COMMISSIONER'S REPORT
AUGUST 2025

DATE	CHECK NO.	-----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
08/07/25	78915	ABBEY CARPET & INTERIORS	Flooring Installation at 1733 Randazzo and 201 E Coolidge B10, Modesto					6,887.75	6,887.75
08/14/25	78969	ABBEY CARPET & INTERIORS	Flooring Installation at 608 Granger Ave #24, Modesto					2,970.00	2,970.00
08/21/25	79075	ABBEY CARPET & INTERIORS	Flooring Installation at 608 Granger Ave #8, Modesto					2,970.00	2,970.00
08/21/25	79039	ABS DIRECT INC.	Postage & Processing Charges for 08/01/25-08/15/25 & Postage Advance	618.81	340.34	4,480.13	77.66	605.14	6,122.08
08/15/25	79020	AEI CONSULTANTS	Environmental Review @ Public Housing Properties (CFP)					45,575.00	45,575.00
08/28/25	79098	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 08/25			1,458.34			1,458.34
08/14/25	78975	AFSCME District Council 57	Union Dues Pay Period Ending 08/02/25					1,196.09	1,196.09
08/28/25	79093	AFSCME District Council 57	Union Dues Pay Period Ending 08/16/25					1,196.09	1,196.09
08/07/25	78911	AMAZON CAPITAL SERVICES, INC	Office Supplies & Maintenance Materials	1,158.96	37.31	238.44	51.68	4,022.35	5,508.74
08/28/25	79083	AMERICAN CHEVROLET	Vehicle #52 Repairs				3,738.42		3,738.42
08/21/25	79081	AMERINAT	Loan payment for 608 Granger 8/25					3,294.31	3,294.31
08/14/25	78949	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	1,091.14	486.77			412.50	1,990.41
08/21/25	79044	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	434.14	1,031.25			225.00	1,690.39
08/21/25	79076	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio project					9,712.50	9,712.50
08/14/25	78945	BARTON OVERHEAD DOOR, INC.	Garage Door Repair @ 1703 Randazzo, Modesto	1,593.31					1,593.31
08/18/25	79025	BEST ELECTRIC	Westview Gardens Exterior Address Lights Replacement (CFP)					27,500.00	27,500.00
08/14/25	79011	BLACK WATER CONSULTING ENGINEERS, INC	Engineering for Buena Vista Wastewater system				1,576.99	675.85	2,252.84
08/29/25	79131	BORTON PETRINI, LLP	Legal Expense 07/25	947.00	1,033.00			9,283.00	11,263.00
08/15/25	79019	CALAVERAS PUBLIC UTILITY DISTRICT	Foothill Terrace: Applications for water meters					1,800.00	1,800.00
08/15/25	79018	CALAVERAS PUBLIC UTILITY DISTRICT	Foothill Terrace: Installation of water meters					237,384.60	237,384.60
08/06/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 07/05/2025					36,320.57	36,320.57
08/20/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 07/19/2025					36,298.82	36,298.82
08/29/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 08/02/2025					36,382.99	36,382.99
08/06/25	EFT	CALPERS MEDICAL	Medical Premiums 08/2025					128,991.56	128,991.56
08/12/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 08/02/2025					4,253.58	4,253.58
08/29/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 08/16/2025					4,253.58	4,253.58
08/21/25	79061	CENTER FOR HUMAN SERVICES	39th Annual Edible Extravaganza 2025 Sponsorship					3,000.00	3,000.00
08/07/25	78907	CI-MAK INC	Pest Control Services at Various Properties	728.78	4.56	47.93		269.73	1,051.00
08/14/25	78961	CI-MAK INC	Pest Control Services at Various Properties	838.00				3,279.50	4,117.50
08/28/25	79100	CI-MAK INC	Pest Control Services at Various Properties	1,090.00				219.00	1,309.00
08/07/25	78910	COUNTY OF SANTA CRUZ	Water & Sewer System Fees: 4/1/25-6/30/25 (Buena Vista)				26,083.88	11,178.81	37,262.69
