY dated as of May 14, 2024, as amended by that certain FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT CONCERNING REAL PROPERTY dated as of March 19, 2025 (jointly hereinafter simply the "*Agreement*"), pursuant to which: (i) Borrower purchased from City that certain real property located in the City of Buena Park, County of Orange, California, legally described in Exhibit A to the Purchase Agreement and in that certain Final Parcel Map No. 2023-144 approved by the Buena Park City Council on December 10, 2024 (the "**Property**"); (b) Borrower committed to developing the Project on the Project Site in the manner described in the Purchase Agreement and that certain Declaration of Construction Covenants recorded on the Property as Instrument No. _____in the Official Records of the County of Orange ("**Construction Covenants**"); and (c) conditioned upon the Closing and other conditions precedent, the City agreed to make a market-rate infrastructure loan to Borrower in the amount of $2,743,678.00 to fund ground work, infrastructure improvements, and related construction costs for Phase 1 of the Project ("*Infrastructure Loan*").

B. The Purchase Agreement specified that the Infrastructure Loan would be subject to the terms and conditions set forth in a separate loan agreement between the Parties dated even with the Closing, and evidenced by the promissory note and deed of trust to be executed by the Parties.

C. The Parties now desire enter into the Infrastructure Loan on the terms and conditions set forth hereinbelow.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements contained in this Agreement, it is hereby agreed as follows:

AGREEMENT

1. Defined Terms. All terms not defined in this Loan Agreement in the foregoing recitals or in this section shall have the meanings assigned to them in the Purchase Agreement:

"Borrower Parcel" shall have the same meaning as the term "Buyer Parcel" as is such term is defined in Recital B of the Purchase Agreement.

"Approvals" is defined in Section 8.3 of the Purchase Agreement

"Closing" is defined in Section 3.3 of the Purchase Agreement

"Construction Covenants" is defined in Section 9.2 of the Purchase Agreement.

"Escrow Agent" is defined in Section 4 of this Loan Agreement.

"Escrow Agreement" is defined in Section 4 of this Loan Agreement.

"Final Parcel Map" is defined in Section 9.6 of the Purchase Agreement.

"Infrastructure Loan Note" is defined in Section 3 of this Loan Agreement.

"Infrastructure Loan Deed of Trust" is defined in Section 3 of this Loan Agreement.

"Loan" is defined in Section 3 of this Loan Agreement.

"Phase 1" is defined in the Purchase Agreement by way of the Second Amendment.

"Phase 2" loan is defined in Section 3(e) of this Loan Agreement.

"Project" is defined in Section 9.1 of the Purchase Agreement.

"Project Budget" is defined in Section 8.6(a)(1) of the Purchase Agreement.

"Seller Note" is defined in Section 4.1 of the Purchase Agreement

"Requisition" is defined in Section 7 of the Escrow Agreement.

"Seller's Deed of Trust" is defined in Section 4.2 of the Purchase Agreement.

2. **Term**. The term of this Loan Agreement shall commence on the Effective Date and expire on the Maturity Date.

3. **Infrastructure Loan.** In accordance with and subject to the terms and conditions of this Loan Agreement, City agrees to make a loan in the amount not to exceed $2,743,678.00 to or for the benefit of Borrower in accordance with the provisions of this Loan Agreement (the "**Loan**"). The Loan will be funded through the Escrow Account and operate as a line-of-credit for purposes funding construction of offsite and on-site improvements for Phase 1 of the Project, as such costs are detailed in the Project Budget. The Loan is subject to the additional terms and conditions that are set forth in, and shall be evidenced by, a promissory note in the form attached hereto as Exhibit A ("**Infrastructure Loan Note**"), and secured by a deed of trust recorded on the Property in the form attached hereto as Exhibit B ("**Infrastructure Loan Deed of Trust**").

(a) Funding of the Loan. The City agrees to deposit proceeds of the Loan in full directly to the Escrow Agent subject to and no later than five (5) business days after Borrower has satisfied the last of the following conditions precedent:

(1) The Closing on Borrower's purchase of the Property from City on the terms on the terms and conditions specified in the Purchase Agreement;

(2) Borrower's delivery to City the Final Parcel Map that has been approved and recorded with the Registrar;

(3) Borrower's delivery and recording of a modified Seller's Deed of Trust and Construction Covenants to secure such documents on the Property as depicted in the Final Parcel Map;

(4) Borrower has obtained and been issued all building permits and other government approvals needed to complete construction of Phase 1;

(5) Borrower has delivered to the Escrow Agent and City a copy of the Escrow Agreement executed by Borrower;

(6) Borrower has delivered to City a confirmed copy of the Infrastructure Loan Deed of Trust recorded on the Property;

(7) Borrower has delivered to City a copy of the Infrastructure Loan Note executed by Borrower; and

(8) At the time of funding Borrower is not then in breach or default of any terms and conditions of the Seller Loan, Seller's Deed of Trust, or Construction Covenants.

(b) Infrastructure Loan Promissory Note. The Loan shall be evidenced by the Infrastructure Loan Note to be delivered by Developer to City and Escrow Agent as a condition to the City's funding of the Infrastructure Loan. The Infrastructure Loan Note shall be dated the date of the first approved Requisition from the Escrow Account.

(c) Security and Lien Priority. The Infrastructure Loan Note shall be secured by the Infrastructure Loan Deed of Trust to be recorded on the Property prior to and as a condition of the City's funding of the Loan into the Escrow Account. The Infrastructure Loan Deed of Trust will be recorded on the Property and senior to all other mortgages, deeds of trust, or other liens except for to the Seller Deed of Trust and the Construction Covenants.

(d) Limitations on Other Security Interests. Except for the Seller Deed of Trust, the Infrastructure Loan Deed of Trust, Construction Covenants, leasehold interests of Borrower's tenants and any mortgages, deeds of trust, or other reasonable method of security for financing construction that are secured only against such tenant leasehold interests ("*Deed of Trust*"), no other liens, security instruments, or other encumbrances are permitted to be placed upon the Property prior to release and reconveyance of the Infrastructure Loan Deed of Trust Release.

(e) Special Terms Concerning Repayment. Notwithstanding any contrary term or condition in this Loan Agreement, Infrastructure Promissory Note, or Infrastructure Loan Deed of

Trust, if Borrower has completed, or caused completion of, all improvements comprising Phase 1, as signified by City's acceptance as "final" and complete all improvements comprising the Phase 1 improvements on the Property consistent with the Approvals and building, grading, public works, and other permits ("*Phase 1 Completion Certificate*"), City will release and reconvey the Infrastructure Loan Deed of Trust subject to Borrower's performance of the following conditions to the reasonable satisfaction of the City, whose approval shall not be unreasonably withheld in furtherance of the Parties' mutual interest in completion of the Project:

(1) Proceeds of the sale of Parcel C are used or otherwise allocated as follows: first, to fully repay the Seller Note to cause a release and reconveyance of the Seller's Deed of Trust from the Property; (ii) second, to repay at least fifty (50%) percent of then-current balance of the Loan (including original principal, any capitalized interest added to the principal, and any uncapitalized accrued interest); (iii) third, any remaining proceeds from the sale (the "**Phase 2 Loan**") are deposited into an account to be established by agreement of City and Borrower, on terms substantially similar to the Escrow Agreement or otherwise mutually agreed by the parties, with an escrow agent, institutional lender, or similar licensed or recognized institution, and with restrictions and instructions that such funds be used only for construction and development of the Project on the Borrower Parcel;

(2) Borrower is not then in breach or default of the lease for the Borrower Parcel;

(3) Borrower executes and delivers to City a promissory note in an amount equal to the Phase 2 Loan and that includes substantially the same terms and conditions as the Infrastructure Loan Note (e.g. interest rate and term) except that: (i) the promissory note will be secured against Borrower 's leasehold interest in the Borrower Parcel or through alternative means reasonably acceptable to City, with City agreeing to subordinate the deed of trust to construction lenders for Phase 2; (ii) the date of the promissory note will be the date on which the Phase 2 Loan proceeds are deposited into the account established by the parties'; (iii) the Maturity Date will be 60 months from the Date of Note for the original Infrastructure Loan Note, regardless of the date of the promissory note evidencing the Phase 2 Loan, and (iv) no Phase 2 Loan proceeds will be released or otherwise made available to Borrower unless and until Borrower has demonstrated access to the additional funds needed to complete the Project and has been issued building permits for the remaining portion of the Project.

4. **Establishment of Escrow Agent / Account**. Prior to and as a condition precedent to the City's funding of the Loan, the Parties shall establish an interest-bearing escrow account with Green Escrow Services, Inc. (the "**Escrow Agent**"), which escrow account to be entitled "Buena Park / Atwater Infrastructure Funds Account" (the **"Escrow Account**"). The Parties shall establish and create that account by entering into and executing the escrow agreement attached as Exhibit "C" and delivering it to Escrow Agent ("**Escrow Agreement**"). All proceeds of the City's Loan shall be deposited into the Escrow Account and be held and disbursed by the Escrow Agent on the terms and conditions specified in the Escrow Agreement.

5. **Compliance with Applicable Laws**. The Developer shall comply with all applicable local, state, and federal laws associated with the use and expenditure of the funds received by Borrower by virtue of this Agreement.

6. Insurance; Indemnity.

(a) Prior to the commencement or continuation of any construction of Phase 1, Borrower shall obtain a general liability insurance policy and maintain such policy in effect until the completion of all of Phase 1 providing coverage for bodily injury and property damage in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence. The policy shall name City as an additional insured.

(b) Insurance coverage furnished by Borrower, pursuant to this section, may be submitted as one or more policies or part of a blanket policy, but coverage shall conform to this Section and shall pertain to all activities funded by the Loan.

(c) Borrower shall furnish City a certificate of insurance from its insurer evidencing compliance with this Section with the provision that the insurer shall endeavor not to cancel or modify the policy without thirty (30) days written notice to City. Borrower shall give City prompt and timely notice of any claim made or suit instituted with respect to such insurance policy. Coverage shall be primary and not contributing with any policy or coverage maintained by or obtained by the City and shall include an appropriate endorsement and waiver of subrogation.

(d) Borrower shall comply with all of the provisions of the Workers' Compensation Insurance and Safety Acts of the State of California, the applicable provisions of Division 4 and 5 of the California Labor Code, and all amendments thereto, and all similar State or Federal acts or laws applicable, and arising thereunder. To the extent Borrower has any employees that are subject to Worker's Compensation Insurance requirements, Borrower shall furnish to City a certificate of Worker's Compensation insurance providing that the insurer shall endeavor not to cancel or modify the policy without thirty (30) days prior written notice to City. As an alternative, Borrower may show proof of a certificate of consent to self-insure issued by the Director of Industrial Relations, pursuant to California Labor Code § 3800.

7. Costs and Attorneys' Fees. If any Party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the prevailing Party in such action shall be entitled to recovery of all costs and expenses of litigation, including reasonable attorneys' fees.

7. Notices. All notices given hereunder will be in writing, served by registered or certified mail, return receipt requested, postage prepaid, or by hand-delivery, to the parties at the following addresses:

To the Developer:

Atwater EV V, LLC
Attn: Albert Lemus, Managing Partner
4410 East Gage Avenue
Bell, CA 90622

with a copy to:

Karavas Kiely Schloss & Whitman LLP
1800 Century Park East, Suite 200
Los Angeles, CA 90067
Attn: Jeffrey McDonald
Email: jmcdonald@kkslawyers.com

To the City:

City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90612
Attention: Aaron France
Email: afrance@buenapark.com
with a copy to:

Alvarez-Glasman & Colvin
13181 Crossroads Pkwy. North
Suite 400–West Tower
City of Industry, CA 91746
Attention: Christopher G. Cardinale
Email: ccardinale@agclawfirm.com

To the Escrow Agent:
Green Escrow Services, Inc.
To be provided.

