

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

**For Period Ended
September 30, 2025**

Investment Portfolio	Cost	Par Value	Market Value	% of Portfolio
State Local Agency Investment Fund	1,318,103	1,318,103	1,333,338	1.05%
California Asset Management Plan	10,071,972	10,071,972	10,071,972	7.90%
Negotiable Certificates of Deposit	16,866,200	16,868,000	16,985,578	13.32%
Money Market Fund	335,964	335,964	335,964	0.26%
Municipal Bonds	5,372,687	5,640,000	5,469,246	4.29%
Government Agency Securities	84,785,364	85,836,183	85,304,126	66.89%
Corporate Bonds	5,013,250	5,000,000	5,049,285	3.96%
US Treasury	2,896,600	3,000,000	2,981,560	2.34%
Total Investments	\$ 126,660,139	\$ 128,070,222	\$ 127,531,069	100.01%

Weighted Average Days to Maturity	1,051.60
Blended Yield:	3.69%

Cash	Cost	Market Value
Bank Accounts and Change Funds	5,981,489	5,981,489
Total Cash	\$ 5,981,489	\$ 5,981,489

Total Cash and Investments	\$ 132,641,628	\$ 133,512,558
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PARS Investment Portfolio	Cost	Market Value
115 Trust-OPEB Investment	2,030,909	2,866,585
115 Trust-Pension Investment	9,954,922	11,810,158
Total Restricted Funds Held in Trust	\$ 11,985,831	\$ 14,676,743

Benchmarks:	
LAIF	4.21%
CAMP	4.27%
2yr U.S. Treasury	3.60%
5yr U.S. Treasury	3.74%

Restricted Funds with Fiscal Agent	Book Value	Market Value
Water Revenue Bonds 2022	16,528,998	16,528,998
Water System Lease Revenue Refunding Bonds 2021	666,573	666,573
Successor Agency TARBS 2013/2016-Merged Project	2	2
Colonies CFD Area #1 2022	274,130	274,130
Colonies CFD Area #2 2015	1,328,416	1,328,416
Upland 54 CFD 2004	126,545	126,545
Sycamore Hills CFD 2015-1	736,955	736,955
Harvest at Upland CFD 2016-1 Area #1	572,469	572,469
Harvest at Upland CFD 2016-1 Area #2	2,171,730	2,171,730
Enclave at Upland CFD 2022-1	495,718	495,718
Sycamore Hills CFD 2015-1-2 STB 2022A	762,981	762,981
Total Restricted Funds	\$ 23,664,517	\$ 23,664,517

1. I hereby certify that the investments are in compliance with the investment policy adopted by the City Council in June 9, 2025.
2. The City has the ability to meet its budgeted expenditures for the next six months.
3. The market values for funds held in banking institutions do not change. The amounts listed as market values for these items are the same as their book values.
4. The book value for the State Pool is the withdrawal value provided by the State Treasurer. The market value of funds held by the State Treasurer equates to the City's pro-rata share of the market value of the entire State Pool.
5. Sources for current market valuation are Account Statements and the Wall Street Journal GNMA Mortgage rates on the last trading day of the month.
6. This report meets the requirements of Government Code Section 53646.

DocuSigned by:
Stephen Parker
Assistant City Manager (Finance Director)

10/13/2025 | 12:28 PM PDT

Date

DocuSigned by:
Greg R. Bradley
City Treasurer

10/18/2025 | 4:03 PM PDT

Date

Prepared by Darren Chan
10/13/2025

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

State Local Agency Investment Fund

**For Period Ended
September 30, 2025**

Fund or Account		Account Balance	
City of Upland	98-36-942	<u>1,318,103</u>	Market Value
Totals		<u>\$ 1,318,103</u>	<u>\$ 1,333,338</u>
Yield for Period Ended	9/30/2025	<u>4.21%</u>	

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 City of Upland - Successor Agency - Public Financing Authority
California Asset Management Plan

**For Period Ended
 September 30, 2025**

Fund or Account		Account Balance	
City of Upland	6113-001	<u>10,071,972</u>	
			Market Value
	Totals	<u>\$ 10,071,972</u>	<u>\$ 10,071,972</u>
Yield for Period Ended	9/30/2025	<u><u>4.27%</u></u>	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

