

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

**For Period Ended
November 30, 2025**

Investment Portfolio	Cost	Par Value	Market Value	% of Portfolio
State Local Agency Investment Fund	332,502	332,502	334,967	0.26%
California Asset Management Plan	10,640,767	10,640,767	10,640,767	8.23%
Negotiable Certificates of Deposit	17,097,975	17,101,000	17,202,108	13.31%
Money Market Fund	2,516,528	2,516,528	2,516,528	1.95%
Municipal Bonds	5,372,687	5,640,000	5,505,577	4.26%
Government Agency Securities	81,479,555	82,513,516	82,447,961	63.80%
Corporate Bonds	8,022,790	8,000,000	8,070,705	6.25%
US Treasury	2,432,150	2,500,000	2,508,055	1.94%
Total Investments	\$ 127,894,954	\$ 129,244,313	\$ 129,226,668	100.00%

Weighted Average Days to Maturity	1,139.27
Blended Yield:	3.92%

Cash	Cost	Market Value
Bank Accounts and Change Funds	4,726,559	4,726,559
Total Cash	\$ 4,726,559	\$ 4,726,559


Total Cash and Investments	\$ 132,621,513	\$ 133,953,227
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PARS Investment Portfolio	Cost	Market Value
115 Trust-OPEB Investment	2,030,909	2,921,092
115 Trust-Pension Investment	9,954,922	12,023,161
Total Restricted Funds Held in Trust	\$ 11,985,831	\$ 14,944,252

Benchmarks:	
LAIF	4.10%
CAMP	4.11%
2yr U.S. Treasury	3.47%
5yr U.S. Treasury	3.59%

Restricted Funds with Fiscal Agent	Book Value	Market Value
Water Revenue Bonds 2022	15,503,094	15,503,094
Water System Lease Revenue Refunding Bonds 2021	196	196
Successor Agency TARBS 2013/2016-Merged Project	3	3
Colonies CFD Area #1 2022	274,130	274,130
Colonies CFD Area #2 2015	1,328,429	1,328,429
Upland 54 CFD 2004	126,573	126,573
Sycamore Hills CFD 2015-1	737,091	737,091
Harvest at Upland CFD 2016-1 Area #1	575,956	575,956
Harvest at Upland CFD 2016-1 Area #2	2,171,744	2,171,744
Enclave at Upland CFD 2022-1	498,601	498,601
Sycamore Hills CFD 2015-1-2 STB 2022A	762,983	762,983
Total Restricted Funds	\$ 21,978,800	\$ 21,978,800

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.

Signed by:


 Assistant City Manager (Finance Director)

12/23/2025 | 5:15 AM PST

 Date

DocuSigned by:


 City Treasurer

1/6/2026 | 11:44 AM PST

 Date

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

State Local Agency Investment Fund

**For Period Ended
November 30, 2025**

Fund or Account		Account Balance	
City of Upland	98-36-942	<u>332,502</u>	Market Value
Totals		<u>\$ 332,502</u>	<u>\$ 334,967</u>
Yield for Period Ended	11/30/2025	<u>4.10%</u>	

TREASURER'S REPORT
 City of Upland - Successor Agency - Public Financing Authority
California Asset Management Plan

**For Period Ended
 November 30, 2025**

Fund or Account		Account Balance	
City of Upland	6113-001	<u>10,640,767</u>	Market Value
	Totals	<u>\$ 10,640,767</u>	<u>\$ 10,640,767</u>
Yield for Period Ended	11/30/2025	<u>4.11%</u>	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

US Bank Investments

**For Period Ended
November 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	250,475	4.69%	2/17/2026
Alabama CU CD	01025RAF6	250,000	250,000	250,200	5.05%	12/22/2025
American Equity Bank CD	02568KAJ4	250,000	250,000	246,190	0.71%	5/27/2026
American Exp CD	02589AEZ1	250,000	250,000	255,685	4.50%	9/13/2028
Bank Hapoalim CD	06251A6Z8	244,000	244,000	250,495	4.48%	5/21/2029
BankUnited NA CD	066519RW1	249,000	249,000	242,994	1.38%	12/8/2026
Baxter CU CD	07181JAY0	250,000	250,000	252,168	4.46%	1/25/2027
Bom Bk CD	09776DAW4	249,000	249,000	251,313	4.06%	6/26/2028
CFG Community Bank CD	12527CNN8	243,775	245,000	244,253	4.01%	11/14/2030
Capital One NA CD	14042RQN4	250,000	250,000	243,730	1.28%	12/8/2026
Celtic Bank CD	15118RX51	245,340	249,000	249,087	4.00%	6/20/2029
Chartway FCU CD	16141BAD3	248,000	248,000	248,149	5.05%	12/16/2025
City FCU Tax CD	17783PAJ0	249,000	249,000	250,529	3.93%	1/12/2029
City National Bank CD	178180GU3	250,000	250,000	250,140	4.35%	1/12/2026
Civic Federal CU	178808AB7	249,000	249,000	251,537	4.06%	10/23/2028
Clearpath FCU CD	18507MAB7	250,000	250,000	250,240	5.10%	4/27/2026
Communitywide FCU CD	20416TAX0	250,000	250,000	250,220	4.70%	1/6/2026
Connex CU CD	208212BD1	250,000	250,000	251,165	5.37%	3/18/2026
Connexus CU CD	20825WDV9	249,000	249,000	250,056	3.98%	7/14/2027
Continental Bank CD	211163MG2	250,000	250,000	244,165	0.61%	8/24/2026
Cornerstone CD	21923MAB7	249,000	249,000	248,056	3.71%	10/1/2029
Credit Union of Texas CD	22551KBL5	245,000	245,000	244,841	3.70%	10/22/2027
New Jersey Ewing CU	22552BAE1	249,000	249,000	250,681	4.02%	1/18/2028
Customers Bank CD	23204HPB8	250,000	250,000	254,563	4.42%	6/14/2028
Discover Bank CD	254676AR0	250,000	250,000	256,158	4.54%	9/18/2028
Dort FCU CD	25844MBC1	250,000	250,000	251,573	4.92%	6/22/2026
Empower FCU CD	291916AE4	250,000	250,000	253,735	5.37%	10/23/2026
Essential CU CD	29669XAP3	250,000	250,000	253,628	4.63%	6/15/2027
Fahey Banking Co CD	303117DG7	250,000	250,000	250,910	3.89%	1/12/2028
First Carolina Bank CD	31944MBJ3	250,000	250,000	249,420	0.50%	12/23/2025
First Foundation Bank CD	32026U5U6	244,000	244,000	250,498	4.48%	5/22/2029
First Guaranty Bank CD	320437BD7	245,000	245,000	244,797	4.05%	11/14/2030
FirstBank of Nebraska CD	32116PAR9	248,000	248,000	242,165	0.61%	8/27/2026
First Technology FCU CD	33715LEB2	249,000	249,000	248,676	3.65%	8/5/2027
Generations Bank C D	37149CAV9	250,000	250,000	247,773	3.13%	5/6/2027
Gesa CU CD	37424PAH7	250,000	250,000	252,403	5.20%	7/31/2026
Global FCU CD	37892MAM6	248,000	248,000	249,617	4.97%	6/16/2026
Great Midwest CD	39083PDQ2	249,000	249,000	254,832	4.40%	4/27/2029
Gulf Cap Bank CD	40219MAY0	248,000	248,000	248,766	3.84%	9/27/2028
Holyoke CU CD	43666MAD8	249,000	249,000	247,745	3.97%	11/5/2030
Iriquois Fed CD	46355PDQ8	249,000	249,000	253,253	4.62%	9/17/2027
Jeanne D Arc CD	472207AK5	249,000	249,000	253,258	4.33%	7/31/2028
Malaga Bank CD	56102ABK1	250,000	250,000	243,058	0.87%	11/19/2026
Medallion Bank CD	58404DXY2	249,000	249,000	251,268	4.06%	6/30/2028
Milestone Bk CD	59934MAK4	244,000	244,000	245,647	4.37%	12/15/2026
Morgan Stanley Bk CD	61690DRE0	244,000	244,000	250,893	4.52%	5/22/2029
Morgan Stanley Private Bk CD	61768E4B6	244,000	244,000	250,893	4.52%	5/22/2029
NBC Bancorp Inc CD	633398AA0	248,000	248,000	250,088	4.81%	9/14/2026
Oklahoma Educators CU CD	67885MAL4	249,000	249,000	248,895	3.70%	10/25/2027
Optum Bank Draper CD	68405VAU3	244,000	244,000	248,036	4.62%	9/13/2027
People's Bank CD	710275AH1	250,000	250,000	250,833	4.04%	1/12/2027

