

LEASE AGREEMENT

Jenny Lind Veterans Memorial District	Health and Human Services Agency		
Contractor	Department		
Veterans Services Office 300 Daphne Street, Valley Springs, CA	Human Services		
Description	Division		
July 1, 2026 through June 30, 2029	Veterans Services		
Agreement Term	Program/Unit		
0190-2601	\$59,641.92	10300960	5392
Agreement Number	Amount	Org. Key	Object Code

THIS LEASE AGREEMENT ("Agreement") is made and entered into by and between the County of Calaveras, a political subdivision of the State of California (hereinafter referred to as "County"), and Jenny Lind Veterans Memorial District (hereinafter referred to as "Lessor") and will replace and supersede all previous Lease Agreements between County and Lessor, with respect to the premises hereinafter described. County and Lessor shall collectively be referred to as "Parties."

RECITALS

WHEREAS, County Veteran Service Offices (CVSO) are the key agencies in providing California's veterans with assistance and connection to benefits and services in local communities throughout the state; and

WHEREAS, Calaveras County through its CVSO is committed to delivering critical services to veterans and their families including claims initiation and development, ensuring they receive benefits they earned through their service; and

WHEREAS, County requires facilities suitable for the delivery of such services in compliance with applicable laws, regulations, and contractual requirements governing the protection of sensitive information and the provision of services to the public; and

WHEREAS, Lessor is the owner of certain real property located in Valley Springs and is willing to lease such property to County for such purposes; and

WHEREAS, County has determined that leasing the aforementioned real property is necessary to support its mandated public functions and ensure continuity of operations; and

WHEREAS, this Agreement is entered into pursuant to County authority, approval by the County Board of Supervisors, and to the availability of funding.

THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

TERMS AND CONDITIONS

1. PREMISES

- 1.1. **Lease of Premises:** Lessor hereby leases to County, and County hereby leases from Lessor, a portion of certain real property located at 300 Daphne Street, Valley Springs, in the County of Calaveras, State of California (the "Premises").
- 1.2. **Description:** The Premises consist of 702 rentable square feet of office/mixed use space, together with the non-exclusive right to use common areas, including but not limited to hallways, restrooms, lobbies, parking areas, and other appurtenant facilities (collectively, "Common Areas"), as reasonably designated by Lessor.
- 1.3. **Appurtenant Rights:** County shall have the non-exclusive right, in common with other tenants, to use all Common Areas and facilities serving the Premises, subject to reasonable rules and regulations established by Lessor that do not materially interfere with County's use of the Premises.
- 1.4. **Condition of Premises:** County acknowledges that it has inspected the Premises and accepts the Premises in its current condition as of the Commencement Date. Lessor represents that, to its actual knowledge, the Premises comply with applicable building codes and are suitable for the intended use described in this Agreement.
- 1.5. **Lessor's Compliance Obligations:** Lessor shall ensure that the Premises, including all building systems and Common Areas, are maintained in compliance with all applicable federal, state, and local laws, regulations, and ordinances, including but not limited to accessibility requirements under the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 et seq. (ADA). Lessor shall notify County in writing within one (1) business day of receipt of any complaint, citation, or notice of violation related to the condition or accessibility of the Premises. See also § 4.2 regarding County's compliance obligations.
- 1.6. **Alterations and Improvements:** County may, upon prior written consent of Lessor, which shall not be unreasonably withheld, conditioned, or delayed, make alterations or improvements to the Premises necessary for County's operations, including installation of fixtures, equipment, and security measures, provided such alterations comply with applicable laws and do not materially impair the structural integrity of the building.
- 1.7. **Exclusive Possession:** County shall have the right to exclusive possession of the Premises, subject only to the rights expressly reserved to Lessor in this Agreement, including reasonable access for inspection, maintenance, and repair upon prior notice, except in cases of emergency.

- 1.8. **Measurement:** The rentable square footage of the Premises shall be deemed agreed upon by the parties and shall not be subject to remeasurement for purposes of this Agreement unless otherwise expressly provided herein.

