

**COMMISSIONER'S REPORT
FEBRUARY 2026**

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
02/26/26	81187	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties					2,060.00	2,060.00
02/19/26	81121	A-1 GLASS CO. INC.	Window Repair at 328 Phoenix Ave Modesto	1,509.00					1,509.00
02/19/26	81125	AAA FULLARMOR LOCKSMITH & DOORS INC.	Locksmith Services at Various Properties	195.00				870.00	1,065.00
02/12/26	81088	ABS DIRECT INC.	Postage Advance 02/26	559.03	307.44	4,046.85	69.92	546.76	5,530.00
02/12/26	81097	ACRO SERVICE CORP	Temporary Services for W/E 01/25/2026 & 02/01/2026: Samora		142.36		61.42	2,423.19	2,626.97
02/12/26	81096	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 2/2026			1,458.34			1,458.34
02/26/26	81178	AFFORDABLE HOUSING RISK POOL	Property & Liability Insurance Renewal for Glendale & Las Palmas 1/1/2026-1/1/2027					13,665.00	13,665.00
02/12/26	81092	AFSCME District Council 57	Union Dues Pay Period ending 01/31/26					1,175.02	1,175.02
02/26/26	81171	AFSCME District Council 57	Union Dues Pay Period ending 02/14/26					1,204.49	1,204.49
02/12/26	81059	AMAZON CAPITAL SERVICES, INC	Office Supplies, Maintenance Materials, Janitorial Supplies & Computer Supplies	130.80	187.37	821.32	5.41	149.37	1,294.27
02/26/26	81199	AMERINAT	Loan #30000 for 608 Granger 02/26					3,294.31	3,294.31
02/12/26	81032	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	10,385.58	5,772.82			1,884.01	18,042.41
02/19/26	81123	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	2,482.31					2,482.31
02/12/26	81013	BARTON OVERHEAD DOOR, INC.	Garage Door Repairs at Various Properties	260.00				1,266.08	1,526.08
02/05/26	80974	BBSI	Temporary Services for W/E 01/18/2026: Perez & Jimenez				1,600.77		1,600.77
02/12/26	81033	BBSI	Temporary Services for W/E 01/11/2026: Perez & Jimenez; W/E 02/01/2026: Guevara, Jimenez & Perez				3,601.72		3,601.72
02/12/26	81091	BBSI	Temporary Services for W/E 01/11/2026, 01/18/2026, 01/25/2026 & 02/01/2026: Martinez	710.79	184.05	2,055.11	67.05	119.64	3,136.64
02/19/26	81124	BBSI	Temporary Services for W/E 01/25/2026: Jimenez & Perez; W/E 02/08/2026: Guevara & Jimenez				2,601.25		2,601.25
02/26/26	81168	BBSI	Temporary Services for W/E 02/08/2026: Martinez; W/E 02/15/2026: Guevara, Perez & Jimenez	177.69	46.01	513.78	2,618.01	29.92	3,385.41
02/26/26	81214	BEST ELECTRIC	Electrical Services at 1630 Randazzo Ave, Modesto					1,550.00	1,550.00
02/03/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 01/03/2026					37,452.02	37,452.02
02/13/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 01/17/2026					37,674.31	37,674.31
02/26/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 01/31/2026					36,891.82	36,891.82
02/09/26	EFT	CALPERS MEDICAL	Medical Premiums 02/2026					132,557.59	132,557.59
02/13/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 01/31/2026					4,598.26	4,598.26
02/24/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 02/14/2026					10,567.50	10,567.50
02/12/26	81030	CHAMPION MECHANICAL SERVICES	HVAC Maintenance at 201 Algen Ave #18, Ceres		1,562.73				1,562.73
02/26/26	81205	CPI- COBRA PROFESSIONALS, INC	Flexible Spending Plan Administration Fees 01/01/2026 - 12/31/2026	262.20	202.95	446.10	100.65	488.10	1,500.00
02/23/26	81153	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18587 EOMS 10/2025 Dwelling Income				27,722.08		27,722.08
02/24/26	81154	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 BOMS 10/2025 Dwelling Income				41,396.44		41,396.44
02/27/26	81287	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 POMS 10/2025 Dwelling Income				11,692.47		11,692.47
02/12/26	81100	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 01/31/2026					3,440.00	3,440.00
02/26/26	81190	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 02/14/2026					5,443.08	5,443.08
02/05/26	81006	ES HOLDING GROUP LLC	Security Deposit Loan Program Payment: T0018953					1,260.00	1,260.00
02/26/26	81221	FRIAS, FRED UNION	Gas, Oil & Propane 01/26 & 02/26	230.77	375.80		390.09	205.32	1,201.98
02/12/26	81060	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 02/2026	661.18	363.61		329.73	570.48	1,925.00