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City of Upland - Successor Agency - Public Financing Authority

US Bank Investments

**For Period Ended
November 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
Popular Bank CD	73317ABL5	250,000	250,000	250,065	4.10%	1/8/2026
Preferred CU CD	74043RAA2	250,000	250,000	255,528	4.89%	9/15/2027
RIA FCU CD	749622BX3	249,000	249,000	250,838	3.97%	10/13/2028
Red Crown Fed CD	756558AB8	200,000	200,000	202,794	5.33%	10/13/2026
Solarity CU CD	83418NAG6	248,000	248,000	249,743	5.01%	6/23/2026
Southern First CD	84287PJB9	244,000	244,000	251,889	4.70%	10/17/2028
Southwest Fin FCU CD	84485EAN7	249,000	249,000	250,760	3.97%	8/14/2028
State Employees CD	85678LAA3	249,000	249,000	252,835	4.73%	5/24/2027
Texas Exchange Bank CD	88241TMG2	249,000	249,000	242,904	1.18%	11/13/2026
Toyota Financial Savings Bank CD	89235MLE9	249,860	248,000	243,323	0.97%	7/29/2026
True Sky Credit CD	89786MAH7	250,000	250,000	253,610	4.44%	11/30/2027
TTCU Federal CU CD	89854LAD5	250,000	250,000	258,053	4.84%	7/26/2028
Tucson FCU CD	898812AC6	250,000	250,000	258,380	4.84%	9/8/2028
USAlliance FCU CD	90352RCD5	100,000	100,000	99,580	1.38%	1/28/2026
USAlliance FCU CD	90352RDL6	149,000	149,000	153,574	4.56%	6/28/2029
Union Bank CD	90520VAX1	250,000	250,000	247,505	0.61%	3/19/2026
Utah First CD	91739JAJ4	249,000	249,000	255,213	4.44%	4/30/2029
Valley Natl Bk CD	919853QY0	245,000	245,000	246,612	3.97%	7/24/2028
Vibrant CU CD	92559TAL2	248,000	248,000	249,158	5.33%	3/20/2026

Negotiable Certificates of Deposit Subtotal \$ 17,097,975 \$ 17,101,000 \$ 17,202,108

Cash and Equivalents (Money Market Fund)

First American Govt OB Fund-Y	31846V203	2,516,528	2,516,528	2,516,528	3.62%
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Money Market Fund Subtotal \$ 2,516,528 \$ 2,516,528 \$ 2,516,528

Municipal Bond Fund

Burbank Glendale, CA	120827EJ5	2,029,661	1,990,000	2,075,172	4.96%	7/1/2029
Corona, CA	21969AAH5	924,000	1,000,000	941,420	2.17%	5/1/2029
Riverside, CA	769036BR4	944,250	1,000,000	962,120	2.93%	6/1/2029
San Bernardino, CA	796720PB0	250,000	250,000	245,683	1.12%	8/1/2026
University of California, CA	91412HGG2	1,224,776	1,400,000	1,281,182	1.76%	5/15/2030

Municipal Bond Fund Subtotal \$ 5,372,687 \$ 5,640,000 \$ 5,505,577

Government Securities

Federal Home Ln Bks DEB	3130AQ5D1	1,500,000	1,500,000	1,497,570	1.20%	12/22/2025
Federal Home Ln Bks DEB	3130ARKL4	591,600	600,000	604,884	4.22%	4/21/2027
Federal Home Ln Bks DEB	3130AWBZ2	998,300	1,000,000	1,008,710	4.09%	6/11/2027
Federal Home Ln Bks DEB	3130AWTR1	1,991,760	2,000,000	2,044,000	4.28%	9/8/2028
Fed Home Ln Mort Corp #WN1356	3132XFQJ0	1,481,250	1,500,000	1,519,005	4.25%	4/1/2029
Fed Home Ln Mort Corp #WN1476	3132XFUA4	987,813	1,000,000	1,000,590	4.20%	10/1/2029
Fed Home Ln Mort Corp #WN1510	3132XFVC9	1,484,063	1,500,000	1,500,435	4.00%	1/1/2030
Federal Home Ln Corp #WN1516	3132XFVJ4	985,000	1,000,000	1,000,660	4.00%	1/1/2030
Fed Home Ln Mort Corp #WN1530	3132XFVY1	1,481,719	1,500,000	1,502,130	3.99%	1/1/2030

