

THRIVE 2026

COMPASSION IN ACTION.
COMMUNITY AT HEART.



MAY 21, 2026 AGENDA

Agenda (Amended)
Amended May 19, 2026
SOLEDAD COMMUNITY HEALTH CARE DISTRICT
Regular Meeting of the Board of Directors
May 21, 2026 @ 4:00 p.m.

Board members and members of the public may attend this meeting in person at the District Office located at 612 Main Street, Soledad, Ca 93960 in the Creekside Room

1. Call to Order
2. Roll Call
Anne Trebino
Rosemary Guidotti
Ken Klemme
Francisco Barajas
Graig Stephens
3. Pledge of Allegiance
4. Reading of the District’s Mission Statement – To be read by a District Board Member
“To anticipate and provide services to meet the health care needs of the people we serve.”
5. President’s Welcome
A. Introductions and Welcome – Graig Stephens
6. Public Comment
Members of the public are welcome to participate in the meetings of the Board **4:05 p.m.**
Comments of the public will be accepted during the Public Comment portion of the agenda.
No action or comments will be taken by the Board on matters not on the agenda. Public comments on agenda items should be made at the time each item is considered. When the Board President recognizes a member of the public for oral comment, such comment shall be three (3) minutes or less, at the discretion of the Board President. We would like a calm presentation so that the importance of what you are presenting is not overshadowed by the manner of the presentation.
7. Consent Agenda **4:10 p.m.**
Approval of Minutes Action -
 - A. Special Meeting (Finance) of April 16, 2026
 - B. Regular Meeting of April 30, 2026
 - C. Special Meeting (Finance) of May 6, 2026

BOARD ACTION: _____

8. Adjournment to Closed Session **4:15 p.m.**
- A. **CONFERENCE WITH LEGAL COUNSEL**
 Conference with Legal Counsel – Existing Litigation pursuant to Government Code (§ 54956.9)
 Name of Case: (SUSAN PHAN vs. SOLEDAD COMMUNITY HEALTH CARE DISTRICT FOUNDATION et. al.)
- B. Conference with Legal Counsel – Anticipated Litigation: Initiation of litigation **4:30 p.m.**
 pursuant to Government Code § 54956.9(c): (One (1) case)
- C. (Government Code §54957.6) Agency designated representative: **4:45 p.m.**
Ida Lopez Chan, Charisma Amador, David G. Ritchie (Cole Huber LLP) Employee organization:
Service Employees International Union (SEIU)

9. Return to Open Session: Report from Closed Session **5:00 p.m.**
10. Approval of Resolution No. 2026-13 - A Resolution of the Board of Directors of the **5:05 p.m.**
 Soledad Community Health Care District Ratifying an Overall Tentative Agreement for an
 MOU with SEIU for all represented employees of the district. ***Note*** The text of the Overall
 Tentative Agreement will be presented to the board and made available to the public at the meeting.

BOARD ACTION: _____

11. Approval of Addendum A to Municipal Advisory Agreement - Wulff, Hansen & Co. – **5:10 p.m.**
Recommended Action: Approval of CEO actions to engage Wulff Hansen in a limited capacity
 (Addendum A) in order to protect the district’s interests prior to expiration of deadlines, to develop a
 timely response to existing lenders on matters evolving before the Board could meet, and further Board
 authorization for the CEO to take all necessary steps to execute an extension of revolving line of credit
 after term ends and potential approval of forbearance, if necessary.

BOARD ACTION: _____

12. Approval of Addendum B to Municipal Advisory Agreement — Wulff, Hansen & Co. **5:15 p.m.**
Recommended Action: Authorize the Chief Executive Officer to approve and execute Addendum B to the
 Municipal Advisory Agreement dated February 10, 2026 with Wulff, Hansen & Co., for municipal advisory
 services related to the refinancing and restructuring of approximately \$8 million in existing debt obligations via
 private placement of municipal securities, at a contingent fee of \$39,500 (reduced by any amounts previously
 paid under Addendum A), with the Addendum terminating upon closing or December 31, 2027, whichever
 occurs first.

BOARD ACTION: _____

13. Treasurer’s Report –
- A. Review of Operating Entities and the District, Mr. Brent Green, CPA **5:20 p.m.**
 Financial Statements (*Board will consider the approval of the Treasurer’s Report*)

BOARD ACTION: _____

14. Monthly Budget Review – 2025-2026

15. Draft Budget Review 2026-2027

16. Regular Staff Reports –

5:40 p.m.

A. Director of Communications – Adriana Gonzalez

B. Foundation – Rosemary Guidotti

C. Director of Integrated Client Services – Brian Weaver

D. District CEO Report – Dr. Ida Lopez Chan

17. Adjournment to the next meeting

Finance Meeting – Wednesday, June 3, 2026 at 11 A.M.

Regular District Board Meeting – Thursday, June 25, 2026 at 4:00 P.M.

Note: Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the District Recording Secretary during regular business hours at 831-678-2462. Notification received 48 hours before the meeting will enable the district to make reasonable accommodations. Open session meeting materials provided to the Board of Directors after the agenda packets are distributed are available at the office of the Recording Secretary located at 612 Main Street, Soledad, California.

MINUTES

1. Call to order at 10:03 a.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: Vice President, Anne Trebino
Secretary, Rosemary Guidotti
Treasurer, Ken Klemme
President, Graig Stephens
Board Member, Francisco Barajas

Directors Absent: None

Staff Present: CEO, Ida Lopez Chan
District Recording Secretary, Sophie Piña
Director of Communications, Adriana Gonzalez
Business Office Clerk, Maria Estrada
Administrator, Brian Weaver

District CPA: Brent Green, CPA

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Rosemary Guidotti

5. President's Welcome: Graig Stephens welcomed everyone to the meeting.

6. Public Comment: - None

7. Resolution No. 2026-08 of the Soledad Community Health Care District. Consideration and Adoption of a Debt Management Policy and Disclosure Procedures -

Motion: The board approved Resolution No. 2026-08 adopting a debt management policy and disclosure procedures.

M/S: Klemme/Barajas

Ayes: Trebino, Guidotti, Klemme, Stephens, Barajas

Nays:

Abstain:

Absent:

Motion: Passed

8. Resolution No. 2026-09 of the Soledad Community Health Care District. Consideration and Adoption of an Amended Reserves Policy –

Motion: The board approved Resolution No. 2026-09 adopting an amended reserves policy.

M/S: Klemme/Trebino

Ayes: Trebino, Guidotti, Klemme, Stephens, Barajas

Nays:

Abstain:

Absent:

Motion: Passed

9. Presentation: The Board will receive a presentation from Wulff Hansen & co., the District’s Municipal Advisors relating to the District’s current debt obligations and potential restructuring alternatives – Rob Pankratz of Wulff, Hansen & Co. presented a debt restructuring narrative and preliminary analysis based on the district’s current debt position. The Board discussed the presentation. A Resolution of Intention will be brought to the April 30, 2026 Board meeting for discussion.

10. Resolution No. 2026-10 A Resolution of the Board of Directors of the Soledad Community Health Care District to Approve Healthcare Management Strategies LLC (HMC) Agreement

Motion: The board approved Resolution No. 2026-10 approving Healthcare Management Strategies, LLC Agreement.

M/S: Klemme/Guidotti

Ayes: Trebino, Guidotti, Klemme, Stephens, Barajas

Nays:

Abstain:

Absent:

Motion: Passed

11. New Meeting Date April 30, 2026 -

Motion: The Board approved changing the regular Board meeting date from April 23, 2026, to April 30, 2026.

M/S: Klemme/Trebino

Ayes: Trebino, Guidotti, Klemme, Stephens, Barajas

Nays:

Abstain:

Absent:

Motion: Passed

12. Meeting Adjourned at 11:09 a.m. – The board will reconvene on April 30 2026, for a Regular District Board Meeting at 4:00p.m.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President

MINUTES

1. Call to order at 3:59 p.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: Vice President, Anne Trebino
Secretary, Rosemary Guidotti (*arrived at 4:01p.m.*)
Treasurer, Ken Klemme (*arrived at 4:01 p.m.*)
Board Member, Francisco Barajas
President, Graig Stephens

Directors Absent: None

Staff Present: CEO, Ida Lopez Chan
Business Office Clerk, Maria Estrada
Director of Communications, Adriana Gonzalez
Administrator, Brian Weaver

District CPA: Brent Green, CPA

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Graig Stephens

5. President's Welcome: Graig Stephens welcomed everyone to the meeting.

6. Approval of Minutes Action -

Motion: The board approved the minutes as mailed from the Regular Board Meeting held on March 19, 2026. Rosemary Guidotti and Ken Klemme arrived at 4:01 p.m. following approval of the minutes.

M/S: Barajas/Trebino

Ayes: Trebino, Barajas, Stephens

Nays:

Abstain:

Absent: Guidotti, Klemme

Motion: Passed

7. **Public Comment:** - Michael Garcia of Oppenheimer & Co. stopped by to meet the Board in person. His firm specializes in providing financing solutions to public agencies throughout the state. He also serves as one of California Special Districts Association’s consultants and works with Wulff, Hansen & Co.

8. **Sarah Bridge VP, Advocacy & Strategy – Association of California Healthcare Districts – ACHD Certification – Cathy Martin** - Cathy Martin thanked Ida and recognized both her and the district for receiving the recent certification. The certification reflects the district’s commitment to good governance, best practices, and transparency. Sarah Bridget, Vice President of Advocacy and Strategy for the Association of California Healthcare Districts (ACHD), provided a legislative update on issues impacting the district and rural healthcare providers. She acknowledged the district’s long-standing partnership with ACHD and thanked Ida for her leadership as board chair and advocacy. Sarah highlighted on the following bills AB 2096.SB1304 and AB 1811. Sarah concluded by thanking the Board and District leadership for their continued partnership and advocacy.

