



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Board of Commissioner's Meeting

**1612 Sisk Road
Modesto, CA 95350**

REGULAR MEETING AGENDA Thursday, August 13, 2026 – 12:00 P.M.

The Board of Commissioners welcomes and encourages public participation in the Commission meetings. Members of the public may be heard on any item on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during the General Public Comment period.

1. Call Meeting to Order

2. CEO and/or Agency Additions or Deletions to the Agenda

3. Roll Call

4. General Public Comment Period and Recognition of Guests

Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission at this time. Comments will be limited to 5 minutes unless the Chairperson grants a longer period of time.

5. Minutes

1. Approval of the Minutes from the June 25, 2026 Special Board of Commissioners Meeting

6. CEO Report

1. Operational Updates
2. Development Report
3. Information Technology Report
4. Human Resources Report
5. Vacancy Report

7. Information/Discussion Items

1. None



8. Consent Calendar

1. Financial Report
2. Check Register

9. Written Correspondence

1. None

10. Action Agenda Continued

1. **Resolution No. 25-26-40** Approving the Stanislaus Regional Housing Authority agreeing to the Transfer/Consolidation and Authorizing the Acceptance of a Voluntary Transfer of Public Housing Program, Funding, Developments, and Units, as Appropriate, from the City of Riverbank Housing Authority
2. **Resolution No. 25-26-41** Approving the Contract for Parking Lot Repairs for Various Sites within Modesto, CA
3. **Resolution No. 25-26-42** Approving the Contract for the Replacement of Windows at Various Sites within Stanislaus County

11. Closed Session

1. Turkieh v. Stanislaus Regional Housing Authority, Stanislaus County Superior Court Case No. CV-26-002880
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 100 S Abbie St, Empire, CA 95319: purchase of 4-unit quadraplex and property (Assessor's Parcel Number: 133-017-004-000)
Negotiating Parties: Stanislaus Regional Housing Authority and Wright Joe David & Debra Ann Wright TTEE. Under Negotiations: Price and Terms of Payment

12. Commissioners Comments

1. None

13. Adjourn Meeting

Per Government Code Section 54954.2, any person with a disability who requires an accommodation, including auxiliary aids or services, in order to participate in the meeting, please contact the Board Secretary during Agency business hours by calling at least 48 hours prior to the start of the meeting (209) 557-2002. Writings that are public records under subdivision (a) and that are distributed during a public meeting shall be made available for public inspection at the meeting if prepared by the local agency or a member of its legislative body, or after the meeting if prepared by some other person. (Government Code, Section 54957(b)).

Matters Too Late for The Agenda - These may be presented by members of the Commission and Authority staff upon determination that an emergency exists, as defined by State Law or that the need to take action on the matter arose subsequent to the publishing of this agenda.

The Public is advised that the Board of Commissioners of Stanislaus Regional Housing Authority may not act on any item that is not on the Agenda unless (a) by a majority of vote of the Commissioners, they determine that an emergency situation exists. An emergency situation is defined as a work stoppage or other activity which severely impairs public health, safety or both, which is determined by majority of the Commissioners. An emergency situation can also be a crippling disaster which severely impairs public health, safety or both, as determined by the Commissioners; (b) the Commissioners by a two thirds (2/3) vote of all the Commissioners present, or by unanimous vote of those present if less than two thirds (2/3) of the total Commissioners are present, determines that the need to take action became apparent subsequent to the posting of the agenda; c) the particular time was posted for a prior meeting which occurred not more than five (5) Calendar days prior to the date action is actually taken on that item and at that prior meeting that item was continued to a meeting in which action is now being taken.



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

MINUTES

Special Board Meeting
June 25, 2026 12:00 P.M.

The meeting was called to order by Vice-chair Schweininger at 12:01 P.M.

ROLL CALL:

PRESENT: Commissioner Ploof, Commissioner Johnson, Commissioner Cheeseman,
Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger,
Chairperson Estacio

ABSENT: None

OFFICERS: Jim Kruse, CEO
Thomas E. Lewis, General Counsel
Kimberly Ryan, Clerk of the Board/Deputy Director

DIRECTORS' AND/OR AGENCY ADDITION/DELETIONS TO THE AGENDA

On a motion by Commissioner Johnson and seconded by Vice-Chair Schweininger the agenda, as presented, was approved by a unanimous vote.

PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

California Rural Legal Assistance (CRLA) staff were present. They thanked the Housing Authority for reviewing their previous comments and making changes to the PHA Plan. They also asked the Housing Authority to consider additional comments provided in their June 25th letter.

APPROVAL OF MINUTES

On a motion by Commissioner Uranday and second by Commissioner Johnson, the minutes for the Regular Board Meeting held on May 14, 2026 were approved by a unanimous vote.

INFORMATION/DISCUSSION ITEMS

1. None

CONSENT CALENDAR:

On a motion by Commissioner Johnson and seconded by Commissioner Cheeseman, the Financial Report, Check Register, and the Consent Calendar for the Edible Extravaganza \$2500 sponsorship were approved by a unanimous vote.

ACTION AGENDA:

1. **Resolution No. 25-26-30** Resolution Approving the Stanislaus Regional Housing Authority Conventional Public Housing Program Operating Budget for Fiscal Year 2026-2027

On a Motion by Vice-Chair Schweininger, second by Commissioner Ploof, Resolution 25-26-30 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

2. **Resolution No. 25-26-31** Resolution Approving the Stanislaus Regional Housing Authority Housing Choice Voucher Program Operating Budget for Fiscal Year 2026-2027

On a Motion by Commissioner Ploof, second by Vice-Chair Schweininger, Resolution 25-26-31 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

3. **Resolution No. 25-26-32** Resolution Approving the Stanislaus Regional Housing Authority Continuum of Care Program Operating Budget for Fiscal Year 2026-2027

On a Motion by Vice-Chair Schweininger, second by Commissioner Ploof, Resolution 25-26-32 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

4. **Resolution No. 25-26-33** Resolution Approving the Stanislaus Regional Housing Authority Farm Labor Centers Operating Budget for Fiscal Year 2026-2027

On a Motion by Commissioner Uranday, second by Vice-Chair Schweininger, Resolution 25-26-33 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacion
NAYS: None
ABSTAIN: None
ABSENT: None

5. **Resolution No. 25-26-34** Resolution Approving the Stanislaus Regional Housing Authority Local Budget Operating Budget for Fiscal Year 2026-2027

On a Motion by Commissioner Johnson, second by Commissioner Uranday, Resolution 25-26-34 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

6. **Resolution No. 25-26-35** Resolution Approving the Stanislaus Regional Housing Authority Small Program Operating Budget for Fiscal Year 2026-2027

On a Motion by Commissioner Johnson, second by Commissioner Uranday, Resolution 25-26-35 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

7. **Resolution No. 25-26-36** Resolution Approving the Stanislaus Regional Housing Authority Valley Manor Operating Budget for Fiscal Year 2026-2027

On a Motion by Commissioner Johnson, second by Vice-Chair Schweininger, Resolution 25-26-36 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

8. **Resolution No. 24-25-37** Resolution Approving the Stanislaus Regional Housing Authority Public Housing Authority (PHA) Annual Plan Updates, Housing Choice Voucher Administrative Plan (Admin Plan), Public Housing Agency Admissions and Continues Occupancy Policy (ACOP), and Authorizing its Submission to the Department of Housing and Urban Development (HUD)

On a Motion by Commissioner Uranday, second by Commissioner Johnson Resolution 25-26-37 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

9. **Resolution No. 25-26-38** Resolution Authorizing the Establishment of a Pool of Pre-qualified Contractors to Provide Painting Services

On a Motion by Commissioner Uranday, second by Commissioner Johnson, Resolution 25-26-36 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacion
NAYS: None
ABSTAIN: None
ABSENT: None

10. **Resolution No. 25-26-39** Resolution Approving the amended 2025-2027 Fiscal Year Operating and Maintenance Contract Between the State of California Department of Housing and Community Development and Stanislaus Regional Housing Authority for the Operation of the Arturo Ochoa Migrant Center

On a Motion by Vice-Chair Schweininger, second by Commissioner Uranday, Resolution 25-26-39 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

CLOSED SESSION

None

COMMISSIONERS COMMENTS

None

MEETING ADJOURNED

On a motion by Commissioner Johnson and seconded by Vice-Chair Schweininger the meeting was adjourned at 1:07 pm by unanimous vote

1. Program Activity and Occupancy Statistics

The Housing Choice Voucher (“HCV”) Program activity for the month ending June 30, 2026 was as follows:

- **4393** Households Assisted on the HCV Program
- **88.02%** Year to Date Lease up Percentage for the HCV Program
- **94.24%** of the Annual Budget Authority utilization

The Housing Choice Voucher (“HCV”) Program activity for the month ending July 31, 2026 was as follows:

- **4401** Households Assisted on the HCV Program
- **87.86%** Year to Date Lease up Percentage for the HCV Program
- **94.12%** of the Annual Budget Authority utilization

2. Operational Updates
3. Development Report
4. Information Technology Report
5. Human Resources Report
6. Vacancy Report

Edwards Estates at Village One (33 SFR - 2313 Bellingham Way, Modesto CA)

Five homes have been completed and are currently listed for sale, with construction actively underway on six additional homes.

Construction continues to progress on Lots 9–14, with drywall, painting, stucco, garage doors, and interior finishes advancing as scheduled.

Sales efforts remain active, with a realtor open house scheduled this weekend.

Park Street Cottages (3-unit complex & 5-unit complex – 1145 Park Street, Turlock CA)

The project consists of constructing a three-unit building and a five-unit building on the Park Street property. The site currently includes an existing three-unit complex and a single-family residence.

Staff and the County are working together to finalize the HOME agreement documents.

Abbie Street project (4 existing units plus 5 new units 100 Abbie St., Empire CA)

The proposed project involves acquiring a .96-acre parcel with four existing homes and the constructing five additional two-bedroom units.

Staff and the County are working together to finalize the HOME agreement documents.

Great Valley Housing Development Partnership Projects:

Valley Dale – (56-unit Apartment Complex in Sonora CA) –

The proposed project consists of new construction multifamily apartment buildings with 56 residential units, along with a community room, community kitchen, computer room, management office, playground, and laundry facilities.

In March, the development partners applied for Federal Home Loan Bank's Affordable Housing Program (AHP) and HOME funding. While the project was not awarded AHP funds, HOME funding results are expected in August 2026.

1701 Connie Way (Single family Home in Modesto CA)

The project involves a City of Modesto–owned infill lot, which was previously evaluated for a homeownership project. The site has existing utilities in place and is suitable for residential construction.

Staff has been working closely with the City to evaluate development options and is now assessing the feasibility of developing the property as an affordable rental project.

Report prepared by Kim Ryan, Deputy Executive Director

Edwards Estates at Village One: Construction in Progress and Completed Home Photos:



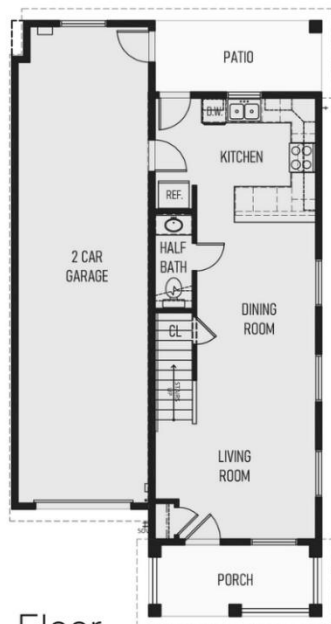
Current listing price \$489,950 2-bedroom 1.5 bath 1775 SF Plan D



Current listing price \$489,950 2-bedroom 1.5 bath 1775 SF Plan D



Current listing price \$489,950 2-bedroom 1.5 bath 1775 SF Plan D



1st Floor



2nd Floor

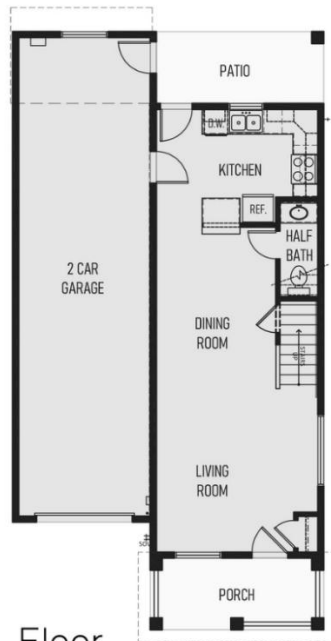
MODEL D

Current listing price \$549,950 3-bedroom 2.5 bath 2,239 SF Plan C

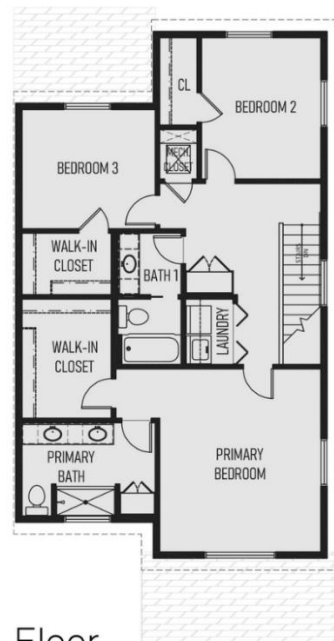


Current Listing Price \$549,950 3-bedroom 2.5 bath 2,239 SF Plan C





1st Floor



2nd Floor

MODEL C

Yardi Software Projects – Yardi and Authority Staff are working together to implement the Marketplace Module which will allow for the largest corporate vendors that the Authority purchases inventory and supplies from to interface invoices directly into the procure to pay system. This will eliminate the need for staff to manually enter in invoices when receiving orders from these vendors. Additionally, IT staff will be scheduling the roll out of their new AI invoice processing assistant which currently has an over 60% success rate at invoice processing for approval. The system does not automatically process payments or approval for payment, but does the work of matching invoices to their appropriate purchase orders, properties, etc. so that Authority staff only need to review and approve for payment.

Surveillance System Upgrades at 1612 Sisk Rd – IT staff worked with an authorized vendor to expand surveillance at the 1612 Sisk Rd. location. There were a few blind spots and a repurposed North facing location that was converted to a license plate reader during the initial installation of the system. There was a need for 180 degree field of view to help cover parking and outdoor pavilion space. In Addition, IT is also working to extend coverage to the additional parking area South of the building and adding a second LPR for the South entrance.

Rumble Rd. Apts – The Rumble Rd. Apartments complex is getting all new perimeter fencing, along with a cloud-based access control system for vehicle and pedestrian access to the property. This system is the same standardized one at existing agency sites and ties into the Authority's controller system for real-time management. IT staff worked to procure, and is project managing this install.

PREPARED BY: Eric Arguello, Director of Information Technology

Recruitment

A. Current Vacancies

As the Agency continues forward with its recruitment efforts, the following six (6) positions remain open until filled:

FINANCE DEPARTMENT	
Account Clerk	1 Vacancy
Senior General Ledger Clerk	1 Vacancy
PROPERTY MANAGEMENT DIVISION	
Maintenance Worker I/II	2 Vacancies
Maintenance Worker (PT – Valley Manor)	1 Vacancy
RENTAL ASSISTANCE DIVISION	
Office Assistant	1 Vacancy

B. New Hire and Promotion Announcements

The Authority would like to welcome the following employees to the Agency:

- **Israel Rosa** – On-Site Resident Manager for Palm Valley (Start Date: 7/6/26)
- **Brandon Hagan** – Maintenance Worker I/II (Start Date: 7/6/26)
- **Larisa Cortes** – Migrant Center Manager (Start Date: 8/17/26)

C. Save the Date - Training Events

- **Emergency and Event Disaster Training:** Tuesday, August 4, 2026
- **HCV Specialist Training with Full HOTMA:** Monday, August 10-14, 2026
- **HR Lunch & Learn “Safety Awareness”:** Monday, August 24, 2026
- **CalPERS Informational Presentation:** Tuesday, August 25, 2026, TBD
- **Employee Benefit Fair:** Wednesday, September 16, 2026 from 3:00 p.m. – 6:30 p.m.

