COMMISSIONER'S REPORT
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DATE	CHECK NO.	-----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
10/23/25	79739	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at 1612 Sisk, Meadow Glen & Kansas House	89.76	41.82	437.66		945.76	1,515.00
10/06/25	79535	A & P CONSTRUCTION, INC	1143 Park St, Turlock Retention: Pay App #4					5,473.29	5,473.29
10/16/25	79620	ABNEY CARPET	Flooring Installation @ 416 Downey Ave #7B					3,450.00	3,450.00
10/16/25	79697	ABNEY CARPET	Flooring Installation @ 608 E. Granger #30					3,495.00	3,495.00
10/16/25	79684	ABS DIRECT INC.	Postage & Processing Charges for 09/16/25-09/30/25	119.58	65.79	1,030.22	15.19	116.89	1,347.67
10/09/25	79571	ACRO SERVICE CORP	Temporary Services for W/E 09/21/25: Paulino & Reyes		94.63		40.83	1,611.07	1,746.53
10/16/25	79625	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 10/25			1,458.34			1,458.34
10/09/25	79577	AFFORDABLE LUXURY HOMES INC	Pay draw #5: Edwards Estates Lots 4-8					152,437.00	152,437.00
10/09/25	79564	AFSCME District Council 57	Union Dues Pay Period Ending 09/27/25					1,170.82	1,170.82
10/24/25	79787	AFSCME District Council 57	Union Dues Pay Period Ending 10/11/25					1,196.09	1,196.09
10/23/25	79747	AMAZON CAPITAL SERVICES, INC	Office Supplies & Maintenance Materials		38.66	79.04		1,487.88	1,605.58
10/30/25	79877	AMERINAT	Loan #30000 for 608 Granger 10/25					3,294.31	3,294.31
10/09/25	79558	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	574.20	255.62			243.01	1,072.83
10/16/25	79607	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	1,220.00	319.92			2,328.83	3,868.75
10/23/25	79718	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	1,400.92	1,103.55			163.04	2,667.51
10/28/25	79808	APPLEGATE TEEPLES DRILLING CO INC	Maintenance Building Plumbing (CFP)					29,662.09	29,662.09
10/30/25	79815	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	952.50				1,150.00	2,102.50
10/16/25	79637	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio project					12,737.50	12,737.50
10/24/25	79804	ASHLEY INVESTMENTS LLC	Security deposit loan program payment T0006640					1,560.00	1,560.00
10/16/25	79696	BBSI	Temporary Services for W/E 09/07/25,09/14/25, 09/21/25, 09/28/25, 10/05/25: Martinez	902.70	233.73	2,609.98	85.15	151.95	3,983.51
10/30/25	79867	BBSI	Temporary Services for W/E 10/12/25, 10/19/25: Martinez	374.09	96.86	1,081.61	35.29	62.97	1,650.82
10/09/25	79596	BEST ELECTRIC	Electrical Services at Various Properties	1,094.08	150.00			702.43	1,946.51
10/16/25	79636	BETTER HOME PROS, LLC	Gutter Cleaning @ 1040 Bystrum Rd Modesto	2,400.00					2,400.00
10/09/25	79562	BORTON PETRINI, LLP	Legal Services 09/25	1,113.00	684.00			1,649.00	3,446.00
10/30/25	79816	BORTON PETRINI, LLP	Legal Services 08/25	439.33	287.00			6,315.62	7,041.95
10/07/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 09/13/2025					35,867.66	35,867.66
10/27/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 09/27/2025					36,068.93	36,068.93
10/06/25	EFT	CALPERS MEDICAL	Medical Premiums 10/2025					128,269.10	128,269.10
10/07/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 09/27/2025					4,328.58	4,328.58
