

MONTHLY ACCOUNT STATEMENT

Town of Truckee | Account #520 | As of January 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

PORTFOLIO SUMMARY



Town of Truckee | Account #520 | As of January 31, 2026

Portfolio Characteristics

Average Modified Duration	1.79
Average Coupon	3.91%
Average Purchase YTM	4.12%
Average Market YTM	3.72%
Average Credit Quality*	AA+
Average Final Maturity	2.12
Average Life	1.92

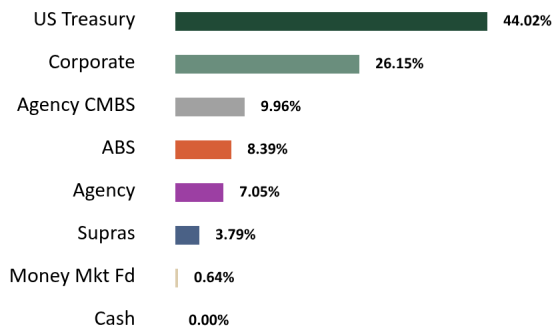
Account Summary

	End Values as of 12/31/2025	End Values as of 01/31/2026
Market Value	38,236,191.50	38,326,104.87
Accrued Interest	304,693.28	316,536.59
Total Market Value	38,540,884.78	38,642,641.46
Income Earned	159,481.26	131,626.47
Cont/WD	(2,972.83)	(2,982.50)
Par	38,106,625.38	38,219,929.12
Book Value	37,943,949.66	38,060,869.53
Cost Value	37,801,613.61	37,916,602.25

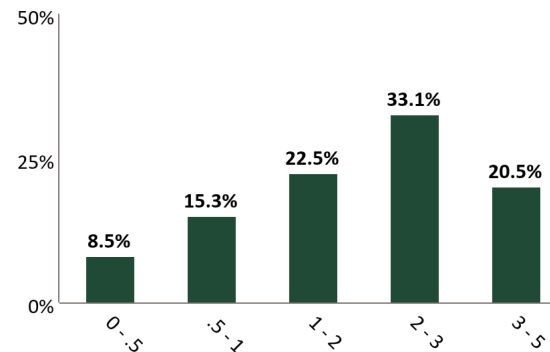
Top Issuers

United States	44.02%
Federal Home Loan Mortgage Corp	9.96%
Federal Home Loan Banks	4.27%
International Bank for Recon and Dev	3.10%
Farm Credit System	2.79%
American Express Credit Master Trust	1.35%
Mastercard Incorporated	1.33%
Merck & Co., Inc.	1.31%

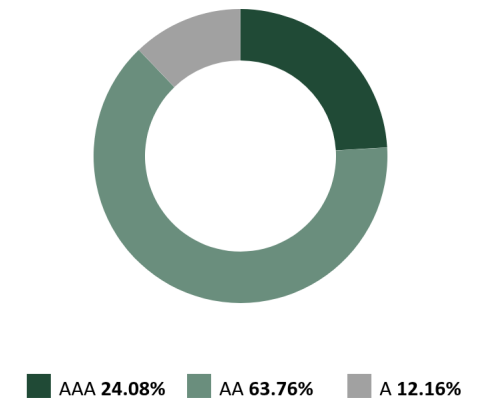
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/01/05)
Town of Truckee	0.27%	1.05%	0.27%	5.28%	4.85%	4.74%	2.24%	2.15%	2.50%
Benchmark Return	0.21%	0.99%	0.21%	4.86%	4.49%	4.31%	1.83%	1.81%	2.21%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

STATEMENT OF COMPLIANCE



Town of Truckee | Account #520 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	10.0	Compliant	
Max % Issuer (MV)	35.0	10.0	Compliant	
Max Maturity (Years)	5.0	3.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	8.4	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5.0	4.3	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max Maturity (Years)	1.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.2	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



Town of Truckee | Account #520 | As of January 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	7.1	Compliant	
Max % Issuer (MV)	35.0	4.3	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.6	Compliant	
Max % Issuer (MV)	20.0	0.6	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				

STATEMENT OF COMPLIANCE



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Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	3.8	Compliant	
Max % Issuer (MV)	10.0	3.1	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	44.0	Compliant	
Max % Issuer (BV)	100.0	44.2	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY



Town of Truckee | Account #520 | As of January 31, 2026

Maturities / Calls

Month to Date	(865,000.00)
Fiscal Year to Date	(6,195,000.00)

Principal Paydowns

Month to Date	(79,132.37)
Fiscal Year to Date	(466,257.68)

Purchases

Month to Date	2,098,934.88
Fiscal Year to Date	13,972,083.01

Sales

Month to Date	(1,044,040.68)
Fiscal Year to Date	(6,498,718.20)

