



Byron-Bethany Irrigation District
REGULAR MEETING OF THE
BOARD OF DIRECTORS

BOARD MEETING

Tuesday, January 20, 2026
10:00 A.M.

DISTRICT HEADQUARTERS
7995 Bruns Road / Byron, California 94514-1625
Telephone: 209-835-0375 / Facsimile: 209-835-2869

TIM MAGGIORE
Director
Division III

PETE PETROVICH
Director
Division I

MARK MAGGIORE
Director
Division II

AMANJIT SINGH SANDHU
Director
Division IV

CHARLES TUSO
President
Division V

TOM PEREIRA
Director
Division VI

JACK ALVAREZ
Vice-President
Division VII

EDWIN PATTISON
General Manager



AGENDA

**Regular Meeting of the Board of Directors
In Person Meeting
7995 Bruns Road, Byron, CA 94514**

**January 20, 2026
10:00 AM**

The Board may act on any of the items listed on this agenda regardless of whether an item is described as an action item, a report, or an informational or discussion item. As provided under Government Code section 54954.3, subdivision (a), during a Regular Meeting members of the public may address the Board concerning any item on the agenda or on any matter within the jurisdiction of the Byron-Bethany Irrigation District by filling out a speaker request form, available at the Auditorium or conference room entrance, and submitting the speaker form to the District Secretary/General Manager. Comments will be taken during the "Public Comment" section of the agenda.

This facility complies with the Americans with Disabilities Act. If any special accommodations are needed for you to participate, please contact the District Secretary/General Manager not less than 24 hours prior to the start of the Board meeting.

Agendas, agenda-packet materials, and other supporting documents are available for inspection at the District headquarters. A fee will be charged for copies.

Food will be available for staff and Board members during the half-hour before the Board meeting. If Board members are present, they will not discuss District business.

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ADOPTION OF THE AGENDA AND CONSIDERATION OF ADDITIONS OR CORRECTIONS TO THE AGENDA OF ITEMS, AS AUTHORIZED BY GOVERNMENT CODE SECTION 54950 *et seq.*

V. PUBLIC COMMENT (Please observe a two-minute time limit)

This section of the agenda is provided so that the public may express comments on any item on the agenda or on matters within the District's jurisdiction not listed on the agenda. Unless extended by the Board President, public comment is limited to no more than two (2) minutes

per person and twenty (20) minutes total for all speakers. Board members may refer a matter to staff, or direct staff to place a matter of business on a future agenda.

VI. CONSENT CALENDAR

The following items are routine and non-controversial and can be acted on in one consolidated motion as recommended, or at the request of any Director all or some of the items may be removed from the Consent Calendar and separately considered.

1. Approve Meeting Minute Summary of December 9, 2025.
2. Accept Treasurer's Reports and Reconciliations for the Month of December 2025.
3. Approve Check Register for the Month of December 2025.

VII. DISCUSSION/ACTION CALENDAR

4. Discuss and consider approving Calendar Year 2026 Budget, Wage Schedule, and Capital Improvement Plan.
5. Discuss and consider approving Policy Regarding Use of Technology in District-Owned Vehicles.
6. Discuss and consider approving and executing Purchase and Sale Agreement and corresponding Grant Deed and Reservation of Easement with Prologis LP for Piped Segment of Upper Main Canal located in Industrial Park of Commerce, situated in West Side Service Area.
7. Discuss and consider authorizing District's Real Property Negotiators – Edwin Pattison and Frances Mizuno – to Negotiate Potential Water Transfer to Gladstone Water LP.

VII. CLOSED SESSION

8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Conference with Real Property Negotiators to Discuss Terms of Potential Water Transfer to Gladstone Water LP. (Gov. Code, § 54956.8).
9. Performance Evaluation of Public Employee – General Manager. (Gov. Code, § 54957.)

VIII. COMMUNICATION/REPORTS/COMMENTS

Directors
Consultants
General Counsel
General Manager

IX. ADJOURNMENT

CHARLES TUSO
President
Division V

JACK ALVAREZ
Vice President
Division VII

MARK MAGGIORE
Director
Division II

AMANJIT SINGH SANDHU
Director
Division IV

AGENDA ITEM NO: 1

TIM MAGGIORE
Director
Division III

TOM PEREIRA
Director
Division VI

PETE PETROVICH
Director
Division I

EDWIN PATTISON
General Manager



MINUTE SUMMARY

Regular Meeting of the Board of Directors
In Person Meeting
Tuesday, December 9, 2025
10:00 AM

PLEDGE OF ALLEGIANCE

CALL TO ORDER – ROLL CALL 10:09 a.m.

Adoption of the agenda and to consider additions or corrections to the agenda of items, as authorized by government code section 54950 et seq.

(M/S/C Petrovich/Pereira) Alvarez, M. Maggiore, Pereira, Petrovich, Sandhu and Tuso; Absent: T.Maggiore

PUBLIC COMMENT (Please observe a three-minute time limit)

This section of the agenda is provided so that the public may express comments on any item within the District's jurisdiction not listed on the agenda. Board members may refer a matter to staff, or follow Board procedures to direct staff to place a matter of business on a future agenda. The public may express comments on agenda items at the time of Board consideration.

CONSENT CALENDAR

1. Approve Meeting Minute Summary of November 18, 2025.
2. Accept Treasurer's Reports and Reconciliations for the Month of November 2025.
3. Approve Check Register for the Month of November 2025.

General Manager Ed Pattison gave the Board of Directors a brief financial overview, expressing how the District's revenues are at 102% of projections as of November 2025 and expenses are at 66% of the budget, indicating favorable financial management. Additionally, water sales are approximately 37,500 acre-feet for the irrigation year.

Adoption of the Consent Calendar

(M/S/C Alvarez/M.Maggiore) Alvarez, M. Maggiore, Pereira, Petrovich, Sandhu and Tuso; Absent: T.Maggiore

DISCUSSION/ACTION CALENDAR**4. Discussion/action authorizing Approving Agreement for Bond Counsel Services**

General Manager Ed Pattison introduced Mr. Cameron Weist, The Weist Law Firm, a firm with BBID experience that specializes in public finance and innovative financial solutions, to assist with bond counsel and financial services supporting the Wicklund Cut Pump Station Replacement Project. Mr. Weist provided a presentation to the Board summarizing the current financial market and options to assist with funding the Wicklund Project, including USDA Rural Development loan applications and related legal and financial services.

Approving Agreement for Bond Counsel Services with Weist Law Firm

(M/S/C Pereira/Sandhu) Alvarez, M. Maggiore, Pereira, Petrovich, Sandhu and Tuso; Absent: T.Maggiore)

5. Discussion/Report on State and Federal Affairs;

- Dennis Caroza, Foley & Larder, LLP
- Richard Pombo, Gavel Resources, LLC
- Dennis Albiani, California Advocates

The District's federal legislative advocate, Mr. Dennis Cardoza and Ms. Katie Schoettler, Foley & Lardner, LLP provided the Board of Directors with a legislative update on federal funding opportunities for Wicklund Cut Pump Station Replacement Project. Mr. Cardoza summarized the potential grant programs such as the 219 program and CAP program. Mr. Richard Pombo, Gavel Resources, reported to the Board on his work efforts in securing funding and congressional appropriation bills are under continuing resolution through January 2026. Mr. Dennis Albiani and Mr. Adam Quinonez, California Advocates, reported on environmental impacts and compliance regarding the Wicklund Cut Pump Station Replacement Project. Mr. Albiani expressed to the Board of Directors how he brought Senator McNerney to tour Wicklund Pump Station and his involvement in identifying funding opportunities for the District.

CLOSED SESSION

None.

REPORTS / DIRECTOR COMMENTS

Eric Neill, Hazen & Sawyer, reported to the Board of Directors on-going efforts on the preliminary design, biological assessments and permitting impacts of the Wicklund Cut Pump Station Improvement Project. Nick Janes, J'Comm, reported on work efforts collaborating with consultants and the team to update the District's website with posts updating the plans moving forward with the Wicklund Cut Pump Station Improvement Project. General Manager Ed Pattison reported on the upcoming installation of water meters on the west side service area's pipelines and auditing the gates as well as efforts on improving the District's water accounting system.

ADJOURNMENT 11:38 a.m.

Submitted on December 19, 2025

Approved on January 20, 2026

Ms. Ilona Ruiz, Board Secretary

Mr. Charles Tuso, President

ATTENDANCE**Directors Present:**

Charles Tuso	Division V
Amanjit Sandhu	Division IV
Pete Petrovich	Division I
Tom Pereira	Division VI
Mark Maggiore	Division II
Jack Alvarez	Division VII

Staff/Consultants/Present:

Ed Pattison, General Manager
Nader Shareghi, Assistant General Manager
Ilona Ruiz, Board Secretary
Brad Mizuno, Water Specialist
Michael Vergara, Downey Brand
Julia Gavrilenko, Accountant
David Vaz, Operations/Maintenance Supervisor
Nick Janes, J'Comm
Eric Neill, Hazen & Sawyer
Dennis Cardoza, Foley & Lardner
Katie Schoettler, Foley & Lardner
Richard Pombo, Gavel Resources, LLC
Dennis Albiani, California Advocates
Adam Quinonez, California Advocates
Cameron Weist, Weist Law Firm

ABSENT:

Tim Maggiore	Division III
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BYRON BETHANY IRRIGATION DISTRICT
Treasurer's Monthly Report of Investments as of Dec 2025
Unaudited For Management Purposes Only

ADENDA 2

Investment	Transfer Account (1010C)	Transfer Account (1010D)	Payroll Account (1011A)	Investment Acct (1026)	Investment Acct (1003)	Investment Acct (1002)	Investment Acct (1017)	Petty Cash (1080)	
Institution	OVCB Muni	OVCB Liquidity Plus	OVCB Payroll	King Capital Advisors****	LAIF	CAMP	Comerica JPMorgan Chase	On-Hand	Total
<i>Interest Rate</i>	0.00%	3.37%	0.00%	4.18%	4.34%	3.95%	3.00%		
<i>Maturity</i>				05/26/26			04/30/29		
<i>Portfolio</i>	1.42%	0.63%	0.00%	55.93%	3.89%	37.57%	0.55%		100.00%
<i>Beginning Balance</i>	\$600,000	\$481,972	\$0	\$23,545,053	\$1,638,846	\$15,771,479	\$231,346	\$200	\$42,268,896
<i>Activity</i>	(\$1,234,055)	(\$647,670)	(\$299,999)	(\$31,438)	\$0	\$0	\$0	(\$74)	(\$2,213,236)
<i>Deposits</i>	\$1,234,055	\$432,807	\$299,999	\$41,662	\$0	\$52,854	\$895	\$74	\$2,062,346
CLOSING BALANCE	\$600,000	\$267,108	\$0	\$23,555,277	\$1,638,846	\$15,824,333	\$232,241	\$200	\$42,118,006
RESERVES							Account Code		Total
The above investments include the following Reserves:									
Insurance/SIR Reserve							GL 3103		\$360,000
Rolling Stock Replacement Reserve							GL 3105		\$200,000
Construction Equipment Replacement Reserve							GL 3106		\$300,000
Groundwater Management Program							GL 3107		\$200,000
OME & GA Reserve							GL 3110		\$4,000,000
Mountain House Infrastructure Replacement							GL 3123		\$2,000,000
CVP Service Area Capital Improvement							GL 3122		\$50,000
PERS Contribution Contingency							GL 3117		\$500,000
Capital Improvement Plan - Ten year CIP Plan							GL 3102		\$10,000,000
Legal Reserve							GL 3100		\$2,000,000
2017 Series Debt Payment Reserve							GL 3124		\$1,600,000
2018 Revenue Bonds Debt Payment Reserve							GL 3125		\$3,000,000
2021 Revenue Bonds Debt Payment Reserve							GL 3126		\$3,000,000
TOTAL RESERVES									\$27,210,000
TOTAL CASH									\$42,118,006
(Less) Designated Reserves									(\$27,210,000)
UNDESIGNATED RESERVES									\$14,908,006
* No investments were made pursuant to Subdivision (l) of Section 53601, 53601.1, and Subdivision (l) Section 53635 of the Government Code.									
** All investments were made in accordance with the Treasurer's annual statement of investment policy and Board instruction.									
*** The amounts and maturities of the investments will enable the District to fund its cash flow requirements during the next six months (Gov't Code Sec. 53646 (b) (3)).									

Byron-Bethany Irrigation District
 Income Statement
 Compared with Budget
 For the Twelve Months Ending December 31, 2025

	Current Month Actual	Year to Date Actual	Year to Date Budget	Varience	
				Varience	Varience %
Revenues					
CVP AG - BBID Overhead	\$ 2,735.90	\$ 278,492.88	\$ 200,000.00	78,492.88	139.25%
CVP M&I - BBID Overhead	13,498.64	178,725.44	110,000.00	68,725.44	162.48%
Construction Water	8,072.70	174,082.70	30,000.00	144,082.70	580.28%
Out of District Water Sale	0.00	2,859,537.91	0.00	2,859,537.91	
Mountain House Water	130,310.00	1,199,082.65	1,200,000.00	(917.35)	99.92%
Tracy Hills Water Sales	0.00	469,614.60	316,414.35	153,200.25	148.42%
BOR AG	868.62	88,418.40	60,000.00	28,418.40	147.36%
BOR M/I	2,991.86	40,565.92	17,000.00	23,565.92	238.62%
CVPIA Restoration (M&I)	2,871.81	38,534.45	32,000.00	6,534.45	120.42%
CVPIA Restoration (Ag)	447.59	45,272.93	28,000.00	17,272.93	161.69%
SLDMWA O&M	4,180.95	131,390.40	77,000.00	54,390.40	170.64%
Byron Ag Service Area	4,299.75	579,599.80	550,000.00	29,599.80	105.38%
Byron M&I Service Area	0.00	19,198.00	3,500.00	15,698.00	548.51%
Bethany Ag Service Area	0.00	380,523.00	340,000.00	40,523.00	111.92%
Bethany M&I Service Area (MEP)	4,379.80	27,952.00	27,000.00	952.00	103.53%
USBR Trinity PUD Assessment	0.00	0.00	15.00	(15.00)	0.00%
West Side Ag Service Area WSSA	0.00	826,220.30	910,000.00	(83,779.70)	90.79%
Groundwater Pumping SBSurcharge	1,080.33	37,835.99	42,000.00	(4,164.01)	90.09%
Encroachment Permit Fee	1,500.00	15,000.00	0.00	15,000.00	
Gas Tax Refund	0.00	3,255.50	2,934.63	320.87	110.93%
WIIN Act Debt Recovery	10,546.36	369,366.16	500,000.00	(130,633.84)	73.87%
Administration Costs - Fees	0.00	175.00	500.00	(325.00)	35.00%
Easement Detachment Fees	0.00	8,114.00	0.00	8,114.00	
Interest on Bank Accounts	64,706.07	1,860,037.35	1,500,000.00	360,037.35	124.00%
Stand-by Revenue	0.00	86,997.60	83,395.60	3,602.00	104.32%
WSSA Stand-by Revenue	0.00	139,743.25	139,243.00	500.25	100.36%
CVPSA Ag O&M Charge	0.00	16,386.42	13,964.57	2,421.85	117.34%
CVPSA M & I O&M Charge	0.00	135,167.95	135,167.95	0.00	100.00%
CVPSA M/I with AG Alloc Charge	0.00	64,259.37	64,298.97	(39.60)	99.94%
Alameda Property Tax Revenue	118,647.13	229,754.46	240,000.00	(10,245.54)	95.73%
Contra Costa Property Tax Rev	278,403.92	519,722.09	480,000.00	39,722.09	108.28%
San Joaquin 46701 Zn2 Prop Tax	3,268,980.02	6,111,998.69	5,900,000.00	211,998.69	103.59%
San Joaquin 47101 Zn3 Prop Tax	0.00	2,115.09	1,900.00	215.09	111.32%
Reimburse SLDMWA Assess	518.07	25,766.44	200,000.00	(174,233.56)	12.88%
PG&E Power(CVPSA)Reimbursed	3,111.43	93,262.01	90,000.00	3,262.01	103.62%
O&M Labor Recovery	6,160.00	55,280.00	70,000.00	(14,720.00)	78.97%
Equipment Use Recovery	0.00	406.42	0.00	406.42	
O & M Materials Recovery	14,165.30	93,998.52	20,000.00	73,998.52	469.99%
Drainage Fees WSSA	48,000.00	103,555.25	55,555.25	48,000.00	186.40%
Engineering Recovery	23,399.16	196,407.93	70,000.00	126,407.93	280.58%
Admin Labor Recovery	1,680.00	28,879.83	25,200.00	3,679.83	114.60%
Reimburse Director's Benefit	27,942.60	27,942.60	25,000.00	2,942.60	111.77%
Legal Cost Recovery	0.00	111,536.95	130,000.00	(18,463.05)	85.80%
Rental Unit	1,310.00	15,720.00	15,720.00	0.00	100.00%

Byron-Bethany Irrigation District
 Income Statement
 Compared with Budget
 For the Twelve Months Ending December 31, 2025

	Current Month	Year to Date	Year to Date	Varience	Varience %
	Actual	Actual	Budget		
Agricultural Leases	0.00	12,675.00	12,675.00	0.00	100.00%
Other Income	0.00	328,031.95	0.00	328,031.95	
Total Revenues	4,044,808.01	18,030,603.20	13,718,484.32	4,312,118.88	131.43%

Expenses

CIP	295,399.75	828,033.34	2,000,000.00	(1,171,966.66)	41.40%
Automotive Equipment	65,815.99	320,288.69	0	320,288.69	
BOR AG	36,018.00	366,013.85	500,000.00	(133,986.15)	73.20%
BOR M/I	852.30	22,610.57	40,000.00	(17,389.43)	56.53%
CVPSA Restoration (M&I)	818.10	22,869.82	18,000.00	4,869.82	127.05%
CVPSA Restoration (Ag)	14,196.14	190,739.31	162,000.00	28,739.31	117.74%
SLDMWA O&M	1,764.24	111,226.05	122,000.00	(10,773.95)	91.17%
SLDMWA OM WSSA	0.00	0.00	2,000.00	(2,000.00)	0.00%
USBR Trinity PUD Assess REIMB	0.00	0.00	615.00	(615.00)	0.00%
O&M Auto & General Liability	0.00	46,718.84	59,000.00	(12,281.16)	79.18%
Transformer Maintenance	0.00	3,850.00	20,000.00	(16,150.00)	19.25%
SLDMWA Membership Assessment	0.00	37,795.00	40,000.00	(2,205.00)	94.49%
ElectricalEngineering Services	0.00	1,560.00	15,000.00	(13,440.00)	10.40%
SWRCB User Fee (CVPSA)	0.00	41,973.17	43,000.00	(1,026.83)	97.61%
Supplemental Water Purchase	0.00	51,000.00	50,000.00	1,000.00	102.00%
Pump/Motor Maintenance	0.00	64,577.21	37,000.00	27,577.21	174.53%
Pump/Motor Lube	0.00	0.00	1,500.00	(1,500.00)	0.00%
SCADA/Telemetry-Auto Control	0.00	11,924.08	110,000.00	(98,075.92)	10.84%
Motor Control Maintenance	0.00	0.00	20,000.00	(20,000.00)	0.00%
PWRPA ASA Power	24,455.04	160,549.39	365,000.00	(204,450.61)	43.99%
PG&E Power	7,749.53	126,331.64	145,000.00	(18,668.36)	87.13%
PG&E Power(CVPSA)	1,278.22	101,965.09	220,000.00	(118,034.91)	46.35%
PG&E Power WSSA	934.73	5,988.44	6,500.00	(511.56)	92.13%
Emergency Generators	2,151.39	19,597.31	25,000.00	(5,402.69)	78.39%
WAPA Power	5,913.01	155,682.63	180,000.00	(24,317.37)	86.49%
WAPA Restoration	3,144.65	19,591.22	15,000.00	4,591.22	130.61%
Bonds Continuing Compliance	0.00	9,675.00	18,000.00	(8,325.00)	53.75%
Assistant General Manager	30,600.00	265,200.00	265,200.00	0.00	100.00%
O&M Employee Relations	311.99	1,864.44	1,500.00	364.44	124.30%
WWTF Chief Operator	0.00	0.00	20,000.00	(20,000.00)	0.00%
O&M Labor Full Time	94,164.53	1,146,516.44	1,509,571.00	(363,054.56)	75.95%
O&M Part Time Labor	3,310.00	31,100.00	0.00	31,100.00	#DIV/0!
O&M Other Compensation	66,667.03	174,346.64	230,409.00	(56,062.36)	75.67%
O&M Health Insurance	20,282.58	231,530.80	310,817.00	(79,286.20)	74.49%
O&M Dental Insurance	471.66	5,496.18	6,699.00	(1,202.82)	82.04%
O&M Vision Insurance	259.84	3,099.52	3,786.00	(686.48)	81.87%
O&M Retirement (PERS)	36,448.36	308,841.02	284,285.00	24,556.02	108.64%
O&M Worker's Comp	12,354.36	51,036.43	53,000.00	(1,963.57)	96.30%
O&M Medicare	2,554.83	20,599.31	23,932.00	(3,332.69)	86.07%

Byron-Bethany Irrigation District
 Income Statement
 Compared with Budget
 For the Twelve Months Ending December 31, 2025

	Current Month	Year to Date	Year to Date	Varience	Varience %
	Actual	Actual	Budget		
O&M Social Security	10,030.14	87,187.22	101,088.00	(13,900.78)	86.25%
O&M Life Insurance	401.69	4,803.09	6,381.00	(1,577.91)	75.27%
O&M Longevity	1,125.00	9,395.00	9,360.00	35.00	100.37%
O&M Licenses	620.00	4,630.00	6,630.00	(2,000.00)	69.83%
O&M Overtime	13,622.11	85,778.12	130,000.00	(44,221.88)	65.98%
O&M - Employee Assist Program	34.72	414.16	506.00	(91.84)	81.85%
Canal Maintenance	5,664.00	13,534.28	25,000.00	(11,465.72)	54.14%
Station Maintenance	472.06	48,232.97	21,000.00	27,232.97	229.68%
Laterals/Structures	0.00	8,280.57	10,000.00	(1,719.43)	82.81%
Material/Hardware/Fasteners	846.63	99,117.35	25,000.00	74,117.35	396.47%
Sub laterals/Pipelines	918.72	21,271.35	15,000.00	6,271.35	141.81%
Canal Gate Maintenance	0.00	4,373.25	14,000.00	(9,626.75)	31.24%
Surface Drains	0.00	17.81	5,000.00	(4,982.19)	0.36%
Tile Drains	0.00	0.00	2,500.00	(2,500.00)	0.00%
Canal Crossings	0.00	0.00	2,000.00	(2,000.00)	0.00%
Communications	5,082.19	19,638.00	21,000.00	(1,362.00)	93.51%
Communications WSSA	572.51	8,426.95	7,500.00	926.95	112.36%
Small Tools & Equipment	2,163.28	15,274.99	10,000.00	5,274.99	152.75%
Building Maintenance	5,190.96	7,979.65	41,500.00	(33,520.35)	19.23%
Grounds Maintenance	1,090.00	25,010.06	16,600.00	8,410.06	150.66%
Fire System	863.46	5,634.84	9,500.00	(3,865.16)	59.31%
Security System	0.00	2,466.00	7,000.00	(4,534.00)	35.23%
HVAC Service Supplies	0.00	11,951.31	5,500.00	6,451.31	217.30%
Janitorial Services/Supply	1,607.61	18,818.35	23,000.00	(4,181.65)	81.82%
Pest Management	76.00	1,392.00	2,000.00	(608.00)	69.60%
Grounds Maintenance WSSA	365.00	4,380.00	4,700.00	(320.00)	93.19%
Janitorial Serv/Supply WSSA	125.00	2,475.00	3,000.00	(525.00)	82.50%
Uniforms/Clothing Allowance	641.60	11,518.52	12,500.00	(981.48)	92.15%
Shop Supplies	0.00	7,477.38	7,000.00	477.38	106.82%
Welding Shop & Supplies	567.38	5,534.34	10,000.00	(4,465.66)	55.34%
Meter Shop	0.00	0.00	1,000.00	(1,000.00)	0.00%
WSSA Shop & Supplies	0.00	1,414.29	5,000.00	(3,585.71)	28.29%
Vehicle Maintenance	184.23	37,274.94	36,000.00	1,274.94	103.54%
Equipment Maint.	1,632.82	32,271.81	27,000.00	5,271.81	119.53%
Fuel/Lube/Oil/Tires	5,456.77	144,392.45	120,000.00	24,392.45	120.33%
MileageReimbursement	299.32	1,373.48	1,200.00	173.48	114.46%
Waste Oil Disposal	0.00	363.00	1,000.00	(637.00)	36.30%
Canal Fences	0.00	0.00	2,500.00	(2,500.00)	0.00%
Rodent Control	936.96	6,170.26	5,000.00	1,170.26	123.41%
Right of Way Weed Control	1,050.00	33,370.89	50,000.00	(16,629.11)	66.74%
Weed Burning	0.00	160.00	4,000.00	(3,840.00)	4.00%
Aquatic Weed Control	57,773.44	118,767.32	90,000.00	28,767.32	131.96%
Road Maint. & Right of Way	0.00	0.00	5,000.00	(5,000.00)	0.00%
Water Quality Testing	0.00	59.00	5,000.00	(4,941.00)	1.18%
Flow Meter Repairs	0.00	18,616.72	20,000.00	(1,383.28)	93.08%

Byron-Bethany Irrigation District
 Income Statement
 Compared with Budget
 For the Twelve Months Ending December 31, 2025

	Current Month	Year to Date	Year to Date	Varience	Varience %
	Actual	Actual	Budget		
Flow Meter Repairs(CVPSA)	0.00	0.00	4,000.00	(4,000.00)	0.00%
Safety Supplies/Equipment	470.31	10,648.93	15,000.00	(4,351.07)	70.99%
Worker Safety Training	0.00	1,190.00	4,500.00	(3,310.00)	26.44%
Physical Exams	85.00	1,816.60	4,000.00	(2,183.40)	45.42%
Engineering	101,425.07	838,096.24	600,000.00	238,096.24	139.68%
GSA Implementation	306.63	54,589.40	40,000.00	14,589.40	136.47%
O&M Continuing Education	435.00	1,776.54	25,000.00	(23,223.46)	7.11%
Permits/Licenses(CVPSA)	0.00	0.00	1,000.00	(1,000.00)	0.00%
Propane Facilities	0.00	90.00	2,500.00	(2,410.00)	3.60%
Refuse/Disposal	0.00	6,160.02	4,500.00	1,660.02	136.89%
Bottled Water Service	0.00	4,649.65	6,000.00	(1,350.35)	77.49%
General Manager	35,190.00	304,980.00	319,142.00	(14,162.00)	95.56%
Admin Support Staff	18,938.58	189,274.29	242,860.00	(53,585.71)	77.94%
Admin Other Compensation	17,286.61	60,767.57	86,010.00	(25,242.43)	70.65%
Admin Health Insurance	8,694.00	97,753.30	126,878.00	(29,124.70)	77.05%
Admin Dental Insurance	202.14	2,369.58	2,759.00	(389.42)	85.89%
Admin Vision Insurance	111.36	1,336.32	1,559.00	(222.68)	85.72%
Admin Retirement (PERS)	24,691.75	184,488.62	100,730.00	83,758.62	183.15%
Admin Worker's Comp	1,100.05	4,607.00	5,000.00	(393.00)	92.14%
Senior Administative Analyst	0.00	0.00	108,925.00	(108,925.00)	0.00%
Admin Social Security	4,819.61	46,731.46	67,320.00	(20,588.54)	69.42%
Admin Medicare	1,770.43	14,163.99	15,744.00	(1,580.01)	89.96%
Admin Life Insurance	383.30	4,599.60	5,104.00	(504.40)	90.12%
Admin Longevity	275.00	2,630.00	2,655.00	(25.00)	99.06%
Admin License	60.00	700.00	520.00	180.00	134.62%
Vehicle Stipend	750.00	6,500.00	6,500.00	0.00	100.00%
Water Resources Specialist	17,196.00	140,434.00	155,000.00	(14,566.00)	90.60%
Admin Employee Relations	0.00	406.36	500.00	(93.64)	81.27%
State Unemployment Insurance	1,234.08	2,364.01	3,000.00	(635.99)	78.80%
FUTA Tax	493.63	945.61	1,000.00	(54.39)	94.56%
Office Supplies	899.31	3,291.17	7,000.00	(3,708.83)	47.02%
Payroll Services	849.68	7,587.17	8,000.00	(412.83)	94.84%
Postage	1.25	1,105.49	1,800.00	(694.51)	61.42%
Printing, Forms, Maps, Etc	0.00	0.00	1,500.00	(1,500.00)	0.00%
Notary Commission	80.93	285.26	0.00	285.26	#DIV/0!
Printing (Legal)	0.00	2,180.09	800.00	1,380.09	272.51%
WSSA Utilities	354.01	4,098.00	4,500.00	(402.00)	91.07%
DHQ Telephone	1,134.61	11,943.55	15,000.00	(3,056.45)	79.62%
Bank Fees	0.00	67.38	200.00	(132.62)	33.69%
Dir -Employee Assist Program	14.88	178.56	179.00	(0.44)	99.75%
Admin-Employee Assist Program	14.88	178.56	208.00	(29.44)	85.85%
Cyber Liability Program	0.00	2,031.00	2,000.00	31.00	101.55%
Admin Auto & Liability Program	0.00	31,145.89	42,000.00	(10,854.11)	74.16%
Property Insurance	0.00	63,374.07	77,000.00	(13,625.93)	82.30%
Business Systems Services	777.62	10,504.86	12,500.00	(1,995.14)	84.04%

