

**COMMISSIONER'S REPORT
JANUARY 2026**

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
01/22/26	80801	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties	89.76	41.82	437.66		1,965.76	2,535.00
01/22/26	80794	AAA FULLARMOR LOCKSMITH & DOORS INC.	Locksmith Services at Various Properties	370.00				980.00	1,350.00
01/15/26	80624	ABS DIRECT INC.	Postage Advance 01/26 & Mail Processing Charges	559.03	307.44	4,131.68	69.92	546.76	5,614.83
01/15/26	80676	ACRO SERVICE CORP	Temporary Services for W/E 12/21/2025, 12/28/2025 & 01/04/2026: Samora		182.78		78.87	3,111.78	3,373.43
01/22/26	80773	ACRO SERVICE CORP	Temporary Services for W/E 01/11/2026 & 01/18/2026: Samora		184.10		79.45	3,133.80	3,397.35
01/22/26	80772	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 12/25 & 01/26			2,916.68			2,916.68
01/15/26	80638	AFSCME District Council 57	Union Dues Pay Period ending 01/03/26					1,225.56	1,225.56
01/29/26	80859	AFSCME District Council 57	Union Dues Pay Period ending 01/17/26					1,175.02	1,175.02
01/08/26	80610	AMAZON CAPITAL SERVICES, INC	Office Supplies & Maintenance Materials					1,765.23	1,765.23
01/29/26	80881	AMAZON CAPITAL SERVICES, INC	Office Supplies, Janitorial Supplies & Maintenance Materials	980.32	861.26	458.81	572.40	1,395.16	4,267.95
01/29/26	80885	AMERINAT	Loan for 608 Granger 01/26					3,294.31	3,294.31
01/22/26	80792	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services & Drywell Repairs at Various Properties	7,018.69	11,152.65	192.44	128.11	7,029.85	25,521.74
01/29/26	80841	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	1,282.73	3,035.02			225.00	4,542.75
01/29/26	80935	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio project					3,300.00	3,300.00
01/15/26	80674	BBSI	Temporary Services for W/E 12/14/2025; 12/21/2025; 12/28/2025 & 01/04/2026: Martinez	610.37	158.04	1,764.78	57.57	102.76	2,693.52
01/29/26	80842	BBSI	Temporary Services for W/E 10/26/25 & 11/02/25: Munoz; WE 11/30/25, 12/07/25, 12/14/25, 12/21/25, 12/28/25, 01/04/26 & 01/11/26: Fierros			7,242.75			7,242.75
01/15/26	80661	BETTER HOME PROS, LLC	Unit Turnover Services at 6713 Palmer Ct, Hughson	27,750.00					27,750.00
01/22/26	80809	BETTER HOME PROS, LLC	Roof Cleaning Services at Various Properties	2,080.00					2,080.00
01/08/26	80616	BORTON PETRINI, LLP	Legal Services: October 2025 & November 2025	3,339.50	6,504.34			8,954.22	18,798.06
01/22/26	80791	BOVEE ENVIRONMENTAL MANAGEMENT	Abatement Services at 1116 Superior Ave, Modesto	1,650.00					1,650.00
01/08/26	80606	CALAVERAS COUNTY TAX COLLECTOR	2025-2026 Property Assessments 1st Installment: Foothill Terrace					5,151.12	5,151.12
01/07/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 12/06/2025					36,040.45	36,040.45
01/20/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 12/20/2025					36,710.88	36,710.88
01/07/26	EFT	CALPERS MEDICAL	Medical Premiums 01/2026					131,443.80	131,443.80
01/14/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 01/03/2026					4,574.80	4,574.80
01/27/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 01/17/2026					20,622.97	20,622.97
01/22/26	80802	CI-MAK INC	Pest Control at Various Properties	1,713.00					1,713.00
01/29/26	80873	CI-MAK INC	Pest Control at Various Properties	650.00				620.00	1,270.00
01/15/26	80673	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18600 9/2025 WOMS Dwelling Income				26,202.50		26,202.50