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City of Upland - Successor Agency - Public Financing Authority

US Bank Investments

**For Period Ended
November 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
Fed Home Ln Mort Corp #WN1542	3132XFWC8	2,302,059	2,310,000	2,329,820	4.27%	2/1/2030
Fed Home Ln Mort Corp #WN1543	3132XFDW6	2,293,531	2,300,000	2,326,956	4.35%	3/1/2030
Fed Home Ln Mort Corp #WN1555	3132XFWR5	1,694,875	1,700,000	1,709,299	4.10%	4/1/2030
Fed Home Ln Mort Corp Gold #WN1602	3132XFX86	343,922	345,000	343,144	3.92%	8/1/2030
Fed Home Ln Mort Corp #WN1572	3132XFXA1	3,982,500	4,000,000	4,000,640	4.00%	5/1/2030
Fed Home Ln Mort Corp Gold #WN1617	3132XFYP7	1,497,656	1,500,000	1,493,535	3.97%	7/1/2030
Fed Home Ln Mort Corp Gold #WN1646	3132XFZL5	995,938	1,000,000	993,190	3.93%	7/1/2030
Fed Home Ln Mort Corp #WN2560	3132XGZ25	994,688	1,000,000	1,011,680	4.79%	1/1/2029
Fed Home Ln Mort Corp Gold #WN5017	3132XKSF5	1,123,242	1,125,000	1,129,343	4.18%	7/1/2029
Fed Home Ln Mort Corp #WN5034F	3132XKSY4	2,012,500	2,000,000	1,999,200	4.14%	7/1/2029
Fed Home Ln Mort Corp #WN5163	3132XKWZ6	2,659,953	2,675,000	2,672,914	4.15%	10/1/2029
Fed Home Ln Mort Corp Gold #WN5242	3132XKZG5	925,606	940,000	937,876	4.01%	3/1/2030
Fed Home Ln Mort Corp Gold #WB5243	3132XKZH3	2,649,922	2,675,000	2,672,726	4.00%	4/1/2030
Fed Home Ln Mort Corp Gold #WN5249	3132XKZP5	997,813	1,000,000	1,001,520	4.09%	4/1/2030
Federal Farm Credit Bks DEB	3133EPN50	998,000	1,000,000	1,021,780	4.16%	12/15/2028
Fed Natl Mortgage Assoc #BL3660	3140HVB60	1,841,238	1,951,627	1,870,966	2.83%	8/1/2029
Fed Natl Mortgage Assoc #BL3884	3140HVJ62	515,281	550,000	524,700	2.74%	9/1/2029
Fed Natl Mortgage Assoc #BL4193	3140HVUT9	471,563	500,000	477,745	2.84%	9/1/2029
Fed Natl Mortgage Assoc #BL4815	3140HWK50	956,875	1,000,000	955,730	2.79%	11/1/2029
Fed Natl Mortgage Assoc #BS1416	3140LBSE4	594,825	660,000	621,634	1.16%	3/1/2028
Fed Natl Mortgage Assoc #BS4790	3140LFKC7	2,908,547	3,150,000	2,991,839	2.22%	3/1/2029
Fed Natl Mortgage Assoc #BS5506	3140LGDL3	772,922	825,000	801,661	3.19%	6/1/2029
Fed Natl Mortgage Assoc #BS5552	3140LGE24	1,995,544	2,130,000	2,082,331	3.42%	5/1/2029
Fed Natl Mortgage Assoc #BS6109	3140LGYF3	4,340,455	4,343,000	4,333,055	3.99%	7/1/2029
Fed Natl Mortgage Assoc #BS6624	3140LHLE8	994,519	998,889	991,547	3.85%	10/1/2029
Fed Natl Mortgage Assoc #BZ0815	3140NU3Z0	1,499,063	1,500,000	1,532,040	4.55%	4/1/2029
Fed Natl Mortgage Assoc #BZ1806	3140NWAGO	1,463,438	1,500,000	1,506,000	4.03%	9/1/2029
Fed Natl Mortgage Assoc #BZ1969A	3140NWFK6	689,719	700,000	701,869	4.00%	10/1/2029
Fed Natl Mortgage Assoc #BZ1993	3140NWGB5	743,906	750,000	752,828	4.05%	11/1/2029
Fed Natl Mortgage Assoc #BA2127A	3140NWLH6	1,473,750	1,500,000	1,504,095	4.18%	10/1/2029
Fed Natl Mortgage Assoc #BZ2336	3140NWS22	1,491,563	1,500,000	1,528,260	4.40%	11/1/2029
Fed Natl Mortgage Assoc #BZ2399	3140NWUZ6	492,656	500,000	507,025	4.22%	11/1/2029
Fed Natl Mortgage Assoc #BZ2524	3140NWYW9	1,492,969	1,500,000	1,526,835	4.70%	12/1/2029
Fed Natl Mortgage Assoc #BZ2748	3140NXBS1	494,688	500,000	507,855	4.29%	1/1/2030
Fed Natl Mortgage Assoc #BZ2776	3140NXCN1	997,500	1,000,000	1,025,450	4.51%	1/1/2030
Fed Natl Mortgage Assoc #BZ3455	3140NXZV8	1,496,719	1,500,000	1,518,315	4.19%	4/1/2030
Fed Natl Mortgage Assoc #BZ4436	3140NY4W8	498,438	500,000	500,755	4.00%	8/1/2030
Fed Natl Mortgage Assoc #BZ4021	3140NYPF2	3,487,500	3,500,000	3,534,615	4.21%	6/1/2030
Fed Natl Mort Assoc #BZ0458	3140NYQL8	2,281,430	2,285,000	2,299,007	4.12%	6/1/2030
Fed Natl Mort Assoc #BA4276	3140NYXE6	995,625	1,000,000	1,008,180	4.21%	7/1/2030
Fed Natl Mortgage Assoc #BZ5346	3140Q05G3	4,025,000	4,000,000	4,008,080	4.11%	10/1/2030
Fed Natl Mortgage Assoc #BZ4505	3140Q0AF9	4,491,563	4,500,000	4,514,850	4.11%	8/1/2030
Fed Natl Mortgage Assoc #BZ5552	3140Q1E22	998,555	1,000,000	999,090	4.12%	11/1/2030
Government Securities Subtotal		\$ 81,479,555	\$ 82,513,516	\$ 82,447,961		