8. Exhibits Incorporated. The various documents and agreements that are attached as exhibits to this Loan Agreement are a material part and incorporated into this Loan Agreement in full.

9. Miscellaneous.

(a) This Loan Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the Parties, provided that neither Party shall assign its rights, duties, or obligations hereunder in whole or in part without the prior written consent of the other Party and any such assignment without said consent shall be void.

(b) If any provision of this Loan Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof.

(c) This Loan Agreement has been prepared, is being executed and delivered, and is intended to be performed in the State of California, and the substantive laws of such state shall govern the validity, construction, enforcement, and interpretation of this Agreement.

(d) This Loan Agreement may not be modified except in writing signed by the Parties hereto, or in supplemental or amended escrow instructions executed by the Parties.

(e) All demands, notices, approvals, consents, requests and other communications hereunder shall be given through the Authorized Representatives in the manner provided in this Loan Agreement.

(f) If one or more of the provisions hereof shall for any reason be held to be invalid, illegal, or unenforceable in any respect under applicable law, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Loan Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

(g) Nothing in this Loan Agreement is intended to amend the existing legal or contractual rights of the Parties, nor amend, modify, or alter any existing written agreements relating to the Project, Property, or among the Parties, including, but not limited to, the Purchase Agreement, the Seller Note, Seller Deed of Trust, or Construction Covenants.

(h) This Loan Agreement may be executed in one or more counterparts, and if executed in more than one counterpart, the executed counterparts shall together constitute a single instrument.

(i) The respective rights and obligations of the Parties set forth in this Loan Agreement are intended to be for the exclusive benefit of the Parties, and it is not the intention of either Party to create, and this Loan Agreement shall not operate or be construed to create, any third party beneficiary rights or other rights in favor or any person or entity other than the Developer and City, respectively, and their respective permitted successors and assigns, if any, under the terms of this Loan Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Loan Agreement to be executed in their respective names, all as of the date first above written.

CITY:

CITY OF BUENA PARK,
a California municipal corporation and charter City

_____
By: Aaron France, City Manager

ATTEST:

_____
Adria Jimenez, City Clerk

APPROVED AS TO FORM:
ALVAREZ-GLASMAN & COLVIN

_____
Christopher Cardinale, City Attorney

BORROWER:

Atwater EV V,
a Delaware limited liability corporation

By:_____
Jose Alberto Lemus, Managing Member

Exhibit A

PROMISSORY NOTE
SECURED BY DEED OF TRUST
(Atwater EV V, LLC –Infrastructure Loan Note)

Principal Amount: $2,743,678.00

Date of Note: _____, 2026

Maker: Atwater EV V, LLC, a Delaware limited liability company

Lender: City of Buena Park, a California a charter city and a municipal corporation

Maturity Date: 60 months from Date of Note

Interest Rate: 7.25% simple annual

1. Infrastructure Loan.

FOR VALUE RECEIVED, the undersigned Atwater EV V, LLC, a Delaware limited liability company ("**Maker**"), with its principal place of business located at _____, promises to pay to the CITY OF BUENA PARK, a California charter city and a municipal corporation (the "**City**") at such place as the City may, from time to time, designate by written notice to the Maker, the maximum principal sum of $2,743,678.00, or such other principal amounts as may be disbursed by City to Maker under the terms and conditions of that certain Infrastructure Loan Agreement between the Parties dated as of _____, (the "**Loan Agreement**"), together with any interest on the unpaid principal balance hereof from time to time outstanding (the "**Loan**"). This Promissory Note (the **"Note"**) is made and given to evidence the Loan made by City to Maker pursuant to the terms of that certain Purchase and Sale Agreement Concerning Real Property entered into between Maker and City dated May 14, 2024, as amended by that certain First Amendment dated as of March 19, 2025, and further amended that certain Second Amendment dated as of February 24, 2026 (cumulatively the "**Purchase Agreement**"), and pursuant to which Maker purchased from City that certain real property located in the City of Buena Park, County of Orange, California, legally described in Exhibit A to the Purchase Agreement and that certain Final Parcel Map No. 2023-144 approved by the Buena Park City Council on December 10, 2024 (the "**Property**").

2. Definitions. All capitalized terms used but not defined herein shall have the meaning given in the Loan Agreement, a true and correct copy of which is available from the offices of the Buena Park City Clerk located at 6650 Beach Boulevard Buena Park, CA 90670.

3. Term of Loan and Right of Prepayment.

a. Maturity Date. All accrued interest, if any, and unpaid principal will be due and payable in full without any further demand or notice on the earlier of: (1) at closing on any sale by Marker of the Property occurring after the Date of Note, with the proceeds of any such sale being used to repay this Note in full unless allocated for construction costs as specified in the Loan Agreement; or (2) before 12:00 a.m. on the day that is 60 months from the Date of Note.

b. Prepayment. This Note may be prepaid in whole or in part at any time and from time to time without penalty or premium.

4. Security for Note.

This Note is secured by a Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents) executed by Maker which encumbers Maker's fee simple interest in the Property ("Deed of Trust").

5. Interest Calculation.

Except in the case of Default as set forth in Section 8 of this Note, the principal outstanding from time to time on this Note will accrue uncompounded simple interest at the rate of 7.25% per annum. On the date that is one (1) year from the Date of Note, any unpaid accrued interest shall be compounded at added to the principal balance of the note, and the resulting new principal loan balance will thereafter accrue uncompounded simple interest at the rate of 7.25% per annum until the Maturity Date. Principal and interest shall be payable in lawful money of the United States of America. Interest shall be computed based on an actual day year and the actual number of days elapsed.

6. Monthly Payments.

No payments of principal or interest shall be due by Maker until one (1) year from the Date of Note. Commencing upon the first anniversary of the Date of Note, Maker will make monthly interest only payments to the City. Payments must be made on or before the 15th of each calendar month during the term of this Note, with the entire principal and any remaining accrued but unpaid interest due in full on or before the Maturity Date. This Note and the Deed of Trust securing this Note are senior encumbrances on the Property junior only to the Seller's Deed of Trust and Construction Covenants and shall not be subordinated except as may be approved in writing in the sole and absolute discretion of City.

7. Acceleration Upon Certain Events or Upon Default.

In the event of any Default under the terms of this Note, the Deed of Trust, or the Construction Covenants, at the option of the City and after written notice to the Maker, providing Maker with 30 days in which to cure any Default, and such Default not having been cured within 30 days (or if a greater amount of time is reasonably necessary to complete a cure, if actions to cure such Default are not undertaken within said 30-day period and pursued with reasonable diligence thereafter), all principal and interest due under this Note will immediately become due and payable upon 30-day written notice from the City to the Maker. Failure by the City to exercise such option will not constitute a waiver of the right to exercise it in the event of any subsequent Default. If Maker fails to take corrective action to cure a Default within the time limit provided in this Note, and providing that the City has been provided with an address for notice for a limited partner, and, if any, a special limited partner of Maker, the City will concurrently with notice to Maker also give written notice of such Default to the limited partner and special limited partner. In such event, the limited partner or the special limited partner will have the same time period as that given to Maker hereunder to cure such Default. Provided, however, if the limited partner or the special limited partner finds it reasonably necessary to remove the general partner of the Maker in order that such parties may cure such Default, then the limited partner or the special limited partner may remove and replace the general partner with a substitute general partner which, in the interim, may be the special limited partner or an entity affiliated with the limited partner and thereafter must be a nonprofit entity reasonably acceptable to the City, such removal and replacement to be completed in accordance with language for the same in the limited partnership agreement of the Maker which has been approved by the City. Once in place, such replacement general partner may affect a cure of any such Default within the time period set out in this Note provided for the cure or remedy of a Default. The City agrees to accept on the same basis as if made by Maker any corrective action to cure or remedy any Default which might be tendered by any limited partner or special

limited partner (which party will be under no obligation to tender any cure or remedy). Additionally, in the event that a limited partner or special limited partner is precluded from curing a default of the Maker due to inability to remove the general partner of Maker as a result of a bankruptcy, injunction or similar proceeding by or against the Maker or its general partner, providing that the limited partner or special limited partner proceeds promptly and with reasonable diligence to remove the general partner of the Maker under such circumstances and provides the City with evidence reasonably demonstrating the same, the City agrees to forebear from completing a foreclosure (judicial or non-judicial) during the period during which the limited partner or the special limited partner are so precluded from acting. In no event will the City be precluded from exercising any of its remedies in the event of a Maker Default under this Note if the City's security becomes or is reasonably likely to become materially jeopardized by a failure to cure a Default or by the Default itself.

Should the undersigned Maker sell, convey, transfer, or dispose of its interest in real property described in the Deed of Trust or any part thereof or interest therein, or agree to do any of the foregoing, (except for a Permitted Transfer, as defined below or in the Deed of Trust), then, at the option of the City, all principal and interest due hereunder shall immediately become due and payable upon 30 days written notice from the City to the Maker. Consent to one transaction of this type will not constitute a waiver of the right to require consent to future or successive transactions. Notwithstanding the generality of the foregoing, Permitted Transfers (or any other transfer reasonably acceptable to the City) will not constitute a Default hereunder and will not accelerate the maturity of this Promissory Note. The City must make such determination with reasonable promptness, and any transferee under such a transfer must agree to be bound by any and all instruments in favor of the City.

Notwithstanding anything to the contrary contained in this Note or the Deed of Trust, the following transfers shall be permitted without the City's consent (each a "Permitted Transfer"):

(ii) Any lease for tenants of the Project, and deeds of trusts or security instruments recorded against a tenant's leasehold interest to secure construction financing for tenant improvements that are part of the Project;

(iii) Transfers or disposal of building equipment in the ordinary course of operating the Property that is being replaced or that is no longer necessary in connection with the operation of the Property;

(iv) Transfers of portions of the Property that have no material adverse effect on the Property to a Governmental Authority or public or private utility providers for dedication and granting of easements, restrictions, covenants, reservations and rights-of-way in the ordinary course of business for access, water and sewer lines, telephone or other fiber optic or other data transmission lines, electric lines, or other utilities or for other similar purposes;

(v) The entry into an agreement of sale, transfer or conveyance of all or substantially all of the Property with an outside closing date no later than the Maturity Date, the consummation of which will result in the payment in full of the Seller Loan;

(vii) the sale, conveyance, or other transfer of direct or indirect ownership interests in Maker so long as, after giving effect to any such transaction, Jose Alberto Lemus ("Key Principal") remains actively involved with the Project (or following the death or disability of Key Principal, a person reasonably approved by the City);

(viii) Any sale, conveyance, or other transfer of direct or indirect ownership interests in Maker.

(ix) A transfer (but not the pledge) by devise or descent or by operation of law upon the death or as a result of the incapacity of a natural person of such Person's indirect (but not direct) interest in Maker to the person or persons lawfully entitled thereto; and

(x) A transfer (but not a pledge) made in good faith for estate planning purposes of an individual's indirect (but not direct) interests in Maker to the spouse or any child, parent, brother, sister, grandchild, son-in-law or daughter-in-law of such individual, or to a trust for the benefit of any one or more of such individuals, or any spouse, child, parent, brother, sister, nephew, niece, aunt, uncle, grandchild, son-in-law or daughter-in-law.

