

**COMMISSIONER'S REPORT
JANUARY 2025**

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
01/08/25	76432	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring @ various properties	89.76	41.82	437.66		2,215.76	2,785.00
01/31/25	76670	AAA FULLARMOR LOCKSMITH & DOORS INC	Locksmith services @ 719 Driskell #39 & 1040 Bystrum Rd	270.00				1,310.00	1,580.00
01/08/25	76439	ABBEY CARPET & INTERIORS	Flooring Installation @ 2220 5th St #8, Hughson	2,350.00					2,350.00
01/30/25	76643	ABBEY CARPET & INTERIORS	Flooring Installation @ 719 Driskell #20					3,600.00	3,600.00
01/23/25	76572	ABNEY CARPET	Flooring Installation @ 1709 Randazzo Ave & 416 Downey #3A	4,105.00				3,450.00	7,555.00
01/30/25	76626	ABNEY CARPET	Flooring Installation @ 201 E Coolidge #c-1					3,990.00	3,990.00
01/08/25	76419	ABS DIRECT INC.	Postage Advance 01/25	559.03	307.44	4,046.85	69.92	546.76	5,530.00
01/23/25	76576	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 01/25			1,458.34			1,458.34
01/16/25	76469	AFSCME District Council 57	Union Dues for Pay Period Ending 01/04/25					1,166.62	1,166.62
01/30/25	76624	AFSCME District Council 57	Union Dues for Pay Period Ending 01/18/25					1,166.62	1,166.62
01/30/25	76642	AMAZON CAPITAL SERVICES, INC	Office Supplies & Equipment	1,361.53	561.56	624.70	101.69	3,045.54	5,695.02
01/27/25	76600	AMERINAT	Loan #1044 for 608 Granger 1/2025					3,294.31	3,294.31
01/16/25	76464	BBSI	Temporary Services for W/E 11/17: Ridenour & Perez; W/E 11/24: Ridenour; W/E 12/1: Ridenour; W/E 12/8, 12/15, 12/22, 12/29: Martinez & Ridenour; W/E 1/5: Ridenour	751.86	194.71	9,729.62	70.92	126.44	10,873.55
01/23/25	76561	BBSI	Temporary Services for W/E 1/5 & 1/12: Martinez	341.72	88.48	988.04	32.24	57.52	1,508.00
01/23/25	76574	BEST ELECTRIC	Electrical Maintenance @ various properties	3,275.26				1,371.86	4,647.12
01/02/25	76358	BORTON PETRINI, LLP	Legal Expenses 10/24 & 11/24	1,910.00	69.00			19,149.00	21,128.00
01/30/25	76623	BORTON PETRINI, LLP	Legal Expenses 12/24	378.00				10,317.00	10,695.00
01/08/25	76441	CALGON CARBON CORPORATION	Filtration System Expenses @ Westley Migrant Center				12,813.07		12,813.07
01/01/25	76540	CALIFORNIA APARTMENT ASSOCIATION	Annual Membership Fees 2025	394.40	216.92		196.94	340.14	1,148.40
01/08/25	76423	CALIFORNIA CHAMBER OF COMMERCE	Labor Law posters	323.48	250.41	550.48	124.36	602.25	1,850.98
01/07/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 12/07/2024					32,691.67	32,691.67
01/17/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 12/21/2024					32,569.85	32,569.85
01/07/25	EFT	CALPERS MEDICAL	Medical Premiums 01/2025					130,464.52	130,464.52
01/15/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 01/04/2025					4,013.58	4,013.58
01/27/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 01/18/2025					4,013.58	4,013.58
01/23/25	76591	CARPETLAND	Flooring Installation @ 235 N. 9th Ave, Oakdale	3,477.00					3,477.00
01/30/25	76615	CERCAS	Travel Expenses Reimbursement: CAPPO 2025 Conference		194.42		86.70	1,047.02	1,328.14
01/23/25	76559	CHAMPION MECHANICAL SERVICES	HVAC Maintenance @ various properties	3,020.46					3,020.46
01/23/25	76585	CI-MAK INC	Pest Control @ various properties	844.00	125.00			194.00	1,163.00
01/23/25	76581	CITI CARDS	EE Computer Purchase Program					1,078.73	1,078.73
01/08/25	76421	DEPT. OF HCD	23-OMS-17846 Empire Migrant Center Dwelling Income 07/2024				35,026.49		35,026.49