Corporate Bonds

Citibank	17325FBK3	513,250	500,000	513,085	4.71%	8/6/2029
John Deere Capital Med Term Nt	24422EYF0	1,009,540	1,000,000	1,013,470	4.32%	10/15/2030
JP Morgan Chase Med Term Nt	48130C6R1	2,000,000	2,000,000	2,000,920	4.05%	10/29/2030

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US Bank Investments

**For Period Ended
November 30, 2025**

Investment Name	CUSIP	Cost	Par Value	Market Value	Stated Rate	Maturity Date
Royal Bank CDA Med Term	78014RZE3	2,000,000	2,000,000	2,028,240	4.68%	03/14/2030
US Bancorp Med Trm Nt	91159XDW2	1,500,000	1,500,000	1,511,550	4.47%	09/10/2030
Wells Fargo Bk Med Trm Nt	95004HAF5	1,000,000	1,000,000	1,003,440	4.43%	08/04/2030
Corporate Bonds Subtotal		\$ 8,022,790	\$ 8,000,000	\$ 8,070,705		
US Treasury						
US Treasury Note 2.625%	9128286B1	464,450	500,000	486,485	2.70%	2/15/2029
US Treasury Note 3.750%	91282CJR3	978,600	1,000,000	1,007,190	3.72%	12/31/2028
US Treasury Note 4.000%	91282CJW2	989,100	1,000,000	1,014,380	3.94%	1/31/2029
US Treasury Subtotal		\$ 2,432,150	\$ 2,500,000	\$ 2,508,055		
Total Portfolio		\$ 116,921,685	\$ 118,271,044	\$ 118,250,934		

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City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
November 30, 2025**

November 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Petty Cash	32,898	11/30/2025	0	0.0%	-	
Total Bank Accounts	4,726,559					4,726,559
State Local Agency Investment Fund	334,967	12/1/2025	1	0.3%	0.00	334,967
California Asset Management Plan	10,640,767	11/30/2025	0	7.9%	-	10,640,767
First American Govt OB Fund-Y	2,516,528	12/1/2025	1	1.9%	0.02	
Money Market Accounts	2,516,528					2,516,528
Federal Home Ln Bks DEB	1,497,570	12/22/2025	22	1.1%	0.25	
Government Securities	1,497,570					1,497,570
Alabama CU CD	250,200	12/22/2025	22	0.2%	0.04	
Chartway FCU CD	248,149	12/16/2025	16	0.2%	0.03	
First Carolina Bank CD	249,420	12/23/2025	23	0.2%	0.04	
Negotiable Certificates of Deposit	747,769					747,769
						\$ 20,464,159 1 - 30 days
City National Bank CD	250,140	1/12/2026	43	0.2%	0.08	
Communitywide FCU CD	250,220	1/6/2026	37	0.2%	0.07	
Popular Bank CD	250,065	1/8/2026	39	0.2%	0.07	
USAlliance FCU CD	99,580	1/28/2026	59	0.1%	0.04	
Negotiable Certificates of Deposit	850,005					850,005
						\$ 850,005 31 - 60 days
A+ FCU CD	250,475	2/17/2026	79	0.2%	0.15	
Connex CU CD	251,165	3/18/2026	108	0.2%	0.20	
Union Bank CD	247,505	3/19/2026	109	0.2%	0.20	
Vibrant CU CD	249,158	3/20/2026	110	0.2%	0.20	
Negotiable Certificates of Deposit	998,303					998,303
						\$ 998,303 61 - 120 days
American Equity Bank CD	246,190	5/27/2026	178	0.2%	0.33	
Clearpath FCU CD	250,240	4/27/2026	148	0.2%	0.28	
Negotiable Certificates of Deposit	496,430					496,430
						\$ 496,430 121 - 180 days
Continental Bank CD	244,165	8/24/2026	267	0.2%	0.49	
Dort FCU CD	251,573	6/22/2026	204	0.2%	0.38	
Empower FCU CD	253,735	10/23/2026	327	0.2%	0.62	
FirstBank of Nebraska CD	242,165	8/27/2026	270	0.2%	0.49	
Gesa CU CD	252,403	7/31/2026	243	0.2%	0.46	
Global FCU CD	249,617	6/16/2026	198	0.2%	0.37	
Malaga Bank CD	243,058	11/19/2026	354	0.2%	0.64	
NBC Bancorp Inc CD	250,088	9/14/2026	288	0.2%	0.54	
Red Crown Fed CD	202,794	10/13/2026	317	0.2%	0.48	
Solarity CU CD	249,743	6/23/2026	205	0.2%	0.38	
Texas Exchange Bank CD	242,904	11/13/2026	348	0.2%	0.63	
Toyota Financial Savings Bank CD	243,323	7/29/2026	241	0.2%	0.44	
Negotiable Certificates of Deposit	2,925,567					2,925,567
San Bernardino, CA	245,683	8/1/2026	244	0.2%	0.45	
Municipal Bonds	245,683					245,683
						\$ 3,171,249 181 - 1 year