01/22/26	80817	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 9/2025 BOMS Dwelling Income				39,010.52		39,010.52
01/22/26	80818	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 9/2025 POMS Dwelling Income				15,322.59		15,322.59
01/15/26	80651	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 01/03/2026					3,440.00	3,440.00
01/29/26	80875	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 01/17/2026					5,443.08	5,443.08
01/08/26	80613	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 01/2026	661.18	363.61		329.73	570.48	1,925.00
01/15/26	80641	GREEN HORIZON, INC	Landscape Services at Various Properties	3,090.00	120.00				3,210.00

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01/22/26	80769	GREEN HORIZON, INC	Landscape Maintenance 12/25 @ 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	14,120.00	4,528.34			16,179.99	34,828.33
01/29/26	80837	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	100.58				1,007.12	1,107.70
01/15/26	80620	HARRP	Liability Insurance: Arturo Ochoa Migrant Center 01/01/26-07/01/26				1,959.00		1,959.00
01/08/26	80579	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Window Coverings & Maintenance Materials	612.98			578.29	2,735.05	3,926.32
01/15/26	80621	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Window Screens	1,201.98	1,728.71			83.66	3,014.35
01/08/26	80615	HOME DEPOT CREDIT SERVICES	Building Materials, Flooring Materials & Electrical Materials	5,676.27	71.31		61.06	304.69	6,113.33
01/30/26	80936	HOME DEPOT CREDIT SERVICES	Appliances, Building Materials, Flooring Materials & Tools	3,821.70	51.45	71.73	39.63	1,272.79	5,257.30
01/15/26	80649	HUNT & SONS, INC	Gas, Oil & Propane 12/16/2025 -12/31/2025	768.83	214.36	133.82	287.80	473.75	1,878.56
01/29/26	80872	HUNT & SONS, INC	Gas, Oil & Propane 01/01/2025- 01/15/2026	709.96	431.99	132.73	300.76	715.33	2,290.77
01/15/26	80623	INSIGHT EMPLOYEE ASSIT PROGRAM	Employee Assistance Program Services 2026	707.38	384.87	733.68	171.61	513.46	2,511.00
01/15/26	80640	LANGUAGE LINE SERVICES	Translation & Interpretation Services 10/25-12/25	410.27	822.66	1,257.13		165.00	2,655.06
01/22/26	80811	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	2,509.00	1,598.00			545.00	4,652.00
01/15/26	80658	LOCAL HERO HOME SERVICES	Roofing Repairs at 1614 Brookhaven Dr & HVAC Maintenance at 608 Brighton #11					7,115.00	7,115.00
01/22/26	80808	LOCAL HERO HOME SERVICES	Maintenance Repairs at Various Properties	11,880.00	545.00			5,025.00	17,450.00
01/22/26	80816	LOCAL HERO HOME SERVICES	Restoration Repairs at 2005 Haddon Ave, Modesto	4,850.00					4,850.00
01/29/26	80882	LOCAL HERO HOME SERVICES	Maintenance Repairs at Various Properties & Bathroom Renovation at 3708 Coffee, Unit E	9,190.00	385.00			8,523.00	18,098.00
01/22/26	80775	LOWE'S	Appliances, Maintenance Materials & Building Materials	7,580.57	59.99			1,488.15	9,128.71
01/15/26	80663	MESA ENERGY SYSTEMS, INC	Preventative HVAC Maintenance at Public Housing properties in Modesto	43,192.30					43,192.30
01/22/26	80810	MESA ENERGY SYSTEMS, INC	Preventative HVAC Maintenance at Public Housing properties in Modesto & Oakdale	7,802.48					7,802.48
01/15/26	80625	METLIFE	Dental and Vision Insurance Premiums 01/26					7,664.66	7,664.66
01/16/26	80748	MID-VALLEY ENGINEERING	Parque Rio: Boundary Survey					5,300.00	5,300.00
01/22/26	80807	NOBLE PLUMBING AND DRAIN	Plumbing Service at Various Properties	500.00	1,000.00			350.00	1,850.00