7/31/2026 Month End- Housing Vacancy Report

Development	Address	Total # of units	Vacant Units
Conant Place Senior Apartments	Modesto - 3109 Conant Ave. - Units 1-81 (#1,#80 MGR)	81	12
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	13
Pine Meadows - Family Complex	Modesto - 608 E. Granger Ave. Units 1-36	36	4
Meadow Glen (Youth after foster/homeless)	Modesto - 605 E. Coolidge Ave. Units 1-34 (#34 MGR)	33	6
Las Palmas Senior Complex	Patterson - 1075 W. Las Palmas Ave. Units 1-24 (#1 MGR)	23	1
Randazzo Ave Family Units	Modesto - Multiple duplex units on Randazzo Ave.	24	2
Town Center - Family Complex	Modesto - 2313 Bellingham Wy. Units 1-20	20	2
Miller Pointe Apartments (Shelter Plus Care)	Modesto - 2520 Miller Ave. Units 1-17 (#9 MGR)	16	0
Paramont Apartments - Family Complex	Modesto - 1901 Paramont Wy. Units 1-12	12	2
Downey Terrace Senior Apartments	Modesto - 416 Downey Ave. Units 1-11	11	1
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	4
Edith Kirk Richards - Senior Complex	Waterford - 408 F St. Units 1-5	5	0
Porsche Strasse - Family Units	Turlock - 2609, 2611, 2613 Porsche Strasse Wy.	3	1
623 Leon Ave	Modesto - 623 Leon Ave. Units A & B	2	0
2430 Glendale Ave. -Veteran Housing	Modesto - 2430 Glendale Ave. Units 1,2,3,4	4	0
Glendale Annex	Modesto - 1312-1316 Pearson, 1722 Atlantic, 525 Benson #1-3	6	2
Modesto/Salida NSP	Modesto/Salida- Multiple Units	13	0
Ceres NSP	Ceres-Multiple Units	11	0
Waterford NSP	Waterford- 117 Center St.	1	0
Patterson NSP	Patterson-1446 Berrandas St. / 152 Charbay Ct.	2	0
Newman NSP	Newman-2225 Orchard Creek Dr./1614 Brookhaven Wy./2112 Hidden Canyon Wy.	3	0
Grayson NSP	Grayson- 8504 River Rd.	1	0
Empire NSP	Empire -5017 Estates Dr.	1	0
Keyes NSP	Keyes - 4916 Audra Ct.	1	1
Tuolumne Hills Apts	Sonora - 241 Hospital Rd.	10	1
Westley Estates (mobile homes)	Westley - Beall Ci.	21	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	0
TurPark	1143 Park Street	1	0
Central Valley Homes	Turlock - Park Street	3	0
Central Valley Homes	Helen White Court (1 MGR Unit)	12	1

Central Valley Homes	King Kennedy Cottages	23	1
Kestrel Ridge (BHRS-Shelter Plus Care)	401 E. Coolidge #1-8	8	1
Walker Pointe (BHRS-Shelter Plus Care)	6764 & 6768 Walker Lane (20 units)	20	2
Total		471	58

Migrant Developments

Empire Migrant Center	5132 South Ave.	92	0
Westley Migrant Center	Wildemuth Cir.	84	0
Patterson Migrant Center	Franquette Ct.	40	0
Arturo Ochoa Migrant Center	901 Arizona Cir. Gilroy	100	0
Buena Vista Migrant Center	113 Tierra Alta Dr. Watsonville	104	0
Total		420	0

Rural Housing

Modesto Farm Labor	1540 W. Hatch Rd 1-34, 1601 Boise Ave. 1-31, 201 Algen Ave. 1-26	91	6
Ceres Farm Labor	Multiple units (Glenda Wy. Dona Wy. Freda Wy. Linda Wy.)	104	4
Westley Farm Labor	Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)	85	5
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	1
Total		356	16

Public Housing

Oakdale Public Housing	D, E, 9th , 10th St.	26	2
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	2
Modesto Public Housing	Multitple street addresses	432	32
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	4
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	4
Westley Public Housing	Walt Ave.	20	2
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	0
Total		647	47

Project Based Section 8

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	10
Total		48	10

Kansas House

Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	13
Total		103	13

6/30/2026 Month End- Housing Vacancy Report

Development	Address	Total # of units	Vacant Units
Conant Place Senior Apartments	Modesto - 3109 Conant Ave. - Units 1-81 (#1,#80 MGR)	81	14
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	17
Pine Meadows - Family Complex	Modesto - 608 E. Granger Ave. Units 1-36	36	3
Meadow Glen (Youth after foster/homeless)	Modesto - 605 E. Coolidge Ave. Units 1-34 (#34 MGR)	33	5
Las Palmas Senior Complex	Patterson - 1075 W. Las Palmas Ave. Units 1-24 (#1 MGR)	23	1
Randazzo Ave Family Units	Modesto - Multiple duplex units on Randazzo Ave.	24	2
Town Center - Family Complex	Modesto - 2313 Bellingham Wy. Units 1-20	20	1
Miller Pointe Apartments (Shelter Plus Care)	Modesto - 2520 Miller Ave. Units 1-17 (#9 MGR)	16	1
Paramont Apartments - Family Complex	Modesto - 1901 Paramont Wy. Units 1-12	12	2
Downey Terrace Senior Apartments	Modesto - 416 Downey Ave. Units 1-11	11	1
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	5
Edith Kirk Richards - Senior Complex	Waterford - 408 F St. Units 1-5	5	0
Porsche Strasse - Family Units	Turlock - 2609, 2611, 2613 Porsche Strasse Wy.	3	1
623 Leon Ave	Modesto - 623 Leon Ave. Units A & B	2	0
2430 Glendale Ave. -Veteran Housing	Modesto - 2430 Glendale Ave. Units 1,2,3,4	4	0
Glendale Annex	Modesto - 1312-1316 Pearson, 1722 Atlantic, 525 Benson #1-3	6	2
Modesto/Salida NSP	Modesto/Salida- Multiple Units	13	0
Ceres NSP	Ceres-Multiple Units	11	0
Waterford NSP	Waterford- 117 Center St.	1	0
Patterson NSP	Patterson-1446 Berrandas St. / 152 Charbay Ct.	2	0
Newman NSP	Newman-2225 Orchard Creek Dr./1614 Brookhaven Wy./2112 Hidden Canyon Wy.	3	0
Grayson NSP	Grayson- 8504 River Rd.	1	0
Empire NSP	Empire -5017 Estates Dr.	1	0
Keyes NSP	Keyes - 4916 Audra Ct.	1	1
Tuolumne Hills Apts	Sonora - 241 Hospital Rd.	10	1
Westley Estates (mobile homes)	Westley - Beall Ci.	21	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	0
TurPark	1143 Park Street	1	0
Central Valley Homes	Turlock - Park Street	3	0
Central Valley Homes	Helen White Court (1 MGR Unit)	12	0

Central Valley Homes	King Kennedy Cottages	23	1
Kestrel Ridge (BHRS-Shelter Plus Care)	401 E. Coolidge #1-8	8	0
Walker Pointe (BHRS-Shelter Plus Care)	6764 & 6768 Walker Lane (20 units)	20	6
Total		471	65

Migrant Developments

Empire Migrant Center	5132 South Ave.	92	0
Westley Migrant Center	Wildemuth Cir.	84	0
Patterson Migrant Center	Franquette Ct.	40	0
Arturo Ochoa Migrant Center	901 Arizona Cir. Gilroy	100	0
Buena Vista Migrant Center	113 Tierra Alta Dr. Watsonville	104	0
Total		420	0

Rural Housing

Modesto Farm Labor	1540 W. Hatch Rd 1-34, 1601 Boise Ave. 1-31, 201 Algen Ave. 1-26	91	6
Ceres Farm Labor	Multiple units (Glenda Wy. Dona Wy. Freda Wy. Linda Wy.)	104	4
Westley Farm Labor	Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)	85	5
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	3
Total		356	18

Public Housing

Oakdale Public Housing	D, E, 9th , 10th St.	26	2
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	2
Modesto Public Housing	Multitple street addresses	432	28
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	4
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	4
Westley Public Housing	Walt Ave.	20	2
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	1
Total		647	44

Project Based Section 8

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	10
Total		48	10

Kansas House

Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	11
Total		103	11



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Monthly Financial Statements P.E. 05/31/2026

PREPARED BY: Linh Luong, Director of Finance

Attached are the Monthly Financial Reports for the Conventional Public Housing, Farm Labor and Housing Choice Voucher Programs.

CONVENTIONAL PUBLIC HOUSING AMP #1 (Newman, Patterson and Westley)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, general expense, timing of payments, offset by higher utilities expense and maintenance expense. The program had a deficit of \$24,976 through May 2026.

CONVENTIONAL PUBLIC HOUSING AMP #2 (Oakdale, Turlock, Ceres and Hughson)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, general expense, timing of payments, and offset by a higher maintenance expense. The program had a surplus of \$51,292 through May 2026.

CONVENTIONAL PUBLIC HOUSING AMP #3 (Modesto)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income, and offset by lower other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense, and timing of payments. The program had a surplus of \$180,633 through May 2026.



CONVENTIONAL PUBLIC HOUSING AMP #4 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue, HUD Operating Grants, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, maintenance expense, general expense and timing of payments. The program has a deficit of \$472 through May 2026.

CONVENTIONAL PUBLIC HOUSING AMP #5 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue and HUD operating grants, offset by higher interest income and other revenue. The total expenditures are higher than budgeted due to higher maintenance expense, offset by lower administrative expense, utilities expense, general expense and timing of payments. The program had a deficit of \$232,091 through May 2026.

CONVENTIONAL PUBLIC HOUSING COCC (Central Office Cost Center)

The year to date revenues are lower due to lower other revenue. The total expenses are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, and timing of payments. The program had a surplus of \$15,808 through May 2026.

FARM LABOR

The year to date revenues are lower than budgeted due to lower dwelling income, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program had a surplus of \$288,278 through May 2026.

HOUSING CHOICE VOUCHER (HCV)

The year to date revenues are lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, contract expense, timing of payments, and offset by higher general expense. The program had a surplus of \$416,522 through the May 2026.

HOUSING CHOICE VOUCHER COCC (Central Office Cost Center)

The year to date revenue is lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, maintenance expense, general expense, and timing of payments. The program had a surplus of \$4,652 through May 2026.

Income Statement						
Conventional Public Housing - Newman, Patterson, and Westley (CA026-5, 6a, 6b, 8) AMP #1						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 38,784.00	\$ 327,479.00	\$ 325,994.00	\$ 1,485.00	\$ 488,991	
Total Rent Revenue	\$ 38,784.00	\$ 327,479.00	\$ 325,994.00	\$ 1,485.00	\$ 488,991	
HUD Operating Grants	\$ 21,338.40	\$ 172,699.67	\$ 145,244.00	\$ 27,455.67	\$ 217,866	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 875.29	\$ 8,716.78	\$ 6,666.67	\$ 2,050.11	\$ 10,000	Higher interest rate than budgeted
Other Revenue	\$ 4,271.97	\$ 22,409.09	\$ 10,200.00	\$ 12,209.09	\$ 15,300	Higher tenant charges
Total Other Revenue	\$ 26,485.66	\$ 203,825.54	\$ 162,110.67	\$ 41,714.87	\$ 243,166	
TOTAL REVENUE	\$ 65,269.66	\$ 531,304.54	\$ 488,104.67	\$ 43,199.87	\$ 732,157.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 3,793.66	\$ 36,325.34	\$ 44,197.33	\$ (7,871.99)	\$ 66,296	Lower due to vacant position
Employee Benefits	\$ 1,950.93	\$ 17,231.69	\$ 25,408.00	\$ (8,176.31)	\$ 38,112	Lower due to vacant position
Other Administrative Fees	\$ 1,847.74	\$ 22,766.93	\$ 22,666.67	\$ 100.26	\$ 34,000	
Bookkeeping & Property Management Fee Exp	\$ 5,962.32	\$ 47,982.48	\$ 48,456.00	\$ (473.52)	\$ 72,684	
Total Administrative	\$ 13,554.65	\$ 124,306.44	\$ 140,728.00	\$ (16,421.56)	\$ 211,092	
Utilities	\$ 20,121.78	\$ 140,326.06	\$ 140,000.00	\$ 326.06	\$ 210,000	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 7,326.19	\$ 46,978.40	\$ 71,689.33	\$ (24,710.93)	\$ 107,534	Lower due to vacant position
Employee Benefits	\$ 3,355.26	\$ 18,546.17	\$ 35,132.67	\$ (16,586.50)	\$ 52,699	Lower due to vacant position
Maintenance Materials	\$ 2,978.94	\$ 41,671.96	\$ 46,666.67	\$ (4,994.71)	\$ 70,000	Lower due to Appliances, Plumbing & Flooring Materials
Contract Costs	\$ 64,225.48	\$ 136,908.72	\$ 76,666.67	\$ 60,242.05	\$ 115,000	Higher due to Painting, Plumbing, Electrical & Turnover Maintenance Contract
Total Ordinary Maintenance and Operation	\$ 77,885.87	\$ 244,105.25	\$ 230,155.33	\$ 13,949.92	\$ 345,233.00	
Protective Contract Costs	\$ 87.12	\$ 359.50	\$ 433.33	\$ (73.83)	\$ 650	
General Expenses:						
Insurance	\$ 3,538.95	\$ 28,468.09	\$ 34,178.67	\$ (5,710.58)	\$ 51,268	
Payments in Lieu of Taxes - PILOT	\$ 1,866.22	\$ 18,715.29	\$ 18,599.33	\$ 115.96	\$ 27,899	
Collection Losses	\$ -	\$ -	\$ 3,381.33	\$ (3,381.33)	\$ 5,072	
Total General Expenses	\$ 5,405.17	\$ 47,183.38	\$ 56,159.33	\$ (8,975.95)	\$ 84,239.00	
TOTAL OPERATING EXPENSES	\$ 117,054.59	\$ 556,280.63	\$ 567,476.00	\$ (11,195.37)	\$ 851,214.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 5,280.00	\$ (5,280.00)	\$ 7,920	
NET INCOME (DEFICIT)	\$ (51,784.93)	\$ (24,976.09)	\$ (84,651.33)	\$ 59,675.24	\$ (126,977.00)	