**COMMISSIONER'S REPORT
FEBRUARY 2026**

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
02/19/26	81128	GREEN HORIZON, INC	Landscape Services at Various Properties	3,090.00	120.00				3,210.00
02/26/26	81175	GREEN HORIZON, INC	Landscape Maintenance 01/26 @ 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
02/12/26	81031	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	296.98				1,601.62	1,898.60
02/19/26	81122	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	4,376.78					4,376.78
02/26/26	81164	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	8,785.55				591.21	9,376.76
02/12/26	81016	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Paint, Maintenance Materials, Building Materials & Small Tools	1,174.73	6.42		2,546.77	23.97	3,751.89
02/19/26	81119	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Paint, Maintenance Materials & Window Coverings	3,566.38	130.89		381.33	1,798.41	5,877.01
02/26/26	81157	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials, Window Coverings & Janitorial Supplies	12,546.81	71.76	141.79	7,863.75	586.54	21,210.65
02/13/26	81104	HERITAGE FORD	Vehicle #32 Repairs		281.48			985.92	1,267.40
02/19/26	81115	HOME DEPOT CREDIT SERVICES	Small Tools, Landscape Materials, Electrical Materials, Building Materials	1,004.13	489.43			133.93	1,627.49
02/19/26	81148	HOME DEPOT CREDIT SERVICES	Maintenance Materials, Building Materials, Landscape Materials & Smal Tools	1,763.13	210.00			242.45	2,215.58
02/26/26	81246	HUNT & SONS, INC	Gas, Oil & Propane 01/26	907.73	311.27	134.21	272.21	617.08	2,242.50
02/12/26	81058	JARED STEELEY WATER & WASTEWATER MANAGEMENT	Westley Water Well Expenses		5,104.50				5,104.50
02/26/26	81156	JOHNSTONE SUPPLY	HVAC Materials	237.85	110.77	1,159.03		160.75	1,668.40
02/26/26	81173	LANGUAGE LINE SERVICES	Translation & Interpretation Services 01/26	193.48	218.14	600.38		57.75	1,069.75
02/26/26	81179	LIEBERT CASSIDY WHITMORE	Harassment prevention training	314.64	243.54	535.32	120.78	585.72	1,800.00
02/19/26	81136	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	7,548.00				2,835.00	10,383.00
02/26/26	81206	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at 1715 Pelton Ave Modesto	1,510.00					1,510.00
02/05/26	81010	LOCAL HERO HOME SERVICES	Ceiling Repair at 1110 Superior Ave, Modesto	3,900.00					3,900.00
02/12/26	81061	LOCAL HERO HOME SERVICES	HVAC Maintenance and Plumbing Services at Various Properties	3,755.00	1,150.00			16,369.00	21,274.00
02/17/26	81106	LOCAL HERO HOME SERVICES	Building Improvements at 1612 Sisk, Modesto					7,180.00	7,180.00
02/19/26	81135	LOCAL HERO HOME SERVICES	Roof Repair at 1729 Randazzo, Shower Installation at 1504 Lynne Renee Ct & Plumbing Services at 1725 Erie Ave	7,390.00				2,950.00	10,340.00
02/26/26	81186	LOWE'S	Flooring Materials, Building Materials & Plumbing Materials	2,883.70				1,873.98	4,757.68
02/19/26	81151	MID-VALLEY ENGINEERING	Parque Rio: Boundary Survey					13,550.00	13,550.00
02/26/26	81198	MOUNTAIN VALLEY ENVIRONMENTAL SERVICES, INC	Buena Vista Wastewater System Improvements Retention payment				61,961.41	26,554.89	88,516.30
02/26/26	81158	NAN MCKAY & ASSOCIATES INC.	Recertification Services & Inspections 10/25-12/25			89,466.83			89,466.83
02/19/26	81133	NOBLE PLUMBING AND DRAIN	HVAC Services at 3109 Conant #7, Modesto					1,250.00	1,250.00
02/26/26	81194	NOBLE PLUMBING AND DRAIN	Plumbing Services at Various Properties	3,559.00				425.00	3,984.00
02/05/26	80990	ONTEL SECURITY SERVICES, INC	Security services 11/25 at 1612 Sisk Rd & 201 E. Coolidge	273.73	127.47	1,333.82		3,644.98	5,380.00
02/05/26	81009	ONTEL SECURITY SERVICES, INC	Security services 12/25 at 1612 Sisk Rd & 201 E. Coolidge	265.17	123.49	1,292.14		1,799.20	3,480.00
02/12/26	81050	ONTEL SECURITY SERVICES, INC	Security Services 10/25-12/25 at 413 Vine St					7,640.00	7,640.00
02/12/26	81043	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	3,361.00	1,392.00			733.00	5,486.00
02/19/26	81127	PACIFIC BREEZE AIR SYSTEMS	HVAC Services at 608 E. Granger #24, Modesto					1,546.00	1,546.00
02/26/26	81172	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 201 E Coolidge A2, Modesto & 220 5th St #10, Hughson	521.00				1,035.00	1,556.00