US Bank Investments

**For Period Ended
September 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
<u>Negotiable Certificates of Deposit</u>						
A+ FCU CD	00224TAN6	250,000	250,000	250,708	4.69%	2/17/2026
Alabama CU CD	01025RAF6	250,000	250,000	250,533	5.04%	12/22/2025
American Equity Bank CD	02568KAJ4	250,000	250,000	244,895	0.71%	5/27/2026
American Exp CD	02589AEZ1	250,000	250,000	256,560	4.48%	9/13/2028
Bank Hapoalim CD	06251A6Z8	244,000	244,000	251,169	4.37%	5/21/2029
BankUnited NA CD	066519RW1	249,000	249,000	242,043	1.39%	12/8/2026
Baxter CU CD	07181JAY0	250,000	250,000	252,480	4.46%	1/25/2027
Bom Bk CD	09776DAW4	249,000	249,000	251,941	4.05%	6/26/2028
California CU CD	130162BB5	250,000	250,000	250,268	5.64%	10/27/2025
Capital One NA CD	14042RQN4	250,000	250,000	242,738	1.29%	12/8/2026
Celtic Bank CD	15118RX51	245,340	249,000	249,212	4.00%	6/20/2029
Chartway FCU CD	16141BAD3	248,000	248,000	248,484	5.04%	12/16/2025
City FCU Tax CD	17783PAJ0	249,000	249,000	251,087	3.92%	1/12/2029
City National Bank CD	178180GU3	250,000	250,000	250,188	4.35%	1/12/2026
Civic Federal CU	178808AB7	249,000	249,000	252,195	4.05%	10/23/2028
Clearpath FCU CD	18507MAB7	250,000	250,000	250,223	5.10%	4/27/2026
Communitywide FCU CD	20416TAX0	250,000	250,000	250,410	4.69%	1/6/2026
Connex CU CD	208212BD1	250,000	250,000	251,723	5.36%	3/18/2026
Connexus CU CD	20825WDV9	249,000	249,000	250,387	3.98%	7/14/2027
Continental Bank CD	211163MG2	250,000	250,000	242,908	0.62%	8/24/2026
Cornerstone CD	21923MAB7	249,000	249,000	248,559	3.71%	10/1/2029
New Jersey Ewing CU	22552BAE1	249,000	249,000	251,194	4.01%	1/18/2028
Customers Bank CD	23204HPB8	250,000	250,000	255,328	4.41%	6/14/2028
Discover Bank CD	254676AR0	250,000	250,000	257,058	4.52%	9/18/2028
Dort FCU CD	25844MBC1	250,000	250,000	251,958	4.91%	6/22/2026
Empower FCU CD	291916AE4	250,000	250,000	254,380	5.36%	10/23/2026
Essential CU CD	29669XAP3	250,000	250,000	254,183	4.62%	6/15/2027
Fahey Banking Co CD	303117DG7	250,000	250,000	251,368	3.88%	1/12/2028
First Carolina Bank CD	31944MBJ3	250,000	250,000	247,933	0.50%	12/23/2025
First Foundation Bank CD	32026U5U6	244,000	244,000	251,171	4.47%	5/22/2029
FirstBank of Nebraska CD	32116PAR9	248,000	248,000	240,930	0.62%	8/27/2026
1st Source Bank CD	33646CNW0	250,000	250,000	250,108	4.60%	1/19/2027
First Technology FCU CD	33715LEB2	249,000	249,000	248,910	3.65%	8/5/2027
Generations Bank C D	37149CAV9	250,000	250,000	247,665	3.13%	5/6/2027
Gesa CU CD	37424PAH7	250,000	250,000	252,945	5.19%	7/31/2026
Global FCU CD	37892MAM6	248,000	248,000	250,021	4.96%	6/16/2026
Great Midwest CD	39083PDQ2	249,000	249,000	255,623	4.38%	4/27/2029
Greenstate CU CD	39573LCC0	250,000	250,000	248,788	0.90%	11/24/2025
Gulf Cap Bank CD	40219MAY0	248,000	248,000	249,369	3.83%	9/27/2028
Iriquois Fed CD	46355PDQ8	249,000	249,000	253,955	4.61%	9/17/2027
Jeanne D Arc CD	472207AK5	249,000	249,000	254,020	4.31%	7/31/2028
JPMorgan Chase Bank CD	48128URC5	250,000	250,000	248,960	0.50%	11/10/2025
Malaga Bank CD	56102ABK1	250,000	250,000	241,915	0.88%	11/19/2026
Medallion Bank CD	58404DXY2	249,000	249,000	251,928	4.05%	6/30/2028
Milestone Bk CD	59934MAK4	244,000	244,000	245,893	4.37%	12/15/2026
Morgan Stanley Bk CD	61690DRE0	244,000	244,000	251,584	4.51%	5/22/2029
Morgan Stanley Private Bk CD	61768E4B6	244,000	244,000	251,584	4.51%	5/22/2029
NBC Bancorp Inc CD	633398AA0	248,000	248,000	250,500	4.80%	9/14/2026
Optum Bank Draper CD	68405VAU3	244,000	244,000	248,729	4.61%	9/13/2027
People's Bank CD	710275AH1	250,000	250,000	250,960	4.03%	1/12/2027
Popular Bank CD	73317ABL5	250,000	250,000	250,013	4.10%	1/8/2026

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US Bank Investments

**For Period Ended
September 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
Preferred CU CD	74043RAA2	250,000	250,000	256,343	4.88%	9/15/2027
RIA FCU CD	749622BX3	249,000	249,000	251,473	3.96%	10/13/2028
Red Crown Fed CD	756558AB8	200,000	200,000	203,296	5.31%	10/13/2026
Solarity CU CD	83418NAG6	248,000	248,000	250,172	5.01%	6/23/2026
Southern First CD	84287PJB9	244,000	244,000	252,799	4.68%	10/17/2028
Southwest Fin FCU CD	84485EAN7	249,000	249,000	251,383	3.96%	8/14/2028
State Employees CD	85678LAA3	249,000	249,000	253,395	4.72%	5/24/2027
Texas Exchange Bank CD	88241TMG2	249,000	249,000	241,884	1.18%	11/13/2026
Toyota Financial Savings Bank CD	89235MLE9	249,860	248,000	242,182	0.97%	7/29/2026
True Sky Credit CD	89786MAH7	250,000	250,000	254,258	4.42%	11/30/2027
TTCU Federal CU CD	89854LAD5	250,000	250,000	259,038	4.83%	7/26/2028
Tucson FCU CD	898812AC6	250,000	250,000	259,393	4.82%	9/8/2028
USAlliance FCU CD	90352RCD5	100,000	100,000	99,130	1.39%	1/28/2026
USAlliance FCU CD	90352RDL6	149,000	149,000	154,073	4.55%	6/28/2029
Union Bank CD	90520VAX1	250,000	250,000	246,163	0.61%	3/19/2026
Utah First CD	91739JAJ4	249,000	249,000	256,022	4.43%	4/30/2029
Valley Natl Bk CD	919853QY0	245,000	245,000	247,210	3.96%	7/24/2028
Vibrant CU CD	92559TAL2	248,000	248,000	249,694	5.31%	3/20/2026

Negotiable Certificates of Deposit Subtotal \$ 16,866,200 \$ 16,868,000 \$ 16,985,578

Cash and Equivalents (Money Market Fund)

First American Govt OB Fund-Y	31846V203	335,964	335,964	335,964	3.73%
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Money Market Fund Subtotal \$ 335,964 \$ 335,964 \$ 335,964

Municipal Bond Fund

Burbank Glendale, CA	120827EJ5	2,029,661	1,990,000	2,066,237	4.98%	7/1/2029
Corona, CA	21969AAH5	924,000	1,000,000	934,660	2.18%	5/1/2029
Riverside, CA	769036BR4	944,250	1,000,000	956,830	2.95%	6/1/2029
San Bernardino, CA	796720PB0	250,000	250,000	244,828	1.12%	8/1/2026
University of California, CA	91412HGG2	1,224,776	1,400,000	1,266,692	1.78%	5/15/2030

Municipal Bond Fund Subtotal \$ 5,372,687 \$ 5,640,000 \$ 5,469,246

Government Securities

Federal Home Ln Bks DEB	3130AKLH7	1,500,000	1,500,000	1,490,745	1.51%	12/30/2025
Federal Home Ln Bks DEB	3130AL6A7	1,000,000	1,000,000	988,060	1.01%	2/26/2026
Federal Home Ln Bks DEB	3130AL6L3	1,000,000	1,000,000	988,070	0.89%	2/26/2026
Federal Home Ln Bks DEB	3130APV51	2,000,000	2,000,000	1,992,380	1.51%	11/24/2026
Federal Home Ln Bks DEB	3130AQ5D1	1,500,000	1,500,000	1,490,505	1.21%	12/22/2025
Federal Home Ln Bks DEB	3130ARKL4	591,600	600,000	604,818	4.22%	4/21/2027
Federal Home Ln Bks DEB	3130AWBZ2	998,300	1,000,000	1,008,210	4.09%	6/11/2027
Federal Home Ln Bks DEB	3130AWTR1	1,991,760	2,000,000	2,040,240	4.29%	9/8/2028
Fed Home Ln Mort Corp #WN1356	3132XFQJ0	1,481,250	1,500,000	1,512,645	4.26%	4/1/2029
Fed Home Ln Mort Corp #WN1476	3132XFUA4	987,813	1,000,000	995,540	4.22%	10/1/2029