Byron-Bethany Irrigation District
 Income Statement
 Compared with Budget
 For the Twelve Months Ending December 31, 2025

	Current Month	Year to Date	Year to Date			
	Actual	Actual	Budget	Varience	Varience	%
Pension Fund - 401A	2,346.00	15,198.11	15,207.00	(8.89)	99.94%	
Retiree's Health Insurance	10,110.81	114,018.08	118,244.00	(4,225.92)	96.43%	
State Emp. Training Tax	82.28	157.63	200.00	(42.37)	78.82%	
Director's Fees/ Expenses	4,205.72	12,675.84	15,000.00	(2,324.16)	84.51%	
Director's Benefits	11,619.44	128,292.48	117,529.00	10,763.48	109.16%	
District Officials'	2,556.82	36,887.92	35,000.00	1,887.92	105.39%	
Legal Services	85,393.19	1,410,577.03	2,784,000.00	(1,373,422.97)	50.67%	
CVPSA - Legal	12,989.00	46,050.80	40,000.00	6,050.80	115.13%	
Auditing	0.00	22,800.00	45,000.00	(22,200.00)	50.67%	
Actuarial Services	0.00	0.00	8,500.00	(8,500.00)	0.00%	
Election	0.00	0.00	1,000.00	(1,000.00)	0.00%	
Record Retention	0.00	0.00	250.00	(250.00)	0.00%	
Rental Unit	87.07	6,083.13	2,000.00	4,083.13	304.16%	
Permits, Dues & Subscriptions	1,271.00	53,933.32	57,000.00	(3,066.68)	94.62%	
Permits, Dues & Subs WSSA	493.05	1,260.79	4,200.00	(2,939.21)	30.02%	
Admin. Continuing Education	0.00	300.00	10,000.00	(9,700.00)	3.00%	
Recording Fees	0.00	161.00	250.00	(89.00)	64.40%	
Interest Expense	0.00	127,100.47	170,921.90	(43,821.43)	74.36%	
Hardware/Software	3,191.46	34,738.27	100,000.00	(65,261.73)	34.74%	
Hardware/Software WSSA	0.00	62.50	2,000.00	(1,937.50)	3.13%	
Public Outreach	4,900.00	58,979.76	78,800.00	(19,820.24)	74.85%	
Website	2,100.00	23,005.77	25,400.00	(2,394.23)	90.57%	
State/Federal Representation	15,000.00	220,699.72	215,000.00	5,699.72	102.65%	
HR Consulting	0.00	0.00	3,000.00	(3,000.00)	0.00%	
 Total Expenses	 1,243,721.43	 10,324,460.91	 13,829,673.90	 (3,505,212.99)	 74.65%	
 Net Income	 \$ 2,801,086.58	 \$ 7,706,142.29	 (\$ 111,189.58)	 7,817,331.87	 _____	

Byron-Bethany Irrigation District
Balance Sheet
December 31, 2025

ASSETS

Current Assets	
CAMP - CA Asset Mngmnt Program	\$ 15,824,333.30
Cash-L.A.I.F. State Treasurer	1,638,846.00
OVCB Muni	3,519,600.13
Liquidity Plus	267,107.76
Comerica	232,241.48
Investments	23,555,277.21
Petty Cash	200.00
Petty Cash - WSSA	100.00
Accts Receivable	313,659.84
Accts Receivable - Other	15,219.45
Prepaid Insurance	107,833.89
Total Current Assets	45,474,419.06
Property and Equipment	
Allowance for Depreciation	(22,669,192.66)
Allowance for Depreciation WSSA	(3,824,351.34)
District Lands	2,043,265.52
General Properties	16,500,707.44
CVPSA Distribution System	809,239.71
Pumping Plant	27,789,150.47
Telemetry/SCADA	261,167.19
Office Equipment	165,421.91
Automotive Equipment	1,838,272.72
General Tools & Equipment	1,527,161.78
PL 984 Project	2,123,774.17
Mariposa Energy Plant	4,716,153.80
General Properties WSSA	5,400,391.91
General Equipment WSSA	694,864.65
Drainage Systems	594,983.66
CIP Disposal	884,912.61
Work in Progress	963,899.79
Total Property and Equipment	39,819,823.33
Other Assets	
Total Other Assets	0.00
Total Assets	\$ 85,294,242.39

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 177,883.29
Health Insurance Payable	(698.12)
Deferred Comp - Payable	1,575.00
Accrued Vacation	207,259.04
Dental Insurance Payable	(1,639.26)
Supplm Life Insurance Payable	(210.00)
Accrued Vacation - LT	26,991.00
Social Security Tax Payable	(1.24)
Medicare Withholding Tax Pay	(0.29)
FUTA Tax Payable	(2,366.72)
Local Tax - CASDI Payable	(0.18)
Net Pension Liability	988,476.00

Unaudited - For Management Purposes Only

Byron-Bethany Irrigation District
Balance Sheet
December 31, 2025

Deferred Inflows	47,654.00
Deferred Outflows	(296,724.00)
Deferred Outflows Contribution	(61,845.00)
Net OPEB Liability/Asset	248,844.00
Deferred Inflows (OPEB)	1,245,127.00
Deferred Outflows (OPEB)	(103,234.00)
Unearned Revenue	276,000.00
CalPERS Contributions Accrual	<u>155,830.44</u>
 Total Current Liabilities	 2,908,920.96
 Long-Term Liabilities	
2018 Enterprise Revenue Bond	2,980,000.00
2017 Revenue Refi Bond	520,000.01
2021 Enterprise Revenue Bond	<u>2,330,000.00</u>
 Total Long-Term Liabilities	 5,830,000.01
 Total Liabilities	 8,738,920.97
 Capital	
Retained Earnings	9,461,289.52
Legal Reserve	2,000,000.00
10 Year CIP Reserve	10,000,000.00
Insurance/SIR Reserve	360,000.00
Rolling Stock Replacement Res.	200,000.00
Construction Equipment Replace	300,000.00
Groundwater Mgmt Program Res	200,000.00
Op & Maint, Eng. & Gen. Admin.	4,000,000.00
PERS Contribution Contingency	500,000.00
CVPSA Capital Improve Reserve	50,000.00
RWSA Infrastructure Replacement	2,000,000.00
2017 Series Debt Payment Reser	1,600,000.00
2018 Revenue Bonds Debt Pmt Re	3,000,000.00
2021 Rev. Bonds Debt Reserve	3,000,000.00
Net Investment in Capital Asse	31,017,904.00
Net Income	<u>8,866,127.90</u>
 Total Capital	 76,555,321.42
 Total Liabilities & Capital	\$ 85,294,242.39

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1010C - OVCB Muni****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance		597,301.79
Add: Cash Receipts		3,853,216.28
Less: Cash Disbursements		(779,484.58)
Add (Less) Other		(151,433.36)
Ending GL Balance		<u>3,519,600.13</u>
Ending Bank Balance		600,000.00
Add back deposits in transit	Jan 5, 2026	1621
		<u>3,269,685.02</u>
Total deposits in transit		3,269,685.02
(Less) outstanding checks		
Nov 17, 2025	47957	(40.00)
Nov 17, 2025	47970	(522.00)
Nov 17, 2025	47973	(170.00)
Dec 8, 2025	47991	(56,520.82)
Dec 8, 2025	47998	(210.00)
Dec 8, 2025	48018	(359.45)
Dec 8, 2025	48041	(29,148.23)
Dec 18, 2025	48051	(195.79)
Dec 18, 2025	48052	(151.82)
Dec 18, 2025	48053	(375.00)
Dec 18, 2025	48054	(51,884.54)
Dec 18, 2025	48055	(7,500.00)
Dec 18, 2025	48056	(85.00)
Dec 18, 2025	48057	(450.00)
Dec 18, 2025	48058	(5,000.00)
Dec 18, 2025	48059	(475.13)
Dec 18, 2025	48060	(68,000.00)
Dec 18, 2025	48061	(254.36)
Dec 18, 2025	48062	(462.95)
Dec 18, 2025	48063	(7,296.10)
Dec 18, 2025	48064	(1,000.00)
Dec 18, 2025	48065	(691.24)
Dec 19, 2025	48066	(863.46)
Dec 19, 2025	48067	(3,100.00)
Dec 19, 2025	48068	(14,718.75)
Dec 19, 2025	48069	(76.00)
Dec 22, 2025	48070	(600.00)
Dec 22, 2025	48071	(306.63)
Dec 22, 2025	48072	(1,770.00)
Dec 22, 2025	48073	(493.05)
Dec 23, 2025	48074	(10,836.00)
Dec 23, 2025	48076	(349.61)
Dec 23, 2025	48077	(456.31)
Dec 23, 2025	48078	(57,773.44)
Dec 29, 2025	48079	(10,675.00)
Dec 29, 2025	48080	(1,651.13)
Dec 29, 2025	48081	(196.53)
Dec 29, 2025	48082	(4,026.55)
Dec 29, 2025	48083	(11,400.00)
Total outstanding checks		(350,084.89)
Add (Less) Other		<u></u>

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1010C - OVCB Muni****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Total other

Unreconciled difference	0.00
Ending GL Balance	<u>3,519,600.13</u>

TRACY
1034 NORTH CENTRAL AVE.
TRACY CA 95376
(209)834-3340

BYRON BETHANY IRRIGATION DISTRICT
MUNI ACCOUNT
7995 BRUNS ROAD
BYRON CA 94514-1625

ACCOUNT NUMBER:
STATEMENT DATE: 12/31/25
PAGE: 1 OF 4

WEB SITE: www.ovcb.com
www.escbank.com
TOLL FREE NUMBER: 866-844-7500

ECONOMY CHECKING-PUBLIC BYRON BETHANY IRRIGATION DISTRICT Acct
MUNI ACCOUNT

Beginning Balance	12/01/25	600,000.00
Deposits / Misc Credits	19	1,234,054.79
Withdrawals / Misc Debits	102	1,234,054.79
** Ending Balance	12/31/25	600,000.00 **
Service Charge		.00

Enclosures 75

----- DEPOSITS/CREDITS -----

Date	Deposits	Withdrawals	Activity Description
12/01	2,631.21		Trnsfr from Checking Acct Ending in 0095
12/02	24,467.50		Trnsfr from Checking Acct Ending in 0095
12/04	87,971.81		Trnsfr from Checking Acct Ending in 0095
12/05	70,349.39		DEPOSIT
12/08	3,143.65		Trnsfr from Checking Acct Ending in 0095
12/10	1,139.32		Trnsfr from Checking Acct Ending in 0095
12/11	420.00		Trnsfr from Checking Acct Ending in 0095
12/12	85,894.25		Trnsfr from Checking Acct Ending in 0095
12/15	164,598.71		Trnsfr from Checking Acct Ending in 0095
12/16	208,093.82		DEPOSIT
12/17	36,267.41		Trnsfr from Checking Acct Ending in 0095
12/18	140,928.99		Trnsfr from Checking Acct Ending in 0095
12/19	1,541.54		Trnsfr from Checking Acct Ending in 0095
12/22	531.66		Trnsfr from Checking Acct Ending in 0095
12/23	2,148.07		MARIPOSA ENERGY,/MELPMT RMR*IV*0000018187 28115**2148.07*2148 .07\
12/26	2,812.01		Trnsfr from Checking Acct Ending in 0095
12/29	5,835.00		Trnsfr from Checking Acct Ending in 0095
12/30	305,793.05		DEPOSIT
12/31	89,487.40		Trnsfr from Checking Acct Ending in 0095

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1010D - Liquidity Plus****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	481,971.72
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>(214,863.96)</u>
Ending GL Balance	<u>267,107.76</u>
Ending Bank Balance	<u>267,107.76</u>
Add back deposits in transit	_____
Total deposits in transit	_____
(Less) outstanding checks	_____
Total outstanding checks	_____
Add (Less) Other	_____
Total other	_____
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>267,107.76</u>

TRACY
1034 NORTH CENTRAL AVE.
TRACY CA 95376
(209)834-3340

BYRON BETHANY IRRIGATION DISTRICT
7995 BRUNS ROAD
BYRON CA 94514-1625

ACCOUNT NUMBER:
STATEMENT DATE: 12/31/25
PAGE: 1 OF 2

WEB SITE: www.ovcb.com
www.escbank.com
TOLL FREE NUMBER: 866-844-7500

OAK TREE CHECKING-PUBLIC	BYRON BETHANY IRRIGATION DISTRICT	Acct
Beginning Balance	12/01/25	481,971.72
Deposits / Misc Credits	5	432,806.50
Withdrawals / Misc Debits	15	647,670.46
** Ending Balance	12/31/25	267,107.76 **
Service Charge		.00
Interest Paid Thru 12/31/25		732.80
Interest Paid Year To Date		26,754.36
Minimum Balance		62,369

DEPOSITS/CREDITS

Date	Deposits	Withdrawals	Activity Description
12/05	67,986.91		Trnsfr from Checking Acct Ending in 0060
12/16	68,629.25		Trnsfr from Checking Acct Ending in 0060
12/23	1,964.53		Trnsfr from Checking Acct Ending in 0060
12/30	293,493.01		Trnsfr from Checking Acct Ending in 0060
12/31	732.80		INTEREST EARNED

OTHER WITHDRAWALS/DEBITS

Date	Deposits	Withdrawals	Activity Description
12/01		2,631.21	Trnsfr to Checking Acct Ending in 0060
12/02		24,467.50	Trnsfr to Checking Acct Ending in 0060
12/04		87,971.81	Trnsfr to Checking Acct Ending in 0060
12/08		3,143.65	Trnsfr to Checking Acct Ending in 0060
12/10		1,139.32	Trnsfr to Checking Acct Ending in 0060
12/11		420.00	Trnsfr to Checking Acct Ending in 0060
12/12		85,894.25	Trnsfr to Checking Acct Ending in 0060
12/15		164,598.71	Trnsfr to Checking Acct Ending in 0060
12/17		36,267.41	Trnsfr to Checking Acct Ending in 0060
12/18		140,928.99	Trnsfr to Checking Acct Ending in 0060
12/19		1,541.54	Trnsfr to Checking Acct Ending in 0060
12/22		531.66	Trnsfr to Checking Acct Ending in 0060
12/26		2,812.01	Trnsfr to Checking Acct Ending in 0060

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1011A - OVCB Payroll****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance

Add: Cash Receipts

Less: Cash Disbursements

Add (Less) Other

Ending GL Balance

Ending Bank Balance

Add back deposits in transit

Total deposits in transit

(Less) outstanding checks

Total outstanding checks

Add (Less) Other

Total other

Unreconciled difference

0.00

Ending GL Balance

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1011A - OVCB Payroll****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance

Add: Cash Receipts

Less: Cash Disbursements

Add (Less) Other

Ending GL Balance

Ending Bank Balance

Add back deposits in transit

Total deposits in transit

(Less) outstanding checks

Total outstanding checks

Add (Less) Other

Total other

Unreconciled difference

0.00

Ending GL Balance

TRACY
 1034 NORTH CENTRAL AVE.
 TRACY CA 95376
 (209)834-3340

BYRON BETHANY IRRIGATION DISTRICT
 PAYROLL ACCOUNT
 7995 BRUNS ROAD
 BYRON CA 94514-1625

ACCOUNT NUMBER:
 STATEMENT DATE: 12/31/25
 PAGE: 1 OF 2

WEB SITE: www.ovcb.com
www.escbank.com
 TOLL FREE NUMBER: 866-844-7500

ECONOMY CHECKING-PUBLIC	BYRON BETHANY IRRIGATION DISTRICT PAYROLL ACCOUNT	Acct
-------------------------	--	------

Beginning Balance	12/01/25	.00
Deposits / Misc Credits	8	299,999.05
Withdrawals / Misc Debits	12	299,999.05
** Ending Balance	12/31/25	.00 **
Service Charge		.00

----- DEPOSITS/CREDITS -----

Date	Deposits	Withdrawals	Activity Description
12/04	87,971.81		Trnsfr from Checking Acct Ending in 0060
12/05	238.48		Trnsfr from Checking Acct Ending in 0060
12/18	117,693.29		Trnsfr from Checking Acct Ending in 0060
12/19	306.54		Trnsfr from Checking Acct Ending in 0060
12/22	71.66		Trnsfr from Checking Acct Ending in 0060
12/30	2,114.43		PAYCHEX INC./PAYROLL
12/30	2,114.44		PAYCHEX INC./PAYROLL
12/31	89,488.40		Trnsfr from Checking Acct Ending in 0060

----- OTHER WITHDRAWALS/DEBITS -----

Date	Deposits	Withdrawals	Activity Description
12/04		18.00	PAYCHEX CGS/GARNISH
12/04		27,162.57	PAYCHEX TPS/TAXES
12/04		60,791.24	PAYCHEX INC./PAYROLL
12/05		238.48	PAYCHEX EIB/INVOICE
12/18		35,426.67	PAYCHEX TPS/TAXES
12/18		82,266.62	PAYCHEX INC./PAYROLL
12/19		306.54	PAYCHEX EIB/INVOICE
12/22		71.66	PAYCHEX-OAB/INVOICE
12/30		4,228.87	PAYCHEX INC./PAYROLL
12/31		233.00	PAYCHEX EIB/INVOICE
12/31		31,001.32	PAYCHEX TPS/TAXES
12/31		58,254.08	PAYCHEX INC./PAYROLL

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1026 - Investments****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	23,545,053.18
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	10,224.03
Ending GL Balance	23,555,277.21
Ending Bank Balance	23,555,277.21
Add back deposits in transit	
Total deposits in transit	
(Less) outstanding checks	
Total outstanding checks	
Add (Less) Other	
Total other	
Unreconciled difference	0.00
Ending GL Balance	23,555,277.21

Statement for the Period December 1, 2025 to December 31, 2025
 BYRON-BETHANY IRRIGATION DISTRICT - Unincorporated Assn
 Account Number:



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Advisor. Cambridge and
 King Capital Advisors are not affiliated.

Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$23,545,053.18	\$21,601,193.82
Additions and Withdrawals	\$0.00	\$843,000.00
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$41,662.22	\$945,483.31
Taxes, Fees and Expenses	\$0.00	\$0.00
Change in Value	(\$31,438.19)	\$165,600.08
ENDING VALUE (AS OF 12/31/25)	\$23,555,277.21	\$23,555,277.21
Total Accrued Interest	\$237,751.64	
Ending Value with Accrued Interest	\$23,793,028.85	

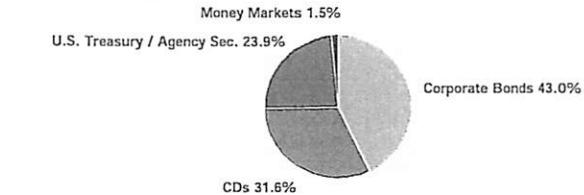
Refer to *Miscellaneous Footnotes* for more information on Change in Value.

INCOME	Current Period	Year-to-Date
TAXABLE		
Taxable Dividends	\$128.02	\$13,646.59
Taxable Interest	\$41,534.20	\$931,836.72
TOTAL TAXABLE	\$41,662.22	\$945,483.31
TOTAL INCOME	\$41,662.22	\$945,483.31

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

REALIZED GAIN (LOSS)	Current Period	Year-to-Date
Short Term Gain	\$0.00	\$866.50
Short Term Loss	\$2.95	\$2.95
Disallowed Short Term Loss	\$0.00	\$0.00
TOTAL SHORT TERM GAIN (LOSS)	(\$2.95)	\$863.55

ACCOUNT ALLOCATION



	Percent	Prior Period	Current Period
Money Markets	1.5 %	\$32,835.97	\$335,245.98
Bank Deposits	0.0	\$51,459.26	\$704.47
CDs	31.6	\$7,401,849.69	\$7,446,015.20
Corporate Bonds	43.0	\$10,162,750.36	\$10,132,947.98
U.S. Treasury / Agency Sec.	23.9	\$5,896,157.90	\$5,640,363.60
TOTAL	100.0 %	\$23,545,053.18	\$23,555,277.21

Account Allocation shows the percentage that each asset class represents of your total account value. *Account Allocation* for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

Account carried with National Financial Services LLC, Member
 NYSE, SIPC

12/31/25

Byron-Bethany ID Portfolio

Issuer	Type	Price	CPN	AMOUNT	YIELD	Cash Flow	MAT.	Cusip#	Settle	CALL
FIDELITY GOV'T MMKT	CASH	\$1.00	3.50%	\$335,246	3.50%	\$ 11,733.61	1/2/2026	FDRXX	DAILY	
INSURED MMKT	CASH	\$1.00	0.05%	\$704	0.05%	\$ 0.35	1/2/2026	QIDPQ	DAILY	
CAMP	CASH	\$1.00	3.90%	\$15,771,479	3.90%	\$ 615,087.68	1/2/2026	CAMP	DAILY	
LAIF	CASH	\$1.00	4.09%	\$1,638,846	4.09%	\$ 67,028.80	1/2/2026	LAIF	DAILY	
OVCB	CASH		3.43%	\$1,081,972	3.43%	\$ 37,111.64	1/2/2026	OVCB	DAILY	
FED FARM CREDIT BANK	AG	\$99.625	4.125%	\$500,000	4.32%	\$ 20,625.00	1/22/2026	3133EPW68	1/31/2024	N/A
Mountain America FCB	CD	\$100,000	4.700%	\$249,000	4.70%	\$ 11,703.00	4/28/2026	62384RAT3	4/28/2023	N/A
FNB Middle Tennessee	CD	\$100,000	4.500%	\$244,000	4.50%	\$ 10,980.00	5/11/2026	32116QBJ4	5/11/2026	N/A
Lakeside Bank	CD	\$100,000	4.500%	\$249,000	4.50%	\$ 11,205.00	5/12/2026	51210SUT2	5/12/2023	N/A
CIBC USA Bank	CD	\$100,000	4.600%	\$244,000	4.60%	\$ 11,224.00	5/15/2026	12547CBH0	5/16/2023	N/A
Alma Bank	CD	\$100,000	4.500%	\$249,000	4.50%	\$ 11,205.00	5/19/2026	020080CN5	5/19/2023	N/A
First United B&T	CD	\$100,000	4.000%	\$249,000	4.00%	\$ 9,960.00	2/8/2027	33742CCS4	2/8/2023	N/A
America's CU	CD	\$100,000	4.000%	\$249,000	4.00%	\$ 9,960.00	4/30/2027	03065AAZ6	10/31/2024	N/A
Liberty First Credit Union	CD	\$100,000	4.500%	\$249,000	4.50%	\$ 11,205.00	4/26/2027	530520AJ4	4/25/2023	N/A
UBS Bank USA	CD	\$100,000	4.500%	\$249,000	4.50%	\$ 11,205.00	4/26/2027	90355GCW4	4/26/2023	N/A
American Express (A2/A-)	CORP	\$97.675	3.300%	\$500,000	4.36%	\$ 16,500.00	5/3/2027	025816CP2	1/3/2025	N/A
Global Federal CU	CD	\$100,000	4.600%	\$249,000	4.60%	\$ 11,454.00	5/12/2027	37892MAF1	5/12/2023	N/A
Univest Bank	CD	\$100,000	4.450%	\$249,000	4.45%	\$ 11,080.50	5/12/2027	91527PBX4	5/12/2023	N/A
Workers FCU	CD	\$100,000	4.000%	\$249,000	4.00%	\$ 9,960.00	8/30/2027	98138MCK4	8/30/2024	N/A
Ally Bank	CD	\$100,000	3.750%	\$245,000	3.75%	\$ 9,187.50	9/27/2027	02007G3R2	9/26/2024	N/A
FAMCA	AG	\$98.840	3.580%	\$500,000	4.00%	\$ 17,900.00	10/7/2027	31424WPZ9	10/29/2024	N/A
Toyota (A1/A+)	CORP	\$100,000	4.350%	\$500,000	4.35%	\$ 21,750.00	10/22/2027	89236TMU6	12/13/2024	NC22mo 2X
Texas Exchange Bank	CD	\$100,000	4.000%	\$249,000	4.00%	\$ 9,960.00	12/10/2027	88241TTV2	10/28/2024	N/A
MS Private Bank	CD	\$100,000	4.400%	\$244,000	4.40%	\$ 10,736.00	1/21/2028	61768UCES	1/30/2023	NC1YS/A
Austin Telco FCU	CD	\$100,000	4.750%	\$249,000	4.75%	\$ 11,827.50	1/27/2028	052392CN5	1/27/2023	N/A
MS Bank NA	CD	\$100,000	4.650%	\$244,000	4.65%	\$ 11,346.00	2/18/2028	61773TSD6	2/21/2023	NC1YS/A
BMW Bank NA	CD	\$100,000	4.300%	\$244,000	4.30%	\$ 10,492.00	4/21/2028	05580AY81	4/21/2023	N/A
Discover Bank	CD	\$100,000	4.350%	\$244,000	4.35%	\$ 10,614.00	4/24/2028	2546734D5	4/26/2023	N/A
USALLIANCE FCU	CD	\$100,000	4.650%	\$249,000	4.65%	\$ 11,578.50	4/28/2028	90352RCZ6	4/28/2023	N/A
Bank of NY - (Aa3/A/AA-)	CORP	\$97.655	3.850%	\$350,000	4.63%	\$ 13,475.00	4/28/2028	06406RAH0	1/14/2025	N/A
Cy-Fair FCU	CD	\$100,000	4.500%	\$249,000	4.50%	\$ 11,205.00	5/12/2028	23248UAB3	5/12/2023	N/A
Capital One NA	CD	\$100,000	4.400%	\$244,000	4.40%	\$ 10,736.00	5/17/2028	14042RVS7	5/17/2023	N/A
Comcast (A3/A-)	CORP	\$98.430	4.150%	\$350,000	4.60%	\$ 14,525.00	10/15/2028	20030NCT6	12/20/2024	N/A