Interest Received

Month to Date	116,705.87
Fiscal Year to Date	870,505.78

Purchased / Sold Interest

Month to Date	(2,961.54)
Fiscal Year to Date	(37,737.15)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	37,943,949.66	37,208,957.00
Maturities/Calls	(865,000.00)	(6,195,000.00)
Principal Paydowns	(79,132.37)	(466,257.68)
Purchases	2,098,934.88	13,972,083.01
Sales	(1,044,040.68)	(6,498,718.20)
Change in Cash, Payables, Receivables	119.21	(1,450.17)
Amortization/Accretion	6,038.84	41,255.62
Realized Gain (Loss)	(0.01)	(0.05)
Ending Book Value	38,060,869.53	38,060,869.53

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	38,236,191.50	37,391,517.85
Maturities/Calls	(865,000.00)	(6,195,000.00)
Principal Paydowns	(79,132.37)	(466,257.68)
Purchases	2,098,934.88	13,972,083.01
Sales	(1,044,040.68)	(6,498,718.20)
Change in Cash, Payables, Receivables	119.21	(1,450.17)
Amortization/Accretion	6,038.84	41,255.62
Change in Net Unrealized Gain (Loss)	(27,006.50)	82,674.50
Realized Gain (Loss)	(0.01)	(0.05)
Ending Market Value	38,326,104.87	38,326,104.87

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/05/2026	60934N807	1,530.52	FEDERATED HRMS GV O SVC	1.000	3.43%	(1,530.52)	0.00	(1,530.52)	0.00
Purchase	01/12/2026	60934N807	7,875.00	FEDERATED HRMS GV O SVC	1.000	3.34%	(7,875.00)	0.00	(7,875.00)	0.00
Purchase	01/13/2026	60934N807	8,778.00	FEDERATED HRMS GV O SVC	1.000	3.34%	(8,778.00)	0.00	(8,778.00)	0.00
Purchase	01/15/2026	60934N807	533,973.89	FEDERATED HRMS GV O SVC	1.000	3.33%	(533,973.89)	0.00	(533,973.89)	0.00
Purchase	01/15/2026	60934N807	22,781.45	FEDERATED HRMS GV O SVC	1.000	3.33%	(22,781.45)	0.00	(22,781.45)	0.00
Purchase	01/16/2026	60934N807	5,932.64	FEDERATED HRMS GV O SVC	1.000	3.33%	(5,932.64)	0.00	(5,932.64)	0.00
Purchase	01/16/2026	60934N807	10,604.05	FEDERATED HRMS GV O SVC	1.000	3.33%	(10,604.05)	0.00	(10,604.05)	0.00
Purchase	01/20/2026	60934N807	42,987.66	FEDERATED HRMS GV O SVC	1.000	3.32%	(42,987.66)	0.00	(42,987.66)	0.00
Purchase	01/20/2026	60934N807	388,877.60	FEDERATED HRMS GV O SVC	1.000	3.32%	(388,877.60)	0.00	(388,877.60)	0.00
Purchase	01/21/2026	58770YAD3	105,000.00	MBALT 2026-A A3 3.93 01/15/2030	99.980	3.97%	(104,979.18)	0.00	(104,979.18)	0.00
Purchase	01/21/2026	60934N807	34.27	FEDERATED HRMS GV O SVC	1.000	3.32%	(34.27)	0.00	(34.27)	0.00
Purchase	01/26/2026	693475CG8	270,000.00	PNC FINANCIAL SERVICES GROUP INC 4.075 01/26/2029	100.032	4.06%	(270,086.40)	0.00	(270,086.40)	0.00
Purchase	01/26/2026	60934N807	2,982.50	FEDERATED HRMS GV O SVC	1.000	3.33%	(2,982.50)	0.00	(2,982.50)	0.00
Purchase	01/28/2026	91282CPP0	700,000.00	UNITED STATES TREASURY 3.5 12/15/2028	99.645	3.63%	(697,511.72)	(2,961.54)	(700,473.26)	0.00
Total Purchase			2,101,357.58				(2,098,934.88)	(2,961.54)	(2,101,896.42)	0.00