9. **Resolution No. 2026-11 of the board of directors of Soledad Community Health Care District Recognizing National Special District Day -**

Motion: The board approved Resolution No. 2026-11.
M/S: Klemme/Barajas
Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens
Nays:
Abstain:
Absent:
Motion: Passed

10. **Support Measure A – Intended to improve patient outcomes and enhance emergency and medical response services and protect the health and safety of Soledad Residents –**

Motion: The Board moved to table the item and requested it be brought back at the next meeting with a resolution in support of Measure A.
M/S:
Ayes:
Nays:
Abstain:
Absent:
Motion:

11. **Adjournment to Closed Session –**

1. **CONFERENCE WITH LABOR NEGOTIATOR**
 (Government Code §54957.6) Agency designated representative: (Specify name of designated representatives attending the closed session): Ida Lopez Chan, Charisma Amador, David G. Ritchie (Cole Huber LLP) Employee organization: (Specify name of

organization representing employee or employees in question): Service Employees International Union (SEIU)

12. Reconvene in Open Session – There was no reportable action taken in closed session.

13. Adjournment to Closed Session

UPDATE ON CONFERENCE WITH LEGAL COUNSEL RE: EXISTING LITIGATION (Government Code §54956.9(d)(1)) Name of case: (SUSAN PHAN vs. SOLEDAD COMMUNITY HEALTH CARE DISTRICT FOUNDATION; SOLEDAD COMMUNITY HEALTH CARE DISTRICT; EDEN VALLEY CARE CENTER, CASE NUMBER 25CV003855)

14. Reconvene in Open Session and report out from closed session, if any – There was no reportable action taken in closed session.

15. Treasurer’s Report –

Motion: The board approved the Financial Statements for review for Operating Entities and the District.

M/S: Klemme/Trebino

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

16. Monthly Budget Review – 2025-2026 – The board discussed and reviewed.

17. Regular Staff Reports –

Director of Communications – Adriana reported highlights and recent engagement, partnerships, and volunteer activities that were completed over the past month. Next month, she will be inviting five new high school volunteers to introduce themselves and share more about the program established through our MOU with the school district. In her report she also included two positive Yelp and Google reviews from the past month. She will be sending an email invitation for a community mixer hosted by the Foundation in partnership with Adco Advertising, a billboard company. The event will showcase local advertising opportunities, including proceeds that will support the Foundation and, in turn, the district. The mixer will also provide an opportunity for community members and local businesses to learn more about advertising options and connect directly with Adco. Adriana encouraged Board members to attend and consider inviting local business contacts who may be interested in participating.

Foundation – Rosemary reported that the Foundation meetings have been changed to 10:00 a.m. on the second Thursday of every month. We have sent out our Mother’s Day mailer which includes information on the raffle and items such as a quilt, a framed picture, and the Afghan made by

Beverly Willits. Proceeds from the raffle will support scholarships in partnership with the Soledad Rotary Club. Each \$2,000 scholarship is jointly funded, with the Foundation contributing 50%.

Eden Valley – In March, the facility’s average daily census (ADC) was 50.35, with a year-to-date average of 48.19. By payer source, Medicare averaged 10.29 (YTD 9.89), Medi-Cal 36.48 (YTD 35.52), HMO 3.58 (YTD 2.77). Occupancy for the month was 85.65%, with a year-to-date occupancy of 81.68%. There were 20 admissions and 24 discharges in March, with year-to-date totals of 57 admissions and 58 discharges. Referral sources for March included Salinas Valley Health (10), Natividad (8), CHOMP (1), and Washington Hospital (1). For CDPH and County Public Health activity, there was one facility-initiated incident reported and one complaint visit during the month. There were no county public health visits or infectious disease outbreaks reported. Operationally, the facility maintained a 4-star CMS rating, including 4 stars for health inspections, 3 stars for quality measures, and 3 stars for staffing. Staff activities included a CNA meeting on March 10 and a licensed nurses meeting on March 17. The month also included a memorial service held on March 17th.

Soledad Medical Clinic – In February 2026, total visits were 2,806, up from 2,222 in the prior month, and compared to 3,077 in March of the previous year. OB availability was 17 of 22 working days. There were 237 no-shows (7.8%), with appointment reminders sent via text and email. A \$25 no-show fee is being applied, along with letters and reporting to CCAH; patients with three no-shows within six months will be considered for discharge. There were nine patient grievances reported through CCAH (Alliance). Student involvement included two CET Medical Assistant students completing 160 clinical hours and one Central Coast College ultrasound technician in training. Under Care-Based Incentives (CBI), approximately 5,491 members were impacted. The program included 75 depression screenings, 6 A1C controlled diabetes cases, and 158 controlled blood pressure readings. The 2025 year-end practice profile score was 97.4 out of 100 (peer average 69.4), resulting in a total expected CBI payment of \$229,898.90. Staffing updates included a new provider starting March 10, multiple departmental meetings held throughout March, daily front office huddles, and ongoing recruitment for an X-ray technician.

CEO – Ida was happy to report that we received the ACHD Certificate of Healthcare District. Ida commended Adriana and the team, including policy updates and website enhancements to meet best practices in transparency and governance. We also recognized National Special District Day, supporting efforts to increase awareness of special districts and supports ongoing efforts to increase visibility and access to federal funding opportunities. Board onboarding and community engagement efforts continue, with Francisco completing orientation and facility tours in early April. The district has also received materials for the November 3 election, in the coming months, we will begin to prepare for the election and will submit the notice of election to the board for approval. Community and advocacy efforts remain active. The district continues strong community engagement through Rotary events and Foundation scholarships, awarding two \$2,000 scholarships in partnership with the Soledad Rotary Club. Operational updates include a \$655/month savings from replacing the Women’s Center ultrasound machine, we continue with ongoing technology upgrades. The district received \$214,097.54 in property tax revenue for April 2026. Staffing updates include new hires and employee recognition.

18. Meeting Adjourned at 6:09 p.m. – The board will reconvene on May 6, for a Special Finance Meeting and on May 21, 2026, for a Regular District Board Meeting at 4:00p.m.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President

MINUTES

1. Call to order at 9:58 a.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: Vice President, Anne Trebino
Secretary, Rosemary Guidotti
Treasurer, Ken Klemme
Board Member, Francisco Barajas
President, Graig Stephens

Directors Absent: None

Staff Present: CEO, Ida Lopez Chan
District Recording Secretary, Sophie Piña
Director of Communications, Adriana Gonzalez
Business Office Clerk, Maria Estrada
Administrator, Brian Weaver

District CPA: Brent Green, CPA

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Rosemary Guidotti

5. President's Welcome: Graig Stephens welcomed everyone to the meeting.

6. Public Comment: - None

7. Financial Reports – Brent and the Board discussed the draft budget review for 2026-2027.

8. Discussion and action to select the next Special Finance Meeting date -

Motion: The next Special Finance Meeting date was approved for June 3, 2026, at 11:00 a.m.

M/S: Klemme/Trebino

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

9. **Resolution No. 2026-12 A Resolution of the Board of Directors of the Soledad Community Health Care District in support of City of Soledad Measure A, a measure establishing a special parcel tax to be levied on properties within the city based on land use to fund fire and emergency medical services -**

Motion: The board approved Resolution No. 2026-12

M/S: Trebino/Klemme

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

10. **Meeting Adjourned at 10:52 a.m.** – The board will reconvene on May 21 2026, for a Regular District Board Meeting at 4: 00p.m, and on June 3, 2026 at 11a.m for the Special Finance Meeting.

Prepared By: _____
Sophie Piña, District Board Secretary

Approved By: _____
Graig Stephens, Board President



612 Main Street, Soledad, CA 93960
(831) 678-2462 • Fax: (831) 678-1539

RESOLUTION NO. 2026-13

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOLEDAD COMMUNITY HEALTH CARE DISTRICT RATIFYING AN OVERALL TENTATIVE AGREEMENT FOR AN MOU WITH SEIU FOR ALL REPRESENTED EMPLOYEES OF THE DISTRICT

WHEREAS, the Soledad Community Health Care District and Service Employees' International Union, Local 2015 (SEIU) have met and conferred pursuant to their obligations under the Meyers Miliias Brown Act (CA Gov. Code 3500 et. seq.); and,

WHEREAS, both parties have freely exchanged proposals and information and responded to the other party's proposals and information relevant to the wages, hours and working conditions; and

WHEREAS, following these meet and confer sessions and exchanges of proposals, the Parties have reached an overall tentative agreement relating to all outstanding issues; and,

WHEREAS, SEIU's Chief Negotiator has confirmed to the District's Interim General Counsel that SEIU's membership has approved Settlement Package Proposal #2 and ratified that Settlement Package Proposal #2 as the overall tentative agreement between the parties;

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. RECITALS ARE TRUE AND CORRECT.

The above recitals are true and correct and form the basis of this Resolution.

SECTION 2. DISTRICT RATIFICATION

The District hereby ratifies and adopts Settlement Package Proposal #2, attached hereto as Exhibit A, as the Overall Tentative Agreement between the parties.

SECTION 3. STAFF DIRECTION TO PREPARE FINAL MOU

The Board of the Soledad Community Health Care District hereby authorizes and directs District Interim General Counsel to prepare, in cooperation with SEIU, the final MOU document consistent with the terms of the Overall Tentative Agreement and consistent with the requirements of California Government Code Section 3505.1.

SECTION 4. EXECUTION OF FINAL MOU

The Board of the Soledad Community Health Care District hereby authorizes the Board President, CEO, District Interim General Counsel and District negotiations team members to execute the final MOU document referred to in 3, (above) and directs that the final executed copy be presented as an information item to the Board meeting immediately following execution.

SECTION 5. EFFECTIVE DATE

This resolution takes effect immediately upon adoption by the Board.

ADOPTED by the Board of Directors of the **Soledad Community Health Care** District, a public agency in the State of California, **Soledad**, at its special meeting held on the **21st** day of **May, 2026**, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSTAIN: Board Members:

ABSENT: Board Members::

APPROVED:

ATTEST:

Rosemary Guidotti, Secretary
Soledad Community Health Care District

ADDENDUM TO MUNICIPAL ADVISORY AGREEMENT

Addendum A

1. Purpose

This Addendum A to the Municipal Advisory Agreement dated February 10, 2026 between Soledad Community Health Care District (hereafter, "CLIENT") and Wulff, Hansen & Co. (hereafter, "Municipal Advisor" or "Advisor" or "MA") specifies and describes specific municipal advisory services to be performed by Municipal Advisor under that Agreement.