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
November 30, 2025**

November 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Federal Home Ln Bks DEB	604,884	4/21/2027	507	0.5%	2.29	
Federal Home Ln Bks DEB	1,008,710	6/11/2027	558	0.8%	4.20	
Government Securities	1,613,594					1,613,594
BankUnited NA CD	242,994	12/8/2026	373	0.2%	0.68	
Baxter CU CD	252,168	1/25/2027	421	0.2%	0.79	
Capital One NA CD	243,730	12/8/2026	373	0.2%	0.68	
Connexus CU CD	250,056	7/14/2027	591	0.2%	1.10	
Credit Union of Texas CD	244,841	10/22/2027	691	0.2%	1.26	
Essential CU CD	253,628	6/15/2027	562	0.2%	1.06	
First Technology FCU CD	248,676	8/5/2027	613	0.2%	1.14	
Generations Bank C D	247,773	5/6/2027	522	0.2%	0.97	
Iriquois Fed CD	253,253	9/17/2027	656	0.2%	1.24	
Milestone Bk CD	245,647	12/15/2026	380	0.2%	0.70	
Oklahoma Educators CU CD	248,895	10/25/2027	694	0.2%	1.29	
Optum Bank Draper CD	248,036	9/13/2027	652	0.2%	1.21	
People's Bank CD	250,833	1/12/2027	408	0.2%	0.76	
Preferred CU CD	255,528	9/15/2027	654	0.2%	1.25	
State Employees CD	252,835	5/24/2027	540	0.2%	1.02	
True Sky Credit CD	253,610	11/30/2027	730	0.2%	1.38	
Negotiable Certificates of Deposit	3,992,500					3,992,500
						\$ 5,606,094
						1- 2 years
Federal Home Ln Bks DEB	2,044,000	9/8/2028	1013	1.5%	15.46	
Fed Natl Mortgage Assoc #BS1416	621,634	3/1/2028	822	0.5%	3.81	
Government Securities	2,665,634					2,665,634
American Exp CD	255,685	9/13/2028	1018	0.2%	1.94	
Bom Bk CD	251,313	6/26/2028	939	0.2%	1.76	
Civic Federal CU	251,537	10/23/2028	1058	0.2%	1.99	
New Jersey Ewing CU	250,681	1/18/2028	779	0.2%	1.46	
Customers Bank CD	254,563	6/14/2028	927	0.2%	1.76	
Discover Bank CD	256,158	9/18/2028	1023	0.2%	1.96	
Fahey Banking Co CD	250,910	1/12/2028	773	0.2%	1.45	
Gulf Cap Bank CD	248,766	9/27/2028	1032	0.2%	1.92	
Jeanne D Arc CD	253,258	7/31/2028	974	0.2%	1.84	
Medallion Bank CD	251,268	6/30/2028	943	0.2%	1.77	
RIA FCU CD	250,838	10/13/2028	1048	0.2%	1.96	
Southern First CD	251,889	10/17/2028	1052	0.2%	1.98	
Southwest Fin FCU CD	250,760	8/14/2028	988	0.2%	1.85	
TTCU Federal CU CD	258,053	7/26/2028	969	0.2%	1.87	
Tucson FCU CD	258,380	9/8/2028	1013	0.2%	1.95	
Valley Natl Bk CD	246,612	7/24/2028	967	0.2%	1.78	
Negotiable Certificates of Deposit	4,040,670					4,040,670
						\$ 6,706,304
						2- 3 years
Fed Home Ln Mort Corp #WN1356	1,519,005	4/1/2029	1218	1.1%	13.81	
Fed Home Ln Mort Corp #WN1476	1,000,590	10/1/2029	1401	0.7%	10.47	
Fed Home Ln Mort Corp #WN2560	1,011,680	1/1/2029	1128	0.8%	8.52	
Fed Home Ln Mort Corp Gold #WN5017	1,129,343	7/1/2029	1309	0.8%	11.04	
Fed Home Ln Mort Corp #WN5034F	1,999,200	7/1/2029	1309	1.5%	19.54	
Fed Home Ln Mort Corp #WN5163	2,672,914	10/1/2029	1401	2.0%	27.96	
Federal Farm Credit Bks DEB	1,021,780	12/15/2028	1111	0.8%	8.47	
Fed Natl Mortgage Assoc #BL3660	1,870,966	8/1/2029	1340	1.4%	18.72	
Fed Natl Mortgage Assoc #BL3884	524,700	9/1/2029	1371	0.4%	5.37	
Fed Natl Mortgage Assoc #BL4193	477,745	9/1/2029	1371	0.4%	4.89	
Fed Natl Mortgage Assoc #BL4815	955,730	11/1/2029	1432	0.7%	10.22	
Fed Natl Mortgage Assoc #BS4790	2,991,839	3/1/2029	1187	2.2%	26.51	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
November 30, 2025**