**COMMISSIONER'S REPORT
FEBRUARY 2026**

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
02/19/26	81150	SAN ANDREAS SANITARY DISTRICT	Deposit and Engineering for Sewer at Foothill Terrace					8,451.83	8,451.83
02/13/26	81105	SEEGER'S PRINTING	Envelopes	1,004.42	566.86	1,652.64		1,290.64	4,514.56
02/12/26	81063	SIMPLIFIED INTEGRATIONS	Fire Extinguisher/Sprinkler Services at 201 E. Coolidge & 608 Granger Ave, Modesto					1,214.16	1,214.16
02/26/26	81188	STANCO	Kansas House Management Fees and Maintenance Costs 12/25 & 01/26					50,528.02	50,528.02
02/26/26	81204	STANDARD PLUMBING SUPPLY COMPANY, INC	Plumbing Materials	1,010.64					1,010.64
02/05/26	80993	SUNSET JANITORIAL SERVICES	Unit Turnover & Janitorial Services at Various Properties	1,195.00				2,035.00	3,230.00
02/26/26	81191	SUNSET JANITORIAL SERVICES	Unit Turnover Services at 2609 Porsche Strauss, Turlock					2,250.00	2,250.00
02/27/26	81285	T0067682	Tenant Move Out Refund					1,717.00	1,717.00
02/26/26	81163	TPH ARCHITECTS	Architectural Services: Parking Lot Expansion at 1612 Sisk Rd, Modesto (CFP)					2,375.00	2,375.00
02/19/26	81137	TRADESMEN INTERNATIONAL LLC	Unit Repairs at 721 Standiford C (Insurance Claim)	13,736.00					13,736.00
02/26/26	81207	TRADESMEN INTERNATIONAL LLC	Unit Repairs at 721 Standiford C (Insurance Claim)	5,408.00					5,408.00
02/26/26	81213	UNITED RENTALS NORTHWEST, INC.	Equipment Maintenance	1,689.56	702.54				2,392.10
02/12/26	81028	VALLEY DOOR & ENTRY SYSTEMS, INC	Gate Repairs at 605 E Coolidge Ave, 722 Kansas Ave & 416 Downey Ave					1,207.00	1,207.00
02/05/26	80968	VALLEY TIRE SALES INC.	Vehicle #19 Tire Replacement & Alignment		1,322.29				1,322.29
02/12/26	81024	VALLEY TIRE SALES INC.	Vehicle #34 & Vehicle #23 Tire Replacement		254.23		626.82	731.81	1,612.86
02/05/26	80988	VISA CARD SERVICES	Office Supplies, maintenance materials, travel expenses & misc. administrative expenses	561.98	143.52	1,122.37	13.01	4,664.13	6,505.01
02/12/26	81044	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 609 Livingston Circle, Westley & 456 Eureka St, Patterson	630.00	810.00				1,440.00
02/26/26	81174	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 1940 Glenda Rd, Ceres & 1703 Randazzo Ave, Modesto	1,125.00	531.00				1,656.00
02/11/26	81012	YARDI SYSTEMS, INC.	Yardi Voyager Annual License Fee 2/1/26-1/31/27	27,126.18	9,739.18	153,597.34	33,648.60	8,109.58	232,220.88
				158,395.92	37,834.26	260,377.37	199,691.69	498,911.83	1,155,211.07