01/15/25	76445	DEPT. OF HCD	23-OMS-17834 Buena Vista Migrant Canter Dwelling Income 07/2024				37,597.73		37,597.73
01/17/25	76541	DEPT. OF HCD	23-OMS-17850 Westley Migrant Center Dwelling Income 07/2024				31,052.50		31,052.50
01/17/25	76542	DEPT. OF HCD	23-OMS-17846 Patterson Migrant Center Dwelling Income 07/2024				13,244.50		13,244.50
01/27/25	76602	DEPT. OF HCD	23-OMS-17846 Empire Migrant Center Dwelling Income 08/2024				34,189.75		34,189.75
01/23/25	76546	DUNN-EDWARDS CORPORATION	Paint Supplies	3,942.63	1,159.45			3,246.46	8,348.54
01/16/25	76482	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 01/04/25					3,302.00	3,302.00

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01/30/25	76638	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 01/18/25					3,502.00	3,502.00
01/23/25	76594	EVERON	Protective Services @ 1612 Sisk	189.48	88.25	924.01		128.36	1,330.10
01/23/25	76579	EVERYTHING GLASS & MIRROR	Window replacements @ 1702 Randazzo					4,496.07	4,496.07
01/02/25	76409	FERGUSON ENTERPRISES, INC.	Water Heaters					1,858.58	1,858.58
01/02/25	76367	GILSON SOFTWARE SOLUTIONS	Answering Service 1/25	661.18	363.61		236.01	664.20	1,925.00
01/30/25	76666	GRAND CONSTRUCTION	Pay App #1 Oakdale Roofing (CFP)					448,400.00	448,400.00
01/08/25	76426	GREEN HORIZON, INC	Landscape Maintenance 12/24 @ 556 Brighton, Leonard, 721 & 2300 Standiford, 149 & 150 Kingston, Coffee, 301 Coolidge, Corson, Fairmont, Scenic, Pecos, Bystrum, Lawrence, 5th St., Merced St., Castor, 9th Ave, 1701 Robertson Rd., Westview Gardens, Kestrel Ridge, Las Palmas, Miller Point, Paramount, Village One, Granger, Meadow Glen, Palm Valley, Conant Place, Valley Manor, Randazzo, 608 Brighton, Modesto Farm Labor, Ceres Farm Labor & Glendale Annex	14,330.00	4,528.34			13,559.99	32,418.33
01/16/25	76472	GREEN HORIZON, INC	Landscape Maintenance @ various properties	1,440.00	120.00			160.00	1,720.00
01/02/25	76398	HD SUPPLY FACILITIES MAINTENANCE, LTD	Maintenance Materials & Window Coverings	954.86	99.27			1,482.33	2,536.46
01/17/25	76537	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials, Building Materials & Janitorial Supplies	24,059.67	1,991.78	193.26	13,697.26	3,646.36	43,588.33
01/30/25	76610	HD SUPPLY FACILITIES MAINTENANCE, LTD	Maintenance Materials & Window Coverings	2,382.26				72.79	2,455.05
01/02/25	76365	HUNT & SONS, INC	Gas, Oil & Propane 12/01/24-12/15/24	482.94	303.82	186.24	108.29	591.96	1,673.25
01/16/25	76533	HUNT & SONS, INC	Gas, Oil & Propane 12/16/24-12/31/24	643.43	120.82	116.23	177.91	337.27	1,395.66
01/30/25	76665	HUNT & SONS, INC	Gas, Oil & Propane 01/01/25-01/15/25	750.69	279.40	236.74	142.94	385.51	1,795.28
01/23/25	76587	HERK'S PLUMBING, INC	Plumbing services @ various properties	15,450.00	150.00				15,600.00
01/23/25	76547	HOWK SYSTEMS, INC.	Westley Water & Sewer System repairs		10,678.65				10,678.65
01/16/25	76460	INSIGHT EMPLOYEE ASSIT PROGRAM	Employee Assistance Program Services 01/01/25-12/31/25	707.38	384.87	733.68	171.61	513.46	2,511.00
01/23/25	76590	JOAQUIN PAINTING, INC	Painting @ 3252 Pelandale #12	2,575.00					2,575.00
01/30/25	76634	KARNDAN DESIGNFLOORING, LLC	Flooring Materials	14,328.31				7,600.16	21,928.47
01/16/25	76471	LANGUAGE LINE SERVICES	Translation/Interpretation Expense 10/24 & 11/24	633.92	1,340.93	2,461.30		26.91	4,463.06