2. TERM

- 2.1. **Initial Term:** The term of this Agreement ("Term") shall commence on July 1, 2026 ("Commencement Date") and shall continue for a period of three (3) years, expiring on June 30, 2029, unless sooner terminated as provided herein.
- 2.2. **Holding Over:** If County remains in possession of the Premises after expiration of the Term without execution of a new lease, such occupancy shall be deemed a month-to-month tenancy upon the same terms and conditions set forth herein, except that rent may be adjusted as mutually agreed or as otherwise provided in this Agreement.
- 2.3. **Early Termination for Convenience:** County may terminate this Agreement, in whole or in part, without cause, upon not less than ninety (90) days' prior written notice to Lessor, unless shorter notice is required by a change in funding, regulatory mandate, or programmatic requirement, in which case County shall provide the maximum practicable notice under the circumstances.
- 2.4. **Termination for Non-Appropriation of Funds:** Notwithstanding any provision of this Agreement to the contrary, County's obligations under this Agreement are contingent upon the availability of funds appropriated annually by the County Board of Supervisors or other lawful funding source. In the event sufficient funds are not appropriated, County may terminate this Agreement without penalty upon written notice to Lessor.
- 2.5. **Termination for Failure to Deliver Possession:** If Lessor fails to deliver possession of the Premises to County within thirty (30) days following the anticipated Commencement Date, County may, at its option, terminate this Agreement without further obligation.
- 2.6. **Surrender of Premises:** Upon expiration or earlier termination of this Agreement, County shall surrender the Premises in substantially the same condition as received, reasonable wear and tear excepted, and excluding any alterations or improvements that County is not required to remove pursuant to this Agreement.

3. RENT AND OPERATING COSTS

- 3.1. **Rate Calculation:** The Base Monthly Rent shall be calculated at a rate of \$2.36 per rentable square foot per month, based on a total of 702 rentable square feet.
- 3.2. **Base Monthly Rent:** County shall pay to Lessor base rent in the amount of one thousand six hundred fifty-six and 72/100 dollars (\$1,656.72) per month, payable in advance on the first business day of each calendar month. The first rent payment, prorated for any partial month,

shall be due on the Commencement Date.

- 3.3. **Maximum Amount:** The maximum amount payable during the term of this Agreement shall be fifty-nine thousand six hundred forty-one and 92/100 dollars (\$59,641.92).
- 3.4. **Security Deposit:** No security deposit is required under this Agreement.
- 3.5. **Operating Costs:** Except as expressly provided in this Agreement, County shall not be responsible for operating expenses, common area maintenance charges, property management fees, or similar pass-through costs.
- 3.6. **Utilities and Building Systems:** Lessor shall provide, maintain, and ensure the continuous operation of all utilities and building systems serving the Premises, including electricity, water, sewer, and HVAC, except for interruptions: (i) necessary for routine maintenance, for which Lessor shall provide not less than forty-eight (48) hours' advance written notice to County; or (ii) caused by events beyond Lessor's reasonable control, in which case Lessor shall notify County as soon as practicable. Responsibility for payment of utilities is included in the monthly rent described in § 3.1 above, and shall be the sole responsibility of the Lessor. Any interruption exceeding twenty-four (24) consecutive hours that renders the Premises unusable shall entitle County to a proportional abatement of rent pursuant to Section § 8.9.
- 3.7. **No Additional Charges:** County shall not be responsible for any charges not expressly set forth in this Agreement, including but not limited to administrative fees, capital improvement costs, or amortized expenses, unless expressly agreed in writing.
- 3.8. **Rent Abatement:** In the event the Premises are wholly or partially unusable for County's operations due to: (i) casualty or damage not caused by the negligent or willful acts or omissions of County; (ii) Lessor's failure to maintain building systems in accordance with this Agreement; (iii) any condemnation or exercise of eminent domain; or (iv) any other event beyond County's reasonable control, monthly rent shall be abated in proportion to the degree to which the Premises are rendered unusable, commencing on the date the Premises become unusable and continuing until the Premises are restored to a condition suitable for County's operations. If the Premises are entirely unusable for a period exceeding thirty (30) consecutive days, County may, at its option, terminate this Agreement upon ten (10) days' written notice to Lessor.

4. USE OF PREMISES

- 4.1. **Permitted Use:** County shall use the Premises for the provision of governmental functions and public services, including but not limited to County Veteran Services Office (CVSO) service delivery as defined by CalVet (collectively, the "Permitted Use"), and for no other purpose without the prior written consent of Lessor, which shall not be unreasonably withheld, conditioned, or delayed.