TRANSACTION LEDGER



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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
TOTAL ACQUISITIONS			2,101,357.58				(2,098,934.88)	(2,961.54)	(2,101,896.42)	0.00
DISPOSITIONS										
Maturity	01/15/2026	91282CGE5	(500,000.00)	UNITED STATES TREASURY 3.875 01/15/2026	100.000	4.59%	500,000.00	0.00	500,000.00	0.00
Total Maturity			(500,000.00)				500,000.00	0.00	500,000.00	0.00
Sale	01/21/2026	60934N807	(103,284.20)	FEDERATED HRMS GV O SVC	1.000	3.32%	103,284.20	0.00	103,284.20	0.00
Sale	01/26/2026	60934N807	(237,300.72)	FEDERATED HRMS GV O SVC	1.000	3.33%	237,300.72	0.00	237,300.72	0.00
Sale	01/27/2026	60934N807	(2,982.50)	FEDERATED HRMS GV O SVC	1.000	3.33%	2,982.50	0.00	2,982.50	0.00
Sale	01/28/2026	60934N807	(700,473.26)	FEDERATED HRMS GV O SVC	1.000	3.33%	700,473.26	0.00	700,473.26	0.00
Total Sale			(1,044,040.68)				1,044,040.68	0.00	1,044,040.68	0.00
TOTAL DISPOSITIONS			(1,544,040.68)				1,544,040.68	0.00	1,544,040.68	0.00
OTHER TRANSACTIONS										
Call Redemption	01/20/2026	06051GLE7	(365,000.00)	BANK OF AMERICA CORP 5.08 01/20/2027	100.000	4.98%	365,000.00	0.00	365,000.00	0.00
Total Call Redemption			(365,000.00)				365,000.00	0.00	365,000.00	0.00
Cash Transfer	01/27/2026	CCYUSD	(2,982.50)	Cash		0.00%	(2,982.50)	0.00	(2,982.50)	0.00
Total Cash Transfer			(2,982.50)				(2,982.50)	0.00	(2,982.50)	0.00
Coupon	01/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		5.24%	1,764.00	0.00	1,764.00	0.00
Coupon	01/01/2026	3137H5YC5	0.00	FHMS K-748 A2 2.26 01/25/2029		4.94%	678.00	0.00	678.00	0.00

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	01/01/2026	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.86%	1,105.00	0.00	1,105.00	0.00
Coupon	01/01/2026	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		4.64%	770.09	0.00	770.09	0.00
Coupon	01/01/2026	3137FJXV6	0.00	FHMS K-083 A2 4.05 09/25/2028		4.53%	810.00	0.00	810.00	0.00
Coupon	01/01/2026	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.48%	1,011.98	0.00	1,011.98	0.00
Coupon	01/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.43%	1,076.25	0.00	1,076.25	0.00
Coupon	01/01/2026	3137FBU79	0.00	FHMS K-069 A2 3.187 09/25/2027		4.43%	1,121.94	0.00	1,121.94	0.00
Coupon	01/01/2026	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.34%	1,423.75	0.00	1,423.75	0.00
Coupon	01/01/2026	3137FKSH0	0.00	FHMS K-086 A2 3.859 11/25/2028		4.33%	900.43	0.00	900.43	0.00
Coupon	01/12/2026	61690DK72	0.00	MORGAN STANLEY BANK NA 5.016 01/12/2029		4.94%	8,778.00	0.00	8,778.00	0.00
Coupon	01/12/2026	459058KT9	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4.54%	7,875.00	0.00	7,875.00	0.00
Coupon	01/15/2026	47787CAC7	0.00	JDOT 2023-C A3 5.48 05/15/2028		5.55%	1,022.38	0.00	1,022.38	0.00
Coupon	01/15/2026	02582JKD1	0.00	AMXCA 2023-3 A 5.23 09/15/2026		5.29%	1,634.37	0.00	1,634.37	0.00
Coupon	01/15/2026	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,612.50	0.00	1,612.50	0.00
Coupon	01/15/2026	448979AD6	0.00	HART 2023-A A3 4.58 04/15/2027		5.14%	111.67	0.00	111.67	0.00
Coupon	01/15/2026	02582JJZ4	0.00	AMXCA 2023-1 A 4.87 05/15/2026		4.92%	568.17	0.00	568.17	0.00

TRANSACTION LEDGER



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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	01/15/2026	91282CGE5	0.00	UNITED STATES TREASURY 3.875 01/15/2026		4.59%	9,687.50	0.00	9,687.50	0.00
Coupon	01/15/2026	58770AAC7	0.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	110.43	0.00	110.43	0.00
Coupon	01/15/2026	45950KDF4	0.00	INTERNATIONAL FINANCE CORP 4.375 01/15/2027		4.49%	5,688.80	0.00	5,688.80	0.00
Coupon	01/15/2026	92970QAJ4	0.00	WFCIT 2025-1 A 4.34 05/15/2030		4.33%	1,066.92	0.00	1,066.92	0.00
Coupon	01/15/2026	92970QAE5	0.00	WFCIT 2024-2 A 4.29 10/15/2029		4.29%	715.00	0.00	715.00	0.00
Coupon	01/15/2026	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	511.13	0.00	511.13	0.00
Coupon	01/15/2026	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.77%	52.58	0.00	52.58	0.00
Coupon	01/16/2026	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	184.89	0.00	184.89	0.00
Coupon	01/16/2026	24422EXH7	0.00	JOHN DEERE CAPITAL CORP 4.5 01/16/2029		4.47%	10,125.00	0.00	10,125.00	0.00
Coupon	01/16/2026	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.32%	293.33	0.00	293.33	0.00
Coupon	01/16/2026	36265WAD5	0.00	GMCAR 2022-3 A3 3.64 04/16/2027		3.93%	0.83	0.00	0.83	0.00
Coupon	01/17/2026	89115A2S0	0.00	TORONTO-DOMINION BANK 5.532 07/17/2026		5.54%	11,951.43	0.00	11,951.43	0.00
Coupon	01/17/2026	713448FX1	0.00	PEPSICO INC 4.5 07/17/2029		4.53%	7,312.50	0.00	7,312.50	0.00
Coupon	01/18/2026	437930AC4	0.00	HAROT 2024-2 A3 5.27 11/20/2028		5.27%	511.36	0.00	511.36	0.00
Coupon	01/19/2026	78016HZT0	0.00	ROYAL BANK OF CANADA 4.875 01/19/2027		4.88%	5,484.38	0.00	5,484.38	0.00