8. Interest on Default.

From and after a Default, the entire outstanding principal balance and accumulated but unpaid interest on this Note will be automatically compounded upon expiration of the applicable cure period and thereafter automatically bear an annual interest rate equal to the lesser of 10% compounding annually or the maximum interest rate allowed by law.

9. Costs Paid by Maker.

Maker agrees to pay the following costs, expenses and attorneys' fees paid or incurred by the City, or as adjudged by a court of competent jurisdiction: (a) reasonable costs of collection, costs and expenses and attorneys' fees paid or incurred in connection with the collection or enforcement of this Note, whether or not suit is filed; and (b) costs of suit in such sum as the court may adjudge reasonable as attorneys' fees in any action to enforce payment of this instrument.

10. Waiver.

To the extent permitted by law, Maker and all persons or entities liable or which may become liable on this Note hereby waive diligence, presentment, protest and demand, notice of protest, dishonor and nonpayment of this instrument, and expressly agree that, without in any way affecting the liability of Maker hereunder, the City hereof may extend the Maturity Date or the time for payment of any payment due hereunder or any other term hereof, accept additional security, release any party liable hereunder or release any security now or hereafter securing this Note. Maker hereby waives, to the fullest extent permitted by law, the right to plead any and all statutes of limitations as a defense to any demand on this instrument or any deed of trust, security agreement, guarantee or other agreement now or hereafter securing this Note.

11. Nonrecourse.

If any Default should then occur under this Note or under any other instrument the default of which constitutes a Default on this Note, the City agrees that its rights for any monetary claim as against the Maker and its constituent members or partners will be limited to a proceeding under the Deed of Trust and all other security for the indebtedness evidenced by this Note and that the City will have no right to proceed directly against the Maker and its constituent members or partners for the satisfaction of any monetary claims that the City may have against the Maker or for any deficiency judgment remaining after foreclosure of any real or personal property securing the obligations owing to City. Notwithstanding the generality of the foregoing, Maker must indemnify, defend, protect and hold City harmless from and against any and all loss, damage, liability, action, cause of action, cost or expense, including, without limitation, reasonable attorneys' fees and expenses incurred by the City, to the extent arising as a result of any (i) fraud or intentional and material misrepresentation (meaning a misrepresentation that materially impacts the consideration that the City receives under the agreements, or which served as a material basis for the City

entering into the agreements) by the Maker under or in connection with this Note or any other agreements or documents executed in connection therewith; (ii) intentional material and bad faith waste of the Project encumbered by the Deed of Trust; and (iii) losses resulting from Maker's failure to maintain insurance required under the provisions of the Deed of Trust, except to the extent that Maker did not have the legal right to direct payments to acquire and maintain such required insurance because of a bankruptcy, receivership or similar judicial proceeding. Maker's obligation to indemnify the City hereof as aforesaid will be recourse obligations of the Maker, and on the occurrence of any of the foregoing events, the City will have the right to proceed directly against the Maker to recover any and all losses, damages, liability, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) and may bring any action and institute any proceeding to obtain a judgment in or following foreclosure for any and all such losses, damages, liabilities, costs and expenses resulting from such occurrence.

12. Severability.

If any provision of this Note is determined by a court of competent jurisdiction to be void or unenforceable, such determination will not affect any other provision of this instrument, and all other provisions hereof will remain valid and in full force and effect.

13. Non-Waiver.

No delay by City in demanding or failure to demand performance hereunder will constitute a waiver by the City of its right to subsequently demand such performance or to exercise any remedies for any Default hereunder. Further, in order to be effective, any waiver of any of the City's rights and remedies hereunder must be expressed in a writing signed by a duly appointed representative of the City. Further, waiver by the City of any right hereunder will not constitute a waiver of any other right, including, but not limited to, the right to exercise any and all remedies for a different or subsequent event of Default hereunder.

NOW THEREFORE, Maker has caused this Note to be executed by the duly authorized representative set forth below:

MAKER:

Atwater EV V, LLC,
a Delaware limited liability company

By _____

Exhibit B

INFRASTRUCTURE LOAN DEED OF TRUST

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: City of Buena Park 6650 Beach Boulevard Buena Park, California 90622 Attn: City Clerk	
APN:	SPACE ABOVE FOR RECORDER'S USE ONLY EXEMPT FROM RECORDING FEE PER GOVERNMENT CODE §27383

DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING
(WITH ASSIGNMENT OF RENTS)
(Ascent)

This Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents) ("**Deed of Trust**") is dated as of _____, 2026, by Atwater EV V, LLC, a Delaware limited liability company, whose address is _____ ("**Trustor**"), to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation ("**Trustee**"), for the benefit of the CITY OF BUENA PARK, a California charter city and municipal corporation, whose address is 6650 Beach Boulevard, Buena Park, California 90622 ("**Beneficiary**"), and is executed to secure that certain loan agreement and associated promissory note dated even herewith in the principal amount of 2,743,678.00, or such lessor amounts as may be advanced by Beneficiary to Trustor under its terms (the "**Promissory Note**"), executed by Trustor in favor of Beneficiary (as it may from time to time be supplemented, amended extended, renewed or otherwise modified), the provisions of which are incorporated in the Deed of Trust by this reference.

Reference is made to: (a) that certain Purchase and Sale Agreement between Trustor and Beneficiary dated _____, 2026, as amended by the certain First Amendment to Purchase and Sale Agreement dated as of March 19, 2025, and further amended that certain Second Amendment to Purchase and Sale Agreement dated as of February 24, 2026 (cumulatively the "**Purchase Agreement**"), pursuant to which Trustor purchased from Beneficiary the Subject Property that is encumbered by this Deed of Trust; and that certain Infrastructure Loan Agreement between Trustor and Beneficiary dated _____ ("**Loan Agreement**"), pursuant which Beneficiary agreed to provide the loan to Trustor that is reflected in the Promissory Note and secured by this Deed of Trust. A true and correct copy of the Purchase Agreement and Loan Agreement are available from the offices of the Buena Park City Clerk located at 6650 Beach Boulevard Buena Park, CA 90622.

Trustor hereby IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to Trustee, its successors and assigns, in Trust, with POWER OF SALE TOGETHER WITH RIGHT OF ENTRY AND POSSESSION, the following property ("**Trust Estate**"):

(a) All of that certain real property in the City of Buena Park, County of Orange, State of California, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("**Subject Property**");

(b) All buildings, structures and other improvements now or in the future located or to be constructed on the Subject Property ("**Improvements**");

(c) All tenements, hereditament, appurtenances, privileges, franchises and other rights and interests now or in the future benefitting or otherwise relating to the Subject Property or the Improvements, including easements, rights-of-way and development rights ("**Appurtenances**"). (Appurtenances, together with the Subject Property and the Improvements, are hereafter collectively referred to as the "**Real Property**");

(d) Subject to the assignment to Beneficiary set forth in Paragraph 4 below, all rents, issues, income, revenues, royalties and profits now or in the future payable with respect to or otherwise derived from the Trust Estate or the ownership, use, management operation, leasing or occupancy of the Trust Estate, including those past due and unpaid ("**Rents**");

(e) All present and future right, title and interest of Trustor in and to all inventory, equipment, fixtures and other goods (as those terms are defined in Division 9 of the California Uniform Commercial Code ("**UCC**"), whether existing now or in the future) located at, upon or about, or affixed or attached to or installed in, the Real Property, or used or to be used in connection with or otherwise relating to the Real Property or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing or occupancy of the Real Property, including furniture, furnishings, machinery, appliances, building materials and supplies, generators, boilers, furnaces, water tanks, heating, ventilating and air conditioning equipment and all other types of tangible personal property of any kind or nature, and all accessories, additions, attachments, parts, proceeds, products, repairs, replacements and substitutions of or to any of such property ("**Goods**," and together with the Real Property, collectively the "**Property**"); and

(f) All present and future right, title and interest of Trustor in and to all accounts, general intangibles, chattel paper, deposit accounts, money, instruments and documents (as those terms are defined in the UCC) and all other agreements, obligations, rights and written material (in each case whether existing now or in the future) now or in the future relating to or otherwise arising in connection with or derived from the Property or any other part of the Trust Estate or the ownership, use, development, construction, maintenance, management, operation, marketing, leasing, occupancy, sale or financing of the Property or any other part of the Trust Estate, including (to the extent applicable to the Property or any other portion of the Trust Estate) (i) permits, approvals and other governmental authorizations, (ii) improvement plans and specifications and architectural drawings, (iii) agreements with contractors, subcontractors, suppliers, project managers, supervisors, designers, architects, engineers, sales agents, leasing agents, consultants and property managers, (iv) takeout, refinancing and permanent loan commitments, (v) warranties, guaranties, indemnities and insurance policies, together with insurance payments and unearned insurance premiums, (vi) claims, demands, awards, settlements, and other payments arising or resulting from or otherwise relating to any insurance or any loss or destruction of, injury or damage to, trespass on or taking, condemnation (or conveyance in lieu of condemnation) or public use of any of the Property, (vii) license agreements, service and maintenance agreements, purchase and sale agreements and purchase options, together with advance payments, security deposits and other amounts paid to or deposited with Trustor under any such agreements, (viii) reserves, deposits, bonds, deferred payments, refunds, rebates, discounts, cost savings, escrow proceeds, sale proceeds and other rights to the payment of money, trade names, trademarks, goodwill and all other types of intangible personal property

of any kind or nature, and (ix) all supplements, modifications, amendments, renewals, extensions, proceeds, replacements and substitutions of or to any of such property (collectively, "**Intangibles**").

Trustor further grants to Trustee and Beneficiary, pursuant to the UCC, a security interest in all present and future right, title and interest of Trustor in and to all Goods and Intangibles and all of the Trust Estates described above in which a security interest may be created under the UCC (collectively, the "**Personal Property**"). This Deed of Trust constitutes a security agreement under the UCC, conveying a security interest in the Personal Property to Trustee and Beneficiary. Trustee and Beneficiary shall have, in addition to all rights and remedies provided herein, all the rights and remedies of a "secured party" under the UCC and other applicable California law. Trustor covenants and agrees that this Deed of Trust constitutes a fixture filing under Sections 9313 and 9402(6) of the UCC.

FOR THE PURPOSE OF SECURING, in such order of priority as Beneficiary may elect, the following: (a) payment of the Promissory Note, and (b) due, prompt and complete observance, performance and discharge of each and every monetary and non-monetary condition, obligation, covenant and agreement contained herein ("**Secured Obligations**"). The Promissory Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions, amendments, modifications or renewals thereof, however evidenced.