- 4.2. **County's Compliance Obligations:** County shall use and occupy the Premises in compliance with all applicable federal, state, and local laws, regulations, and ordinances governing County's operations and programs. For Lessor's compliance obligations with respect to the Premises and building systems, see § 1.6.
- 4.3. **Public Access:** County may provide services to members of the public at the Premises. Lessor acknowledges that County's operations require public access, including during normal business hours, and agrees that such use is consistent with the Permitted Use.
- 4.4. **No Interference:** Lessor shall not unreasonably interfere with County's use and operation of the Premises. County's operations may include confidential communications, delivery of sensitive services, and use of security measures necessary to support such operations.
- 4.5. **Hazardous Activities:** County shall not use the Premises for any unlawful purpose or for the storage or use of hazardous materials in violation of applicable law, except for customary and legally compliant use of materials necessary for routine governmental operations.
- 4.6. **Rules and Regulations:** County shall comply with reasonable, non-discriminatory rules and regulations established by Lessor, provided such rules do not materially interfere with County's Permitted Use or conflict with County's legal or programmatic obligations.
- 4.7. **Signage:** County shall have the right to install and maintain signage identifying its operations at the Premises, subject to applicable laws and reasonable approval by Lessor, which shall not be unreasonably withheld. No signage shall be placed on or attached to the exterior of the building without written consent of Lessor.

5. QUIET ENJOYMENT

So long as County is not in material default under this Agreement beyond any applicable notice and cure period, Lessor covenants that County shall have the right to peaceably and quietly use, occupy, and enjoy the Premises and all rights appurtenant thereto, free from interference, disturbance, or claim by Lessor or any person claiming by, through, or under Lessor, including any mortgagee or lienholder, subject to the terms and conditions of this Agreement.

6. CONFIDENTIALITY AND PRIVACY REQUIREMENTS

- 6.1. **County's Regulatory Obligations:** County's operations on the Premises are subject to federal and state confidentiality requirements, including but not limited to: the Health Insurance Portability and Accountability Act (HIPAA), 42 U.S.C. § 1320d et seq.; the Confidentiality of Medical Information Act (CMIA), Cal. Civil Code § 56 et seq.; 42 C.F.R. Part 2 (Substance Use Disorder Confidentiality); and applicable provisions of the Welfare and Institutions Code.
- 6.2. **Lessor Non-Interference:** Lessor shall not take any action, and shall instruct its employees, agents, and contractors not to take any action, that would: (i) compromise the confidentiality of

County client records or communications; (ii) interfere with County's physical or electronic security measures; or (iii) disclose or allow disclosure of confidential information pertaining to County clients or operations.

6.3. **Coordination:** All Lessor personnel entering the Premises for maintenance, repair, or inspection shall be escorted by County staff or otherwise supervised to preserve client privacy and program confidentiality, unless the entry occurs in an area not used for client services.

6.4. **Survival:** The obligations under this Section survive the expiration or termination of this Agreement with respect to any confidential information obtained by Lessor during the Term.

7. PARKING

7.1. **Parking Rights:** County shall have the non-exclusive right to use parking spaces associated with the Premises for County employees, clients, and visitors, exclusive of spaces marked "Reserved."

7.2. **Accessibility:** Lessor shall ensure that parking areas comply with applicable accessibility requirements, including designated accessible parking spaces.

7.3. **No Additional Fees:** Parking shall be provided at no additional cost unless expressly stated in this Agreement.

8. ACCESS AND SECURITY

8.1. **Access:** County shall have access to the Premises 24 hours per day, 7 days per week, unless otherwise agreed.

8.2. **Security Measures:** County may install security systems, access controls, and related measures necessary for its operations, provided such installations comply with applicable law.

8.3. **Coordination:** Lessor shall coordinate with County regarding building access policies to ensure they do not interfere with County operations.

9. MAINTENANCE AND REPAIRS

9.1. **Lessor's Maintenance Obligations:** Lessor shall, at its sole cost and expense, maintain, repair, and keep in good working order and condition the Premises and the building in which the Premises are located, including but not limited to the structural components (foundation, roof, exterior walls), building systems (electrical, plumbing, HVAC, fire and life safety systems), and all Common Areas.

9.2. **Compliance with Laws:** Lessor shall ensure that the Premises and all building systems are maintained in compliance with all applicable federal, state, and local laws, regulations, and ordinances, including but not limited to health, safety, fire, and accessibility requirements.