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	01/20/2026	36269WAD1	0.00	GMALT 2024-2 A3 5.39 07/20/2027		5.85%	533.44	0.00	533.44	0.00
Coupon	01/20/2026	06051GLE7	0.00	BANK OF AMERICA CORP 5.08 01/20/2027		4.98%	9,271.00	0.00	9,271.00	0.00
Coupon	01/20/2026	38012QAD0	0.00	GMALT 2024-3 A3 4.21 10/20/2027		4.61%	333.29	0.00	333.29	0.00
Coupon	01/20/2026	92348KDY6	0.00	VZMT 2025-3 A1A 4.51 03/20/2030		4.51%	1,033.54	0.00	1,033.54	0.00
Coupon	01/20/2026	025816EJ4	0.00	AMERICAN EXPRESS CO 4.351 07/20/2029		4.35%	6,556.72	0.00	6,556.72	0.00
Coupon	01/21/2026	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	34.27	0.00	34.27	0.00
Coupon	01/24/2026	46647PEU6	0.00	JPMORGAN CHASE & CO 4.915 01/24/2029		5.01%	9,215.63	0.00	9,215.63	0.00
Coupon	01/25/2026	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	680.73	0.00	680.73	0.00
Coupon	01/25/2026	096924AD7	0.00	BMWOT 2025-A A3 4.56 09/25/2029		4.56%	912.00	0.00	912.00	0.00
Coupon	01/25/2026	05594HAD5	0.00	BMWLT 2025-2 A3 3.97 09/25/2028		4.32%	645.12	0.00	645.12	0.00
Total Coupon			0.00				115,175.35	0.00	115,175.35	0.00
Dividend	01/31/2026	60934N807	0.00	FEDERATED HRMS GV O SVC		3.32%	1,649.73	0.00	1,649.73	0.00
Total Dividend			0.00				1,649.73	0.00	1,649.73	0.00
Principal Paydown	01/01/2026	3137BVZ82	1,567.83	FHMS K-063 A2 3.43 01/25/2027		4.48%	1,567.83	--	1,567.83	(0.00)
Principal Paydown	01/01/2026	3137FBU79	727.19	FHMS K-069 A2 3.187 09/25/2027		4.43%	727.19	--	727.19	0.00
Principal Paydown	01/15/2026	47787CAC7	15,648.39	JDOT 2023-C A3 5.48 05/15/2028		5.55%	15,648.39	--	15,648.39	0.00
Principal Paydown	01/15/2026	448979AD6	8,799.10	HART 2023-A A3 4.58 04/15/2027		5.14%	8,799.10	--	8,799.10	(0.00)

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of January 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Principal Paydown	01/15/2026	58770AAC7	4,445.54	MBART 2023-1 A3 4.51 11/15/2027		4.56%	4,445.54	--	4,445.54	(0.00)
Principal Paydown	01/15/2026	47800AAC4	5,080.86	JDOT 2022-B A3 3.74 02/16/2027		3.77%	5,080.86	--	5,080.86	0.00
Principal Paydown	01/16/2026	362583AD8	5,657.46	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	5,657.46	--	5,657.46	(0.00)
Principal Paydown	01/16/2026	36265WAD5	275.18	GMCAR 2022-3 A3 3.64 04/16/2027		3.93%	275.18	--	275.18	(0.00)
Principal Paydown	01/18/2026	437930AC4	7,445.90	HAROT 2024-2 A3 5.27 11/20/2028		5.27%	7,445.90	--	7,445.90	(0.00)
Principal Paydown	01/20/2026	36269WAD1	16,431.70	GMALT 2024-2 A3 5.39 07/20/2027		5.85%	16,431.70	--	16,431.70	(0.00)
Principal Paydown	01/21/2026	43815JAC7	1,694.98	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	1,694.98	--	1,694.98	(0.00)
Principal Paydown	01/25/2026	096919AD7	11,358.24	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	11,358.24	--	11,358.24	0.00
Total Principal Paydown			79,132.37				79,132.37	--	79,132.37	(0.01)
TOTAL OTHER TRANSACTIONS			(288,850.13)				557,974.95	0.00	557,974.95	(0.01)

IMPORTANT DISCLOSURES



Town of Truckee | Account #520 | As of January 31, 2026

Chandler Asset Management, Inc. (“Chandler”) is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client’s Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody’s, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities (“MBS”) reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

BENCHMARK INDEX & DISCLOSURES



Town of Truckee | Account #520 | As of January 31, 2026

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.