10/21/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 10/11/2025					4,489.34	4,489.34
10/16/25	79605	CHAMPION MECHANICAL SERVICES	HVAC Services at 408 F St #4 Waterford & 1725 Pelton Ave Modesto	644.25				373.56	1,017.81
10/30/25	79828	CI-MAK INC	Pest Control at Various Properties	719.00				1,813.00	2,532.00
10/16/25	79693	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18587 7/2025 EOMS Dwelling Income				33,938.50		33,938.50
10/16/25	79694	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 7/2025 POMS Dwelling Income				14,154.00		14,154.00
10/16/25	79695	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18600 7/2025 WOMS Dwelling Income				30,103.00		30,103.00
10/16/25	79692	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 7/2025 BOMS Dwelling Income				38,653.71		38,653.71
10/24/25	79801	ELITE MAINTENANCE & TREE SERVICE	Landscape Maintenance @ 1612 Sisk Rd.					2,425.00	2,425.00
10/09/25	79582	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 09/27/25					3,640.00	3,640.00
10/24/25	79794	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 10/11/25					3,640.00	3,640.00
10/30/25	79823	EVERYTHING GLASS & MIRROR	Window Repair/Replacement at various properties	553.30				726.61	1,279.91
10/09/25	79552	FERGUSON ENTERPRISES, INC.	Appliance Parts		1,798.32				1,798.32
10/10/25	79599	FRIAS, FRED UNION	Gas, Oil & Propane 9/25	254.35	542.16		323.80	317.25	1,437.56
10/30/25	79834	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 09/25	661.18	363.61		329.73	570.48	1,925.00
10/09/25	79566	GREEN HORIZON, INC	Landscape Maintenance 09/25 @ 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
10/30/25	79821	GREEN HORIZON, INC	Landscape Services at Various Properties	1,850.00	120.00			770.00	2,740.00
10/09/25	79555	HAJOCA CORPORATION	Water Heaters		1,508.71				1,508.71
10/23/25	79716	HAJOCA CORPORATION	Plumbing Materials, Maintenance Materials & Small Tools	4,681.51	754.35			2,953.58	8,389.44
10/23/25	79765	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Window Coverings	7,338.97	295.22	1.21	398.07	69.50	8,102.97
10/27/25	79805	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Doors		3,959.35			171.64	4,130.99
10/23/25	79745	HERK'S PLUMBING, INC	Replaced 100 Gallon Water Heater at 601 Livingston Circle, Westley		6,500.00				6,500.00
10/28/25	79809	HERK'S PLUMBING, INC	Pond Work at 1612 Sisk Rd (CFP)					2,006.00	2,006.00
10/30/25	79830	HERK'S PLUMBING, INC	Plumbing at 3708 Coffee Rd, Modesto	1,150.00					1,150.00
10/30/25	79812	HOME DEPOT CREDIT SERVICES	Maintenance Materials & Landscape Materials	926.25	619.40		305.22	247.28	2,098.15

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10/09/25	79547	HOWK SYSTEMS, INC.	Pay app #8: Westley Well Replacement				9,395.69	2,210.75	11,606.44
10/09/25	79579	HUNT & SONS, INC	Gas, Oil & Propane 09/16/25-09/30/25	1,003.79	381.99	147.40	70.63	729.17	2,332.98
10/16/25	79630	HUNT & SONS, INC	Gas, Oil & Propane 09/01/25-09/15/25	990.24	442.75	111.20	361.86	860.19	2,766.24
10/30/25	79861	HUNT & SONS, INC	Gas, Oil & Propane 10/01/25-10/15/25	926.38	522.21	336.38	229.07	826.28	2,840.32