12/31/25

Byron-Bethany ID Portfolio

Optum Bank Inc	CD	\$100.000	3.600%	\$245,000	3.60%	\$	8,820.00	10/23/2028	68405VEZ8	10/22/2025	N/A
Synchrony Bank	CD	\$100.000	5.000%	\$243,000	5.00%	\$	12,150.00	11/3/2028	87165H3Y4	11/3/2023	N/A
FANNIE MAE	AG	\$100.545	4.550%	\$500,000	4.40%	\$	22,750.00	11/20/2028	3135GAZA2	12/19/2024	NC23mo1X
State Bank IN (Chicago)	CD	\$100.000	5.000%	\$243,000	5.00%	\$	12,150.00	11/24/2028	8562834U7	11/24/2023	N/A
FED HOME LOAN BANK	AG	\$100.680	4.750%	\$500,000	4.60%	\$	23,750.00	3/22/2029	3130B0K81	4/1/2024	NC3y1X
FED. FARM CREDIT BANK	AG	\$100.000	5.000%	\$565,000	5.00%	\$	28,250.00	4/9/2029	3133ERAC5	4/12/2024	NC2Y AT
Home Depot A2/A	CORP	\$100.790	4.750%	\$350,000	4.55%	\$	16,625.00	6/25/2029	437076DC3	12/20/2024	N/A
Citibank NA (Aa3/A+)	CORP	\$99.340	4.838%	\$350,000	5.00%	\$	16,933.00	8/6/2029	17325FBK3	1/14/2025	N/A
FREDDIE MAC	AG	\$99.320	4.000%	\$600,000	4.15%	\$	24,000.00	8/14/2029	3134HAEBS5	8/14/2024	NC9MoAN
FREDDIE MAC	AG	\$99.500	4.000%	\$280,000	4.11%	\$	11,200.00	8/14/2029	3134HAED1	8/22/2024	NC1yr2X
FHLB	AG	\$99.530	4.000%	\$550,000	4.11%	\$	22,000.00	9/11/2029	3130B2UP8	10/22/2024	NC17moAN
FAMCA	AG	\$100.410	3.970%	\$305,000	3.88%	\$	12,108.50	9/18/2029	31424WNX6	9/20/2024	NC2yrQTR
Bank Hapoalim NY	CD	\$100.000	3.800%	\$245,000	3.80%	\$	9,310.00	9/18/2029	06251FAM1	9/18/2024	N/A
FED HOME LOAN BANK	AG	\$100.000	4.100%	\$500,000	4.10%	\$	20,500.00	10/9/2029	3130B3CC5	10/29/2024	NC 2.5y 1X
Caterpillar (A2/A)	CORP	\$100.880	4.700%	\$250,000	4.50%	\$	11,750.00	11/15/2029	14913UAU4	11/21/2024	N/A
Prudential Financial (A3/A)	CORP	\$100.000	4.500%	\$270,000	4.50%	\$	12,150.00	11/15/2029	74432BAL2	11/29/2024	N/A
ConocoPhillips (A2/A-/A)	CORP	\$100.000	4.700%	\$500,000	4.70%	\$	23,500.00	1/15/2030	20826FBJ4	1/30/2025	N/A
FAMCA	AG	\$100.540	4.790%	\$500,000	4.67%	\$	23,950.00	1/28/2030	31424WUD2	2/5/2025	NC2yrQTR
JP Morgan Chase (A1/A/AA-)	CORP	\$100.000	5.000%	\$500,000	5.00%	\$	25,000.00	2/4/2030	48135NSU1	2/4/2025	NC1Y S/A
IBM Corp (A3/A-/A-)	CORP	\$100.220	4.800%	\$500,000	4.75%	\$	24,000.00	2/10/2030	459200LG4	2/10/2025	N/A
US Bank (A3/A/A)	CORP	\$100.000	5.100%	\$500,000	5.10%	\$	25,500.00	2/28/2030	91159XBB0	2/28/2025	NC1Y S/A
Capital Impact Part. (A+/A+)	CORP	\$100.000	5.200%	\$295,000	5.20%	\$	15,340.00	3/15/2030	14020AE67	3/13/2025	N/A
Morgan Stanley (A1/A-/A+)	CORP	\$100.000	4.650%	\$500,000	4.65%	\$	23,250.00	4/23/2030	61770QTBO	4/23/2025	N/A
State Street Corp (Aa3/A+AA-)	CORP	\$101.450	4.834%	\$300,000	4.50%	\$	14,502.00	4/24/2030	857477DB6	5/5/2025	N/A
Royal Bank of CA (A1/A/AA-)	CORP	\$100.000	5.000%	\$250,000	5.00%	\$	12,500.00	4/30/2030	78014RA91	4/30/2025	NC18mo S/A
FAMCA	AG	\$100.440	4.430%	\$325,000	4.33%	\$	14,397.50	5/28/2030	31424WB68	6/2/2025	NC2yrQTR
John Deere Cap. (A1/A/A+)	CORP	\$101.087	4.550%	\$525,000	4.30%	\$	23,887.50	6/5/2030	24422EYE3	7/15/2025	N/A
Public Storage (A2/A)	CORP	\$101.500	4.375%	\$360,000	4.02%	\$	15,750.00	7/1/2030	74464AAC5	10/16/2025	N/A
Goldman Sachs Bk USA (A1/A+)	CORP	\$100.000	4.500%	\$500,000	4.50%	\$	22,500.00	7/5/2030	38151G3T6	7/7/2025	NC2yrQTR
Wells Fargo Bank (Aa2/A+/AA-)	CORP	\$100.000	4.400%	\$500,000	4.40%	\$	22,000.00	8/7/2030	95004HAG3	8/7/2025	NC3yrS/A
Lockheed Martin (A2/A-/A)	CORP	\$100.875	4.400%	\$550,000	4.20%	\$	24,200.00	8/15/2030	539830CL1	8/18/2025	N/A
Truist Bank	CD	\$100.000	4.150%	\$240,000	4.15%	\$	9,960.00	8/29/2030	897926BZ3	9/5/2025	NC1yrMTLY
Goldman Sachs Bank USA	CD	\$100.000	3.750%	\$245,000	3.75%	\$	9,187.50	9/9/2030	38150V5W5	9/9/2025	N/A
Bank of America (A1/A-/AA-)	CORP	\$100.000	4.150%	\$300,000	4.15%	\$	12,450.00	9/19/2030	06055JNR6	10/20/2025	NC2yrS/A

12/31/25

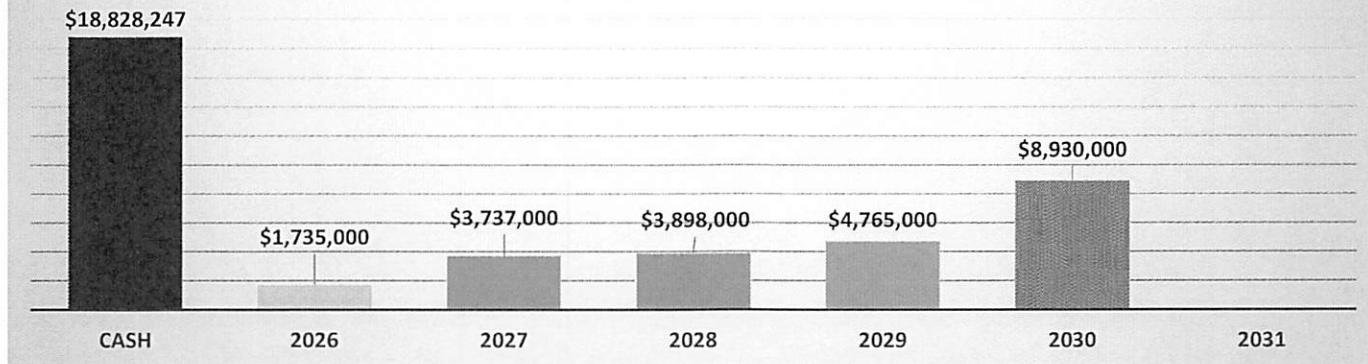
Byron-Bethany ID Portfolio

Nat'l. Bank of CA (Aa2/A+/AA-)	CORP	\$100,000	4.450%	\$450,000	4.45%	\$	20,025.00	9/23/2030	63305MTF8	9/23/2025	NC1yrQTRLY
Royal Bank of CA (A1/A/AA-)	CORP	\$100,000	4.100%	\$250,000	4.10%	\$	10,250.00	9/30/2030	78014RL32	9/30/2025	NC3yrS/A
JP Morgan Chase Bank NA	CD	\$100,000	4.000%	\$240,000	4.00%	\$	9,600.00	10/16/2030	46659CGJ3	10/16/2025	NC2yr1X
Blackstone Finance (A+/A+)	CORP	\$100,400	4.300%	\$355,000	4.21%	\$	15,265.00	11/3/2030	092914AB6	11/3/2025	N/A
Sallie Mae Bank	CD	\$100,000	3.900%	\$245,000	3.90%	\$	9,555.00	12/5/2030	795451EE9	12/10/2025	N/A
Total & Average			4.17%	\$41,893,247	4.18%	\$ 1,745,577.08	1.73 YRS				



Investment	Avg Yield	Yr 1-Cash Flow	Maturity	Amount	Percentage
\$41,893,247	4.18%	\$1,745,577	CASH	\$18,828,247	45%
Avg. Yield Port. Only		4.42%	2026	\$1,735,000	4%
Avg. WAM Port. Only		3.14 YRS	2027	\$3,737,000	9%
Asset Type	Percent	AMT	2028	\$3,898,000	9%
CASH	45%	\$18,828,247	2029	\$4,765,000	11%
US Agency	13%	\$5,625,000	2030	\$8,930,000	21%
CDs	18%	\$7,385,000	2031		
CORP	24%	\$10,055,000	WAM	1.73 YRS	100%
Total	100%	\$41,893,247			

Expected Dollar Amount From Maturities



**Byron-Bethany Irrigation District
Account Reconciliation
As of Dec 31, 2025
1003 - Cash-L.A.I.F. State Treasurer
Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	1,638,846.00
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	
Ending GL Balance	<u>1,638,846.00</u>
Ending Bank Balance	1,638,846.00
Add back deposits in transit	
Total deposits in transit	
(Less) outstanding checks	
Total outstanding checks	
Add (Less) Other	
Total other	
Unreconciled difference	0.00
Ending GL Balance	<u>1,638,846.00</u>

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

January 15, 2026

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[PMIA Average Monthly Yields](#)

BYRON BETHANY IRRIGATION DISTRICT

SECRETARY
7995 BRUNS ROAD
BYRON, CA 94514

[Tran Type Definitions](#)

/

Account Number: .

December 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	1,638,846.00
Total Withdrawal:	0.00	Ending Balance:	1,638,846.00

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1002 - CAMP - CA Asset Mngmnt Program****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	15,771,479.41
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	52,853.89
Ending GL Balance	<u>15,824,333.30</u>
Ending Bank Balance	15,824,333.30
Add back deposits in transit	_____
Total deposits in transit	
(Less) outstanding checks	_____
Total outstanding checks	
Add (Less) Other	_____
Total other	
Unreconciled difference	0.00
Ending GL Balance	<u>15,824,333.30</u>



Account Statement

For the Month Ending **December 31, 2025**

Byron Bethany Irrigation District - Byron Bethany Irrigation District -

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
Opening Balance					
12/31/25	01/02/26	Accrual Income Div Reinvestment - Distributions	1.00	52,853.89	15,824,333.30
Closing Balance					

	Month of December	Fiscal YTD January-December		
Opening Balance	15,771,479.41	10,275,446.34	Closing Balance	15,824,333.30
Purchases	52,853.89	8,148,886.96	Average Monthly Balance	15,773,184.37
Redemptions (Excl. Checks)	0.00	(2,600,000.00)	Monthly Distribution Yield	3.95%
Check Disbursements	0.00	0.00		
Closing Balance	15,824,333.30	15,824,333.30		
Cash Dividends and Income	52,853.89	648,886.96		

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1017 - Comerica****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	231,346.13
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	895.35
Ending GL Balance	232,241.48
Ending Bank Balance	232,241.48
Add back deposits in transit	
Total deposits in transit	
(Less) outstanding checks	
Total outstanding checks	
Add (Less) Other	
Total other	
Unreconciled difference	0.00
Ending GL Balance	232,241.48



Your Ameriprise statement

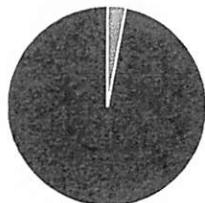
for December 1, 2025 to December 31, 2025

PREPARED FOR BYRON-BETHANY ID

Value of your investment accounts

	This month	This year
Beginning value	\$231,346.13	\$211,685.14
Net deposits & withdrawals	\$0.00	\$0.00
Dividends, interest & income	\$20.35	\$181.34
Change in value	\$875.00	\$20,375.00
Ending value	\$232,241.48	\$232,241.48

Your asset allocation



Asset class	Value on Dec 31, 2025	Percent of assets
Cash & cash investments*	\$6,966.48	3.0%
Fixed income	\$225,275.00	97.0%
Total assets	\$232,241.48	100%

*Cash investments includes cash held inside pooled investments (e.g. mutual funds), as part of a manager's investment strategy, and is not directly accessible unless you sell some of that investment. For details visit ameriprise.com/allocation.

BYRON-BETHANY ID CLIENT ID:
GROUP ID

017478

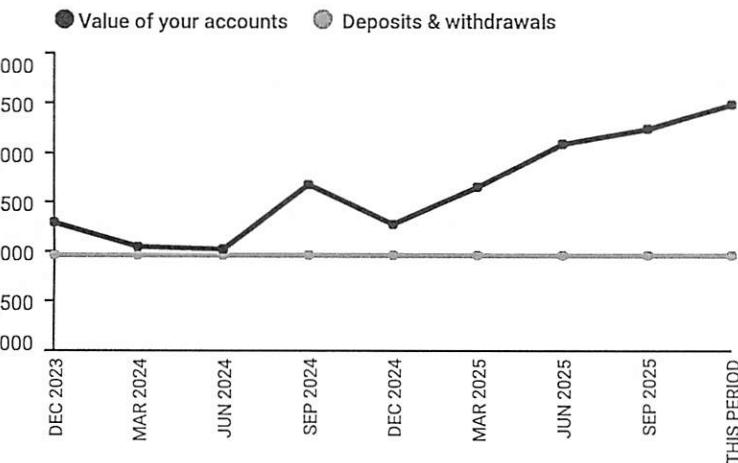
Your personal advisor

Chris Theut

TR Financial Group

A financial advisory practice of Ameriprise Financial Services, LLC
39400 Woodward Ave Ste 255
Bloomfield Hills, MI 48304-5150
248.645.4173
Chris.Theut@comericafinancialadvisors.com
www.ameripriseadvisors.com/chris.theut

Value of your investment accounts over time



This chart provides a five-year view of your account values. The black line shows the value of your accounts, while the gray line shows your net contributions (deposits less withdrawals).

 Get all the details online at ameriprise.com. Click the Portfolio tab to find your latest account value, activity and asset allocation. Your Ameriprise financial advisor can help you understand how the stated account value shown here may differ from the amount you'd receive if you sold your assets (after any tax withholding, outstanding loans, pending transactions and potential fees).

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Financial

Securities offered through Ameriprise Financial Services, LLC. Member FINRA/SIPC.

Byron-Bethany Irrigation District**Account Reconciliation****As of Dec 31, 2025****1080 - Petty Cash****Bank Statement Date: December 31, 2025**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	200.00
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	
Ending GL Balance	200.00
Ending Bank Balance	200.00
Add back deposits in transit	
Total deposits in transit	
(Less) outstanding checks	
Total outstanding checks	
Add (Less) Other	
Total other	
Unreconciled difference	0.00
Ending GL Balance	200.00

Byron Bethany Irrigation District
Petty Cash Reconciliation

Beg. Balance
\$200.00

Date	Description	Debit	Credit	GL	Running Balance
12/15/2025	Live Scan for I.Ruiz Notary		74.00		\$126.00
12/23/2025	Petty Cash	74.00			\$200.00
					\$200.00

Currency on Hand		Quantity	Total
\$0.01	x	50	0.50
\$0.05	x	36	1.80
\$0.10	x	77	7.70
\$0.25	x	68	17.00
\$1.00	x	3	3.00
\$1.00	x	30	30.00
\$5.00	x	14	70.00
\$10.00	x	1	10.00
\$20.00	x	3	60.00
\$50.00	x		-
\$100.00	x		-
Total Cash on Hand			200.00

Prepared By: Julia Gavrilenko

Date: 1/7/2026

Approved By:

Date:

Checked By: Ilona Malgorzata Ruiz

Date: 1/7/26



Byron-Bethany Irrigation District
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
47976	12/8/25	ACWA Joint Powers Insurance Authority	1010C	60,410.83
47977	12/8/25	AgTerra Technologies, Inc.	1010C	1,050.00
47978	12/8/25	Gregory Arroyos	1010C	210.00
47979	12/8/25	California Dept. of Tax & Fee Administr	1010C	7,496.95
47980	12/8/25	Michael Cervantes	1010C	210.00
47981	12/8/25	City of Brentwood	1010C	4,324.27
47982	12/8/25	City of Tracy	1010C	200.11
47983	12/8/25	Natividad Clark	1010C	210.00
47984	12/8/25	Creative Outdoor Environments, Inc.	1010C	1,455.00
47985	12/8/25	Central Valley Community Bank	1010C	11,660.55
47986	12/8/25	Cameron Davis	1010C	210.00
47987	12/8/25	Downey Brand	1010C	83,724.25
47988	12/8/25	Exponent, Inc.	1010C	6,278.00
47989	12/8/25	Bobby Farmer	1010C	210.00
47990	12/8/25	Foley & Lardner LLP	1010C	10,405.00
47991	12/8/25	Hazen & Sawyer	1010C	56,520.82
47992	12/8/25	Home Depot Credit Services	1010C	2,675.31
47993	12/8/25	MSH project management inc	1010C	135,365.00
47994	12/8/25	J-COMM Inc	1010C	7,000.00
47995	12/8/25	Lingo	1010C	196.53
47996	12/8/25	Richard Martinez	1010C	210.00
47997	12/8/25	McCauley Ag Services	1010C	156.00
47998	12/8/25	Robert Scott Mehring	1010C	210.00
47999	12/8/25	Bradley Mizuno	1010C	210.00
48000	12/8/25	Marcus Navejas	1010C	210.00
48001	12/8/25	Ruben Orozco	1010C	210.00
48002	12/8/25	Joseph Padilla	1010C	210.00
48003	12/8/25	Pacific Gas & Electric WSSA	1010C	372.91
48004	12/8/25	Pitney Bowes Global Financial Svcs, LLC	1010C	182.54
48005	12/8/25	PWRPA	1010C	13,830.68
48006	12/8/25	Joseph Resendes	1010C	210.00
48007	12/8/25	Nader Shareghi	1010C	210.00

Byron-Bethany Irrigation District
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
48008	12/8/25	Stericycle, Inc.	1010C	320.70
48009	12/8/25	San Luis Delta Mendota Water Authority	1010C	119.00
48010	12/8/25	SWRCB Accounting Office	1010C	3,630.00
48011	12/8/25	UniFirst Corporation	1010C	961.23
48012	12/8/25	David Vaz	1010C	210.00
48013	12/8/25	Ricardo Vega	1010C	210.00
48014	12/8/25	U.S. Bank, National Association	1010C	5,200.00
48015	12/8/25	Weist Law	1010C	5,625.00
48016	12/8/25	Ilona Ruiz	1010C	430.92
48017	12/8/25	Pacific Gas & Electric 2085	1010C	5,701.18
48018	12/8/25	Wagner & Bonsignore CCE	1010C	359.45
48019	12/8/25	Julia Gavrilenko	1010C	288.40
48020	12/8/25	Carol Petz	1010C	210.00
48021	12/8/25	Pacific Gas & Electric 4120	1010C	4,208.72
48023	12/8/25	Bill's Mower and Saw	1010C	350.96
48024	12/8/25	Brentwood Ace Hardware	1010C	505.63
48025	12/8/25	Comcast	1010C	141.11
48026	12/8/25	Core & Main	1010C	5,290.43
48027	12/8/25	CoreLogic Solutions, LLC	1010C	302.50
48028	12/8/25	Beckley, Inc	1010C	2,473.72
48029	12/8/25	W. W. Grainger, Inc.	1010C	174.80
48030	12/8/25	Mizuno Consulting, Inc.	1010C	2,012.50
48031	12/8/25	Morrill Industries Inc	1010C	8,280.57
48032	12/8/25	CENCAL Auto & Truck Parts Inc.	1010C	484.36
48033	12/8/25	Pape Machinery	1010C	13,250.97
48034	12/8/25	Edwin R. Pattison Jr.	1010C	420.00
48035	12/8/25	Pacific Gas & Electric WSSA	1010C	88.98
48036	12/8/25	Plus IT, Inc.	1010C	548.90
48037	12/8/25	Provost & Prichard Consulting Group	1010C	1,172.00
48038	12/8/25	Ramos Oil Co., Inc.	1010C	6,695.19
48039	12/8/25	Q and M, Inc	1010C	541.40
48040	12/8/25	Dornoch Inc.	1010C	1,929.43

Byron-Bethany Irrigation District

Check Register

For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
48041	12/8/25	Viking Manufacturing, Inc.	1010C	29,148.23
48042	12/8/25	California Farm Water Coalition	1010C	2,250.00
48043	12/8/25	California Welding Supply	1010C	364.80
48044	12/8/25	Christian Denney	1010C	1,540.00
48045	12/8/25	Bay Area Air Quality Management Dist.	1010C	1,261.00
48046	12/8/25	Tracy Delta Solid Waste Management, Inc	1010C	173.22
48047	12/8/25	Department of Motor Vehicles	1010C	10.00
48048	12/8/25	Holt of California	1010C	2,151.39
48049	12/8/25	Edwin R. Pattison Jr.	1010C	199.75
48050	12/9/25	Rossana Talavera	1010C	1,025.00
48051	12/18/25	AT&T	1010C	195.79
48052	12/18/25	AT & T Mobility	1010C	151.82
48053	12/18/25	Avitec Bird Control Inc.	1010C	375.00
48054	12/18/25	Bureau of Reclamation	1010C	51,884.54
48055	12/18/25	California Advocates	1010C	7,500.00
48056	12/18/25	Co Occupational Medical Partners	1010C	85.00
48057	12/18/25	Fleet Crew	1010C	450.00
48058	12/18/25	Gavel Resources, LLC	1010C	5,000.00
48059	12/18/25	Lingo	1010C	475.13
48060	12/18/25	Matrix HG, Inc.	1010C	68,000.00
48061	12/18/25	Byron Crushing & Grinding Services	1010C	254.36
48062	12/18/25	Quality Communications	1010C	462.95
48063	12/18/25	Somach, Simmons & Dunn	1010C	7,296.10
48064	12/18/25	Stewart Title of California, Inc.	1010C	1,000.00
48065	12/18/25	AT & T Mobility	1010C	691.24
48066	12/19/25	Bay Alarm Company	1010C	863.46
48067	12/19/25	U.S. Bank, National Association	1010C	3,100.00
48068	12/19/25	JLT2 Electric	1010C	14,718.75
48069	12/19/25	McCauley Ag Services	1010C	76.00
48070	12/22/25	Rossana Talavera	1010C	600.00
48071	12/22/25	City of Brentwood	1010C	306.63
48072	12/22/25	Christian Denney	1010C	1,770.00

Byron-Bethany Irrigation District**Check Register****For the Period From Dec 1, 2025 to Dec 31, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
48073	12/22/25	SJC Mosquito & Vector Control District	1010C	493.05
48074	12/23/25	CH2M HILL Engineers, Inc	1010C	10,836.00
48075	12/23/25	Petty Cash	1010C	74.00
48076	12/23/25	Pacific Gas & Electric WSSA	1010C	349.61
48077	12/23/25	UBEO West LLC	1010C	456.31
48078	12/23/25	Target Specialty Products	1010C	57,773.44
48079	12/29/25	Foley & Lardner LLP	1010C	10,675.00
48080	12/29/25	Home Depot Credit Services	1010C	1,651.13
48081	12/29/25	Lingo	1010C	196.53
48082	12/29/25	Byron Crushing & Grinding Services	1010C	4,026.55
48083	12/29/25	Sousa Land Surveys, Inc.	1010C	11,400.00
Total				779,484.58