AND TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR COVENANTS AND AGREES:

1. That Trustor shall perform its obligations as set forth in the Secured Obligations at the time and in the manner respectively provided therein;

2. That Trustor shall not permit or suffer the use of any of the property for any purpose other than the use for which the same was intended at the time this Deed of Trust was executed;

3. That the Secured Obligations are incorporated in and made a part of this Deed of Trust. Upon default of a Secured Obligation, and after the giving of notice and the expiration of any applicable cure period, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be due and payable. This Deed of Trust shall cover, and the property subject hereto shall include, all property now or hereafter affixed or attached to or incorporated upon the Subject Property in, to or under which Trustor now has or hereafter acquires any right, title or interest, which, to the fullest extent permitted by law, shall be deemed fixtures and a part of the Subject Property. To the extent any of the property subject to this Deed of Trust consists of rights in action or personal property covered by the UCC, this Deed of Trust shall also constitute a security agreement, and Trustor hereby grants to Beneficiary, as secured party, a security interest in such property, including all proceeds thereof, for the purpose of securing the Secured Obligations. In addition, for the purpose of securing the Secured Obligations, Trustor hereby grants to Beneficiary, as secured party, a security interest in all of the property described herein in, to, or under which Trustor now has or hereafter acquires any right, title or interest, whether present, future or contingent, including, but not limited to, all equipment, inventory, accounts, general intangibles, instruments, documents and chattel paper, as those terms are defined in the UCC, and all other personal property of any kind (including, without limitation, money and rights to the payment of money), whether now existing or hereafter created, that are now or at any time hereafter (i) in the possession or control of Beneficiary in any capacity; (ii) erected upon, attached to or appurtenant to the Subject Property; (iii) located or used on the Subject Property or identified for use on the Subject Property (whether stored on the Subject Property or elsewhere); or (iv) used in connection with, arising from, related to, or associated with the Subject Property or any of the personal property described herein, the construction of any improvements on the Subject Property, the ownership, development, maintenance, management or operation of the Subject Property, the use or enjoyment of the Subject Property or the operation of any business conducted thereon, including,

without limitation, all such property described as the Trust Estate hereinabove. The security interests granted in this Paragraph 3 are hereinafter severally and collectively called the "Security Interest". The Security Interest shall be self-operative with respect to the real property described herein but Trustor shall execute and deliver on demand such additional security agreements, financing statements and other instruments as may be requested in order to impose the Security Interest more specifically upon the real and personal property encumbered hereby. The Security Interest, at all times, shall be prior to any other interest in the personal property encumbered hereby. Trustor shall act and perform as necessary and shall execute and file all security agreements, financing statements, continuation statements and other documents requested by Beneficiary to establish, maintain and continue the perfected Security Interest. Trustor, on demand, shall promptly pay all costs and expenses of filing and recordation, to ensure the continued priority of the Security Interest. Trustor shall not sell, transfer, assign or otherwise dispose of any personal property encumbered hereby without obtaining the prior written consent of Beneficiary, except that the Trustor may, in the ordinary course of business, replace personal property or dispose of personal property that will not be replaced because of its obsolescence. Unless Beneficiary then agrees otherwise in writing, all proceeds from any permitted sale or disposition in excess of that required for full replacement shall be paid to Beneficiary to be applied on the Note subject to the rights of any senior lenders. Although proceeds of personal property are covered hereby, this shall not be construed to mean that Beneficiary consents to any sale of such personal property. Upon its recordation in the real property records of Orange County, this Deed of Trust shall be effective as a financing statement filed as a fixture filing. In addition, a carbon, photostatic or other reproduced copy of this Deed of Trust and/or any financing statement relating hereto shall be sufficient for filing and/or recording as a financing statement;

4. That, subject to the rights of holders of any senior deed of trust, all rents, profits and income from the property covered by this Deed of Trust are hereby assigned to the Beneficiary for the purpose of discharging the debt hereby secured. Permission is hereby given to Trustor so long as no default exists hereunder after the giving of notice and the expiration of any applicable cure period, to collect such rents, profits and income for use in accordance with the provisions of the Secured Obligations;

5. That, subject to the rights of holders of any senior deed of trust, upon default hereunder or under the aforementioned agreements, and after the giving of notice and the expiration of any applicable cure period, Beneficiary shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the property described herein and operate same and collect the rents, profits and income therefrom;

6. That Trustor will keep the improvements now existing or hereafter erected on the Subject Property insured against loss by fire and such other hazards, casualties, and contingencies as may be required by applicable provisions of the Secured Obligations, and all such insurance shall be evidenced by standard fire and extended coverage insurance policy or policies. Such policies shall be endorsed with standard mortgage clause with loss payable to the Beneficiary and certificates thereof together with copies of original policies, if requested, shall be deposited with the Beneficiary;

7. To pay before delinquency any taxes and assessments affecting said Property; to pay, when due, all encumbrances, charges and liens, with interest, on said Property or any part thereof which appear to be prior or superior hereto; and to pay all costs, fees, and expenses of this trust. Notwithstanding anything to the contrary contained in this Deed of Trust, Trustor shall not be required to pay and discharge any such tax, assessment charge or levy so long as Trustor is contesting the legality thereof in good faith and by appropriate proceedings, and Trustor has adequate funds to pay any liabilities contested pursuant to this Paragraph 7;

8. To keep said property in good condition and repair, subject to ordinary wear and tear, casualty and condemnation, not to remove or demolish any buildings thereon; to complete or restore

promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon (subject to Trustor's right to contest the validity or applicability of laws or regulations); not to commit or permit bad faith waste thereof; not to commit, suffer or permit any act upon said property in violation of law and/or covenants, conditions and/or restrictions affecting said property; not to permit or suffer any material alteration of or addition to the buildings or improvements hereafter constructed in or upon said Subject Property without the consent of the Beneficiary, which consent shall not be unreasonably withheld, conditioned or delayed;

9. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of evidence of title and reasonable attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear;

10. Should Trustor fail, after the giving of notice and the expiration of any applicable cure period, to make any payment or do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Following default, after the giving of notice and the expiration of any applicable cure period, Beneficiary or Trustee, being authorized to enter upon said property for such purposes, may commence, appear in and/or defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; may pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, may pay necessary expenses, employ counsel, and pay his reasonable fees;

11. Beneficiary shall have the right to pay all insurance premiums required by the Secured Obligations when due should Trustor fail to make any required premium payments after the giving of notice and the expiration of any applicable cure period. All such payments made by the Beneficiary shall be added to the sums secured hereby;

12. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, under permission given under this Deed of Trust, with interest from date of expenditure, at the highest rate of interest permitted by law;

13. That the funds to be advanced hereunder are to be used in accordance with applicable provisions of the Secured Obligations; upon the failure of Trustor to do so, after the giving of notice and the expiration of any applicable cure period, Trustor shall be in default hereunder;

14. Trustor further covenants that it will not voluntarily create, suffer, or permit to be created against the Subject Property subject to this Deed of Trust any lien or liens except as authorized by Beneficiary and/or as provided and/or authorized in the Secured Obligations and further that it will keep and maintain the property free from the claims of all persons supplying labor or materials which will enter into the construction of any and all buildings now being erected or to be erected on said premises. Notwithstanding anything to the contrary contained in this Deed of Trust, Trustor shall not be obligated to pay any claims for labor, materials or services which Trustor in good faith disputes and is diligently contesting, provided that Trustor shall, at Beneficiary's written request, within thirty (30) days after the filing of any claim or lien (but in any event, and without any requirement that Beneficiary must first provide a written request prior to foreclosure) record in the Office of the Recorder of Orange County, a surety bond in the amount required by law to protect against a claim of lien, or provide such other security reasonably satisfactory to Beneficiary;

15. That any and all improvements made or about to be made upon the premises covered by this Deed of Trust and all plans and specifications, comply with all applicable municipal ordinances and regulations and all other applicable regulations made or promulgated, now or hereafter, by lawful authority, and that the same will upon completion comply with all such applicable municipal ordinances and regulations and with the rules of the applicable fire rating or inspection organization, bureau, association or office.

IT IS MUTUALLY AGREED THAT:

16. Trustor confirms that if Trustor should sell, enter into a contract of sale, convey, or in any way transfer all or any interest of Trustor in the Real Property encumbered by this Deed of Trust or suffer Trustor's title or any interest therein to be divested, whether voluntarily or involuntarily, unless the same is a Permitted Transfer as defined in the Note, without the prior written consent of the Beneficiary being first obtained, then Beneficiary shall have the right, at Beneficiary's sole option, to declare all sums payable under the Note secured hereby immediately due and payable in full, irrespective of the maturity date otherwise specified in the Note. No waiver of this right shall be effective unless in writing and signed by the Beneficiary. Consent by the Beneficiary to any one such transaction shall not be deemed a waiver of the right to require such consent to future or successive transactions. Further, upon default under one of the Secured Obligations, and after the giving of notice and the expiration of any applicable cure period provided therein, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be immediately due and payable in full, irrespective of the maturity date otherwise specified in the Note;

17. As provided more specifically in the Secured Obligations, should the Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, subject to the rights of any senior lenders, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor which are not used to reconstruct, restore or otherwise improve the Property or part thereof that was taken or damaged, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage subject to the rights of any senior lenders. All such compensation, awards, damages, rights of action and proceeds which are not used to reconstruct, restore or otherwise improve the property or part thereof that was taken or damaged, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary subject to the rights of any senior lenders;

18. Notwithstanding Sections 16 and 17, in the event that a portion of the Property is taken for a public improvement or pursuant to a condemnation proceeding and the residential rental housing units on the Property remain intact and continue to be owned and operated by Trustor in conformance with local zoning laws and entitlements, Beneficiary shall not declare all sums due and payable under the Note, nor shall the Beneficiary be entitled to any compensation, awards and other payments therefor, provided that subject to the rights of any senior lenders, such compensation, awards and other payments are used for (1) paying principal and interest owed on any senior loan, (2) making improvements to the Property that are approved by Beneficiary, in its reasonable discretion, or (3) payment of principal owing under the Note. In the event that Trustor receives such compensation, awards or other payments and fails to expend the funds in conformance with subsections (1) and (2) this section within thirty (30) days of receipt of such funds, Trustor shall be in default under this Deed of Trust;

19. Upon default by Trustor in taking any action or in making any payments provided for herein, or in the Secured Obligations, if Trustor shall fail to perform any covenant or agreement in this Deed of Trust within thirty (30) days after written demand therefor by Beneficiary (or, in the event that more than thirty (30) days is reasonably required to cure such default, should Trustor fail to promptly

commence such cure, and diligently prosecute same to completion), after the giving of notice and the expiration of any applicable cure period, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale, and of written notice of default and of election to cause the property to be sold, which notice Trustee shall cause to be duly filed for record and Beneficiary may foreclose this Deed of Trust. Beneficiary shall also deposit with Trustee this Deed of Trust and all documents evidencing expenditures secured hereby;

20. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. The Trustee shall apply the proceeds of sale to payment of (1) the expenses of such sale, together with the reasonable expenses of this trust including therein reasonable Trustee's fees or attorney's fees for conducting the sale, and the actual cost of publishing, recording, mailing and posting notice of the sale; (2) the cost of any search and/or other evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at the maximum rate allowed by law; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto;

21. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this Deed of Trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers, and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this Deed of Trust and its place of record, which, when duly recorded in the proper office of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee;

22. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived to the full extent permissible by law;

23. Upon written request of Beneficiary stating that all sums secured hereby have been paid and all obligations secured hereby have been satisfied, and upon surrender of this Deed of Trust to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto";

24. The trust created hereby is irrevocable by Trustor;

25. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term "Beneficiary" shall include not only the original Beneficiary hereunder but also any future successor in interest to Beneficiary. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or

neuter, and the singular number includes the plural. All obligations of Trustor hereunder are joint and several;

26. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made public record as provided by law. Except as otherwise provided by law, the Trustee is not obligated to notify any party hereto of pending sale under this Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee;

27. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address set forth in the Deed of Trust;