November 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Fed Natl Mortgage Assoc #BS5506	801,661	6/1/2029	1279	0.6%	7.65	
Fed Natl Mortgage Assoc #BS5552	2,082,331	5/1/2029	1248	1.6%	19.40	
Fed Natl Mortgage Assoc #BS6109	4,333,055	7/1/2029	1309	3.2%	42.34	
Fed Natl Mortgage Assoc #BS6624	991,547	10/1/2029	1401	0.7%	10.37	
Fed Natl Mortgage Assoc #BZ0815	1,532,040	4/1/2029	1218	1.1%	13.93	
Fed Natl Mortgage Assoc #BZ1806	1,506,000	9/1/2029	1371	1.1%	15.41	
Fed Natl Mortgage Assoc #BZ1969A	701,869	10/1/2029	1401	0.5%	7.34	
Fed Natl Mortgage Assoc #BZ1993	752,828	11/1/2029	1432	0.6%	8.05	
Fed Natl Mortgage Assoc #BA2127A	1,504,095	10/1/2029	1401	1.1%	15.73	
Fed Natl Mortgage Assoc #BZ2336	1,528,260	11/1/2029	1432	1.1%	16.34	
Fed Natl Mortgage Assoc #BZ2399	507,025	11/1/2029	1432	0.4%	5.42	
Government Securities	33,416,201					33,416,201
Bank Hapoalim CD	250,495	5/21/2029	1268	0.2%	2.37	
Celtic Bank CD	249,087	6/20/2029	1298	0.2%	2.41	
City FCU Tax CD	250,529	1/12/2029	1139	0.2%	2.13	
Cornerstone CD	248,056	10/1/2029	1401	0.2%	2.59	
First Foundation Bank CD	250,498	5/22/2029	1269	0.2%	2.37	
Great Midwest CD	254,832	4/27/2029	1244	0.2%	2.37	
Morgan Stanley Bk CD	250,893	5/22/2029	1269	0.2%	2.38	
Morgan Stanley Private Bk CD	250,893	5/22/2029	1269	0.2%	2.38	
USAlliance FCU CD	153,574	6/28/2029	1306	0.1%	1.50	
Utah First CD	255,213	4/30/2029	1247	0.2%	2.38	
Negotiable Certificates of Deposit	2,414,070					2,414,070
Citibank	513,085	8/6/2029	1345	0.4%	5.15	
Corporate Bonds	513,085					513,085
US Treasury Note 2.625%	486,485	2/15/2029	1173	0.4%	4.26	
US Treasury Note 3.750%	1,007,190	12/31/2028	1127	0.8%	8.47	
US Treasury Note 4.000%	1,014,380	1/31/2029	1158	0.8%	8.77	
US Treasury	2,508,055					2,508,055
Burbank Glendale, CA	2,075,172	7/1/2029	1309	1.5%	20.28	
Corona, CA	941,420	5/1/2029	1248	0.7%	8.77	
Riverside, CA	962,120	6/1/2029	1279	0.7%	9.19	
Municipal Bonds	3,978,712					3,978,712
						\$ 42,830,122
						3- 4 years
Fed Home Ln Mort Corp #WN1510	1,500,435	1/1/2030	1493	1.1%	16.72	
Federal Home Ln Corp #WN1516	1,000,660	1/1/2030	1493	0.7%	11.15	
Fed Home Ln Mort Corp #WN1530	1,502,130	1/1/2030	1493	1.1%	16.74	
Fed Home Ln Mort Corp #WN1542	2,329,820	2/1/2030	1524	1.7%	26.51	
Fed Home Ln Mort Corp #WN1543	2,326,956	3/1/2030	1552	1.7%	26.96	
Fed Home Ln Mort Corp #WN1555	1,709,299	4/1/2030	1583	1.3%	20.20	
Fed Home Ln Mort Corp Gold #WN1602	343,144	8/1/2030	1705	0.3%	4.37	
Fed Home Ln Mort Corp #WN1572	4,000,640	5/1/2030	1613	3.0%	48.17	
Fed Home Ln Mort Corp Gold #WN1617	1,493,535	7/1/2030	1674	1.1%	18.66	
Fed Home Ln Mort Corp Gold #WN1646	993,190	7/1/2030	1674	0.7%	12.41	
Fed Home Ln Mort Corp Gold #WN5242	937,876	3/1/2030	1552	0.7%	10.87	
Fed Home Ln Mort Corp Gold #WB5243	2,672,726	4/1/2030	1583	2.0%	31.59	
Fed Home Ln Mort Corp Gold #WN5249	1,001,520	4/1/2030	1583	0.7%	11.84	
Fed Natl Mortgage Assoc #BZ2524	1,526,835	12/1/2029	1462	1.1%	16.66	
Fed Natl Mortgage Assoc #BZ2748	507,855	1/1/2030	1493	0.4%	5.66	
Fed Natl Mortgage Assoc #BZ2776	1,025,450	1/1/2030	1493	0.8%	11.43	
Fed Natl Mortgage Assoc #BZ3455	1,518,315	4/1/2030	1583	1.1%	17.94	
Fed Natl Mortgage Assoc #BZ4436	500,755	8/1/2030	1705	0.4%	6.37	
Fed Natl Mortgage Assoc #BZ4021	3,534,615	6/1/2030	1644	2.6%	43.38	
Fed Natl Mort Assoc #BZ0458	2,299,007	6/1/2030	1644	1.7%	28.22	
Fed Natl Mort Assoc #BA4276	1,008,180	7/1/2030	1674	0.8%	12.60	

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Investment Portfolio

**For Period Ended
November 30, 2025**

November 30, 2025	Market Value	Availability	No. of Days Until Maturity	Weight	Days to Maturity Weighted Avg	Total by Maturity
Fed Natl Mortgage Assoc #BZ5346	4,008,080	10/1/2030	1766	3.0%	52.84	
Fed Natl Mortgage Assoc #BZ4505	4,514,850	8/1/2030	1705	3.4%	57.47	
Fed Natl Mortgage Assoc #BZ5552	999,090	11/1/2030	1797	0.7%	13.40	
Government Securities	43,254,963					43,254,963
CFG Community Bank CD	244,253	11/14/2030	1810	0.2%	3.30	
First Guaranty Bank CD	244,797	11/14/2030	1810	0.2%	3.31	
Holyoke CU CD	247,745	11/5/2030	1801	0.2%	3.33	
Negotiable Certificates of Deposit	736,794					736,794
John Deere Capital Med Term Nt	1,013,470	10/15/2030	1780	0.8%	13.47	
JP Morgan Chase Med Term Nt	2,000,920	10/29/2030	1794	1.5%	26.80	
Royal Bank CDA Med Term	2,028,240	3/14/2030	1565	1.5%	23.70	
US Bancorp Med Trm Nt	1,511,550	9/10/2030	1745	1.1%	19.69	
Wells Fargo Bk Med Trm Nt	1,003,440	8/4/2030	1708	0.7%	12.79	
Corporate Bonds	7,557,620					7,557,620
University of California, CA	1,281,182	5/15/2030	1627	1.0%	15.56	
Municipal Bonds	1,281,182					1,281,182
						\$ 52,830,559
						4- 5 years
Total Investments	\$ 133,953,227			100%	1,139	\$ 133,953,227

Average Maturity in Days 1139
 Average Maturity in Years: 3

TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

CA Government Code Section 53607

**For Period Ended
November 30, 2025**

Investment Name	CUSIP ID	Issue Date	Cost	Par Value	Market Value	Maturity Date
<u>Sales & Maturities</u>						
Fed Natl Mortgage Assoc #BS6624	3140LHLE8	10/1/2022	1,105.90	1,105.90	1,097.77	10/1/2029
Fed Natl Mortgage Assoc #BL3660	3140HVB60	8/1/2019	3,011.96	3,011.96	2,887.48	8/1/2029
Federal Home Ln Corp MTN	3134GXAP9	11/12/2020	1,500,000.00	1,500,000.00	1,498,725.00	11/12/2025
Federal Home Ln Corp MTN	3134GXBM5	11/12/2020	1,500,000.00	1,500,000.00	1,498,725.00	11/12/2025
Federal Home Ln Bks DEB	3130APV51	11/24/2021	2,000,000.00	2,000,000.00	1,996,020.00	11/24/2026
Greenstate CU CD	39573LCC0	11/23/2021	250,000.00	250,000.00	249,490.00	11/24/2025
JPMorgan Chase Bank CD	48128URC5	11/10/2020	250,000.00	250,000.00	249,750.00	11/10/2025
Sales & Maturities Subtotal			\$ 5,504,117.86	\$ 5,504,117.86	\$ 5,496,695.25	
<u>Purchases</u>						
Fed Home Ln Mort Corp Gold #WN1617	3132XFYP7	10/1/2025	1,497,656.25	1,500,000.00	1,493,535.00	7/1/2030
Holyoke CU CD	43666MAD8	11/5/2025	249,000.00	249,000.00	247,745.04	11/5/2030
John Deere Capital Med Term Nt	24422EYF0	7/24/2025	1,009,540.00	1,000,000.00	1,013,470.00	10/15/2030
Fed Natl Mortgage Assoc #BZ5552	3140Q1E22	11/1/2025	998,554.68	1,000,000.00	999,090.00	11/1/2030
First Guaranty Bank CD	320437BD7	11/14/2025	245,000.00	245,000.00	244,796.65	11/14/2030
CFG Community Bank CD	12527CNN8	11/14/2025	243,775.00	245,000.00	244,252.75	11/14/2030
Fed Home Ln Mort Corp Gold #WN1646	3132XFZL5	11/1/2025	995,937.50	1,000,000.00	993,190.00	7/1/2030
Purchases Subtotal			\$ 5,239,463.43	\$ 5,239,000.00	\$ 5,236,079.44	