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US Bank Investments

**For Period Ended
September 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
Fed Home Ln Mort Corp #WN1510	3132XFVC9	1,484,063	1,500,000	1,491,705	4.02%	1/1/2030
Federal Home Ln Corp #WN1516	3132XFVJ4	985,000	1,000,000	994,860	4.02%	1/1/2030
Fed Home Ln Mort Corp #WN1530	3132XFVY1	1,481,719	1,500,000	1,493,460	4.02%	1/1/2030
Fed Home Ln Mort Corp #WN1542	3132XFWC8	2,302,059	2,310,000	2,316,745	4.30%	2/1/2030
Fed Home Ln Mort Corp #WN1543	3132XFWD6	2,293,531	2,300,000	2,313,892	4.37%	3/1/2030
Fed Home Ln Mort Corp #WN1555	3132XFWR5	1,694,875	1,700,000	1,696,974	4.13%	4/1/2030
Fed Home Ln Mort Corp #WN1572	3132XFXA1	3,982,500	4,000,000	3,970,480	4.03%	5/1/2030
Fed Home Ln Mort Corp #WN2560	3132XGZ25	994,688	1,000,000	1,003,720	4.83%	1/1/2029
Fed Home Ln Mort Corp Gold #WN5017	3132XKSF5	1,123,242	1,125,000	1,122,255	4.21%	7/1/2029
Fed Home Ln Mort Corp #WN5034F	3132XKSY4	2,012,500	2,000,000	1,986,380	4.17%	7/1/2029
Fed Home Ln Mort Corp #WN5163	3132XKWZ6	2,659,953	2,675,000	2,659,351	4.17%	10/1/2029
Fed Home Ln Mort Corp Gold #WN5242	3132XKZG5	925,606	940,000	932,160	4.03%	3/1/2030
Fed Home Ln Mort Corp Gold #WB5243	3132XKZH3	2,649,922	2,675,000	2,652,985	4.03%	4/1/2030
Fed Home Ln Mort Corp Gold #WN5249	3132XKZP5	997,813	1,000,000	994,220	4.12%	4/1/2030
Federal Farm Credit Bks DEB	3133EPN50	998,000	1,000,000	1,017,870	4.18%	12/15/2028
Federal Home Ln Corp MTN	3134GWZG4	2,000,000	2,000,000	1,996,200	0.60%	10/20/2025
Federal Home Ln Corp MTN	3134GXAP9	1,500,000	1,500,000	1,493,925	0.60%	11/12/2025
Federal Home Ln Corp MTN	3134GXBM5	1,500,000	1,500,000	1,493,880	0.60%	11/12/2025
Fed Natl Mortgage Assoc #BL3660	3140HVB60	1,847,423	1,958,183	1,865,267	2.84%	8/1/2029
Fed Natl Mortgage Assoc #BL3884	3140HVJ62	515,281	550,000	521,032	2.76%	9/1/2029
Fed Natl Mortgage Assoc #BL4193	3140HVUT9	471,563	500,000	474,440	2.86%	9/1/2029
Fed Natl Mortgage Assoc #BL4815	3140HWK50	956,875	1,000,000	950,179	2.81%	11/1/2029
Fed Natl Mortgage Assoc #BS1416	3140LBSE4	594,825	660,000	618,044	1.16%	3/1/2028
Fed Natl Mortgage Assoc #BS4790	3140LFKC7	2,908,547	3,150,000	2,966,355	2.24%	3/1/2029
Fed Natl Mortgage Assoc #BS5506	3140LGDL3	772,922	825,000	798,567	3.20%	6/1/2029
Fed Natl Mortgage Assoc #BS5552	3140LGE24	1,995,544	2,130,000	2,067,272	3.44%	5/1/2029
Fed Natl Mortgage Assoc #BS6109	3140LGYF3	4,340,455	4,343,000	4,317,415	4.00%	7/1/2029
Fed Natl Mortgage Assoc #BS6624	3140LHLE8	995,625	1,000,000	986,985	3.87%	10/1/2029
Fed Natl Mortgage Assoc #BS8656	3140LKTN3	659,588	660,000	665,386	4.81%	6/1/2028
Fed Natl Mortgage Assoc #BZ0815	3140NU3Z0	1,499,063	1,500,000	1,527,285	4.56%	4/1/2029
Fed Natl Mortgage Assoc #BZ1806	3140NWAG0	1,463,438	1,500,000	1,498,215	4.05%	9/1/2029
Fed Natl Mortgage Assoc #BZ1969A	3140NWFK6	689,719	700,000	698,117	4.02%	10/1/2029
Fed Natl Mortgage Assoc #BZ1993	3140NWGB5	743,906	750,000	748,755	4.08%	11/1/2029
Fed Natl Mortgage Assoc #BA2127A	3140NWLH6	1,473,750	1,500,000	1,496,655	4.20%	10/1/2029
Fed Natl Mortgage Assoc #BZ2336	3140NWS22	1,491,563	1,500,000	1,520,880	4.42%	11/1/2029
Fed Natl Mortgage Assoc #BZ2399	3140NWUZ6	492,656	500,000	504,480	4.24%	11/1/2029
Fed Natl Mortgage Assoc #BZ2524	3140NWYW9	1,492,969	1,500,000	1,519,905	4.72%	12/1/2029
Fed Natl Mortgage Assoc #BZ2748	3140NXBS1	494,688	500,000	505,210	4.31%	1/1/2030
Fed Natl Mortgage Assoc #BZ2776	3140NXCN1	997,500	1,000,000	1,020,480	4.53%	1/1/2030
Fed Natl Mortgage Assoc #BZ3455	3140NXZV8	1,496,719	1,500,000	1,507,785	4.22%	4/1/2030
Fed Natl Mortgage Assoc #BZ4436	3140NY4W8	498,438	500,000	497,460	4.03%	8/1/2030
Fed Natl Mortgage Assoc #BZ4021	3140NYPF2	3,487,500	3,500,000	3,513,265	4.23%	6/1/2030
Fed Natl Mort Assoc #BZ0458	3140NYQL8	2,281,430	2,285,000	2,284,817	4.15%	6/1/2030
Fed Natl Mort Assoc #BA4276	3140NYXE6	995,625	1,000,000	1,001,910	4.23%	7/1/2030
Fed Natl Mortgage Assoc #BZ4505	3140Q0AF9	4,491,563	4,500,000	4,485,690	4.14%	8/1/2030
Government Securities Subtotal		\$ 84,785,364	\$ 85,836,183	\$ 85,304,126		