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/1/25	1025	152' x 40' Concre shop pad for the new Equipment shed	135,365.00	
12/1/25	1025	MSH project management inc		135,365.00
12/1/25	12012025	Pacific Gas & Electric Charges Account #7267502832		
		490 Hoffman Ln for Period: 10/23/2025 - 11/21/2025	782.11	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2085093362 6P		
		N/Marsh Creek Rd	540.17	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2085093666		
		WS Bethany Canal 3P	20.67	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2085093230		
		SIM34 N/S Hwy 4 OPP	29.38	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2085093194 W		
		SPRR S Hoffman Ln	20.67	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2080801459		
		2200 Hoffman Ln	133.81	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2086930222		
		2200 Hoffman Ln Pump Station	3,978.17	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2085093357		
		7777 Bruns Rd	159.13	
12/1/25	12012025	Pacific Gas & Electric Charges Account #2084691543		
		Herdlyn Rd & Byron Rd	37.07	
12/1/25	12012025	Pacific Gas & Electric 2085		5,701.18
		Communications, Outreach and Public Affairs for		
12/1/25	120125	December 2025	4,900.00	
12/1/25	120125	Website Services for December 2025	2,100.00	
12/1/25	120125	J-COMM Inc		7,000.00
12/1/25	241904	Managed Services for 2025 - 19 PkC/Laptop, 3 Servers	548.90	
12/1/25	241904	Plus IT, Inc.		548.90
		Landscape Grounds Maintenance for the period of:		
12/1/25	2511-153	December 2025	1,090.00	
12/1/25	2511-153	Creative Outdoor Environments, Inc.		1,090.00
		Landscape Grounds Maintenance for the period of:		
12/1/25	2511-154	December 2025 - WSSA Office	365.00	
12/1/25	2511-154	Creative Outdoor Environments, Inc.		365.00
		Renewal of MIF/Strider Account Management Plus		
12/1/25	26-4963	Administrator License and SprayLogger Annual Licenses		
12/1/25	26-4963	for Use of SprayLogger Program	1,050.00	
		AgTerra Technologies, Inc.		1,050.00
12/1/25	26-4963	Garbage Service WSSA - Service address: 20100		
12/1/25	3517800	Wicklund, Tracy, CA - December 2025	173.22	
12/1/25	3517800	Tracy Delta Solid Waste Management, Inc		173.22
		Mobile Data plan & Usage for the Period: 11/2/2025 -		
12/1/25	829215163X120925	12/1/2025 WSSA, Account #829215163	151.82	
12/1/25	829215163X120925	AT & T Mobility		151.82
		Reimbursement of Business Use of Personal Cell Phone		
12/1/25	ARR01Jul-Dec2025	for: July - December 2025	210.00	
12/1/25	ARR01Jul-Dec2025	Gregory Arroyos		210.00
		Reimbursement of Business Use of Personal Cell Phone		
12/1/25	CER01Jul-Dec2025	for: July - December 2025	210.00	
12/1/25	CER01Jul-Dec2025	Michael Cervantes		210.00
		Reimbursement of Business Use of Personal Cell Phone		
12/1/25	CLA01Jul-Dec2025	for: July - December 2025	210.00	
12/1/25	CLA01Jul-Dec2025	Natividad Clark		210.00
		Reimbursement of Business Use of Personal Cell Phone		
12/1/25	DAV01Jul-Dec2025	for: July - December 2025	210.00	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/1/25	DAV01Jul-Dec2025	Cameron Davis		210.00
12/1/25	FAR01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	FAR01Jul-Dec2025	Bobby Farmer		210.00
12/1/25	GAV01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	GAV01Jul-Dec2025	Julia Gavrilenko		210.00
12/1/25	MAR02Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	MAR02Jul-Dec2025	Richard Martinez		210.00
12/1/25	MEH01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	MEH01Jul-Dec2025	Robert Scott Mehring		210.00
12/1/25	MIZ01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	MIZ01Jul-Dec2025	Bradley Mizuno		210.00
12/1/25	NAV01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	NAV01Jul-Dec2025	Marcus Navejas		210.00
12/1/25	ORO01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	ORO01Jul-Dec2025	Ruben Orozco		210.00
12/1/25	PAD01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	PAD01Jul-Dec2025	Joseph Padilla		210.00
12/1/25	PAT01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	PAT01Jul-Dec2025	Internet Incentive - July - December 2025	210.00	
12/1/25	PAT01Jul-Dec2025	Edwin R. Pattison Jr.		420.00
12/1/25	PET01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	PET01Jul-Dec2025	Carol Petz		210.00
12/1/25	RES01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	RES01Jul-Dec2025	Joseph Resendes		210.00
12/1/25	RUI01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	RUI01Jul-Dec2025	Ilona Ruiz		210.00
12/1/25	SHAREGHIJul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	SHAREGHIJul-Dec2025	Nader Shareghi		210.00
		Permit to Operate, Renewal Processing, Toxic Inventory & Surcharge & Criteria Toxics Reporting Fees (1/1/2026 - 1/1/2027)		1,261.00
12/1/25	T197170	Bay Area Air Quality Management Dist.	1,261.00	
12/1/25	VAZ01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	VAZ01Jul-Dec2025	David Vaz		210.00
12/1/25	VEG01Jul-Dec2025	Reimbursement of Business Use of Personal Cell Phone for: July - December 2025	210.00	
12/1/25	VEG01Jul-Dec2025	Ricardo Vega		210.00
12/2/25	101687	Straight Shaft Trimmer Parts & Repair	350.96	
12/2/25	101687	Bill's Mower and Saw		350.96
12/2/25	134933	Vehicle Repair and Maintenance - Engine Oil	4.64	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/2/25	134933	CENCAL Auto & Truck Parts Inc.		4.64
12/2/25	249BBID1125	PWRPA - ASA Power for the Period of November 2025	13,447.43	
12/2/25	249BBID1125	PWRPA P3 - Funding for the Period of November 2025	383.25	
12/2/25	249BBID1125	PWRPA		13,830.68
12/2/25	63943	Clean Truck Check Periodic Inspection Test	450.00	
12/2/25	63943	Fleet Crew		450.00
12/2/25	63985	Clean Truck Check Periodic Inspection Test; Unit #83-14	414.00	
12/2/25	63985	Fleet Crew		414.00
		Unleaded (\$2.768 per gallon) Clear Diesel (\$3.331 per gallon)		
12/3/25	0244200	gallon)	1,131.91	
12/3/25	0244200	Ramos Oil Co., Inc.		1,131.91
12/3/25	2026Benefits0707861	January 2026		
12/3/25	2026Benefits0707861	ALV01 - Director Health Benefits	2,280.94	
12/3/25	2026Benefits0707861	ALV01 - Director Dental Benefits	70.90	
12/3/25	2026Benefits0707861	ALV01 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	ALV01 - Director Life Benefits	9.50	
12/3/25	2026Benefits0707861	ALV01 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	ARR01 - O&M Health Benefits	966.96	
12/3/25	2026Benefits0707861	ARR01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	ARR01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	ARR01 - O&M Life Benefits	11.73	
12/3/25	2026Benefits0707861	AR01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	CER01 - O&M Health Benefits	966.96	
12/3/25	2026Benefits0707861	CER01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	CER01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	CER01 - O&M Life Benefits	35.12	
12/3/25	2026Benefits0707861	CER01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	DAV01 - O&M Health Benefits	966.96	
12/3/25	2026Benefits0707861	DAV01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	DAV01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	DAV01 - O&M Life Benefits	13.13	
12/3/25	2026Benefits0707861	DAV01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	FAR01 - O&M Health Benefits	1,710.70	
12/3/25	2026Benefits0707861	FAR01 - O&M Health Benefits Liability	570.24	
12/3/25	2026Benefits0707861	FAR01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	FAR01 - O&M Dental Benefits Liability	37.21	
12/3/25	2026Benefits0707861	FAR01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	FAR01 - O&M Life Benefits	39.26	
12/3/25	2026Benefits0707861	FAR01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	GAV01 - Admin Health Benefits	966.96	
12/3/25	2026Benefits0707861	GAV01 - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	GAV01 - Admin Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	GAV01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	GAV01 - Admin Life Benefits	34.00	
12/3/25	2026Benefits0707861	GAV01 - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	RUI01 - Admin Health Benefits	966.96	
12/3/25	2026Benefits0707861	RUI01 - Admin Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	RUI01 - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	RUI01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	RUI01 - Admin Life Benefits	13.13	
12/3/25	2026Benefits0707861	RUI01 - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	MAG10 - Director Health Benefits	3,022.25	
12/3/25	2026Benefits0707861	MAG10 - Director Dental Benefits	132.03	
12/3/25	2026Benefits0707861	MAG10 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	MAG10 - Director Life Benefits	7.10	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/3/25	2026Benefits0707861	MAG10 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	MAG11 - Director Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	MAG11 - Director Dental Benefits	70.90	
12/3/25	2026Benefits0707861	MAG11 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	MAG11 - Director Life Benefits	9.50	
12/3/25	2026Benefits0707861	MAG11 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	MAR01 - O&M Health Benefits	2,210.16	
12/3/25	2026Benefits0707861	MAR01 - O&M Health Benefits Liability	736.72	
12/3/25	2026Benefits0707861	MAR01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	MAR01 - O&M Dental Benefits Liability	37.21	
12/3/25	2026Benefits0707861	MAR01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	MAR01 - O&M Life Benefits	70.95	
12/3/25	2026Benefits0707861	MAR01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	MAR02 - O&M Health Benefits	1,473.44	
12/3/25	2026Benefits0707861	MAR02 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	MAR02 - O&M Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	MAR02 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	MAR02 - O&M Life Benefits	12.08	
12/3/25	2026Benefits0707861	MAR02 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	MEH01 - O&M Health Benefits	1,473.44	
12/3/25	2026Benefits0707861	MEH01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	MEH01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	MEH01 - O&M Life Benefits	66.05	
12/3/25	2026Benefits0707861	MEH01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	Mizuno - Admin Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	Mizuno - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	Mizuno - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	Mizuno - Admin Life Benefits	26.00	
12/3/25	2026Benefits0707861	Mizuno - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	NAV01 - O&M Health Benefits	1,473.44	
12/3/25	2026Benefits0707861	NAV01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	NAV01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	NAV01 - O&M Life Benefits	13.52	
12/3/25	2026Benefits0707861	NAV01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	ORO01 - O&M Health Benefits	1,827.55	
12/3/25	2026Benefits0707861	ORO01 - O&M Health Benefits Liability	860.60	
12/3/25	2026Benefits0707861	ORO01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	ORO01 - O&M Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	ORO01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	ORO01 - O&M Life Benefits	17.44	
12/3/25	2026Benefits0707861	ORO01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	Padilla - O&M Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	Padilla - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	Padilla - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	Padilla - O&M Life Benefits	11.73	
12/3/25	2026Benefits0707861	Padilla - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	PAT01 - Admin Health Benefits	2,081.36	
12/3/25	2026Benefits0707861	PAT01 - Admin Health Benefits Liability	940.89	
12/3/25	2026Benefits0707861	PAT01 - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	PAT01 - Admin Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	PAT01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	PAT01 - Admin Life Benefits	104.00	
12/3/25	2026Benefits0707861	PAT01 - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	PER01 - Director Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	PER01 - Director Dental Benefits	33.69	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/3/25	2026Benefits0707861	PER01 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	PER01 - Director Life Benefits	7.10	
12/3/25	2026Benefits0707861	PER01 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	PET10 - Director Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	PET10 - Director Dental Benefits	70.90	
12/3/25	2026Benefits0707861	PET10 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	PET10 - Director Life Benefits	10.25	
12/3/25	2026Benefits0707861	PET10 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	PET01 - Admin Health Benefits	1,710.70	
12/3/25	2026Benefits0707861	PET01 - Admin Health Benefits Liability	570.24	
12/3/25	2026Benefits0707861	PET01 - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	PET01 - Admin Dental Benefits Liability	37.21	
12/3/25	2026Benefits0707861	PET01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	PET01 - Admin Life Benefits	54.17	
12/3/25	2026Benefits0707861	PET01 - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	RES01 - O&M Health Benefits	966.96	
12/3/25	2026Benefits0707861	RES01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	RES01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	RES01 - O&M Life Benefits	26.00	
12/3/25	2026Benefits0707861	RES01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	SHA01 - Admin Health Benefits	1,827.55	
12/3/25	2026Benefits0707861	SHA01 - Admin Health Benefits Liability	860.60	
12/3/25	2026Benefits0707861	SHA01 - Admin Dental Benefits	33.69	
12/3/25	2026Benefits0707861	SHA01 - Admin Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	SHA01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	SHA01 - Admin Supplemental Life Benefits Liability	130.00	
12/3/25	2026Benefits0707861	SHA01 - Admin Life Benefits	152.00	
12/3/25	2026Benefits0707861	SHA01 - Admin Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	CLA01 - O&M Health Benefits	1,450.44	
12/3/25	2026Benefits0707861	CLA01 - O&M Health Benefits Liability	483.48	
12/3/25	2026Benefits0707861	CLA01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	CLA01 - O&M Dental Benefits Liability	37.21	
12/3/25	2026Benefits0707861	CLA01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	CLA01 - O&M Life Benefits	25.52	
12/3/25	2026Benefits0707861	CLA01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	TUS15 - Director Health Benefits	2,280.94	
12/3/25	2026Benefits0707861	TUS15 - Director Dental Benefits	70.90	
12/3/25	2026Benefits0707861	TUS15 - Director Vision Benefits	18.56	
12/3/25	2026Benefits0707861	TUS15 - Director Life Benefits	9.77	
12/3/25	2026Benefits0707861	TUS15 - Director Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	VAZ01 - O&M Health Benefits	1,827.55	
12/3/25	2026Benefits0707861	VAZ01 - O&M Health Benefits Liability	860.60	
12/3/25	2026Benefits0707861	VAZ01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	VAZ01 - O&M Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	VAZ01 - O&M Vision Benefits	18.56	
12/3/25	2026Benefits0707861	VAZ01 - O&M Life Benefits	34.00	
12/3/25	2026Benefits0707861	VAZ01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	VEG01 - O&M Health Benefits	1,827.55	
12/3/25	2026Benefits0707861	VEG01 - O&M Health Benefits Liability	860.60	
12/3/25	2026Benefits0707861	VEG01 - O&M Dental Benefits	33.69	
12/3/25	2026Benefits0707861	VEG01 - O&M Dental Benefits Liability	98.34	
12/3/25	2026Benefits0707861	VEG01 - Admin Vision Benefits	18.56	
12/3/25	2026Benefits0707861	VEG01 - O&M Life Benefits	25.16	
12/3/25	2026Benefits0707861	VEG01 - O&M Employee Assistance Program	2.48	
12/3/25	2026Benefits0707861	Bedford - Retiree Health Benefits	1,114.90	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/3/25	2026Benefits0707861	Carson - Retiree Health Benefits	557.45	
12/3/25	2026Benefits0707861	Griffith - Retiree Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	KAG01 - Retiree Health Benefits	557.45	
12/3/25	2026Benefits0707861	Kleinert - Retiree Health Benefits	1,114.90	
12/3/25	2026Benefits0707861	Kopp - Retiree Health Benefits	557.45	
12/3/25	2026Benefits0707861	Martinez - Retiree Health Benefits	1,114.90	
12/3/25	2026Benefits0707861	Pombo - Retiree Health Benefits	1,697.92	
12/3/25	2026Benefits0707861	Serpa - Retiree Health Benefits	1,140.47	
12/3/25	2026Benefits0707861	Shoemaker - Retiree Health Benefits	557.45	
12/3/25	2026Benefits0707861	Zahn - Retiree Health Benefits	557.45	
12/3/25	2026Benefits0707861	ACWA Joint Powers Insurance Authority		60,410.83
12/4/25	1-27524	Tires Service for Unit #66-14	1,158.69	
12/4/25	1-27524	Beckley, Inc		1,158.69
		Mileage and Expense Reimbursement for: 10/6/2025 -		
12/4/25	12042025	12/5/2025	220.92	
12/4/25	12042025	Ilona Ruiz		220.92
12/4/25	135046	Battery for the Generator	156.87	
12/4/25	135046	CENCAL Auto & Truck Parts Inc.		156.87
12/4/25	135059	Battery for the Generator	217.37	
12/4/25	135059	CENCAL Auto & Truck Parts Inc.		217.37
12/4/25	2360209047	Weekly Uniform Service for the week ending 12/4/2025	160.40	
12/4/25	2360209047	UniFirst Corporation		160.40
		Professional Legal Services (Coordinated Petitions) -		
12/4/25	621663	November 2025	17,747.50	
12/4/25	621663	Matter #46888.00001		
12/4/25	621663	Downey Brand		17,747.50
		Professional Legal Services (CVP Issues) - November		
12/4/25	621664	2025	12,314.00	
12/4/25	621664	Matter #46888.00003		
12/4/25	621664	Downey Brand		12,314.00
		Professional Legal Services (General Counsel) -		
12/4/25	621665	November 2025	25,338.50	
12/4/25	621665	Matter #46888.00008		
12/4/25	621665	Downey Brand		25,338.50
		Professional Legal Services (Legislation) - November		
12/4/25	621666	2025	4,032.50	
12/4/25	621666	Matter #46888.00011		
12/4/25	621666	Downey Brand		4,032.50
		Professional Legal Services (Pacific Gateway) -		
12/4/25	621667	November 2025	279.00	
12/4/25	621667	Matter #46888.00018		
12/4/25	621667	Downey Brand		279.00
		Professional Legal Services (Prologis) - November 2025		
12/4/25	621668		15,211.75	
12/4/25	621668	Matter #46888.00018		
12/4/25	621668	Downey Brand		15,211.75
		Professional Legal Services (Tracy Recycled Water		
12/4/25	621669	Project) - November 2025	124.00	
12/4/25	621669	Matter #46888.00022		
12/4/25	621669	Downey Brand		124.00
		Professional Legal Services (DCP Water Rights Change		
12/4/25	621670	Petition) - November 2025	8,677.00	
12/4/25	621670	Matter #46888.00028		
12/4/25	621670	Downey Brand		8,677.00
12/4/25	909210	Welding Supplies for PS 3 Tracy Hills		232.74

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/4/25	909210	California Welding Supply		232.74
12/5/25	12052025	Mileage Reimbursement	78.40	
12/5/25	12052025	Julia Gavrilenko		78.40
12/5/25	12052025	Pacific Gas & Electric Charges Account #4159610850-0		
12/5/25	12052025	10/29/25 - 12/1/25	88.98	
12/5/25	12052025	Pacific Gas & Electric WSSA		88.98
12/5/25	135144	Supplies for Welder Generator	12.26	
12/5/25	135144	CENCAL Auto & Truck Parts Inc.		12.26
		Consulting Services for the period of: November 2025 - Water Accounting & Payments, Transfers, Rate Analysis & Development, Sisk Dam Expansion, & Misc support		
12/5/25	2025-11	Mizuno Consulting, Inc.	2,012.50	
12/5/25	2025-11	Monitoring Fee - Fire & Sprinkler Inspection Services		2,012.50
12/5/25	22665743	1/1/2026 - 3/31/2026	863.46	
12/5/25	22665743	Bay Alarm Company		863.46
12/5/25	229500	General Maintenance & Repair Materials - Clamps & Elbows & Garden Hose	81.16	
12/5/25	229500	Brentwood Ace Hardware		81.16
12/5/25	SW030140374	Parts for Generator Repair (C32)	717.13	
12/5/25	SW030140374	Holt of California		717.13
12/5/25	SW030140375	Parts for Generator Repair (XQ80)	717.13	
12/5/25	SW030140375	Holt of California		717.13
12/5/25	SW030140376	Parts for Generator Repair (XQ425)	717.13	
12/5/25	SW030140376	Holt of California		717.13
		Mobile Data plan & Usage for the Period: 12/8/2025 - 1/7/2026; Account #287253183134		
12/7/25	287253183134X121525	AT & T Mobility	691.24	
12/7/25	287253183134X121525	PTI Service Fee for Unit #40T-20		691.24
12/8/25	12082025	Department of Motor Vehicles	10.00	
12/8/25	12082025	Lunch with the Board of Directors	199.75	
12/8/25	12082025	Edwin R. Pattison Jr.		199.75
12/8/25	12082025	O&M Intern General Labor 11/17/25 - 12/5/25	1,540.00	
12/8/25	12082025	Christian Denney		1,540.00
12/8/25	229542	Materials for Ramp and 4 7's Rental Unit	87.07	
12/8/25	229542	Brentwood Ace Hardware		87.07
12/8/25	57888	On-site Service - Network Issue	125.00	
12/8/25	57888	Plus IT, Inc.		125.00
12/9/25	12092025	Janitorial Fee For: 11/25/25, 12/9/25, 12/12/25	900.00	
12/9/25	12092025	Janitorial Fee For: 12/12/25 (Modular Home)	125.00	
12/9/25	12092025	Rossana Talavera		1,025.00
12/9/25	9737374661	Safety Fence	322.91	
12/9/25	9737374661	W. W. Grainger, Inc.		322.91
12/10/25	000024501684	WSSA Shop Phone Service 11/10/2025 - 12/9/2025	68.03	
12/10/25	000024501684	Acct #9391053473		
12/10/25	000024501684	AT&T		68.03
12/10/25	000024501685	WSSA Office Phone Service 11/10/2025 - 12/9/2025	127.76	
12/10/25	000024501685	Acct #9391053474		
12/10/25	000024501685	AT&T		127.76
12/10/25	14179	Pipeline Replacement/Repair at Wicklund Cut	801.05	
12/10/25	14179	M&L Trucking		801.05
12/10/25	229624	PS3/Tracy Hills Check Valves	65.48	
12/10/25	229624	Brentwood Ace Hardware		65.48
		Professional Services regarding City of Fresno, et al. v. US - Services through November 30, 2025		
12/10/25	51200186		675.00	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/10/25	51200186	Foley & Lardner LLP		675.00
		Groundwater Support Services for September & October		
12/10/25	AR16077	2025	306.63	
12/10/25	AR16077	City of Brentwood		306.63
12/11/25	0246081	Unleaded (\$2.660 per gallon) Clear Diesel (\$3.104 per gallon)	1,479.31	
12/11/25	0246081	Ramos Oil Co., Inc.		1,479.31
12/11/25	2360210535	Weekly Uniform Service for the week ending 12/11/2025	160.40	
12/11/25	2360210535	UniFirst Corporation		160.40
12/11/25	3026121	Professional Legal Services (DCP Water Right Change Petition) - November 2025	7,296.10	
12/11/25	3026121	Somach, Simmons & Dunn		7,296.10
12/12/25	00270623-00	Physical DOT Joe Resendes; 12/11/25	85.00	
12/12/25	00270623-00	Co Occupational Medical Partners		85.00
12/12/25	12122025	Ag Water Reclamation Charge	36,018.00	
12/12/25	12122025	M&I Water Reclamation Charge	852.30	
12/12/25	12122025	CVPIA Ag Restoration Charge	14,196.14	
12/12/25	12122025	CVPIA M&I Restoration Charge	818.10	
12/12/25	12122025	Contract No. 14-06-200-785-LTR1-P		
12/12/25	12122025	Bureau of Reclamation		51,884.54
12/12/25	229680	PS3/Tracy Hills - Nipples & Plugs	4.87	
12/12/25	229680	Brentwood Ace Hardware		4.87
12/12/25	33976	Replace 3 Mitsubishi Citi-Multi Condensers	68,000.00	
12/12/25	33976	Matrix HG, Inc.		68,000.00
12/12/25	42300526	Contract Usage Charge for 1/1/2026 - 1/31/2026	456.31	
12/12/25	42300526	UBEO West LLC		456.31
12/15/25	126222	Engineering and/or Professional Services for the period of: November 2025 - Water Conservation Project	1,259.60	
12/15/25	126222	Provost & Prichard Consulting Group		1,259.60
12/15/25	2025-5062	Base Rock for Canal Maintenance	4,026.55	
12/15/25	2025-5062	Byron Crushing & Grinding Services		4,026.55
12/15/25	25-30	Install Conduit, wiring and panels for the equipment shed	14,718.75	
12/15/25	25-30	JLT2 Electric		14,718.75
12/15/25	2732	Quarterly Pigeon Abatement	375.00	
12/15/25	2732	Avitec Bird Control Inc.		375.00
12/15/25	51207650	Professional Services regarding Strategic Counseling - Services through November 30, 2025	10,000.00	
12/15/25	51207650	Foley & Lardner LLP		10,000.00
12/15/25	BBID2504	Government Relations Services - December 15, 2025 - January 14, 2026	5,000.00	
12/15/25	BBID2504	Gavel Resources, LLC		5,000.00
12/15/25	INV-7252	Monthly Service Charge for DHQ Landlines - December 2025	462.95	
12/15/25	INV-7252	Quality Communications		462.95
12/15/25	INVP502041078	Teton Algaecide/Herbicide	57,773.44	
12/15/25	INVP502041078	Target Specialty Products		57,773.44
12/16/25	135653	Construction Maintenance Equipment Supplies - New Water Pump for Bucket Truck	294.43	
12/16/25	135653	CENCAL Auto & Truck Parts Inc.		294.43
12/16/25	229760	PS3/Tracy Hills - Nipples & Plugs	17.10	
12/16/25	229760	Brentwood Ace Hardware		17.10
12/17/25	0246884	Unleaded (\$2.577 per gallon) Clear Diesel (\$2.862 per gallon)	548.85	
12/17/25	0246884	Ramos Oil Co., Inc.		548.85

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/17/25	13733344	Monthly Pest Control Service at BBID: 12/17/2025	76.00	
12/17/25	13733344	McCauley Ag Services		76.00
12/17/25	2805676	Title Report for APN 003-100-015-1 for Blue Line Survey Project	500.00	
12/17/25	2805676	Stewart Title of California, Inc.		500.00
12/17/25	2805690	Title Report for APN 003-100-014-4 for Blue Line Survey Project	500.00	
12/17/25	2805690	Stewart Title of California, Inc.		500.00
12/17/25	34693174	Monthly Service Charge for DHQ Landlines (Account #412466572)	475.13	
12/17/25	34693174	Lingo		475.13
12/17/25	57815	WatchGuard License Renewal with 3 Year BSS for T40-W	1,470.00	
12/17/25	57815	Plus IT, Inc.		1,470.00
12/18/25	12182025	Pacific Gas & Electric Charges Account #9158717444-1 - 11/18/25-12/17/25	349.61	
12/18/25	12182025	Pacific Gas & Electric WSSA		349.61
12/18/25	20134-000-80	Engineering and/or Professional Services for the period of November 2025 - General On Call Engineering Services (Project #20134-001)	17,900.00	
12/18/25	20134-000-80	PS 1N Retrofit Project (Project #20134-011)	3,100.00	
12/18/25	20134-000-80	R-Line Replacement (Project #20134-014)	740.00	
12/18/25	20134-000-80	DCSC (Project 20134-015-203) Prologis	810.00	
12/18/25	20134-000-80	Wicklund Cut Water Supply Reliability Project (Project 20134-016)	33,666.97	
12/18/25	20134-000-80	Hazen & Sawyer		56,216.97
12/18/25	2360212084	Weekly Uniform Service for the week ending 12/18/2025	160.40	
12/18/25	2360212084	UniFirst Corporation		160.40
12/18/25	25-452	Topographic Survey of a Portion of the Blue Line Pipeline, Byron	11,400.00	
12/18/25	25-452	Sousa Land Surveys, Inc.		11,400.00
12/18/25	8012874404	Shred It Service Dates: 11/17/2025 & 12/2/2025	321.31	
12/18/25	8012874404	Stericycle, Inc.		321.31
12/19/25	199766CH049-13	Engineering and/or Professional Services for the period of 3/1/2025 - 11/28/2025 - District Engineering Services	737.00	
12/19/25	199766CH049-13	CH2M HILL Engineers, Inc		737.00
12/19/25	199766CH049-51	Engineering and/or Professional Services for the period 3/1/2025 - 11/28/2025 Pump Station 4 Replacement Project - District	10,099.00	
12/19/25	199766CH049-51	CH2M HILL Engineers, Inc		10,099.00
12/19/25	EO&M000030126	FY2027 CVP O&M Program 3nd Billing	3,100.00	
12/19/25	EO&M000030126	U.S. Bank, National Association		3,100.00
12/21/25	12212025	Pump Station Maintenance Supplies	158.91	
12/21/25	12212025	DHQ/Building Maintenance Supplies	428.68	
12/21/25	12212025	Supplies for PS3/Tracy Hills for Valve Check	48.92	
12/21/25	12212025	Materials for WSSA Pipeline Repairs	117.67	
12/21/25	12212025	Materials & Concrete for Pipeline Repairs & Canal Maintenance	518.91	
12/21/25	12212025	Diesel for Station Maintenance	226.24	
12/21/25	12212025	Materials for WSSA; Stakes & Cleaning & Protecting	86.91	
12/21/25	12212025	Contractor Bags	64.89	
12/21/25	12212025	Home Depot Credit Services		1,651.13
12/21/25	72168495	Utility Services for WSSA	180.79	
12/21/25	72168495	Account #2004100 - 5023784		

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/21/25	72168495	City of Tracy		180.79
12/22/25	01012026	Mosquito, Vector & Disease Control Assessment - WSSA FY 2025-26	493.05	
12/22/25	01012026	SJC Mosquito & Vector Control District		493.05
12/22/25	12222025	Janitorial Fee For: 12/15/25 & 12/22/25	600.00	
12/22/25	12222025	Rossana Talavera		600.00
12/22/25	12222025	O&M Intern General Labor 12/8/25 - 12/22/25	1,770.00	
12/22/25	12222025	Christian Denney		1,770.00
12/22/25	135944	Construction Maintenance Equipment Supplies - DEF		
12/22/25	135944	Fluid & Fuel Line Hose	119.28	
12/22/25	229917	CENCAL Auto & Truck Parts Inc.		119.28
12/22/25	229917	Cleaning Supplies for Office & Shop	63.17	
12/22/25	229917	Brentwood Ace Hardware		63.17
12/23/25	12232025	Live Scan for Notary License - I. Ruiz	74.00	
12/23/25	12232025	Petty Cash		74.00
12/24/25	0247999	Unleaded (\$2.735 per gallon) Clear Diesel (\$3.075 per gallon)		1,105.02
12/24/25	0247999	Ramos Oil Co., Inc.		1,105.02
12/25/25	2360213782	Weekly Uniform Service for the week ending 12/25/2025	160.40	
12/25/25	2360213782	UniFirst Corporation		160.40
12/26/25	12262025	Internet Service for the period 1/6/26 - 2/5/26	141.11	
12/26/25	12262025	Account #8155 60 053 0156887		
12/26/25	12262025	Comcast		141.11
12/26/25	34703485	Monthly Service Charge for 490 Hoffman Line (Account #412466573) 12/27/2025 - 1/26/2026	196.53	
12/26/25	34703485	Lingo		196.53
12/29/25	12292025	Pacific Gas & Electric Charges Account #4120785230		
12/29/25	12292025	Irrigation Pump-Walnuts for Service Period 11/20/2025 - 12/21/2025	22.05	
12/29/25	12292025	Pacific Gas & Electric Charges Account #4122301135		
12/29/25	12292025	Sandhu MP17.59	45.87	
12/29/25	12292025	Pacific Gas & Electric Charges Account #4120100230		
12/29/25	12292025	WO DM C OTL	22.05	
12/29/25	12292025	Pacific Gas & Electric Charges Account #4120785189		
12/29/25	12292025	Spatafore AT DM C & Lammers Rd	22.05	
12/29/25	12292025	Pacific Gas & Electric Charges Account #4120785354		
12/29/25	12292025	Tatla MP19.15 Chrisman Road	45.87	
12/29/25	12292025	Pacific Gas & Electric Charges Account #4129023266		
12/29/25	12292025	Delta Mendota Canal	29.30	
12/29/25	12292025	Pacific Gas & Electric Charges Account #412684479		
12/29/25	12292025	Pumping Cost for Well on Corral Hollow	1,091.03	
12/29/25	12292025	Pacific Gas & Electric 4120		1,278.22
12/29/25	12292025	Adobe - Monthly Adobe Subscription	24.98	
12/29/25	12292025	Microsoft Subscription	196.95	
12/29/25	12292025	SiriusXM	60.96	
12/29/25	12292025	Mister Car Wash	32.99	
12/29/25	12292025	DirecTV - Satellite Service for the period 11/28/2025 - 12/27/2025	129.99	
12/29/25	12292025	Aantex Pest Control	500.00	
12/29/25	12292025	eBay - Cushion Pads for Unit #77-09	101.96	
12/29/25	12292025	Uncle Yus, Trader Joe's - 12/9/25 Board Meeting & Christmas Lunch	2,205.97	
12/29/25	12292025	Fastsigns - Unit Numbers & BBID's Logos	475.71	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/29/25	12292025	Hyatt, lunch - ACWA 2025 FALL CONFERENCE & EXPO, Ed & Brad	2,323.39	
12/29/25	12292025	Tractor Supply - T-Posts	214.99	
12/29/25	12292025	Pitney Bowes - Ink	104.95	
12/29/25	12292025	J.Milano - PS 3 Tracy Hills Check Valvel	47.37	
12/29/25	12292025	Safeway - Batteries	37.68	
12/29/25	12292025	Costco - Janitorial Supplies	107.61	
12/29/25	12292025	Dell - Memory Upgrade for AGM Computer	231.63	
12/29/25	12292025	Safeway - Get well flowers for Nati	44.16	
12/29/25	12292025	Optimus - GPS Tracking Subscription	12.95	
12/29/25	12292025	USPS - Mail forward from WSSA office to BBID's office	1.25	
		Taqueria La Mexica, Bagel Street Cafe - GIS Project		
12/29/25	12292025	Lunch	156.01	
12/29/25	12292025	Uc Regents Gift's - GIS Project	100.00	
		Amici Sushi - Meeting with the Natural Resources Conservation Service, Ed & Brad		
12/29/25	12292025	Taqueria La Mexica - Staff Christmas Lunch	267.83	
12/29/25	12292025	Motion.com - PS 3 Tracy Hills Valve		
12/29/25	12292025	Eagle Matine - Canal 45 Maintenance		
12/29/25	12292025	Hose Connection - Gaskets for PS 3 Tracy Hills		
12/29/25	12292025	UPS - Notary Photo I.Ruiz		
		Dept. of Pesticide Regulation - QAC Application for G. Arroyos		
12/29/25	12292025	435.00		
		USPS - Mail Notary Certificate	6.93	
		Splashtop.com - Remote-desktop software and remote support software	297.00	
12/29/25	12292025	Grainger - Life Jackets		
12/29/25	12292025	Tap Score - DHQ Water Quality Testing		
12/29/25	12292025	Amazon.com - Small Tools	480.91	
12/29/25	12292025	Amazon.com - Parts for the Unit #76	355.11	
12/29/25	12292025	Amazon.com - Water Filtration System	4,378.08	
12/29/25	12292025	Amazon.com - Tool Cabinet	212.01	
		Amazon.com - Heavy Duty Double Welding Cable Lead Reel		
12/29/25	12292025	338.12		
12/29/25	12292025	Amazon.com - Small Tools	244.56	
12/29/25	12292025	Amazon.com - Air and Electric Hose Reell	304.49	
12/29/25	12292025	Amazon.com - 5 Pressure Washer Nozzle Tips	19.56	
12/29/25	12292025	Amazon.com - Pressure Washer Hose Reel	146.15	
		Amazon.com - Storage Boxes with Lids, File Folders, Copy Paper		
12/29/25	12292025	141.48		
12/29/25	12292025	Amazon.com - 2026 Diary for BSD	55.43	
12/29/25	12292025	Amazon.com - Fluorescent Electronic Ballast	155.50	
12/29/25	12292025	Amazon.com - Office Filter	115.81	
12/29/25	12292025	Amazon.com - Cats' Food	61.96	
12/29/25	12292025	Amazon.com - Envelopes	76.32	
12/29/25	12292025	Amazon.com - Ceiling Tiles	112.89	
12/29/25	12292025	Amazon.com - Shovel	30.40	
12/29/25	12292025	Amazon.com - Safety Signs	147.40	
12/29/25	12292025	Amazon.com - Seat Covers for Cars	64.68	
		NomadInternet - WSSA Pump House Office Monthly Internet Service		
12/29/25	12292025	224.90		
12/29/25	12292025	Central Valley Community Bank		15,861.44
12/29/25	230021	Galvanized Pipe for BSD	13.68	
12/29/25	230021	Brentwood Ace Hardware		13.68