9.3. **County's Maintenance Obligations:** County shall, at its sole cost and expense, maintain the

interior of the Premises in a clean, safe, and sanitary condition, including routine janitorial services and maintenance of County-owned furniture, fixtures, and equipment.

- 9.4. **Repairs by County:** County shall promptly notify Lessor of any condition requiring repair that is the responsibility of Lessor. If Lessor fails to commence such repairs within ten (10) days after written notice, or fails to diligently complete such repairs within thirty (30) days (or such longer period as is reasonably necessary for complex repairs, provided Lessor has commenced and is diligently pursuing completion), County may, but shall not be obligated to, perform such repairs and deduct the reasonable, documented cost thereof from rent, subject to ten (10) days' prior written notice to Lessor of County's intent to do so.
- 9.5. **Damage and Destruction:** Lessor shall be responsible for repair and restoration of the Premises and building systems in the event of damage or destruction, except to the extent caused by the negligent or willful acts of County. If the Premises are rendered unusable for County's operations, County may elect to terminate this Agreement or receive an abatement of rent until the Premises are restored.
- 9.6. **Alterations Maintenance:** County shall maintain any alterations or improvements installed by County in good condition and repair, except to the extent such alterations become part of the building systems or are otherwise the responsibility of Lessor.
- 9.7. **Access for Repairs:** Lessor may enter the Premises upon reasonable prior notice to perform maintenance or repairs, except in cases of emergency. Such entry shall be conducted in a manner that minimizes disruption to County's operations.

10. SMOKING POLICY

- 10.1. **Non-Smoking Premises:** The entire property, including all areas occupied or utilized by Lessor, shall be designated as a non-smoking and non-vaping facility. No smoking, vaping, or use of electronic cigarettes shall be permitted within the Premises or within twenty-five (25) feet of any entrance, exit, or operable window.
- 10.2. **Outdoor Smoking:** Smoking outside the Premises shall occur only in designated areas and in compliance with all applicable state and local laws and ordinances, including California Labor Code §6404.5.

11. INSURANCE

- 11.1. **Lessor's Insurance:** Lessor shall maintain, at its sole cost, insurance covering the building and Premises, including property insurance and commercial general liability insurance.
- 11.2. **County's Insurance:** County shall maintain in effect during the term of this Agreement and any extensions, its participation in its Excess Insurance Authority for which excess insurance shall remain in the amount of at least \$1,000,000, and County shall maintain its self-insured

retention in the amount of at least \$100,000.00. County shall require that its Third Party Claims Administrator include the Premises in its scope of coverage under the Excess Insurance Authority and submit proof thereof to the Lessor's satisfaction. In addition, County may purchase separate personal property insurance of its choosing. Lessor shall be named as additional primary insured and written evidence thereof shall be provided by County to Lessor not later than ten (10) calendar days prior to the commencement of the Agreement term and upon each annual renewal thereafter.

12. INDEMNIFICATION

Lessor shall indemnify, defend (with counsel reasonably acceptable to County), and hold harmless County, its Board of Supervisors, officers, employees, and agents from and against any and all claims, losses, liabilities, damages, costs, and expenses (including reasonable attorneys' fees) arising out of or related to: (i) Lessor's negligence or willful misconduct; (ii) Lessor's breach of any obligation under this Agreement; or (iii) any condition of the Premises existing prior to the Commencement Date or caused by Lessor.

County shall indemnify, defend, and hold harmless Lessor from and against claims arising solely out of County's negligence or willful misconduct in its use of the Premises during the Term.

In cases of concurrent negligence, each party shall bear liability in proportion to its comparative fault.

This Section shall survive the expiration or termination of this Agreement.

13. DEFAULTS AND REMEDIES

13.1. County Default: County shall be in default under this Agreement only upon: (i) failure to pay rent when due, if such failure continues for ten (10) business days after written notice from Lessor; or (ii) failure to perform any other material obligation under this Agreement, if such failure continues for thirty (30) days after written notice from Lessor, or such longer period as is reasonably necessary to cure, provided County commences cure within such thirty (30)-day period and diligently pursues cure to completion within ninety (90) days.

13.2. Lessor Default: Lessor shall be in default under this Agreement upon failure to perform any material obligation hereunder, if such failure continues for thirty (30) days after written notice from County, or such longer period as is reasonably necessary to cure, provided Lessor commences cure within such thirty (30)-day period and diligently pursues cure to completion within ninety (90) days.