Income Statement						
Conventional Public Housing - Oakdale, Turlock, Ceres, and Hughson (CA026-1, 2, 4, 7, 10) AMP #2						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 84,951.00	\$ 681,645.00	\$ 673,148.67	\$ 8,496.33	\$ 1,009,723	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 84,951.00	\$ 681,645.00	\$ 673,148.67	\$ 8,496.33	\$ 1,009,723	
HUD Operating Grants	\$ 41,141.40	\$ 336,459.00	\$ 287,640.00	\$ 48,819.00	\$ 431,460	Due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 4,767.99	\$ 43,063.88	\$ 28,829.33	\$ 14,234.55	\$ 43,244	Higher interest rate than budgeted
Other Revenue	\$ 2,023.16	\$ 14,494.53	\$ 13,200.00	\$ 1,294.53	\$ 19,800	
Total Other Revenue	\$ 47,932.55	\$ 394,017.41	\$ 329,669.33	\$ 64,348.08	\$ 494,504	
TOTAL REVENUE	\$ 132,883.55	\$ 1,075,662.41	\$ 1,002,818.00	\$ 72,844.41	\$ 1,504,227.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 15,856.38	\$ 148,769.41	\$ 183,887.33	\$ (35,117.92)	\$ 275,831	Lower due to vacant position
Employee Benefits	\$ 6,942.75	\$ 61,631.82	\$ 101,606.67	\$ (39,974.85)	\$ 152,410	Lower due to vacant position
Other Administrative Fees	\$ 3,405.49	\$ 40,329.40	\$ 39,133.33	\$ 1,196.07	\$ 58,700	
Bookkeeping & Property Management Fee Exp	\$ 13,344.24	\$ 107,700.32	\$ 109,782.67	\$ (2,082.35)	\$ 164,674	
Total Administrative	\$ 39,548.86	\$ 358,430.95	\$ 434,410.00	\$ (75,979.05)	\$ 651,615	
Utilities	\$ 26,164.19	\$ 196,160.05	\$ 216,400.00	\$ (20,239.95)	\$ 324,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 6,023.99	\$ 50,658.42	\$ 53,078.00	\$ (2,419.58)	\$ 79,617	
Employee Benefits	\$ 3,071.99	\$ 25,143.70	\$ 24,940.00	\$ 203.70	\$ 37,410	
Maintenance Materials	\$ 1,071.65	\$ 47,910.65	\$ 52,666.67	\$ (4,756.02)	\$ 79,000	
Contract Costs	\$ 37,007.39	\$ 238,707.94	\$ 211,666.67	\$ 27,041.27	\$ 317,500	Higher due to HVAC, Plumbing Contract & Turnover Services
Total Ordinary Maintenance and Operation	\$ 47,175.02	\$ 362,420.71	\$ 342,351.33	\$ 20,069.38	\$ 513,527.00	
Protective Contract Costs	\$ 196.53	\$ 810.90	\$ 1,293.33	\$ (482.43)	\$ 1,940	
General Expenses:						
Insurance	\$ 7,053.98	\$ 57,999.32	\$ 61,838.00	\$ (3,838.68)	\$ 92,757	
Payments in Lieu of Taxes - PILOT	\$ 5,878.68	\$ 48,548.50	\$ 45,674.67	\$ 2,873.83	\$ 68,512	Higher due to higher dwelling income & lower utilities exp
Collection Losses	\$ -	\$ -	\$ 6,112.00	\$ (6,112.00)	\$ 9,168	
Total General Expenses	\$ 12,932.66	\$ 106,547.82	\$ 113,624.67	\$ (7,076.85)	\$ 170,437.00	
TOTAL OPERATING EXPENSES	\$ 126,017.26	\$ 1,024,370.43	\$ 1,108,079.33	\$ (83,708.91)	\$ 1,662,119.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 11,920.00	\$ (11,920.00)	\$ 17,880	
NET INCOME (DEFICIT)	\$ 6,866.29	\$ 51,291.99	\$ (117,181.33)	\$ 168,473.32	\$ (175,772)	

Income Statement						
Conventional Public Housing - Modesto (CA026-3, 27) AMP #3						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 114,440.00	\$ 908,453.00	\$ 897,239.33	\$ 11,213.67	\$ 1,345,859	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 114,440.00	\$ 908,453.00	\$ 897,239.33	\$ 11,213.67	\$ 1,345,859	
HUD Operating Grants	\$ 39,129.20	\$ 339,178.00	\$ 315,714.67	\$ 23,463.33	\$ 473,572	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 4,877.50	\$ 43,389.25	\$ 41,859.33	\$ 1,529.92	\$ 62,789	Higher interest rate than budgeted
Other Revenue	\$ 2,038.42	\$ 21,997.28	\$ 27,000.00	\$ (5,002.72)	\$ 40,500	Lower due to lower Fee Revenue
Total Other Revenue	\$ 46,045.12	\$ 404,564.53	\$ 384,574.00	\$ 19,990.53	\$ 576,861	
TOTAL REVENUE	\$ 160,485.12	\$ 1,313,017.53	\$ 1,281,813.33	\$ 31,204.20	\$ 1,922,720.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 16,087.90	\$ 151,615.26	\$ 185,356.67	\$ (33,741.41)	\$ 278,035	Lower due to vacant position
Employee Benefits	\$ 7,629.73	\$ 67,672.59	\$ 101,084.00	\$ (33,411.41)	\$ 151,626	Lower due to vacant position
Other Administrative Fees	\$ 3,768.99	\$ 46,887.87	\$ 52,266.67	\$ (5,378.80)	\$ 78,400	Lower due to legal expense & timing of payments
Bookkeeping & Property Management Fee Exp	\$ 16,278.08	\$ 129,751.44	\$ 132,496.00	\$ (2,744.56)	\$ 198,744	
Total Administrative	\$ 43,764.70	\$ 395,927.16	\$ 471,203.33	\$ (75,276.17)	\$ 706,805	
Utilities	\$ 26,835.30	\$ 202,053.23	\$ 257,133.33	\$ (55,080.10)	\$ 385,700	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,664.77	\$ 43,391.29	\$ 48,352.00	\$ (4,960.71)	\$ 72,528	
Employee Benefits	\$ 1,719.73	\$ 18,816.76	\$ 23,843.33	\$ (5,026.57)	\$ 35,765	
Maintenance Materials	\$ 4,612.61	\$ 86,460.78	\$ 112,666.67	\$ (26,205.89)	\$ 169,000	Lower due to Paint, Flooring & Maintenance Materials
Contract Costs	\$ 13,591.56	\$ 233,452.12	\$ 213,733.33	\$ 19,718.79	\$ 320,600	Higher due to Landscaping, Plumbing & Turnover Services
Total Ordinary Maintenance and Operation	\$ 25,588.67	\$ 382,120.95	\$ 398,595.33	\$ (16,474.38)	\$ 597,893.00	
Protective Contract Costs	\$ 238.67	\$ 8,069.85	\$ 8,073.33	\$ (3.48)	\$ 12,110	
General Expenses:						
Insurance	\$ 9,011.62	\$ 73,573.50	\$ 78,295.33	\$ (4,721.83)	\$ 117,443	
Payments in Lieu of Taxes - PILOT	\$ 8,760.47	\$ 70,639.98	\$ 64,010.67	\$ 6,629.31	\$ 96,016	Higher due higher rental income and lower utilities exp
Collection Losses	\$ -	\$ -	\$ 4,802.67	\$ (4,802.67)	\$ 7,204	
Total General Expenses	\$ 17,772.09	\$ 144,213.48	\$ 147,108.67	\$ (2,895.19)	\$ 220,663.00	
TOTAL OPERATING EXPENSES	\$ 114,199.43	\$ 1,132,384.67	\$ 1,282,114.00	\$ (149,729.33)	\$ 1,923,171.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 14,400.00	\$ (14,400.00)	\$ 21,600	
NET INCOME (DEFICIT)	\$ 46,285.69	\$ 180,632.86	\$ (14,700.67)	\$ 195,333.53	\$ (22,051)	

Income Statement						
Conventional Public Housing - Modesto (CA026-18, 26) AMP #4						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 67,365.00	\$ 544,240.00	\$ 570,728.67	\$ (26,488.67)	\$ 856,093	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 67,365.00	\$ 544,240.00	\$ 570,728.67	\$ (26,488.67)	\$ 856,093	
HUD Operating Grants	\$ 14,947.20	\$ 124,881.00	\$ 133,498.00	\$ (8,617.00)	\$ 200,247	Lower due to Lower Operating Subsidy
Investment Income - Unrestricted	\$ 1,975.47	\$ 17,561.46	\$ 13,259.33	\$ 4,302.13	\$ 19,889	Higher interest rate than budgeted
Other Revenue	\$ 2,372.36	\$ 16,948.10	\$ 7,533.33	\$ 9,414.77	\$ 11,300	Higher due to higher fee revenue
Total Other Revenue	\$ 19,295.03	\$ 159,390.56	\$ 154,290.67	\$ 5,099.89	\$ 231,436	
TOTAL REVENUE	\$ 86,660.03	\$ 703,630.56	\$ 725,019.33	\$ (21,388.77)	\$ 1,087,529	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 11,498.34	\$ 108,043.79	\$ 128,316.00	\$ (20,272.21)	\$ 192,474	Lower due to vacant position
Employee Benefits	\$ 4,492.06	\$ 40,180.24	\$ 60,283.33	\$ (20,103.09)	\$ 90,425	Lower due to vacant position
Other Administrative Fees	\$ 1,926.36	\$ 25,671.96	\$ 27,333.33	\$ (1,661.37)	\$ 41,000	Lower due to timing of payments
Bookkeeping & Property Management Fee Exp	\$ 9,747.92	\$ 78,551.20	\$ 81,768.67	\$ (3,217.47)	\$ 122,653	
Total Administrative	\$ 27,664.68	\$ 252,447.19	\$ 297,701.33	\$ (45,254.14)	\$ 446,552	
Utilities	\$ 12,536.42	\$ 125,689.18	\$ 142,533.33	\$ (16,844.15)	\$ 213,800	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,307.38	\$ 44,511.78	\$ 45,326.00	\$ (814.22)	\$ 67,989	
Employee Benefits	\$ 1,432.50	\$ 13,025.24	\$ 21,363.33	\$ (8,338.09)	\$ 32,045	
Maintenance Materials	\$ 1,615.82	\$ 43,748.76	\$ 62,200.00	\$ (18,451.24)	\$ 93,300	Lower due to Plumbing, Electrical & Maintenance Materials
Contract Costs	\$ 9,508.80	\$ 135,286.36	\$ 110,000.00	\$ 25,286.36	\$ 165,000	Higher due to Maintenance Contract, Landscaping & Painting
Total Ordinary Maintenance and Operation	\$ 17,864.50	\$ 236,572.14	\$ 238,889.33	\$ (2,317.19)	\$ 358,334	
Protective Contract Costs	\$ 147.89	\$ 610.24	\$ 815.33	\$ (205.09)	\$ 1,223	
General Expenses:						
Insurance	\$ 5,713.97	\$ 46,928.72	\$ 49,890.67	\$ (2,961.95)	\$ 74,836	
Payments in Lieu of Taxes - PILOT	\$ 5,482.86	\$ 41,855.07	\$ 42,819.33	\$ (964.26)	\$ 64,229	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 3,344.00	\$ (3,344.00)	\$ 5,016	
Total General Expenses	\$ 11,196.83	\$ 88,783.79	\$ 96,054.00	\$ (7,270.21)	\$ 144,081	
TOTAL OPERATING EXPENSES	\$ 69,410.32	\$ 704,102.54	\$ 775,993.33	\$ (71,890.79)	\$ 1,163,990	
Asset Management Fee Expense	\$ -	\$ -	\$ 8,880.00	\$ (8,880.00)	\$ 13,320	
NET INCOME (DEFICIT)	\$ 17,249.71	\$ (471.98)	\$ (59,854.00)	\$ 59,382.02	\$ (89,781)	

Income Statement

Conventional Public Housing - Modesto (CA026-17, 19) AMP #5

May 31, 2026

	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 87,643.00	\$ 746,280.00	\$ 768,881.33	\$ (22,601.33)	\$ 1,153,322	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 87,643.00	\$ 746,280.00	\$ 768,881.33	\$ (22,601.33)	\$ 1,153,322	
HUD Operating Grants	\$ 15,555.00	\$ 152,429.00	\$ 164,141.33	\$ (11,712.33)	\$ 246,212	Due to lower Operating Subsidy
Investment Income - Unrestricted	\$ 2,292.58	\$ 20,801.41	\$ 8,952.67	\$ 11,848.74	\$ 13,429	Higher interest rate than budgeted
Other Revenue	\$ 2,407.98	\$ 19,575.73	\$ 17,200.00	\$ 2,375.73	\$ 25,800	Higher due to higher Fee Revenue
Total Other Revenue	\$ 20,255.56	\$ 192,806.14	\$ 190,294.00	\$ 2,512.14	\$ 285,441	
TOTAL REVENUE	\$ 107,898.56	\$ 939,086.14	\$ 959,175.33	\$ (20,089.19)	\$ 1,438,763	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 14,875.02	\$ 139,533.19	\$ 165,186.00	\$ (25,652.81)	\$ 247,779	Lower due to vacant position
Employee Benefits	\$ 6,105.90	\$ 54,239.94	\$ 85,708.00	\$ (31,468.06)	\$ 128,562	Lower due to vacant position
Other Administrative Fees	\$ 3,578.39	\$ 41,321.95	\$ 37,066.67	\$ 4,255.28	\$ 55,600	Higher due to Consulting Services
Bookkeeping & Property Management Fee Exp	\$ 12,587.12	\$ 101,359.44	\$ 103,725.33	\$ (2,365.89)	\$ 155,588	
Total Administrative	\$ 37,146.43	\$ 336,454.52	\$ 391,686.00	\$ (55,231.48)	\$ 587,529	
Utilities	\$ 27,067.97	\$ 183,520.11	\$ 197,733.33	\$ (14,213.22)	\$ 296,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 9,075.06	\$ 75,771.70	\$ 76,472.67	\$ (700.97)	\$ 114,709	
Employee Benefits	\$ 3,073.41	\$ 26,412.33	\$ 36,124.67	\$ (9,712.34)	\$ 54,187	
Maintenance Materials	\$ 13,575.65	\$ 139,578.99	\$ 82,333.33	\$ 57,245.66	\$ 123,500	Higher due to Appliances, Paint, Building & Maintenance Materials
Contract Costs	\$ 43,132.46	\$ 290,492.83	\$ 175,000.00	\$ 115,492.83	\$ 262,500	Higher due to Landscaping, HVAC Maintenance, Plumbing, Maintenance & Turnover Contract
Total Ordinary Maintenance and Operation	\$ 68,856.58	\$ 532,255.85	\$ 369,930.67	\$ 162,325.18	\$ 554,896	
Protective Contract Costs	\$ 186.96	\$ 771.49	\$ 1,217.33	\$ (445.84)	\$ 1,826	
General Expenses:						
Insurance	\$ 7,528.89	\$ 61,899.33	\$ 65,666.67	\$ (3,767.34)	\$ 98,500	
Payments in Lieu of Taxes - PILOT	\$ 6,057.50	\$ 56,275.99	\$ 57,114.67	\$ (838.68)	\$ 85,672	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 9,026.67	\$ (9,026.67)	\$ 13,540	
Total General Expenses	\$ 13,586.39	\$ 118,175.32	\$ 131,808.00	\$ (13,632.68)	\$ 197,712	
TOTAL OPERATING EXPENSES	\$ 146,844.33	\$ 1,171,177.29	\$ 1,092,375.33	\$ 78,801.96	\$ 1,638,563	
Asset Management Fee Expense	\$ -	\$ -	\$ 11,280.00	\$ (11,280.00)	\$ 16,920	
NET INCOME (DEFICIT)	\$ (38,945.77)	\$ (232,091.15)	\$ (144,480.00)	\$ (87,611.15)	\$ (216,720)	