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Dec 1, 2025 to Dec 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
12/30/25	126479	Engineering and/or Professional Services for the period of: November 2025 - District GIS Mapping	11,588.64	
12/30/25	126479	Provost & Prichard Consulting Group		11,588.64
12/31/25	12312025	Pacific Gas & Electric Charges Account #7267502832		
		490 Hoffman Ln for Period: 11/22/2025 - 12/23/2025	630.01	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2085093362 6P		
		N/Marsh Creek Rd	59.00	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2085093666		
		WS Bethany Canal 3P	22.05	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2085093230		
		SIM34 N/S Hwy 4 OPP	30.34	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2085093194 W		
		SPRR S Hoffman Ln	22.05	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2080801459		
		2200 Hoffman Ln	120.57	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2086930222		
		2200 Hoffman Ln Pump Station	1,040.36	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2085093357		
		7777 Bruns Rd	84.63	
12/31/25	12312025	Pacific Gas & Electric Charges Account #2084691543		
		Herdlyn Rd & Byron Rd	39.34	
12/31/25	12312025	Pacific Gas & Electric 2085		2,048.35
		Consulting Services for the period of: December 2025 - Water Accounting & Payments, Transfers, Rate Analysis & Development, Sisk Dam Expansion,& Misc support		
12/31/25	2025-12	Mizuno Consulting, Inc.	1,487.50	
12/31/25	2025-12	Welding Supplies		1,487.50
12/31/25	205367	California Welding Supply	217.00	
12/31/25	205367	Realquest Geographic Package for Month of: December		
12/31/25	82282829	2025	217.00	
12/31/25	82282829	CoreLogic Solutions, LLC		297.00
		O & M Workers Compensation Program for the 2nd		
12/31/25	ACWAJPIA2ndQTR25-26	Quarter 2025-2026	12,354.36	
		Admin Workers Compensation Program for the 2nd		
12/31/25	ACWAJPIA2ndQTR25-26	Quarter 2025-2026		1,100.05
12/31/25	ACWAJPIA2ndQTR25-26	ACWA Joint Powers Insurance Authority		13,454.41
		Purchase of 2025 Case 580EV Electric Backhoe; Serial		
12/31/25	ESA004428-1	#: JJGN58EVLSC900099	65,815.99	
12/31/25	ESA004428-1	Sonsray Machinery LLC		65,815.99
			758,568.78	758,568.78



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: EDWIN PATTISON, GENERAL MANAGER

DATE: JANUARY 20, 2026

SUBJECT: OPERATING AND CAPITAL BUDGET, WAGE SCHEDULE, AND CAPITAL IMPROVEMENT PLAN FOR CALENDAR YEAR 2026

RECOMMENDATION

Staff recommends adoption of the resolution approving the Calendar Year 2026 Operating and Capital Budget and Wage Schedule.

DISCUSSION

Adoption of the budget is a key action taken by the Board of Directors and provides the necessary basis to pursue the Byron Bethany Irrigation District's (BBID or District) Vision, Mission, and Goals. The budget is the District's financial work plan translated in expenditures and supported by revenues. It establishes the District's policy direction for the near-term, and to the extent the decisions have continuing implications, it also establishes long-term direction.

The draft budget, capital improvement plan, and wage schedule has been presented to the Board of Directors on multiple occasions for review and discussion. The Finance Committee met to review the draft budget package on January 15, 2026. The result of the review is to support the draft budget as presented and provide employees a four-percent cost of living adjustment to wages. Water rates for 2026 will be brought to the Board for approval at an upcoming meeting once Central Valley Project rates are confirmed in February.

BACKGROUND

BBID is a public (governmental) agency formed under the California Irrigation District Act with legal powers necessary to carry out its many legal functions, one of which is to draft budgets to allocate scarce funds to carry out its mission, vision, and goals. The attached draft budget organizes District functions in a typical public sector format that includes detailed schedules showing various components of the District's budget and financial data to provide in-depth information and transparency about how the District expends its funds. Revenue and expenditure schedules are followed by descriptions that define the revenue or expenditure type. The budget summary schedule displays the entire District budget at-a-glance. Individual departmental operating budgets break down expenditure categories to functional area and include a personnel summary defining the departments.

FISCAL IMPACT

The Calendar Year projected budget for 2026 represents a balanced budget with total estimated revenues of \$15,519,498 and total estimated expenses of \$15,476,431, leaving a projected end-of-year budget balance of \$43,066. Total District revenues increased from \$13,718,484 to \$15,519,498, an 13.13% increase in revenue. The Total District Operations Expense increased to \$12,292,084, as compared to last year's operating budget of \$11,029,138, an 11.45% increase (The expectation is two of the six approved positions will not be filled during 2026 leaving a balanced budget). A conservative estimate for projected Out-of-District water transfer revenue for 2026 is included in the projected budget.

ATTACHMENTS

Resolution Adopting Budget for Calendar Year 2026

Calendar Year 2026 Operating and Capital Budget and Wage Schedule

Organizational Chart for 2026

Budgeted Positions by Number

Capital Improvement Plan



RESOLUTION 2026-1

ADOPTION OF THE 2026 BUDGET AND RELATED MATTERS THERETO

BE IT RESOLVED, by the Board of Directors of the BYRON BETHANY IRRIGATION DISTRICT that the budget for Calendar Year 2026, attached hereto and incorporated herein by reference, be adopted as follows:

SALARIES & WAGES

Operations & Maintenance	3,173,176
Administration	1,651,335
TOTAL WAGES	\$ 4,824,511

EXPENDITURES

Operations, Supply, Engineering & Maintenance	3,794,800
General & Administrative	3,672,774
TOTAL EXPENDITURES	\$ 7,467,574

TOTAL DISTRICT OPERATIONS	\$ 12,292,084
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CAPITAL OUTLAY

BBJPA Series 2017	268,220
BBJPA Series 2018	427,148
BBPFA Series 2021 (P&I)	488,979
Capital Improvement	2,000,000
TOTAL CAPITAL OUTLAY	\$ 3,184,347

TOTAL PROJECTED BUDGET EXPENDITURES	\$ 15,476,431
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TOTAL PROJECTED BUDGET REVENUE	\$ 15,519,498
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PASSED AND ADOPTED at a regular meeting of the Board of Directors of Byron Bethany Irrigation District on January 20, 2026 by the following vote:

Ayes:
Noes:
Abstained:
Absent:

Mr. Charles Tuso, President

Secretary's Certification

I, Ilona Ruiz, Board Secretary of the Board of Directors of the Byron Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of January 20, 2026 at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary

Byron Bethany Irrigation District
PROPOSED 2026 BUDGET

SALARIES & WAGES	2025 Approved	Un-Audited 12/30/2025	2026 Proposed
Operations & Maintenance	2,697,965	2,097,122	3,173,176
Administration	1,531,813	1,304,465	1,651,335
TOTAL SALARIES & WAGES	4,229,778	3,401,587	4,824,511
EXPENDITURES			
Source of Supply	118,000	85,178	112,000
Pumping/Supplemental Water	1,390,000	1,416,220	1,697,500
Operations, Engineering & Maintenance	1,443,000	1,696,956	1,985,300
General and Administrative	3,848,360	2,306,536	3,672,774
TOTAL EXPENDITURES	6,799,360	5,504,890	7,467,574
TOTAL DISTRICT OPERATIONS	11,029,138	8,906,477	12,292,084
CAPITAL OUTLAY/DEBT SERVICE			
BBJPA Series 2017 (P&I)	270,142	270,142	268,220
BBJPA Series 2018 (P&I)	427,580	426,493	427,148
BBPFA Series 2021 (P&I)	488,200	488,196	488,979
Capital Outlay Expenditures	2,000,000	1,006,190	2,000,000
TOTAL CAPITAL OUTLAY	3,185,922	2,191,021	3,184,347
TOTAL BUDGET EXPENDITURES	14,215,060	11,097,498	15,476,431
ESTIMATED REVENUE			
Property Tax Revenue	6,621,900	6,863,590	6,952,000
BBSA Water Sales	920,500	1,007,273	940,500
Mountain House CSD (RWSA1)	1,200,000	1,199,083	1,200,000
Tracy Hills (RWSA2)	316,414	469,615	650,236
WSSA Water Sales	910,000	826,220	825,000
Standby BBSA & WSSA	222,639	226,741	226,632
CVPSA Standby	213,431	215,814	238,920
Drainage Agreements	55,555	103,555	55,555
CVPSA Water Sales	1,266,015	1,222,076	1,071,000
Out of District Water Sales	0	2,859,538	1,250,000
Construction Water	30,000	174,083	50,000
Interest Earnings	1,500,000	1,860,037	1,650,000
Accounts Receivables	462,030	990,686	409,655
TOTAL ESTIMATED REVENUE	13,718,484	18,018,310	15,519,498
TOTAL BUDGET BALANCE +/-	\$ (496,575)	\$ 6,920,812	\$ 43,066

Byron-Bethany Irrigation District
PROPOSED 2026 BUDGET

SALARIES General & Administration		2025 Approved	Un-Audited 12/30/2025	2026 Proposed
6000	General Manager	\$ 319,142	\$ 293,250	\$ 333,038
4337	Assistant General Manager	\$ 265,200	\$ 255,000	\$ 289,598
6022	Water Resources Specialist	\$ 155,000	\$ 134,702	\$ 162,743
6011	Senior Administative Analyst	\$ 108,925	\$ -	\$ 108,925
6002	Administration Support	\$ 242,860	\$ 183,743	\$ 214,507
6005	Admin Other Compensation	\$ 86,010	\$ 58,744	\$ 73,761
6006	Health Insurance	\$ 126,878	\$ 97,753	\$ 110,322
6007	Dental Insurance	\$ 2,759	\$ 2,370	\$ 2,426
6008	Vision Insurance	\$ 1,559	\$ 1,336	\$ 1,336
6009	Retirement (PERS)	\$ 100,730	\$ 184,489	\$ 230,082
6010	Worker's Comp	\$ 5,000	\$ 3,507	\$ 4,500
6014	Social Security	\$ 67,320	\$ 44,527	\$ 69,340
6015	Medicare	\$ 15,744	\$ 13,648	\$ 16,217
6016	Life Insurance	\$ 5,104	\$ 4,600	\$ 4,558
6017	Longevity	\$ 2,655	\$ 2,565	\$ 1,780
6018	Incentive Pay - License.	\$ 520	\$ 680	\$ 1,300
6021	Vehicle Stipend	\$ 6,500	\$ 6,250	\$ 6,500
6025	Employee Relations (Admin)	\$ 500	\$ 406	\$ 600
6030	State Unemployment Insurance	\$ 3,000	\$ 1,157	\$ 2,000
6040	FUTA Tax	\$ 1,000	\$ 463	\$ 1,000
6236	Pension Fund - 457b	\$ 15,207	\$ 15,198	\$ 16,652
6240	State Employee. Training Tax	\$ 200	\$ 77	\$ 150
TOTAL SALARIES/BENEFITS		\$ 1,531,813	\$ 1,304,465	\$ 1,651,335

		2025 Approved	Un-Audited 12/30/2025	2026 Proposed
6100	Office Supplies	\$ 7,000	\$ 3,291	\$ 6,000
4330	Bond Continuing Compliance	\$ 18,000	\$ 9,675	\$ 20,000
6101	Payroll Services	\$ 8,000	\$ 7,354	\$ 8,500
6106	Postage	\$ 1,800	\$ 1,105	\$ 1,800
6108	Printing, Forms, Maps	\$ 1,500	\$ -	\$ 1,500
6110	Notary Commission	\$ -	\$ 285	\$ 500
6112	Printing (Legal)	\$ 800	\$ 2,180	\$ 3,000
6116	Telephone	\$ 15,000	\$ 11,944	\$ 13,000
6120	Bank Fees	\$ 200	\$ 67	\$ 100
6230	Employee Assist Program-Dir	\$ 179	\$ 179	\$ 179
6230A	Employee Assist Program-Admin	\$ 208	\$ 179	\$ 208
6231	Cyber Liability Program	\$ 2,000	\$ 2,031	\$ 2,150
6232	Admin Liability Insurance	\$ 42,000	\$ 31,146	\$ 38,000
6233	Property Insurance	\$ 77,000	\$ 63,374	\$ 70,000
6234	Office Equip./Lease	\$ 12,500	\$ 10,184	\$ 12,500
6238	Retiree's Health Insurance	\$ 118,244	\$ 114,018	\$ 122,341
6302	Directors Expense	\$ 15,000	\$ 12,676	\$ 17,000
6303	Directors Benefits	\$ 117,529	\$ 128,292	\$ 139,546
6304	District Official's Expense	\$ 35,000	\$ 36,888	\$ 42,000
6310	Legal Services	\$ 2,784,000	\$ 1,403,890	\$ 2,535,000

Byron-Bethany Irrigation District
PROPOSED 2026 BUDGET

6310A Legal Services (CVPSA)	\$ 40,000	\$ 46,051	\$ 75,000
6312 Auditing	\$ 45,000	\$ 22,800	\$ 26,000
6313 Actuarial Expense - OPEB	\$ 8,500	\$ -	\$ 10,000
6314 Election Expense	\$ 1,000	\$ -	\$ 1,000
6315 Record Retention Program	\$ 250	\$ -	\$ -
6328 Rental Unit	\$ 2,000	\$ 6,083	\$ 15,000
6330 Permits Dues & Subscriptions	\$ 57,000	\$ 53,933	\$ 58,000
6330A Permits Dues & Subs WSSA	\$ 4,200	\$ 1,261	\$ 2,000
6331 Admin Cont. Education	\$ 10,000	\$ 300	\$ 5,000
6332 Recording Fees	\$ 250	\$ 161	\$ 250
6340 Hardware/Software/License Fees	\$ 100,000	\$ 34,441	\$ 70,000
6340A Hardware/Software WSSA	\$ 2,000	\$ 63	\$ 1,000
6342 Public Outreach	\$ 78,800	\$ 58,980	\$ 68,800
6343 Website	\$ 25,400	\$ 23,006	\$ 25,400
6345 State/Federal Representation	\$ 215,000	\$ 220,700	\$ 280,000
6350 Human Resources Consulting	\$ 3,000	\$ -	\$ 2,000
Sub-Total G & A	\$ 3,848,360	\$ 2,306,536	\$ 3,672,774
TOTAL G & A BUDGET	\$ 5,380,173	\$ 3,611,001	\$ 5,324,108

Byron Bethany Irrigation District
PROPOSED 2026 BUDGET

OPERATIONS & MAINTENANCE SOURCE OF SUPPLY	2025 Approved	Un-Audited 12/30/2025	2026 Proposed
4311 Transformer/Transmission Lines/Poles Maint	\$ 20,000	\$ 3,850	\$ 17,000
4315 SLDMWA Membership Assessment	\$ 40,000	\$ 37,795	\$ 40,000
4316 Engineering/Electrical	\$ 15,000	\$ 1,560	\$ 10,000
4317 SWRCB Fees	\$ 43,000	\$ 41,973	\$ 45,000
TOTAL SOURCE OF SUPPLY	\$ 118,000	\$ 85,178	\$ 112,000
PUMPING/SUPPLEMENTAL WATER	2025 Approved	Un-Audited 12/30/2025	2026 Proposed
4007A BOR AG	\$ 500,000	\$ 366,014	\$ 500,000
4008A BOR M/I	\$ 40,000	\$ 22,611	\$ 40,000
4009A CVPSA Restoration (M&I)	\$ 18,000	\$ 22,870	\$ 25,000
4010A CVPSA Restoration (Ag)	\$ 162,000	\$ 190,739	\$ 180,000
4011A SLDMWA O&M	\$ 122,000	\$ 111,226	\$ 122,000
4011B SLDMWA OM WSSA	\$ 2,000	\$ -	\$ 2,000
4017A USBR Trinity PUD Assess REIMB	\$ 615	\$ -	\$ -
4319 Supplemental Water Purchase	\$ 50,000	\$ 51,000	\$ 50,000
4319A Recycled Water Purchase WSSA	\$ 15,000	\$ -	\$ -
4320 Pump Maintenance	\$ 37,000	\$ 64,577	\$ 100,000
4321 Pump/Motor Lube	\$ 1,500	\$ -	\$ -
4322 SCADA/Telemetry-Auto Control	\$ 110,000	\$ 11,924	\$ 50,000
4323 Motor Control Maintenance	\$ 20,000	\$ -	\$ 15,000
4324 PWRPA Power	\$ 365,000	\$ 149,925	\$ 350,000
4325 PG&E Power	\$ 371,500	\$ 230,462	\$ 302,500
4326 Emergency Generators	\$ 25,000	\$ 19,597	\$ 25,000
4328 WAPA Power	\$ 180,000	\$ 155,683	\$ 180,000
4328A WAPA Restoration	\$ 15,000	\$ 19,591	\$ 25,000
TOTAL PUMPING/SUPPLEMENTAL WATER	\$ 1,390,000	\$ 1,416,220	\$ 1,697,500
OPERATIONS & MAINTENANCE	2025 Approved	Un-Audited 12/30/2025	2026 Proposed
4232 O & M Liability Insurance	\$ 59,000	\$ 46,719	\$ 52,000
4369 Canal Maintenance	\$ 25,000	\$ 12,416	\$ 30,000
4370 Station Maintenance	\$ 21,000	\$ 48,233	\$ 65,000
4371 Laterals/Structures/Pipeline Maintenance	\$ 10,000	\$ 8,281	\$ 15,000
4372 Materials/Hardware/Fasteners	\$ 25,000	\$ 99,117	\$ 25,000
4373 Sub Laterals/Pipeline	\$ 15,000	\$ 21,271	\$ 30,000
4374 Canal Gate Maint.	\$ 14,000	\$ 4,373	\$ 49,000
4375 Surface Drains	\$ 5,000	\$ 18	\$ 2,000
4376 Tile Drains	\$ 2,500	\$ -	\$ -
4377 Canal Crossings	\$ 2,000	\$ -	\$ 2,000
4379 Communications	\$ 28,500	\$ 28,065	\$ 31,500
4380 Small Tools & Equipment	\$ 10,000	\$ 15,118	\$ 20,000
4381 Building Maintenance	\$ 41,500	\$ 7,980	\$ 30,000
4381B Landscaping/Repairs Maintenance	\$ 21,300	\$ 29,390	\$ 46,000
6114A WSSA Utilities	\$ 4,500	\$ 4,098	\$ 4,500

Byron Bethany Irrigation District
PROPOSED 2026 BUDGET

4381C Fire System	\$ 9,500	\$ 5,635	\$ 13,000
4381D Alarm System	\$ 7,000	\$ 2,466	\$ 7,000
4381E HVAC	\$ 5,500	\$ 11,951	\$ 15,000
4381F Janitorial Service & Supplies	\$ 26,000	\$ 21,293	\$ 25,000
4381H Pest Management	\$ 2,000	\$ 1,392	\$ 2,000
4382 Uniforms	\$ 12,500	\$ 11,519	\$ 16,000
4383 Shop Supplies	\$ 12,000	\$ 8,892	\$ 17,000
4383A Welding Shop & Supplies	\$ 10,000	\$ 5,317	\$ 18,000
4383B Meter Shop & Supplies	\$ 1,000	\$ -	\$ -
4384 Vehicle Maintenance	\$ 36,000	\$ 37,275	\$ 45,000
4385 Construction Equip. Maint.	\$ 27,000	\$ 31,858	\$ 40,000
4386 Fuel/Lube/Oil Tires	\$ 120,000	\$ 144,392	\$ 170,000
4386A Mileage Reimbursement	\$ 1,200	\$ 1,373	\$ 1,800
4386B Waste Oil Disposal	\$ 1,000	\$ 363	\$ 1,000
4387 Canal Fences	\$ 2,500	\$ -	\$ 1,500
4388 Rodent Control	\$ 5,000	\$ 6,170	\$ 7,000
4389 Right of Way Weed Control	\$ 50,000	\$ 33,371	\$ 45,000
4390 Weed Burning	\$ 4,000	\$ 160	\$ 2,000
4391 Aquatic Weed Control	\$ 90,000	\$ 118,767	\$ 110,000
4392 Road Maint. & Right of Way	\$ 5,000	\$ -	\$ -
4393 Water Quality Testing	\$ 5,000	\$ 59	\$ 3,000
4394 Flow Meters Repairs	\$ 24,000	\$ 18,617	\$ 27,000
4395 Safety Supplies/Equipment/	\$ 15,000	\$ 10,649	\$ 15,000
4396 Worker Safety Training	\$ 4,500	\$ 1,190	\$ 3,000
4397 Physical Exams/DOT/Drug Testing	\$ 4,000	\$ 1,817	\$ 3,000
4398 Engineering	\$ 600,000	\$ 830,085	\$ 900,000
4398C GSA Implementation	\$ 40,000	\$ 54,589	\$ 62,000
4399 Continuing Education	\$ 25,000	\$ 1,777	\$ 20,000
4402 Permits/Licenses (CVPSA)	\$ 1,000	\$ -	\$ -
4500 Propane Facilities	\$ 2,500	\$ 90	\$ 1,500
4502 Refuse/Disposal	\$ 4,500	\$ 6,160	\$ 7,000
4503 Bottled Water Service	\$ 6,000	\$ 4,650	\$ 5,500
OPERATIONS & MAINTENANCE		\$ 1,443,000	\$ 1,696,956
\$ 1,985,300			

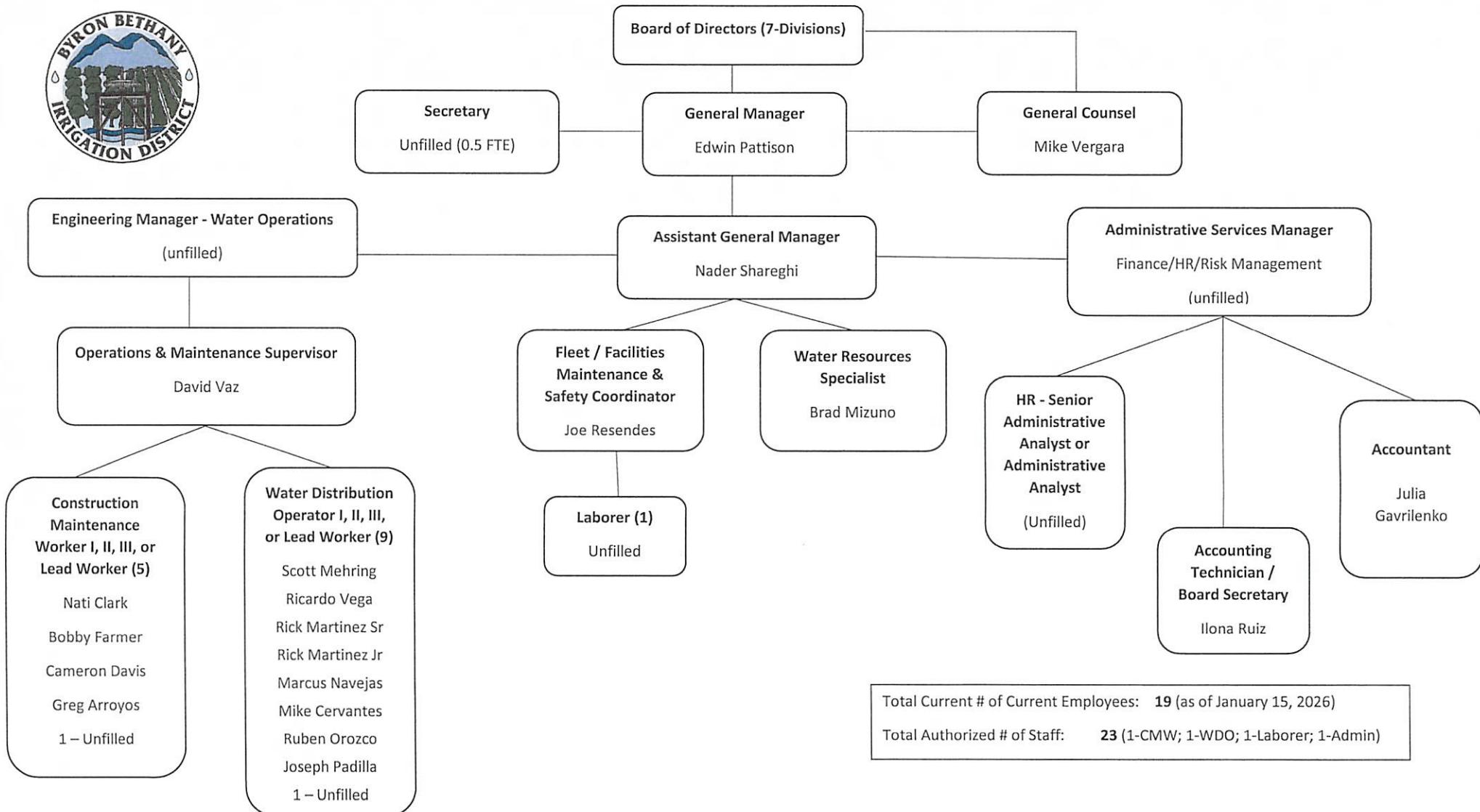
SALARIES O & M LABOR	2025 Approved	Un-Audited 12/30/2025	2026 Proposed
4338 O&M Employee Relations	\$ 1,500	\$ 1,864	\$ 2,500
4340A WWTF Chief Operator	\$ 20,000	\$ -	\$ 10,000
4341 O&M Labor	\$ 1,509,571	\$ 1,123,563	\$ 1,834,418.48
4342 O&M Part Time Labor	\$ -	\$ 31,100	\$ 50,000
4343 O&M Other Compensation	\$ 230,409	\$ 145,915	\$ 247,512
4344 Health Ins.	\$ 310,817	\$ 231,531	\$ 322,957
4345 Dental Ins.	\$ 6,699	\$ 5,496	\$ 6,873
4346 Vision Ins.	\$ 3,786	\$ 3,100	\$ 3,786
4347 Retirement (PERS)	\$ 284,285	\$ 308,841	\$ 366,948
4348 Worker's Comp.	\$ 53,000	\$ 38,682	\$ 50,000