13.3. County Remedies Upon Lessor Default: Upon Lessor's uncured default, County may: (i) terminate this Agreement upon ten (10) days' written notice; (ii) perform the required obligation and offset the reasonable, documented cost against rent, subject to five (5) days' prior written notice; or (iii) pursue any remedy available at law or in equity.

13.4. Lessor Remedies Upon County's Default: Lessor's remedies shall be limited to those

expressly set forth in this Agreement and shall not include consequential or punitive damages against County.

14. ENVIRONMENTAL MATTERS

Lessor and County shall at all times and in all respects comply with all federal, state and local laws, ordinances and regulations ("Hazardous Materials Laws") relating to industrial hygiene, environmental protection or the use, analysis, generation, manufacture, storage, disposal or transportation of any oil, flammable explosives, asbestos, urea formaldehyde, radioactive materials or waste, or other hazardous, toxic, contaminated or polluting materials, substances or wastes, including, without limitation, any "hazardous substances," "hazardous wastes," "hazardous materials" or "toxic substances" under such laws, ordinance or regulations (collectively, "Hazardous Materials").

15. ASSIGNMENT AND SUBLEASE

- 15.1. **County Rights:** County may assign this Agreement or sublease all or a portion of the Premises to another County program upon written notice to, and consent from, Lessor.
- 15.2. **Consent:** Lessor's consent shall not be unreasonably withheld, conditioned, or delayed.
- 15.3. **No Release:** Assignment or sublease shall not relieve County of its obligations unless expressly agreed in writing.

16. GOVERNING LAW AND DISPUTE RESOLUTION

- 16.1. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.
- 16.2. **Venue:** Any legal action to enforce the terms of this Agreement shall be brought exclusively in the Superior Court of the State of California, County of Calaveras.
- 16.3. **Informal Resolution:** Before initiating any formal legal proceedings, the parties shall meet and confer in good faith within fifteen (15) days of a written dispute notice from either party, in an effort to resolve the dispute informally.
- 16.4. **Mediation:** If the dispute is not resolved through informal negotiation within thirty (30) days of the meet-and-confer, either party may request non-binding mediation before a mutually agreed mediator. The costs of mediation shall be shared equally by the parties.
- 16.5. **Emergency Relief:** Nothing in this Section shall preclude either party from seeking emergency injunctive or other equitable relief from a court of competent jurisdiction to prevent irreparable harm.

17. FORCE MAJEURE

Neither party shall be in default under this Agreement to the extent that performance of any obligation (other than the payment of rent, unless the Premises are rendered unusable) is delayed or prevented by reason of any act of God, fire, natural disaster, epidemic, pandemic, act of war or terrorism, civil disturbance, action

of governmental authority, or other cause beyond such party's reasonable control (each, a "Force Majeure Event"), provided that: (a) the party claiming Force Majeure provides written notice to the other party within five (5) business days of the occurrence of the Force Majeure Event; and (b) the affected party uses commercially reasonable efforts to overcome or work around the Force Majeure Event. If a Force Majeure Event renders the Premises unusable for County's operations for a period exceeding thirty (30) consecutive days, County may terminate this Agreement upon ten (10) days' written notice to Lessor without further liability.

18. GENERAL PROVISIONS

- 18.1. Amendments:** This Agreement may be amended only by written instrument signed by duly authorized representatives of both parties.
- 18.2. Severability:** If any provision is held invalid, the remainder shall remain in effect.
- 18.3. Authority:** Each party represents that it has authority to enter into this Agreement.

19. NOTICES

All notices required or authorized by this Agreement shall be in writing and shall be deemed to have been served if delivered personally or deposited in the United States Mail, postage prepaid and properly addressed as follows:

Calaveras Health and Human Services Agency

Attention: Director of Health and Human Services

891 Mountain Ranch Road

San Andreas, CA 95249

Jenny Lind Veterans Memorial District

Attention: Karyn Larson

P.O. Box 548

Valley Springs, CA 95252

20. CAPTIONS

The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

21. ENTIRETY OF AGREEMENT

This Agreement, together with all exhibits attached hereto and incorporated herein by reference, constitutes the entire agreement between the County and Lessor with respect to the Premises and the subject matter hereof. No prior or contemporaneous agreement, representation, statement, or promise made by any party, or to any employee, officer, or agent of any party, that is not expressly set forth in this Agreement shall be binding or valid. This Agreement may not be modified or amended except by a written instrument signed by duly authorized representatives of both parties.