2. Services

2.1 Scope of Services

Municipal Advisor will provide the following services to CLIENT pursuant to this Addendum:

Municipal Advisor will assist CLIENT in responding to its existing lender's recent and ongoing actions and demands with respect to CLIENT's currently outstanding bank loans and revolving line of credit. Services will include:

- a) reviewing relevant loan documents, notices, and related correspondence;
- b) analyzing and discussing CLIENT's potential options to cure, waive, or otherwise address any existing or impending events of technical default;
- c) advising CLIENT on negotiation strategy and the most prudent path forward to preserve the District's long-term financial viability;
- d) engaging in direct communications and negotiations with CLIENT's existing lender on CLIENT's behalf, including assisting the District in meetings, calls, and written correspondence with the bank lender;
- e) assistance with coordinating and procurement of third-party services required by or requested by the existing lender including, a property appraisal from a lender-specified or mutually agreed-upon provider with such third-party services to be engaged directly by CLIENT and, where applicable, structured so as to serve a dual purpose in future support of a potential restructuring transaction, to be described in a future Addendum to the Agreement;
- f) advising CLIENT on how the outcome of the current lender workout process interacts with, and may affect the timing, structure, or feasibility of a potential future financing and related restructuring services should CLIENT elect to pursue such a transaction;
- g) assisting the District in developing and presenting a compelling long-term financing and restructuring plan designed to secure the existing lender's support, cooperation, and approval, including building alignment between the lender's near-term requirements and the District's broader financial restructuring objectives; and
- h) Other services that may be beneficial to CLIENT that are within the purview of Municipal Advisor's expertise.

2.2 Limitations on Scope of Services

The services to be provided by Municipal Advisor to CLIENT pursuant to this Addendum are subject to the following limitations in addition to those described in the Agreement.

Municipal Advisor will not provide placement agent services.

3. Termination

The provisions of this Addendum A shall terminate and thereafter be null and void upon the completion of Services or September 1, 2026, whichever occurs first. This Addendum A may only be extended or amended by a written agreement between CLIENT and Wulff, Hansen & Co.

4. Fees

With regard to Services to be provided by Municipal Advisor under this Addendum A, Municipal Advisor shall be compensated as follows:

4.1 Municipal Advisor Fee

Municipal Advisor shall be compensated for services provided under this Addendum A on an hourly basis at the rate of \$300 per hour, with such fees capped at a maximum of \$4,500 without further CLIENT authorization and approval. This fee becomes due and payable upon Municipal Advisor's submission of an invoice to CLIENT and is payable from any source of legally available funds.

It is presently contemplated that Municipal Advisor and CLIENT will also enter into an Addendum B, which provides for Municipal Advisor to advise and assist CLIENT with respect to a comprehensive debt restructuring transaction via the issuance of municipal securities. Any fee paid to Municipal Advisor under this Addendum A shall be credited against any contingent fee described in Addendum B, if such fee under Addendum B becomes due and payable. Addendum B will be provided to CLIENT concurrently with this Addendum A for CLIENT's consideration.

4.2 Expenses

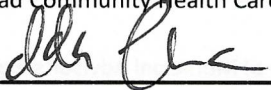
During the term of this Addendum A, out-of-pocket travel expenses incurred by Municipal Advisor that have been pre-approved by CLIENT shall be reimbursed by CLIENT. Given the District's proximity to our headquarters in San Rafael, California, it is anticipated that expenses will be limited to mileage. Total pre-approved travel expense reimbursements under this Addendum A shall not exceed \$750. Reimbursement for expenses may be paid from any source of legally available funds upon CLIENT's receipt of an invoice from Advisor. Such reimbursed expenses are separate from and in addition to any compensation due to Municipal Advisor under Section 4.1.


5. Conflicts of Interest

Municipal Advisor has had conversations with CLIENT about an engagement to assist CLIENT with a future issuance of municipal securities in the near term. This represents a potential conflict of interest for Municipal Advisor in that a failure to resolve CLIENT's issues with its current bank loans, which failure results in a technical default, would make such an issuance impractical in the near term until CLIENT is able to cure such default and otherwise resolve its current financial issues. Municipal Advisor reasonably believes that this potential conflict is mitigated by the fact that both Advisor and CLIENT wish to resolve CLIENT's current issues in a manner which would avoid a default and allow a potential financing to move forward in a timely manner.

Municipal Advisor is not aware of any additional material conflicts of interest to which it is subject in the context of this Addendum A other than those previously disclosed to CLIENT in connection with the Agreement.

APPROVED:
Soledad Community Health Care District

/s/  _____


Print Name and Title

Date: 5/11/2026

APPROVED:
Wulff, Hansen & Co.

/s/  _____

Chris Charles, President

Date: 05/07/2026

ADDENDUM TO MUNICIPAL ADVISORY AGREEMENT

Addendum B

1. Purpose

This Addendum B to the Municipal Advisory Agreement dated February 10, 2026 between Soledad Community Health Care District (hereafter, "CLIENT") and Wulff, Hansen & Co. (hereafter, "Municipal Advisor" or "Advisor" or "MA") specifies and describes specific municipal advisory services to be performed by Municipal Advisor under that Agreement.

2. Services

2.1 Scope of Services

Municipal Advisor will provide the following services to CLIENT pursuant to this Addendum:

The services described below are separate from and in addition to any services described in and provided under Addendum A of the Agreement. CLIENT intends to refinance and restructure various existing financial obligations including Repayment Agreements to the California Department of Health Care Services as well as loan obligations with 1st Capital Bank (now dba West Coast Community Bank), in the approximate amount of \$8 million (the "Debt Obligations"). Municipal Advisor will advise and assist CLIENT in refinancing and restructuring such Debt Obligations via a private placement of municipal securities (including tax-exempt and taxable, as applicable)(the "Refinancing"). Municipal Advisor will perform the following services, as appropriate, with respect to the Refinancing:

- a) Attendance at public meetings of CLIENT, including telephonically or virtually, as appropriate, at which matters relating to the Services, the Debt Obligations, or the Refinancing are considered;
- b) Attendance at meetings with staff and or CLIENT's consultants, including telephonically or virtually, as appropriate, at which matters relating to the Debt Obligations or the Refinancing are discussed;
- c) Assist CLIENT in its selection and engagement of any other needed professionals (e.g. bond counsel, placement agent, etc.), as applicable;
- d) Prepare and maintain a Distribution List with contact information on all relevant participants in the transaction;
- e) Prepare and maintain a detailed Financing Schedule, indicating timing for significant steps in the process;
- f) Prepare cash flow analyses and other analyses required for staff and or the Board of Trustees to make fully informed decisions on the refinancing structures and process, including the input of Staff and other consultants of the CLIENT;
- g) Participate in telephone consultants with staff and CLIENT's consultants to answer questions about the Refinancing and related matters;
- h) Assist CLIENT and its legal counsel in the preparation and approval of a Debt Management Policy (as required by the State of California before municipal securities may be issued);
- i) Work with CLIENT and CLIENT's consultants to develop and coordinate recommendations acceptable to interested parties, CLIENT, and its consultants;
- j) Assist CLIENT with any staff reports or other reports to be made to the Board or members of the public in which matters relating to the Refinancing are discussed;
- k) Assist CLIENT in structuring the parameters of the transaction as to best reflect CLIENT's priorities and interests, including:
 - a. Amortization structure, payment dates, and term of borrowing;
 - b. Security;
 - c. Terms (e.g. call provisions, parity debt, etc.);
 - d. Covenants;

- l) Assist in preparing and arranging for the Refinancing to be sold to a private investor through the placement agent (Private Placement);
- m) Assist the placement agent in preparing the Lender Request for Proposal;
- n) Assist CLIENT in providing requested information needed for the preparation of the financing/legal documents to bond counsel and the placement agent;
- o) Review and comment on all financing/legal documents prepared by bond counsel to reflect CLIENT's interests and priorities;
- p) Provide or arrange for the preparation of a detailed summary of all Lender Proposals received;
- q) Recommend to CLIENT which, if any, term sheet(s) should be brought before the Board for approval;
- r) After a term sheet has been approved, assist CLIENT in locking in key terms of Refinancing, including the interest rate;
- s) Assist all parties in closing the transaction;
- t) Provide follow-up consultation with respect to the transaction and reporting requirements, as appropriate.

2.2 Limitations on Scope of Services

The services to be provided by Municipal Advisor to CLIENT pursuant to this Addendum are subject to the following limitations in addition to those described in the Agreement.

Municipal Advisor will not provide placement agent services

3. Termination

The provisions of this Addendum B shall terminate and thereafter be null and void upon the closing and completion of Services or December 31, 2027, whichever occurs first. This Addendum B may only be extended or amended by a written agreement between CLIENT and Wulff, Hansen & Co.

4. Fees

With regard to Services to be provided by Municipal Adviser under this Addendum A, Municipal Advisor shall be compensated as follows:

4.1 Municipal Advisor Fees

The fee due to Municipal Advisor under this Addendum B shall be paid out of the proceeds of the Refinancing and will be fully contingent on the successful placement, completion and funding of the Refinancing. No compensation shall be due to the Advisor under Section 4.1 for services rendered under this Addendum B if the Refinancing is not approved and successfully completed. Municipal Advisor's fee for Services shall be \$39,500.

The Municipal Advisor fee outlined in Section 4.1 of Addendum B of \$39,500 shall be reduced by any amount previously paid by CLIENT to Municipal Advisor under Addendum A.

4.2 Expenses

During the term of this Addendum B, out-of-pocket travel expenses incurred by Municipal Advisor that have been pre-approved by CLIENT shall be reimbursed by CLIENT. Given the District's proximity to our headquarters in San Rafael, California, it is anticipated that expenses will be limited to mileage. Total pre-approved travel expense reimbursements under this Addendum B shall not exceed \$750. Reimbursement for expenses may be paid from bond proceeds at closing (with approval by Bond Counsel) or from any source of legally available funds upon CLIENT's receipt of an invoice from Advisor. Such reimbursed expenses are separate from and in addition to any compensation due to Municipal Advisor under Section 4.1.

5. Conflicts of Interest

Municipal Advisor is not aware of any additional material conflicts of interest to which it is subject in the context of this Addendum B other than those previously disclosed to CLIENT in connection with the Agreement.

APPROVED:

Soledad Community Health Care District]

/s/ _____

Print Name and Title

Date: _____

APPROVED:

Wulff, Hansen & Co.

/s/  _____

Chris Charles, President

Date: 05/07/2026 _____

WULFF, HANSEN & Co.

ESTABLISHED 1931

INVESTMENT BANKERS

100 SMITH RANCH ROAD, SUITE 330

SAN RAFAEL, CALIFORNIA 94903

(415) 421-8900

February 10, 2026

Dr. Ida Lopez Chan
Chief Executive Officer
Soledad Community Health Care District
612 Main Street
Soledad, CA 93960

This is an Agreement (AGREEMENT) between Soledad Community Health Care District] (CLIENT) and Wulff, Hansen & Co. (MUNICIPAL ADVISOR or ADVISOR or MA) a registered municipal advisory firm. The purpose of the AGREEMENT is to provide a framework allowing MUNICIPAL ADVISOR to provide municipal advisory services (SERVICES) to CLIENT from time to time as may be mutually agreed upon by both parties. All such SERVICES to be delivered under this Agreement will be specifically described in an Addendum to the AGREEMENT accepted by both parties, and no services will be provided in the absence of such an Addendum. The terms and conditions of this Agreement are set forth below. CLIENT understands and acknowledges that any information or services provided by ADVISOR pursuant to an Addendum to this Agreement are for the purpose of serving as Municipal Advisor to CLIENT and not as an Underwriter or otherwise facilitating the placement of municipal securities issued by CLIENT.