08/14/25	78987	CPI- COBRA PROFESSIONALS, INC	Flexible Spending Plan Administration Fees 4/25-12/25	196.50	152.17	334.56	75.97	365.80	1,125.00
08/14/25	78962	DEL SOL CARPET CLEANING INC	Unit Turnover Services @ 1143 Park St, Turlock					1,300.00	1,300.00
08/14/25	78981	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 08/02/25					2,290.00	2,290.00
08/28/25	79101	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 08/16/25					3,440.00	3,440.00
08/21/25	79031	FRIAS, FRED UNION	Gas, Oil & Propane 07/25	194.88	436.28		511.24	239.26	1,381.66
08/07/25	78912	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 08/25	661.18	363.61		329.73	570.48	1,925.00
08/14/25	78954	GREEN HORIZON, INC	Landscape Services @ Various Properties	3,460.00	120.00			1,450.00	5,030.00

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08/14/25	78976	GREEN HORIZON, INC	Landscape Maintenance 07/25 @ 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, Paramont, Village One, Granger, Meadow Glen, Palm Valley, Conant Place, Valley Manor, Randazzo, 608 Brighton, Modesto Farm Labor, Ceres Farm Labor & Glendale Annex	14,120.00	4,528.34			16,179.99	34,828.33
08/07/25	78887	HAJOCA CORPORATION	Water Heaters	4,376.78					4,376.78
08/07/25	78876	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Window coverings					3,277.00	3,277.00
08/29/25	79115	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Paint, Maintenance Materials, Janitorial Supplies & Window coverings	14,564.81	2,353.52			3,494.40	20,412.73
08/14/25	79012	HERITAGE FORD	Vehicle #31 Maintenance		356.95			1,250.27	1,607.22
08/21/25	79072	HERK'S PLUMBING, INC	Plumbing Services at 111 Holly Circle	1,200.00					1,200.00
08/28/25	79102	HERK'S PLUMBING, INC	Plumbing Services at 638 Livingston Circle		1,500.00				1,500.00
08/29/25	79119	HOME DEPOT CREDIT SERVICES	Appliances, Maintenance Materials, Tools, Janitorial Supplies, Landscape & Flooring Materials	6,249.38	1,548.26			18,465.25	26,262.89
08/07/25	78874	HOUSING & DEV. LAW INSTITUTE	Fair Housing Training	3,795.04	2,937.52	6,456.93	1,457.02	7,064.77	21,711.28
08/14/25	79008	HUNT & SONS, INC	Gas, Oil & Propane 07/16/25-07/31/25	1,034.55	427.41	368.21	263.95	644.67	2,738.79
08/29/25	79137	HUNT & SONS, INC	Gas, Oil & Propane 08/01/25-08/15/25	913.73	331.13	221.10	420.66	499.93	2,386.55
08/11/25	78942	JADE-EX, LLC	Pay app #1: 1612 Sisk: Phase I Sink Hole Repairs (CFP)					114,813.74	114,813.74
08/14/25	79015	JARED STEELEY WATER & WASTEWATER MGT	Westley Sewer Pump Maintenance		2,775.00				2,775.00
08/14/25	78956	KELLY'S BACKFLOW SERVICES	Plumbing Services at 6764 Walker Ln, Hughson					4,345.00	4,345.00
08/07/25	78914	LOCAL HERO HOME SERVICES	Restoration Work @ 201 E Coolidge 2A & A6 (Insurance Claim) & HVAC Replacement @ 2313 Bellingham #B-8; Electrical maintenance @ 623 Leon Ave, Modesto					59,529.65	59,529.65
08/14/25	78968	LOCAL HERO HOME SERVICES	HVAC Maintenance at Various Properties	1,360.00			150.00		1,510.00
08/21/25	79074	LOCAL HERO HOME SERVICES	HVAC Maintenance at 1630 Randazzo Ave & 507 Mayette St Patterson		1,800.00			884.00	2,684.00
08/28/25	79107	LOCAL HERO HOME SERVICES	HVAC Maintenance at 1540 W Hatch #14, Modesto		3,900.00				3,900.00
08/29/25	79135	LOWE'S	Appliances, Paint, Tools & Maintenance Materials	5,305.00	928.21			627.88	6,861.09
08/07/25	78930	METLIFE	Dental and Vision Insurance Premiums 8/2025					8,020.74	8,020.74