01/16/25	76476	LIEBERT CASSIDY WHITMORE	Employee Relations Consortium 07/2024-06/2025	658.04	509.39	1,119.71	252.84	1,225.02	3,765.00
01/08/25	76438	LOCAL HERO HOME SERVICES	Remediation & Restoration @ 1105 Superior	7,950.00					7,950.00
01/02/25	76364	LOWE'S	Appliances, Small Tools & Maintenance Materials	1,920.81	180.35		7,611.50	1,466.04	11,178.70
01/17/25	76539	LOWE'S	Appliances, Flooring, Small Tools, Janitorial Supplies & Maintenance Materials	5,535.56	608.27	0.00	3,200.93	8,096.45	17,441.21
01/31/25	76668	METLIFE	Dental & Vision Insurance Premiums 01/2025					8,147.83	8,147.83
01/16/25	76454	NAN MCKAY & ASSOCIATES INC.	Recertification Services 10/24, 11/24 & 12/24			77,573.31			77,573.31
01/23/25	76548	NAN MCKAY & ASSOCIATES INC.	Inspection Services 10/24			11,541.50			11,541.50
01/23/25	76592	NOBLE PLUMBING AND DRAIN	Plumbing & Sewer Services @ various properties	1,225.00	7,200.00			185.00	8,610.00
01/28/25	76603	NOBLE PLUMBING AND DRAIN	Sewer Services @ 900 Pecos	6,500.00					6,500.00
01/30/25	76639	NOBLE PLUMBING AND DRAIN	Plumbing Services @ various properties	5,015.00	665.00			1,232.50	6,912.50
01/16/25	76485	NU EXTERIORS	Balcony Removal @ 605 E Coolidge #28					5,550.00	5,550.00
01/16/25	76456	OFFICE DEPOT	Office Supplies	10.85	85.06	536.57	371.89	220.73	1,225.10
01/23/25	76551	OFFICE DEPOT	Office Supplies	212.79	158.96	1,036.77	49.72	421.00	1,879.24
01/23/25	76571	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ 1540 Hatch #12, 456 Hartley & 1716 Pelton	1,784.00	329.50				2,113.50

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01/30/25	76625	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ 605 E. Coolidge #31 & 2312 Conant	768.45				278.00	1,046.45
01/23/25	76583	PFC QUALITY PAINTING	Painting @ various properties	1,450.00	1,650.00			4,950.00	8,050.00
01/23/25	76580	R&S ERECTION TRI COUNTY, INC	Gate Repairs @ 1075 W. Las Palmas & 2300 Standiford Ave	325.00				800.00	1,125.00
01/08/25	76431	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 3221 Kay & 2220 5th St	2,650.00					2,650.00
01/30/25	76644	REBUILDIT INC	Plumbing services @ 361& 363 Chase St & 1925 Linda		1,347.73				1,347.73
01/17/25	76538	ROBERT HALF	Temporary Services for W/E 12/20, 12/27, 01/03, 01/10: Muse		151.02	3,260.46	168.55	449.23	4,029.26
01/30/25	76620	ROBERT HALF	Temporary Services for W/E 1/17: Muse		49.44	1,067.17	55.16	147.03	1,318.80
01/16/25	76462	SEEGER'S PRINTING	Envelopes	789.33	449.08	2,656.96		829.55	4,724.92
01/23/25	76553	SONITROL	Alarm Monitoring @ various properties 02/01/25-04/30/25	1,959.06				262.65	2,221.71
01/30/25	76635	STANCO	Kansas House Management Fees and Maintenance Costs 12/2024					18,812.64	18,812.64
01/23/25	76586	SUNSET JANITORIAL SERVICES	Janitorial Services @ 201 E Coolidge #B-14 & #C-1 & Westview Gardens	345.00				2,770.00	3,115.00
01/16/25	76446	THE CHAMBERLAIN GROUP LLC	Secure Gate Access Services @ various properties					2,049.19	2,049.19
01/16/25	76536	THE LEAN FIRM, INC	Consulting Services 11/24	150.00		2,250.00			2,400.00
01/30/25	76618	VALLEY DOOR & ENTRY SYSTEMS, INC	Progress Payment - Gate @ Kansas House					20,000.00	20,000.00
01/16/25	76488	VANGUARD CLEANING SYSTEMS	Janitorial Services 12/24 @ 1612 Sisk	597.43	278.20	2,910.79		753.58	4,540.00
01/15/25	76444	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	303.03	920.24	102.31	186.86	7,508.88	9,021.32