Income Statement						
Conventional Public Housing COCC						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	%	Annual Budget 10/1/25-9/30/26
						Comments
REVENUE						
Management Fee (Interfund)	\$ 20,466.84	\$ 163,734.67	\$ 163,734.67	\$ 0.00	\$ 245,602	
Bookkeeping & Property Management Fee Income	\$ 57,919.68	\$ 465,344.88	\$ 476,228.67	\$ (10,883.79)	\$ 714,343	
Total Fee Revenue	\$ 78,386.52	\$ 629,079.55	\$ 639,963.33	\$ (10,883.78)	\$ 959,945	
Investment Income - Unrestricted	\$ 754.73	\$ 6,447.24	\$ 4,617.33	\$ 1,829.91	\$ 6,926	Higher interest rate than budgeted
Other Revenue	\$ 26,107.55	\$ 221,421.34	\$ 342,970.00	\$ (121,548.66)	\$ 514,455	Due to lower charges to AMPs
Total Other Revenue	\$ 26,862.28	\$ 227,868.58	\$ 347,587.33	\$ (119,718.75)	\$ 521,381	
TOTAL REVENUE	\$ 105,248.80	\$ 856,948.13	\$ 987,550.67	\$ (130,602.54)	\$ 1,481,326	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 38,716.80	\$ 331,170.56	\$ 356,415.33	\$ (25,244.77)	\$ 534,623	Lower due to vacant position
Employee Benefits	\$ 12,463.77	\$ 103,083.02	\$ 177,246.67	\$ (74,163.65)	\$ 265,870	Lower due to vacant position
Other Administrative Fees	\$ 2,807.01	\$ 43,592.97	\$ 45,266.67	\$ (1,673.70)	\$ 67,900	
Total Administrative	\$ 53,987.58	\$ 477,846.55	\$ 578,928.67	\$ (101,082.12)	\$ 868,393	
Utilities:	\$ 11,249.09	\$ 59,659.93	\$ 67,190.00	\$ (7,530.07)	\$ 100,785	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 17,918.99	\$ 150,869.04	\$ 204,934.67	\$ (54,065.63)	\$ 307,402	Lower due to vacant position
Maintenance - Temporary Help	\$ -	\$ -	\$ 13,280.00	\$ (13,280.00)	\$ 19,920	
Employee Benefits	\$ 9,225.26	\$ 76,721.39	\$ 104,420.67	\$ (27,699.28)	\$ 156,631	Lower due to vacant position
Maintenance Materials	\$ 283.20	\$ 16,314.11	\$ 26,866.67	\$ (10,552.56)	\$ 40,300	Lower due to Landscape Materials & Maintenance Equipment
Contract Costs	\$ 3,731.07	\$ 29,549.36	\$ 20,533.33	\$ 9,016.03	\$ 30,800	Higher due to Landscaping Contract & Vehicle Maintenance
Total Ordinary Maintenance and Operation	\$ 31,158.52	\$ 273,453.90	\$ 370,035.33	\$ (96,581.43)	\$ 555,053	
General Expenses:						
Insurance	\$ 3,487.23	\$ 30,179.33	\$ 22,988.00	\$ 7,191.33	\$ 34,482	
Total General Expenses	\$ 3,487.23	\$ 30,179.33	\$ 22,988.00	\$ 7,191.33	\$ 34,482	
TOTAL OPERATING EXPENSES	\$ 99,882.42	\$ 841,139.71	\$ 1,039,142.00	\$ (198,002.29)	\$ 1,558,713	
ASSET MANAGEMENT FEE INCOME	\$ -	\$ -	\$ 51,760.00	\$ (51,760.00)	\$ 77,640	
NET INCOME	\$ 5,366.38	\$ 15,808.42	\$ 168.67	\$ 15,639.75	\$ 253	

Income Statement						
Farm Labor						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/26	Year to Date Budget 10/1/25-05/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 297,427.00	\$ 2,396,842.00	\$ 2,437,300.00	\$ (40,458.00)	\$ 3,655,950	
Total Rent Revenue	\$ 297,427.00	\$ 2,396,842.00	\$ 2,437,300.00	\$ (40,458.00)	\$ 3,655,950	
Investment Income - Unrestricted	\$ 7,759.76	\$ 66,344.09	\$ 48,383.33	\$ 17,960.76	\$ 72,575	Higher interest rate than budgeted
Other Revenue	\$ 8,405.92	\$ 69,800.48	\$ 66,000.00	\$ 3,800.48	\$ 99,000	Higher tenant charges
Total Other Revenue	\$ 16,165.68	\$ 136,144.57	\$ 114,383.33	\$ 21,761.24	\$ 171,575	
TOTAL REVENUE	\$ 313,592.68	\$ 2,532,986.57	\$ 2,551,683.33	\$ (18,696.76)	\$ 3,827,525.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 37,277.71	\$ 345,795.26	\$ 340,648.67	\$ 5,146.59	\$ 510,973	
Employee Benefits	\$ 16,217.00	\$ 137,624.99	\$ 194,650.67	\$ (57,025.68)	\$ 291,976	Lower due to timing of payments
Other Administrative Fees	\$ 5,945.88	\$ 77,455.55	\$ 80,466.67	\$ (3,011.12)	\$ 120,700	Lower due to timing of payments
Total Administrative	\$ 59,440.59	\$ 560,875.80	\$ 615,766.00	\$ (54,890.20)	\$ 923,649	
Utilities	\$ 83,190.75	\$ 627,900.79	\$ 692,000.00	\$ (64,099.21)	\$ 1,038,000	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 21,957.94	\$ 172,965.81	\$ 252,759.33	\$ (79,793.52)	\$ 379,139	Lower due to vacant position
Employee Benefits	\$ 10,389.17	\$ 87,455.88	\$ 121,517.33	\$ (34,061.45)	\$ 182,276	Lower due to vacant position
Maintenance Materials	\$ 5,462.80	\$ 96,868.85	\$ 135,666.67	\$ (38,797.82)	\$ 203,500	Lower due to Appliances, Paint, Plumbing, Landscaping & Electrical Materials
Contract Costs	\$ 27,819.01	\$ 209,242.17	\$ 234,200.00	\$ (24,957.83)	\$ 351,300	Lower due to Painting Contract & Tree Service
Total Ordinary Maintenance and Operation	\$ 65,628.92	\$ 566,532.71	\$ 744,143.33	\$ (177,610.62)	\$ 1,116,215	
General Expenses:						
Insurance	\$ 17,163.76	\$ 140,456.60	\$ 150,548.67	\$ (10,092.07)	\$ 225,823	
Interest Expense	\$ 2,631.46	\$ 21,399.93	\$ 22,970.00	\$ (1,570.07)	\$ 34,455	
Total General Expenses	\$ 19,795.22	\$ 161,856.53	\$ 173,518.67	\$ (11,662.14)	\$ 260,278	
TOTAL OPERATING EXPENSES	\$ 228,055.48	\$ 1,917,165.83	\$ 2,225,428.00	\$ (308,262.17)	\$ 3,338,142	
RESERVE REQUIREMENTS	\$ 23,733.33	\$ 189,866.67	\$ 189,866.67	\$ -	\$ 284,800	
LOAN PRINCIPAL	\$ 17,252.98	\$ 137,675.59	\$ 136,106.00	\$ (1,569.59)	\$ 204,159	
NET INCOME (DEFICIT)	\$ 44,550.89	\$ 288,278.48	\$ 282.67	\$ 291,135.00	\$ 424	

Income Statement
Housing Choice Voucher (HCV)
May 31, 2026

	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-05/31/2026	Year to Date Budget 10/1/25-05/31/2026	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
HUD Oper. Grants - Adm Fees	\$ 409,492.00	\$ 3,382,154.00	\$ 3,524,790.00	\$ (142,636.00)	\$ 5,287,185	Lower due to lower lease up than budgeted
Other Revenue	\$ 1,224.74	\$ 9,718.36	\$ 26,313.33	\$ (16,594.97)	\$ 39,470	
TOTAL REVENUE	\$ 410,716.74	\$ 3,391,872.36	\$ 3,551,103.33	\$ (159,230.97)	\$ 5,326,655	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 128,052.48	\$ 1,090,307.22	\$ 1,393,200.00	\$ (302,892.78)	\$ 2,089,800	Lower due to vacant positions
Temporary Help - Administrative	\$ 4,849.78	\$ 41,115.53	\$ 21,760.00	\$ 19,355.53	\$ 32,640	
Employee Benefits	\$ 58,565.97	\$ 513,012.03	\$ 807,886.67	\$ (294,874.64)	\$ 1,211,830	Lower due to vacant positions
Other Administrative Fees	\$ 35,080.37	\$ 457,453.78	\$ 409,793.33	\$ 47,660.45	\$ 614,690	Higher due to higher re-certification service
Management and Bookkeeping Fees	\$ 83,064.95	\$ 678,343.08	\$ 731,693.33	\$ (53,350.25)	\$ 1,097,540	Lower due to lower lease up than budgeted
Total Administrative	\$ 309,613.55	\$ 2,780,231.64	\$ 3,364,333.33	\$ (584,101.69)	\$ 5,046,500	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ -	\$ 7,040.76	\$ 7,606.67	\$ (565.91)	\$ 11,410	Lower due to timing of payments
Contract Costs	\$ 4,528.66	\$ 101,871.38	\$ 271,073.33	\$ (169,201.95)	\$ 406,610	Lower due to timing of payments
Total Ordinary Maintenance and Operation	\$ 4,528.66	\$ 108,912.14	\$ 278,680.00	\$ (169,767.86)	\$ 418,020	
General Expenses:						
Insurance	\$ 5,960.02	\$ 42,778.59	\$ 54,260.00	\$ (11,481.41)	\$ 81,390	
Other General Expenses	\$ 5,809.82	\$ 43,428.47	\$ 28,600.00	\$ 14,828.47	\$ 42,900	Increase due to increase in outgoing portable voucher
Total General Expenses	\$ 11,769.84	\$ 86,207.06	\$ 82,860.00	\$ 3,347.06	\$ 124,290	
TOTAL OPERATING EXPENSES	\$ 325,912.05	\$ 2,975,350.84	\$ 3,725,873.33	\$ (750,522.49)	\$ 5,588,810	
NET INCOME	\$ 84,804.69	\$ 416,521.52	\$ (174,770.00)	\$ 591,291.52	\$ (262,155)	

Income Statement						
Housing Choice Voucher Central Office Cost Center (hcvcocc)						
May 31, 2026						
	Period to Date Actual 5/31/2026	Year to Date Actual 10/1/25-5/31/26	Year to Date Budget 10/1/25-5/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
Management and Bookkeeping Fees	\$ 83,064.95	\$ 678,343.08	\$ 731,693.33	\$ (53,350.25)	\$ 1,097,540	Lower due to lower lease up than budgeted
TOTAL REVENUE	\$ 83,064.95	\$ 678,343.08	\$ 731,693.33	\$ (53,350.25)	\$ 1,097,540	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 56,775.17	\$ 464,050.95	\$ 502,320.00	\$ (38,269.05)	\$ 753,480	Lower due to vacant position
Employee Benefits	\$ 17,687.16	\$ 143,051.01	\$ 224,686.67	\$ (81,635.66)	\$ 337,030	Lower due to vacant position
Other Administrative Fees	\$ 3,806.71	\$ 49,936.75	\$ 80,046.67	\$ (30,109.92)	\$ 120,070	Lower due to timing of payments
Total Administrative	\$ 78,269.04	\$ 657,038.71	\$ 807,053.33	\$ (150,014.62)	\$ 1,210,580	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ -	\$ 535.51	\$ 2,480.00	\$ (1,944.49)	\$ 3,720	Lower due to timing of payments
Contract Costs	\$ 428.04	\$ 4,287.54	\$ 4,500.00	\$ (212.46)	\$ 6,750	
Total Ordinary Maintenance and Operation	\$ 428.04	\$ 4,823.05	\$ 6,980.00	\$ (2,156.95)	\$ 10,470	
General Expenses:						
Insurance	\$ 1,783.39	\$ 11,829.10	\$ 13,933.33	\$ (2,104.23)	\$ 20,900	
Total General Expenses	\$ 1,783.39	\$ 11,829.10	\$ 13,933.33	\$ (2,104.23)	\$ 20,900	
TOTAL OPERATING EXPENSES	\$ 80,480.47	\$ 673,690.86	\$ 827,966.67	\$ (154,275.81)	\$ 1,241,950	
NET INCOME	\$ 2,584.48	\$ 4,652.22	\$ (96,273.33)	\$ 100,925.55	\$ (144,410)	



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Monthly Financial Statements P.E. 06/30/2026

PREPARED BY: Linh Luong, Director of Finance

Attached are the Monthly Financial Reports for the Conventional Public Housing, Farm Labor and Housing Choice Voucher Programs.

CONVENTIONAL PUBLIC HOUSING AMP #1 (Newman, Patterson and Westley)

The year to date revenues are higher than budgeted due to higher HUD Operating Grants, interest income, other revenue, and offset by lower revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, general expense, timing of payments, offset by higher maintenance expense. The program had a deficit of \$40,754 through June 2026.

CONVENTIONAL PUBLIC HOUSING AMP #2 (Oakdale, Turlock, Ceres and Hughson)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, general expense, timing of payments, and offset by a higher maintenance expense. The program had a surplus of \$35,754 through June 2026.

CONVENTIONAL PUBLIC HOUSING AMP #3 (Modesto)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income, and offset by lower other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense, and timing of payments. The program had a surplus of \$189,003 through June 2026.



CONVENTIONAL PUBLIC HOUSING AMP #4 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue, HUD Operating Grants, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program has a surplus of \$5,240 through June 2026.

CONVENTIONAL PUBLIC HOUSING AMP #5 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue and HUD operating grants, offset by higher interest income and other revenue. The total expenditures are higher than budgeted due to higher maintenance expense, offset by lower administrative expense, utilities expense, general expense and timing of payments. The program had a deficit of \$255,877 through June 2026.

CONVENTIONAL PUBLIC HOUSING COCC (Central Office Cost Center)

The year to date revenues are lower due to lower other revenue. The total expenses are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, and timing of payments. The program had a surplus of \$21,448 through June 2026.

FARM LABOR

The year to date revenues are lower than budgeted due to lower dwelling income, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program had a surplus of \$352,729 through June 2026.

HOUSING CHOICE VOUCHER (HCV)

The year to date revenues are lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, contract expense, timing of payments, and offset by higher general expense. The program had a surplus of \$360,652 through the June 2026.

HOUSING CHOICE VOUCHER COCC (Central Office Cost Center)

The year to date revenue is lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, maintenance expense, timing of payments, and offset by higher general expense. The program had a surplus of \$5,828 through June 2026.