10/09/25	79559	I.C. REFRIGERATION	Repair of Ansul System and Kitchen vent at 1612 Sisk (CFP) & Service Call					11,362.75	11,362.75
10/02/25	79529	IMPERIAL DADE WEST COAST	Chlorine for Water Wells at 696 Livingston Circle, Westley		1,521.90				1,521.90
10/23/25	79772	JARED STEELEY WATER & WASTEWATER MANAGEMENT	Sampling, Lab Work and Reports - Westley Water Wells		2,257.00				2,257.00
10/06/25	79536	KARNDEAN DESIGNFLOORING, LLC	Flooring Materials	15,658.68	3,629.66			17,628.71	36,917.05
10/16/25	79629	KELLY'S BACKFLOW SERVICES	Plumbing at 1601 Boise Ave, Modesto		2,500.00				2,500.00
10/30/25	79869	KELLY'S BACKFLOW SERVICES	Backflow Services @ various properties	450.00	150.00		150.00	1,125.00	1,875.00
10/30/25	79880	KINNEY CONSULTING, LLC	Consulting Services - Community Project Funding Grant					2,200.00	2,200.00
10/16/25	79619	LANGUAGE LINE SERVICES	Translation & Interpretation Services 09/25	124.22	158.75	755.65		158.40	1,197.02
10/23/25	79748	LOCAL HERO HOME SERVICES	Plumbing at 346 Hartley, Patterson	4,073.00	8,700.00				12,773.00
10/30/25	79876	LOCAL HERO HOME SERVICES	Plumbing at 317 Haidlen, Westley		3,395.35				3,395.35
10/16/25	79687	LOWE'S	Maintenance Materials, Small Tools, Janitorial Supplies & Paint	6,672.20					6,672.20
10/30/25	79872	LOWE'S	Appliances				2,347.90		2,347.90
10/02/25	79532	METLIFE	Dental and Vision Insurance Premiums 10/25					6,379.28	6,379.28
10/23/25	79775	MID-VALLEY ENGINEERING	Parque Rio: Boundary Survey					4,730.00	4,730.00
10/30/25	79864	MOCAL OFFICE EQUIPMENT	Copy Machines Maintenance	1,126.61	323.52	2,570.59	4.44	2,473.17	6,498.33
10/30/25	79817	MODESTO OVERHEAD DOOR	Garage Door Repair at 2408 Temescal Dr, Modesto	1,210.00					1,210.00
10/23/25	79774	MOUNTAIN VALLEY ENVIRONMENTAL SERVICES, INC	Pay draw #12: Buena Vista waste water improvements				175,560.00	75,240.00	250,800.00
10/24/25	79780	NAN MCKAY & ASSOCIATES INC.	Recertification Services 09/25; Waitlist purge administrative services & Digital revision service for ACOP & Admin Plan	239.00	199.00	22,513.32			22,951.32
10/30/25	79863	NAN MCKAY & ASSOCIATES INC.	Inspection Services 09/25			9,086.00			9,086.00
10/16/25	79634	NOBLE PLUMBING AND DRAIN	Plumbing at Various Properties	185.00	1,600.00			2,850.00	4,635.00
10/23/25	79746	NOBLE PLUMBING AND DRAIN	Plumbing at 442 Walnut Ct & 8927 Walt Ave Patterson; 103 Holly Circle Ceres	1,350.00					1,350.00
10/23/25	79771	ONTEL SECURITY SERVICES, INC	Security Services 08/25 & 09/25: 1612 Sisk & Vine Street	536.04	249.64	2,612.06		1,842.26	5,240.00
10/09/25	79565	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	4,419.00	4,018.00			2,971.00	11,408.00
10/16/25	79618	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	1,781.00				1,695.75	3,476.75
10/23/25	79729	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 1729 Erie Ave & 1728 Pelton Ave Modesto	2,776.00					2,776.00
10/30/25	79818	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 201 E. Coolidge C-7 & 3708 Coffee Rd #E Modesto	2,256.00				203.25	2,459.25
10/30/25	79868	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 346 N Hartley St Patterson		2,481.00				2,481.00
10/30/25	79826	PFC QUALITY PAINTING	Painting Services at 1721 Pelton & 608 Brighton # 5	2,385.00				2,282.00	4,667.00