01/02/25	76333	WESTURF INC.	Landscape Materials & Tools		47.81		1,311.87	167.50	1,527.18
				147,132.60	38,289.00	126,742.70	192,350.15	842,120.00	1,346,634.45

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DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
02/06/25	76764	A AND P CONSTRUCTION, INC	Pay App #2, 1143 Park St, Turlock					17,593.14	17,593.14
02/27/25	76951	A AND P CONSTRUCTION, INC	Stucco & drywall repairs @ 3109 Conant Ave					3,900.00	3,900.00
02/14/25	76866	ABBEY CARPET & INTERIORS	Flooring Installation @ 1075 West Las Palmas #9					2,122.60	2,122.60
02/25/25	76927	ABBEY CARPET & INTERIORS	Flooring Installation @ 204 Longfellow	5,180.00					5,180.00
02/25/25	76917	ABNEY CARPET	Flooring Installation @ various properties	690.00	690.00			3,907.50	5,287.50
02/06/25	76708	ABS DIRECT INC.	Postage & Processing Fees 01/16/25-01/31/25	135.70	74.40	4,559.15	6.72	119.97	4,895.94
02/27/25	76939	ABS DIRECT INC.	Postage Advance 02/25	559.03	307.44	4,046.85	69.92	546.76	5,530.00
02/27/25	76974	ABS DIRECT INC.	Postage & Processing Fees 02/01/25-02/15/25	106.38	58.54	770.70	13.51	104.03	1,053.16
02/13/25	76831	AFFORDABLE HOUSING RISK POOL	Property & Liability Insurance: Glendale & Las Palmas & Liability Insurance: Kansas House 01/01/25-01/01/26					21,888.00	21,888.00
02/13/25	76791	AFSCME District Council 57	Union Dues for Pay Period Ending 02/01/25					1,191.89	1,191.89
02/27/25	76947	AFSCME District Council 57	Union Dues for Pay Period Ending 02/15/25					1,191.89	1,191.89
02/25/25	76926	AMAZON CAPITAL SERVICES, INC	Office Supplies & Maintenance Materials	130.13	40.54	-37.11	2,533.80	288.38	2,955.74
02/27/25	76970	AMERINAT	Loan #30000 for 608 Granger 2/2025					3,294.31	3,294.31
02/13/25	76779	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services @ various properties	2,051.05	1,583.02				3,634.07
02/14/25	76846	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services @ various properties	1,184.79				150.00	1,334.79
02/13/25	76803	B & B BACKFLOW SERVICE	Plumbing Services @ various properties	385.00	3,859.25		110.00	2,396.71	6,750.96
02/20/25	76878	BBSI	Temporary Services for W/E 1/26 & 2/02: Martinez	303.61	78.60	877.83	28.63	51.13	1,339.80
02/27/25	76945	BBSI	Temporary Services for W/E 2/9 & 2/16: Baltazar, Perez, Diaz	3,471.19			1,758.24		5,229.43
02/06/25	76726	BEST ELECTRIC	Electrical Maintenance @ various properties	2,232.28				799.25	3,031.53
02/27/25	76989	BLACK WATER CONSULTING ENGINEERS, INC	Engineering - Buena Vista Waste Water System				6,484.46	2,779.06	9,263.52
02/14/25	76842	BOVEE ENVIRONMENTAL MANAGEMENT	Abatement Services @ various properties	4,675.00				950.00	5,625.00
02/03/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 01/04/2025					33,511.36	33,511.36
02/14/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 01/18/2025					34,280.81	34,280.81
02/28/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 02/01/2025					34,308.80	34,308.80
02/06/25	EFT	CALPERS MEDICAL	Medical Premiums 02/2025					111,504.69	111,504.69
02/11/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 02/01/2025					4,013.58	4,013.58
02/25/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 02/15/2025					4,013.58	4,013.58
02/27/25	76860	CARPETLAND	Flooring Installation @ 3252 Pelandale Ave #12	3,250.00					3,250.00