This AGREEMENT also contains various disclosures and other information required under MSRB Rule G-42 and, with its Addenda, will serve as written documentation of certain specific terms, disclosures and other items of information relating to our relationship as of the date this AGREEMENT is signed by ADVISOR. If this information materially changes during the relationship any such change will be described in writing and delivered to you.

1. Scope of Services.

(a) Services to be provided.

From time to time CLIENT may request that ADVISOR provide municipal advisory services relating to a specific project or projects. The scope of any such services, any limitations thereon, any compensation to be earned by ADVISOR in connection with their delivery, and any conflicts of interest (other than those disclosed in this AGREEMENT) that ADVISOR may have in connection with such services will be described in an Addendum to this AGREEMENT. No services which are not so described and documented in an Addendum will be provided by ADVISOR to CLIENT.

(b) Limitations on Scope of Services

Where an Addendum to this Agreement describes the scope of services to be provided under that Addendum, any limitations on such scope in addition to those included in this Agreement will be described in that Addendum.

Unless otherwise specifically provided in an Addendum to this Agreement, ADVISOR is not responsible for preparing any preliminary or final official statement, or for certifying as to the accuracy or completeness of any preliminary or final official statement, other than with respect to any information about Municipal Advisor provided by Municipal Advisor for inclusion in such documents. In addition, ADVISOR will not provide any of the following services in connection with any engagement pursuant to this Agreement or any associated Addenda:

- a) Legal services of any kind;
- b) Assistance to CLIENT with regard to CLIENT's responsibilities under the federal securities laws and regulations relating to initial or continuing disclosure in connection with municipal securities, inclusive of the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934. Such services will be provided only if ADVISOR is explicitly engaged by CLIENT in a separate contract unrelated to this Agreement or any Addenda thereto.

- c) Engineering services of any kind;
- d) Special Tax Rate Consulting
- e) Absorption Analysis or the review thereof;
- f) Feasibility Studies or the review thereof
- g) Fiscal Consulting;
- h) Underwriting or placement agent services;
- i) Accounting services;

CLIENT acknowledges its responsibility with respect to compliance with federal securities laws and represents its intention to comply in all respects with such laws. CLIENT acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities may apply to the CLIENT and that the failure of ADVISOR to advise CLIENT respecting these laws shall not constitute a breach by ADVISOR of any of its duties and responsibilities under this Agreement.

CLIENT acknowledges and accepts that members of Municipal Advisor's staff, for regulatory compliance policy reasons, are not permitted to and will not employ SMS text messaging, social media applications such as WhatsApp, or any other form of electronic communication or messaging other than standard email and telephonic voice communications, and CLIENT agrees that it will not attempt to use such means of communication in the course of its business with Municipal Advisor. Should CLIENT wish to use Zoom for realtime electronic communications with Municipal Advisor, CLIENT agrees that it will not attempt to use or engage with Zoom's 'chat' function, which is an electronic messaging system that Advisor's staff is not permitted to employ.

2. Municipal Advisor's Regulatory Duties When Advising CLIENT.

MSRB Rule G-42 requires that Municipal Advisor make a reasonable inquiry as to the facts that are relevant to CLIENT's determination whether to proceed with a course of action or that form the basis for any advice provided by MA to CLIENT. The rule also requires that MA undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. Municipal Advisor is also required under the rule to use reasonable diligence to know the essential facts about CLIENT and the authority of each person acting on CLIENT's behalf.

Accordingly, MA will seek CLIENT's assistance and cooperation, and the assistance and cooperation of CLIENT's agents, with the carrying out by Municipal Advisor of these regulatory duties, including providing to Municipal Advisor accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, to the extent CLIENT seeks to have MA provide advice with regard to any recommendation made by a third party, MA requests that CLIENT provide to MA written direction to do so as well as any information it has received from such third party relating to its recommendation.

3. Term.

This AGREEMENT shall become effective upon acceptance by both parties and shall terminate **December 31, 2030** unless terminated earlier by one of the parties. Either party may terminate this AGREEMENT upon thirty days written notice to the other party or as may be mutually agreed by both parties. ADVISOR's engagement to provide municipal advice on a specific project or projects described in an Addendum to this document shall terminate as described in that Addendum.

4. Compensation.

The form and basis of any compensation for any of Municipal Advisor's services provided or expenses incurred pursuant to an Addendum to this AGREEMENT will be as described in that Addendum.

5. Limitation of Liability.

In the absence of willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties hereunder on the part of Municipal Advisor or any of its associated persons, Municipal Advisor and its associated persons shall have no liability to CLIENT for any act or omission in the course of, or connected with, rendering services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal

securities, any municipal financial product or any other investment, or for any financial or other damages resulting from CLIENT's election to act or not to act, as the case may be, contrary to any advice or recommendation provided by Municipal Advisor to CLIENT. No recourse shall be had against Municipal Advisor for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of CLIENT arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with any Issue or otherwise relating to the tax treatment of any Issue, or in connection with any opinion or certificate rendered by counsel or any other party. Notwithstanding the foregoing, nothing contained in this paragraph or elsewhere in this Agreement shall constitute a waiver by CLIENT of any of its legal rights under applicable U.S. federal securities laws or any other laws whose applicability is not permitted to be contractually waived nor shall it constitute a waiver or diminution of Municipal Advisor's fiduciary duty to CLIENT under Section 15B(c)(1) of the Securities Exchange Act of 1934, as amended, and the rules thereunder.

6. Required Disclosures.

MSRB Rule G-42 requires that MUNICIPAL ADVISOR provide CLIENT with the following disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history.

(a) ***Disclosures of Conflicts of Interest.*** MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Accordingly, any material conflicts of interest known to MUNICIPAL ADVISOR in connection with the Scope of Services are disclosed below, including those conflicts applying to various forms of compensation which are described in a document attached to this AGREEMENT. We believe that these conflicts are mitigated by our duties to CLIENT as assigned to us under Federal and State laws and regulations and the rules of the Municipal Securities Rulemaking Board. In addition, because MUNICIPAL ADVISOR is a broker-dealer with significant business and economic interests due to the nature of its overall business, the success and profitability of MUNICIPAL ADVISOR is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty where such duty exists. Furthermore, MUNICIPAL ADVISOR's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of MUNICIPAL ADVISOR potentially departing from their regulatory duties due to personal interests.

Other Municipal Advisor or Underwriting Relationships.

MUNICIPAL ADVISOR serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of CLIENT. For example, MUNICIPAL ADVISOR and/or its Municipal Advisor Representatives provide municipal advice to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to CLIENT under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, MUNICIPAL ADVISOR could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of MUNICIPAL ADVISOR to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that MUNICIPAL ADVISOR serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair MUNICIPAL ADVISOR's ability to fulfill its regulatory duties to CLIENT.

Broker-Dealer and Investment Advisory Business.

MUNICIPAL ADVISOR is a broker-dealer and investment advisory firm that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of CLIENT, may be undertaken on behalf of, or as counterparty to, CLIENT, personnel of CLIENT, and current or potential investors in the securities of CLIENT. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of CLIENT, such as when their buying or selling of CLIENT's securities may have an adverse effect on the market for CLIENT's securities, and the interests of such other clients could create the incentive for MUNICIPAL ADVISOR to make recommendations to CLIENT that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from MUNICIPAL ADVISOR effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of the MUNICIPAL ADVISOR that operate separately from MUNICIPAL ADVISOR's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by MUNICIPAL ADVISOR to CLIENT under this Agreement.

In addition to the considerations above, the fact that MUNICIPAL ADVISOR's staff are engaged in support of these other business activities could create a conflict when multiple demands exist on a particular individual's time and resources. We reasonably believe that this conflict is mitigated by our staff's desire to complete CLIENT's work in a timely manner and consequently be compensated by MUNICIPAL ADVISOR for their efforts.

Other Business Relationships

MUNICIPAL ADVISOR may have existing or future business relationships, unrelated to CLIENT or MUNICIPAL ADVISOR's services to CLIENT, with underwriters, placement agents, attorneys, accountants, financial institutions, contractors or other entities whose services it may recommend to CLIENT or whom CLIENT may select on its own initiative. MUNICIPAL ADVISOR's business relationships with such entities may include payments or referrals made to Advisor by such entities or payments or referrals made by Advisor to such entities in connection with matters wholly unrelated to CLIENT's business or activities. Because under no circumstances will Advisor accept any form of payment or other remuneration, directly or indirectly, from any third party in connection with Advisor's services to CLIENT, Advisor believes that none of these other engagements or relationships would create a material conflict or otherwise impair MUNICIPAL ADVISOR's ability to fulfill its regulatory duties to CLIENT.

Secondary Market Transactions in CLIENT's Securities.

MUNICIPAL ADVISOR, in connection with its sales and trading activities, may take a principal position in securities, including securities of CLIENT, and therefore MUNICIPAL ADVISOR could have interests in conflict with those of CLIENT with respect to the value of CLIENT's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, MUNICIPAL ADVISOR or its affiliates may submit orders for and acquire CLIENT's securities issued in an Issue under the Agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with CLIENT in that it could create the incentive for MUNICIPAL ADVISOR to make recommendations to CLIENT that could result in more advantageous pricing of CLIENT's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through staff members of the MUNICIPAL ADVISOR that operate independently from MUNICIPAL ADVISOR's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by MUNICIPAL ADVISOR to CLIENT under this Agreement.

Other Conflicts of Interest. None.

(b) ***Disclosures of Information Regarding Legal Events and Disciplinary History.*** MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. Accordingly, Municipal Advisor addresses below the required disclosures and related information in connection with such disclosures.

DISCLOSURE OF CONFLICTS OF INTEREST WITH VARIOUS FORMS OF COMPENSATION

The Municipal Securities Rulemaking Board requires us, as your Advisor, to provide written disclosure to you about the actual or potential conflicts of interest presented by various forms of compensation. We must provide this disclosure unless you have required that a particular form of compensation be used. You should select a form of compensation that best meets your needs and the agreed upon scope of services.