08/21/25	79032	NAN MCKAY & ASSOCIATES INC.	Recertification Services 5/25-7/25; Inspection Services 4/25-5/25; Policy & Plan update services	2,416.00		57,696.64			60,112.64
08/28/25	79085	NAN MCKAY & ASSOCIATES INC.	Inspection Services 6/25			10,661.00			10,661.00
08/14/25	78972	NETSYS, INC.	Yardi Consultant Services 7/2025	571.02	19.45	904.23	5.41	39.89	1,540.00
08/14/25	78967	NOBLE PLUMBING AND DRAIN	Irrigation Repairs at 601 Livingston Cir, Westley					2,850.00	2,850.00
08/28/25	79103	NOBLE PLUMBING AND DRAIN	Plumbing Repairs at Various Properties	2,135.00	2,045.00			250.00	4,430.00
08/07/25	78879	OFFICE DEPOT	Office Supplies	251.83	139.13	525.32	2,428.58	254.31	3,599.17
08/14/25	79013	ONTEL SECURITY SERVICES, INC	Security Services at 201 E. Coolidge Ave & 1612 Sisk Rd 6/25	281.85	120.83	1,241.97		1,770.35	3,415.00
08/14/25	78952	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	15,347.00	931.00			4,091.00	20,369.00
08/21/25	79057	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	17,644.00	989.00			755.00	19,388.00
08/28/25	79094	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 201 S Emerald Ave and 1737 Erie Ave, Modesto	1,553.00					1,553.00
08/14/25	78958	PFC QUALITY PAINTING	Painting at 362 Farr, Turlock	1,650.00					1,650.00
08/21/25	79065	PLOOF	Travel Reimbursement: New York NAHRO conference 7/2025		117.32		71.92	1,207.54	1,396.78
08/21/25	79080	PRICE, POSTEL & PARMA, LLP	Legal Services: Foothill Terrace & Riverbank RAD Transaction					5,927.50	5,927.50
08/07/25	78902	PRINT TIME	Custom Signs and Office Supplies	290.79	102.46	1,003.97	57.64	1,245.38	2,700.24
08/14/25	78955	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services at 605 E Coolidge #29, Modesto & 501 Mayette, Patterson		1,300.00			1,350.00	2,650.00

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08/21/25	79063	RAIN OR SHINE JANITORIAL SERVICES	Unit turnover services at 2009 Linda Way, Ceres		1,650.00				1,650.00
08/15/25	79016	SAN ANDREAS SANITARY DISTRICT	Foothill Terrace: Deposit for sewer					5,000.00	5,000.00
08/29/25	79121	SEEGER'S PRINTING	Office Supplies & Envelopes	481.10	311.04	3,188.20	18.42	461.20	4,459.96
08/07/25	78918	SMALL BIRD CREATIVE, LLC	Marketing Consulting, Landing Page Design, 1612 Apts					9,500.00	9,500.00
08/14/25	78963	SUNSET JANITORIAL SERVICES	Unit Turnover Services at 2490 Lawrence Apt. B and 1711 Robertson Rd, Modesto	1,430.00					1,430.00
08/07/25	78940	TECHNICAL TRAINING ASSOCIATES	Maintenance Worker Training: 2-day Workshop	2,297.87	1,981.33		1,471.92	2,123.88	7,875.00
08/21/25	79079	THE CHAMBERLAIN GROUP LLC	Gate Monitoring Svc at Various Properties 05/25-06/25				431.22	2,978.22	3,409.44
08/28/25	79106	THE CHAMBERLAIN GROUP LLC	Gate Monitoring Svc at Walker Point 08/01/25-07/31/26					1,655.62	1,655.62
08/14/25	78946	VALLEY DOOR & ENTRY SYSTEMS, INC	Gate Repairs at 722 Kansas Ave					2,993.00	2,993.00
08/14/25	78970	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	942.49	2,568.07	1,130.80	761.35	23,881.05	29,283.76
08/28/25	79110	WESTLEY COMMUNITY SERVICES DISTRICT	Valley Water Collaborative Contribution for Westley Water Well		1,125.00				1,125.00
08/14/25	78953	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services @ Various Properties	2,969.00	6,155.00			2,078.00	11,202.00
08/21/25	79071	ZACKS HANDYMAN & CONSTRUCTION	Pay Apps #3 & #4: 1722 & 1724 Erie Fire Restoration (Insurance Claim)	32,920.24					32,920.24
				149,113.18	**46,946.26**	**89,957.77**	**39,983.66**	**939,323.09**	**1,265,323.96**