02/27/25	76960	CARPETLAND	Flooring Installation @ 3109 Conant Ave #30					1,840.00	1,840.00
02/14/25	76848	CENTRAL VALLEY LANDSCAPE & TREE	Landscape Maintenance 01/25 @ 1612 Sisk	2,153.59				271.41	2,425.00
02/14/25	76844	CHAMPION MECHANICAL SERVICES	HVAC Maintenance @ various properties	3,202.92	1,925.03			287.56	5,415.51
02/14/25	76853	CI-MAK INC	Pest Control @ various properties	1,426.00				1,557.00	2,983.00
02/14/25	76854	DEL SOL CARPET CLEANING INC	Unit turnover services @ various properties					1,839.00	1,839.00
02/27/25	76958	DEL SOL CARPET CLEANING INC	Unit turnover services @ 719 Driskell #32 & 201 E Coolidge Unit #B2					2,630.00	2,630.00
02/06/25	76760	DEPT. OF HCD	23-OMS-17834 Buena Vista Migrant Center Dwelling Income 08/2024				41,126.32		41,126.32
02/06/25	76761	DEPT. OF HCD	23-OMS-17846 Patterson Migrant Center Dwelling Income 08/2024				13,780.50		13,780.50
02/06/25	76762	DEPT. OF HCD	23-OMS-17850 Westley Migrant Center Dwelling Income 08/2024				31,285.20		31,285.20

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02/13/25	76809	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 02/01/25					3,302.00	3,302.00
02/27/25	76959	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 02/15/25					3,302.00	3,302.00
02/06/25	76703	FERGUSON ENTERPRISES, INC.	Water Heaters & Plumbing Materials	849.17				1,071.48	1,920.65
02/13/25	76771	FERGUSON ENTERPRISES, INC.	Water Heaters & Plumbing Materials	831.72				1,685.78	2,517.50
02/13/25	76769	FRIAS, FRED UNION	Gas, Oil & Propane 01/25	292.88	414.26	44.11	273.00	24.65	1,048.90
02/14/25	76863	GILSON SOFTWARE SOLUTIONS	Answering Service 02/25	661.18	363.61		329.73	570.48	1,925.00
02/24/25	76903	GRACE MOVING & STORAGE	Moving Service @ 2300 Standiford: Unit #11 to Unit #20	1,362.50					1,362.50
02/03/25	76690	GRAND CONSTRUCTION	Pay App #2 Oakdale Roofing (CFP)					79,855.10	79,855.10
02/27/25	76967	GRAND CONSTRUCTION	Retention Payment Oakdale Roofing (CFP)					27,802.90	27,802.90
02/13/25	76793	GREEN HORIZON, INC	Landscape Maintenance 01/25 @ 556 Brighton, Leonard, 721 & 2300 Standiford, 149 & 150 Kingston, Coffee, 301 Coolidge, Corson, Fairmont, Scenic, Pecos, Bystrum, Lawrence, 5th St., Merced St., Castor, 9th Ave, 1701 Robertson Rd., Westview Gardens, Kestrel Ridge, Las Palmas, Miller Point, Paramount, Village One, Granger, Meadow Glen, Palm Valley, Conant Place, Valley Manor, Randazzo, 608 Brighton, Modesto Farm Labor, Ceres Farm Labor & Glendale Annex	15,965.00	4,648.34			15,034.99	35,648.33
02/27/25	76972	H12776	Security Deposit Loan Program Payment T0066409					1,260.00	1,260.00
02/14/25	76845	HAJOCA CORPORATION	Water Heaters		3,017.01				3,017.01
02/20/25	76893	HAJOCA CORPORATION	Water Heaters		1,477.19		2,954.38		4,431.57
02/25/25	76914	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	1,147.36	2,215.78		9,180.93	2,954.37	15,498.44
02/06/25	76696	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, tools, plumbing materials, maintenance materials & window coverings	4,160.19	1,095.01		2.99	1,486.46	6,744.65
02/14/25	76838	HD SUPPLY FACILITIES MAINTENANCE, LTD	Maintenance Materials & Janitorial Supplies	1,371.53	3,079.02		1,853.66		6,304.21
02/25/25	76911	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances & Maintenance Materials	218.61	2,041.52		926.34		3,186.47
02/27/25	76934	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances & Maintenance Materials	310.81	21,817.75		1,901.87	-169.35	23,861.08