Forms of compensation; potential conflicts. The forms of compensation for Advisors vary according to the nature of the engagement and requirements of the client, among other factors. Various forms of compensation present actual or potential conflicts of interest because they may create an incentive for an Advisor to recommend one course of action over another if it is more beneficial to the Advisor to do so. This document discusses various forms of compensation and the timing of payments to the Advisor.

Fixed fee. Under a fixed fee form of compensation, the Advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the Advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the Advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the Advisor's fee is contingent upon the successful completion of a financing, as described below.

Hourly fee. Under an hourly fee form of compensation, the Advisor is paid an amount equal to the number of hours worked by the advisor times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the client and the Advisor do not agree on a reasonable maximum amount at the outset of the engagement, because the advisor does not have a financial incentive to recommend alternatives that would result in fewer hours worked. In some cases, an hourly fee may be applied against a retainer (e.g., a retainer payable monthly), in which case it is payable whether or not a financing closes. Alternatively, it may be contingent upon the successful completion of a financing, in which case there may be additional conflicts of interest, as described below.

Fee contingent upon the completion of a financing or other transaction. Under a contingent fee form of compensation, payment of an Advisor's fee is dependent upon the successful completion of a financing or other transaction. Although this form of compensation may be customary for the client, it presents a conflict because the Advisor may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the client. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, an Advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Fee paid under a retainer agreement. Under a retainer agreement, fees are paid to an Advisor periodically (e.g., monthly) and are not contingent upon the completion of a financing or other transaction. Fees paid under a retainer agreement may be calculated on a fixed fee basis (e.g., a fixed fee per month regardless of the number of hours worked) or an hourly basis (e.g., a minimum monthly payment, with additional amounts payable if a certain number of hours worked is exceeded). A retainer agreement does not present the conflicts associated with a contingent fee arrangement (described above).

Fee based upon principal or notional amount and term of transaction. Under this form of compensation, the Advisor's fee is based upon a percentage of the principal amount of an issue of securities (e.g., bonds) or, in the case of a derivative, the present value of or notional amount and term of the derivative. This form of compensation presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue or modify the derivative for the purpose of increasing the Advisor's compensation.

Required disclosures include specific information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. Municipal Advisor and members of its staff have been subject to various such legal or disciplinary events. Municipal Advisor reasonably believes that it as an entity has no such events that may be material to CLIENT's evaluation of Municipal Advisor as such. However, during its 88 years as a broker/dealer, Municipal Advisor has accumulated a number of such events related to its broker/dealer business as such and CLIENT may wish to review these. Members of MA's staff who have also been registered representatives of one or more broker/dealers have disclosures which could potentially be material to CLIENT's evaluation. Specific instances of such events can be found in Item 9 of our Form MA and, for staff members, Item 6 of Forms MA-I. Direct links to all of this information for the firm and each individual are provided on our website at: <https://www.wulffhansen.com/municipal-advisor-disclosures/> .

The date of the last material change to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed by Municipal Advisor with the SEC is December 10, 2019, which change consisted of adding historical disclosures about a newly affiliated third-party accountant. The disclosures were not related to the municipal advisory business.

(c) **Customer Protections.** Municipal Advisor is registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The latter's website is located at www.msrb.org. A municipal advisory client brochure is available on that website that describes the protections that may be provided by the MSRB's rules and how a client may file a complaint with an appropriate regulatory authority.

(d) **Future Supplemental Disclosures.** As required by MSRB Rule G-42, this information may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Municipal Advisor. Municipal Advisor will provide CLIENT with any such supplement or amendment as it becomes available throughout the term of the Agreement.

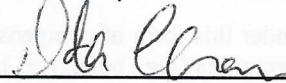
7. Choice of Law.

This Agreement shall be construed and given effect in accordance with the laws of the State of California.

8. Entire Agreement. This instrument, including all Addenda and Appendices hereto, contains the entire agreement between the parties relating to the rights herein granted and obligations herein assumed. This Agreement may not be amended, supplemented or modified except by means of a written instrument executed by both parties.

9. Severability. If any provision of this Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions because it conflicts with any provisions of any constitution, statute, rule or public policy, or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatever.

ACKNOWLEDGED and AGREED:
Soledad Community Health Care District

/s/ 

Ida Lopez Chan, CEO
Print Name and Title

Date: 3/30/26

ACKNOWLEDGED and AGREED:
Wulff, Hansen & Co.

/s/ 

Chris Charles, President

Date: 02/10/2026

Soledad Community Health Care District

Balance Sheet

As of April 30, 2026

	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Assets			
Current Assets			
Cash & Cash Equivalents	2,928,759	3,169,230	(240,471)
Assets Limited as to Use - Current	105	105	-
Patient Accounts Receivable - Net	890,016	1,896,989	(1,006,973)
Other Receivables	78,103	121,046	(42,943)
Inventories	120,192	109,573	10,619
Prepaid Expenses & Deposits	198,304	102,190	96,114
	<u>4,215,479</u>	<u>5,399,133</u>	<u>(1,183,654)</u>
Fixed Assets:			
Buildings & Improvements	10,888,154	10,888,154	-
Equipment	3,053,838	3,027,243	26,595
Construction in Progress	-	-	-
	<u>13,941,992</u>	<u>13,915,397</u>	<u>26,595</u>
Accum Depr	<u>(9,192,094)</u>	<u>(8,740,208)</u>	<u>(451,886)</u>
	<u>4,749,898</u>	<u>5,175,189</u>	<u>(425,291)</u>
Total Assets	<u>8,965,377</u>	<u>10,574,322</u>	<u>(1,608,945)</u>
Liabilities:			
Current Liabilities:			
Accounts Payable	172,027	337,153	(165,126)
Accrued Payroll & Benefits	588,830	516,667	72,163
Estimated Third Party Settlements	493,250	3,634,790	(3,141,540)
West Coast Community - Line of Credit	240,000	-	240,000
Current Portion - Long-term Debt	351,512	356,862	(5,350)
	<u>1,845,619</u>	<u>4,845,472</u>	<u>(2,999,853)</u>
Long-Term Debt	<u>6,974,632</u>	<u>4,249,053</u>	<u>2,725,579</u>
Total Liabilities	<u>8,820,251</u>	<u>9,094,525</u>	<u>(274,274)</u>
Net Assets (Assets Minus Liabilities)	<u>145,126</u>	<u>1,479,797</u>	<u>(1,334,671)</u>
Summary of Net Assets			
Beginning of Year - July 1st	962,082	1,619,863	
Increase <Decrease> in Net Assets	<u>(816,956)</u>	<u>(140,066)</u>	
End of Period	<u>145,126</u>	<u>1,479,797</u>	
Number of Days of Cash on Hand	<u>68.69</u>	<u>74.33</u>	

Soledad Community Health Care District

Statement of Revenues, Expenses, and Changes in Net Assets

For the Ten Months Ended:

April 30, 2026

	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Operating Revenues:			
Medical Services	14,496,495	16,337,816	(1,841,321)
Contractual Adjustments	(3,284,267)	(3,894,965)	610,698
	<u>11,212,228</u>	<u>12,442,851</u>	<u>(1,230,623)</u>
Other Operating Revenues	137,950	87,716	50,234
	<u>11,350,178</u>	<u>12,530,567</u>	<u>(1,180,389)</u>
Operating Expenses:			
Salaries & Wages	6,074,716	5,928,392	146,324
Professional Fees	2,302,051	2,806,519	(504,468)
Employee Benefits	1,418,397	1,345,455	72,942
Supplies	1,118,591	1,292,546	(173,955)
Utilities	351,802	349,394	2,408
Purchased Services	253,447	255,289	(1,842)
Other Operating Expenses	229,315	282,719	(53,404)
Insurance	232,664	244,264	(11,600)
Rents and Leases	45,929	39,775	6,154
	<u>12,026,912</u>	<u>12,544,353</u>	<u>(517,441)</u>
Operating Income <Loss> Before Depreciation	(676,734)	(13,786)	(662,948)
Less Depreciation	(363,976)	(413,908)	49,932
Operating Income <Loss> After Depreciation	(1,040,710)	(427,694)	(613,016)
Non-Operating Revenues <Expenses>			
District Property Tax Revenues	438,990	428,586	10,404
Grants & Contributions	46,631	60,648	(14,017)
Investment Income	41,090	21,086	20,004
Interest Expense	(302,957)	(222,692)	(80,265)
	<u>223,754</u>	<u>287,628</u>	<u>(63,874)</u>
Increase <Decrease> in Net Assets	<u>(816,956)</u>	<u>(140,066)</u>	<u>(676,890)</u>
Summary of Income by Operation			
Eden Valley Care Center	203,992	895,853	(691,861)
Clinic & Women's Health Center	149,107	41,174	107,933
District	(1,170,055)	(1,077,093)	(92,962)
	<u>(816,956)</u>	<u>(140,066)</u>	<u>(676,890)</u>
Other Items:			
Contractual Adjustments %	<u>22.66%</u>	<u>23.84%</u>	
Salaries to Gross Revenues	<u>41.90%</u>	<u>36.29%</u>	
Professional Fees to Gross Revenues	<u>15.88%</u>	<u>17.18%</u>	

Soledad Community Health Care District

Account Summaries

Description	30-Apr-26	30-Apr-25	Variance
Cash & Cash Equivalents:			
Pacific Valley Bank	1,024,400	-	1,024,400
West Coast Community Bank	777,231	2,555,577	(1,778,346)
Mechanics Bank	1,098,549	583,051	515,498
LAIF	18,327	17,573	754
US Bank	3,971	6,748	(2,777)
Petty Cash	6,281	6,281	-
Totals	2,928,759	3,169,230	(240,471)

Accounts Receivable

Eden Valley - Net	677,699	1,589,987	(912,288)
Clinic - Net	212,317	307,002	(94,685)
Totals	890,016	1,896,989	(1,006,973)

Summary of Income by Month

July	(169,563)	159,345	
August	(51,932)	(138,814)	
September	(105,782)	(95,988)	
October	(141,542)	(129,441)	
November	(235,250)	(592,785)	
December	(230,672)	61,175	
January	(488)	248,822	
February	(62,770)	(240,615)	
March	(94,963)	(77,400)	
April	256,006	621,145	
May			
June			
Totals	(836,956)	(184,556)	(652,400)
Grants Received	20,000	44,490	
	(816,956)	(140,066)	

Gross Revenues by Type

Medical Clinic	8,099,629	55.87%	
Medi-Cal	3,983,631	27.48%	62.27%
Medicare	1,790,490	12.35%	27.99%
Other	549,256	3.79%	8.59%
Private	73,489	0.51%	1.15%
	14,496,495	100.00%	100.00%