MONTHLY ACCOUNT STATEMENT

Town of Truckee | Account #520 | As of February 28, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

PORTFOLIO SUMMARY

Town of Truckee | Account #520 | As of February 28, 2026

Portfolio Characteristics

Average Modified Duration	1.79
Average Coupon	3.88%
Average Purchase YTM	4.11%
Average Market YTM	3.62%
Average Credit Quality*	AA+
Average Final Maturity	2.11
Average Life	1.92

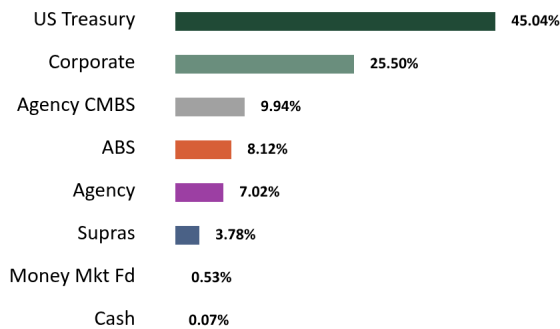
Account Summary

	End Values as of 01/31/2026	End Values as of 02/28/2026
Market Value	38,326,104.87	38,524,323.32
Accrued Interest	316,536.59	334,309.97
Total Market Value	38,642,641.46	38,858,633.29
Income Earned	131,626.47	100,311.06
Cont/WD	(2,982.50)	(2,989.45)
Par	38,219,929.12	38,361,797.02
Book Value	38,060,869.53	38,165,745.14
Cost Value	37,916,602.25	38,026,498.76

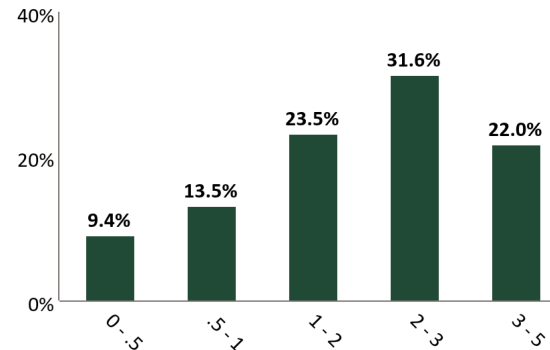
Top Issuers

United States	45.04%
Federal Home Loan Mortgage Corp	9.94%
Federal Home Loan Banks	4.25%
International Bank for Recon and Dev	3.10%
Farm Credit System	2.77%
American Express Credit Master Trust	1.35%
Mastercard Incorporated	1.33%
Merck & Co., Inc.	1.31%

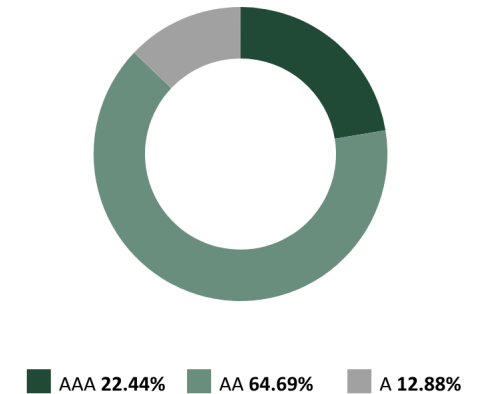
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/01/05)
Town of Truckee	0.57%	1.13%	0.84%	5.07%	5.31%	5.13%	2.38%	2.20%	2.52%
Benchmark Return	0.52%	1.06%	0.73%	4.69%	4.98%	4.75%	1.95%	1.85%	2.23%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

STATEMENT OF COMPLIANCE



Town of Truckee | Account #520 | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	9.9	Compliant	
Max % Issuer (MV)	35.0	9.9	Compliant	
Max Maturity (Years)	5.0	2.9	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	8.1	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5.0	4.2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max Maturity (Years)	1.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.5	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



Town of Truckee | Account #520 | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	7.0	Compliant	
Max % Issuer (MV)	35.0	4.2	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.5	Compliant	
Max % Issuer (MV)	20.0	0.5	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				

STATEMENT OF COMPLIANCE



Town of Truckee | Account #520 | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	3.8	Compliant	
Max % Issuer (MV)	10.0	3.1	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	45.0	Compliant	
Max % Issuer (BV)	100.0	45.2	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY



Town of Truckee | Account #520 | As of February 28, 2026

Maturities / Calls

Month to Date	(500,000.00)
Fiscal Year to Date	(6,695,000.00)