Byron Bethany Irrigation District
PROPOSED 2026 BUDGET

4349 Medicare	\$ 23,932	\$ 19,829	\$ 26,819
4350 Social Security	\$ 101,088	\$ 83,895	\$ 114,673
4351 Life Insurance	\$ 6,381	\$ 4,803	\$ 6,044
4352 Incentive Pay-Longevity	\$ 9,360	\$ 9,020	\$ 9,810
4353 Incentive Pay-Licenses	\$ 6,630	\$ 4,425	\$ 5,330
4354 Overtime	\$ 130,000	\$ 84,643	\$ 115,000
4357 Employee Assistance Program	\$ 506	\$ 414	\$ 506
TOTAL SALARIES O & M LABOR	\$ 2,697,964	\$ 2,097,122	\$ 3,173,176
TOTAL OPERATIONS & MAINTENANCE	\$ 5,648,964	\$ 5,295,475	\$ 6,967,976

2026 Wage Schedule (effective 1-11-2026)

<u>TITLE</u>	<u>Wages Hourly (monthly) Range (Min-Max)</u>	<u>Wages Annual</u>
General Manager	\$ 26,432 (monthly)	\$ 317,179
Assistant General Manager	\$ 22,984 (monthly)	\$ 275,808
O & M Supervisor	\$ 83.41	\$ 173,493
Water Resources Specialist	\$ 77.50	\$ 161,200
Fleet/Facility Maintenance Safety Coordinator	\$ 68.62	\$ 142,730
Water Distribution Operator Lead Worker	\$ 53.77	\$ 111,842
Water Distribution Operator III	\$ 49.96 - \$ 55.08	\$ 103,917 - \$ 114,566
Water Distribution Operator II	\$ 39.14 - \$ 55.08	\$ 81,411 - \$ 114,566
Water Distribution Operator I	\$ 36.39 - \$ 41.10	\$ 75,691 - \$ 85,488
Construction Maintenance Worker III	\$ 46.45	\$ 96,616
Construction Maintenance Worker II	\$ 42.13 - \$ 45.31	\$ 87,630 - \$ 94,245
Construction Maintenance Worker I	\$ 36.39	\$ 75,691
Accountant	\$ 57.83	\$ 120,286
Accounting Technician / Board Secretary	\$ 45.31	\$ 94,245



Proposed positions budgeted fully or partially for CY26

Position Titles	Total CY 26 Positions (Proposed)
General Manager	1
Assistant General Manager	1
O & M Supervisor	1
Fleet/Facility Maintenance	1
Safety Coordinator	
Water Resources Specialist	1
Accountant	1
Accounting Tech. / Board Secretary	1
Water Distribution Operator Lead Worker	1
Water Distribution Operator III	2
Water Distribution Operator II	2
Water Distribution Operator I	3
Construction Maintenance Worker III	1
Construction Maintenance Worker II	2
Construction Maintenance Worker I	1
Administrative Analyst	0
Water Distribution Operator I	0
Construction Maintenance Worker I	0
Laborer	0
Total	19

2026 Capital Improvement Projects

Project	Priority	Priority Order	Service Area	Facility Name	Improvements	Estimated Cost	Project Status
1	High	1	WSSA	Wicklund Pump Station	- Rehabilitation and Modernization of existing aging and deteriorating pump station. - Restore functionality, ensure safety, and improve efficiency	\$45,000,000.00	Finalizing the Basis of Design Report
3	High	2	System Wide	SCADA	- System wide upgrade - server replacement (2) - RTU and communication upgrade	\$250,000.00	Finalizing the implementation followed by commissioning and training
4	High	3	Byron	G-line Lateral_Phase-1	- Replace 2600' section of existing pipe with 36" HDPE. - Ensure reliability and water efficiency	\$480,000.00	Contract awarded, waiting for the pipe delivery
5	High	4	Byron	Dutra Check	- Replace Check structure with Automated Gate - Automated control - SCADA	\$95,000.00	Gate purchased and being fabricated
6	High	5	Byron	Lewis Check	- Replace Check structure with Automated Gate - Automated control - SCADA	\$95,000.00	Gate purchased and being fabricated
7	High	6	Byron	PS1N	- Replace Pumps and Motors - Replace Motor drives w/ VFDs - Replace propeller meters w/ Mag meters - Demo overhead electrical and install below grade	\$2,200,000.00	Starting the preliminary design
15	High	7	Byron	G-line Lateral_Phase 2	- Replace 2700' section of existing pipe with 36" RCP or HDPE. - Ensure reliability and water efficiency	\$750,000.00	Planned for next year
16	High	8	Bethany	Y-Gates	- Replace Check structure with Automated Gate - Automated control - Scada	\$50,000.00	Gate purchased and being fabricated
10	High	9	WSSA	Pombo Weir	- Headwall and screen rehabilitate - Fence off adjacent housing development - Liability potential fall risk	\$50,000.00	planned for next year
11	High	10	Byron	WhiteLine	- Replace 1300' section of existing pipe with 24" RCP or HDPE. - Ensure reliability and water efficiency - Pipeline tends to have leak issues every year	\$104,520.00	planned for near future
12	High	11	WSSA	WSSA	- No meters in WSSA - Bring back into compliance - More accurate diversion data	\$175,000.00	will be planned after completion of the WSSA mapping and GIS
13	High	12	Byron	R-Line_Phase-1	- Install new Box Level Automation - Eliminate spill and conserve water - Replace 1350' of 24" CIP with RCP, HDPE, or C-900 from R-7 Box to R-10 Box	\$186,000.00	planned for near future
14	High	13	Byron	R-Line_Phase-3	- Replace 2300' of existing CIP irrigation line with 30" RCP, HDPE, or C-900. - Phase 3 would replace section from End of 45 to R-4	\$231,150.00	planned for near future depending on the resources and completion of the previous phase
17	High	14	Byron	R-Line_Phase-2_2A	- Phase-2: Replace 2260' of existing CIP irrigation line with 30" RCP, HDPE, or C-900 - Relocate new pipeline to Northside of parcel. Requires new easement. - Phase-2 would replace section from R-4 to R-6 - Phase-2A: Demo a 2250' of old existing section of pipe going through the parcel. Abandon old easement.	\$231,150.00	planned for near future depending on the resources and completion of the previous phase
19	High	15	Byron	Smith Pumps	- Replace Pumps with VFDs and level control - Reduce manhours and fuel spent regulating lateral - Scada and telemetry	\$645,000.00	Planned for near future based on determination of the future demands and level of service

\$52,890,920.00



AGENDA ITEM NO. 5

BYRON-BETHANY

IRRIGATION DISTRICT

STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: EDWIN PATTISON, GENERAL MANAGER

DATE: JANUARY 20, 2026

SUBJECT: USE OF TECHNOLOGY IN DISTRICT-OWNED VEHICLES POLICY

RECOMMENDATION

Authorize and approve the adoption of Byron-Bethany Irrigation District's ("BBID" or "District") Policy Regarding Use of Technology in District-Owned Vehicles to enhance employee safety, limit District liability, minimize insurance cost, protect District resources and property, and improve operational efficiencies.

BACKGROUND

BBID provides District-owned vehicles to employees to facilitate District business and operations. According to the Association of California Water Agencies Joint Powers Authority (ACWA JPIA), BBID's property and vehicle insurer of record, the use of technology, i.e., video cameras and GPS tracking, can limit liability, reduce exposure, and thus, reduce insurance cost, and enhance employee safety. Currently, BBID does not have a policy outlining the permissible uses of District-owned vehicles and is in the early stages of installing technology in District-owned vehicles. Concerns regarding the misuse of time and/or the use of District-owned vehicles has been identified and addressed. To ensure future misuse does not occur again and to reduce potential District liability, coupled with an interest in supporting employee safety, a clear policy identifying the proper use of District vehicles, along with the installation of technology, will help BBID reduce overall costs while ensuring employee safety and proper use of District-owned vehicles.

DISCUSSION

The Policy limits the use of District-owned vehicles to employees' work-related duties, including travel to and from an employee's residence and work, and travel to perform employment duties for the District. The Policy also restricts the operation of District-owned vehicles to District employees. Under the Policy, the use of technology, such as video cameras and/or electronic location tracking of District-owned vehicles is permitted to support Policy

enforcement, as well as operational and safety goals. The use of technology is not intended to be punitive, but if an employee violates the terms of the Policy, disciplinary action may result, which may, depending on circumstances, involve termination.

All employees must review and acknowledge, in writing, both the Policy and that they understand that BBID may install technology for the purposes of supporting employee safety, reducing District liability, and protecting District property. Such acknowledgment ensures all District employees are apprised of the Policy and the District's use of technology, i.e., video cameras and/or electronic location tracking, thereby avoiding potential liability arising from unknown tracking.

The use of technology in District-owned vehicles supports employee safety by capturing video and/or location data, which improves BBID's ability to timely respond to any issues an employee experiences while performing employment-related duties. As an employer, BBID faces potential liability for the actions of employees. By restricting the use of District-owned vehicles to employment duties and prohibiting the use of said vehicles by individuals other than a BBID employee, BBID limits this potential exposure. Additionally, misuse of District vehicles risks damage to District property and increased operational costs. Thus, the use of technology allows BBID to improve its operations.

The Policy expressly limits the person(s) entitled to review data collected from the use of technology, i.e., video cameras and/or electronic location tracking devices, thereby reducing employee privacy concerns. Under the Policy, the data may only be reviewed by BBID's General Manager, Assistant General Manager, Board of Directors, and/or District Counsel, and such review is limited to determining compliance with the Policy.

FISCAL IMPACT

The installation, use, and maintaining technology, i.e., video cameras and/or electronic location tracking devices will result in limited increased costs to the District. However, these costs will reduce insurance costs and prevent other District expenses, such as vehicle wear and tear and fuel use resulting from misuse of District-owned vehicles.

ATTACHMENTS

1. Byron Bethany Irrigation District Policy Regarding Uses of Technology in District-Owned Vehicles;
2. Resolution No. 2026-02: A Resolution of the Board of Directors of Byron-Bethany Irrigation District Authorizing Adoption of Policy Regarding the Use of Technology in District-Owned Vehicles.



Policy Regarding Installation and Use of Technology in District-Owned Vehicles

This form provides Byron-Bethany Irrigation District's ("BBID" or "District") policy regarding employee use of District-owned vehicles and the District's installation and use of technology including video cameras and electronic location tracking devices, such as GPS trackers, on District-owned vehicles operated by employees (Policy).

BBID provides District-owned vehicles to employees for the purpose of facilitating District business and operations. Accordingly, all District-owned vehicles are expressly limited to an employee's work-related duties, which includes traveling to perform employment duties for the District and/or travelling between an employee's residence and designated work location. Any and all operation of District-owned vehicles is expressly limited to District employees, without exception.

According to the Association of California Water Agencies Joint Powers Authority (ACWA JPIA), BBID's property and vehicle insurer of record, the use of technology, i.e., video cameras and GPS tracking, can limit liability, reduce exposure, and thus, reduce insurance cost, and enhance employee safety, which improves BBID's ability to timely respond to any issues an employee experiences while performing employment-related duties.

BBID permits employees' use of District-owned vehicles in accordance with the following guidelines:

-  Permitted Uses:
 - Travel from home to work, and work to home
 - Travel required to perform job duties (e.g., site visits, deliveries, client meetings)
-  Prohibited Uses:
 - Personal errands and/or recreational use
 - Use by individuals other than a BBID employee (i.e., unauthorized individuals)
 - Travel unrelated to District business

To ensure the safety of District employees, provide useful business data, ensure adherence to District-owned vehicle use restrictions, and support other business purposes, BBID may install and use video cameras and/or electronic location tracking devices (e.g., GPS) on District-owned vehicles operated by employees.

The data collected from District-owned and operated video cameras and/or electronic location tracked device vehicles will (1) be reviewed following certain events, such as vehicular accidents and/or emergencies, and (2) from time to time, be reviewed by BBID's General Manager, Assistant General Manager, Board of Directors, and/or District Counsel to ensure that District-owned vehicles are being used consistent with BBID's Policy. Access to the electronic location tracking device information will be limited to use for BBID-related business purposes.

Employees will be notified of BBID's ability to install and use technology, such as video cameras and/or electronic location tracking devices on District-owned vehicles and are required to sign and accept the Notice and Acknowledgment of Employee Use of Byron-Bethany Irrigation District-Owned Vehicles and Electronic Location Tracking of Such Vehicles (Notice) in order to use District-owned vehicles. Employees have no reasonable expectation of privacy in the use, location, or operation of any District-owned vehicle. Misuse of District vehicles may result in disciplinary action, up to and including termination.

If you have additional questions regarding this Policy and/or BBID's use of Video Cameras and/or GPS tracking in District-owned vehicles, please reach out to: Mr. Nader Shareghi, Assistant General Manager.

**Notice and Acknowledgment of Employee Use
of Byron-Bethany Irrigation District-Owned Vehicles and Electronic Location
Tracking of Such Vehicles**

By signing below, you expressly acknowledge the following:

1. I read and understand the above Policy providing the limited purposes for which I am authorized to operate a District-owned vehicle.

2. I understand that BBID may install technology, such as video cameras and electronic location tracking devices (e.g., GPS) on District-owned vehicles operated by employees for legitimate business purposes, such as:
 - a) Protecting District-owned property;
 - b) To assist BBID in reducing insurance costs;
 - c) Monitoring District-owned vehicle location and usage;
 - d) Ensuring safety and security of District-owned property and employees;
 - e) Improving operational efficiency; and
 - f) Supporting compliance with BBID's Policy (above).
3. I understand and agree with the District's use of technology through the use of video cameras and/or electronic location tracking devices on District-owned vehicles for the above-mentioned business purposes.
4. I understand that data collected from District-owned video cameras and/or electronic location tracked device vehicles will (1) be reviewed following certain events, such as accidents and/or emergencies, and (2) from time to time, be reviewed by BBID's General Manager, Assistant General Manager, Board of Directors, and/or District Counsel to ensure that District-owned vehicles are being used consistent with BBID's Policy.
5. I understand that the District's video cameras and/or electronic location tracking devices applies only to District-owned vehicles.
6. I understand that signing and accepting this Notice is required for Employee use of District-owned vehicles.
7. I understand that by signing this Notice and subsequently using District-owned vehicles, I am consenting to the BBID's use of technology on such vehicles.

Employee

Employee Name: _____

Employee Signature: _____

Date: _____

BBID Fleet/Facilities Maintenance & Safety Coordinator

Name: _____

Signature: _____

Date: _____



RESOLUTION NO. 2026-2

A RESOLUTION OF THE BOARD OF DIRECTORS OF BYRON-BETHANY IRRIGATION DISTRICT AUTHORIZING ADOPTION BY BOARD OF POLICY REGARDING THE USE OF TECHNOLOGY IN DISTRICT- OWNED VEHICLES

WHEREAS, Byron-Bethany Irrigation District (District) recognizes the importance of protecting District-owned vehicles, protecting the District from liability that may result from vehicular accidents, emergencies, and the unauthorized use of such property, and ensuring the safety and security of its employees;

WHEREAS, The District believes the use of technology will minimize cost and protect employee and public safety through the proper deployment of technology including video camera recording devices and/or electronic location monitoring devices on District-owned vehicles to achieve the aforementioned goals and ensure that all employees using District-owned vehicles understand and accept the District's deployment of technology to collect video and/or location data;

WHEREAS, The District wishes to protect District-owned vehicles, the safety of employees, and guard against potential liability by implementing the Policy Regarding Employee Use of District-Owned Vehicles and the Use of Technology to include Video Camera Recording devices and/or Electronic Location Tracking of Same (Policy), providing that District-owned vehicles may only be used for employment duties, including travelling to perform employment duties and/or travelling between an employee's residence and designated work location, may only be used by District employees, and may be subject to video recording and/or electronic location tracking;

WHEREAS, to ensure employee understanding and acceptance of the Policy, prior to using a District-owned vehicle, District employees must sign a Notice and Acknowledgment of Employee Use of Byron-Bethany Irrigation District-Owned Vehicles and use of technology through the deployment of Video Recording devices and/or Electronic Location Tracking of Such Vehicles;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Byron-Bethany Irrigation District as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Board authorizes the adoption of the Policy Regarding Employee Uses of District-Owned Vehicles and the Use of Video Recording Devices and Electronic Location Tracking of Same to (1) Reduce District costs; and (2) discourage misuse of District-owned vehicles and ensure the safety and security of that District-owned property.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Board of Directors of Byron-Bethany Irrigation District on January 20, 2026, by the following vote:

Ayes:

Noes:

Abstained:

Absent:

Mr. Charles Tuso, President

Secretary's Certification

I, Ilona Ruiz, Board Secretary of the Board of Directors of the Byron Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of January 20, 2026 at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary



BYRON-BETHANY
IRRIGATION DISTRICT
STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: DOWNEY BAND, LLP

DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF PURCHASE AND SALE AGREEMENT AND GRANT
DEED AND EASEMENT AGREEMENT IN PROLOGIS'
DEVELOPMENT OF INTERNATIONAL PARK OF COMMERCE

RECOMMENDATION

Approve the Purchase and Sale Agreement (PSA) and corresponding Grant Deed and Easement Agreement (Grant Deed/Easement) with Prologis LP (Prologis) for the piped segment of the Upper Main Canal (Pipeline), located in the Industrial Park of Commerce (IPC), situated in the West Side Service Area (WSSA).

Board of Director approval of the PSA and Grant Deed/Easement includes the authorization for Staff and General Counsel to make final conforming revisions to both documents prior to executing them.

DISCUSSION

The PSA sells District-owned property that contains a piped portion of the District's Upper Main Canal (UMC) to Prologis. The property is an integral part of the IPC, containing a semi-truck parking lot and roadways. Prologis agreed to the purchase price of \$295,000.00, which is due in full and immediately payable on transfer of title and represents the appraised value of fee title to the property. As Prologis already has possession of the property, there are no inspection or satisfaction contingencies, and the closing will therefore be expedited.

The Grant Deed/Easement conveys the property to Prologis and reserves for BBID an easement. It includes express provisions regarding accessing the easement area for specific purposes (e.g., inspection, maintenance, replacement, etc. of the Pipeline therein) and obligations associated with those provisions (e.g., insurance and returning the easement area to a suitable state up to grade). Staff and General Counsel negotiated the terms of the Grant Deed/Easement with Prologis and Prologis counsel. The terms of the Grant Deed/Easement provide sufficient protection of the District's right to access its water conveyance infrastructure, while allocating costs for repairing above surface grade improvements in an equitable manner. Approving the PSA and Grant Deed/Easement facilitates Prologis completing the IPC and constructing the supporting parking lot and roadways.

BACKGROUND

The District is the owner of certain real property within its WSSA that contains a portion of the District's conveyance infrastructure known as the Upper Main Canal. Historically, the UMC was an open irrigation canal. Prologis seeks to develop and is in the process of obtaining final approvals for, a significant light industrial development sited in the WSSA. The footprint of the development, the IPC, includes parcels owned by the District that contain part of the UMC (BBID Parcels).

Prologis' plan for the BBID Parcels involves paving the parcels and constructing a semi-truck parking lot and future roadways. In order to do this, Prologis required the District to allow Prologis to convert the portion of the formerly open UMC running through the BBID Parcels into an underground pipeline. Additionally, Prologis must acquire fee title to the BBID Parcels in order to obtain various approvals for the IPC, including its Final Map and certain utility-related approvals. The District must maintain access to the Pipeline and related infrastructure for operation, maintenance, and repairs. Therefore, Prologis will grant the Easement to the District simultaneous to the transfer of the BBID Parcels to Prologis. Upon completion of the roadways, Prologis plans to dedicate the roadways to the City of Tracy (City).

Staff and General Counsel negotiated with Prologis and Prologis counsel and agreed to the purchase terms set forth in the attached PSA, as well as the terms of the attached Grant Deed/Easement, which govern the District's access and cost allocation for repairs to the roadway and landscaping that may be required subsequent to District work on the Pipeline.

Due to Prologis' development timeline, the District agreed to allow Prologis to proceed

with converting the relevant portion of the UMC into the Pipeline and paving the area, with the understanding that the parties would complete the PSA and Easement at a later date. Because the eventual owner of the roadways in the IPC will be the City, Prologis and the District intended to involve the City in finalizing the terms of the Easement.

Prologis proceeded to construct the Pipeline, pave the BBID Parcels, and has constructed the parking lot and at least a portion of the roadways. Concurrent to Prologis' work on the BBID Parcels, Staff and General Counsel have been negotiating possible changes to easement terms in order to satisfy the City. The City has limits on the encumbrances it can accept on dedicated land. However, the City's proposed changes are unworkable, as they would require broad funding and repair commitments that exceed what is appropriate in these circumstances. As a result, the District and the City remain far from an agreement on acceptable Easement terms.

In the weeks preceding this meeting, Prologis informed Staff that Prologis must now acquire title to the BBID Parcels on an accelerated timeline. This is due to deadlines Prologis faces in February of 2026 for Final Map approval, and in order to facilitate utility connections for Phase 1 of the IPC. Transfer of the BBID Parcels now will facilitate Prologis' approvals, further progress on developing the IPC, and the Easement will maintain access and allocate costs in a manner that is acceptable to the District.

The District will continue to negotiate with the City after the sale and recordation of the Grant Deed/Easement. When the District reaches terms with the City, the parties will draft revised Easement terms, which will be recorded concurrent to dedication of the roadways to the City. Should the District and the City be unable to come to terms, Staff and General Counsel negotiated protective provisions into the PSA that require Prologis to forego any claims against the District related to the Grant Deed/Easement and to indemnify the District for any claims the City may bring against the District. However, both Staff and General Counsel believe it is likely that the parties will reach a solution that avoids any issues with dedication.

FISCAL IMPACT

The sale of the BBID Parcels will result in \$295,000.00 net gain for the District.

ATTACHMENTS

Purchase and Sale Agreement; Grant Deed and Easement Agreement

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTION

This Purchase and Sale Agreement and Joint Escrow Instructions (**Agreement**) dated _____, 2026, is made by and between BYRON-BETHANY IRRIGATION DISTRICT (**Seller**) and PROLOGIS, L.P., a Delaware limited partnership (**Buyer**). Buyer and Seller are collectively referred to as, “Parties”, and singularly as “Party.”

RECITALS

A. Seller is an irrigation district organized under the Irrigation District Law, California Water Code § 20500, *et seq*, and owner of various parcels of real property throughout its service areas that are integral to effectuating its purposes of water diversion, conveyance, and delivery to its customers.

B. Buyer is a developer and owner of certain real property, situated in Seller’s West Side Service Area and the County of San Joaquin, California, which Buyer has transitioned, and/or is in the process of transitioning, from agricultural land to commercial land. Buyer’s development is generally referred to as “International Park of Commerce Cordes Ranch” (**IPC**).

C. Seller is the fee simple owner of various real property parcels abutting or within Buyer’s IPC (**Parcels**).

D. Prior to Buyer’s development of the IPC, the Parcels contained segments of Seller’s West Side Service Area main irrigation channel: an open, earthen channel formerly belonging to the West Side Irrigation District (**Upper Main Canal**). The applicable portions of the Upper Main Canal on the Parcels are situated within the northeast quarter of Section 26, Township 2 South, Range 4 East, Mount Diablo Base and Meridian (T2S, R4E, MDB & M) traversing such northeast quarter of Section 26 diagonally from northwest to southeast, extending northerly into the southern portion of the southeast quarter of Section 23 T2S, R4E, MDB & M, extending southerly into the southwestern corner of the northwest quarter of Section 25 T2S, R4E, MDB & M, collectively totaling 7.3416 acres (or 319,801 square feet), located in the County of San Joaquin, State of California (**Seller’s Fee Parcels**), and more particularly described in the legal description and shown on the plat maps attached hereto as **Exhibit “A”**, which is incorporated herein.

E. The Parties negotiated certain issues prior to executing this Agreement. Upon reaching oral agreement during those negotiations, and to facilitate Buyer’s development of the IPC, Buyer, with consent of Seller, transmuted runs of the Upper Main Canal and attendant water conveyance infrastructure situated on Seller’s Fee Parcels into an underground pipeline, as well as related water conveyance infrastructure and access points both above and below grade, located in substantially the same place as the former earthen Upper Main Canal (collectively, “**Water Conveyance Infrastructure**”). The Parties further agreed that Buyer will grade, landscape, and pave the Property subject to the Parties’ later entry into this Agreement and express reservation of easements for Seller’s perpetual access, inspection, ownership, maintenance, repair, construction, and replacement of the Water Conveyance Infrastructure, Buyer’s development of the IPC notwithstanding.

F. Seller agrees to convey its fee simple interest in the following two areas of Seller's Fee Parcels to Buyer: (1) the lands located in the northeast quarter of Section 26 and the southwestern corner of the northwest quarter of Section 25 T2S, R4E, MDB & M, collectively containing 6.7816 acres (or 295,408 square feet) of land, located in the City of Tracy, County of San Joaquin, State of California, and are more particularly described in the legal descriptions and shown on the plat maps attached hereto as **Exhibit "B"** and incorporated herein (**Parking Lot Land**); and (2) the 0.0607 acres (or 2,643 square feet) of land located in the southernmost portion of the southeast quarter of Section 23 T2S, R4E, MDB & M, located in the City of Tracy, County of San Joaquin, State of California, and more particularly described in the legal descriptions and shown on the plat maps attached hereto as **Exhibit "C"** and incorporated herein (**ROW Land**). "Parking Lot Land" and "ROW Land" are hereinafter collectively referred to as, "**Property**".

G. The Property contains the Water Conveyance Infrastructure and is now paved in parts. The Parking Lot Land is used predominantly for parking semi-trucks, and the ROW Land is situated in what will become public rights of way for future roads that are part of the IPC.

H. Buyer must own in fee simple portions of Seller's Fee Parcels; Buyer and Seller shall execute and record concurrent to this Agreement the "Grant Deed and Easement Agreement" (attached hereto as **Exhibit "D"**), specifying Seller's non-possessory interests in the Property for its continued access, inspection, ownership, maintenance, repair, construction, and replacement of the Water Conveyance Infrastructure in perpetuity.

I. Seller and South Parcel Investor, LLC negotiated and executed an easement for other water conveyance infrastructure related to Buyer's development of the IPC, recorded in the Official Records of the County of San Joaquin as Document No. 2025-043457 (**Irrigation Easement**). The Irrigation Easement is located southeast of the Property, as the term is defined above in Recital F. Through a Lot Line Adjustment between South Parcel Investor, LLC and Buyer, the Parties understand that Buyer is now, or soon will be, the successor owner the land burdened by the Irrigation Easement.

J. Buyer and Seller now desire to complete the purchase and sale, respectively, of the Property and concurrently execute and record the Grant Deed and Easement Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties agree as follows:

AGREEMENT

1. **Purchase and Sale.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property on the terms and subject to the conditions set forth in this Agreement.

2. **Purchase Price.** The purchase price (**Purchase Price**) for the Property shall be TWO-HUNDRED NINETY-FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00 USD). Within three (3) days after the Opening of Escrow (as defined in Section 3(a) below), Buyer shall

deposit with _____ (**Escrow Holder**) the entire purchase price (**Deposit**). The Deposit shall be transferred to Seller upon the Close of Escrow (as defined in Section 3(b) below).