Soledad Community Health Care District

Account Summaries

<u>Eden Valley Care Center by Dept</u>	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	3,790,327	3,861,499	(71,172)
Medicare	2,019,051	2,619,840	(600,789)
Other Insurance	522,335	679,780	(157,445)
Private	73,489	116,061	(42,572)
Other Income	152,690	71,004	81,686
	<u>6,557,892</u>	<u>7,348,184</u>	<u>(790,292)</u>
Expenses:			
Medicare Certified Unit	2,671,989	2,372,640	299,349
General Administration	711,795	703,498	8,297
Dietary	583,913	571,861	12,052
Employee Benefits	532,771	610,129	(77,358)
Physical, Occupational & Speech Therapy	484,036	497,314	(13,278)
Activities, Education & Soda Shop	330,723	324,095	6,628
Housekeeping and Laundry	281,298	283,342	(2,044)
Plant Operations & Maintenance	262,468	279,133	(16,665)
Nursing Administration	188,148	451,112	(262,964)
Medical Records, Central Supply, Pharmacy	158,183	220,937	(62,754)
Taxes, Insurance, Depreciation, Interest	148,576	138,270	10,306
	<u>6,353,900</u>	<u>6,452,331</u>	<u>(98,431)</u>
Net Income <Loss>	<u>203,992</u>	<u>895,853</u>	<u>(691,861)</u>

<u>Eden Valley Care Center by Type</u>	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Revenues - Net			
Medi-Cal	3,790,327	3,861,499	(71,172)
Medicare	2,019,051	2,619,840	(600,789)
Other Insurance	522,335	679,780	(157,445)
Private	73,489	116,061	(42,572)
Other Income	152,690	71,004	81,686
	<u>6,557,892</u>	<u>7,348,184</u>	<u>(790,292)</u>
Expenses:			
Salaries	3,939,681	3,596,117	343,564
Benefits	849,989	908,717	(58,728)
Supplies	556,866	614,265	(57,399)
Professional Fees	403,435	671,516	(268,081)
Utilities	239,586	247,952	(8,366)
Other Operating Expenses	123,180	166,502	(43,322)
Insurance	105,451	82,398	23,053
Purchased Services	96,717	112,986	(16,269)
Depreciation	38,995	51,878	(12,883)
	<u>6,353,900</u>	<u>6,452,331</u>	<u>(98,431)</u>
Net Income <Loss>	<u>203,992</u>	<u>895,853</u>	<u>(691,861)</u>

Soledad Community Health Care District

Account Summaries

<u>Soledad Medical Clinic / Women's Health Center</u>	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Revenues - Net			
Gross Revenues	8,099,629	9,134,122	(1,034,493)
Contractual Adjustments	(3,292,603)	(3,968,451)	675,848
Other Revenues	21,696	39,089	(17,393)
	<u>4,828,722</u>	<u>5,204,760</u>	<u>(376,038)</u>
Expenses:			
Salaries	1,203,984	1,439,637	(235,653)
Doctors	900,767	909,038	(8,271)
Professional Fees	828,646	984,060	(155,414)
Supplies	540,778	652,071	(111,293)
Depreciation	324,981	361,689	(36,708)
Interest Expense	302,957	221,225	81,732
Employee Benefits	282,116	321,198	(39,082)
Utilities	112,215	101,441	10,774
Purchased Services	85,879	67,877	18,002
Other Operating Expenses	65,439	56,111	9,328
Insurance	31,853	49,239	(17,386)
	<u>4,679,615</u>	<u>5,163,586</u>	<u>(483,971)</u>
Net Income <Loss>	<u>149,107</u>	<u>41,174</u>	<u>107,933</u>

<u>Soledad Community Health Care District</u>	<u>30-Apr-26</u>	<u>30-Apr-25</u>	<u>Variance</u>
Revenues - Net			
Property Tax Revenues	438,990	428,586	10,404
Other Revenues	51,285	59,357	(8,072)
	<u>490,275</u>	<u>487,943</u>	<u>2,332</u>
Expenses:			
Salaries	931,052	892,639	38,413
Employee Benefits	286,292	115,540	170,752
Professional Fees	169,204	241,904	(72,700)
Insurance	95,361	112,627	(17,266)
Other Operating Expenses	86,624	100,222	(13,598)
Purchased Services	70,851	74,426	(3,575)
Supplies	20,946	26,211	(5,265)
Depreciation	-	1,467	(1,467)
	<u>1,660,330</u>	<u>1,565,036</u>	<u>95,294</u>
Net Income <Loss>	<u>(1,170,055)</u>	<u>(1,077,093)</u>	<u>(92,962)</u>

Soledad Community Health Care District

Account Summaries

<u>Summary of Income by Month</u>	<u>April</u>	<u>July - March</u>	<u>Total</u>
Eden Valley Care Center	(54,146)	297,133	242,987
Soledad Medical Clinic / Women's Health Center	273,995	200,093	474,088
District	72,556	(1,242,611)	(1,170,055)
Sub-Total	292,405	(745,385)	(452,980)
Depreciation	(36,399)	(327,577)	(363,976)
Totals	<u>256,006</u>	<u>(1,072,962)</u>	<u>(816,956)</u>

Summary of Professional Services:

	<u>Eden Valley</u>	<u>Clinic</u>	<u>District</u>
Healthcare Medical Billing & Financial	121,000		
Medical Director	55,000		
ADP - Payroll Processing	49,609	28,044	12,090
Nursing - Medely	40,854		
Point Click Care	28,260		
Dietary Consultant	26,112		
Accounting / Audit Fees	20,200	7,500	29,800
Green's Accounting	13,925	14,900	19,845
Pharmacy Consultant	15,684		
Inovalon	12,062		
Net Health System Inc.	6,503		
Intellilogix	4,740		
WellSky	4,372		
Sage	3,936		
Miscellaneous	1,178	4,036	(3,083)
Athena Health		348,820	
Natividad Medical Center		336,600	
Central Valley Imaging Medical Associates		52,234	
Sweeten Health		36,512	
Legal Expense			77,421
Payscale, Inc.			17,120
Beyond Limits			7,476
Mitsubishi HC Capital America			5,573
Millennium Accounting Solutions			2,962
	<u>403,435</u>	<u>828,646</u>	<u>169,204</u>

Soledad Community Health Care District

Account Summaries

Summary of Purchased Services

	<u>Eden Valley</u>	<u>Clinic</u>	<u>District</u>
Ambulance Transportation	23,230		
Pure Serve Building Services, Inc.	13,400	43,660	
GIS Plumbing	9,534	7,234	
First Alarm / Bay Area Fire	8,035	2,483	
Miscellaneous	6,830	1,270	1,522
J & S Refrigeration, Inc.	6,580	2,962	
Onpoint Generators	5,405		
Laboratory Services	5,057		
Beautician	4,968		
Green Line Liquid Waster Hauler	3,440		
Mitchell Technologies	2,182	4,106	69,329
Terminix	2,100	663	
Paradise Door & Service	1,755		
Electric Torres	1,450		
King City Glass	903	987	
Jimenez Tire Services	656		
ABM Scale Co.	600		
Docks & Doors, LLC	592		
Biomedical Equipment		11,875	
Coast to Coast		8,718	
JTC Medical Physics		1,921	
	<u>96,717</u>	<u>85,879</u>	<u>70,851</u>

Summary of Cash Flows:

Cash Flows for the Fiscal Period Ended: April 30, 2026

Increase <Decrease> in Net Assets	(816,956)
Add: Decrease in Accounts Receivable	755,774
Increase in Line of Credit	240,000
Depreciation	363,976
Less: Decrease in Accrued Payroll	(42,728)
Decrease in Third Party Settlements	(70,911)
Decrease in Accounts Payable	(184,965)
Increase in Prepaid Expenses	(134,481)
Payment of Long-Term Debt	(293,162)
Increase <Decrease> in Cash	<u>(183,453)</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Budget to Actual Summary

Operating Budget FY 2025-2026

April 30, 2026

	<u>Total Budget YTD</u>	<u>Total Actual YTD</u>	<u>Eden Valley Actual YTD</u>	<u>Clinic Actual YTD</u>	<u>District Actual YTD</u>
Operational Revenues:					
Gross Patient Revenues	16,808,800	14,496,495	6,396,866	8,099,629	-
Contractual Adjustments	(3,680,335)	(3,284,267)	8,336	(3,292,603)	-
Other Operating Revenues	311,535	137,950	109,059	15,364	13,527
	<u>13,440,000</u>	<u>11,350,178</u>	<u>6,514,261</u>	<u>4,822,390</u>	<u>13,527</u>
Operational Expenditures:					
Salaries	6,306,775	6,074,717	3,939,681	1,203,984	931,052
Professional Fees	2,887,500	2,302,052	403,435	1,729,413	169,204
Supplies	1,338,290	1,118,590	556,866	540,778	20,946
Employee Benefits	1,287,645	1,418,397	849,989	282,116	286,292
Utilities	370,835	351,801	239,586	112,215	-
Insurance & Taxes	250,375	250,821	110,185	45,275	95,361
Purchased Services	242,000	253,447	96,717	85,879	70,851
Other Operating Expenses	228,165	211,159	105,605	46,464	59,090
Rents & Leases	41,000	45,928	12,841	5,553	27,534
	<u>12,952,585</u>	<u>12,026,912</u>	<u>6,314,905</u>	<u>4,051,677</u>	<u>1,660,330</u>
Gross Margin	<u>487,415</u>	<u>(676,734)</u>	<u>199,356</u>	<u>770,713</u>	<u>(1,646,803)</u>
General & Administrative					
Allocation of District Expenditures	-	-	996,198	664,132	(1,660,330)
Depreciation	366,580	363,976	38,995	324,981	-
Total General & Administrative	<u>366,580</u>	<u>363,976</u>	<u>1,035,193</u>	<u>989,113</u>	<u>(1,660,330)</u>
Net Margin	<u>120,835</u>	<u>(1,040,710)</u>	<u>(835,837)</u>	<u>(218,400)</u>	<u>13,527</u>
Other Income <Expenditure>					
Property Tax Revenues	470,000	438,990	-	-	438,990
Grants and Contributions	13,330	46,631	43,631	-	3,000
Investment Income	16,670	41,090	-	6,332	34,758
Interest Expense	(279,855)	(302,957)	-	(302,957)	-
	<u>220,145</u>	<u>223,754</u>	<u>43,631</u>	<u>(296,625)</u>	<u>476,748</u>
Net Surplus <Deficit>	<u>340,980</u>	<u>(816,956)</u>	<u>(792,206)</u>	<u>(515,025)</u>	<u>490,275</u>