Principal Paydowns

Month to Date	(91,430.99)
Fiscal Year to Date	(557,688.67)

Purchases

Month to Date	1,368,691.06
Fiscal Year to Date	15,340,774.07

Sales

Month to Date	(703,166.88)
Fiscal Year to Date	(7,201,885.08)

Interest Received

Month to Date	81,242.43
Fiscal Year to Date	951,748.21

Purchased / Sold Interest

Month to Date	(4,159.79)
Fiscal Year to Date	(41,896.94)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	38,060,869.53	37,208,957.00
Maturities/Calls	(500,000.00)	(6,695,000.00)
Principal Paydowns	(91,430.99)	(557,688.67)
Purchases	1,368,691.06	15,340,774.07
Sales	(703,166.88)	(7,201,885.08)
Change in Cash, Payables, Receivables	25,327.38	23,877.21
Amortization/Accretion	5,455.04	46,710.65
Realized Gain (Loss)	0.00	(0.05)
Ending Book Value	38,165,745.14	38,165,745.14

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	38,326,104.87	37,391,517.85
Maturities/Calls	(500,000.00)	(6,695,000.00)
Principal Paydowns	(91,430.99)	(557,688.67)
Purchases	1,368,691.06	15,340,774.07
Sales	(703,166.88)	(7,201,885.08)
Change in Cash, Payables, Receivables	25,327.38	23,877.21
Amortization/Accretion	5,455.04	46,710.65
Change in Net Unrealized Gain (Loss)	93,342.84	176,017.33
Realized Gain (Loss)	0.00	(0.05)
Ending Market Value	38,524,323.32	38,524,323.32

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of February 28, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	02/03/2026	60934N807	1,649.73	FEDERATED HRMS GV O SVC	1.000	3.32%	(1,649.73)	0.00	(1,649.73)	0.00
Purchase	02/17/2026	60934N807	38,568.56	FEDERATED HRMS GV O SVC	1.000	3.31%	(38,568.56)	0.00	(38,568.56)	0.00
Purchase	02/17/2026	60934N807	54,059.15	FEDERATED HRMS GV O SVC	1.000	3.31%	(54,059.15)	0.00	(54,059.15)	0.00
Purchase	02/18/2026	60934N807	7,317.39	FEDERATED HRMS GV O SVC	1.000	3.33%	(7,317.39)	0.00	(7,317.39)	0.00
Purchase	02/18/2026	60934N807	10,149.16	FEDERATED HRMS GV O SVC	1.000	3.33%	(10,149.16)	0.00	(10,149.16)	0.00
Purchase	02/20/2026	60934N807	1,826.47	FEDERATED HRMS GV O SVC	1.000	3.33%	(1,826.47)	0.00	(1,826.47)	0.00
Purchase	02/20/2026	60934N807	16,930.95	FEDERATED HRMS GV O SVC	1.000	3.33%	(16,930.95)	0.00	(16,930.95)	0.00
Purchase	02/23/2026	60934N807	7,956.22	FEDERATED HRMS GV O SVC	1.000	3.32%	(7,956.22)	0.00	(7,956.22)	0.00
Purchase	02/23/2026	60934N807	501,588.47	FEDERATED HRMS GV O SVC	1.000	3.32%	(501,588.47)	0.00	(501,588.47)	0.00
Purchase	02/25/2026	743315AW3	300,000.00	PROGRESSIVE CORP 3.2 03/26/2030	97.013	4.00%	(291,039.00)	(3,973.33)	(295,012.33)	0.00
Purchase	02/25/2026	912828Z94	450,000.00	UNITED STATES TREASURY 1.5 02/15/2030	92.559	3.52%	(416,513.67)	(186.46)	(416,700.13)	0.00
Purchase	02/25/2026	60934N807	12,832.29	FEDERATED HRMS GV O SVC	1.000	3.32%	(12,832.29)	0.00	(12,832.29)	0.00
Purchase	02/26/2026	60934N807	4,560.00	FEDERATED HRMS GV O SVC	1.000	3.32%	(4,560.00)	0.00	(4,560.00)	0.00
Purchase	02/27/2026	60934N807	3,700.00	FEDERATED HRMS GV O SVC	1.000	3.32%	(3,700.00)	0.00	(3,700.00)	0.00
Total Purchase			1,411,138.39				(1,368,691.06)	(4,159.79)	(1,372,850.85)	0.00
TOTAL ACQUISITIONS			1,411,138.39				(1,368,691.06)	(4,159.79)	(1,372,850.85)	0.00