10/30/25	79874	PFC QUALITY PAINTING	Painting Services at 608 E. Granger #11 Modesto					1,650.00	1,650.00
10/24/25	79802	PRYOR LEARNING, LLC	Customer Service Training 10/21/25-10/22/25	437.00	338.25	743.50	167.75	5,513.50	7,200.00
10/27/25	79807	R COMMUNICATIONS, LLC	Security Surveillance Trailers (CFP)					18,500.00	18,500.00
10/30/25	79870	R COMMUNICATIONS, LLC	Installation of Hardware & Cabling for Cameras @ Kansas House					1,642.36	1,642.36
10/16/25	79635	RENTGROW, INC.	Credit Checks/Criminal Reports	172.00	112.00	170.00		702.00	1,156.00
10/30/25	79882	S&P GLOBAL RATINGS	Annual Credit Rating Analytical Services					24,250.00	24,250.00
10/30/25	79810	SONITROL	Quarterly Fire Alarm Monitoring and Testing 11/25- 01/26 @ Downey & 1701 Robertson	2,116.83				320.04	2,436.87
10/09/25	79578	STANCO	Kansas House Management Fees and Maintenance Costs 09/25					33,441.82	33,441.82
10/24/25	79803	STANISLAUS EQUITY PARTNERS, INC	Hope Village Furnish a Home Sponsorship					3,000.00	3,000.00
10/09/25	79544	THE LEAN FIRM, INC	Consulting Services 09/25	22,592.00		22,692.00			45,284.00
10/09/25	79588	THE LOPEZ CONSTRUCTION FAMILY, LLC	Water damage repairs at 201 Coolidge: C2 & C8 (Insurance Claim)					46,152.62	46,152.62
10/07/25	79537	TONY'S PLUMBING SERVICE, LLC	Installation of Gas Line for Large Kitchen & Plumbing in Small Kitchen @ 1612 Sisk (CFP)					11,117.40	11,117.40
10/23/25	79740	ULINE, INC	Tables and Chairs				1,929.31		1,929.31
10/30/25	79832	VANGUARD CLEANING SYSTEMS	Janitorial Services at 3109 Conant Place & 1612 Sisk 09/25	597.43	278.20	2,910.79		753.58	4,540.00
10/09/25	79598	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	607.47	88.42	486.39	87.13	4,093.00	5,362.41
10/09/25	79595	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at various properties	2,170.00	3,300.00			1,170.00	6,640.00
10/30/25	79819	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at various properties	4,177.00					4,177.00
10/16/25	79632	ZACKS HANDYMAN & CONSTRUCTION	Fire Restoration at 1703 Randazzo Modesto (Insurance Claim)	13,435.00					13,435.00
				138,045.86	**61,008.68**	**71,833.34**	**308,686.27**	**766,406.33**	**1,345,980.48**

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11/13/25	80017	AAA FULLARMOR LOCKSMITH & DOORS INC.	Locksmith Services at various properties	1,097.00				125.00	1,222.00
11/06/25	79947	ABBEY CARPET & INTERIORS	Flooring Installation at 1721 Pelton Ave Modesto	3,285.00					3,285.00
11/26/25	80162	ABNEY CARPET	Flooring Installation at 657 Livingston Circle Westley; 1706 Pelton Ave Modesto	695.00	695.00				1,390.00
11/06/25	79928	ABNEY CARPET	Floor Installation at 3708 Coffee Rd Unit "E" Modesto	2,035.00					2,035.00
11/04/25	79912	AEI CONSULTANTS	HUD Environmental Site Assessment at Public Housing Properties (CFP)					26,950.00	26,950.00
11/13/25	80029	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 11/25			1,458.34			1,458.34
11/06/25	79925	AFSCME District Council 57	Union Dues Pay Period ending 10/25/25					1,196.09	1,196.09
11/20/25	80078	AFSCME District Council 57	Union Dues Pay Period ending 11/08/25					1,170.82	1,170.82