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US Bank Investments

**For Period Ended
September 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
<u>Corporate Bonds</u>						
Citibank	17325FBK3	513,250	500,000	512,080	4.72%	8/6/2029
Royal Bank CDA Med Term	78014RZE3	2,000,000	2,000,000	2,025,900	4.69%	03/14/2030
US Bancorp Med Trm Nt	91159XDW2	1,500,000	1,500,000	1,510,365	4.47%	09/10/2030
Wells Fargo Bk Med Trm Nt	95004HAF5	1,000,000	1,000,000	1,000,940	4.45%	08/04/2030
Corporate Bonds Subtotal		\$ 5,013,250	\$ 5,000,000	\$ 5,049,285		
<u>US Treasury</u>						
US Treasury Note 2.625%	9128286B1	928,900	1,000,000	967,580	2.71%	2/15/2029
US Treasury Note 3.750%	91282CJR3	978,600	1,000,000	1,003,160	3.74%	12/31/2028
US Treasury Note 4.000%	91282CJW2	989,100	1,000,000	1,010,820	3.96%	1/31/2029
US Treasury Subtotal		\$ 2,896,600	\$ 3,000,000	\$ 2,981,560		
Total Portfolio		\$ 115,270,064	\$ 116,680,147	\$ 116,125,759		

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City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
September 30, 2025**

September 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Petty Cash	32,898	9/30/2025	0	0.0%	-	
Checking Account	5,783,439	10/1/2025	1	4.3%	0.04	
Utility & Credit Cards Account	165,153	10/1/2025	1	0.1%	-	
Total Bank Accounts	5,981,489					5,981,489
State Local Agency Investment Fund	1,333,338	10/1/2025	1	1.0%	0.01	1,333,338
California Asset Management Plan	10,071,972	9/30/2025	0	7.5%	-	10,071,972
First American Govt OB Fund-Y	335,964	10/1/2025	1	0.3%	0.00	
Money Market Accounts	335,964					335,964
Federal Home Ln Corp MTN	1,996,200	10/20/2025	20	1.5%	0.30	
Government Securities	1,996,200					1,996,200
California CU CD	250,268	10/27/2025	27	0.2%	0.05	
Negotiable Certificates of Deposit	250,268					250,268
						\$ 19,969,231 1 - 30 days
Federal Home Ln Corp MTN	1,493,925	11/12/2025	43	1.1%	0.48	
Federal Home Ln Corp MTN	1,493,880	11/12/2025	43	1.1%	0.48	
Government Securities	2,987,805					2,987,805
Greenstate CU CD	248,788	11/24/2025	55	0.2%	0.10	
JPMorgan Chase Bank CD	248,960	11/10/2025	41	0.2%	0.08	
Negotiable Certificates of Deposit	497,748					497,748
						\$ 3,485,553 31 - 60 days
Federal Home Ln Bks DEB	1,490,745	12/30/2025	91	1.1%	1.02	
Federal Home Ln Bks DEB	1,490,505	12/22/2025	83	1.1%	0.93	
Government Securities	2,981,250					2,981,250
Alabama CU CD	250,533	12/22/2025	83	0.2%	0.16	
Chartway FCU CD	248,484	12/16/2025	77	0.2%	0.14	
City National Bank CD	250,188	1/12/2026	104	0.2%	0.19	
Communitywide FCU CD	250,410	1/6/2026	98	0.2%	0.18	
First Carolina Bank CD	247,933	12/23/2025	84	0.2%	0.16	
Popular Bank CD	250,013	1/8/2026	100	0.2%	0.19	
USAlliance FCU CD	99,130	1/28/2026	120	0.1%	0.09	
Negotiable Certificates of Deposit	1,596,689					1,596,689
						\$ 4,577,939 61 - 120 days
Federal Home Ln Bks DEB	988,060	2/26/2026	149	0.7%	1.10	
Federal Home Ln Bks DEB	988,070	2/26/2026	149	0.7%	1.10	
Government Securities	1,976,130					1,976,130
A+ FCU CD	250,708	2/17/2026	140	0.2%	0.26	
Connex CU CD	251,723	3/18/2026	169	0.2%	0.32	
Union Bank CD	246,163	3/19/2026	170	0.2%	0.31	
Vibrant CU CD	249,694	3/20/2026	171	0.2%	0.32	
Negotiable Certificates of Deposit	998,286					998,286
						\$ 2,974,416 121 - 180 days

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
September 30, 2025**

September 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
American Equity Bank CD	244,895	5/27/2026	239	0.2%	0.44	
Clearpath FCU CD	250,223	4/27/2026	209	0.2%	0.39	
Continental Bank CD	242,908	8/24/2026	328	0.2%	0.60	
Dort FCU CD	251,958	6/22/2026	265	0.2%	0.50	
FirstBank of Nebraska CD	240,930	8/27/2026	331	0.2%	0.60	
Gesa CU CD	252,945	7/31/2026	304	0.2%	0.58	
Global FCU CD	250,021	6/16/2026	259	0.2%	0.49	
NBC Bancorp Inc CD	250,500	9/14/2026	349	0.2%	0.65	
Solarity CU CD	250,172	6/23/2026	266	0.2%	0.50	
Toyota Financial Savings Bank CD	242,182	7/29/2026	302	0.2%	0.55	
Negotiable Certificates of Deposit	2,476,732					2,476,732
San Bernardino, CA	244,828	8/1/2026	305	0.2%	0.56	
Municipal Bonds	244,828					244,828
						\$ 2,721,560 181 - 1 year
Federal Home Ln Bks DEB	1,992,380	11/24/2026	420	1.5%	6.27	
Federal Home Ln Bks DEB	604,818	4/21/2027	568	0.5%	2.57	
Federal Home Ln Bks DEB	1,008,210	6/11/2027	619	0.8%	4.67	
Government Securities	3,605,408					3,605,408
BankUnited NA CD	242,043	12/8/2026	434	0.2%	0.79	
Baxter CU CD	252,480	1/25/2027	482	0.2%	0.91	
Capital One NA CD	242,738	12/8/2026	434	0.2%	0.79	
Connexus CU CD	250,387	7/14/2027	652	0.2%	1.22	
Empower FCU CD	254,380	10/23/2026	388	0.2%	0.74	
Essential CU CD	254,183	6/15/2027	623	0.2%	1.19	
1st Source Bank CD	250,108	1/19/2027	476	0.2%	0.89	
First Technology FCU CD	248,910	8/5/2027	674	0.2%	1.26	
Generations Bank C D	247,665	5/6/2027	583	0.2%	1.08	
Iriquois Fed CD	253,955	9/17/2027	717	0.2%	1.36	
Malaga Bank CD	241,915	11/19/2026	415	0.2%	0.75	
Milestone Bk CD	245,893	12/15/2026	441	0.2%	0.81	
Optum Bank Draper CD	248,729	9/13/2027	713	0.2%	1.33	
People's Bank CD	250,960	1/12/2027	469	0.2%	0.88	
Preferred CU CD	256,343	9/15/2027	715	0.2%	1.37	
Red Crown Fed CD	203,296	10/13/2026	378	0.2%	0.58	
State Employees CD	253,395	5/24/2027	601	0.2%	1.14	
Texas Exchange Bank CD	241,884	11/13/2026	409	0.2%	0.74	
Negotiable Certificates of Deposit	4,439,262					4,439,262
						\$ 8,044,670 1- 2 years
Federal Home Ln Bks DEB	2,040,240	9/8/2028	1074	1.5%	16.41	
Fed Natl Mortgage Assoc #BS1416	618,044	3/1/2028	883	0.5%	4.09	
Fed Natl Mortgage Assoc #BS8656	665,386	6/1/2028	975	0.5%	4.86	
Government Securities	3,323,669					3,323,669
American Exp CD	256,560	9/13/2028	1079	0.2%	2.07	
Bom Bk CD	251,941	6/26/2028	1000	0.2%	1.89	
New Jersey Ewing CU	251,194	1/18/2028	840	0.2%	1.58	
Customers Bank CD	255,328	6/14/2028	988	0.2%	1.89	
Discover Bank CD	257,058	9/18/2028	1084	0.2%	2.09	
Fahey Banking Co CD	251,368	1/12/2028	834	0.2%	1.57	
Gulf Cap Bank CD	249,369	9/27/2028	1093	0.2%	2.04	
Jeanne D Arc CD	254,020	7/31/2028	1035	0.2%	1.97	
Medallion Bank CD	251,928	6/30/2028	1004	0.2%	1.89	
Southwest Fin FCU CD	251,383	8/14/2028	1049	0.2%	1.98	
True Sky Credit CD	254,258	11/30/2027	791	0.2%	1.51	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
September 30, 2025**