28. Trustor agrees at any time and from time to time, upon receipt of a written request from Beneficiary, to furnish to Beneficiary detailed statements in writing of income, rents, profits, and operating expenses of the premises, and the names of the occupants and tenants in possession, together with the expiration dates of their leases and full information regarding all rental and occupancy agreements, and the rents provided for by such leases and rental and occupancy agreements, and such other information regarding the premises and their use as may be requested by Beneficiary;

29. As is provided more specifically in the Secured Obligations, the obligations of Trustor thereunder are nonrecourse obligations of the Trustor. The sole recourse of Beneficiary shall be the exercise of its rights against the Property;

30. Notwithstanding specific provisions of this Deed of Trust, non-monetary performance hereunder shall not be deemed to be in default where delays or defaults are by reason of any event beyond the reasonable control of either Party, including without limitation, by labor disputes, fire, unusual delay in deliveries, weather or acts of God, terrorism, delay in the issuance of permits or approvals, acts of governmental entities, or unavoidable casualties. An extension of time for any such cause (a "**Force Majeure Delay**") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause. If, however, notice by the party claiming such extension is sent to the other party more than thirty (30) days after the commencement of the cause, the period shall commence to run only thirty (30) days prior to the giving of such notice. Times of performance under this Deed of Trust may also be extended in writing by the Beneficiary and Trustor;

31. If the rights and liens created by this Deed of Trust shall be held by a court of competent jurisdiction to be invalid or unenforceable as to any part of the obligations described herein, the unsecured portion of such obligations shall be completely performed and paid prior to the performance and payment of the remaining and secured portion of the obligations, and all performance and payments made by Trustor shall be considered to have been performed and paid on and applied first to the complete payment of the unsecured portion of the obligations;

32. (a) Subject to the extensions of time set forth in Paragraph 31, and subject to the further provisions of this Paragraph 33, failure or delay by Trustor to perform any term or provision respectively required to be performed under the Secured Obligations or this Deed of Trust constitutes a default under this Deed of Trust;

(b) Beneficiary shall give written notice of default to Trustor, specifying the default complained of by the Beneficiary. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default;

(c) Any failures or delays by Beneficiary in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by

Beneficiary in asserting any of its rights and remedies shall not deprive Beneficiary of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies;

(d) If an event of default occurs under the terms of this Deed of Trust, prior to exercising any remedies hereunder or thereunder, Beneficiary shall give Trustor written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, Trustor shall have such period to effect a cure prior to exercise of remedies by Beneficiary under this Deed of Trust. If the default is such that it is not reasonably capable of being cured within thirty (30) days, and Trustor (i) initiates corrective action within said period, and (ii) diligently and in good faith works to effect a cure as soon as reasonably possible, then Trustor shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by Beneficiary. In no event shall Beneficiary be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default;

(e) If an event of default occurs under the terms of the Secured Obligations, prior to exercising any remedies hereunder or thereunder, Beneficiary shall give Trustor notice of such default. As is provided more specifically in the Secured Obligations, if the default is reasonably capable of being cured within thirty (30) days, Trustor shall have such period to effect a cure prior to exercise of remedies by the Beneficiary under the Secured Obligations, or this Deed of Trust. If the default is such that it is not reasonably capable of being cured within thirty (30) days, and Trustor (i) initiates corrective action within said period, and (ii) diligently and in good faith works to effect a cure as soon as reasonably possible, then Trustor shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by Beneficiary. In no event shall Beneficiary be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default.

33. This Deed of Trust shall be recorded as a condition of and at the Closing of Escrow for Maker's purchase of the Property from City, and shall be recorded junior only to the grant deed by which Borrower takes title and any document evidencing or securing the Seller Loan.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the day and year first set forth above.

TRUSTOR:

ATWATER EV V, LLC,
a Delaware limited liability company

By:_____
Name:_____
Its: _____

Exhibit A to Deed of Trust

Legal Description of Property

Exhibit C

ESCROW AGREEMENT

This Escrow Agreement ("**Agreement**") is made and entered into as of the ___th day of March, 2026 ("Effective Date"), City of Buena Park, a California municipal corporation and charter city organized and existing under the laws of the State ("*City*"), and Atwater EV V, a Delaware limited liability company ("Developer"). City and Developer are at times referred to herein individually as a "**Party**" and jointly as the "**Parties**."

RECITALS

[TO BE ADDED]

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements contained in this Agreement, it is hereby agreed as follows:

1. **Defined Terms**. All terms not defined in this Agreement have the meanings ascribed to them in the Loan Agreement.

2. **Establishment of Escrow Agent / Account**. Contemporaneously herewith, an interest bearing escrow account shall be established by the Parties with Green Escrow Services, Inc. (the "**Escrow Agent**"), which escrow account to be entitled "Buena Park / Atwater Loan Funds Account" (the **"Escrow Account**"). The Escrow Agent agrees to hold all monies and funds so deposited in the Escrow Account in trust for the benefit of the Project and the Parties' respective interests therein, and to disburse such monies under the terms of this Agreement.

3. **Term.** This Agreement shall commence on the Effective Date and, except as otherwise provided in Section 11 below, shall automatically expire when all Escrowed Funds (defined below) have been allocated and paid by the Escrow Agent in accordance with the terms and conditions hereof such that the balance of the Escrow Account is ZERO DOLLARS ($0) ("Escrow Term"). During the Escrow Term, the Developer acknowledges and agrees that it does not own and is not entitled to any Escrowed Funds deposited or received into the Escrow Account, and no amounts deposited or accruing in the Escrow Account shall become the property of Developer or any other entity, or be subject to the debts or liabilities of the Developer or any other entity, unless and until disbursed by the Escrow Agent pursuant to the express terms of this Agreement.

4. **Additional Instructions**. This Agreement may be supplemented and amended by standard terms and conditions required by the Escrow Agent, or terms and conditions otherwise agreed to by the Parties, provided such supplemental or amended instructions are in writing and signed by the Parties and Escrow Agent.

5. **Authorized Agents**. The following individuals are the "Authorized Representatives" of the Parties, who shall have authority to take all actions and receive all notices on behalf of the respective Party: (a) for City) – Aaron France, City Manager, whose email is *afrance@buenapark.com* and phone number is (714) 562-3500; and (b) for the Developer – _____ whose email is _____ and phone number is _____. Where an action or approval is required by the City or Developer hereunder, the Authorized Representatives shall be authorized to take such action.

6. **Escrow Deposits**. On or before _____, the City shall deposit the Loan Funds directly into the Escrow Account to be held by the Escrow Agent (the "**Escrowed Funds**"). The Escrow Agent agrees to hold the Escrowed Funds and all monies and funds so deposited or accrued in the Escrow Account in trust for the benefit of the Parties hereto and their respective interests until authorized to disburse such monies under the terms of this Agreement. The Escrow Account shall be an interest-bearing account and all interest earned thereon shall become part of the Escrowed Funds.

7. **Escrow Account; Use of Funds**.

(a) *Construction Fund*. The Escrow Agent shall disburse or transfer such Escrowed Funds in the Escrow Account to the Developer only in the amounts and only for the purposes stated in a requisition from the Developer that has been countersigned and approved by the City (as described in the following sentence) for the direct payment of the cost incurred by Developer for the Project Work. Before any payment of Escrowed Funds is made to the Developer the Developer shall file or shall cause to be filed with the City a requisition in substantially the form set forth in Exhibit B hereto ("**Requisition**"). Each such Requisition shall state and be supported by evidence and documentation satisfactory to the City, in its reasonable and good faith discretion, that an obligation in the stated amount has been properly incurred by Developer for labor and/or materials furnished in furtherance of completing the Project Work. The City shall, within ten (10) days after receipt of a Requisition (i) approve the Requisition request, or (ii) disapprove the Requisition request (in its reasonable and good faith discretion) and state the reasons for such disapproval. If the City disapproves the Requisition, the Developer may resubmit the Requisition to the City at any time, and the City shall approve or disapprove of the resubmitted Requisition consistent with the foregoing. If the City fails to respond to a Requisition within such time periods, then the Developer may resubmit the Requisition to the City's representative with a cover letter stating "**THE CITY'S FAILURE TO RESPOND SHALL RESULT IN THE DEEMED APPROVAL OF THE ATTACHED**" in all capital letters and in bold face type. If the City fails to respond to such second request for approval within five (5) days following such second submittal, then such second failure by the City shall be deemed acceptance and approval of the Requisition by the City. If the Developer's Requisition is approved by City, the City shall countersign the Requisition and submit it to the Escrow Agent; and such signature shall be ministerial by the City in the event of a deemed approval. Upon receipt of a Requisition that is signed by both the Developer and City, the Escrow Agent shall pay the amount set forth in such Requisition as directed by the terms thereof. Each fully signed Requisition shall be sufficient evidence to the Escrow Agent of the facts stated therein and the Escrow Agent shall have no duty to confirm the accuracy of such facts.

(b) *Completion of Project*. The Project Work will be deemed complete when all items of Project Work have been "finalized" or certified as complete by the City of Buena Park (the "**City**") or governmental agency with jurisdiction, and all portions of Phase 1 have been issued a final building permit from the City. When the Project Work is complete, the City shall deliver to the Escrow Agent a written notice of completion for the Project Work. Following the delivery of such notice, the Escrow Agent shall, after the payment of any outstanding Escrow Fees (defined below) or costs, transfer or pay all Funds on deposit in Escrow Account to Developer and terminate the Escrow.

8. **Compensation of Escrow Agent**. The Parties shall pay the Escrow Agent a fee for its services hereunder in an amount equal to Escrow Agent's standard fees for such services, as are appended hereto, which amount shall be paid from the Escrowed Funds in the Escrow Account. Escrow Agent may reserve a balance in the Escrow Account of an amount equal to any Escrow Fee(s) or costs incurred but outstanding to ensure and secure payment thereof. Any outstanding Escrow Fees and costs shall be paid prior to releasing the balance of the Escrow Account to the Developer following completion of the Unfinished Work as described in Section 7(b) of this Agreement.

9. **Termination**. City may not terminate this Agreement except upon the occurrence of an uncured default under the Construction Covenants or this Agreement. A default under this Agreement includes Developer's failure to use proceeds of the loan for permitted purposes, failure to timely repay the loan, or Developer's failure perform its obligations on a timely basis contained in the Construction Covenants. Upon expiration of such cure period, the Escrow Agent shall, after the payment of any Escrow Fees or costs then due and owing, release and pay all funds and monies in the Escrow Account to the City. The Developer shall have no right to terminate or independently request disbursements from the Escrow Account, except in accordance with an approved Requisition.

10. **Compliance with Applicable Laws**. The Developer shall comply with all applicable local, state, and federal laws associated with the use and expenditure of the Escrowed Funds received by the Developer from the Escrow Account.

11. **Covenant to Pursue Project; Cooperation; Enforcement**. At all times during the Escrow Term, the Developer shall pursue diligently and without interruption all actions necessary and appropriate to complete the Project within a commercially reasonable time not exceeding the time periods in the Construction Covenants. The City covenants and commits to promptly reviewing and providing comments on applications or plans submitted for review by the Developer in connection with obtaining permits or approvals from the City for Project Work and act in good faith and non-discriminatory manner. The Developer shall comply with all contractual obligations associated with management and ownership of Phase 1, and shall reasonably cooperate with the City and other governmental agencies with jurisdiction over Phase 1 in connection with the completion thereof.

12. **Concerning the Escrow Agent**. The Parties agree that the following provisions shall control with respect to the rights, duties, liabilities, privileges, and immunities of the Escrow Agent:

(a) The Escrow Agent is not a party to, and is not bound by, or charged with notice of, any agreement out of which this Agreement may arise, other than this Agreement.