01/22/26	80797	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	1,273.00	2,256.00			1,455.00	4,984.00
01/29/26	80860	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties & Mini Split Installation at Maintenance Shop	5,806.00					5,806.00
01/29/26	80843	PACIFIC VALLEY ROOFING	Roof Repairs at Various Properties	961.00	95.00				1,056.00
01/15/26	80648	R&S ERECTION TRI COUNTY, INC	Install Secure Entry System for Laundry Room at 605 E Coolidge Ave, Modesto					1,842.00	1,842.00
01/08/26	80612	RICHTER FENCE, INC.	Fence Rails Installation at 722 Kansas Ave Modesto					12,800.00	12,800.00
01/29/26	80889	SIMPLIFIED INTEGRATIONS	Fire Extinguishers Services at 721 Standiford Ave	1,767.25					1,767.25
01/22/26	80757	SONITROL	Alarm Monitoring and Testing at Downey Terrace & 1701 Robertson Rd 2/26-4/26	2,116.83				320.04	2,436.87
01/22/26	80805	SUNSET JANITORIAL SERVICES	Unit Turnover Services & Janitorial Services at Various Properties	550.00				2,850.00	3,400.00
01/22/26	80758	SWRCB FEES	Annual Waste Discharge Fee 7/1/25-6/30/26, Buena Vista				3,107.30	1,331.70	4,439.00
01/22/26	80780	T0017061	Tenant Move Out Refund	1,008.00					1,008.00
01/22/26	80779	T0016792	Tenant Move Out Refund					1,697.00	1,697.00
01/15/26	80660	THE LEAN FIRM, INC	Consulting Services 10/2025-12/2025	13,157.94		10,157.93			23,315.87

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01/29/26	80884	THE LEAN FIRM, INC	Consulting Services 04/25 & 06/25	1,400.00		1,000.00			2,400.00
01/15/26	80677	THE LOPEZ CONSTRUCTION FAMILY, LLC	Water damage repairs at 201 Coolidge: C2 & C8 (Insurance Claim)					2,429.09	2,429.09
01/29/26	80863	THE NELROD COMPANY	Utility Allowance Update Study for HCV & Farm Labor		3,948.00	6,219.00			10,167.00
01/08/26	80611	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk & 3109 Conant 12/25	597.43	278.20	2,910.79		753.58	4,540.00
01/08/26	80605	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses		181.22	310.65	259.34	10,014.94	10,766.15
01/22/26	80798	WESTSIDE LANDSCAPE & CONCRETE	Tree Service & Landscape Services at Various Properties	2,695.00					2,695.00
				198,811.33	41,491.16	40,072.26	88,616.45	377,777.79	746,768.99

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12/04/25	80269	ABBEY CARPET & INTERIORS	Flooring Installation at 608 E Granger #11 Modesto					3,345.00	3,345.00
12/11/25	80340	ABBEY CARPET & INTERIORS	Flooring Installation at 2300 Standiford Ave #32 Modesto	4,935.50					4,935.50
12/04/25	80239	ABS DIRECT INC.	Postage & Processing Charges for 11/16/25-11/30/25	191.94	105.60	1,390.40	24.46	187.58	1,899.98
12/04/25	80280	ABS DIRECT INC.	Postage Advance 12/2025	559.03	307.44	4,046.85	69.92	546.76	5,530.00
12/11/25	80349	ACRO SERVICE CORP	Temporary Services for W/E 11/23/2025 & 11/30/2025: Samora		145.21		62.66	2,471.73	2,679.60
12/18/25	80414	ACRO SERVICE CORP	Temporary Services for W/E 12/07/25: Samora		103.73		44.77	1,765.50	1,914.00
12/22/25	80502	ACRO SERVICE CORP	Temporary Services for W/E 12/14/25: Samora		82.98		35.80	1,412.42	1,531.20
12/29/25	80509	AFFORDABLE HOUSING RISK POOL	Kansas House Excess Liability Insurance Coverage 1/1/2026-1/1/2027					7,829.00	7,829.00
12/04/25	80285	AFSCME District Council 57	Union Dues Pay Period ending 11/22/25					1,170.82	1,170.82
12/18/25	80403	AFSCME District Council 57	Union Dues Pay Period ending 12/06/25					1,200.29	1,200.29
12/30/25	80517	AFSCME District Council 57	Union Dues Pay Period ending 12/20/25					1,200.29	1,200.29