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of February 28, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Maturity	02/23/2026	037833BY5	(500,000.00)	APPLE INC 3.25 02/23/2026	100.000	4.05%	500,000.00	0.00	500,000.00	0.00
Total Maturity			(500,000.00)				500,000.00	0.00	500,000.00	0.00
Sale	02/25/2026	60934N807	(700,177.43)	FEDERATED HRMS GV O SVC	1.000	3.32%	700,177.43	0.00	700,177.43	0.00
Sale	02/26/2026	60934N807	(2,989.45)	FEDERATED HRMS GV O SVC	1.000	3.32%	2,989.45	0.00	2,989.45	0.00
Total Sale			(703,166.88)				703,166.88	0.00	703,166.88	0.00
TOTAL DISPOSITIONS			(1,203,166.88)				1,203,166.88	0.00	1,203,166.88	0.00
OTHER TRANSACTIONS										
Cash Transfer	02/26/2026	CCYUSD	(2,989.45)	Cash		0.00%	(2,989.45)	0.00	(2,989.45)	0.00
Total Cash Transfer			(2,989.45)				(2,989.45)	0.00	(2,989.45)	0.00
Coupon	02/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		5.24%	1,764.00	0.00	1,764.00	0.00
Coupon	02/01/2026	3137H5YC5	0.00	FHMS K-748 A2 2.26 01/25/2029		4.94%	678.00	0.00	678.00	0.00
Coupon	02/01/2026	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.86%	1,105.00	0.00	1,105.00	0.00
Coupon	02/01/2026	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		4.64%	770.09	0.00	770.09	0.00
Coupon	02/01/2026	3137FJXV6	0.00	FHMS K-083 A2 4.05 09/25/2028		4.53%	810.00	0.00	810.00	0.00
Coupon	02/01/2026	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.48%	995.94	0.00	995.94	0.00
Coupon	02/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.43%	1,076.25	0.00	1,076.25	0.00