(b) The Escrow Agent acts hereunder as a depository only, and is not responsible or liable in any manner whatever for the sufficiency, correctness, genuineness or validity of the subject matter of the Escrow or any part thereof, or for the form or execution thereof, or for the identity or authority of any person executing or depositing the same.

(c) The Escrow Agent shall be protected in acting upon any written notice, waiver, consent, certificate, receipt, authorization, power of attorney or other paper or document which the Escrow Agent in good faith believes to be genuine and what it purports to be.

(d) The Escrow Agent may consult with legal counsel in the event of any dispute or question as to the construction of any of the provisions hereof or its duties hereunder, and it shall incur no liability and shall be fully protected in acting in good faith in accordance with the opinion and instruction of such counsel.

(e) The Parties hereby jointly and severally agree to defend, indemnify and hold harmless the Escrow Agent from and against any and all claims, demands, causes of action, losses, liabilities, damages, costs and expenses, including, without limitation, court costs, legal expenses and attorneys' fees, incurred or suffered by the Escrow Agent in connection with the performance of its obligations under this Agreement or otherwise arising, directly or indirectly, by reason of this Agreement, except to the extent any such claims, demands, causes of actions, losses, liabilities, damages, costs or expenses are incurred or suffered by the Escrow

Agent as a result of its own gross negligence or willful misconduct. In the event Escrow Agent becomes involved in litigation in connection with this Agreement, the Parties agree to indemnify and save Escrow Agent harmless from all loss, costs, damages, expenses and attorneys' fees suffered or incurred by the Escrow Agent as a result thereof. The obligations of indemnity of the City and Developer shall survive the expiration or any termination of this Agreement and shall be performable in Orange County, California.

(f) NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE ESCROW AGENT SHALL NOT BE LIABLE FOR ANY ERROR OF JUDGMENT, OR FOR ANY ACT DONE OR STEP TAKEN OR OMITTED BY IT IN GOOD FAITH, OR FOR ANY MISTAKE IN FACT OR LAW, OR FOR ANYTHING WHICH IT MAY DO OR REFRAIN FROM DOING IN CONNECTION HEREWITH, INCLUDING WITHOUT LIMITATION ANY ACT OR OMISSION ARISING FROM OR RELATED TO THE NEGLIGENCE OF ESCROW AGENT, UNLESS DUE TO ITS OWN GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

If any claims or demand upon the Escrow Agent are made in connection with any provision of this Agreement, or if the Escrow Agent, in good faith, shall be in doubt as to what action it should take hereunder, the Escrow Agent may, in its sole discretion, refuse to comply with any claims or demands on it, or refuse to take any other action hereunder, so long as such disagreement continues or such doubt exists, and in such event, the Escrow Agent shall not be or become liable in any way or to any person for its failure or refusal to act, and the Escrow Agent shall be entitled to continue to so refrain from acting until (i) the rights of all interested Parties shall have been fully and finally adjudicated by a court of competent jurisdiction, or (ii) all differences shall have been adjusted and all doubt resolved by agreement among all of the interested Parties and Escrow Agent shall have been notified thereof in writing signed by all such Parties. Notwithstanding the foregoing, in the event Escrow Agent shall be in doubt as to what action it should take hereunder at any time during the term of this Agreement, the Escrow Agent shall have the right, in its sole and absolute discretion, to file an interpleader action in the District Court of Orange County, California, and interplead all documents and instruments held by it into the registry of said court, and in such event, all costs, expenses and attorneys' fees incurred by the Escrow Agent in filing such interpleader action shall be paid by the Parties or from the funds so interplead. The rights of Escrow Agent under this paragraph are cumulative to all other rights which it may have by law or otherwise.

13. **Costs and Attorneys' Fees**. If any Party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the prevailing Party in such action shall be entitled to recovery of all costs and expenses of litigation, including reasonable attorneys' fees.

14. **Notices.** All notices given hereunder will be in writing, served by registered or certified mail, return receipt requested, postage prepaid, or by hand-delivery, to the parties at the following addresses:

To the Developer:

Atwater EV V, LLC
Attn: Albert Lemus, Managing Partner
4410 East Gage Avenue
Bell, CA 90622

with a copy to:

Karavas Kiely Schloss & Whitman LLP
1800 Century Park East, Suite 200
Los Angeles, CA 90067
Attn: Jeffrey McDonald
Email: jmcdonald@kkslawyers.com

To the City:

City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90612
Attention: Aaron France
Email: afrance@buenapark.com

with a copy to:

Alvarez-Glasman & Colvin
13181 Crossroads Pkwy. North
Suite 400–West Tower
City of Industry, CA 91746
Attention: Christopher G. Cardinale
Email: ccardinale@agclawfirm.com

To the Escrow Agent:
Green Escrow Services, Inc.
To be provided.

15. Miscellaneous.

(a) This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the Parties, provided that Escrow Agent shall not assign its rights, duties, or obligations hereunder in whole or in part without the prior written consent of the City and Developer, and any such assignment without said consent shall be void.

(j) If any provision of this Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof.

(k) This Agreement has been prepared, is being executed and delivered, and is intended to be performed in the State of California, and the substantive laws of such state shall govern the validity, construction, enforcement, and interpretation of this Agreement.

(l) This Agreement may not be modified except in writing signed by the Parties hereto, or in supplemental or amended escrow instructions executed by the Parties.

(m) All demands, notices, approvals, consents, requests and other communications hereunder shall be given through the Authorized Representatives in the manner provided in this Agreement.

(n) If one or more of the provisions hereof shall for any reason be held to be invalid, illegal, or unenforceable in any respect under applicable law, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

(o) Nothing in this Agreement is intended to amend the existing legal or contractual rights of the Parties, nor amend, modify, or alter any existing written agreements relating to the Project, Property, or among the Parties, including, but not limited to, the Purchase Agreement or Construction Covenants.

(p) This Agreement may be executed in one or more counterparts, and if executed in more than one counterpart, the executed counterparts shall together constitute a single instrument.

(q) The respective rights and obligations of the Parties set forth in this Agreement are intended to be for the exclusive benefit of the Parties, and it is not the intention of either Party to create, and this Agreement shall not operate or be construed to create, any third party beneficiary rights or other rights in favor or any person or entity other than the Developer and City, respectively, and their respective permitted successors and assigns, if any, under the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names, all as of the date first above written.

CITY OF BUENA PARK,
a California municipal corporation and charter City

_____
By: Aaron France, City Manager

Atwater EV V,
a Delaware limited liability corporation

By:_____
Jose Alberto Lemus, Managing Member

EXHIBIT B
FORM OF REQUISITION REQUEST

Dated_____ , 202_
To: [_____] Company
Attention:
Email:

Re: Requisition Request
Escrow No.

City of Buena Park, a California municipal corporation and charter city organized and existing under the laws of the State ("City"), and Atwater EV V, a Delaware limited liability company ("Developer"), and [___] COMPANY (the "**Escrow Agent**"), entered into that certain Loan Agreement and Associated Escrow Instructions dated as of February ___, 2026 (the "Loan Agreement", and all capitalized terms used and not defined herein shall have the meanings set forth in such Loan Agreement).

The undersigned hereby certifies and authorizes a distribution from the Escrow Account in the amount of $_____ (the "**Distribution Amount**") for the purpose of Developer's payment to [SERVICE PROVIDER / VENDOR] for [SCOPE OF SERVICES] ("Approved Expense").

The Escrow Agent is instructed to transfer the Distribution Amount to the Developer within one (1) business day of the City's approval as noted below (or deemed approval) in accordance with the Escrow Agreement and pursuant to the wire transfer instructions provided by the Developer.

By executing below, Developer, under penalty of perjury: (a) represents and covenants that the Approved Expense was properly incurred in performance of the Escrow Agreement, and (b) the Distribution Amount shall be used solely and exclusively for paying the Approved Expense identified above. No later than ten (10) days from the date hereof, Developer shall provide copies of cancelled checks or wired transfers showing the Distribution Amount was used to pay the Approved Expense.

ATWATER EV, a Delaware limited
liability company
By: _____

The undersigned hereby certifies for the benefit of the Escrow Agent in connection with the Escrow Agreement that the City has approved the Distribution Request.
Dated: _____

APPROVED BY THE CITY:

CITY OF BUENA PARK, a California municipal corporation and charter city.
By: _____
Aaron France
City Manager

February 24, 2026
STUDY SESSION
Item No. 9A.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY'S MID-YEAR BUDGET

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

DISCUSSION

The City's annual Mid-Year Budget review is scheduled for February 24, 2026. The format of the information presented will be consistent with the format used in prior years.

The City Manager and the Director of Finance have reviewed the carryover and mid-year budget adjustment requests. Should the City Council have any questions or comments prior to the study session, please contact the Director of Finance or the appropriate Department Director.

Attachments

Mid-Year Budget Review2026.pdf

Mid-Year Budget Review

Finance Department

February 24, 2026

Presentation Outline

- Mid-Year Budget Review
  - Results from FY 2024-25
    - General Fund Revenues
    - General Fund Expenditures
    - Fund Balance of General Fund
    - Self Insurance Funds Reserves
    - Reserves – All Other Funds
  - Projected Results for FY 2025-26
    - General Fund Projected Revenues
    - General Fund Projected Expenditures
    - Projected Fund Balance of General Fund

Presentation Outline

- Carryover Requests from FY 2024-25 to FY 2025-26
- Mid-Year Budget Adjustment Requests for FY 2025-26

Comparison of General Fund Revenues FY23-24 to FY24-25

Description	2024-25 Budget	2024-25 Actual	Over (Under) Budget	2023-24 Actual
Sales Taxes	$ 36,391,000	$ 37,327,699	$ 936,699	$ 38,459,902
Property Taxes	10,735,070	11,787,113	1,052,043	11,262,430
Transient Occupancy Taxes	8,000,000	8,534,611	534,611	7,834,988
Motor Vehicle Fees	10,611,000	11,816,680	1,205,680	11,016,301
Refuse Collection	4,858,220	4,888,245	30,025	4,724,218
Utility User Fees	3,800,000	4,100,372	300,372	4,442,986
Franchise Fees	2,324,930	2,396,890	71,960	2,190,987
Court Fines	878,000	653,899	(224,101)	756,799
Business Licenses	1,200,000	1,376,389	176,389	1,317,256
Development Fees	1,231,830	1,266,525	34,695	1,024,303
Building Permits	2,006,870	1,274,447	(732,423)	1,390,276
Recreation Fees	815,100	782,061	(33,039)	866,381
Visit Buena Park Marketing	20,000	55,119	35,119	18,369
Paramedic Fees	1,050,000	754,202	(295,798)	1,204,679
Misc & Other Revenues	592,460	1,099,210	506,750	846,781
Property Transfer Taxes	400,000	413,545	13,545	344,790
Investment Earnings	682,700	3,546,742	2,864,042	2,656,638
Grants	5,651,594	8,714,552	3,062,958	3,485,891
Transfers In	1,544,620	192,927	(1,351,693)	187,383
Pass-Through	1,300,000	1,457,104	157,104	1,290,673
Police Fees	1,998,900	2,131,865	132,965	2,004,109
Engineering Fees	234,000	245,212	11,212	277,690
Bus Shelter Fees	99,460	126,750	27,290	117,000
Total Revenue	**$ 96,425,754**	**$ 104,942,159**	**$ 8,516,405**	**$ 97,720,830**