Income Statement						
Conventional Public Housing - Newman, Patterson, and Westley (CA026-5, 6a, 6b, 8) AMP #1						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 38,822.00	\$ 366,301.00	\$ 366,743.25	\$ (442.25)	\$ 488,991	
Total Rent Revenue	\$ 38,822.00	\$ 366,301.00	\$ 366,743.25	\$ (442.25)	\$ 488,991	
HUD Operating Grants	\$ 16,675.00	\$ 189,374.67	\$ 163,399.50	\$ 25,975.17	\$ 217,866	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 875.29	\$ 9,592.07	\$ 7,500.00	\$ 2,092.07	\$ 10,000	Higher interest rate than budgeted
Other Revenue	\$ -	\$ 22,409.09	\$ 11,475.00	\$ 10,934.09	\$ 15,300	Higher tenant charges
Total Other Revenue	\$ 17,550.29	\$ 221,375.83	\$ 182,374.50	\$ 39,001.33	\$ 243,166	
TOTAL REVENUE	\$ 56,372.29	\$ 587,676.83	\$ 549,117.75	\$ 38,559.08	\$ 732,157.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 4,066.87	\$ 40,392.21	\$ 49,722.00	\$ (9,329.79)	\$ 66,296	Lower due to vacant position
Employee Benefits	\$ 2,093.32	\$ 19,325.01	\$ 28,584.00	\$ (9,258.99)	\$ 38,112	Lower due to vacant position
Other Administrative Fees	\$ 2,452.00	\$ 25,218.93	\$ 25,500.00	\$ (281.07)	\$ 34,000	
Bookkeeping & Property Management Fee Exp	\$ 5,962.32	\$ 53,944.80	\$ 54,513.00	\$ (568.20)	\$ 72,684	
Total Administrative	\$ 14,574.51	\$ 138,880.95	\$ 158,319.00	\$ (19,438.05)	\$ 211,092	
Utilities	\$ 14,746.57	\$ 155,072.63	\$ 157,500.00	\$ (2,427.37)	\$ 210,000	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 7,834.23	\$ 54,812.63	\$ 80,650.50	\$ (25,837.87)	\$ 107,534	Lower due to vacant position
Employee Benefits	\$ 3,435.64	\$ 21,981.81	\$ 39,524.25	\$ (17,542.44)	\$ 52,699	Lower due to vacant position
Maintenance Materials	\$ 6,571.59	\$ 48,243.55	\$ 52,500.00	\$ (4,256.45)	\$ 70,000	Lower due to Appliances, Plumbing & Flooring Materials
Contract Costs	\$ 18,925.63	\$ 155,834.35	\$ 86,250.00	\$ 69,584.35	\$ 115,000	Higher due to Painting, Plumbing, Electrical & Turnover Maintenance Contract
Total Ordinary Maintenance and Operation	\$ 36,767.09	\$ 280,872.34	\$ 258,924.75	\$ 21,947.59	\$ 345,233.00	
Protective Contract Costs	\$ 2.18	\$ 361.68	\$ 487.50	\$ (125.82)	\$ 650	
General Expenses:						
Insurance	\$ 3,652.30	\$ 32,120.39	\$ 38,451.00	\$ (6,330.61)	\$ 51,268	
Payments in Lieu of Taxes - PILOT	\$ 2,407.54	\$ 21,122.84	\$ 20,924.25	\$ 198.59	\$ 27,899	
Collection Losses	\$ -	\$ -	\$ 3,804.00	\$ (3,804.00)	\$ 5,072	
Total General Expenses	\$ 6,059.84	\$ 53,243.23	\$ 63,179.25	\$ (9,936.02)	\$ 84,239.00	
TOTAL OPERATING EXPENSES	\$ 72,150.19	\$ 628,430.83	\$ 638,410.50	\$ (9,979.67)	\$ 851,214.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 5,940.00	\$ (5,940.00)	\$ 7,920	
NET INCOME (DEFICIT)	\$ (15,777.90)	\$ (40,754.00)	\$ (95,232.75)	\$ 54,478.75	\$ (126,977.00)	

Income Statement						
Conventional Public Housing - Oakdale, Turlock, Ceres, and Hughson (CA026-1, 2, 4, 7, 10) AMP #2						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 83,202.00	\$ 764,847.00	\$ 757,292.25	\$ 7,554.75	\$ 1,009,723	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 83,202.00	\$ 764,847.00	\$ 757,292.25	\$ 7,554.75	\$ 1,009,723	
HUD Operating Grants	\$ 32,150.00	\$ 368,609.00	\$ 323,595.00	\$ 45,014.00	\$ 431,460	Due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 4,767.99	\$ 47,831.88	\$ 32,433.00	\$ 15,398.88	\$ 43,244	Higher interest rate than budgeted
Other Revenue	\$ 1,016.05	\$ 15,510.58	\$ 14,850.00	\$ 660.58	\$ 19,800	
Total Other Revenue	\$ 37,934.04	\$ 431,951.46	\$ 370,878.00	\$ 61,073.46	\$ 494,504	
TOTAL REVENUE	\$ 121,136.04	\$ 1,196,798.46	\$ 1,128,170.25	\$ 68,628.21	\$ 1,504,227.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 16,869.07	\$ 165,638.48	\$ 206,873.25	\$ (41,234.77)	\$ 275,831	Lower due to vacant position
Employee Benefits	\$ 7,261.35	\$ 68,893.17	\$ 114,307.50	\$ (45,414.33)	\$ 152,410	Lower due to vacant position
Other Administrative Fees	\$ 4,071.22	\$ 44,400.62	\$ 44,025.00	\$ 375.62	\$ 58,700	
Bookkeeping & Property Management Fee Exp	\$ 13,344.24	\$ 121,044.56	\$ 123,505.50	\$ (2,460.94)	\$ 164,674	
Total Administrative	\$ 41,545.88	\$ 399,976.83	\$ 488,711.25	\$ (88,734.42)	\$ 651,615	
Utilities	\$ 23,268.63	\$ 219,428.68	\$ 243,450.00	\$ (24,021.32)	\$ 324,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,993.14	\$ 56,651.56	\$ 59,712.75	\$ (3,061.19)	\$ 79,617	
Employee Benefits	\$ 2,258.25	\$ 27,401.95	\$ 28,057.50	\$ (655.55)	\$ 37,410	
Maintenance Materials	\$ 5,437.78	\$ 53,348.43	\$ 59,250.00	\$ (5,901.57)	\$ 79,000	
Contract Costs	\$ 44,909.84	\$ 283,617.78	\$ 238,125.00	\$ 45,492.78	\$ 317,500	Higher due to HVAC, Plumbing Contract & Turnover Services
Total Ordinary Maintenance and Operation	\$ 58,599.01	\$ 421,019.72	\$ 385,145.25	\$ 35,874.47	\$ 513,527.00	
Protective Contract Costs	\$ 4.95	\$ 815.85	\$ 1,455.00	\$ (639.15)	\$ 1,940	
General Expenses:						
Insurance	\$ 7,262.26	\$ 65,261.58	\$ 69,567.75	\$ (4,306.17)	\$ 92,757	
Payments in Lieu of Taxes - PILOT	\$ 5,993.34	\$ 54,541.83	\$ 51,384.00	\$ 3,157.83	\$ 68,512	Higher due to higher dwelling income & lower utilities exp
Collection Losses	\$ -	\$ -	\$ 6,876.00	\$ (6,876.00)	\$ 9,168	
Total General Expenses	\$ 13,255.60	\$ 119,803.41	\$ 127,827.75	\$ (8,024.34)	\$ 170,437.00	
TOTAL OPERATING EXPENSES	\$ 136,674.07	\$ 1,161,044.49	\$ 1,246,589.25	\$ (85,544.76)	\$ 1,662,119.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 13,410.00	\$ (13,410.00)	\$ 17,880	
NET INCOME (DEFICIT)	\$ (15,538.03)	\$ 35,753.97	\$ (131,829.00)	\$ 167,582.97	\$ (175,772)	

Income Statement						
Conventional Public Housing - Modesto (CA026-3, 27) AMP #3						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 112,069.00	\$ 1,020,522.00	\$ 1,009,394.25	\$ 11,127.75	\$ 1,345,859	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 112,069.00	\$ 1,020,522.00	\$ 1,009,394.25	\$ 11,127.75	\$ 1,345,859	
HUD Operating Grants	\$ 30,577.00	\$ 369,755.00	\$ 355,179.00	\$ 14,576.00	\$ 473,572	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 4,877.50	\$ 48,266.75	\$ 47,091.75	\$ 1,175.00	\$ 62,789	Higher interest rate than budgeted
Other Revenue	\$ -	\$ 21,997.28	\$ 30,375.00	\$ (8,377.72)	\$ 40,500	Lower due to lower Fee Revenue
Total Other Revenue	\$ 35,454.50	\$ 440,019.03	\$ 432,645.75	\$ 7,373.28	\$ 576,861	
TOTAL REVENUE	\$ 147,523.50	\$ 1,460,541.03	\$ 1,442,040.00	\$ 18,501.03	\$ 1,922,720.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 17,317.13	\$ 168,932.39	\$ 208,526.25	\$ (39,593.86)	\$ 278,035	Lower due to vacant position
Employee Benefits	\$ 7,976.99	\$ 75,649.58	\$ 113,719.50	\$ (38,069.92)	\$ 151,626	Lower due to vacant position
Other Administrative Fees	\$ 4,813.89	\$ 51,701.76	\$ 58,800.00	\$ (7,098.24)	\$ 78,400	Lower due to legal expense & timing of payments
Bookkeeping & Property Management Fee Exp	\$ 16,278.08	\$ 146,029.52	\$ 149,058.00	\$ (3,028.48)	\$ 198,744	
Total Administrative	\$ 46,386.09	\$ 442,313.25	\$ 530,103.75	\$ (87,790.50)	\$ 706,805	
Utilities	\$ 29,437.02	\$ 231,490.25	\$ 289,275.00	\$ (57,784.75)	\$ 385,700	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,671.56	\$ 49,062.85	\$ 54,396.00	\$ (5,333.15)	\$ 72,528	
Employee Benefits	\$ 2,066.52	\$ 20,883.28	\$ 26,823.75	\$ (5,940.47)	\$ 35,765	
Maintenance Materials	\$ 10,550.78	\$ 97,011.56	\$ 126,750.00	\$ (29,738.44)	\$ 169,000	Lower due to Paint, Flooring & Maintenance Materials
Contract Costs	\$ 27,512.31	\$ 260,964.43	\$ 240,450.00	\$ 20,514.43	\$ 320,600	Higher due to Landscaping, Plumbing & Turnover Services
Total Ordinary Maintenance and Operation	\$ 45,801.17	\$ 427,922.12	\$ 448,419.75	\$ (20,497.63)	\$ 597,893.00	
Protective Contract Costs	\$ 6.02	\$ 8,075.87	\$ 9,082.50	\$ (1,006.63)	\$ 12,110	
General Expenses:						
Insurance	\$ 9,260.36	\$ 82,833.86	\$ 88,082.25	\$ (5,248.39)	\$ 117,443	
Payments in Lieu of Taxes - PILOT	\$ 8,263.20	\$ 78,903.18	\$ 72,012.00	\$ 6,891.18	\$ 96,016	Higher due higher rental income and lower utilities exp
Collection Losses	\$ -	\$ -	\$ 5,403.00	\$ (5,403.00)	\$ 7,204	
Total General Expenses	\$ 17,523.56	\$ 161,737.04	\$ 165,497.25	\$ (3,760.21)	\$ 220,663.00	
TOTAL OPERATING EXPENSES	\$ 139,153.86	\$ 1,271,538.53	\$ 1,442,378.25	\$ (170,839.72)	\$ 1,923,171.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 16,200.00	\$ (16,200.00)	\$ 21,600	
NET INCOME (DEFICIT)	\$ 8,369.64	\$ 189,002.50	\$ (16,538.25)	\$ 205,540.75	\$ (22,051)	

Income Statement						
Conventional Public Housing - Modesto (CA026-18, 26) AMP #4						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 67,465.00	\$ 611,705.00	\$ 642,069.75	\$ (30,364.75)	\$ 856,093	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 67,465.00	\$ 611,705.00	\$ 642,069.75	\$ (30,364.75)	\$ 856,093	
HUD Operating Grants	\$ 11,681.00	\$ 136,562.00	\$ 150,185.25	\$ (13,623.25)	\$ 200,247	Lower due to Lower Operating Subsidy
Investment Income - Unrestricted	\$ 1,975.47	\$ 19,536.94	\$ 14,916.75	\$ 4,620.19	\$ 19,889	Higher interest rate than budgeted
Other Revenue	\$ -	\$ 16,948.10	\$ 8,475.00	\$ 8,473.10	\$ 11,300	Higher due to higher fee revenue
Total Other Revenue	\$ 13,656.47	\$ 173,047.04	\$ 173,577.00	\$ (529.96)	\$ 231,436	
TOTAL REVENUE	\$ 81,121.47	\$ 784,752.04	\$ 815,646.75	\$ (30,894.71)	\$ 1,087,529	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 12,225.85	\$ 120,269.64	\$ 144,355.50	\$ (24,085.86)	\$ 192,474	Lower due to vacant position
Employee Benefits	\$ 4,727.19	\$ 44,907.43	\$ 67,818.75	\$ (22,911.32)	\$ 90,425	Lower due to vacant position
Other Administrative Fees	\$ 2,553.84	\$ 28,225.80	\$ 30,750.00	\$ (2,524.20)	\$ 41,000	Lower due to timing of payments
Bookkeeping & Property Management Fee Exp	\$ 9,747.92	\$ 88,299.12	\$ 91,989.75	\$ (3,690.63)	\$ 122,653	
Total Administrative	\$ 29,254.80	\$ 281,701.99	\$ 334,914.00	\$ (53,212.01)	\$ 446,552	
Utilities	\$ 17,292.84	\$ 142,982.02	\$ 160,350.00	\$ (17,367.98)	\$ 213,800	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,305.69	\$ 49,817.47	\$ 50,991.75	\$ (1,174.28)	\$ 67,989	
Employee Benefits	\$ 1,434.68	\$ 14,459.92	\$ 24,033.75	\$ (9,573.83)	\$ 32,045	
Maintenance Materials	\$ 3,418.92	\$ 47,167.68	\$ 69,975.00	\$ (22,807.32)	\$ 93,300	Lower due to Plumbing, Electrical & Maintenance Materials
Contract Costs	\$ 7,816.83	\$ 143,103.19	\$ 123,750.00	\$ 19,353.19	\$ 165,000	Higher due to Maintenance Contract, Landscaping & Painting
Total Ordinary Maintenance and Operation	\$ 17,976.12	\$ 254,548.26	\$ 268,750.50	\$ (14,202.24)	\$ 358,334	
Protective Contract Costs	\$ 3.73	\$ 613.97	\$ 917.25	\$ (303.28)	\$ 1,223	
General Expenses:						
Insurance	\$ 5,864.54	\$ 52,793.26	\$ 56,127.00	\$ (3,333.74)	\$ 74,836	
Payments in Lieu of Taxes - PILOT	\$ 5,017.22	\$ 46,872.30	\$ 48,171.75	\$ (1,299.45)	\$ 64,229	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 3,762.00	\$ (3,762.00)	\$ 5,016	
Total General Expenses	\$ 10,881.76	\$ 99,665.56	\$ 108,060.75	\$ (8,395.19)	\$ 144,081	
TOTAL OPERATING EXPENSES	\$ 75,409.25	\$ 779,511.80	\$ 872,992.50	\$ (93,480.70)	\$ 1,163,990	
Asset Management Fee Expense	\$ -	\$ -	\$ 9,990.00	\$ (9,990.00)	\$ 13,320	
NET INCOME (DEFICIT)	\$ 5,712.22	\$ 5,240.24	\$ (67,335.75)	\$ 72,575.99	\$ (89,781)	