Summary of Net Surplus <Deficit>

	<u>Total Actual YTD</u>	<u>Eden Valley Actual YTD</u>	<u>Clinic Actual YTD</u>	<u>District Actual YTD</u>
Per Budget	118,880	357,525	(493,145)	254,500
Actual	<u>(1,072,962)</u>	<u>(642,064)</u>	<u>(695,123)</u>	<u>264,225</u>
Variance - Positive <Negative>	<u>(1,191,842)</u>	<u>(999,589)</u>	<u>(201,978)</u>	<u>9,725</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Eden Valley Care Center - Budget to Actual

Operating Budget FY 2025-2026

April 30, 2026

	<u>Eden Valley Care Center</u>	<u>10 Months Budget YTD</u>	<u>10 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	9,070,560	7,558,800	6,396,866	(1,161,934)
Contractual Adjustments	405,600	338,000	8,336	(329,664)
Other Operating Revenues	72,840	60,700	109,059	48,359
	<u>9,549,000</u>	<u>7,957,500</u>	<u>6,514,261</u>	<u>(1,443,239)</u>
Operational Expenditures:				
Salaries	4,740,225	3,950,190	3,939,681	10,509
Employee Benefits	876,475	730,395	849,989	(119,594)
Supplies	803,150	669,290	556,866	112,424
Professional Fees	774,000	645,000	403,435	241,565
Utilities	306,000	255,000	239,586	15,414
Other Operating Expenses	157,100	130,915	105,605	25,310
Insurance & Taxes	112,950	94,125	110,185	(16,060)
Purchased Services	107,400	89,500	96,717	(7,217)
Rents & Leases	18,000	15,000	12,841	2,159
	<u>7,895,300</u>	<u>6,579,415</u>	<u>6,314,905</u>	<u>264,510</u>
Gross Margin	<u>1,653,700</u>	<u>1,378,085</u>	<u>199,356</u>	<u>(1,178,729)</u>
General & Administrative				
Allocation of District Expenditures	1,139,100	949,250	996,198	(46,948)
Depreciation	47,900	39,915	38,995	920
Total General & Administrative	<u>1,187,000</u>	<u>989,165</u>	<u>1,035,193</u>	<u>(46,028)</u>
Net Margin	<u>466,700</u>	<u>388,920</u>	<u>(835,837)</u>	<u>(1,224,757)</u>
Other Income <Expenditure>				
Grants and Contributions	10,000	8,330	43,631	35,301
Investment Income	-	-	-	-
	<u>10,000</u>	<u>8,330</u>	<u>43,631</u>	<u>35,301</u>
Net Surplus <Deficit>	<u>476,700</u>	<u>397,250</u>	<u>(792,206)</u>	<u>(1,189,456)</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

Medical Clinic - Budget to Actual

Operating Budget FY 2025-2026

April 30, 2026

	<u>Medical Clinic Womens Health</u>	<u>10 Months Budget YTD</u>	<u>10 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	11,100,000	9,250,000	8,099,629	(1,150,371)
Contractual Adjustments	(4,822,000)	(4,018,335)	(3,292,603)	725,732
Other Operating Revenues	286,000	238,335	15,364	(222,971)
	<u>6,564,000</u>	<u>5,470,000</u>	<u>4,822,390</u>	<u>(647,610)</u>
Operational Expenditures:				
Professional Fees	2,476,000	2,063,335	1,729,413	333,922
Salaries	1,728,000	1,440,000	1,203,984	236,016
Supplies	783,300	652,750	540,778	111,972
Employee Benefits	385,400	321,165	282,116	39,049
Utilities	139,000	115,835	112,215	3,620
Purchased Services	99,000	82,500	85,879	(3,379)
Insurance & Taxes	79,500	66,250	45,275	20,975
Other Operating Expenses	51,900	43,250	46,464	(3,214)
Rents & Leases	7,200	6,000	5,553	447
	<u>5,749,300</u>	<u>4,791,085</u>	<u>4,051,677</u>	<u>739,408</u>
Gross Margin	<u>814,700</u>	<u>678,915</u>	<u>770,713</u>	<u>91,798</u>
General & Administrative				
Allocation of District Expenditures	759,400	632,835	664,132	(31,297)
Depreciation	392,000	326,665	324,981	1,684
Total General & Administrative	<u>1,151,400</u>	<u>959,500</u>	<u>989,113</u>	<u>(29,613)</u>
Net Margin	<u>(336,700)</u>	<u>(280,585)</u>	<u>(218,400)</u>	<u>62,185</u>
Other Income <Expenditure>				
Grants and Contributions	5,000	4,170	-	(4,170)
Investment Income	10,000	8,335	6,332	(2,003)
Interest Expense	(335,825)	(279,855)	(302,957)	(23,102)
	<u>(320,825)</u>	<u>(267,350)</u>	<u>(296,625)</u>	<u>(29,275)</u>
Net Surplus <Deficit>	<u>(657,525)</u>	<u>(547,935)</u>	<u>(515,025)</u>	<u>32,910</u>

SOLEDAD COMMUNITY HEALTH CARE DISTRICT

District - Budget to Actual

Operating Budget FY 2025-2026

April 30, 2026

	<u>District</u>	<u>10 Months Budget YTD</u>	<u>10 Months Actual YTD</u>	<u>Variance</u>
Operational Revenues:				
Gross Patient Revenues	-	-	-	-
Contractual Adjustments	-	-	-	-
Other Operating Revenues	15,000	12,500	13,527	1,027
	<u>15,000</u>	<u>12,500</u>	<u>13,527</u>	<u>1,027</u>
General & Administrative (District)				
Salaries	1,099,900	916,585	931,052	(14,467)
Employee Benefits	283,300	236,085	286,292	(50,207)
Professional Fees	215,000	179,165	169,204	9,961
Insurance	108,000	90,000	95,361	(5,361)
Purchased Services	84,000	70,000	70,851	(851)
Other Expenses	64,800	54,000	59,090	(5,090)
Rents & Leases	24,000	20,000	27,534	(7,534)
Supplies	19,500	16,250	20,946	(4,696)
	<u>1,898,500</u>	<u>1,582,085</u>	<u>1,660,330</u>	<u>(78,245)</u>
Gross Margin	<u>(1,883,500)</u>	<u>(1,569,585)</u>	<u>(1,646,803)</u>	<u>(77,218)</u>
General & Administrative				
Allocation of District Expenditures	(1,898,500)	(1,582,085)	(1,660,330)	78,245
Depreciation	-	-	-	-
Total General & Administrative	<u>(1,898,500)</u>	<u>(1,582,085)</u>	<u>(1,660,330)</u>	<u>78,245</u>
Net Margin	<u>15,000</u>	<u>12,500</u>	<u>13,527</u>	<u>1,027</u>
Other Income <Expenditure>				
Property Taxes	470,000	470,000	438,990	(31,010)
Grants and Contributions	1,000	830	3,000	2,170
Investment Income	10,000	8,335	34,758	26,423
	<u>481,000</u>	<u>479,165</u>	<u>476,748</u>	<u>(2,417)</u>
Net Surplus <Deficit>	<u>496,000</u>	<u>491,665</u>	<u>490,275</u>	<u>(1,390)</u>

Adriana Gonzalez, Director of Communications



BOARD REPORT

May 2026

5 de Mayo Celebration Across the District

On May 5, the District celebrated 5 de Mayo across all facilities with festive employee engagement activities, including a "Guess the Piñata Weight" contest and a nacho celebration for staff. At Eden Valley Care Center, the Activities Department extended the celebration to our residents by organizing a special piñata activity, giving residents the opportunity to participate in a festive and interactive cultural celebration that brought joy and engagement to their day.



Community Outreach & Relationship Building

As part of the District's continued efforts to strengthen community relationships and increase awareness of our mission, several outreach and networking opportunities took place in late April and May. On April 28, the District welcomed Dr. Ralph Porras, Deputy Superintendent of the Monterey County Office of Education, who had the opportunity to see firsthand the impact of our organization and the vital healthcare services provided to our community across generations.

On May 8, I was joined by Erica Leon, Admissions Coordinator; Nancy Herrera, Infection Prevention and Control; and Maria Estrada, Business Office Clerk, at the Community Foundation for Monterey County's annual Women's Fund Luncheon. This event provided a valuable opportunity to connect with community leaders and share more about the District's mission, services, and continued commitment to serving South Monterey County.

Continuing these outreach efforts, on May 14, Maria Estrada, Dr. Ida Lopez Chan, and I attended the Impower event, where we had the opportunity to network with professionals from across the region while representing the District. The event also featured an inspiring keynote story from a 34-year-old Salinas native who is thriving in the financial literacy space, reinforcing the value of community leadership, innovation, and empowerment.



Welcoming Our New Provider to Soledad Medical Clinic

Pictured is our newest provider, Dr. Sergio Sapetto, who officially joined the Soledad Medical Clinic team and continues to strengthen access to care for our community. On May 12, Dr. Sapetto received his official white coat from Dr. Ida Lopez Chan, symbolizing his formal welcome to the District team. In alignment with our continued efforts to keep the District's identity visible and connected across all facilities, the white coat proudly features both the Soledad Medical Clinic logo and the Soledad Community Health Care District logo, reinforcing our unified commitment to community healthcare.



Celebrating Our Healthcare Teams

May has been a meaningful month of celebration and appreciation across the District as we recognized the dedicated healthcare professionals who serve our community each day. We began the month by celebrating our incredible nurses during National Nurses Week, joining organizations nationwide in honoring the compassion, expertise, and commitment nurses bring to patient care, culminating on May 12. As part of this recognition, the District commissioned commemorative Nurses Week t-shirts as a token of appreciation for our nursing team and in recognition of their unwavering dedication to patient care.

The celebration also overlapped with National Skilled Nursing Care Week, observed May 10-16, 2026, providing an opportunity to further recognize the outstanding teams at Eden Valley Care Center who contribute to the care, comfort, and well-being of our residents. We are deeply grateful to our community partners, supporters, and internal teams who helped make these commemorative weeks special and meaningful for those we proudly honor.