Comparison of General Fund Expenditures FY23-24 to FY24-25

Description	2024-25 Amended Budget	2024-25 Actual	Surplus (Deficit)	2023-24 Actual
City Council	$ 439,330	$ 391,883	$ 47,447	$ 398,719
City Manager	1,583,120	1,581,299	1,821	1,477,562
Community Support Services	4,875,228	5,919,932	(1,044,704)	3,999,490
City Attorney	314,360	365,014	(50,654)	376,897
City Clerk	870,113	820,919	49,194	695,172
Human Resources	1,317,370	1,292,440	24,930	923,545
Finance	1,224,890	1,178,798	46,092	1,119,262
Community Development	5,349,832	4,287,630	1,062,202	3,533,038
Fire Services	15,604,910	15,600,858	4,052	14,913,703
Police Services	37,676,659	38,515,581	(838,922)	34,474,184
Public Works	15,483,396	15,816,679	(333,283)	14,021,663
Community Services	5,583,281	5,436,050	147,231	5,422,776
Non Departmental	2,254,200	1,949,847	304,353	1,662,690
Capital Outlay	619,829	490,234	129,595	741,083
Operating Transfers Out	1,710,940	1,491,562	219,378	1,197,052
Total Operating Expenditures	94,907,458	95,138,726	(231,268)	84,956,836
Capital Improvement Projects	11,417,697	4,282,384	7,135,313	7,941,258
Total CIP Expenditures	11,417,697	4,282,384	7,135,313	7,941,258
Total Expenditures	**$ 106,325,155**	**$ 99,421,110**	**$ 6,904,045**	**$ 92,898,094**

General Fund – Fund Balance FY24-25

Fund Balance, Beginning (restated)		$ 78,336,607
Total Revenues & Transfers In	104,942,159	
Total Operating Expenditures & Transfers Out	95,138,726	
Excess of Revenues/Transfers over Operating Expenditures/Transfers		9,803,433
Total Capital Improvement Program Expenditures	4,282,384	
Revenues/Transfers over (under) Expenditures/Transfers		5,521,049
Fund Balance, Ending		**$ 83,857,656**

CITY of BUENA PARK
General Fund Reserves/Designations

	FY 2024-25	FY 2023-24
Reserved for Legal Obligations:		
Encumbrances and Legal Obligations	$ 10,733,177	$ 8,623,832
Unreserved:		
Designated for continuing capital projects	7,135,313	2,450,988
Designated for land held for resale	17,526,235	17,526,235
Designated for PERS UAL	2,970,935	2,228,095
Designated for future projects	7,526,433	7,526,433
Undesignated:	37,965,563	39,981,024
Total	**$ 83,857,656**	**$ 78,336,607**

Workers' Compensation Self-Insurance Fund

Actual Reserves - FY 2024-25	
Cash Position @ June 30, 2025	$ 5,076,287
Add: Current Receivables	28,599
Less: Current Liabilities	(23,702)
Less: Reserve for Claims Payable	(5,532,429)
Net Insurance Deficit @ June 30, 2025	$ (451,244)
Projected Reserves - FY 2025-26	
Cash Position @ June 30, 2025	$ 5,076,287
Add: Projected Revenues	2,156,000
Less: Projected Expenses	(1,519,870)
Projected Cash Position @ June 30, 2026	5,712,417
Less: Projected Reserve for Claims Payable	(5,086,971)
Projected Net Insurance Deficit @ June 30, 2026	$ 625,447

Public Liability Self-Insurance Fund

Actual Reserves - FY 2024-25	
Cash Position @ June 30, 2025	$ 987,618
Add: Current Receivables	5,564
Less: Current Liabilities	(94,699)
Less: Reserve for Claims Payable	(2,218,813)
Net Insurance Surplus @ June 30, 2025	$ (1,320,331)
Projected Reserves - FY 2025-26	
Cash Position @ June 30, 2025	$ 987,618
Add: Projected Revenues	1,712,000
Less: Projected Expenses	(2,456,810)
Projected Cash Position @ June 30, 2026	242,808
Less: Projected Reserve for Claims Payable	(3,232,329)
Projected Net Insurance Deficit @ June 30, 2026	$ (2,989,521)

Accrued Leave Fund

Actual Reserves - FY 2024-25	
Cash Position @ June 30, 2025	$ 527,802
Add: Current Receivables	2,974
Less: Current Liabilities	(8,288)
Accrued Leave Balance @ June 30, 2025	$ 522,488
Projected Reserves - FY 2025-26	
Cash Position @ June 30, 2025	$ 527,802
Add: Projected Revenues	505,000
Less: Projected Expenses	(507,250)
Projected Cash Position @ June 30, 2026	525,552
Projected Accrued Leave Balance @ June 30, 2026	$ 525,552

Other Funds – Reserves FY24-25

Measure R Fund		
Cash Position @ June 30, 2025	$	1,444,028
Add: Current Receivables		1,660,983
Less: Current Liabilities		-
Net Cash Position @ June 30, 2025		3,105,011
Restricted for Continuing Capital Projects		-
Fund Balance @ 6/30/25	$	3,105,011

Other Funds – Reserves FY24-25

Gas Tax Fund		
Cash Position @ June 30, 2025		$ 9,771,281
Add: Current Receivables		673,375
Add: Unbilled Receivables		328,662
Less: Encumbrances and Carryovers		-
Less: Current Liabilities		(456,074)
Net Cash Position @ June 30, 2025		10,317,244
Restricted for Continuing Capital Projects		
- Annual Pavement Rehab	1,704,619	
- Slurry Seal Program	559,972	
- Striping Program	236,574	
- Annual Wheelchair Ramp	247,458	
- Traffic Signal Improvements	135,643	
- Annual Battery Backup Upgrades	103,750	
- Dale Street Complete Streets	10,946	
- Knott Ave. Rehab - Ball Rd. to Orange Ave.	5,469	
- Engineering and Traffic Study	8,990	
- Knott Ave Pavement Rehab - La Palma - Artesia Blvd.	1,241,870	
- Citywide Traffic Signal Upgrades & Safety Elements	1,220,997	
- Dale St. Pavement Rehab (SR91 to Crescent)	600,000	
- Commonwealth Ave. Rehab (ECL to WCL)	600,000	
- Valley View St. Pavement Rehab (O'thorpe to Lincoln)	300,000	
- O'thorpe Complete Streets Planning Study	341,008	
Restricted for Continuing Capital Projects		(7,317,297)
Restricted Fund Balance @ 6/30/25		$ 2,999,947

Other Funds – Reserves FY24-25

Measure M2 Fund		
Cash Position @ June 30, 2025		$ 2,629,485
Add: Current Receivables		14,319
Less: Current Liabilities		(454)
Net Cash Position @ June 30, 2025		2,643,349
Restricted for Continuing Capital Projects		
- Malvern & Chapman TSSP	53,957	
- Orangethorpe TSSP	188,560	
- Metrolink Improvements	328,400	
- Knott Ave Pavement Rehab - La Palma - Arte	165,000	
- Dale St. Pavement Rehab (SR91 to Crescent	696,755	
- Commonwealth Ave. Rehab (ECL to WCL)	400,000	
Restricted for Continuing Capital Projects		(1,832,671)
Restricted Fund Balance @ 6/30/25		$ 810,678

Other Funds – Reserves FY24-25

HOME Deferred Loan Fund	
Cash Position @ June 30, 2025	$ 1,262,461
Add: Current Receivables	7,113
Less: Current Liabilities	(124,498)
Net Cash Position @ June 30, 2025	1,145,075
Restricted Fund Balance	$ 1,145,075

CalHOME Loan Fund	
Cash Position @ June 30, 2025	$ 1,498,989
Add: Current Receivables	8,445
Less: Current Liabilities	-
Net Cash Position @ June 30, 2025	1,507,434
Restricted Fund Balance	$ 1,507,434

Park In-lieu Fund	
Cash Position @ June 30, 2025	$ 140,551
Add: Current Receivables	792
Less: Current Liabilities	(128,354)
Net Cash Position @ June 30, 2025	12,989
Restricted for CIP and Encumbrances	(12,989)
Restricted Fund Balance	$ -

Other Funds – Reserves FY24-25

Traffic Congestion Relief Fund		
Cash Position @ June 30, 2025	$	86,492
Add: Current Receivables		487
Net Cash Position @ June 30, 2025		86,979
Restricted for CIP and Encumbrances		-
Restricted Fund Balance	$	86,979

AB2766/AQMD Fund		
Cash Position @ June 30, 2025	$	497,966
Add: Current Receivables		2,805
Less: Current Liabilities		(598)
Net Cash Position @ June 30, 2025		500,173
Restricted for CIP and Encumbrances		-
Restricted Fund Balance	$	500,173

Other Funds – Reserves FY24-25

Local Law Enforcement Block Grant Fund	
Cash Position @ June 30, 2025	$ 80,138
Add: Current Receivables	451
Less: Current Liabilities	(3,501)
Net Cash Position @ June 30, 2025	77,088
Restricted Fund Balance	$ 77,088

Asset Forfeiture Fund	
Cash Position @ June 30, 2025	$ 623,091
Add: Current Receivables	3,510
Less: Current Liabilities	(213,478)
Net Cash Position @ June 30, 2025	413,124
Restricted Fund Balance	$ 413,124

Proposition 172 Fund	
Cash Position @ June 30, 2025	$ 80,105
Add: Current Receivables	93,779
Less: Current Liabilities	(10,660)
Net Cash Position @ June 30, 2025	163,225
Restricted Fund Balance	$ 163,225

Other Funds – Reserves FY24-25

COPS/Supplemental Law Enforcement Special Fund		
Cash Position @ June 30, 2025	$	137,649
Add: Current Receivables		776
Less: Current Liabilities		(3,149)
Net Cash Position @ June 30, 2025		135,276
Restricted Fund Balance	$	135,276

State OCATT Fund		
Cash Position @ June 30, 2025	$	(62,485)
Add: Current Receivables		-
Less: Current Liabilities		(2,470)
Net Cash Position @ June 30, 2025		(64,955)
Restricted Fund Balance	$	(64,955)

Other Funds – Reserves FY24-25

Capital Projects Fund		
Cash Position @ June 30, 2025	$	(66,346)
Add: Current Assets		-
Less: Current Liabilities		(4,738)
Net Cash Position @ June 30, 2025		(71,084)
Restricted for CIP and Encumbrances		-
Restricted Fund Balance	$	(71,084)
Economic Development Fund		
Cash Position @ June 30, 2025	$	10,950,741
Add: Current Assets		61,695
Less: Current Liabilities		(15,005)
Net Cash Position @ June 30, 2025		10,997,431
Restricted for CIP and Encumbrances		-
Restricted Fund Balance	$	10,997,431
Opioid Settlement Fund		
Cash Position @ June 30, 2025	$	582,695
Add: Current Assets		186,612
Less: Current Liabilities		(14,659)
Net Cash Position @ June 30, 2025		754,649
Restricted for CIP and Encumbrances		-
Restricted Fund Balance	$	754,649