TRANSACTION LEDGER



Town of Truckee | Account #520 | As of February 28, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	02/01/2026	3137FBU79	0.00	FHMS K-069 A2 3.187 09/25/2027		4.43%	1,120.01	0.00	1,120.01	0.00
Coupon	02/01/2026	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.34%	1,423.75	0.00	1,423.75	0.00
Coupon	02/01/2026	3137FKSH0	0.00	FHMS K-086 A2 3.859 11/25/2028		4.33%	900.43	0.00	900.43	0.00
Coupon	02/14/2026	3133EPSW6	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026		4.58%	7,650.00	0.00	7,650.00	0.00
Coupon	02/15/2026	47787CAC7	0.00	JDOT 2023-C A3 5.48 05/15/2028		5.55%	950.92	0.00	950.92	0.00
Coupon	02/15/2026	02582JKD1	0.00	AMXCA 2023-3 A 5.23 09/15/2026		5.29%	1,634.37	0.00	1,634.37	0.00
Coupon	02/15/2026	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,612.50	0.00	1,612.50	0.00
Coupon	02/15/2026	448979AD6	0.00	HART 2023-A A3 4.58 04/15/2027		5.14%	78.09	0.00	78.09	0.00
Coupon	02/15/2026	02582JJZ4	0.00	AMXCA 2023-1 A 4.87 05/15/2026		4.92%	568.17	0.00	568.17	0.00
Coupon	02/15/2026	58770AAC7	0.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	93.72	0.00	93.72	0.00
Coupon	02/15/2026	438516CJ3	0.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		4.44%	11,137.50	0.00	11,137.50	0.00
Coupon	02/15/2026	92970QAJ4	0.00	WFCIT 2025-1 A 4.34 05/15/2030		4.33%	1,066.92	0.00	1,066.92	0.00
Coupon	02/15/2026	92970QAE5	0.00	WFCIT 2024-2 A 4.29 10/15/2029		4.29%	715.00	0.00	715.00	0.00
Coupon	02/15/2026	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	511.13	0.00	511.13	0.00
Coupon	02/15/2026	58770YAD3	0.00	MBALT 2026-A A3 3.93 01/15/2030		3.97%	275.10	0.00	275.10	0.00
Coupon	02/15/2026	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.77%	36.74	0.00	36.74	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	02/15/2026	91282CNU1	0.00	UNITED STATES TREASURY 3.625 08/15/2028		3.56%	11,781.25	0.00	11,781.25	0.00
Coupon	02/16/2026	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	163.82	0.00	163.82	0.00
Coupon	02/16/2026	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.32%	293.33	0.00	293.33	0.00
Coupon	02/18/2026	06428CAA2	0.00	BANK OF AMERICA NA 5.526 08/18/2026		5.58%	9,670.50	0.00	9,670.50	0.00
Coupon	02/18/2026	437930AC4	0.00	HAROT 2024-2 A3 5.27 11/20/2028		5.27%	478.66	0.00	478.66	0.00
Coupon	02/20/2026	36269WAD1	0.00	GMALT 2024-2 A3 5.39 07/20/2027		5.85%	459.64	0.00	459.64	0.00
Coupon	02/20/2026	38012QAD0	0.00	GMALT 2024-3 A3 4.21 10/20/2027		4.61%	333.29	0.00	333.29	0.00
Coupon	02/20/2026	92348KDY6	0.00	VZMT 2025-3 A1A 4.51 03/20/2030		4.51%	1,033.54	0.00	1,033.54	0.00
Coupon	02/21/2026	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	27.15	0.00	27.15	0.00
Coupon	02/23/2026	037833BY5	0.00	APPLE INC 3.25 02/23/2026		4.05%	8,125.00	0.00	8,125.00	0.00
Coupon	02/25/2026	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	631.70	0.00	631.70	0.00
Coupon	02/25/2026	096924AD7	0.00	BMWOT 2025-A A3 4.56 09/25/2029		4.56%	912.00	0.00	912.00	0.00
Coupon	02/25/2026	05594HAD5	0.00	BMWLT 2025-2 A3 3.97 09/25/2028		4.32%	645.12	0.00	645.12	0.00
Coupon	02/26/2026	17275RBQ4	0.00	CISCO SYSTEMS INC 4.8 02/26/2027		4.85%	4,560.00	0.00	4,560.00	0.00
Coupon	02/27/2026	459058LK7	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026		4.06%	3,700.00	0.00	3,700.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	02/28/2026	91282CFH9	0.00	UNITED STATES TREASURY 3.125 08/31/2027		3.98%	10,625.00	0.00	10,625.00	0.00
Coupon	02/28/2026	91282CGQ8	0.00	UNITED STATES TREASURY 4.0 02/28/2030		3.86%	6,500.00	0.00	6,500.00	0.00
Coupon	02/28/2026	91282CLK5	0.00	UNITED STATES TREASURY 3.625 08/31/2029		3.51%	9,062.50	0.00	9,062.50	0.00
Total Coupon			0.00				105,976.13	0.00	105,976.13	0.00
Dividend	02/28/2026	60934N807	0.00	FEDERATED HRMS GV O SVC		3.33%	789.61	0.00	789.61	0.00
Total Dividend			0.00				789.61	0.00	789.61	0.00
Principal Paydown	02/01/2026	3137BVZ82	781.28	FHMS K-063 A2 3.43 01/25/2027		4.48%	781.28	--	781.28	0.00
Principal Paydown	02/01/2026	3137FBU79	729.67	FHMS K-069 A2 3.187 09/25/2027		4.43%	729.67	--	729.67	0.00
Principal Paydown	02/15/2026	47787CAC7	21,922.54	JDOT 2023-C A3 5.48 05/15/2028		5.55%	21,922.54	--	21,922.54	(0.00)
Principal Paydown	02/15/2026	448979AD6	8,557.99	HART 2023-A A3 4.58 04/15/2027		5.14%	8,557.99	--	8,557.99	0.00
Principal Paydown	02/15/2026	58770AAC7	3,994.36	MBART 2023-1 A3 4.51 11/15/2027		4.56%	3,994.36	--	3,994.36	(0.00)
Principal Paydown	02/15/2026	58769GAD5	7,243.66	MBALT 2024-B A3 4.23 02/15/2028		4.24%	7,243.66	--	7,243.66	0.00
Principal Paydown	02/15/2026	47800AAC4	7,076.81	JDOT 2022-B A3 3.74 02/16/2027		3.77%	7,076.81	--	7,076.81	0.01
Principal Paydown	02/16/2026	362583AD8	5,263.79	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	5,263.79	--	5,263.79	0.00
Principal Paydown	02/18/2026	437930AC4	7,317.39	HAROT 2024-2 A3 5.27 11/20/2028		5.27%	7,317.39	--	7,317.39	(0.01)
Principal Paydown	02/20/2026	36269WAD1	16,930.95	GMALT 2024-2 A3 5.39 07/20/2027		5.85%	16,930.95	--	16,930.95	(0.00)

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Principal Paydown	02/21/2026	43815JAC7	1,588.47	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	1,588.47	--	1,588.47	(0.00)
Principal Paydown	02/25/2026	096919AD7	10,024.08	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	10,024.08	--	10,024.08	0.00
Total Principal Paydown			91,430.99				91,430.99	--	91,430.99	0.00
TOTAL OTHER TRANSACTIONS			88,441.54				195,207.28	0.00	195,207.28	0.00

IMPORTANT DISCLOSURES



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Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client’s Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Ratings: Ratings information have been provided by Moody’s, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities (“MBS”) reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

LGIP Yields: Reported yields for local government investment pools may be presented as either the 30-day yield or the monthly distribution yield, as applicable. For certain funds, the 30-day yield is calculated using reported daily yield data. Yield calculations are subject to change and may not be directly comparable across funds.

LAIF Yields: Additional Disclosure for CA Clients - As a result of a reporting lag from the Local Agency Investment Fund (LAIF), reported LAIF yields represent the most recently available Daily Effective Yield and may reflect data from approximately 7–10 days prior to month-end.

BENCHMARK INDEX & DISCLOSURES



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Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.