Income Statement						
Conventional Public Housing - Modesto (CA026-17, 19) AMP #5						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 86,453.00	\$ 832,733.00	\$ 864,991.50	\$ (32,258.50)	\$ 1,153,322	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 86,453.00	\$ 832,733.00	\$ 864,991.50	\$ (32,258.50)	\$ 1,153,322	
HUD Operating Grants	\$ 12,156.00	\$ 164,585.00	\$ 184,659.00	\$ (20,074.00)	\$ 246,212	Due to lower Operating Subsidy
Investment Income - Unrestricted	\$ 2,292.58	\$ 23,093.98	\$ 10,071.75	\$ 13,022.23	\$ 13,429	Higher interest rate than budgeted
Other Revenue	\$ 2,679.50	\$ 22,255.23	\$ 19,350.00	\$ 2,905.23	\$ 25,800	Higher due to higher Fee Revenue
Total Other Revenue	\$ 17,128.08	\$ 209,934.21	\$ 214,080.75	\$ (4,146.54)	\$ 285,441	
TOTAL REVENUE	\$ 103,581.08	\$ 1,042,667.21	\$ 1,079,072.25	\$ (36,405.04)	\$ 1,438,763	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 15,795.74	\$ 155,328.93	\$ 185,834.25	\$ (30,505.32)	\$ 247,779	Lower due to vacant position
Employee Benefits	\$ 6,439.82	\$ 60,679.76	\$ 96,421.50	\$ (35,741.74)	\$ 128,562	Lower due to vacant position
Other Administrative Fees	\$ 3,511.03	\$ 44,832.98	\$ 41,700.00	\$ 3,132.98	\$ 55,600	Higher due to Consulting Services
Bookkeeping & Property Management Fee Exp	\$ 12,587.12	\$ 113,946.56	\$ 116,691.00	\$ (2,744.44)	\$ 155,588	
Total Administrative	\$ 38,333.71	\$ 374,788.23	\$ 440,646.75	\$ (65,858.52)	\$ 587,529	
Utilities	\$ 24,285.41	\$ 207,805.52	\$ 222,450.00	\$ (14,644.48)	\$ 296,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 9,082.18	\$ 84,853.88	\$ 86,031.75	\$ (1,177.87)	\$ 114,709	
Employee Benefits	\$ 3,083.80	\$ 29,496.13	\$ 40,640.25	\$ (11,144.12)	\$ 54,187	
Maintenance Materials	\$ 3,028.25	\$ 142,607.24	\$ 92,625.00	\$ 49,982.24	\$ 123,500	Higher due to Appliances, Paint, Building & Maintenance Materials
Contract Costs	\$ 35,606.39	\$ 326,099.22	\$ 196,875.00	\$ 129,224.22	\$ 262,500	Higher due to Landscaping, HVAC Maintenance, Plumbing, Maintenance & Turnover Contract
Total Ordinary Maintenance and Operation	\$ 50,800.62	\$ 583,056.47	\$ 416,172.00	\$ 166,884.47	\$ 554,896	
Protective Contract Costs	\$ 4.71	\$ 776.20	\$ 1,369.50	\$ (593.30)	\$ 1,826	
General Expenses:						
Insurance	\$ 7,726.19	\$ 69,625.52	\$ 73,875.00	\$ (4,249.48)	\$ 98,500	
Payments in Lieu of Taxes - PILOT	\$ 6,216.76	\$ 62,492.75	\$ 64,254.00	\$ (1,761.25)	\$ 85,672	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 10,155.00	\$ (10,155.00)	\$ 13,540	
Total General Expenses	\$ 13,942.95	\$ 132,118.27	\$ 148,284.00	\$ (16,165.73)	\$ 197,712	
TOTAL OPERATING EXPENSES	\$ 127,367.40	\$ 1,298,544.69	\$ 1,228,922.25	\$ 69,622.44	\$ 1,638,563	
Asset Management Fee Expense	\$ -	\$ -	\$ 12,690.00	\$ (12,690.00)	\$ 16,920	
NET INCOME (DEFICIT)	\$ (23,786.32)	\$ (255,877.48)	\$ (162,540.00)	\$ (93,337.48)	\$ (216,720)	

Income Statement						
Conventional Public Housing COCC						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	%	Annual Budget 10/1/25-9/30/26
						Comments
REVENUE						
Management Fee (Interfund)	\$ 20,466.83	\$ 184,201.50	\$ 184,201.50	\$ -	\$ 245,602	
Bookkeeping & Property Management Fee Income	\$ 57,919.68	\$ 523,264.56	\$ 535,757.25	\$ (12,492.69)	\$ 714,343	
Total Fee Revenue	\$ 78,386.51	\$ 707,466.06	\$ 719,958.75	\$ (12,492.69)	\$ 959,945	
Investment Income - Unrestricted	\$ 712.01	\$ 7,159.25	\$ 5,194.50	\$ 1,964.75	\$ 6,926	Higher interest rate than budgeted
Other Revenue	\$ 25,812.75	\$ 247,234.09	\$ 385,841.25	\$ (138,607.16)	\$ 514,455	Due to lower charges to AMPs
Total Other Revenue	\$ 26,524.76	\$ 254,393.34	\$ 391,035.75	\$ (136,642.41)	\$ 521,381	
TOTAL REVENUE	\$ 104,911.27	\$ 961,859.40	\$ 1,110,994.50	\$ (149,135.10)	\$ 1,481,326	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 37,457.28	\$ 368,627.84	\$ 400,967.25	\$ (32,339.41)	\$ 534,623	Lower due to vacant position
Employee Benefits	\$ 12,374.97	\$ 115,457.99	\$ 199,402.50	\$ (83,944.51)	\$ 265,870	Lower due to vacant position
Other Administrative Fees	\$ 5,014.33	\$ 48,607.30	\$ 50,925.00	\$ (2,317.70)	\$ 67,900	
Total Administrative	\$ 54,846.58	\$ 532,693.13	\$ 651,294.75	\$ (118,601.62)	\$ 868,393	
Utilities:	\$ 9,082.94	\$ 68,742.87	\$ 75,588.75	\$ (6,845.88)	\$ 100,785	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 18,866.41	\$ 169,735.45	\$ 230,551.50	\$ (60,816.05)	\$ 307,402	Lower due to vacant position
Maintenance - Temporary Help	\$ -	\$ -	\$ 14,940.00	\$ (14,940.00)	\$ 19,920	
Employee Benefits	\$ 9,397.60	\$ 86,118.99	\$ 117,473.25	\$ (31,354.26)	\$ 156,631	Lower due to vacant position
Maintenance Materials	\$ 213.72	\$ 16,527.83	\$ 30,225.00	\$ (13,697.17)	\$ 40,300	Lower due to Landscape Materials & Maintenance Equipment
Contract Costs	\$ 3,132.34	\$ 32,681.70	\$ 23,100.00	\$ 9,581.70	\$ 30,800	Higher due to Landscaping Contract & Vehicle Maintenance
Total Ordinary Maintenance and Operation	\$ 31,610.07	\$ 305,063.97	\$ 416,289.75	\$ (111,225.78)	\$ 555,053	
General Expenses:						
Insurance	\$ 3,732.53	\$ 33,911.86	\$ 25,861.50	\$ 8,050.36	\$ 34,482	
Total General Expenses	\$ 3,732.53	\$ 33,911.86	\$ 25,861.50	\$ 8,050.36	\$ 34,482	
TOTAL OPERATING EXPENSES	\$ 99,272.12	\$ 940,411.83	\$ 1,169,034.75	\$ (228,622.92)	\$ 1,558,713	
ASSET MANAGEMENT FEE INCOME	\$ -	\$ -	\$ 58,230.00	\$ (58,230.00)	\$ 77,640	
NET INCOME	\$ 5,639.15	\$ 21,447.57	\$ 189.75	\$ 21,257.82	\$ 253	

Income Statement						
Farm Labor						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/26	Year to Date Budget 10/1/25-06/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 298,114.00	\$ 2,694,956.00	\$ 2,741,962.50	\$ (47,006.50)	\$ 3,655,950	
Total Rent Revenue	\$ 298,114.00	\$ 2,694,956.00	\$ 2,741,962.50	\$ (47,006.50)	\$ 3,655,950	
Investment Income - Unrestricted	\$ 7,727.08	\$ 74,071.17	\$ 54,431.25	\$ 19,639.92	\$ 72,575	Higher interest rate than budgeted
Other Revenue	\$ 8,625.07	\$ 78,425.55	\$ 74,250.00	\$ 4,175.55	\$ 99,000	Higher tenant charges
Total Other Revenue	\$ 16,352.15	\$ 152,496.72	\$ 128,681.25	\$ 23,815.47	\$ 171,575	
TOTAL REVENUE	\$ 314,466.15	\$ 2,847,452.72	\$ 2,870,643.75	\$ (23,191.03)	\$ 3,827,525.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 36,876.54	\$ 382,671.80	\$ 383,229.75	\$ (557.95)	\$ 510,973	
Employee Benefits	\$ 16,209.65	\$ 153,834.64	\$ 218,982.00	\$ (65,147.36)	\$ 291,976	Lower due to timing of payments
Other Administrative Fees	\$ 9,072.66	\$ 86,528.21	\$ 90,525.00	\$ (3,996.79)	\$ 120,700	Lower due to timing of payments
Total Administrative	\$ 62,158.85	\$ 623,034.65	\$ 692,736.75	\$ (69,702.10)	\$ 923,649	
Utilities	\$ 81,731.85	\$ 709,632.64	\$ 778,500.00	\$ (68,867.36)	\$ 1,038,000	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 22,391.47	\$ 195,357.28	\$ 284,354.25	\$ (88,996.97)	\$ 379,139	Lower due to vacant position
Employee Benefits	\$ 10,510.66	\$ 97,966.54	\$ 136,707.00	\$ (38,740.46)	\$ 182,276	Lower due to vacant position
Maintenance Materials	\$ 4,622.26	\$ 101,491.11	\$ 152,625.00	\$ (51,133.89)	\$ 203,500	Lower due to Appliances, Paint, Plumbing, Landscaping & Electrical Materials
Contract Costs	\$ 7,378.10	\$ 216,620.27	\$ 263,475.00	\$ (46,854.73)	\$ 351,300	Lower due to Painting Contract & Tree Service
Total Ordinary Maintenance and Operation	\$ 44,902.49	\$ 611,435.20	\$ 837,161.25	\$ (225,726.05)	\$ 1,116,215	
General Expenses:						
Insurance	\$ 17,604.55	\$ 158,061.15	\$ 169,367.25	\$ (11,306.10)	\$ 225,823	
Interest Expense	\$ 2,631.46	\$ 24,031.39	\$ 25,841.25	\$ (1,809.86)	\$ 34,455	
Total General Expenses	\$ 20,236.01	\$ 182,092.54	\$ 195,208.50	\$ (13,115.96)	\$ 260,278	
TOTAL OPERATING EXPENSES	\$ 209,029.20	\$ 2,126,195.03	\$ 2,503,606.50	\$ (377,411.47)	\$ 3,338,142	
RESERVE REQUIREMENTS	\$ 23,733.33	\$ 213,600.00	\$ 213,600.00	\$ -	\$ 284,800	
LOAN PRINCIPAL	\$ 17,252.98	\$ 154,928.57	\$ 153,119.25	\$ (1,809.32)	\$ 204,159	
NET INCOME (DEFICIT)	\$ 64,450.64	\$ 352,729.12	\$ 318.00	\$ 356,029.76	\$ 424	

Income Statement
Housing Choice Voucher (HCV)
June 30, 2026

	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-06/30/2026	Year to Date Budget 10/1/25-06/30/2026	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
HUD Oper. Grants - Adm Fees	\$ 408,092.00	\$ 3,790,246.00	\$ 3,965,388.75	\$ (175,142.75)	\$ 5,287,185	Lower due to lower lease up than budgeted
Other Revenue	\$ 1,474.28	\$ 11,192.64	\$ 29,602.50	\$ (18,409.86)	\$ 39,470	
TOTAL REVENUE	\$ 409,566.28	\$ 3,801,438.64	\$ 3,994,991.25	\$ (193,552.61)	\$ 5,326,655	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 132,838.86	\$ 1,223,146.08	\$ 1,567,350.00	\$ (344,203.92)	\$ 2,089,800	Lower due to vacant positions
Temporary Help - Administrative	\$ 5,187.12	\$ 46,302.65	\$ 24,480.00	\$ 21,822.65	\$ 32,640	
Employee Benefits	\$ 60,635.63	\$ 575,671.36	\$ 908,872.50	\$ (333,201.14)	\$ 1,211,830	Lower due to vacant positions
Other Administrative Fees	\$ 46,651.66	\$ 579,764.28	\$ 461,017.50	\$ 118,746.78	\$ 614,690	Higher due to higher re-certification service
Management and Bookkeeping Fees	\$ 84,685.15	\$ 763,028.23	\$ 823,155.00	\$ (60,126.77)	\$ 1,097,540	Lower due to lower lease up than budgeted
Total Administrative	\$ 329,998.42	\$ 3,187,912.60	\$ 3,784,875.00	\$ (596,962.40)	\$ 5,046,500	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 316.84	\$ 7,905.42	\$ 8,557.50	\$ (652.08)	\$ 11,410	Lower due to timing of payments
Contract Costs	\$ 10,418.40	\$ 133,499.41	\$ 304,957.50	\$ (171,458.09)	\$ 406,610	Lower due to timing of payments
Total Ordinary Maintenance and Operation	\$ 10,735.24	\$ 141,404.83	\$ 313,515.00	\$ (172,110.17)	\$ 418,020	
General Expenses:						
Insurance	\$ 6,737.73	\$ 60,874.81	\$ 61,042.50	\$ (167.69)	\$ 81,390	
Other General Expenses	\$ 6,215.54	\$ 50,593.95	\$ 32,175.00	\$ 18,418.95	\$ 42,900	Increase due to increase in outgoing portable voucher
Total General Expenses	\$ 12,953.27	\$ 111,468.76	\$ 93,217.50	\$ 18,251.26	\$ 124,290	
TOTAL OPERATING EXPENSES	\$ 353,686.93	\$ 3,440,786.19	\$ 4,191,607.50	\$ (750,821.31)	\$ 5,588,810	
NET INCOME	\$ 55,879.35	\$ 360,652.45	\$ (196,616.25)	\$ 557,268.70	\$ (262,155)	

Income Statement						
Housing Choice Voucher Central Office Cost Center (hcvcocc)						
June 30, 2026						
	Period to Date Actual 6/30/2026	Year to Date Actual 10/1/25-6/30/26	Year to Date Budget 10/1/25-6/30/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
Management and Bookkeeping Fees	\$ 84,685.15	\$ 763,028.23	\$ 823,155.00	\$ (60,126.77)	\$ 1,097,540	Lower due to lower lease up than budgeted
TOTAL REVENUE	\$ 84,685.15	\$ 763,028.23	\$ 823,155.00	\$ (60,126.77)	\$ 1,097,540	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 50,606.25	\$ 514,657.20	\$ 565,110.00	\$ (50,452.80)	\$ 753,480	Lower due to vacant position
Employee Benefits	\$ 17,410.10	\$ 161,120.34	\$ 252,772.50	\$ (91,652.16)	\$ 337,030	Lower due to vacant position
Other Administrative Fees	\$ 6,824.57	\$ 58,510.00	\$ 90,052.50	\$ (31,542.50)	\$ 120,070	Lower due to timing of payments
Total Administrative	\$ 74,840.92	\$ 734,287.54	\$ 907,935.00	\$ (173,647.46)	\$ 1,210,580	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 31.26	\$ 651.50	\$ 2,790.00	\$ (2,138.50)	\$ 3,720	Lower due to timing of payments
Contract Costs	\$ 43.89	\$ 4,396.50	\$ 5,062.50	\$ (666.00)	\$ 6,750	
Total Ordinary Maintenance and Operation	\$ 75.15	\$ 5,048.00	\$ 7,852.50	\$ (2,804.50)	\$ 10,470	
General Expenses:						
Insurance	\$ 1,718.77	\$ 17,864.90	\$ 15,675.00	\$ 2,189.90	\$ 20,900	
Total General Expenses	\$ 1,718.77	\$ 17,864.90	\$ 15,675.00	\$ 2,189.90	\$ 20,900	
TOTAL OPERATING EXPENSES	\$ 76,634.84	\$ 757,200.44	\$ 931,462.50	\$ (174,262.06)	\$ 1,241,950	
NET INCOME	\$ 8,050.31	\$ 5,827.79	\$ (108,307.50)	\$ 114,135.29	\$ (144,410)	