3. **Escrow.**

(a) **Opening of Escrow.** For purposes of this Agreement, Escrow shall be deemed opened on the date that Escrow Holder receives executed counterparts of this Agreement from both Buyer and Seller (**Opening of Escrow**). Escrow Holder shall notify Buyer and Seller, together in the same writing, the date that Escrow is opened and the anticipated date for the Close of Escrow, as defined in subsection (b) immediately below. In addition, Buyer and Seller agree to execute, deliver, and be bound by any reasonable or customary supplemental escrow instructions of Escrow Holder, or other instruments as may reasonably be required by Escrow Holder, in order to consummate the transaction contemplated by this Agreement. Any such supplemental instructions shall not conflict with, amend, or supersede any portions of this Agreement, and if there is any conflict or inconsistency between such supplemental instructions and this Agreement, this Agreement shall control.

(b) **Close of Escrow.** For purposes of this Agreement, the “**Close of Escrow**” shall be defined as the date that the Grant Deed and Easement Agreement conveying the Property to Buyer and reserving an express easement for Seller, is recorded in the Official Records of San Joaquin County.

4. **Buyer Acceptance of Property.** Buyer hereby agrees that it has had the opportunity to conduct inspections of the Property, and the Property was found to be in acceptable condition. Buyer is currently in possession of the Property and, as such, Buyer hereby waives any further inspection and agrees that Buyer’s performance under this Agreement shall not be conditioned upon conducting any such inspection or the results thereof.

5. **Conditions to Close of Escrow.**

(a) **Conditions to Buyer’s Obligations.** Buyer’s obligation to purchase the Property is subject to the satisfaction of the following conditions (or Buyer’s waiver thereof), which are for Buyer’s sole benefit, on or prior to the dates designated below for the satisfaction of such conditions, or, in absence of a specified date, at Close of Escrow:

(i) Seller shall have performed all of the obligations required to be performed by Seller under this Agreement.

(ii) All representations and warranties made by Seller to Buyer in this Agreement shall be true and correct in all material respects.

(iii) The Grant Deed and Easement Agreement shall have been: (1) duly executed by Seller, conveying fee title to the Property to Buyer and reserving for Seller an express easement; and (2) delivered to Buyer.

(iv) Seller shall have paid all costs and expenses required to be paid by Seller under this Agreement pursuant to the procedure set forth in Section 14(c) [Funds] of this Agreement.

(b) Conditions to Seller's Obligations. Seller's obligation to sell the Property is subject to the satisfaction of the following conditions (or Seller's waiver thereof), which are for Seller's sole benefit, on or prior to the dates designated below for the satisfaction of such conditions, or, in absence of a specified date, at Close of Escrow:

- (i) Buyer shall have timely performed all of the obligations required by the terms of this Agreement to be performed by Buyer.
- (ii) All representations and warranties made by Buyer to Seller in this Agreement shall be true and correct in all material respects.
- (iii) Buyer shall have deposited with Escrow Holder the Purchase Price, and shall have paid all other costs and expenses required to be paid by Buyer under this Agreement.

6. **Failure of Condition.** In the event any of the conditions set forth in the above Section 5 are not timely satisfied or waived by the appropriate benefitting Party, for a reason other than the default of Buyer or Seller, this Agreement shall terminate, and, except as otherwise provided herein, the Parties shall have no further obligations hereunder.

7. **City of Tracy Approvals.**

(a) Seller Not Responsible for City of Tracy Approvals. Buyer acknowledges and agrees that, to the extent Buyer requires approval from the City of Tracy regarding any aspect of this transaction, Buyer shall assume full responsibility for securing such approval(s) prior to Close of Escrow and shall bear any and all losses associated with failure to do so. In the event Buyer elects to proceed with Close of Escrow without obtaining any contemplated City of Tracy approval, including, but not limited to, the City of Tracy's approval of the easement terms in the Grant Deed and Easement Agreement and/or Irrigation Easement, Seller shall accrue no duty, obligation, or liability whatsoever as a result of Buyer's failure to do so. Buyer further acknowledges that, in the event the City of Tracy refuses to accept dedication or fee simple interest of any portion of the Property burdened by an easement benefitting Seller, Seller shall be under no obligation to agree to revise the terms of the easement(s) to facilitate such dedication, and Buyer waives all claims against Seller, whether known or unknown at the time of execution of this Agreement, relating to or arising out of the easement terms in the Grant Deed and Easement Agreement or Irrigation Easement. Buyer understands and agrees that Seller's refusal now or in the future to revise the terms of the easement(s) shall not give rise to any claim against Seller of any kind, based on any theory. Additionally, Buyer shall indemnify Seller against any claims asserted against Seller by the City of Tracy relating to or arising out of Seller's reliance on the easement terms in the Grant Deed and Easement Agreement.

(b) Cooperation of Seller. Notwithstanding the foregoing, at no cost to Seller, Seller shall cooperate with Buyer at Buyer's request to address any issues and/or claims raised by

the City of Tracy or Buyer in connection with the easements created by the Grant Deed and Easement Agreement in order to effectuate the dedication of any portion of the Property to the City of Tracy. Seller's degree of cooperation shall be in its reasonable discretion, and shall cease upon Seller providing notice to Buyer. Additionally, whether or not Seller will agree to any modifications to this Grant Deed and Easement Agreement will be in Seller's sole and absolute discretion. For the sake of clarity, this section creates no benefits for any third-parties that are not a party to this Agreement and under no circumstances shall give rise to any claims by Buyer regarding Seller's cooperation.

8. Costs and Expenses. Buyer shall bear the cost of: (i) any local transfer tax imposed by the City of Tracy; (ii) any documentary transfer tax imposed by the County of San Joaquin; and (iii) all fees associated with recordation of the documents referenced in Section 5 of this Agreement. Buyer shall pay all of Seller's recoverable costs (including the costs identified herein) in accordance with the restrictions and requirements of that certain Cost Reimbursement Agreement for BBID Project Work (**Reimbursement Agreement**), which is effective as of January 22, 2025.

9. Prorations.

(a) **Taxes/Assessments.** Real property taxes and assessments and personal property taxes with respect to the Property shall be prorated, and Buyer shall be responsible for all such taxes and assessments levied against the Property on the date of Close of Escrow and all periods thereafter. Any real property taxes and assessments arising out of the sale of the Property to Buyer or a subsequent sale or change in ownership thereafter, and/or arising out of any construction pertaining to the Property following the Closing, shall be paid by Buyer when and as assessed.

(b) **Other Expenses.** All other expenses for the Property shall be prorated as of 11:59 p.m. on the day prior to the Close of Escrow between the Parties based upon the latest available information.

(c) **Corrections.** If any errors or omissions are made regarding adjustments and prorations as set forth herein, the parties shall make the appropriate corrections promptly upon discovery thereof. If any estimates are made at the Close of Escrow regarding adjustments or prorations, the party shall make the appropriate correction promptly when accurate information becomes available. Any corrected adjustment or proration shall be paid in cash to the Party entitled thereto.

10. "As-Is" Purchase. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, BUYER HEREBY ACKNOWLEDGES AND AGREES THAT IT IS ACQUIRING THE PROPERTY IN ITS PRESENT "AS IS/WHERE IS WITH ALL FAULTS" CONDITION AND WITH ALL DEFECTS AND, UNLESS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER SELLER NOR ANY EMPLOYEE OR AGENT OF SELLER HAS MADE OR WILL MAKE, EITHER EXPRESSLY OR IMPLIEDLY, AND SELLER SPECIFICALLY NEGATES AND DISCLAIMS, ANY REPRESENTATIONS, GUARANTIES, PROMISES, STATEMENTS, ASSURANCES OR WARRANTIES OF ANY KIND CONCERNING THE PROPERTY. BUYER ACKNOWLEDGES AND AGREES THAT

BUYER HAS HAD THE OPPORTUNITY TO INVESTIGATE THE PROPERTY PRIOR TO THE TRANSFER DATE AND TO PERFORM ANY AND ALL REASONABLE TESTS ON THE PROPERTY TO DETERMINE THE FEASIBILITY OF THE PROPERTY FOR BUYER'S INTENDED USE THEREOF AND ANY OTHER PAST, PRESENT OR FUTURE MATTER RELATING TO THE PROPERTY WHICH MAY AFFECT THE PROPERTY OR ITS CURRENT OR FUTURE USE, HABITABILITY, VALUE OR DESIRABILITY.

Buyer's Initials: _____

11. Property Condition Waiver. Following the Close of Escrow, Buyer waives its right to recover from Seller, and the landowners, managers, directors, officers, employees, consultants, counsel, and agents of Seller (collectively, "Seller's Representatives"), and hereby releases Seller and Seller's Representatives from, any and all damages, losses, liabilities, costs or expenses whatsoever (including attorneys' fees and costs) and claims therefor, whether direct or indirect, known or unknown, foreseen or unforeseen, which may arise on account of or in any way arising out of or connected with: (i) the physical condition of the Property; (ii) the failure of the Property to comply with any law or regulation applicable thereto; and (iii) the environmental condition of the Property. The foregoing waiver and release shall exclude only those losses, liabilities, damages, costs or expenses, and claims therefor, arising from or attributable to: (a) a material matter actually known to Seller (excluding constructive notice) and (1) not disclosed to Buyer and (2) not discovered by Buyer prior to the Close of Escrow; and (b) any breach by Seller of its express representations or warranties under this Agreement. In connection with foregoing waiver and release, Buyer expressly waives the benefits of Section 1542 of the California Civil Code, which provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR EXPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN TO HIM OR HER MUST HAVE MATERIALLY AFFECTED THE SETTLEMENT WITH THE DEBTOR."

Buyer's Initials: _____

12. Seller's Representations and Warranties. In consideration of the Buyer entering into this Agreement, and as an inducement to Buyer to purchase the Property, Seller makes the following representations and warranties, each of which is material and is being relied upon by Buyer (and the continued truth and accuracy, in all material respects, of which shall constitute a condition precedent to Buyer's obligation hereunder):

(a) **Seller's Authority.** Seller has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby. Buyer hereby expressly acknowledges that Seller's approval of this transaction, and the instruments referenced herein, is subject to the approval of Seller's Board of Directors (Board). Buyer agrees to cooperate with Seller and perform such acts as may reasonably be required in order to obtain such approval. Buyer further acknowledges that Seller Board approval is an express condition precedent to Seller's performance under this Agreement.

(b) Actions. All requisite action has been taken by Seller in connection with the execution of this Agreement, the instruments referenced herein, and the consummation of the transactions contemplated hereby. Subject to Seller's Authority enumerated in Section 12(a) above, no consent of any partner, shareholder, trustee, trustor, beneficiary, creditor, investor, judicial or administrative body, governmental authority or other party is required, except as otherwise expressly set forth herein.

(c) Signatory. The individuals executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions hereof and thereof, subject only to the Seller's Authority enumerated in Section 12(a) above.

(d) Enforceability. This Agreement and all documents required hereby to be executed by Seller are and shall be valid, legally binding obligations of and enforceable against Seller in accordance with their terms.

13. Buyer's Representations and Warranties. In consideration of Seller executing this Agreement, and as an inducement to Seller to sell the Property, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (and the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligation hereunder):

(a) Buyer's Authority. Buyer has the legal power, right and authority to execute this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.

(b) Actions. All requisite action (corporate, trust, partnership or otherwise) has been taken by Buyer in connection with the entering into this Agreement, the instruments referenced herein, and the consummation of the transactions contemplated hereby. No consent of any partner, shareholder, trustee, trustor, beneficiary, creditor, investor, judicial or administrative body, governmental authority or other party is required.

(c) Signatory. The individuals executing this Agreement and the instruments referenced herein on behalf of Buyer and the partners of Buyer, if any, have the legal power, right, and actual authority to bind Buyer to the terms and conditions hereof and thereof.

(d) Enforceability. This Agreement and all documents required hereby to be executed by Buyer are and shall be valid, legally binding obligations of and enforceable against Buyer in accordance with their terms.

14. Disbursements and Other Actions by Escrow Holder. Upon the Close of Escrow, the Escrow Holder shall promptly undertake all of the following in the manner indicated:

(a) Prorations. Prorate all matters referenced in Section 8 based upon the statement delivered into Escrow signed by the Parties;

(b) Recording. Cause the Grant Deed and Easement Agreement and any other documents which the Parties hereto may mutually direct, to be recorded in the Official Records of San Joaquin County.

(c) Funds. Disburse the funds deposited by Buyer with Escrow Holder pursuant to Section 2 of this Agreement towards payment of any expenses prorated and attributed to Seller under Section 9(b), as the Parties may mutually direct, and disburse the balance of such funds to Seller.

15. Damage Or Condemnation of Property Prior To Closing. Buyer shall promptly notify Seller of any casualty to the Property or any condemnation proceeding for the Property noticed or commenced prior to the Close of Escrow. If any such damage or proceeding relates to, or may result in, the loss of any portion of the Property, Buyer agrees to continue its performance under the Agreement, in which event, after Close of Escrow, Buyer shall be entitled to any compensation, award, or other payments or relief resulting from such casualty to the Property or condemnation proceeding for the Property.

16. Notices. All notices or other communications required or permitted hereunder shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, or sent by electronic facsimile and shall be deemed received upon the earlier of: (i) if personally delivered, the date of delivery to the address of the person to receive such notice; (ii) if mailed, on the date of posting by the United States Post Office; or (iii) if given by electronic facsimile, when received by the other party.

TO SELLER:

Byron-Bethany Irrigation District
Attn: Nader Shareghi
7995 Bruns Road
Byron, CA 94514

WITH A COURTESY COPY TO:

Michael Vergara
Downey Brand LLP
621 Capitol Mall, 18th Floor
Sacramento, CA 985814

TO BUYER:

Robert Gray
Prologis L.P.
Pier 1, Bay 1
San Francisco, CA 94111

Annette Moore
Prologis L.P.

1800 Wazee Street, Suite 500
Denver, CO 80202

Notice of change of address shall be given by written notice in the manner described in this Section.

17. **Brokers.** Buyer and Seller represent and warrant that neither Party has used a broker in connection with the sale of the Property and no brokerage commission is due or payable upon the consummation of the transactions herein. If any claims for brokers' or finders' fees for the consummation of this Agreement arise, Buyer hereby agrees to indemnify, hold harmless, and defend Seller from and against such claims if they shall be based upon any statement, representation, or agreement by Buyer, and Seller hereby agrees to indemnify, hold harmless, and defend Buyer if such claims shall be based upon any statement, representation, or agreement made by Seller.

18. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid, and shall be enforced to the fullest extent permitted by law.

19. **Waivers.** A Party's waiver of any breach of any covenant or provision herein contained shall not be deemed a waiver of any preceding or succeeding breach of the same covenant or provision, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

20. **Successors and Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the permitted successors and assigns of the Parties hereto.

21. **Professional Fees.** If either party commences an action against the other to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms hereof, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses, court costs, and other costs incurred in connection with the prosecution or defense of such action, whether or not the action is prosecuted to a final judgment. For the purpose of this Agreement, the terms "attorneys' fees" or "attorneys' fees and costs" shall mean the fees and expenses of counsel to the Parties, which may include printing, photostating, duplicating and other expenses, air freight charges, and fees billed for law clerks, paralegals, librarians, and others not admitted to the bar but performing services under the supervision of an attorney. The terms "attorneys' fees" or "attorneys' fees and costs" shall also include, without limitation, all such fees and expenses incurred with respect to appeals, arbitrations and bankruptcy proceedings, and whether or not any action or proceeding is brought with respect to the matter for which said fees and expenses were incurred. The term "attorney" shall have the same meaning as the term "counsel." The fees referenced in this Section shall not be confused with fees and costs reimbursed to Seller under the Reimbursement Agreement. Fees and costs paid to BBID under

the Reimbursement Agreement shall expressly not be recoverable under this Section, and fees recovered by Buyer under to this Section shall not be considered “BBID Project Work” under the Reimbursement Agreement.

22. Entire Agreement. This Agreement (including the preamble, Recitals and all Exhibits attached hereto) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented, superseded, canceled, or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the Party to be charged, or by its agent duly authorized in writing, or as otherwise expressly permitted herein. The Parties do not intend to confer any benefit hereunder on any person, firm, or corporation other than the parties hereto and lawful assignees.

23. Assignment. Buyer may not assign its right, title, or interest in this Agreement to any other party without the prior written consent of Seller, which determination shall not be unreasonably withheld.

24. Time of Essence. Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof and that failure to timely perform any of the terms, conditions, obligations or provisions hereof, measured by the totality of circumstances, by either party shall constitute a material breach of and a non-curable (but waivable) default under this Agreement by the party so failing to perform.

25. Construction. Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the Parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and vice versa. This Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both Parties had prepared the same. Unless otherwise indicated, all references to paragraphs, sections, subparagraphs and subsections are to this Agreement. All Exhibits referred to in this Agreement are attached and incorporated by this reference.

26. Governing Law & Venue. The Parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of California. The Parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Should the Parties initiate a judicial action regarding or related to this Agreement, the venue for such action shall be in a court of competent jurisdiction located in Sacramento County, California.

27. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

28. Limited Liability. The obligations of Seller and Seller’s Representatives arising by virtue of this Agreement shall be limited to the interest of Seller in the Property, and there shall be no recourse against any other assets of Seller or Seller’s Representatives.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BUYER:

PROLOGIS, L.P.

By: _____

Name: _____

Its: _____

SELLER:

BYRON-BETHANY IRRIGATION
DISTRICT

By: _____

Name: _____

Its: _____

RECORDING REQUESTED BY:

Byron-Bethany Irrigation District

AND WHEN RECORDED MAIL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED AND EASEMENT AGREEMENT

This Grant Deed and Easement Agreement (Agreement) is made and entered into by and between Byron-Bethany Irrigation District, an irrigation district organized under California Water Code section 20500 et seq. (Grantor), and Prologis, L.P., a Delaware limited partnership (Grantee) as of this _____ day of _____, 2026. Grantor and Grantee are sometimes referred to collectively herein as "Parties," or individually as "Party."

- A. Grantor is the fee simple owner of certain real property containing an open irrigation canal, referred to as the "Upper Main Canal" and formerly belonging to the West Side Irrigation District (WSID). The Upper Main Canal is situated predominantly within the northeast quarter of Section 26, Township 2 South, Range 4 East, Mount Diablo Base and Meridian (T2S, R4E, MDB & M) traversing such northeast quarter of Section 26 diagonally from northwest to southeast, extending northerly into the southern portion of the southeast quarter of Section 23 T2S, R4E, MDB & M, extending southerly into the southwestern corner of the northwest quarter of Section 25 T2S, R4E, MDB & M, collectively totaling 7.3416 acres (or 319,801 square feet), located in the City of Tracy, County of San Joaquin, State of California, and more particularly described in the legal description and shown on the plat maps attached hereto as **Exhibit A** and incorporated herein (hereinafter, "Grantor Property").
- B. Grantor and the former WSID were consolidated effective September 2020, such that all WSID interests are held by Grantor.
- C. Grantee is a developer and owner of commercial real property that is in the process of making improvements to certain lands within Grantor's service area. Grantee's development is generally referred to as "International Park of Commerce Cordes Ranch" (IPC). Grantee must own in fee simple certain property currently belonging to Grantor that is within and/or adjacent to the IPC; specifically, the property containing portions of the Upper Main Canal and/or other improvements of Grantor.

- D. To accomplish its development, Grantee transmuted the Upper Main Canal and its attendant water conveyance infrastructure situated on Grantor Property into an underground pipeline located in substantially the same place as the Upper Main Canal; that underground pipeline and any related water conveyance infrastructure, either above or below grade, is collectively, the “Water Conveyance Infrastructure” .
- E. The purpose of this Grant Deed and Easement Agreement (Agreement) is to convey certain portions of Grantor Property to Grantee and to expressly reserve for Grantor, its successors, and assigns an easement for the access, construction, operation, maintenance, repair, and replacement of the Water Conveyance Infrastructure.
- F. Through this Agreement, Grantor will convey its fee simple interest in the following two areas of Grantor Property to Grantee and expressly reserve an easement on such property as described herein: (1) the lands located in the northeast quarter of Section 26 and the southwestern corner of the northwest quarter of Section 25 T2S, R4E, MDB & M, which collectively contain 6.7816 acres (or 295,408 square feet) of land, located in the City of Tracy, County of San Joaquin, State of California, and are more particularly described in the legal descriptions and shown on the plat maps attached hereto as **Exhibit B** and incorporated herein (hereinafter, “Parking Lot Land”); and (2) the 0.0607 acres (or 2,643 square of feet) of land located in the southernmost portion of the southeast quarter of Section 23 T2S, R4E, MDB & M, located in the City of Tracy, County of San Joaquin, State of California, and more particularly described in the legal descriptions and shown on the plat maps attached hereto as **Exhibit C** and incorporated herein (hereinafter, “ROW Land”) (the Parking Lot Land and ROW Land are hereinafter collectively referred to collectively as “Easement Area”).
- G. The Easement Area contains the now underground Upper Main Canal and its attendant infrastructure, defined above as the Water Conveyance Infrastructure.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Reservation of the Easement. Grantor conveys to Grantee and Grantee’s successors and assigns Grantor’s fee simple interest in the Easement Area and expressly reserves for Grantor and Grantor’s successor and assigns an easement in gross over, on, and across the Easement Area, together with the right of ingress and egress upon the Easement Area for the purpose of accessing, inspecting, maintaining, repairing, constructing, and replacing the Water Conveyance Infrastructure (Easement). Such Easement shall run with the land and shall be binding upon any and all future owners of the Easement Area, who shall warrant and forever defend the Grantor’s interest in the Easement.

2. Terms and Conditions.

- a. *Character of Easement.* The Easement expressly reserved herein is an easement in gross for the benefit of Grantor and Grantor's successors and assigns.
- b. *Duration of Easement.* The duration of the Easement is perpetual, unless and until it is terminated under the procedures set forth in Section 8 herein below.
- c. *Reservation of Rights.* Grantor's Easement is non-exclusive and is for Grantor and its successors and assigns to continue to use all or part of the Easement Area for accessing, inspecting, maintaining, repairing, constructing, and replacing its Water Conveyance Infrastructure necessary to its purpose as a water purveyor. Grantee reserves the right to use, or grant any other party the right to use, the Easement Area for any purpose, provided, however, the same does not: (a) materially interfere with or prohibit Grantor's use of the Easement Area for the purposes herein granted; (b) degrade or threaten the operability of the Water Conveyance Infrastructure; (c) threaten the useful life and/or or structural integrity of the Water Conveyance Infrastructure; (d) limit Grantor's access to the Water Conveyance Infrastructure, understanding that any future right-of-way improvements shall include appropriate manholes or standpipes for use by Grantee (or their successors); or (e) otherwise limit Grantor's ability to convey and deliver water through and/or with the Water Conveyance Infrastructure.

3. Depiction of Easement Area. Grantee covenants that it shall depict the Easement Area on any tentative and/or final map that is provided to the City of Tracy for approval, or, in the absence of such map to the City of Tracy, Grantee shall depict the Easement Area on a map that shall be recorded with all subsequent conveyances of Grantee Property and/or the Easement Area for the duration of this Easement.

4. Maintenance and Improvement of Easement Area.

- a. The maintenance of the surface of the Easement Area, excluding the Water Conveyance Infrastructure and except as described below, will be at the sole expense of the Grantee. Grantee shall not construct, place, or otherwise add within the Easement Area: (i) any vertical improvements; (ii) trees, vines, and/or other plants with root structures that extend more than three (3) feet below the surface; and/or (iii) improvements and/or plants of any kind within three (3) feet from the perimeter of a manhole or standpipe providing access to Water Conveyance Infrastructure. Grantor has the right to eliminate any non-approved encroachments into the

Easement Area created or permitted by Grantee after the date hereof, including encroachments installed by the Grantee. Grantor acknowledges that Grantee, with Grantor's prior consent, has paved over portions of the Easement Area for the use of parking semi trucks, and that such pavement is also over the Water Conveyance Infrastructure.

- b. Future improvements that may be constructed in the Easement Area by Grantee shall be subject to Grantor's prior written approval, which approval shall not be unreasonably withheld, conditioned, or delayed, provided that such encroachment complies with the limitations set forth in Section 2(c) of this Agreement.
- c. In connection with any work completed by Grantor in the Easement Area necessary to access, inspect, maintain, repair, construct, and replace its Water Conveyance Infrastructure, Grantor covenants that: (i) it shall perform all such work and exercise all rights granted hereunder in a prompt, safe, and clean manner and shall minimize as much as practicable interference with Grantee's Property and any operations thereon, including operations by tenants or licensees of Grantee; (ii) it shall at all times comply with applicable laws, rules, regulations, ordinances, and rulings; (iii) it shall restore the Easement Area and affected Grantee Property by replacing and regrading the granular material(s), which shall be as good or better than the granular material(s) that existed immediately prior to any disturbance or alteration, in a manner suitable to receive the prior form of surface improvement(s), whether paved or landscaped, that shall be installed by Grantee and at Grantee's sole expense and (iv) it shall carry commercial general liability insurance insuring against liability for bodily injury and property damage occasioned by or arising from the work performed by Grantor or its contractors or consultants within or while accessing the Easement Area and shall, upon request, furnish certificate(s) of such insurance to the Grantee, and such insurance shall name Grantee as an additional insured.

5. **Damage to Water Conveyance Infrastructure due to Grantee's Development.** Grantee shall be solely responsible for any and all damages, costs, or claims arising from damage to, degraded operability of, or destruction of Grantor's Water Conveyance Infrastructure to the extent caused by Grantee's construction, excavation, installation, repair and maintenance, use, and/or replacement of Grantee's development project or any component thereof, expressly including the portion of the Easement Area used by Grantee, its successors, and assigns for parking semi trucks.
6. **Grantor's Planned Access to Grantor's Water Conveyance Infrastructure.**

- a. Grantor and/or its agents may require access to the Water Conveyance Infrastructure, or other related infrastructure within the Easement Area, for routine and special maintenance, repair, and/or replacement of such facilities. Such maintenance, repair, and/or replacement may require the preparation of the area through which Grantor will access the Water Conveyance Infrastructure or other related infrastructure within the Easement Area.
- b. Grantor will provide the Grantee, or then-current title holder of the Easement Area, with thirty (30) days' prior written notice of such planned maintenance, repair, and/or replacement, including the date and time of Grantor's access, and the location of Grantor's point of access to the Water Conveyance Infrastructure or other related infrastructure within the Easement Area. Grantee will be solely responsible for providing access to Grantor for such planned maintenance, repair, and/or replacement. Grantor shall return the affected area to the pre-maintenance, -repair, and/or -replacement condition as provided in Section 4(c) of this Agreement, subject to Grantee's approval, which shall not be unreasonably withheld, conditioned, or delayed.
- c. Notwithstanding the foregoing, Grantor is free to inspect the ROW Land without notice to Grantee if Grantor does not conduct any digging or excavation in the Easement Area during such inspection, except in the event of Exigent Circumstances (as defined below in Section 7). Grantor is free to inspect the Parking Lot Lands with twenty-four (24) hours' written notice to Grantee, if Grantor does not conduct any digging or excavation in the Easement Area during such inspection, except in the event of Exigent Circumstances.
- d. Grantor will use reasonable care when performing any planned maintenance, repair, and/or replacement of the Water Conveyance Infrastructure, or other related pipeline or related infrastructure within the Easement Area, but in no event shall Grantor be liable or responsible for any damage or liability whatsoever related to Grantee's development project, provided that Grantor has used reasonable care.

7. Grantor's Immediate Access to Grantor Water Conveyance Infrastructure or Other Pipeline Within the Easement Area. Circumstances may exist requiring Grantor, or its staff or agents, to immediately access the Water Conveyance Infrastructure or other related pipeline or related infrastructure within the Easement Area (Exigent Circumstances) without waiting until expiration of the thirty- (30) day notice period as required by Section 6 subdivision (b).
 - a. Exigent Circumstances are those necessary to prevent imminent malfunctions of the Water Conveyance Infrastructure, or other related pipeline or infrastructure within the Easement Area, or addressing, mitigating, and/or repairing such malfunctions to protect public health

and safety, water supply, and/or the integrity of the Easement Area and/or Grantor's Water Conveyance Infrastructure.