22. SIGNATURES

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together will constitute one and the same instrument. The Parties agree that an electronic copy of a signed contract, or an electronically signed contract, shall have the same force and legal effect as a contract executed with an original ink signature. The term "electronic copy of a signed contract" refers to a transmission by facsimile, electronic mail, or other electronic means of a copy of an original signed contract in a portable document format. The term "electronically signed contract" means a contract that is executed by applying an electronic signature using technology approved by the Parties.

23. AUTHORITY TO EXECUTE

The parties represent and warrant that each signatory to this Agreement has full legal authority to bind the party on whose behalf they execute this Agreement. County's execution of this Agreement is authorized pursuant to Calaveras County Code § 3.28.038. County Counsel has reviewed and approved this Agreement as to legal form as indicated by the signature of County Counsel below.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Agreement as of the day first above stated.

COUNTY

LESSOR

Marcos Muñoz
Director of Health and Human Services

Name:
Title:

Date

Date

CALAVERAS COUNTY COUNSEL

ATTEST

Approved as to Legal Form:

Signature

Rebecca Turner, Ex-Officio Clerk of the Board
of Supervisors

COUNTY OF CALAVERAS
Recommended Budget Attestation

Fiscal Year 26-27

2631 - JL Vets Building Fund

- Recommended Budget same as adopted Fiscal Year 2025-2026 Final Budget.
(excluding fixed assets and new permanent employee positions)
- Recommended Budget as approved for Fiscal Year 26-27
(new compilation by District Directors)

Pursuant to Section 13890 of the Health and Safety Code, the 26-27 Recommended Proposed Budget as approved by the directors of the Jenny Lind Veterans Memorial District is submitted to the Calaveras County Auditor-Controller herewith:

Respectfully,

Veterans Memorial District Directors

The Recommended Budget for Fiscal Year 26-27 was approved by the following vote:

AYES:

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NOES:

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ABSTAIN:

--

ABSENT:

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Submitted By: _____

Date: _____

**COUNTY OF CALAVERAS
Recommended Budget Attestation**

Fiscal Year 26-27

2630 - Jenny Lind Veterans Memorial District

- Recommended Budget same as adopted Fiscal Year 2025-2026 Final Budget.
(excluding fixed assets and new permanent employee positions)
- Recommended Budget as approved for Fiscal Year 26-27
(new compilation by District Directors)

Pursuant to Section 13890 of the Health and Safety Code, the 26-27 Recommended Proposed Budget as approved by the directors of the Jenny Lind Veterans Memorial District is submitted to the Calaveras County Auditor-Controller herewith:

Respectfully,

Veterans Memorial District Directors

The Recommended Budget for Fiscal Year 26-27 was approved by the following vote:

AYES:

--

NOES:

--

ABSTAIN:

--

ABSENT:

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Submitted By: _____

Date: _____



**COUNTY OF CALAVERAS
OFFICE OF AUDITOR-CONTROLLER
SPECIAL DISTRICT BUDGET ADJUSTMENT**

Please Indicate Type:

Fiscal Year: 2025-2026

District: _____

Org Key: 26300010

Appropriation/Est. Revenue Increase

Reserve Transfer

Budget Adjustment

<u>Object No</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
5001	Salaries/Wages-Permanent	\$ -	\$ 3,424.60
5002	Extra Hire	\$ -	\$ 10,753.21
5051	Social Security (OASDI)	\$ -	\$ 1,415.90
5053	Medicare		\$ 252.14
5271	Prof and Specialized Services	\$ -	\$ 4,614.75
5507	Utilities-Water	\$ -	\$ 189.54
5627	LAFCO Assessment		\$ 1,699.00
5640	Structures/Improvements	\$ 22,349.14	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal		\$ 22,346.14	\$ 22,349.14
increase/Decrease Reserve		\$ -	\$ -
Total		\$ 22,346.14	\$ 22,349.14

Votes by the Special District Board of Directors:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Date: 6-May-26