12/11/25	80337	AMAZON CAPITAL SERVICES, INC	Office Supplies & Maintenance Materials	888.46	287.15	259.37	10.40	1,573.09	3,018.47
12/30/25	80527	AMERINAT	Loan #30000 for 608 Granger 12/25					3,294.31	3,294.31
12/04/25	80244	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	4,782.89	574.77			262.50	5,620.16
12/11/25	80314	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	4,924.02	482.56			225.00	5,631.58
12/18/25	80387	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	1,432.88					1,432.88
12/22/25	80471	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	332.90	2,700.21			864.54	3,897.65
12/30/25	80515	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	687.28	696.10				1,383.38
12/11/25	80351	BASIS ARCHITECTURE & CONSULTING, INC	Property Condition Assessment at 1145 Park Street, Turlock					4,500.00	4,500.00
12/11/25	80348	BBSI	Temporary Services for W/E 11/09; 11/16; 11/23 & 11/30: Martinez	737.35	190.92	2,131.87	69.55	124.11	3,253.80
12/11/25	80344	BETTER OPPORTUNITIES BUILDERS, INC	Architect, Engineering, Environmental and Appraisal Costs at Valley Dale, Sonora					126,684.03	126,684.03
12/18/25	80464	BLACK WATER CONSULTING ENGINEERS, INC	Engineering Services: Buena Vista Waste Water Rehab				2,160.56	925.96	3,086.52
12/09/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 11/08/2025					37,317.42	37,317.42
12/23/25	EFT	CALPERS	Retirement Contributions for Pay Period Ending 11/22/2025					36,376.73	36,376.73
12/04/25	EFT	CALPERS MEDICAL	Medical Premiums 12/2025					125,027.01	125,027.01
12/04/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 11/22/2025					9,071.68	9,071.68
12/22/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 12/06/2025					4,559.80	4,559.80
12/23/25	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 12/20/2025					9,071.68	9,071.68
12/30/25	80512	CERCAS	Reimbursement for Staff Christmas Ham/Bacon Purchase					2,802.62	2,802.62
12/29/25	80508	CHWCA C/O BICKMORE & ASSOCIATES	Workers Compensation Insurance Premium 1st Quarter Jan-Mar 2026					48,026.00	48,026.00
12/18/25	80421	CI-MAK INC	Pest Control at Various Properties	150.00			500.00	745.00	1,395.00
12/22/25	80482	CI-MAK INC	Pest Control at Various Properties	920.00	263.00			233.00	1,416.00
12/22/25	80495	COSTCO	EE Computer Purchase Program					1,649.43	1,649.43
12/04/25	80267	COUNTY OF SANTA CRUZ	Water & Sewer System Fees: 07/2025-09/2025 (Buena Vista)				19,713.51	8,448.64	28,162.15
12/04/25	80264	DEL SOL CARPET CLEANING INC	Unit Turnover Services at 2122 Freda Way & 207 E Emerald Ave, Modesto	1,250.00	1,600.00				2,850.00
12/11/25	80331	DEL SOL CARPET CLEANING INC	Unit Turnover Services at Various Properties	1,370.00	1,598.00				2,968.00
12/18/25	80458	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18600 08/2025 WOMS Dwelling Income				28,072.50		28,072.50

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12/18/25	80459	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18587 08/2025 EOMS Dwelling Income				36,060.00		36,060.00
12/18/25	80460	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18587 09/2025 EOMS Dwelling Income				33,010.00		33,010.00
12/18/25	80461	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 08/2025 POMS Dwelling Income				14,120.50		14,120.50
12/18/25	80463	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 08/2025 BOMS Dwelling Income				42,624.99		42,624.99
12/04/25	80290	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 11/22/2025					5,845.28	5,845.28