September 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
TTCU Federal CU CD	259,038	7/26/2028	1030	0.2%	2.00	
Tucson FCU CD	259,393	9/8/2028	1074	0.2%	2.09	
Valley Natl Bk CD	247,210	7/24/2028	1028	0.2%	1.90	
Negotiable Certificates of Deposit	3,550,044					3,550,044
						\$ 6,873,714 2- 3 years
Fed Home Ln Mort Corp #WN1356	1,512,645	4/1/2029	1279	1.1%	14.49	
Fed Home Ln Mort Corp #WN2560	1,003,720	1/1/2029	1189	0.8%	8.94	
Fed Home Ln Mort Corp Gold #WN5017	1,122,255	7/1/2029	1370	0.8%	11.52	
Fed Home Ln Mort Corp #WN5034F	1,986,380	7/1/2029	1370	1.5%	20.38	
Federal Farm Credit Bks DEB	1,017,870	12/15/2028	1172	0.8%	8.94	
Fed Natl Mortgage Assoc #BL3660	1,865,267	8/1/2029	1401	1.4%	19.57	
Fed Natl Mortgage Assoc #BL3884	521,032	9/1/2029	1432	0.4%	5.59	
Fed Natl Mortgage Assoc #BL4193	474,440	9/1/2029	1432	0.4%	5.09	
Fed Natl Mortgage Assoc #BS4790	2,966,355	3/1/2029	1248	2.2%	27.73	
Fed Natl Mortgage Assoc #BS5506	798,567	6/1/2029	1340	0.6%	8.01	
Fed Natl Mortgage Assoc #BS5552	2,067,272	5/1/2029	1309	1.5%	20.27	
Fed Natl Mortgage Assoc #BS6109	4,317,415	7/1/2029	1370	3.2%	44.30	
Fed Natl Mortgage Assoc #BZ0815	1,527,285	4/1/2029	1279	1.1%	14.63	
Fed Natl Mortgage Assoc #BZ1806	1,498,215	9/1/2029	1432	1.1%	16.07	
Government Securities	22,678,718					22,678,718
Bank Hapoalim CD	251,169	5/21/2029	1329	0.2%	2.50	
Celtic Bank CD	249,212	6/20/2029	1359	0.2%	2.54	
City FCU Tax CD	251,087	1/12/2029	1200	0.2%	2.26	
Civic Federal CU	252,195	10/23/2028	1119	0.2%	2.11	
First Foundation Bank CD	251,171	5/22/2029	1330	0.2%	2.50	
Great Midwest CD	255,623	4/27/2029	1305	0.2%	2.50	
Morgan Stanley Bk CD	251,584	5/22/2029	1330	0.2%	2.51	
Morgan Stanley Private Bk CD	251,584	5/22/2029	1330	0.2%	2.51	
RIA FCU CD	251,473	10/13/2028	1109	0.2%	2.09	
Southern First CD	252,799	10/17/2028	1113	0.2%	2.11	
USAlliance FCU CD	154,073	6/28/2029	1367	0.1%	1.58	
Utah First CD	256,022	4/30/2029	1308	0.2%	2.51	
Negotiable Certificates of Deposit	2,927,990					2,927,990
Citibank	512,080	8/6/2029	1406	0.4%	5.39	
Corporate Bonds	512,080					512,080
US Treasury Note 2.625%	967,580	2/15/2029	1234	0.7%	8.94	
US Treasury Note 3.750%	1,003,160	12/31/2028	1188	0.8%	8.93	
US Treasury Note 4.000%	1,010,820	1/31/2029	1219	0.8%	9.23	
US Treasury	2,981,560					2,981,560
Burbank Glendale, CA	2,066,237	7/1/2029	1370	1.5%	21.20	
Corona, CA	934,660	5/1/2029	1309	0.7%	9.16	
Riverside, CA	956,830	6/1/2029	1340	0.7%	9.60	
Municipal Bonds	3,957,727					3,957,727
						\$ 33,058,074 3- 4 years
Fed Home Ln Mort Corp #WN1476	995,540	10/1/2029	1462	0.7%	10.90	
Fed Home Ln Mort Corp #WN1510	1,491,705	1/1/2030	1554	1.1%	17.36	
Federal Home Ln Corp #WN1516	994,860	1/1/2030	1554	0.7%	11.58	
Fed Home Ln Mort Corp #WN1530	1,493,460	1/1/2030	1554	1.1%	17.38	
Fed Home Ln Mort Corp #WN1542	2,316,745	2/1/2030	1585	1.7%	27.50	
Fed Home Ln Mort Corp #WN1543	2,313,892	3/1/2030	1613	1.7%	27.95	
Fed Home Ln Mort Corp #WN1555	1,696,974	4/1/2030	1644	1.3%	20.90	
Fed Home Ln Mort Corp #WN1572	3,970,480	5/1/2030	1674	3.0%	49.78	
Fed Home Ln Mort Corp #WN5163	2,659,351	10/1/2029	1462	2.0%	29.12	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
September 30, 2025**