11/26/25	80182	AMERINAT	Loan #30000 for 608 Granger 11/25					3,294.31	3,294.31
11/13/25	80010	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	1,286.80					1,286.80
11/06/25	79921	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	2,888.07				150.00	3,038.07
11/26/25	80151	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Service at Various Properties	5,585.98	2,150.00			15,158.88	22,894.86
11/20/25	80096	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio project					3,900.00	3,900.00
11/07/25	79980	BBSI	Temporary Services for W/E 10/19 & 10/26: Camacho				1,722.60		1,722.60
11/13/25	80011	BBSI	Temporary Services for W/E 10/26 & 11/02: Martinez	390.37	101.08	1,128.64	36.83	65.68	1,722.60
11/12/25	79994	BORTON PETRINI, LLP	Legal Services: May - July 2025	909.50	174.27	932.53	101.47	3,839.23	5,957.00
11/06/25	79924	BORTON PETRINI, LLP	Legal Services: August - September 2025	890.05	228.34	875.97	125.85	5,124.79	7,245.00
11/06/25	79934	BRITE ELECTRIC, INC	Electrical Services at 413 Vine St Modesto					1,592.00	1,592.00
11/13/25	80034	BRITE ELECTRIC, INC	Electrical Services at 456 Eureka St. Patterson; 1040 Bystrum Rd Unit #12	2,831.94					2,831.94
11/04/25	79909	BURNSIDE BODY SHOP	Repair of Vehicle 36 Side Damage (Insurance Claim)	500.00				7,964.01	8,464.01
11/06/25	79940	California Association of Housing Authorities (CAHA)	Annual CAHA Membership Renewal 2025-2026	202.68	119.52	1,250.46		227.34	1,800.00
11/11/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 10/11/2025					37,248.21	37,248.21
11/25/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 10/25/2025					37,460.54	37,460.54
11/03/25	EFT	CALPERS MEDICAL	Medical Premiums 11/2025					120,770.41	120,770.41
11/06/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 10/25/2025					49,694.04	49,694.04
11/22/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 11/08/2025					4,574.80	4,574.80
11/26/25	80143	CAPITOL DOOR SALES	Doors		682.54			1,287.29	1,969.83
11/13/25	80032	CENTRAL VALLEY NISSAN	Diagnose and Repair Vehicle 16	1,680.64					1,680.64
11/13/25	80038	CI-MAK INC	Pest Control at Various Properties					2,397.00	2,397.00
11/26/25	80174	CI-MAK INC	Pest Control at Various Properties	684.00				3,209.00	3,893.00
11/06/25	79970	DELL MARKETING L.P.	Purchase of 8 Replacement Laptops for Finance and Admin Dept.	1,308.14	1,459.15	3,080.63	622.87	6,335.86	12,806.65
11/06/25	79939	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 10/25/25					22,189.02	22,189.02
11/20/25	80090	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 11/08/25					8,850.00	8,850.00
11/26/25	80168	EVERYTHING GLASS & MIRROR	Window Replacement at 1022 Atlantic Dr Modesto					2,178.04	2,178.04
11/07/25	79975	FRIAS, FRED UNION	Gas, Oil & Propane 11/25	431.92	324.74		200.40	314.11	1,271.17
11/13/25	80047	GEOTEK, INC	Geotechnical and Infiltration Evaluation for Parque Rio Project					25,736.00	25,736.00
11/06/25	79945	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 10/25	661.18	363.61		329.73	570.48	1,925.00
11/13/25	80044	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 11/25	661.18	363.61		329.73	570.48	1,925.00
11/26/25	80164	GREEN HORIZON, INC	Landscape Services at Various Properties	3,150.00	385.00			1,020.00	4,555.00