12/18/25	80422	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 12/06/2025					3,640.00	3,640.00
12/11/25	80323	EVERYTHING GLASS & MIRROR	Window Repair/Replacement at 2313 A-2 Bellingham Way, Modesto					1,849.39	1,849.39
12/04/25	80293	FIRE RECOVERY USA, LLC	Rehab Expenses at 201 Coolidge Unit C8 (Insurance Claim)					1,603.50	1,603.50
12/11/25	80338	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 12/25	661.18	363.61		329.73	570.48	1,925.00
12/22/25	80477	GREEN HORIZON, INC	Landscape Services at Various Properties	2,550.00	120.00			80.00	2,750.00
12/22/25	80500	GREEN HORIZON, INC	Landscape Maintenance 11/25 @ 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	14,120.00	4,528.34			16,179.99	34,828.33
12/11/25	80313	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	7,443.98				2,660.67	10,104.65
12/18/25	80438	HAMNER, JEWELL & ASSOCIATES	Leasing Assistance Service 1612 Apts 11/25					10,265.45	10,265.45
12/11/25	80307	HD SUPPLY FACILITIES MAINTENANCE, LTD	Plumbing Materials, Maintenance Materials, Electrical Materials & Small Tools	1,249.20	1,529.83			3,669.97	6,449.00
12/18/25	80378	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Window Coverings, Maintenance Materials & Building Materials	3,164.59	947.04		834.60	7,069.41	12,015.64
12/05/25	80305	HEARST STATIONS, INC	KCRA Marketing Campaign 1612 Apartments					16,499.99	16,499.99
12/11/25	80333	HERK'S PLUMBING, INC	Plumbing Services at 8916 Beall Ave, Westley		1,850.00				1,850.00
12/18/25	80424	HERK'S PLUMBING, INC	Plumbing Services at 608 E Granger Ave #11, Modesto					4,700.00	4,700.00
12/05/25	80299	HOME DEPOT CREDIT SERVICES	Maintenance Materials, Small Tools, Hardware Supplies & Electrical Materials	2,201.11	1,461.79			4,385.81	8,048.71
12/30/25	80513	HOME DEPOT CREDIT SERVICES	Electrical Materials, Building Materials & Maintenance Materials	1,949.45	679.05				2,628.50
12/22/25	80490	HOUSING & DEVELOPMENT LAW INSTITUTE	HDLI Membership Dues 1/1/26-12/31/26		101.48		15.61	1,207.91	1,325.00
12/11/25	80371	HUNT & SONS, INC	Gas, Oil & Propane 11/16/25-11/30/25	534.82	430.49	160.87	120.94	471.85	1,718.97
12/30/25	80546	HUNT & SONS, INC	Gas, Oil & Propane 12/01/25-12/15/25	1,156.77	332.62	128.21	105.60	461.81	2,185.01
12/18/25	80434	IMPERIAL DADE	Westley Water Well Expenses		1,271.36				1,271.36
12/22/25	80467	JOHNSTONE SUPPLY	Material to install mini splits in Maintenance Shop	1,021.49					1,021.49
12/17/25	80373	KICK'N TACO CATERING	Christmas Luncheon 12/17/25					2,500.00	2,500.00
12/19/25	80465	KRUEGER FENCE	Fence Repair at 944 Palmilla, Modesto					1,751.49	1,751.49
12/11/25	80334	L & W SUPPLY CORPORATION	Building Materials for Maintenance Shop Offices	5,613.33					5,613.33
12/04/25	80271	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	350.00	1,700.00			684.00	2,734.00
12/22/25	80489	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	1,740.00				350.00	2,090.00
12/30/25	80530	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	3,024.00	1,485.00			4,455.00	8,964.00
12/04/25	80268	LOCAL HERO HOME SERVICES	Replace Water Heater at 416 Downey					8,500.00	8,500.00
12/11/25	80339	LOCAL HERO HOME SERVICES	Plumbing Services at 448 Walnut Ct, Patterson & 1110 Superior Ave, Modesto	1,450.00					1,450.00

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12/22/25	80486	LOCAL HERO HOME SERVICES	HVAC Maintenance at 311 Haidlen Ave, Westley & 2300 Standiford Ave. #16, Modesto	595.00	1,095.00				1,690.00