COMMISSIONER'S REPORT
MAY 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
05/28/26	82325	AAA FULLARMOR LOCKSMITH & DOORS INC.	Locksmith Services at Various Properties	890.00				980.00	1,870.00
05/07/26	82102	ABBEY CARPET & INTERIORS	Flooring Installation at 4121 Honey Creek #21 & 1136 Superior Ave, Modesto	8,335.00					8,335.00
05/14/26	82142	ABBEY CARPET & INTERIORS	Flooring Installation at 507 & 511 Walnut, Patterson	7,800.00					7,800.00
05/21/26	82255	ABBEY CARPET & INTERIORS	Flooring Installation at 115 Holly, Ceres	4,012.50					4,012.50
05/28/26	82349	ABBEY CARPET & INTERIORS	Flooring Installation at 411 Walnut, Patterson & 305 Phoenix, Modesto	8,085.00					8,085.00
05/21/26	82245	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 5/2026			1,458.34			1,458.34
05/07/26	82085	AFSCME District Council 57	Union Dues Pay Period Ending 04/25/26					1,204.49	1,204.49
05/22/26	82296	AFSCME District Council 57	Union Dues Pay Period Ending 05/09/26					1,229.76	1,229.76
05/28/26	82345	AMAZON CAPITAL SERVICES, INC	Office Supplies, Maintenance Materials & Computer Supplies	468.83	297.06	429.71	310.69	393.18	1,899.47
05/22/26	82303	AMERINAT	Loan #30000 for 608 Granger 05/26					3,294.31	3,294.31
05/14/26	82188	AMERITAS LIFE INSURANCE CORP.	Dental and Vision Insurance Premium 05/2026					5,291.96	5,291.96
05/04/26	82051	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at 1341 Scenic #5, Modesto	1,825.00					1,825.00
05/07/26	82072	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at 460 Walnut Ct, Patterson	4,660.41					4,660.41
05/14/26	82126	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at 1341 Scenic #2 & #3, Modesto	5,073.36					5,073.36
05/28/26	82324	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	3,214.78	2,547.69			3,875.00	9,637.47
05/07/26	82107	BARTH ROOFING COMPANY, INC	Roofing Pay App #2 at 1701 Robertson Rd and Holly Circle (CFP)					226,549.40	226,549.40
05/28/26	82315	BARTON OVERHEAD DOOR, INC.	Garage Door Service at 2018 Tully Rd, Hughson	1,173.90					1,173.90
05/14/26	82127	BBSI	Temporary Services for W/E 04/19/2026: Jimenez & W/E 04/26/2026: Guevara & Jimenez				2,251.09		2,251.09
05/07/26	82073	BBSI	Temporary Services for W/E 03/08/2026, 03/15/2026, 03/22/2026, 03/29/2026, 04/05/2026 & 04/12/2026: Fierros			5,220.00			5,220.00
05/28/26	82329	BEST ELECTRIC	Electrical Services at 201 E Coolidge C-1 & 413 Vine St, Modesto					1,275.00	1,275.00
05/07/26	82103	BETTER HOME PROS, LLC	Maintenance Services at 1040 Bystrum Rd #14, Modesto	2,710.00					2,710.00
05/14/26	82143	BETTER HOME PROS, LLC	Roof & Gutter Cleaning at 3252 Pelandale 1-8, Modesto	1,850.00					1,850.00
05/21/26	82257	BETTER HOME PROS, LLC	Maintenance Services at 1341 Scenic 2, Modesto	2,650.00					2,650.00
05/28/26	82350	BETTER HOME PROS, LLC	Maintenance Services at 1040 Bystrum Rd #12 & 3708 Coffee Rd, Modesto	7,255.00					7,255.00
05/14/26	82134	BRITE ELECTRIC, INC	Electrical Services at 1540 W. Hatch & 201 Algen ave, Modesto		2,701.56				2,701.56
05/28/26	82334	BRITE ELECTRIC, INC	Electrical Services at 507 Walnut Ave, Patterson & 1612 Sisk Rd, Modesto	2,895.00				337.78	3,232.78
05/28/26	82316	CAPITOL DOOR SALES	Door Replacement at Kansas House A102 & A206 Modesto					1,078.95	1,078.95
05/14/26	82137	CI-MAK INC	Pest Control at Various Properties	526.00				608.00	1,134.00
05/28/26	82339	CI-MAK INC	Pest Control at Various Properties	776.00	444.00			1,343.00	2,563.00
05/14/26	82138	DEL SOL CARPET CLEANING INC	Unit Turnover Services at Various Properties	1,930.00				160.00	2,090.00
05/28/26	82340	DEL SOL CARPET CLEANING INC	Unit Turnover Services at Various Properties	4,445.00				855.00	5,300.00
05/27/26	82312	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 Buena Vista Migrant Center 01/2026 Dwelling Income				4,739.96		4,739.96
05/28/26	82380	E.L. SERVICES, INC	Landscape Services at Arturo Ochoa Migrant Center, Gilroy				2,850.00		2,850.00
05/11/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 04/11/26					38,052.36	38,052.36
05/22/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 04/25/26					37,896.84	37,896.84
05/04/26	EFT	CALPERS MEDICAL	Medical Premiums 05/2026					135,252.01	135,252.01

COMMISSIONER'S REPORT
MAY 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
05/04/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 04/25/26					5,461.51	5,461.51
05/20/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 05/09/26					11,470.75	11,470.75
05/07/26	82096	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 4/25/26					3,440.00	3,440.00
05/22/26	82300	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 5/09/26					5,443.08	5,443.08
05/14/26	82163	FRIAS, FRED UNION	Gas, Oil & Propane 04/26	438.24	517.54		641.95	279.28	1,877.01
05/14/26	82133	GARTON TRACTOR, INC	Tractor Maintenance & Repair		1,327.43				1,327.43
05/21/26	82253	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 05/2026	764.23	420.28		381.12	659.37	2,225.00
05/28/26	82318	GRAINGER, INC.	Tools and Materials for Vehicle 19 and 1612 Apts		558.64		725.90	377.25	1,661.79
05/21/26	82244	GREEN HORIZON, INC	Landscape Maintenance 04/26 @ 556 Brighton, Leonard, 721 & 2300 Standiford, 149 & 150 Kingston, Coffee, 301 Coolidge, Corson, Fairmont, Scenic, Pecos, Bystrom, 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
05/28/26	82330	GREEN HORIZON, INC	Landscape Services at Various Properties	7,230.00	120.00			850.00	8,200.00
05/14/26	82125	HAJOCA CORPORATION	Plumbing Materials at Patterson Senior Proj Las Palmas					1,113.37	1,113.37
05/28/26	82323	HAJOCA CORPORATION	Water Heaters & Plumbing Materials	4,526.13				876.35	5,402.48
05/28/26	82347	HANKINS HAULING	Weed Abatement at 241 Hospital Rd, Gold Strike, Foothill Terrace & Peaceful Valley Rd.					7,450.00	7,450.00
05/07/26	82064	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Administrative Supplies	459.13	331.62	1.33	1,576.41	21.97	2,390.46
05/14/26	82119	HD SUPPLY FACILITIES MAINTENANCE, LTD	Household Supplies, Maintenance Materials & Janitorial Supplies	3,719.60			970.29	259.51	4,949.40
05/21/26	82228	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Janitorial Supplies	7,316.22	1,423.26		641.98	968.10	10,349.56
05/22/26	82308	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials & Janitorial Supplies	9,688.06				2,787.61	12,475.67
05/07/26	82068	HOME DEPOT CREDIT SERVICES	Appliance & Maintenance Materials	2,231.15	436.61		2,279.00	624.01	5,570.77
05/21/26	82285	HOME DEPOT CREDIT SERVICES	Building Materials, Flooring Materials & Maintenance Supplies	326.66			1,099.55	4,740.24	6,166.45
05/14/26	82177	HUNT & SONS, INC	Gas, Oil & Propane 04/16/2026-04/30/2026	1,264.13	392.88	264.52	517.99	714.71	3,154.23
05/14/26	82148	INDOOR COMFORT SUPPLY, LLC	Cooler Parts for Westley				1,531.72		1,531.72
05/14/26	82118	JOHNSTONE SUPPLY	HVAC Materials for Newman & Patterson Units	1,482.38	117.82				1,600.20
05/04/26	82055	KARNDEN DESIGNFLOORING, LLC	Flooring Materials at Various Properties	22,227.22	2,469.70			15,641.36	40,338.28
05/07/26	82091	KELLY'S BACKFLOW SERVICES	Backflow Services at Franquette St, Patterson				4,200.00		4,200.00
05/21/26	82227	LINCOLN NATIONAL LIFE INS CO	Life Insurance Premium 01/26-05/26					6,702.89	6,702.89
05/28/26	82353	LINCOLN NATIONAL LIFE INS CO	Life Insurance Premium 06/26					1,810.39	1,810.39
05/14/26	82147	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	1,210.00	1,200.00			3,625.00	6,035.00
05/21/26	82259	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at 201 E Coolidge, 1711 Roberston Rd, Modesto & 301 Haidlen, Westley	350.00	1,600.00			700.00	2,650.00
05/28/26	82351	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at 8816 Walt Ave, Westley		1,200.00				1,200.00
05/14/26	82141	LOCAL HERO HOME SERVICES	Plumbing/HVAC/Electrical Maintenance at Various Properties	3,907.76	987.50			5,225.00	10,120.26
05/21/26	82254	LOCAL HERO HOME SERVICES	Replace/Repair Bathroom Exhaust Fan at 3252 Pelandale #13, Modesto	1,485.00					1,485.00
05/28/26	82348	LOCAL HERO HOME SERVICES	Plumbing Services at Various Properties	15,382.24				4,950.00	20,332.24
05/14/26	82149	McCOY TIRE MCHENRY, INC	Vehicle Maintenance: Veh 11 Diagnosis and Repair of front end	822.51	436.44		113.50	50.10	1,422.55

COMMISSIONER'S REPORT
MAY 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
05/21/26	82295	McCOY TIRE MCHENRY, INC	Vehicle Maintenance: Veh 52 Diagnosis and Repair brake and suspension				1,437.86		1,437.86
05/28/26	82352	McCOY TIRE MCHENRY, INC	Vehicle Maintenance: Veh 21 Replace 4 tires	1,092.33					1,092.33
05/28/26	82379	ONTEL SECURITY SERVICES, INC	Security services at 1612 Sisk Rd, Modesto	270.94	126.16	1,319.93		182.97	1,900.00
05/04/26	82052	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 1955 Donna Way, Ceres & 301 E Coolidge Ave, Modesto	203.25	922.00				1,125.25
05/07/26	82114	PACIFIC BREEZE AIR SYSTEMS	HVAC Replacement at 1703 Randazzo Ave, Modesto	6,405.00					6,405.00
05/14/26	82130	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 2611 Porsche Strasse, Turlock & 1709 Pelston Ave, Modesto	676.00				3,457.00	4,133.00
05/28/26	82327	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	4,120.25					4,120.25
05/14/26	82164	PACIFIC STORAGE COMPANY	Storage 09/2025-02/2026	1,425.15	783.36	7,377.42	486.28	1,908.06	11,980.27
05/14/26	82136	PFC QUALITY PAINTING	Painting Services at 415 Walnut, Patterson	2,050.00					2,050.00
05/21/26	82256	PRICE, POSTEL & PARMA, LLP	Parque Rio: Professional Fees					1,618.50	1,618.50
05/07/26	82093	R&S ERECTION TRI COUNTY, INC	Replace LCD Screens at 413 Vine St					1,953.50	1,953.50
05/14/26	82182	ROBERT HALF	Temporary Services W/E 04/17/26, 04/24/2026 & 05/01/2026: Loomis & Peterson		475.92		205.39	8,101.46	8,782.77
05/21/26	82247	SERVICEWEAR APPAREL INC	Uniforms	782.24	76.58		825.78	574.63	2,259.23
05/21/26	82258	SIMPLIFIED INTEGRATIONS	Fire Extinguisher & Sprinkler Service at 2430 Glendale, Modesto					3,605.00	3,605.00
05/28/26	82343	SPHERION STAFFING, LLC	Temporary Services W/E 05/10/26: Cervantes & Torres				2,184.00		2,184.00
05/14/26	82184	STANCO	Kansas House Management Fees and Maintenance Costs 03/26					21,639.26	21,639.26
05/28/26	82341	SUNSET JANITORIAL SERVICES	Unit Turnover at 1040 Bystrum, Modesto	1,625.00					1,625.00
05/19/26	82218	TBS CONTRACTORS	Pay app #4: 1612 Parking Lot					24,674.81	24,674.81
05/28/26	82362	THE LEAN FIRM, INC	Consulting Services 03/2026 & 04/2026	800.00		2,300.00			3,100.00
05/07/26	82115	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk Rd & 3109 Conant Place 04/2026	597.43	278.20	2,910.79		753.58	4,540.00
05/14/26	82153	VISA CARD SERVICES	Office Supplies, Maintenance Materials, Travel Expenses & Misc. Administrative Expenses	861.02	460.03	833.78	3,330.43	16,524.88	22,010.14
05/07/26	82105	WE THE CREATIVE	2025 Annual Report & Logo	253.31	149.40	1,563.07		284.22	2,250.00
05/04/26	82053	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 1711 Robertson Rd, Modesto	1,680.00					1,680.00
05/14/26	82131	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at Various Properties	1,972.00	6,700.00		2,520.00	7,887.00	19,079.00
05/28/26	82328	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 105 Holly Circle, Ceres	3,480.00					3,480.00
05/04/26	82050	WESTURF INC.	Landscaping Equipment Maintenance				1,137.96	135.00	1,272.96
05/27/26	82314	ZACKS HANDYMAN & CONSTRUCTION	Pay App #3 & #4: Window Replacements at Various Public Housing Properties (CFP)					3,750.00	3,750.00
				197,820.36	34,030.02	23,678.89	36,958.85	659,148.75	951,636.87

COMMISSIONER'S REPORT
JUNE 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
06/11/26	82480	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties					1,845.00	1,845.00
06/25/26	82584	A-1 GLASS CO. INC.	Window Repair/Replacement at Various Properties	1,895.40				370.53	2,265.93
06/04/26	82448	ABBEY CARPET & INTERIORS	Flooring Installation at 719 Driskell Ave #44 Newman, 608 E. Granger #16 & 1101 Superior Ave, Modesto	3,680.00				6,175.00	9,855.00
06/11/26	82488	ABBEY CARPET & INTERIORS	Flooring Installation at 8913 Walt Ave, Westley	3,647.50					3,647.50
06/18/26	82540	ABBEY CARPET & INTERIORS	Flooring Installation at 8906 Beall Ave, Westley		2,812.50				2,812.50
06/25/26	82612	ABBEY CARPET & INTERIORS	Flooring Installation at Various Properties	4,555.00				9,942.50	14,497.50
06/25/26	82582	ABS DIRECT INC.	Postage & Processing Charges 06/01/26-06/15/26	212.14	116.69	1,536.17	26.84	207.34	2,099.18
06/11/26	82476	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 6/2026			1,458.34			1,458.34
06/04/26	82425	AFSCME District Council 57	Union Dues Pay Period Ending 5/23/26					1,229.76	1,229.76
06/18/26	82524	AFSCME District Council 57	Union Dues Pay Period Ending 6/06/26					1,204.49	1,204.49
06/25/26	82628	AMANT	Security Deposit: T0013285					1,225.00	1,225.00
06/25/26	82625	AMERINAT	Loan #30000 for 608 Granger 06/2026					3,294.31	3,294.31
06/04/26	82451	AMERITAS LIFE INSURANCE CORP.	Dental and Vision Insurance Premium 06/2026					4,923.96	4,923.96
06/04/26	82413	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	8,175.00	1,997.21			225.00	10,397.21
06/11/26	82473	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at 210 E Coolidge Ave, Modesto & 301 Howard Rd, Westley		2,940.00			187.93	3,127.93
06/25/26	82586	APPLEGATE TEEPLES DRILLING CO INC	Plumbing Services at Various Properties	3,577.95	1,128.28		250.87	1,777.91	6,735.01
06/05/26	82457	BBSI	Temporary Services for W/E 03/15/26, 03/22/26, 03/29/26 04/05/26, 04/12/26, 04/19/26 04/26/26, 05/03/26, 05/10/26, 05/17/26, 05/24/26 & 05/31/26: Martinez	2,293.46	593.87	6,630.93	216.37	385.93	10,120.56
06/25/26	82587	BBSI	Temporary Services for W/E 04/26/26, 05/03/26, 05/10/26 05/17/26, 05/24/26 & 06/07/26: Reyna; W/E 12/28/25 & 01/04/26: Jimenez			5,637.60	991.01		6,628.61
06/25/26	82624	BBSI	Martinez	1,476.49	817.65	513.78	16.76	452.03	3,276.71
06/25/26	82592	BEST ELECTRIC	Electrical Services at Various Properties	621.22				1,648.68	2,269.90
06/04/26	82449	BETTER HOME PROS, LLC	Fence Replacement at 944 Palmilla, Modesto					12,650.00	12,650.00
06/11/26	82490	BETTER HOME PROS, LLC	Unit Turnover at Various Properties	15,850.00					15,850.00
06/18/26	82541	BETTER HOME PROS, LLC	Gutter Cleaning Services at 201 E Collidge, Modesto					1,950.00	1,950.00
06/25/26	82613	BETTER HOME PROS, LLC	Unit Turnover at 415 Walnut Ave, Patterson	4,650.00					4,650.00
06/04/26	82423	BORTON PETRINI, LLP	Legal Services: 02/2026, 03/2026 & 04/2026	3,359.92	1,064.34			29,360.74	33,785.00
06/18/26	82517	CHWCA C/O BICKMORE & ASSOCIATES	Workers Compensation Insurance Premium 3rd Quarter July-September 2026					48,026.00	48,026.00
06/25/26	82601	CI-MAK INC	Pest Control at Various Properties	2,040.00	125.00			1,672.00	3,837.00
06/04/26	82452	DAVILA	Security Deposit Loan: T0032140					1,260.00	1,260.00
06/25/26	82603	DEL SOL CARPET CLEANING INC	Unit Turnover at Various Properties	3,040.00					3,040.00
06/25/26	82629	DUSO	Security Deposit Loan: T0059282					1,560.00	1,560.00
06/25/26	82618	E.L. SERVICES, INC	Landscape Services at Arturo Ochoa Migrant Center				2,850.00		2,850.00
06/08/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 05/09/26					38,040.37	38,040.37
06/23/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 05/23/26					52,586.95	52,586.95
06/03/26	EFT	CALPERS MEDICAL	Medical Premiums 06/2026					125,255.97	125,255.97
06/01/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 05/23/26					5,530.67	5,530.67
06/30/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 06/20/26					12,617.32	12,617.32