AUDITOR USE ONLY

Budget Adjustment No: _____

Date Batch Input Completed: _____

By: _____

**County of Calaveras
Budget and Actuals by Budget Class**

Fiscal Year: 2025

As of 5/6/2026

Org Key:	Budget Version-	Budget	Encumbrance	Y-T-D Actuals	Balance	% Remaining
26300010	Jenny Lind Veterans Memorial					
Taxes						
4010	Current Secured Taxes	238,823.00	0.00	236,683.10	2,139.90	0.89 %
4013	SB2557 Reduction	(4,914.00)	0.00	(4,913.86)	(0.14)	0.00 %
4015	Unitary Taxes	9,248.00	0.00	9,244.60	3.40	0.03 %
4017	Suppl Current Secured Taxes	5,531.00	0.00	4,516.40	1,014.60	18.34 %
4020	Current Unsecured Taxes	5,360.00	0.00	4,337.12	1,022.88	19.08 %
4027	Suppl Current Unsecured Taxes	284.00	0.00	519.99	(235.99)	-83.09 %
4040	Prior Unsecured Taxes	469.00	0.00	355.29	113.71	24.24 %
Total Taxes		254,801.00	0.00	250,742.64	4,058.36	1.59
Revenue From Use of Money/ Property:						
4300	Interest	37,000.00	0.00	33,144.31	3,855.69	10.42 %
4301	Rents and Leases	29,000.00	0.00	46,411.25	(17,411.25)	-60.03 %
Total Revenue From Use of Money/ Property		66,000.00	0.00	79,555.56	(13,555.56)	-20.53
Intergovernmental Revenue- State						
4463	State Homeowners Prop Tax Rel	1,766.00	0.00	1,402.09	363.91	20.60 %
Total Intergovernmental Revenue- State		1,766.00	0.00	1,402.09	363.91	20.60
Misc. Revenue						
4707	Gifts/Donations	700.00	0.00	0.00	700.00	100.00 %
Total Misc. Revenue		700.00	0.00	0.00	700.00	100.00
	Total Revenue	323,267.00	0.00	331,700.29	(8,433.29)	
Salaries and Employee Benefits						
5001	Salaries/Wages - Permanent	22,000.00	0.00	25,424.60	(3,424.60)	-15.56 %
5002	Extra-Hire	15,000.00	0.00	25,753.21	(10,753.21)	-71.68 %
5051	Social Security (OASDI)	1,800.00	0.00	3,215.90	(1,415.90)	-78.66 %
5053	Medicare	500.00	0.00	752.14	(252.14)	-50.42 %
Total Salaries and Employee Benefits		39,300.00	0.00	55,145.85	(15,845.85)	-40.32
Services and Supplies						
5111	Clothing/Personal Supplies	200.00	0.00	0.00	200.00	100.00 %
5121	Communications	5,000.00	0.00	3,371.92	1,628.08	32.56 %
5141	Household Expense	1,600.00	0.00	970.12	629.88	39.36 %
5151	Insurance	16,000.00	0.00	12,697.79	3,302.21	20.63 %
5153	Insurance - Workers' Comp	2,800.00	0.00	248.56	2,551.44	91.12 %
5159	Insurance - Unemployment	400.00	0.00	374.03	25.97	6.49 %
5201	Maint of Buildings/Grounds	40,000.00	0.00	38,009.44	1,990.56	4.97 %
5241	Office Expense	1,800.00	0.00	636.68	1,163.32	64.62 %
5243	Office Expense - Postage	400.00	0.00	299.23	100.77	25.19 %
5271	Prof and Specialized Services	7,000.00	0.00	11,614.75	(4,614.75)	-65.92 %
5381	Legal Notices	100.00	0.00	0.00	100.00	100.00 %
5401	Small Tools	2,000.00	0.00	1,600.12	399.88	19.99 %
5477	Personal Mileage Reimburs	400.00	0.00	0.00	400.00	100.00 %
5481	Bldg/Grnd Gas/Oil Purchase	1,000.00	0.00	413.42	586.58	58.65 %
5504	Utilities - Electrical	9,000.00	0.00	6,702.40	2,297.60	25.52 %