September 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Fed Home Ln Mort Corp Gold #WN5242	932,160	3/1/2030	1613	0.7%	11.26	
Fed Home Ln Mort Corp Gold #WB5243	2,652,985	4/1/2030	1644	2.0%	32.67	
Fed Home Ln Mort Corp Gold #WN5249	994,220	4/1/2030	1644	0.7%	12.24	
Fed Natl Mortgage Assoc #BL4815	950,179	11/1/2029	1493	0.7%	10.63	
Fed Natl Mortgage Assoc #BS6624	986,985	10/1/2029	1462	0.7%	10.81	
Fed Natl Mortgage Assoc #BZ1969A	698,117	10/1/2029	1462	0.5%	7.64	
Fed Natl Mortgage Assoc #BZ1993	748,755	11/1/2029	1493	0.6%	8.37	
Fed Natl Mortgage Assoc #BA2127A	1,496,655	10/1/2029	1462	1.1%	16.39	
Fed Natl Mortgage Assoc #BZ2336	1,520,880	11/1/2029	1493	1.1%	17.01	
Fed Natl Mortgage Assoc #BZ2399	504,480	11/1/2029	1493	0.4%	5.64	
Fed Natl Mortgage Assoc #BZ2524	1,519,905	12/1/2029	1523	1.1%	17.34	
Fed Natl Mortgage Assoc #BZ2748	505,210	1/1/2030	1554	0.4%	5.88	
Fed Natl Mortgage Assoc #BZ2776	1,020,480	1/1/2030	1554	0.8%	11.88	
Fed Natl Mortgage Assoc #BZ3455	1,507,785	4/1/2030	1644	1.1%	18.57	
Fed Natl Mortgage Assoc #BZ4436	497,460	8/1/2030	1766	0.4%	6.58	
Fed Natl Mortgage Assoc #BZ4021	3,513,265	6/1/2030	1705	2.6%	44.87	
Fed Natl Mort Assoc #BZ0458	2,284,817	6/1/2030	1705	1.7%	29.18	
Fed Natl Mort Assoc #BA4276	1,001,910	7/1/2030	1735	0.8%	13.02	
Fed Natl Mortgage Assoc #BZ4505	4,485,690	8/1/2030	1766	3.4%	59.33	
Government Securities	45,754,946					45,754,946
Cornerstone CD	248,559	10/1/2029	1462	0.2%	2.72	
Negotiable Certificates of Deposit	248,559					248,559
Royal Bank CDA Med Term	2,025,900	3/14/2030	1626	1.5%	24.67	
US Bancorp Med Trm Nt	1,510,365	9/10/2030	1806	1.1%	20.43	
Wells Fargo Bk Med Trm Nt	1,000,940	8/4/2030	1769	0.7%	13.26	
Corporate Bonds	4,537,205					4,537,205
University of California, CA	1,266,692	5/15/2030	1688	0.9%	16.01	
Municipal Bonds	1,266,692					1,266,692
						\$ 51,807,402
Total Investments	\$ 133,512,558			100%	1,052	\$ 133,512,558

4- 5 years

Average Maturity in Days 1052
Average Maturity in Years: 3

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

CA Government Code Section 53607

**For Period Ended
September 30, 2025**

Investment Name	CUSIP ID	Issue Date	Cost	Par Value	Market Value	Maturity Date
<u>Sales & Maturities</u>						
Fed Natl Mortgage Assoc #BL3660	3140HVB60	4/7/6966	2,994.32	2,994.32	2,852.24	8/1/2029
BMW Bank North America CD	05580AXF6	9/25/2020	250,000.00	250,000.00	249,285.00	9/25/2025
Federal Home Ln Corp MTN	3134GWWT9	9/30/2020	1,500,000.00	1,500,000.00	1,495,620.00	9/30/2025
Federal Home Ln Corp MTN	3134GWH82	9/8/2020	1,500,000.00	1,500,000.00	1,499,070.00	9/8/2025
Live Oak Banking Company CD	538036NV2	3/16/2021	250,000.00	250,000.00	249,532.50	9/16/2025
Sales & Maturities Subtotal			\$ 3,502,994.32	\$ 3,502,994.32	\$ 3,496,359.74	
<u>Purchases</u>						
Fed Natl Mortgage Assoc #BL4815	3140HWK50	11/1/2019	956,875.00	1,000,000.00	950,179.00	11/1/2029
Fed Natl Mortgage Assoc #BS6109	3140LGYF3	7/1/2022	4,340,455.26	4,343,000.00	4,317,415.39	7/1/2029
Fed Natl Mortgage Assoc #BS6624	3140LHLE8	10/1/2022	995,625.00	1,000,000.00	986,985.00	10/1/2029
Fed Natl Mortgage Assoc #BZ4436	3140NY4W8	8/1/2025	498,437.50	500,000.00	497,460.00	8/1/2030
US Bancorp Med Trm Nt	91159XDW2	9/10/2025	1,500,000.00	1,500,000.00	1,510,365.00	9/10/2030
Purchases Subtotal			\$ 8,291,392.76	\$ 8,343,000.00	\$ 8,262,404.39	

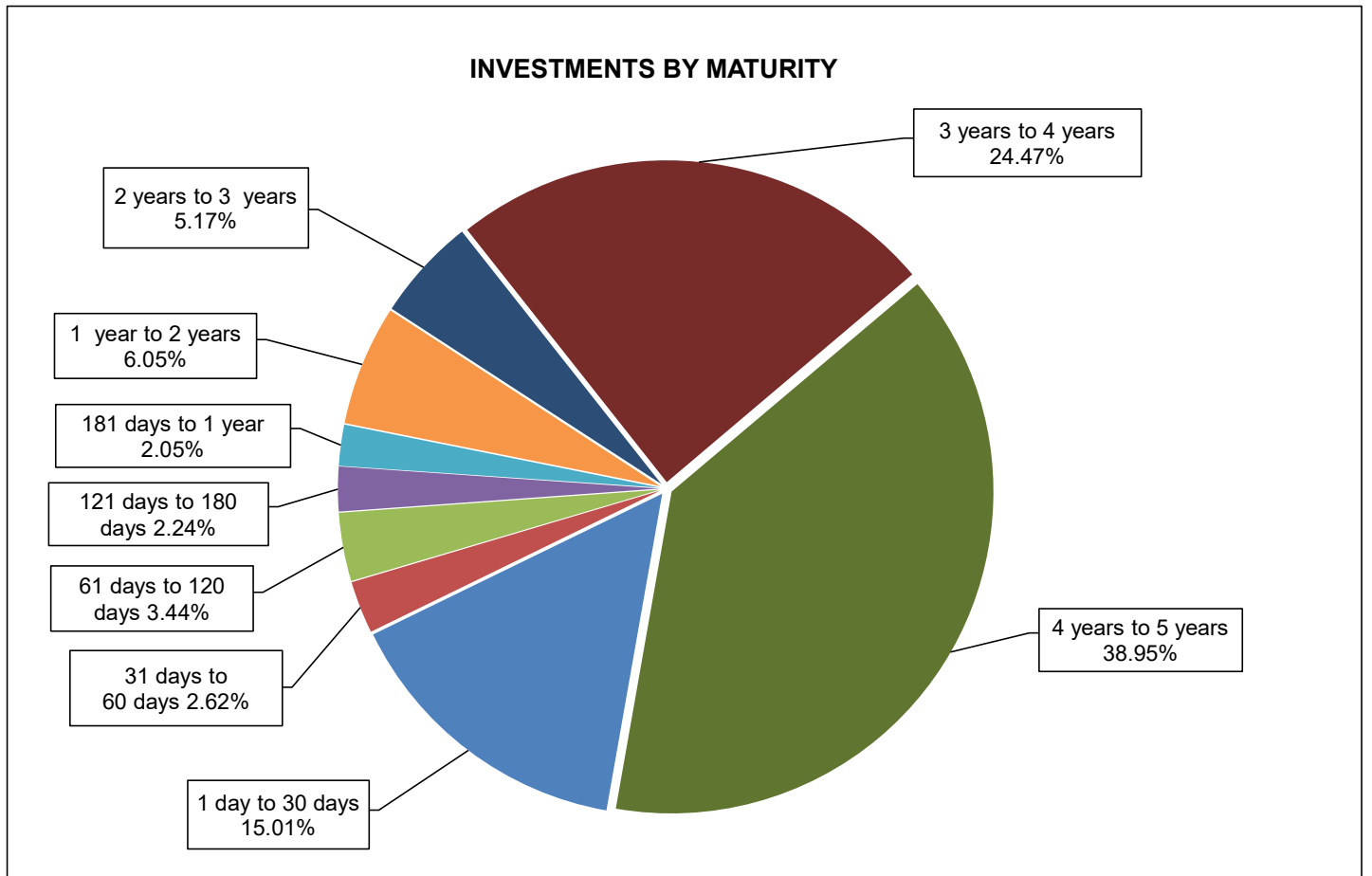
TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Maturities in Thousands of Dollars