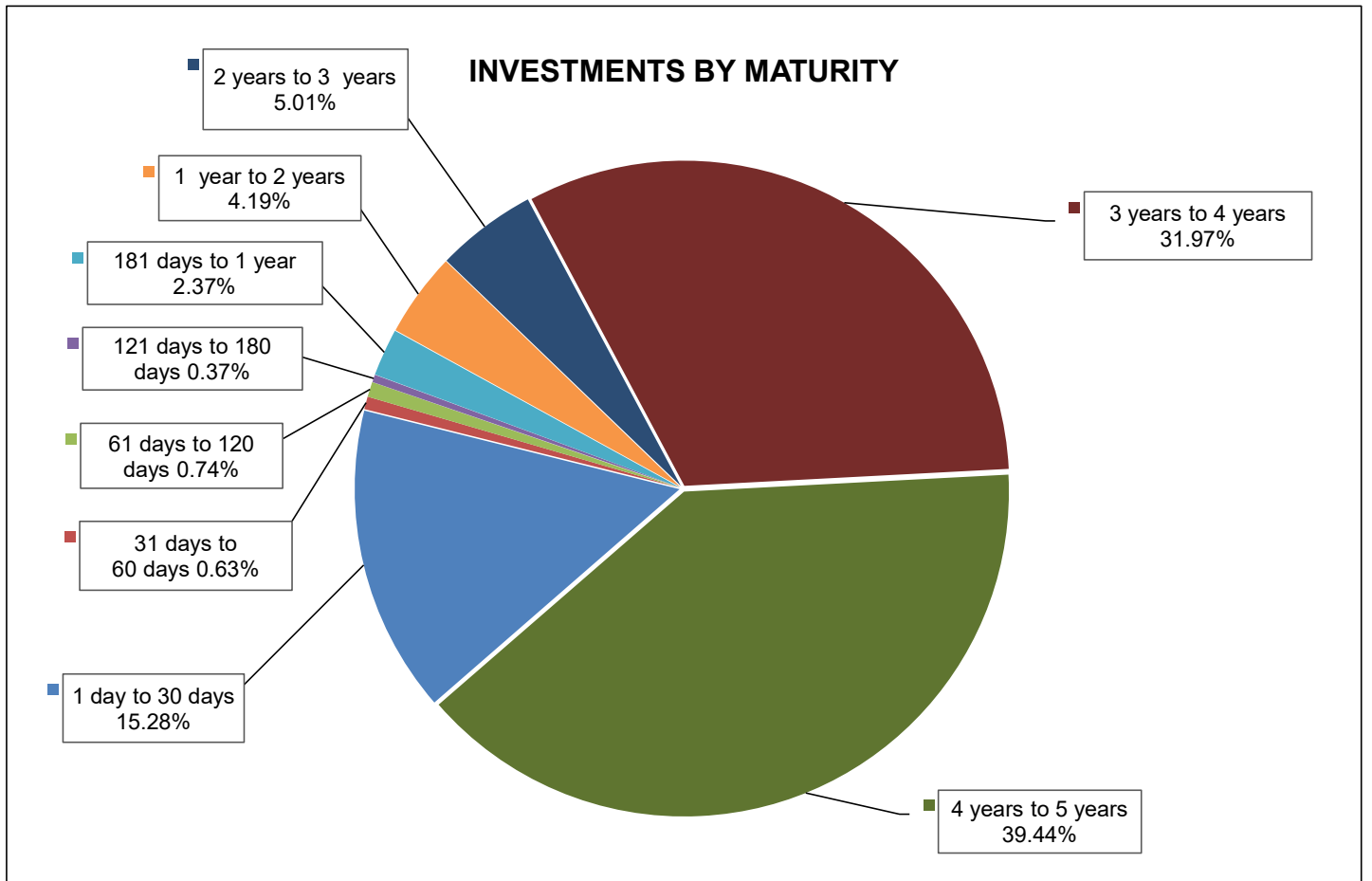
TREASURER'S REPORT

City of Upland - Successor Agency - Public Financing Authority

Maturities in Thousands of Dollars

**For Period Ended
November 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	334	-	-	-	-	-	-	-	-
California Asset Management Plan	10,641	-	-	-	-	-	-	-	-
Bank Accounts and Change Funds	4,727	-	-	-	-	-	-	-	-
Negotiable Certificates of Deposit	748	850	998	496	2,926	3,993	4,040	2,414	737
Government Securities	1,498	-	-	-	-	1,613	2,666	33,416	43,255
Money Market Fund	2,516	-	-	-	-	-	-	-	-
Municipal Bonds	-	-	-	-	246	-	-	3,979	1,281
Corporate Bonds	-	-	-	-	-	-	-	513	7,558
US Treasury	-	-	-	-	-	-	-	2,508	-
Total Cash and Investments	\$ 20,464	\$ 850	\$ 998	\$ 496	\$ 3,172	\$ 5,606	\$ 6,706	\$ 42,830	\$ 52,831
Percentage	15.28%	0.63%	0.74%	0.37%	2.37%	4.19%	5.01%	31.97%	39.44%