General Fund Revenues FY25-26

Description	Budgeted Revenues	YTD Actual Ending 12/31/25	2025-26 Estimated Revenues	Over (Under) Budget	2024-25 Actual Revenues
Sales Taxes	$ 34,862,000	$ 6,195,345	$ 34,369,500	$ (492,500)	$ 37,327,699
Property Taxes	11,800,000	4,819,104	11,800,000	-	11,787,113
Transient Occupancy Taxes	8,100,000	3,410,648	8,191,000	91,000	8,534,611
Motor Vehicle Fees	12,035,000	128,747	12,035,000	-	11,816,680
Refuse Collection	4,900,000	1,991,623	4,900,000	-	4,888,245
Utility User Fees	4,500,000	1,737,531	4,500,000	-	4,100,372
Franchise Fees	2,580,800	332,971	2,580,800	-	2,396,890
Court Fines	827,000	284,468	622,000	(205,000)	653,899
Business Licenses	1,500,000	649,808	1,500,000	-	1,376,389
Development Fees	889,800	440,759	914,680	24,880	1,266,525
Building Permits	1,099,270	678,121	1,188,350	89,080	1,274,447
Recreation Fees	829,670	312,213	778,370	(51,300)	782,061
Visit Buena Park Marketing	101,500	96,391	115,375	13,875	55,119
Paramedic Fees	1,080,000	853,732	1,080,000	-	754,202
Misc & Other Revenues	595,160	619,339	654,496	59,336	1,099,210
Property Transfer Taxes	400,000	192,829	400,000	-	413,545
Investment Earnings	1,904,560	32,061	2,169,490	264,930	3,546,742
Grants	4,391,430	3,545,555	4,464,180	72,750	8,714,552
Transfers In	497,670	-	497,670	-	192,927
Redevelopment Pass-Through	1,400,000	-	1,400,000	-	1,457,104
Police Fees	2,318,400	1,226,612	1,813,930	(504,470)	2,131,865
Engineering/Public Works Fees	234,000	182,480	234,446	446	245,212
Bus Shelter Fees	99,460	48,750	98,480	(980)	126,750
Total Revenue	**$ 96,945,720**	**$ 27,779,087**	**$ 96,307,767**	**$ (637,953)**	**$ 104,942,159**

General Fund Expenditures FY25-26

Description	2025-26 Amended Budget	YTD Actual Ending 12/31/2025	2025-26 Estimated Expenditures	(Over) Under Budget	2024-25 Actual Expenditures
City Council	$ 487,350	$ 228,160	$ 474,573	$ 12,777	$ 391,883
City Manager	1,756,650	817,407	1,700,207	56,443	1,581,299
Community Support Services	5,049,320	2,116,588	5,049,320	-	5,919,932
City Attorney	321,650	191,370	661,650	(340,000)	365,014
City Clerk	849,290	375,520	801,082	48,208	820,919
Human Resources	1,276,480	604,183	1,266,701	9,779	1,292,440
Finance	1,348,080	611,753	1,312,446	35,634	1,178,798
Community Development	4,869,510	1,981,216	4,320,929	548,581	4,287,630
Fire Services	16,395,740	4,185,741	16,395,740	-	15,600,858
Police Services	42,519,809	20,330,020	42,386,442	133,367	38,515,581
Public Works	16,714,640	7,432,773	16,210,168	504,472	15,816,679
Community Services	6,316,450	3,065,039	6,375,281	(58,831)	5,436,050
Non Departmental	2,256,950	2,695,461	4,514,703	(2,257,753)	1,949,847
Capital Outlay	786,951	274,859	786,951	-	490,234
Operating Transfers Out	1,547,280	-	1,547,280	-	1,491,562
Total Operating Expenditures	102,496,150	44,910,090	103,803,472	(1,307,322)	95,138,726
Capital Improvement Projects	9,136,565	917,296	9,136,565	-	4,282,384
Total CIP Expenditures	9,136,565	917,296	9,136,565	-	4,282,384
Total Expenditures	**$ 111,632,715**	**$ 45,827,386**	**$ 112,940,037**	**$ (1,307,322)**	**$ 99,421,110**

General Fund –Projected Fund Balance FY25-26

Fund Balance, Beginning		$ 83,857,656
Total Estimated Revenues/Transfers In	96,307,767	
Total Estimated Operating Expenditures/Transfers Out	103,803,472	
Excess of Revenues/Transfers In over Operating Expenditures/Transfers Out		(7,495,705)
Total Estimated Capital Improvement Program Expenditures	9,136,565	
Estimated Revenues over (under) Estimated Expenditures		(16,632,270)
Fund Balance, Ending		**$ 67,225,386**

CITY of BUENA PARK
General Fund Reserves/Designations

	FY 2025-26	FY 2024-25
Reserved for Legal Obligations:		
Encumbrances and Legal Obligations	$ 8,500,000	$ 10,733,177
Unreserved:		
Designated for continuing capital projects	-	7,135,313
Designated for land held for resale	14,128,285	17,526,235
Designated for PERS UAL	3,470,935	2,970,935
Designated for future projects	7,026,433	7,526,433
Undesignated:	34,099,733	37,965,563
Total	**$ 67,225,386**	**$ 83,857,656**

Measure R Fund Revenues & Expenditures FY25-26

Description	Budgeted Revenues	YTD Actual Ending 12/31/25	2025-26 Estimated Revenues	Over (Under) Budget
Sales Taxes	$ 20,000,000	$ 6,710,189	$ 20,007,000	$ 7,000
Investment Earnings	200,000	76,875	$ 200,000	-
Total Revenue	**$ 20,200,000**	**$ 6,787,064**	**$ 20,207,000**	**$ 7,000**

Description	2025-26 Amended Budget	YTD Actual Ending 12/31/2025	2025-26 Estimated Expenditures	(Over) Under Budget
Human Resources	$ 394,370	$ 142,321	$ 306,028	$ 88,342
Police Services	3,440,960	1,230,908	2,860,289	580,671
Public Works	707,050	110,652	330,156	376,894
Non Departmental	3,600	900	3,600	-
Capital Outlay	831,400	196,166	831,400	-
Total Operating Expenditures	5,377,380	1,680,947	4,331,472	1,045,908
Capital Improvement Projects	8,075,000	27,962	8,075,000	-
Total CIP Expenditures	8,075,000	27,962	8,075,000	-
Total Expenditures	**$ 13,452,380**	**$ 1,708,909**	**$ 12,406,472**	**$ 1,045,908**

Carryover Requests – General Fund FY24-25 to FY25-26

- Community Development
  - Tobacco Enforcement Grant - $4,633
  - Electric Lawn Equipment Rebate Program - $58,550

- Public Works
  - Beverage Container Recycling Grant - $52,750

Carryover Requests – Other Funds FY24-25 to FY25-26

- Economic Development Fund
  - Commercial Façade Improvement Program - $1,000,000
- Local Law Enforcement Block Grant
  - Justice Assistance Grant (JAG) - $22,278
- CDBG Fund
  - Rental Assistance Program - $104,341

Mid-year Requests – General Fund FY25-26

- City Manager's Office
  - Stories of Buena Park - $5,000
  - Youth Microgrant Program – $5,000
- Public Works
  - Streets – Concrete/Asphalt Disposal increase - $5,000 (total to $17,000)
  - Streets – Uniforms increase - $1,500 (total to $5,000)
  - Engineering – On-call Traffic Counts increase - $10,000 (total to $20,000)
  - Engineering – Grant Writing Services increase - $45,000 (total to $75,000)
  - Signs & Striping – Replace Arrow Board for truck - $12,000
  - Signs & Striping – Replace Walk Behind Striper - $12,000

Mid-year Requests – Other Funds FY25-26

- Gas Tax Fund
  - ROW Improvements increase - $15,000 (total to $90,000)
- Water Fund
  - Water Meter Data Collector - $17,000
  - Catchbasin Cleaning increase - $25,500 (total to $83,000)
- Wastewater Fund
  - Smart Cover Batteries increase - $1,500 (total to $3,000)
- Information Technology Fund
  - Autocad Subscription increase - $10,600 (total to $21,600)

Mid-year Requests – Other Funds FY25-26

- Facilities Maintenance Fund
  - Stage Stop HVAC - $50,000
  - PD High Density Storage increase - $8,000 (total to $48,000)
  - Electrical Repairs at Parks - $56,000
  - PD Generator Repairs - $52,000
  - Generator Service increase - $14,000 (total to $35,000)
  - Ehler's Pest Treatments - $10,500
  - Consulting for Investment Grade Audit - $14,000

Mid-Year Budget Review

Finance Department

February 24, 2026

B. DESIGNATE A COUNCIL MEMBER AS THE CITY'S VOTING DELEGATE AND ALTERNATE VOTING DELEGATE FOR THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) 2026 GENERAL ASSEMBLY BUSINESS SESSION

Presented by Adria Vicuña, Director of Government and Community Relations/City Clerk

Meeting	Agenda Group
Tuesday, February 24, 2026, 5:00 PM	STUDY SESSION Item: 9B.

Prepared By	Department Head Approval
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk

Presented By
Adria M. Vicuna, Director of Government and Community Relations/City Clerk

DISCUSSION

The Southern California Association of Government (SCAG)'s 2026 General Assembly is scheduled for May 7 and 8, 2026, in Palm Desert. SCAG is requesting the City designate a voting delegate and alternate voting delegate by City Council Minute action.

The General Assembly Delegate Representative for Buena Park has an opportunity to propose any policy matter for determination by the General Assembly in the form of a proposed Resolution, and revisions to SCAG Bylaws. All proposed Resolutions and/or Bylaw revisions will be reviewed by SCAG's Bylaws and Resolutions Committee, and thereafter the Regional Council, before being considered at the General Assembly Business meeting. Once additional information is received on the proposed resolutions, staff will return to City Council for review and to provide direction to the City's delegates on how to proceed with voting.

For reference, attached is City Council's Policy on the selection of voting delegates for conferences and meetings.

Attachments

Policy No 52 Voting Delegates Selection.pdf

No: 52

City of BUENA PARK

CITY COUNCIL POLICY STATEMENT

RESPONSIBLE DEPARTMENT:	CITY CLERK'S OFFICE
CONTACT PERSON:	DIRECTOR OF GOVERNMENT AND COMMUNITY RELATIONS/CITY CLERK
SUBJECT:	SELECTION OF VOTING DELEGATES

This policy establishes the procedure for selecting a voting delegate and an alternate voting delegate to represent the City Council at meetings or conferences when requested and ensures that their voting decisions reflect the collective direction of the full City Council.

SELECTION OF DELEGATES

- Designation of Delegates:
  The City Council shall appoint a voting delegate and an alternate voting delegate from its members to represent the City at meetings or conferences, when requested. The appointments shall be made during a regular City Council meeting.

- Eligibility:
  Any City Council member is eligible for selection as a voting delegate or alternate delegate. The appointed delegates must register and attend the meeting or conference and have a clear understanding of the responsibilities associated with representing the City. If the voting delegate is unable to fulfill their responsibilities, the alternate voting delegate will act in their absence.

PRE-MEETING COUNCIL DIRECTION

- Prior to each meeting or conference, the City Clerk, or her or his designee, shall include a Study Session agenda report to review and discuss the items to be voted on at the meeting or conference. The City Council shall provide direction on the City's position for each item (e.g., "support," "oppose," or "abstain" or any other appropriate direction).

- Delegates are required to vote on each item in accordance with the direction provided by the City Council.

- If an item is amended during the meeting or conference in a way that materially changes its intent, the delegate may use their discretion to vote but must strive to align their decision with the principles discussed by the City Council.

POST MEETING REPORTING

- Within 30 days of the meeting or conference, the delegates shall provide a report to the City Council summarizing the items voted on and the actions taken, during their City Council comments. The report shall include any deviations from the City Council's direction and an explanation for such deviations, if applicable.