**For Period Ended
September 30, 2025**

Investment Portfolio	1 day to 30 days	31 days to 60 days	61 days to 120 days	121 days to 180 days	181 days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years
State Local Agency Investment Fund	1,333	-	-	-	-	-	-	-	-
California Asset Management Plan	10,072	-	-	-	-	-	-	-	-
Bank Accounts and Change Funds	5,981	-	-	-	-	-	-	-	-
Negotiable Certificates of Deposit	250	498	1,597	998	2,477	4,439	3,550	2,928	249
Government Securities	1,996	2,988	2,981	1,976	-	3,605	3,324	22,679	45,755
Money Market Fund	336	-	-	-	-	-	-	-	-
Municipal Bonds	-	-	-	-	245	-	-	3,958	1,267
US Treasury	-	-	-	-	-	-	-	2,982	4,537
Total Cash and Investments	\$ 19,968	\$ 3,486	\$ 4,578	\$ 2,974	\$ 2,722	\$ 8,044	\$ 6,874	\$ 32,547	\$ 51,808
Percentage	15.01%	2.62%	3.44%	2.24%	2.05%	6.05%	5.17%	24.47%	38.95%



TREASURER'S REPORT

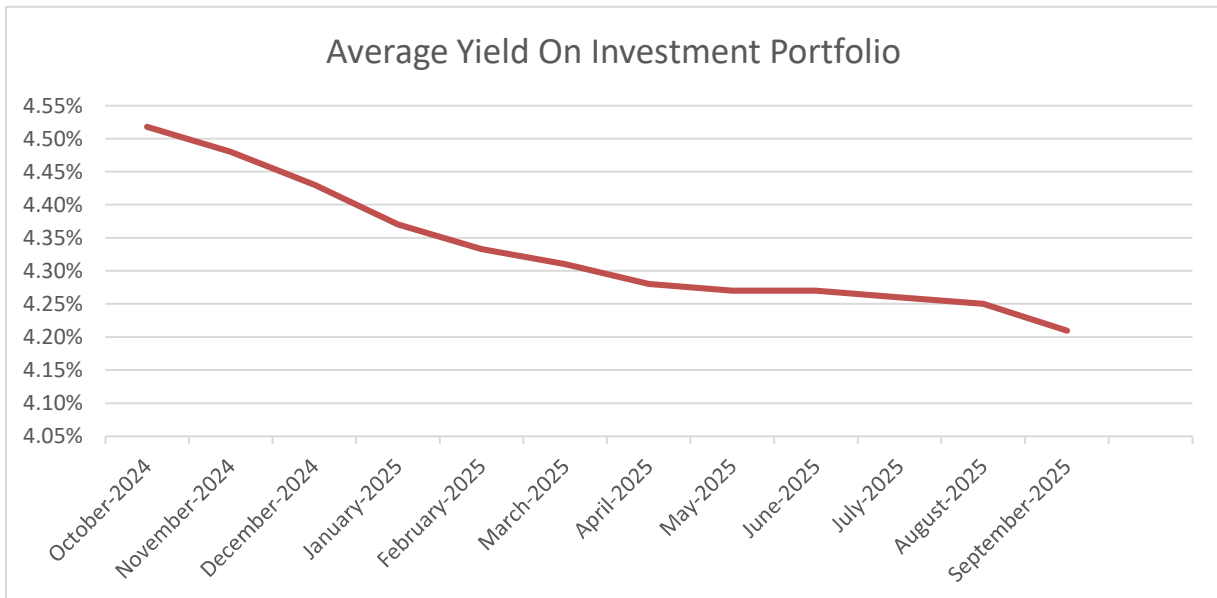
City of Upland - Successor Agency - Public Financing Authority
Bank Accounts and Change Funds

**For Period Ended
 September 30, 2025**

Account Name	Institution	Insured Deposits	Collateralized Deposits	Total Deposits
Petty Cash City of Upland	City of Upland	\$ -	\$ -	\$ 32,898
City of Upland Payroll Zero Balance Account	Chase	-	-	-
City of Upland Checking Account	Chase	250,000	5,533,439	5,783,439
City of Upland Utility & Credit Cards Account	Chase	165,153	-	165,153
City of Upland Successor Agency	Chase	-	-	-
Totals		\$ 415,153	\$ 5,533,439	\$ 5,981,489

TREASURER'S REPORT
 City of Upland - Successor Agency - Public Financing Authority
State Local Agency Investment Fund
For 12 Month Period Ended
September 30, 2025

Month	Yield
October-2024	4.52%
November-2024	4.48%
December-2024	4.43%
January-2025	4.37%
February-2025	4.33%
March-2025	4.31%
April-2025	4.28%
May-2025	4.27%
June-2025	4.27%
July-2025	4.26%
August-2025	4.25%
September-2025	4.21%