11/17/25	80053	GREEN HORIZON, INC	Pond Area Improvements @ 1612 Sisk (CFP) & Landscape Services at 2313 Bellingham					27,200.00	27,200.00
11/13/25	80026	GREEN HORIZON, INC	Landscape Maintenance 10/25 @ 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
11/26/25	80185	HAMNER, JEWELL & ASSOCIATES	Leasing Assistance Service 1612 Apts					8,271.80	8,271.80
11/26/25	80146	HD SUPPLY FACILITIES MAINTENANCE, LTD	Building & Maintenance Materials, Doors & Janitorial Supplies	5,638.47				413.70	6,052.17
11/26/25	80178	HERK'S PLUMBING, INC	Plumbing Services at 2001 Glenda Ceres & 608 Brighton		1,800.00			5,500.00	7,300.00
11/13/25	80039	HERK'S PLUMBING, INC	Mainline Repair at 659 Livingston Circle & Pond Work at 1612 Sisk (CFP)		8,500.00			5,994.00	14,494.00
11/13/25	80050	HOME DEPOT CREDIT SERVICES	Maintenance Materials, Hardware Supplies, Window coverings & Janitorial Supplies	138.81	939.23		119.63	1,823.73	3,021.40
11/13/25	80049	HOME DEPOT CREDIT SERVICES	Maintenance Materials, Small Tools, Window coverings & Janitorial Supplies	1,552.60			133.62	1,420.03	3,106.25
11/12/25	79995	HOME DEPOT CREDIT SERVICES	Gazebos for 1612 Sisk, Maintenance Materials & Small Tools	721.74	568.26	1,159.38		2,417.01	4,866.39

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DATE	CHECK NO.	-----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
11/06/25	79918	HOME DEPOT CREDIT SERVICES	Electrical Materials & Building Materials	4,989.80					4,989.80
11/26/25	80170	HOUSING TELECOMMUNICATIONS INC	HTVN Online Training Subscription 11/30/25-11/30/26	1,057.51	818.56	1,799.27	406.04	1,968.62	6,050.00
11/20/25	80088	HUNT & SONS, INC	Gas, Oil & Propane 10/16/25-10/31/25	571.85	284.49	278.08	108.05	455.31	1,697.78
11/26/25	80173	HUNT & SONS, INC	Gas, Oil & Propane 11/01/25-11/15/25	517.45	169.73	165.99	292.89	449.60	1,595.66
11/06/25	79933	KELLY'S BACKFLOW SERVICES	Backflow Services at 413 Vine St. Modesto					1,275.00	1,275.00
11/26/25	80169	KELLY'S BACKFLOW SERVICES	Backflow Services at various properties	3,805.00				600.00	4,405.00
11/13/25	80031	KELLY'S BACKFLOW SERVICES	Backflow Services at various properties	3,450.00				2,175.00	5,625.00
11/12/25	79993	KICK'N TACO CATERING	Thanksgiving Luncheon 11/12/25					2,340.00	2,340.00
11/20/25	80129	KRUSE	Travel Reimbursement: CAHA Board Meeting 11/25 & NAHRO Conference Phoenix 09/25		120.59		69.89	3,432.31	3,622.79
11/06/25	79946	LOCAL HERO HOME SERVICES	Repairs & Maintenance @ various properties	475.00				1,917.50	2,392.50
11/04/25	79910	LOCAL HERO HOME SERVICES	Sub Panel Installation and Relocation of CO2 Sensor at 1612 Sisk Maintenance Shop (CFP)					5,500.00	5,500.00
11/26/25	80181	LOCAL HERO HOME SERVICES	HVAC Condenser Replacement at 710 Driskell Ave Newman					5,900.00	5,900.00
11/13/25	80035	LOWE'S	Doors, Windows & Mini Splits for Maintenance Bldg. Shop Offices, Maintenance Materials	7,395.65					7,395.65
11/20/25	80131	LOWE'S	Building Materials, Maintenance Materials, Small Tools & Janitorial Supplies	8,396.10	2,475.93			1,297.43	12,169.46
11/13/25	80009	METLIFE	Dental and Vision Insurance Premiums 11/25					7,236.47	7,236.47