02/06/25	76695	HERITAGE FORD	Veh. 31 & Veh. 24 Repairs		3,407.07			2,106.52	5,513.59
02/13/25	76834	HERK'S PLUMBING, INC	Sewer replacement @ 721 Standiford (CFP)					28,500.00	28,500.00
02/13/25	76774	HOME DEPOT CREDIT SERVICES	Maintenance Equipment Rental	2,263.20					2,263.20
02/13/25	76938	HOME DEPOT CREDIT SERVICES	Maintenance materials & Tools	328.70	211.74			691.03	1,231.47
02/27/25	76988	HOME DEPOT CREDIT SERVICES	Appliances & Maintenance Materials	371.77			185.27	3,257.28	3,814.32
02/13/25	76832	HOUSING TELECOMMUNICATIONS INC	HTVN Subscription 11/26/24-11/29/25	961.40	744.15	1,635.70	369.05	1,789.70	5,500.00
02/13/25	76806	HUNT & SONS, INC	Gas, Oil & Propane 01/16/25-01/31/25	712.33	313.75	200.08	258.41	568.27	2,052.84
02/14/25	76859	JOAQUIN PAINTING, INC	Painting of vacant unit @ 1729 Robertson Rd	2,575.00					2,575.00
02/27/25	76969	JOE RUCKMAN'S WELDING FABRICATION AND	Deposit for Backflow Cages for 1612 Sisk					5,690.38	5,690.38
02/14/25	76865	LOCAL HERO HOME SERVICES	Electrical Maintenance & Plumbing Repairs @ various properties	5,075.00	575.00			395.00	6,045.00
02/20/25	76887	LOWE'S	Appliances, Maintenance Materials & Tools	7,389.26			3,685.54	82.84	11,157.64
02/13/25	76810	MALDONADO PAINTING	Painting @ 229 10th St	1,300.00					1,300.00
02/14/25	76861	MALDONADO PAINTING	Painting @ 1075 W Las Palmas					1,250.00	1,250.00
02/27/25	76961	MALDONADO PAINTING	Painting @ 605 Coolidge #11					1,050.00	1,050.00
02/13/25	76830	METLIFE	Vision & Dental Insurance Premiums 02/25					6,858.55	6,858.55
02/10/25	76767	MOUNTAIN VALLEY ENVIRONMENTAL	Pay draw #10, Buena Vista Waste Water Repairs				117,372.50	50,302.50	167,675.00

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02/13/25	76775	NAHRO (WASHINGTON D.C.)	Annual Membership Dues: 04/01/25-03/31/26	978.94	577.30	6,040.09		1,098.21	8,694.54
02/06/25	76697	NAN MCKAY & ASSOCIATES INC.	Inspection Services 11/24 & 12/24			17,574.75			17,574.75
02/27/25	76962	NOBLE PLUMBING AND DRAIN	Emergency sewer lateral repair @ 1002 E St., Oakdale (CFP)					41,325.00	41,325.00
02/06/25	76741	NOBLE PLUMBING AND DRAIN	Plumbing Services @ various properties	1,375.00				300.00	1,675.00
02/14/25	76862	NOBLE PLUMBING AND DRAIN	Plumbing Services @ various properties	2,850.00	6,300.00				9,150.00
02/20/25	76889	PAC SHIELD ROOF SERVICES, INC	Retention Payment - Roof Replacement @ Turlock Public Housing units (CFP)					29,832.02	29,832.02
02/06/25	76707	PACIFIC STORAGE COMPANY	Rental space for file storage 12/24	445.41	244.81	2,305.66	152.32	595.98	3,744.18
02/06/25	76724	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties	5,208.73				1,440.00	6,648.73
02/13/25	76792	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties	1,034.84	6,097.60				7,132.44
02/14/25	76847	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties	4,710.30				15,840.00	20,550.30
02/24/25	76907	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties	1,183.75					1,183.75
02/25/25	76916	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties	2,289.00	1,478.30				3,767.30
02/27/25	76948	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance @ various properties		1,818.00				1,818.00
02/13/25	76804	PFC QUALITY PAINTING	Painting @ various properties	8,685.00	1,850.00			3,266.92	13,801.92