2026 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY</u>												
<u>CENSUS</u>												
MEDICARE	10	16	14	7								
PRIVATE	0	0	0	0								
MEDI-CAL	32	33	33	33								
HOSPICE	3	2	4	3								
TOTAL	45	51	51	43	0	0	0	0	0	0	0	0
<u>OCCUPANCY</u>												
DAYS IN MONTH	31	28	31	30	31	30	31	31	30	31	30	31
TOTAL POSSIBLE DAYS	1,643	1,484	1,643	1,770	1,829	1,770	1,829	1,829	1,770	1,829	1,770	1,829
TOTAL ACTUAL DAYS	1,361	1,415	1,561	1,309								
OCCUPANCY PERCENTAGE	83%	95%	95%	74%	0%	0%	0%	0%	0%	0%	0%	0%
NUMBER OF FACILITY BEDS	59	59	59	59	59	59	59	59	59	59	59	59
NUMBER OF BEDS AVAILABLE	14	8	8	16	59	59	59	59	59	59	59	59

2025 MONTHLY CENSUS FOR EDEN VALLEY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<u>AVERAGE DAILY</u>												
<u>CENSUS</u>												
MEDICARE	18	14	15	18	10	11	17	13	10	8	9	8
PRIVATE	1	1	1	0	0	0	1	1	0	1	1	1
MEDI-CAL	28	29	27	27	32	30	30	28	29	31	32	31
HOSPICE	1	1	1	1	1	1	1	3	4	5	4	3
TOTAL	47	44	44	46	43	42	49	45	43	45	46	43
<u>OCCUPANCY</u>												
DAYS IN MONTH	31	28	31	30	31	30	31	31	30	31	30	31
TOTAL POSSIBLE DAYS	1,643	1,484	1,643	1,770	1,829	1,770	1,829	1,829	1,770	1,829	1,770	1,829
TOTAL ACTUAL DAYS	1,411	1,218	1,336	1,336	1,331	1,263	1,527	1,405	1,348	1,387	1,388	1,350
OCCUPANCY PERCENTAGE	86%	82%	81%	75%	73%	71%	83%	77%	76%	76%	78%	74%
NUMBER OF FACILITY BEDS	59	59	59	59	59	59	59	59	59	59	59	59
NUMBER OF BEDS AVAILABLE	12	15	15	13	16	17	10	14	16	14	13	16

2026 PATIENT VISIT COUNTS

SMC STAFF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	Avg Pt. Per Day
DR. GIRON	509	479	530	524	524	524	524	524	524	524	524	524	24
DR. BELTRAN	237	232	243	293	293	293	293	293	293	293	293	293	23
DR. PENA	328	256	344	200	200	200	200	200	200	200	200	200	20
DR. ROD	123	127	140	112	112	112	112	112	112	112	112	112	28
DR. GAMBOA	147	15	211	152	152	152	152	152	152	152	152	152	15
DR. SAPETTO	183	190	215	363	21	21	21	21	21	21	21	21	21
Ann Marie, NP			179	120	11	11	11	11	11	11	11	11	11
X-RAY (SCHEDULED)	35	39	50	51	3	3	3	3	3	3	3	3	3
X-RAY (PROVIDER)	56	43	57	13	4	4	4	4	4	4	4	4	4
MA VISITS	88	76	83	52	5	5	5	5	5	5	5	5	5
CARE MNGMT	10	41	23	32	2	2	2	2	2	2	2	2	2
LABORATORY	239	261	230	320	14	14	14	14	14	14	14	14	14
Walk -in (seen)	173	176	238	171	11	11	11	11	11	11	11	11	8
Walk -in (not seen)	123	95	96	72	4	4	4	4	4	4	4	4	3
WHC													
DR. CHANDLER	45	15	30	17	15	15	15	17	17	17	17	17	17
DR. ESTEVA	38	19	86	86	22	22	22	22	22	22	22	22	22
DR. HOSSAIN	0	17	12	32	12	12	12	16	16	16	16	16	16
DR. CHANG	71	18	59	44	22	22	22	22	22	22	22	22	22
DR. ALBERT	131	22	126	86	22	22	22	114	19	19	19	19	19
DR. TISSIER	65	41	40	38	20	20	20	38	19	19	19	19	19
HU C	43	22	29	33	15	15	15	33	17	17	17	17	17
LAB (WHC)	0	0	1	0	1	1	1	0	0	0	0	0	0
ULTRASOUND (SCHEDULED)	69	75	95	81	7	7	7	81	7	7	7	7	7
ULTRASOUND (PROVIDER)	2	1	0	0	0	0	0	0	0	0	0	0	0
NST NURSE	31	4	17	11	4	4	4	11	3	3	3	3	3
CPSP	98	7	118	102	7	7	7	102	7	7	7	7	7
CPSP (Provider)	0	0	0	0	0	0	0	0	0	0	0	0	0
MAMMOGRAPHY													
TOTAL VISITS	2,548	2,268	2,863	2,813	316	-	-	-	-	-	-	-	-

JUNE 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
 <p>ACTIVITIES ARE SUBJECT TO CHANGE</p> <p>GARDEN/MOVIE TIME 11:00 AM & 4:00 PM GOLDEN MOMENTS THURS. 10:45 AM CREEKSIDE ROOM</p> 	 <p>9:00 COFFEE & NEWS 10:30 MORNING STRETCHES 1:15 FRIENDSHIP CIRCLE 2:00 SMOOTHIE SOCIAL 2:30 GARDENING HOUR 3:00 NAIL CARE</p>	 <p>9:00 COFFEE & NEWS 10:30 BALLOON TOSS 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ ARTS 3:00 PAINT WITH MUD 6:00 EVENING ACTIVITIES</p>	 <p>9:00 COFFEE & NEWS 10:30 COMMUNION 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES 2:30 TEA PARTY 3:30 MINI MANICURES</p>	 <p>9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 BIRD WATCHING CLUB 2:00 HYDRATION AND HAPPY BITES/ART CORNER 3:30 OUTSIDE PICNIC 6:00 EVENING ACTIVITIES</p>	 <p>9:00 COFFEE & NEWS 10:00 PERFORMANCE BY ROSE 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES LOTERIA 3:00 CINEMA W/ POPCORN</p>	 <p>9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION & HAPPY BITES W/ MUSIC 2:30 PAPER CORSAGE 3:30 B I N G O</p>	
<p>7 9:00 COFFEE & NEWS 10:00 PERFORMANCE BY MELANIE 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION & HAPPY BITES 2:30 i SPY ROAD TRIP GAME 3:00 LOTERIA</p>	<p>8 9:00 COFFEE & NEWS 10:30 MORNING STRETCHES 1:15 FRIENDSHIP CIRCLE 2:00 SMOOTHIE SOCIAL 2:30 ROCK PAINTING 3:30 NAIL CARE</p> 	<p>9 9:00 COFFEE & NEWS 10:30 BALLOON TOSS 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITESW/ CRAFT 3:00 OUTDOOR FISHING 6:00 EVENING ACTIVITIES</p>	<p>10 9:00 COFFEE & NEWS 10:30 COMMUNION 1:15 FRIENDSHIP CIRCLE 2:00 BIRTHDAY PARTY W/FRIENDS 3:30 MINI MANICURES</p>	<p>11 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES 3:00 PICTURE FRAME MAKING 6:00 EVENING ACTIVITIES</p>	<p>12 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ LOTERIA 3:30 AFTERNOON EXERCISE</p> 	<p>13 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/MUSIC 2:30 ART COLORING 3:30 B I N G O</p>	
<p>14 9:00 COFFEE & NEWS 10:30 MOVE AND GROVE EXERCISE 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION & HAPPY BITES 2:30 PICK YOUR CROSSWORDS 3:00 LOTERIA</p>	<p>15 9:00 COFFEE & NEWS 10:30 MORNING STRETCHES 1:15 FRIENDSHIP CIRCLE 2:00 SMOOTHIE SOCIAL 2:30 FLOWER CROWNS 3:30 NAIL CARE</p>	<p>16 9:00 COFFEE & NEWS 10:30 BALLOON TOSS 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ ARTS 3:30 FLOWER ARRANGEMENTS 6:00 EVENING ACTIVITIES</p>	<p>17 9:00 COFFEE & NEWS 10:30 COMMUNION 1:15 FRIENDSHIP CIRCLE 2:00 FATHERS DAY CELEBRATION 3:30 MINI MANICURES</p>	<p>18 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES 3:00 TIE-DYE SUN HATS 6:00 EVENING ACTIVITIES</p>	<p>19 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ LOTERIA 3:00 CINEMA W/POPCORN</p>	<p>20 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ MUSIC 3:30 B I N G O</p>	
<p>21 9:00 COFFEE & NEWS 10:30 BALLOON TOSS 1:15 FRIENDSHIP CIRCLE 2:00 PASTOR MULLEN & 1ST SOUTHERN BAPTIST CHURCH 3:00 FATHERS DAY SOCIAL</p> 	<p>22 9:00 COFFEE & NEWS 10:30 MORNING STRETCHES 1:15 FRIENDSHIP CIRCLE 2:00 SMOOTHIE SOCIAL 2:30 MAKE YOUR OWN PAPER AIRPLANE 3:30 NAIL CARE</p>	<p>23 9:00 COFFEE & NEWS 10:15 RESIDENT COUNCIL 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ CRAFT 3:30 AFTERNOON STRETCH 6:00 EVENING ACTIVITIES</p>	<p>24 9:00 COFFEE & NEWS 10:30 COMMUNION 1:15 BIBLE STUDY IN THE GARDEN 2:00 REFRESHERS W/FRIENDS 3:00 MEDITATION HOUR 3:30 MINI MANICURES</p>	<p>25 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HISTORICAL MUSEUM OUTING 3:30 AFTERNOON STRETCH 6:00 EVENING ACTIVITIES</p> 	<p>26 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 PERFORMANCE BY LOGAN 3:30 MEMORY EXERCISES</p>	<p>27 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES W/ MUSIC 2:30 PASTRY BAG BOUQUET 3:30 B I N G O</p>	
<p>28 9:00 COFFEE & NEWS 10:30 MOVE AND GROVE EXERCISE 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION AND HAPPY BITES 2:30 BEAN BAG TOSS 3:00 LOTERIA</p>	<p>29 9:00 COFFEE & NEWS 10:30 THERAPEUTIC EXERCISE PROGRAM 1:15 FRIENDSHIP CIRCLE 2:00 SMOOTHIE SOCIAL 2:30 NATURES SUN CATCHERS 3:30 NAIL CARE</p>	<p>30 9:00 COFFEE & NEWS 10:30 MOVE AND GROVE EXERCISE 1:15 FRIENDSHIP CIRCLE 2:00 HYDRATION & HAPPY BITES W/ ARTS 3:00 LOTERIA</p>					 <p>Eden Valley Care Center</p>