12/18/25	80419	LOWE'S	Maintenance Materials, Hardware Supplies, Doors, Plumbing Materials & Small Tools	2,709.38	368.24		3.84	879.21	3,960.67
12/22/25	80487	MESA ENERGY SYSTEMS, INC	Preventative HVAC Maintenance at Public Housing properties in Highson, Ceres & Modesto	21,456.87					21,456.87
12/04/25	80282	METLIFE	Dental and Vision Insurance Premiums 12/25					7,557.27	7,557.27
12/11/25	80346	MID-VALLEY ENGINEERING	Parque Rio: Boundary Survey					4,750.00	4,750.00
12/22/25	80493	NAHRO (WASHINGTON D.C.)	Compensation Study	1,222.66	946.40	2080.31	469.59	2,276.04	6,995.00
12/05/25	80298	NORMAC, INC.	Landscape & Irrigation Materials		39.53		1,582.97	422.09	2,044.59
12/11/25	80319	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	4,187.00	2,812.50			538.00	7,537.50
12/18/25	80405	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	519.00	2,199.59		10.61	2,392.80	5,122.00
12/22/25	80474	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	4,160.00	999.00			1,421.75	6,580.75
12/30/25	80518	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	3,124.00	769.00			186.00	4,079.00
12/05/25	80304	PAIGE INNOVATIVE CONSULTING, LLC	Consulting Services for 1612 Apartments event 11/7/25					9,907.30	9,907.30
12/11/25	80327	PFC QUALITY PAINTING	Painting Services at 2300 Standiford #32 Modesto, 3045 9th St, Ceres & 1050 E St, Oakdale	5,485.00					5,485.00
12/18/25	80413	PHILADELPHIA INSURANCE COMPANY	Liability & E&O Insurance 12/23/25-12/23/26 GVHD					2,023.00	2,023.00
12/11/25	80324	RAIN OR SHINE JANITORIAL SERVICES	Unit Turnover Services at 3045 9th St, Ceres & 1050 E St, Oakdale	3,050.00					3,050.00
12/05/25	80303	RPH DEVELOPMENT LLC	Developer Fee for 1612 Apartments					49,143.75	49,143.75
12/11/25	80345	RPH DEVELOPMENT LLC	Co-Development Services Agreement for Parque Rio					50,000.00	50,000.00
12/18/25	80432	SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH	Annual permit: Buena Vista Sewer Connections				2,480.10	1,062.90	3,543.00
12/11/25	80317	SHERWIN WILLIAMS PAINT, CO	Paint Supplies				1,351.96		1,351.96
12/11/25	80350	STANCO	Kansas House Management Fees and Maintenance Costs 10/25 & 11/25					83,482.76	83,482.76
12/30/25	80523	SUNSET JANITORIAL SERVICES	Unit Turnover Services at 2520 Miller Ave #2					1,100.00	1,100.00
12/04/25	80281	SWRCB	Annual permit: Westley Sewer Pump 7/1/2025-6/30/2026		28,205.00				28,205.00
12/04/25	80297	THE PESCHEL- GARCIA FAMILY TRUST	Security Deposit: T0010105					1,256.00	1,256.00
12/18/25	80431	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk & 3109 Conant 10/25	597.43	278.20	2,910.79		753.58	4,540.00
12/22/25	80484	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk & 3109 Conant 11/25	597.43	278.20	2,910.79		753.58	4,540.00
12/11/25	80354	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	522.53	321.21	87.62	92.72	5,472.05	6,496.13
12/04/25	80254	WESTSIDE LANDSCAPE & CONCRETE	Tree Service & Landscape Services at Various Properties	8,115.00					8,115.00
12/11/25	80320	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 1701 Pelton Ave Modesto	1,200.00					1,200.00
12/22/25	80475	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 305 Beall Westley & 2122 Freda Way Ceres		4,185.00				4,185.00
12/18/25	80382	WESTURF INC.	Landscaping Equipment Maintenance & Grounds Maintenance Supplies				1,189.17		1,189.17
				128,933.47	68,435.15	16,107.08	185,167.06	767,692.02	1,166,334.78