11/20/25	80098	MID-VALLEY ENGINEERING	Parque Rio: Boundary Survey					10,470.00	10,470.00
11/20/25	80079	MODESTO OVERHEAD DOOR	Garage Door Repair at 700 Marni Way Modesto	1,200.00					1,200.00
11/26/25	80180	NOBLE PLUMBING AND DRAIN	Plumbing Services at 311 De Forest Ave Patterson		3,200.00				3,200.00
11/07/25	79985	ONTEL SECURITY SERVICES, INC	Security Services at 201 E. Coolidge Ave 09/25					1,520.00	1,520.00
11/18/25	80057	ONTEL SECURITY SERVICES, INC	Security services at 1612 Sisk Rd & 201 E. Coolidge Ave 10/25	266.60	124.15	1,299.08		2,060.17	3,750.00
11/06/25	79927	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 201 E. Coolidge C-7	527.00				641.00	1,168.00
11/13/25	80025	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	1,323.00				1,432.00	2,755.00
11/26/25	80161	PACIFIC BREEZE AIR SYSTEMS	HVAC Replacement @ 201 Coolidge #C-1 & HVAC Maintenance at Various Properties	3,663.00	3,771.00			12,597.25	20,031.25
11/13/25	80037	PFC QUALITY PAINTING	Painting Services at 2122 Freda Ceres & 3708 Coffee #N	1,650.00	1,800.00				3,450.00
11/07/25	79986	PRINT TIME	Copies of Personnel Policy	227.09	175.85	386.61	87.58	422.84	1,299.97
11/06/25	79936	RING CENTRAL	Annual RingCentral Phone System Service Renewal: 9/18/25-9/17/26	3,287.18	1,938.47	19,387.82	893.46	3,687.20	29,194.13
11/13/25	80052	ROTO ROOTER SEWER & SERVICE	Plumbing Services at 241 Hospital Rd #F Sonora					2,649.01	2,649.01
11/20/25	80087	SAN ANDREAS SANITARY DISTRICT	Foothill Terrace: Sewer Deposit					5,000.00	5,000.00
11/26/25	80184	SIMPLIFIED INTEGRATIONS	Fire Sprinkler Services at 201 E. Coolidge C2					1,165.00	1,165.00
11/13/25	80046	SMALL BIRD CREATIVE, LLC	Marketing Consulting, 1612 Apts					3,500.00	3,500.00
11/26/25	80210	STANISLAUS COUNTY, TAX COLLECTOR	Property Assessment 13601 Bentley St, 1st Installment 25-26					1,835.22	1,835.22
11/26/25	80195	STANISLAUS COUNTY, TAX COLLECTOR	Property Assessment 1075 W Las Palmas Ave, 1st Installment 25-26					1,999.87	1,999.87
11/26/25	80201	STANISLAUS COUNTY, TAX COLLECTOR	Property Assessment 2430 Glendale Ave, 1st Installment 25-26					2,282.84	2,282.84
11/26/25	80208	STANISLAUS COUNTY, TAX COLLECTOR	Property Assessment 5132 South Ave, 1st Installment 25-26					6,880.57	6,880.57
11/06/25	79973	T0014652	FSS Escrow Disbursement- Graduate	1,364.09					1,364.09
11/13/25	80043	THE CHAMBERLAIN GROUP LLC	Security Gate Services Central Valley Homes: 11/1/25-10/31/26 & Patterson OMS 11/25				224.45	3,826.70	4,051.15
11/13/25	80045	THE LEAN FIRM, INC	Consulting Services 10/25	11,550.00		11,450.00			23,000.00
11/24/25	80142	TPH ARCHITECTS	Architectural Services: 1612 Sisk Rd parking lot expansion (CFP)					5,466.26	5,466.26
11/20/25	80132	TURLOCK GOSPEL MISSION	1612 Apartments Keys to Community Event- Refreshments					2,700.00	2,700.00
11/20/25	80066	UNITED SIGN SYSTEMS	Monument Sign 1612 Sisk Rd					8,731.60	8,731.60
11/10/25	79992	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	2,103.43	1,804.07	1,667.48	666.77	14,315.20	20,556.95
11/20/25	80063	WOMEN'S AUXILIARY	Women's Auxiliary Ball - Sponsorship Tickets					1,000.00	1,000.00
				111,165.82	**40,065.53**	**46,320.28**	**6,471.86**	**593,113.66**	**797,137.15**