	October-2024	November-2024	December-2024	January-2025	February-2025	March-2025	April-2025	May-2025	June-2025	July-2025	August-2025	September-2025
Investment Portfolio												
State Local Agency Investment Fund (LAIF)	1,287,040	1,287,663	1,286,657	1,302,381	1,302,381	1,302,910	1,316,637	1,316,135	1,316,903	1,331,201	1,333,331	1,333,338
California Asset Management Plan (CAMP)	20,769,937	21,351,474	21,436,959	34,938,121	32,051,655	35,681,612	40,817,576	45,977,553	40,835,363	28,580,966	19,173,748	10,071,972
Negotiable Certificates of Deposit	23,138,047	21,857,191	20,915,991	19,860,577	19,626,946	18,953,344	17,718,099	17,194,346	16,777,042	17,519,686	18,950,018	16,985,578
Money Market Fund	1,634,473	1,282,318	2,970,445	1,638,182	2,612,689	2,778,602	1,402,801	937,196	2,569,850	887,381	610,504	335,964
Municipal Bonds	5,398,155	5,418,081	5,379,438	5,389,045	5,435,679	5,440,404	4,482,473	5,680,643	5,728,913	5,707,231	5,467,239	5,469,246
Government Agency Securities	65,290,435	67,278,098	66,795,537	69,520,942	69,451,576	68,378,801	72,608,309	73,807,904	78,316,444	79,433,963	81,533,780	85,304,126
Corporate Bonds	-	-	-	-	-	2,012,080	2,025,300	2,011,420	2,020,400	2,011,700	2,023,940	5,049,285
US Treasury	4,581,668	4,593,315	4,573,988	4,587,668	4,628,525	4,644,080	4,680,155	3,190,038	3,209,748	2,956,450	2,985,390	2,981,560
Total Investments	\$ 122,099,754	\$ 123,068,141	\$ 123,359,014	\$ 137,236,914	\$ 135,109,452	\$ 139,191,834	\$ 145,051,351	\$ 150,115,234	\$ 150,774,662	\$ 138,428,579	\$ 132,077,951	\$ 127,531,069
Weighted Average Days to Maturity	625.11	644.59	587.03	586.30	1051.60	597.60	632.10	626.31	684.65	848.13	985.22	1051.60
Blended Yield:	2.95%	2.90%	2.88%	3.07%	3.05%	3.15%	3.23%	3.37%	3.41%	3.57%	3.65%	3.69%
Cash												
Bank Accounts and Change of Funds	1,698,628	4,126,869	9,249,352	2,656,231	5,623,619	3,090,907	2,599,122	6,064,643	5,908,392	5,066,570	1,187,149	5,981,489
Total Cash	\$ 1,698,628	\$ 4,126,869	\$ 9,249,352	\$ 2,656,231	\$ 5,623,619	\$ 3,090,907	\$ 2,599,122	\$ 6,064,643	\$ 5,908,392	\$ 5,066,570	\$ 1,187,149	\$ 5,981,489
Total Cash and Investments	\$ 123,798,382	\$ 127,195,010	\$ 132,608,367	\$ 139,893,145	\$ 140,733,071	\$ 142,282,741	\$ 147,650,473	\$ 156,179,877	\$ 156,683,054	\$ 143,495,149	\$ 133,265,100	\$ 133,512,558
PARS Investment Portfolio												
115 Trust-OPEB Investment	2,340,868	2,395,435	2,344,893	2,383,062	2,403,858	2,598,295	2,615,569	2,674,733	2,747,152	2,758,488	2,816,041	2,866,585
115 Trust-Pension Investment	8,267,581	8,430,889	8,430,889	8,387,542	8,481,040	10,216,704	10,288,163	10,469,272	10,726,609	10,761,740	11,627,654	11,810,158
Total Restricted Funds Held in Trust	\$ 10,608,449	\$ 10,826,324	\$ 10,775,782	\$ 10,770,605	\$ 10,884,899	\$ 12,814,999	\$ 12,903,732	\$ 13,144,005	\$ 13,473,760	\$ 13,520,228	\$ 14,443,695	\$ 14,676,743
Benchmarks:												
LAIF	4.52%	4.48%	4.43%	4.37%	4.33%	4.31%	4.28%	4.27%	4.27%	4.26%	4.25%	4.21%
CAMP	5.01%	4.81%	4.65%	4.55%	4.50%	4.47%	4.45%	4.42%	4.43%	4.41%	4.41%	4.27%
2yr U.S. Treasury	4.16%	4.13%	4.25%	4.22%	3.99%	3.89%	3.60%	3.89%	3.72%	3.94%	3.59%	3.60%
5yr U.S. Treasury	4.15%	4.05%	4.38%	4.36%	4.03%	3.96%	3.72%	3.96%	3.79%	3.96%	3.68%	3.74%
Restricted Funds with Fiscal Agent												
Wtr Sys Lease Rev Ref Bonds 2011	-	-	-	-	-	-	-	-	-	-	-	-
Wtr Revenue Bonds 2022	15,501,951	15,502,017	15,502,081	15,502,147	15,502,213	15,628,608	15,502,417	15,502,481	15,502,547	15,502,611	15,502,677	16,528,998
Wtr Sys Lease Rev Ref Bonds 2021	-	-	-	-	-	44,573	5	5	5	5	5	666,573
Successor Agency TAN 2013 / TAN 2016- Me	2	2	2	2	163,469	-	-	-	-	-	2,693,469	2
Colonies CFD Area #1 2022	294,866	294,866	294,866	294,866	462,072	287,726	287,726	287,726	287,726	287,726	1,528,476	274,130
Colonies CFD Area #2 2015	1,328,148	1,328,153	1,328,159	1,328,164	1,540,571	1,328,139	1,328,144	1,328,150	1,328,155	1,328,161	2,440,570	1,328,416
Upland 54 CFD 2004	128,003	128,003	128,003	128,003	150,953	124,917	124,917	124,917	124,917	124,917	222,585	126,545
Sycamore Hills CFD 2015-1	744,257	744,258	744,258	744,259	905,735	728,559	728,559	728,560	728,560	728,561	1,109,151	736,955
Harvest at Upland CFD 2016-1 Area #1	576,659	578,762	580,730	582,705	740,309	572,835	574,718	576,507	578,353	580,139	914,859	572,469
Harvest at Upland CFD 2016-1 Area #2	2,156,904	2,156,911	2,156,917	2,156,924	2,306,852	2,164,312	2,164,319	2,164,326	2,164,333	2,164,340	2,584,269	2,171,730
	4,093,130	4,107,462	4,120,735	4,133,924	4,228,570	478,427	488,285	489,740	491,248	492,711	667,788	495,718
Sycamore Hills CFD 2015-1-2	750,327	771,562	771,563	771,564	952,712	757,752	757,753	757,754	757,756	757,757	1,127,958	762,981
Total Restricted Funds	\$ 25,574,247	\$ 25,611,996	\$ 25,627,314	\$ 25,642,558	\$ 26,953,456	\$ 22,115,848	\$ 21,956,843	\$ 21,960,166	\$ 21,963,600	\$ 21,966,928	\$ 28,791,807	\$ 23,664,517