- b. In such circumstances, Grantor shall provide the Grantee notice of its entrance and access of the Easement Area under Exigent Circumstances as soon as practicable. Grantor will use reasonable care when accessing and performing the maintenance, repair, and/or replacement of the Water Conveyance Infrastructure, or other related pipeline or related infrastructure within the Easement Area under such Exigent Circumstances, but in no event shall Grantor be liable or responsible for any damage or liability whatsoever related to Grantee's development project, provided Grantor uses reasonable care. Notwithstanding the foregoing, Grantor is obligated to return the Easement Area to the pre-exigent circumstance(s) maintenance and repair conditions.
8. **Notice.** Any notice or other communication required to be given under this Agreement shall be in writing delivered to the Parties at the email addresses set forth below, or at any other address that the Parties may direct in writing under this Agreement.

To Grantee:

Byron-Bethany Irrigation District
General Manager
Edwin Pattison (e.pattison@bbid.com)
7995 Bruns Rd
Byron, CA 94514

With a copy to:

Downey Brand LLP
Michael Vergara (mvergara@downeybrand.com)
621 Capitol Mall, 18th Floor
Sacramento, CA 95814

To Grantor:

Prologis, L.P.
Attn: Property Manager
Bay 1, Pier 1
San Francisco, CA 94111
[rgray@prologis.com and legalnotice@prologis.com]

9. **Modification and Termination.** This Agreement may be modified in whole or in part only by a written instrument duly executed, acknowledged, and approved by all Parties (or their respective successors and assigns) that is also properly

recorded in the Official Records of San Joaquin County. Any modification or amendment to this Agreement purporting to cause the termination or elimination of the Easement created hereby without the express prior written consent and approval of all Parties (or their respective successors and assigns) is null and void.

10. **Severability.** If any provision contained in this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each covenant, agreement, provision, and/or condition of this Agreement shall remain valid and enforceable to the fullest extent permitted by law.
11. **Entire Agreement.** This Agreement (including all Exhibits attached hereto) is the final expression of, and contains the entire agreement between, the Parties with respect to the subject matter hereof.
12. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original; all counterparts shall be taken to be one and the same instrument for the same effect as if all parties hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto, but having attached to it one or more additional signature pages for the purpose of all signatures being attached to one agreement.
13. **Remedies.** In the event of a breach or threatened breach of any term, covenant or condition of this Easement, the nonbreaching party shall have, in addition to all other legal and equitable remedies available, the right to enforce the provisions hereof by injunctive relief or otherwise, without the necessity of proof of actual damage or inadequacy of any legal remedy. If any legal action or other proceeding is brought to enforce this Easement, or because of an alleged dispute, breach, or default in connection with any of the provisions of this Easement, the successful or prevailing party will be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

IN WITNESS WHEREOF, the parties have executed this Grant Deed and Easement Agreement as of the dates written below.

“Grantor”

Byron-Bethany Irrigation District
a California Irrigation District

By: _____

Edwin Pattison
General Manager

Date: _____, 2026

NOTARY ACKNOWLEDGMENT

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, _____
a 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.

(Affix seal here)

Signature of Notary

“Grantee”

Prologis, L.P.
a Delaware limited partnership

By: Prologis, Inc., a Maryland corporation,
Its general partner

By: _____

Its: _____

Date: _____, 2026

NOTARY ACKNOWLEDGMENT

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, _____
a 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.

(Affix seal here)

Signature of Notary

Exhibit A – Legal Description and Depiction of Grantor Property

BEING A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED RECORDED ON JUNE 23, 1919 IN BOOK A OF DEEDS, VOLUME 372, PAGE 384, AND A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED, RECORDED ON DECEMBER 30, 1919 IN BOOK A OF DEEDS, VOLUME 394, PAGE 255, AND BEING A PORTION OF THE LANDS AS DESCRIBED IN THAT GRANT DEED RECORDED JULY 10, 1920 IN BOOK A OF DEEDS, VOLUME 425, PAGE 355, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA;

THENCE ALONG SOUTH LINE OF SAID SECTION 23, NORTH 88°40'55" WEST, 302.43 FEET;

THENCE LEAVING SAID SOUTH LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 44°40'37" EAST, 303.96 FEET;
2. SOUTH 49°34'40" EAST, 114.00 FEET;
3. NORTH 00°22'23" EAST, 6.53 FEET;
4. SOUTH 49°34'40" EAST, 178.14 FEET;
5. SOUTH 38°24'40" EAST, 891.92 FEET;
6. SOUTH 33°50'40" EAST, 401.21 FEET;
7. SOUTH 51°59'10" EAST, 286.71 FEET;
8. SOUTH 82°03'10" EAST, 338.73 FEET;
9. SOUTH 63°46'10" EAST, 198.01 FEET;
10. SOUTH 50°28'40" EAST, 1263.31 FEET TO A POINT ON THE EAST LINE OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE ALONG SAID EAST LINE SOUTH 00°24'21" WEST, 6.82 FEET;

THENCE LEAVING SAID EAST LINE SOUTH 50°38'25" EAST, 251.64 FEET TO A POINT ON THE SOUTHERLY LINE AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED JUNE 9, 2016, AS DOCUMENT NO. 2016-066743, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°53'28" WEST, 113.07 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 50°38'25" WEST, 106.26 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE NORTH 00°24'21" EAST, 6.61 FEET;

THENCE LEAVING SAID EAST LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 50°28'40" WEST, 1312.07 FEET;
2. NORTH 63°46'10" WEST, 178.59 FEET;
3. NORTH 82°03'10" WEST, 346.27 FEET;
4. NORTH 51°59'10" WEST, 316.69 FEET;
5. NORTH 33°50'40" WEST, 409.59 FEET;

6. NORTH 38°24'40" WEST, 882.28 FEET;
7. NORTH 49°34'40" WEST, 112.46 FEET;
8. NORTH 00°22'23" EAST, 6.53 FEET;
9. NORTH 49°34'40" WEST, 167.00 FEET;
10. NORTH 44°40'37" WEST, 368.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23;

THENCE ALONG SAID SOUTH LINE SOUTH 88°40'55" EAST, 1.85 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 45°01'55" WEST, 101.41 FEET;

THENCE SOUTH 88°40'55" EAST, 458.99 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST QUARTER SECTION 23;

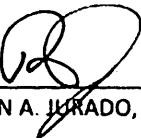
THENCE ALONG SAID EAST LINE SOUTH 00°13'44" WEST, 70.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 319,801 SQUARE FEET OR 7.3416 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTION IS THE LINE TAKEN AS S89°05'42"E, BETWEEN TWO FOUND MONUMENTS (STATION NUMBER 2043 AND STATION NUMBER 2044) OF THE CITY OF TRACY GEODETIC CONTROL NETWORK, WHICH IS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD83 (EPOCH 2004.0), AS SHOWN ON THE RECORD OF SURVEY FILED JUNE 26, 2007, IN BOOK 36 OF SURVEYS AT PAGE 118, SAN JOAQUIN COUNTY RECORDS. THE DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY DISTANCES SHOWN BY 0.99992068 TO OBTAIN GRID DISTANCES.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

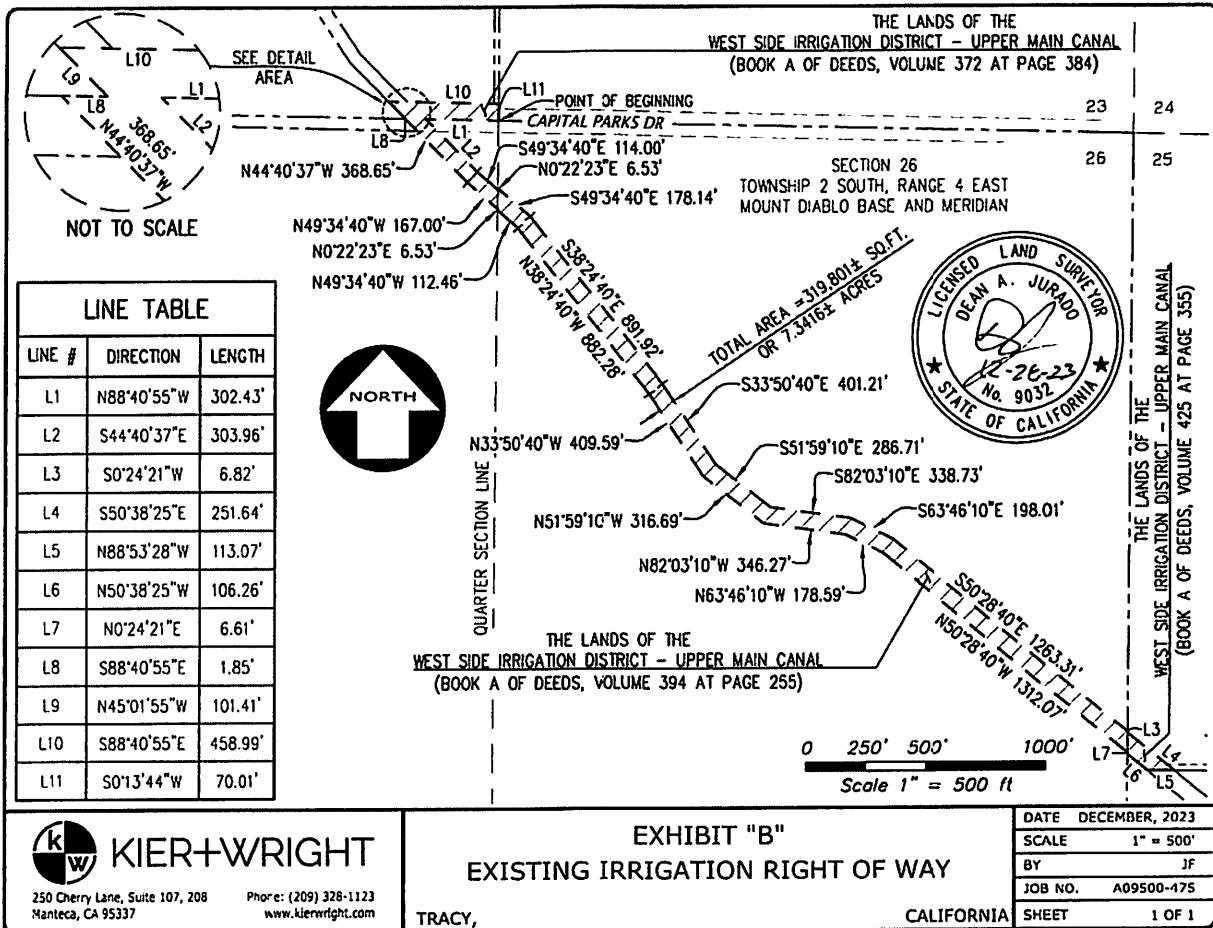
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


DEAN A. JURADO, P.L.S. 9032

12-28-23
DATE



Depiction on next page.



**Exhibit B – Legal Description and Depiction of
Parking Lot Property**

BEING A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED RECORDED ON JUNE 23, 1919 IN BOOK A OF DEEDS, VOLUME 372, PAGE 384, AND A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED, RECORDED ON DECEMBER 30, 1919 IN BOOK A OF DEEDS, VOLUME 394, PAGE 255, AND BEING A PORTION OF THE LANDS AS DESCRIBED IN THAT GRANT DEED RECORDED JULY 10, 1920 IN BOOK A OF DEED, VOLUME 425, PAGE 355, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA;

THENCE ALONG SOUTH LINE OF SAID SECTION 23, NORTH 88°40'55" WEST, 302.43 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 44°40'37" EAST, 303.96 FEET;
2. SOUTH 49°34'40" EAST, 114.00 FEET;
3. NORTH 00°22'23" EAST, 6.53 FEET;
4. SOUTH 49°34'40" EAST, 178.14 FEET;
5. SOUTH 38°24'40" EAST, 891.92 FEET;
6. SOUTH 33°50'40" EAST, 401.21 FEET;
7. SOUTH 51°59'10" EAST, 33.21 FEET;
8. SOUTH 84°07'53" EAST, 241.88 FEET;
9. SOUTH 58°10'06" EAST, 335.34 FEET;
10. SOUTH 82°03'10" EAST, 9.78 FEET;
11. SOUTH 63°46'10" EAST, 198.01 FEET;
12. SOUTH 50°28'40" EAST, 1263.31 FEET TO A POINT ON THE EAST LINE OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE ALONG SAID EAST LINE SOUTH 00°24'21" WEST, 6.82 FEET;

THENCE LEAVING SAID EAST LINE SOUTH 50°38'25" EAST, 251.64 FEET TO A POINT ON THE SOUTHERLY LINE AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED JUNE 9, 2016, AS DOCUMENT NO. 2016-066743, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°53'28" WEST, 113.07 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 50°38'25" WEST, 106.26 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE NORTH 00°24'21" EAST, 6.61 FEET;

THENCE LEAVING SAID EAST LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. NORTH 50°28'40" WEST, 1312.07 FEET;
2. NORTH 63°46'10" WEST, 178.59 FEET;

3. NORTH 82°03'10" WEST, 13.32 FEET;
4. NORTH 58°10'06" WEST, 334.01 FEET;
5. NORTH 84°07'53" WEST, 245.91 FEET;
6. NORTH 51°59'10" WEST, 64.56 FEET;
7. NORTH 33°50'40" WEST, 409.59 FEET;
8. NORTH 38°24'40" WEST, 882.28 FEET;
9. NORTH 49°34'40" WEST, 112.46 FEET;
10. NORTH 00°22'23" EAST, 6.53 FEET;
11. NORTH 49°34'40" WEST, 167.00 FEET;
12. NORTH 44°40'37" WEST, 368.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23;

THENCE ALONG SAID SOUTH LINE SOUTH 88°40'55" EAST, 1.85 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 45°01'55" WEST, 101.41 FEET;

THENCE SOUTH 88°40'55" EAST, 79.69 FEET TO A POINT ON EASTERLY LINE OF SAID IRRIGATION DISTRICT (VOLUME 372, PAGE 384);

THENCE ALONG SAID EASTERLY LINE SOUTH 45°01'55" EAST, 101.41 FEET TO A POINT OF THE SOUTH LINE OF SAID SECTION 23;

THENCE ALONG SAID SOUTH LINE SOUTH 88°40'55" EAST, 4.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 295,408 SQUARE FEET OR 6.7816 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTION IS THE LINE TAKEN AS S89°05'42"E, BETWEEN TWO FOUND MONUMENTS (STATION NUMBER 2043 AND STATION NUMBER 2044) OF THE CITY OF TRACY GEODETIC CONTROL NETWORK, WHICH IS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD83 (EPOCH 2004.0), AS SHOWN ON THE RECORD OF SURVEY FILED JUNE 26, 2007, IN BOOK 36 OF SURVEYS AT PAGE 118, SAN JOAQUIN COUNTY RECORDS. THE DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY DISTANCES SHOWN BY 0.99992068 TO OBTAIN GRID DISTANCES.

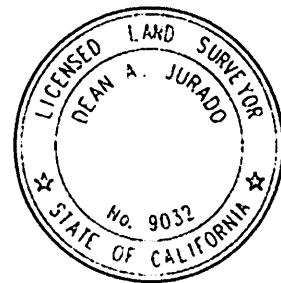
AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

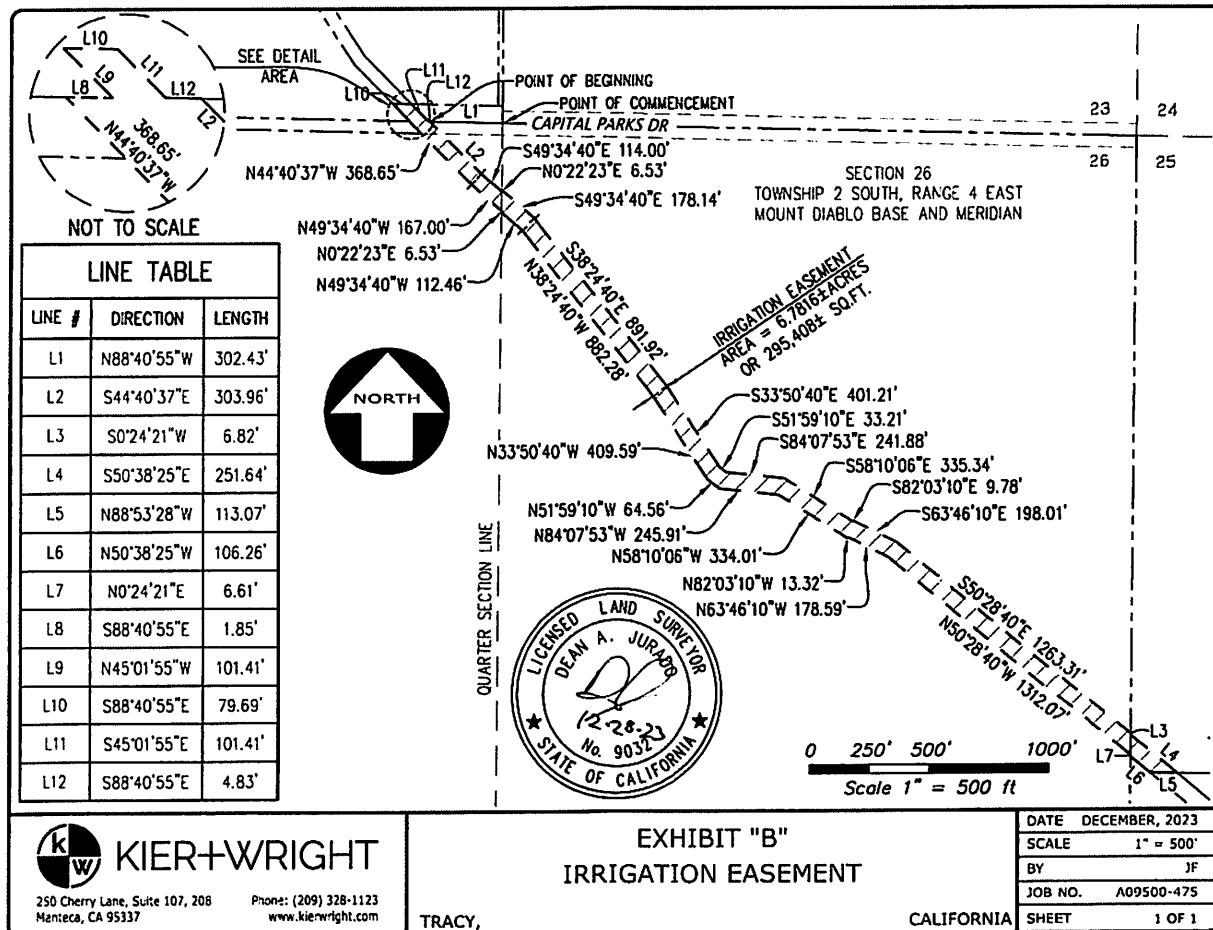


DEAN A. JURADO, P.L.S. 9032

12-28-23
DATE



Depiction on next page.



250 Cherry Lane, Suite 107, 208
Modesto, CA 95337

Phone: (209) 328-1123
www.kierwright.com

**Exhibit C – Legal Description and Depiction of
ROW Land**

REAL PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED RECORDED ON JUNE 23, 1919 IN BOOK A OF DEEDS, VOLUME 372, PAGE 384, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND A PORTION OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 27, 2023 AS INSTRUMENT NO. 2023-050537, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG SOUTH LINE OF SAID SECTION 23, NORTH 88°40'55" WEST, 307.25 FEET TO A POINT ON THE EASTERLY LINE OF WEST SIDE IRRIGATION DISTRICT PARCEL NO. 2 OF UPPER MAIN CANAL AS DESCRIBED IN SAID DEED (VOLUME 372 PAGE 384);

THENCE ALONG SAID EASTERLY LINE, NORTH 45°01'55" WEST, 101.41 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 45°01'55" WEST, 57.95 FEET;

THENCE LEAVING SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 88°40'55" EAST, 25.97 FEET;
2. SOUTH 59°15'37" EAST, 114.27 FEET;
3. SOUTH 00°00'00" EAST, 12.05 FEET;
4. NORTH 89°56'31" WEST, 18.89 FEET;
5. NORTH 59°15'37" WEST, 58.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID WEST SIDE IRRIGATION DISTRICT PARCEL NO. 4.

THENCE ALONG SAID NORTHERLY LINE, NORTH 88°40'55" WEST, 14.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,643 SQUARE FEET OR 0.0607 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTION IS THE LINE TAKEN AS S89°05'42"E, BETWEEN TWO FOUND MONUMENTS (STATION NUMBER 2043 AND STATION NUMBER 2044) OF THE CITY OF TRACY GEODETIC CONTROL NETWORK, WHICH IS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD83 (EPOCH 2004.0), AS SHOWN ON THE RECORD OF SURVEY FILED JUNE 26, 2007, IN BOOK 36 OF SURVEYS AT PAGE 118, SAN JOAQUIN COUNTY RECORDS. THE DISTANCES

SHOWN ARE GROUND DISTANCES. MULTIPLY DISTANCES SHOWN BY 0.99992068 TO OBTAIN GRID DISTANCES.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

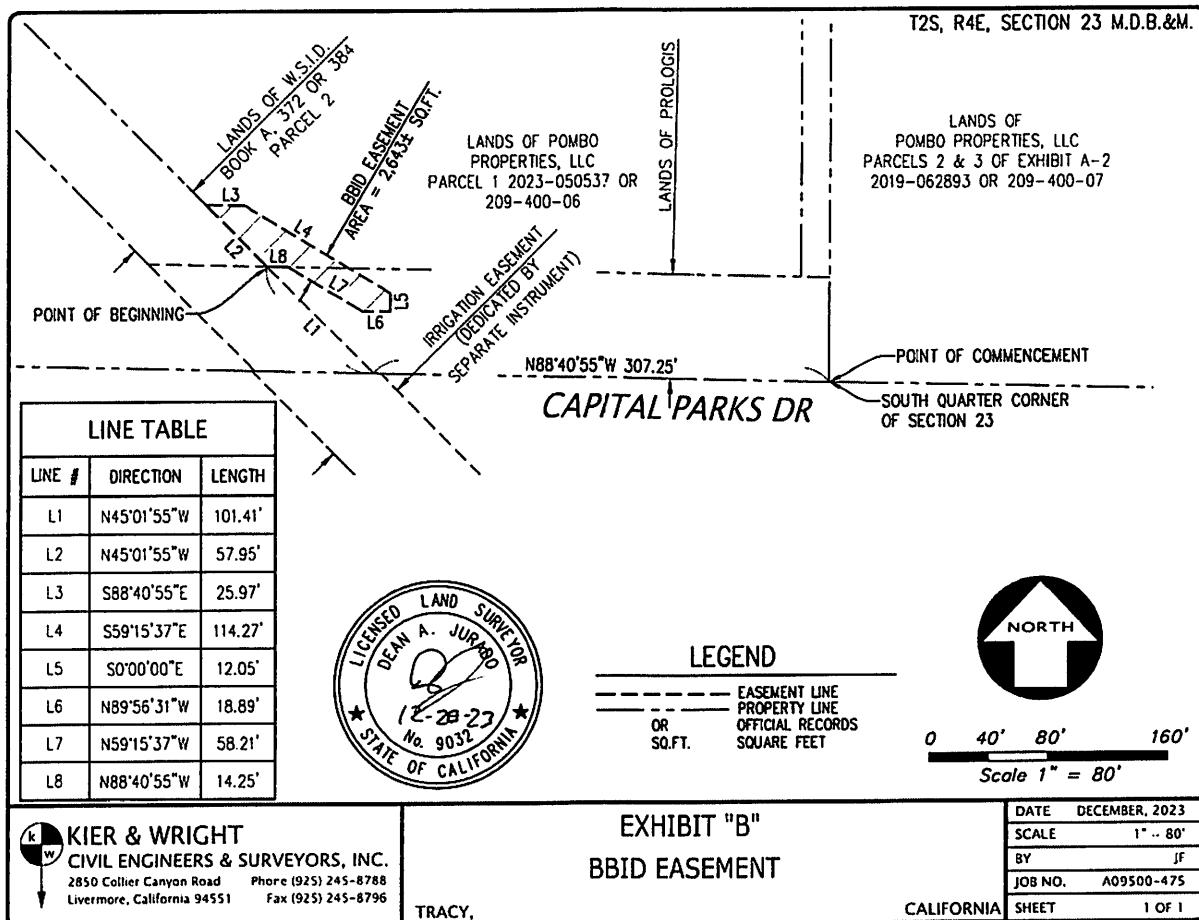
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


DEAN A. JURADO, P.L.S. 9032

12-28-23
DATE



Depiction on next page.





SUMMARY REPORT

Byron-Bethany Irrigation District

December 2025

PROJECT: Manage BBID & Byron San Websites

- Updated website with updated information
- Performed site maintenance and updates

Project Status: Ongoing

PROJECT: News & Social Media

- Monitored social media accounts of water districts and media outlets
- Prepared news release re: Wicklund Cut emergency

Project Status: Ongoing

PROJECT: Wicklund Cut

- Posted updated blog post for BBID website

Project Status: In Progress

PROJECT: USBR Presentation

- Made edits to presentation; participated in strategy discussion & presentation to USBR

Project Status: In Progress

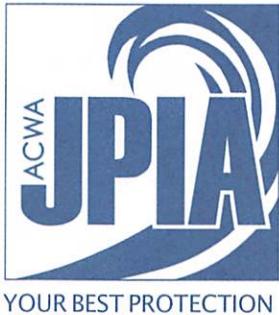
PROJECT: ACWA Conference & Committee Meetings

- Attended ACWA Communications Committee meeting (San Diego)

Project Status: Ongoing

Report Submitted by: Nick Janes

Date: 1/5/26



RECEIVED

DEC 10 2025

Byron-Bethany
Irrigation District

12/3/2025

ACWA JPIA

P. O. Box 619082
Roseville, CA
95661-9082

phone
916.786.5742
800.231.5742

www.acwajpia.com

Core Values
• People
• Service
• Integrity
• Innovation

Byron-Bethany Irrigation District (B005)
7995 Bruns Road
Byron, CA 94514-1624

General Manager:

Each year at Fall Conference, the JPIA recognizes members that have a Loss Ratio of 20% or less in either of the Liability, Property, or Workers' Compensation programs (loss ratio = total losses / total premiums).

The members with this distinction receive the "**President's Special Recognition Award**" certificate for each Program that they qualify in.

The JPIA is extremely pleased to present Byron-Bethany ID with this special recognition and commends the District on the hard work in reducing claims.

Congratulations to you, your staff, Board, and District. Keep up the good work!

The JPIA wishes you the best in 2026.

Sincerely,

Melody McDonald
President

Enclosure: President's Special Recognition Award(s)

President's Special Recognition Award

*The President of the
ACWA JPIA
hereby presents Special Recognition Award to*

Byron-Bethany Irrigation District

*In recognition of outstanding performance in the Liability program, demonstrated by maintaining
exceptionally low claim costs relative to contributions during the period 10/01/2021 - 09/30/2024
announced at the ACWA JPIA Board of Director's meeting held in San Diego, California.*



Melody McDonald, President



December 01, 2025

President's Special Recognition Award

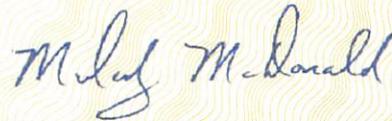
The President of the

ACWA JPIA

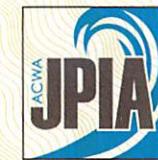
Hereby presents this Special Recognition Award to

Byron-Bethany Irrigation District

In recognition of outstanding performance in the Workers' Compensation program, demonstrated by maintaining exceptionally low claim costs relative to contributions during the period 07/01/2021 - 06/30/2024 announced at the ACWA JPIA Board of Directors' meeting held in San Diego, California.



Melody McDonald, President



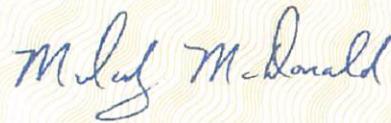
December 01, 2025

President's Special Recognition Award

*The President of the
ACWA JPIA
Hereby presents Special Recognition Award to*

Byron-Bethany Irrigation District

*In recognition of outstanding performance in the Property program, demonstrated by maintaining
exceptionally low claim costs relative to contributions during the period 07/01/2021 - 06/30/2024
announced at the ACWA JPIA Board of Director's meeting held in San Diego, California.*



Melody McDonald, President



December 01, 2025