TREASURER'S REPORT

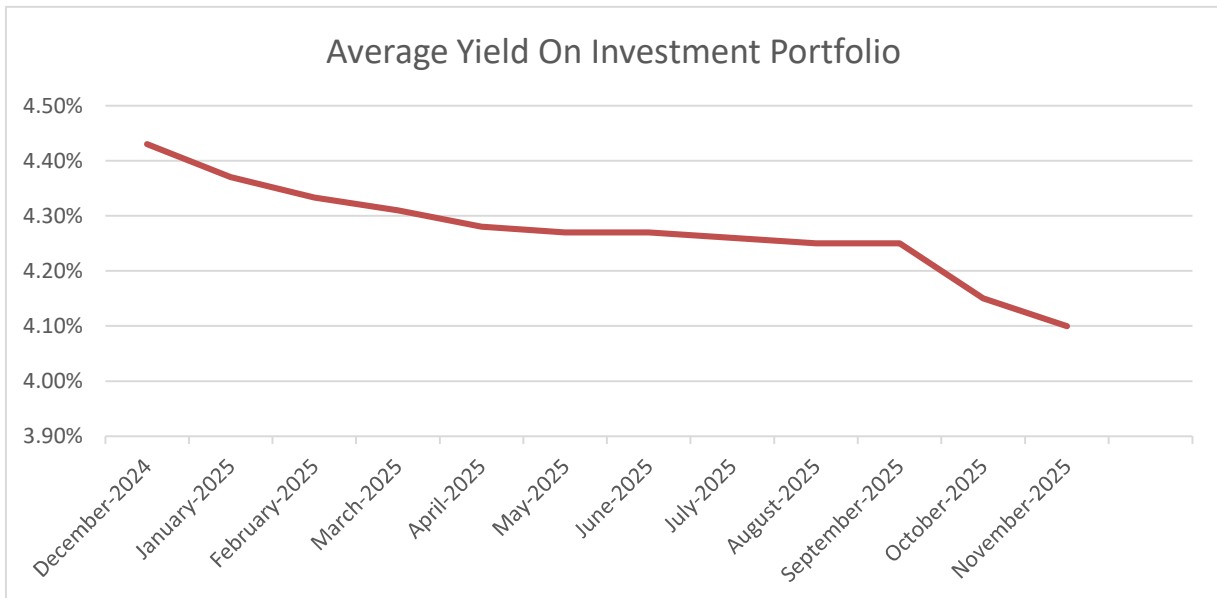
City of Upland - Successor Agency - Public Financing Authority
Bank Accounts and Change Funds

**For Period Ended
 November 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	3,534,690	3,784,690
City of Upland Utility & Credit Cards Account	Chase	250,000	658,972	908,972
City of Upland Successor Agency	Chase	-	-	-
Totals		\$ 500,000	\$ 4,193,662	\$ 4,726,559

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

Month	Yield
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	4.25%
October-2025	4.15%
November-2025	4.10%



	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-2025	Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025
Investment Portfolio												
State Local Agency Investment Fund (LAIF)	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	1,347,537	334,967
California Asset Management Plan (CAMP)	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	8,608,869	10,640,767
Negotiable Certificates of Deposit	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	16,977,765	17,202,108
Money Market Fund	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	904,953	2,516,528
Municipal Bonds	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	5,476,581	5,505,577
Government Agency Securities	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	83,590,615	82,447,961
Corporate Bonds	-	-	-	2,012,080	2,025,300	2,011,420	2,020,400	2,011,700	2,023,940	5,049,285	7,038,805	8,070,705
US Treasury	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	2,499,910	2,508,055
Total Investments	\$ 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	\$ 126,445,035	\$ 129,226,668
Weighted Average Days to Maturity	587.03	586.30	1139.27	597.60	632.10	626.31	684.65	848.13	985.22	1051.60	1151.17	1139.27
Blended Yield:	2.88%	3.07%	3.05%	3.15%	3.23%	3.37%	3.41%	3.57%	3.65%	3.69%	3.81%	3.92%
Cash												
Bank Accounts and Change of Funds	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	1,276,042	4,726,559
Total Cash	\$ 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	\$ 1,276,042	\$ 4,726,559
Total Cash and Investments	\$ 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	\$ 127,721,076	\$ 133,953,227
PARS Investment Portfolio												
115 Trust-OPEB Investment	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	2,903,937	2,921,092
115 Trust-Pension Investment	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	11,951,491	12,023,161
Total Restricted Funds Held in Trust	\$ 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	\$ 14,855,428	\$ 14,944,252
Benchmarks:												
LAIF	4.43%	4.37%	4.33%	4.31%	4.28%	4.27%	4.27%	4.26%	4.25%	4.21%	4.15%	4.10%
CAMP	4.65%	4.55%	4.50%	4.47%	4.45%	4.42%	4.43%	4.41%	4.41%	4.27%	4.26%	4.11%
2yr U.S. Treasury	4.25%	4.22%	3.99%	3.89%	3.60%	3.89%	3.72%	3.94%	3.59%	3.60%	3.60%	3.47%
5yr U.S. Treasury	4.38%	4.36%	4.03%	3.96%	3.72%	3.96%	3.79%	3.96%	3.68%	3.74%	3.74%	3.59%
Restricted Funds with Fiscal Agent												
Wtr Sys Lease Rev Ref Bonds 2011												
Wtr Revenue Bonds 2022	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	15,503,027	15,503,094
Wtr Sys Lease Rev Ref Bonds 2021	-	-	-	44,573	5	5	5	5	5	666,573	196	196
Successor Agency TAN 2013 / TAN 2016- Me	2	2	163,469	-	-	-	-	-	2,693,469	2	3	3
Colonies CFD Area #1 2022	294,866	294,866	462,072	287,726	287,726	287,726	287,726	287,726	1,528,476	274,130	274,130	274,130
Colonies CFD Area #2 2015	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	1,328,422	1,328,429
Upland 54 CFD 2004	128,003	128,003	150,953	124,917	124,917	124,917	124,917	124,917	222,585	126,545	126,558	126,573
Sycamore Hills CFD 2015-1	744,258	744,259	905,735	728,559	728,559	728,560	728,560	728,561	1,109,151	736,955	737,021	737,091
Harvest at Upland CFD 2016-1 Area #1	580,730	582,705	740,309	572,835	574,718	576,507	578,353	580,139	914,859	572,469	574,224	575,956
Harvest at Upland CFD 2016-1 Area #2	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	2,171,737	2,171,744
	4,120,735	4,133,924	4,228,570	478,427	488,285	489,740	491,248	492,711	667,788	495,718	497,171	498,601
Sycamore Hills CFD 2015-1-2	771,563	771,564	952,712	757,752	757,753	757,754	757,756	757,757	1,127,958	762,981	762,982	762,983
Total Restricted Funds	\$ 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	\$ 21,975,471	\$ 21,978,800