02/24/25	76904	PFC QUALITY PAINTING	Painting vacant unit @ 3221 Kay	2,250.00					2,250.00
02/25/25	76921	PFC QUALITY PAINTING	Painting vacant unit @ 204 Longfellow	1,950.00					1,950.00
02/06/25	76732	PRINT TIME	Custom Signs & Office Materials	51.70	60.55	114.30	4.63	1,013.07	1,244.25
02/24/25	76908	PRINT TIME	Custom Signs	2,558.56					2,558.56
02/06/25	76730	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 1540 Hatch #18		1,300.00				1,300.00
02/13/25	76802	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 346 Hartley		1,450.00				1,450.00
02/14/25	76850	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 3252 Pelandale, 8930 Wait & 229 10th St	2,800.00					2,800.00
02/25/25	76919	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 112 Holly	1,350.00					1,350.00
02/27/25	76954	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services @ 204 Longfellow & 605 E Coolidge #B2	900.00				1,250.00	2,150.00
02/14/25	76867	REBUILDIT INC	Plumbing Services @ 1105 Superior	1,987.50					1,987.50
02/13/25	76777	ROBERT HALF	Temporary Services for W/E 1/24 & 1/31: Muse		70.44	1,520.71	78.62	209.52	1,879.29
02/20/25	76877	ROBERT HALF	Temporary Services for W/E 2/07: Muse		54.47	1,053.83	48.82	145.20	1,302.32
02/13/25	76805	SECURITY AND SOUND, INC	Fire Alarm Monitoring @ various properties					1,200.00	1,200.00
02/06/25	76740	SPHERION STAFFING, LLC	Temporary Services for W/E 10/13, 11/17, 12/01: Mendoza				1,484.80		1,484.80
02/14/25	76856	SUNSET JANITORIAL SERVICES	Janitorial services @ various properties	1,015.00				870.00	1,885.00
02/25/25	76924	SUNSET JANITORIAL SERVICES	Janitorial services @ various properties	570.00				535.00	1,105.00
02/06/25	76748	T0061952	Tenant Move out refund					1,377.55	1,377.55
02/13/25	76818	THE LEAN FIRM, INC	Consulting Services 01/25			1,000.00			1,000.00
02/13/25	76835	TOSCANO'S CONSTRUCTION	Fence Replacement @ Emerald, Longfellow, Penridge & Thistlewood Pay App #1 (CFP)					69,350.00	69,350.00
02/20/25	76888	TOSCANO'S CONSTRUCTION	Fence Replacement @ Emerald, Longfellow, Penridge & Thistlewood Retention (CFP)					3,650.00	3,650.00
02/13/25	76814	TOTAL COMPENSATION SYSTEMS, INC	Actuarial Study GASB75	158.40	278.00	917.60	76.00	570.00	2,000.00
02/27/25	76968	TOUCHDOWN FIRE, INC	Fire Extinguisher/Sprinkler Services @ 201 Coolidge					5,639.73	5,639.73
02/20/25	76876	TPH ARCHITECTS	Architectural Services: 1612 Sisk & Westley Well Replacement				5,496.17	8,067.28	13,563.45
02/14/25	76841	VALLEY DOOR & ENTRY SYSTEMS, INC	Gate Repairs @ various properties				185.00	2,589.85	2,774.85

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02/25/25	76918	VALLEY MATTRESS OUTLET	Mattresses for Buena Vista Migrant Center				4,245.56		4,245.56
02/27/25	76952	VALLEY MATTRESS OUTLET	Mattresses for Patterson & Westley Migrant Centers				5,047.50		5,047.50
02/06/25	76765	VANGUARD CLEANING SYSTEMS	Janitorial Services 01/25 @ 1612 Sisk	597.43	278.20	2,910.79		753.58	4,540.00
02/10/25	76766	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	2,219.01	1,049.03	1,527.64	406.79	6,362.71	11,565.18
02/27/25	76963	VIVID-ACCENT PAINTING CO	Retention - Exterior Painting @ Patterson Migrant Center				6,600.00		6,600.00
02/27/25	76725	WESTSIDE LANDSCAPE & CONCRETE	Tree Removal @ 346 Hartley Rd Patterson & 1734 Pelton Ave	1,060.00	1,725.00				2,785.00
				127,512.85	78,669.72	47,062.68	260,317.18	731,336.96	1,244,899.39