**County of Calaveras
Budget and Actuals by Budget Class**

Fiscal Year: 2025

As of 5/6/2024

Budget Version-	Budget	Encumbrance	Y-T-D Actuals	Balance	% Remaining
5505 Utilities - Natural Gas	3,000.00	0.00	1,251.64	1,748.36	58.27 %
5506 Utilities - Sewer	8,000.00	0.00	1,446.06	6,553.94	81.92 %
5507 Utilities - Water	4,000.00	0.00	4,189.54	(189.54)	-4.73 %
5508 Utilities - Other	3,000.00	0.00	2,033.88	966.12	32.20 %
Total Services and Supplies	105,700.00	0.00	85,859.58	19,840.42	18.77
<u>Other Charges</u>					
5588 Interest - Other Long Trm Debt	50,000.00	0.00	39,994.32	10,005.68	20.01 %
5616 Bad Debts	0.00	0.00	410.00	(410.00)	0.00 %
5627 LAFCO Assessment	156.00	0.00	172.99	(16.99)	-10.89 %
Total Other Charges	50,156.00	0.00	40,577.31	9,578.69	19.09
<u>Capital Assets</u>					
5640 Structures/Improvements	50,000.00	0.00	0.00	50,000.00	100.00 %
Total Capital Assets	50,000.00	0.00	0.00	50,000.00	100.00
<u>Debt service</u>					
5580 Retire - Other Long Term Debt	30,000.00	0.00	13,585.98	16,414.02	54.71 %
Total Debt service	30,000.00	0.00	13,585.98	16,414.02	54.71
	Total Expenses	0.00	195,168.72	79,987.28	
	Total Revenue	0.00	331,700.29	(8,433.29)	
	Total Expenses	0.00	195,168.72	79,987.28	
Key Total for 26300010	48,111.00	0.00	136,531.57	(88,420.57)	



Jenny Lind Veterans Memorial District

300 Daphne Street, P.O. Box 548, Valley Springs, CA 95252
(209) 772-9650

Resolution Calling General District Election

RESOLUTION NO. 2026-05 JENNY LIND VETERANS MEMORIAL DISTRICT

WHEREAS, an election will be held within the Jenny Lind Veterans Memorial District within Calaveras County on November 3, 2026, for the purpose of electing Governing Board Members; and

WHEREAS, Election Code §10403 requires jurisdictions to file with the Board of Supervisors, and the County Clerk, a resolution requesting consolidation with said election.

THEREFORE, BE IT RESOLVED, that the Jenny Lind Veterans Memorial District requests the Board of Supervisors of Calaveras County to consolidate the District Election with the election to be held on November 3, 2026.

BE IT FURTHER RESOLVED, that the District agrees to reimburse the County Elections Department for actual costs accrued as a result of this consolidation. The District acknowledges that the consolidated election will be held and conducted in the manner prescribed in Election Code §10418.

ON A MOTION by Director _____ seconded by Director _____ the foregoing resolution was duly passed and adopted by the following vote on May 13, 2026.

AYES _____

NOES _____

ABSENT _____

ABSTAIN _____

Chair of the Board of Directors

Secretary of the Board of Directors



Jenny Lind Veterans Memorial District

300 Daphne Street, P.O. Box 548, Valley Springs, CA 95252
(209) 772-9650

Org. Key# 26300010

RESOLUTION 2026-06

Resolution of the Jenny Lind Veterans Memorial District, authorizing the Calaveras County Auditor's Office to make appropriate interclass budget transfers to overdrawn expense accounts in order to close the fiscal year. Funds shall be transferred from like class expense accounts with more than sufficient ending balances, or if no funds are available in those accounts the 3002 Fund Balance Unreserve/Undesign account will be used if sufficient cash is available.

On a motion by Director _____, seconded by
Director _____ the foregoing Resolution was duly passed and adopted
by the Board of Directors of the District, this 13^h day of May 2026, by the following vote:

AYES _____

NOES _____

ABSENT _____

ABSTAIN _____

Chairperson of the Board of Directors

Secretary of the Board of Directors



**COUNTY OF CALAVERAS
OFFICE OF AUDITOR-CONTROLLER
DISTRICT SIGNATURE AUTHORIZATION**

The person(s) named below are approved to sign for

JENNY LIND VETERANS MEMORIAL DISTRICT

		<i>Claim Transmittals</i>	<i>Transfers</i>
1.	<u>Bruce Olson</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Signature</u>		
2.	<u>Matt Peters</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Signature</u>		
3.	<u>Ryan Casperson</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Signature</u>		
4.	<u>Heather Peters</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Signature</u>		
5.	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>Signature</u>		

Board Member Signature Date
Requires Resolution demonstrating Attestation