COMMISSIONER'S REPORT
JUNE 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
06/04/26	82441	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 5/23/2026					3,439.90	3,439.90
06/18/26	82535	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 6/06/2026					3,439.90	3,439.90
06/11/26	82510	EVERON	Protective Services	535.20	249.23	2,607.73		361.60	3,753.76
06/25/26	82596	EVERYTHING GLASS & MIRROR	Patterson		366.11		650.92		1,017.03
06/11/26	82502	FRIAS, FRED UNION	Gas, Oil & Propane 05/2026	327.09	415.29		549.69	485.94	1,778.01
06/11/26	82486	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 06/2026	764.23	420.28		381.12	659.37	2,225.00
06/11/26	82475	GREEN HORIZON, INC	Landscape Maintenance 05/26 @ 556 Brighton, Leonard, 721 & 2300 Standiford, 149 & 150 Kingston, Coffee, 301 Coolidge, Corson, Fairmont, Scenic, Pecos, Bystrom, 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
06/25/26	82593	GREEN HORIZON, INC	Landscape Services at Various Properties	4,310.00	120.00			1,920.00	6,350.00
06/25/26	82617	H2 HEATING & AIR, INC	HVAC Maintenance at 1601 Boise Ave #15 & 1540 W. Hatch Rd #23, Modesto		1,590.00				1,590.00
06/04/26	82403	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Material, Electrical Materials & Janitorial Supplies	4,175.70	2,650.58		640.11	5,131.19	12,597.58
06/18/26	82518	HD SUPPLY FACILITIES MAINTENANCE, LTD	Maintenance Material, Electrical Materials, HVAC Material, Building Materials & Janitorial Supplies	17,891.97	4,742.95		5,529.09	12,117.93	40,281.94
06/11/26	82481	HERK'S PLUMBING, INC	Plumbing Services at 722 Kansas Ave Modesto, 415 Walnut Ave, Patterson & 2068 2nd St. Hughson	1,175.00				10,950.00	12,125.00
06/18/26	82536	HERK'S PLUMBING, INC	Plumbing Services at 105 Holly, Ceres	9,800.00					9,800.00
06/25/26	82605	HERK'S PLUMBING, INC	Plumbing Services at Various Properties	500.00	300.00			3,150.00	3,950.00
06/05/26	82456	HOME DEPOT CREDIT SERVICES	Appliances, Maintenance Materials, Electrical Materials & Plumbing Materials	6,783.26	1,425.13		600.78	4,061.70	12,870.87
06/30/26	82651	HOME DEPOT CREDIT SERVICES	Building Materials, Maintenance Material, Plumbing Materials & Electrical Materials	823.69	367.78		5,497.79	5,488.10	12,177.36
06/25/26	82597	KELLY'S BACKFLOW SERVICES	Backflow Services at Various Properties	595.00	170.00			765.00	1,530.00
06/25/26	82576	LINCOLN NATIONAL LIFE INS CO	Life Insurance Premium 07/26					2,024.56	2,024.56
06/25/26	82616	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at 6768 Walker Ln #208 Hughson					4,000.00	4,000.00
06/04/26	82447	LOCAL HERO HOME SERVICES	Unit Turnover at Ceres & Westley Units	9,777.50					9,777.50
06/11/26	82487	LOCAL HERO HOME SERVICES	Plumbing Services at 411 - 415 Walnut, Patterson	8,490.00					8,490.00
06/25/26	82611	LOCAL HERO HOME SERVICES	HVAC Maintenance and Plumbing at Various Properties	28,103.85				13,549.62	41,653.47
06/04/26	82436	LOWE'S	Appliances, Flooring Materials, Plumbing Materials & Building Materials	12,535.29	245.74		7,061.40	4,465.56	24,307.99
06/04/26	82453	LOWE'S	Building Materials, Maintenance Materials & Elec/Plumbing/Paint Supplies	4,409.18			405.20	2,510.60	7,324.98
06/18/26	82530	LOWE'S	Appliances, Building Materials, Flooring Materials & Plumbing Materials	6,383.13	5,106.02		718.92	1,689.76	13,897.83
06/18/26	82546	MCINTYRE	Security Deposit Loan: T0060827					1,560.00	1,560.00
06/18/26	82520	MOCAL OFFICE EQUIPMENT	Occupancy Copier Agreement and Supplies 10/31/24-10/30/25	339.83	127.24	1,321.74	19.76	109.64	1,918.21
06/25/26	82609	NOBLE PLUMBING AND DRAIN	Plumbing Services at Various Properties	1,350.00				3,275.00	4,625.00
06/04/26	82454	ONTEL SECURITY SERVICES, INC	Security Services at Various Properties	1,103.04	513.67	5,375.22		15,581.57	22,573.50
06/11/26	82514	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 657 Westley & 2052 Glenda Rd, Ceres		1,083.00				1,083.00
06/25/26	82590	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at Various Properties	3,049.00	646.00				3,695.00
06/18/26	82547	PACIFIC STORAGE COMPANY	Storage 03/2026-05/2026	739.13	435.92	4,561.42		829.57	6,566.04
06/04/26	82437	PFC QUALITY PAINTING	Painting Services at 3252 Pelandale #8 Modesto, 8913 Walt Westley & 1101 Superior Modesto	5,680.00					5,680.00
06/18/26	82532	PFC QUALITY PAINTING	Painting Services at 442 Walnut Patterson, 1040 Bystrum #3 Modesto & 1017 D St. Oakdale	5,150.00					5,150.00

COMMISSIONER'S REPORT
JUNE 2026

DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
06/25/26	82600	PFC QUALITY PAINTING	Painting Services at 1401 #8 Scenic Modesto, 1642 Pearl #A Modesto & 3229 6th St Ceres	5,869.00					5,869.00
06/25/26	82598	PROGRESSIVE PRINT SOLUTIONS	Receipt Books				1,467.29		1,467.29
06/04/26	82434	R COMMUNICATIONS, LLC	Cameras at 1612 Sisk Rd, Modesto					3,500.00	3,500.00
06/18/26	82529	RELYCO SALES INC	Checks Supplies	1,044.83	574.63		521.62	901.08	3,042.16
06/11/26	82472	ROBERT HALF	Temporary Services for W/E 05/08/26: Loomis & Peterson; W/E 05/15/26: Peterson & Garcia W/E 05/22/26: Garcia & W/E 05/29/26: Garcia		540.26		233.18	9,196.79	9,970.23
06/18/26	82521	ROBERT HALF	Temporary Services for W/E 06/05/26: Garcia		106.92		46.15	1,819.96	1,973.03
06/25/26	82623	ROBERT HALF	Temporary Services for W/E 06/12/26: Garcia		106.92		46.15	1,819.96	1,973.03
06/04/26	82440	ROTO ROOTER SEWER & SERVICE	Plumbing Services at 241 Hospital Rd, Sonora					1,097.91	1,097.91
06/25/26	82614	SIMPLIFIED INTEGRATIONS	Fire Extinguisher & Sprinkler Service at Various Properties	1,167.00			665.00	280.00	2,112.00
06/04/26	82444	SPHERION STAFFING, LLC	Temporary Services for W/E 05/17/26: Cervantes & Torres				1,610.70		1,610.70
06/11/26	82484	SPHERION STAFFING, LLC	Temporary Services for W/E 05/24/26: Cervantes & Torres				1,523.20		1,523.20
06/18/26	82537	SPHERION STAFFING, LLC	Temporary Services for W/E 05/24/26: Torres & W/E 05/31/26: Torres & Cervantes				1,321.00		1,321.00
06/25/26	82608	SPHERION STAFFING, LLC	Temporary Services for W/E 06/07/26: Cervantes & Torres				1,747.20		1,747.20
06/18/26	82534	STANCO	Kansas House Management Fees and Maintenance Costs 04/26					19,486.17	19,486.17
06/04/26	82442	SUNSET JANITORIAL SERVICES	Unit Turnover at 3109 #50 Conant, 900 Pecos Ave. Apt 8 & 1040 Bystrum #7, Modesto	2,100.00				750.00	2,850.00
06/18/26	82544	TBS CONTRACTORS	Pay app #5: 1612 Parking Lot					58,362.60	58,362.60
06/25/26	82583	TPH ARCHITECTS	Parking Lot Expansion at 1612 Sisk Rd, Modesto					4,750.00	4,750.00
06/25/26	82594	VALLEY MATTRESS OUTLET	Mattresses at Buena Vista & Empire				11,853.54		11,853.54
06/10/26	82458	VISA CARD SERVICES	Office Supplies, Maintenance Materials, Travel Expenses & Misc. Administrative Expenses	420.04	285.47	1,234.21	248.58	10,940.35	13,128.65
06/04/26	82426	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 1040 Bystrum #14, Modesto & 6727 Palmer Ct Hughson	4,995.00					4,995.00
06/25/26	82591	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 548 Merced St. Newman	2,430.00					2,430.00
06/25/26	82581	WESTURF INC.	Empire Grounds Maintenance Supplies				2,723.52		2,723.52
				226,011.04	38,713.02	30,877.14	50,413.76	596,256.71	942,271.67



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #1: Consider Approving a Resolution of the Stanislaus Regional Housing Authority agreeing to the Transfer/Consolidation and Authorizing the Acceptance of a Voluntary Transfer of Public Housing Program, Funding, Developments, and Units, as Appropriate, from the City of Riverbank Housing Authority

PREPARED BY: Kim Ryan, Deputy Executive Director

RESOLUTION NO: 25-26-40

RECOMMENDATION:

Staff recommends approval of the revised Resolution accepting the voluntary transfer of Public Housing Program, funding, developments, and units from the City of Riverbank Housing Authority.

SUMMARY:

On September 9, 2025, the Board of Commissioners approved Resolution No. 24-25-28 for the voluntary transfer and consolidation of the City of Riverbank Housing Authority. Following HUD's review of the resolution, a few revisions were requested. To incorporate those changes and meet HUD's requirements, staff is presenting Resolution No. 25-26-41 to the Board for approval, which will supersede the previously approved resolution.

FISCAL IMPACT

This is an administrative update to address HUD's requested changes and does not involve any additional funding

ATTACHMENT:

Resolution 25-26-40

RESOLUTION NO. 25-26-40

A RESOLUTION OF THE STANISLAUS REGIONAL HOUSING AUTHORITY AGREEING TO THE TRANSFER/CONSOLODATION AND AUTHORIZING THE ACCEPTANCE OF A VOLUNTARY TRANSFER OF PUBLIC HOUSING PROGRAM, FUNDING, DEVELOPMENTS, AND UNITS, AS APPROPRIATE, FROM THE CITY OF RIVERBANK HOUSING AUTHORITY

WHEREAS, Stanislaus Regional Housing Authority seeks to encourage independence, provide affordable housing opportunities and promote family stability throughout the respective Cities and surrounding area; and

WHEREAS, Stanislaus Regional Housing Authority, acting as public housing authority (a **"PHA"**), entered into separate Consolidated Annual Contributions Contract (**"CACC"**) with the U.S. Department of Housing and Urban Development (**"HUD"**) to administer Public Housing programs; and

WHEREAS, HUD allows the voluntary transfer of Public Housing programs from the CACC of one PHA to the CACC of another PHA, including the transfer of budgeting authority (including restricted net position, unrestricted net position and other capital assets) and the transfer of corresponding baseline units; and

WHEREAS, due to a lack of personnel and funding to support and administer the Public Housing program within the City of Riverbank, The City of Riverbank Housing Authority seeks to transfer it's the Public Housing to the Stanislaus Regional Housing Authority; and

WHEREAS, the Stanislaus Regional Housing Authority has been operating and managing the City of Riverbank Public Housing Program through a contract between the parties for the last eleven years and has been responsible for the administration of the City of Riverbank Housing Authority's Public Housing Program; and

WHEREAS, Stanislaus Regional Housing Authority has informed HUD of the City of Riverbank Housing Authority's desire to voluntarily transfer it Public Housing program to Stanislaus Regional Housing Authority; and

WHEREAS, Stanislaus Regional Housing Authority will assume any debt or liability incurred by the City of Riverbank Housing Authority, and will be responsible for any action taken by the City of Riverbank Housing Authority, in the administration of its Public Housing program; and

WHEREAS, on September 9, 2025, the City of Riverbank Housing Authority approved by resolution the transference of the Public Housing program from the City of Riverbank Housing Authority's CACC to Stanislaus Regional Housing Authority's CACC effective October 1, 2026; and

WHEREAS, it is necessary and in the best interests of the City of Riverbank Housing Authority and Stanislaus Regional Housing Authority to accept said transfer; and

WHEREAS, Stanislaus Regional Housing Authority is accepting the transfer of the City of Riverbank Housing Authority Public Housing's program will not negatively impact Stanislaus Regional's budget for administration of City of Riverbank Housing Authority's Public Housing program, and will result in Stanislaus Regional Housing Authority having greater ability to provide affordable housing opportunities; and

WHEREAS, Stanislaus Regional Housing Authority desires to accept the transfer of the Public Housing program from the City of Riverbank Housing Authority's CACC to Stanislaus Regional Housing Authority's CACC for administration by Stanislaus Regional Housing Authority as provided herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Stanislaus Regional Housing Authority, as follows:

1. Stanislaus Regional Housing Authority Board of Commissioners accepts the voluntary transfer of the City of Riverbank Housing Authority's Public Housing Program, funding, developments, and units, and
2. The Chief Executive Officer is authorized, after legal review, to execute, on behalf of the Authority, all documents related to the transfer of such, and
3. This resolution shall take effect immediately

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this _____ day of _____ 2026. On a motion by Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NAYS ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #2: Consider Approving the Contract for Parking Lot Repairs for Various Sites within Modesto, CA

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-41

RECOMMENDATION:

Staff recommends the Commission award the contract for the parking lot asphalt repairs at multiple locations in the City of Modesto:

- 4121 Honeycreek
- 3252 Pelandale
- 721 Standiford
- 2300 Standiford
- 2312 Conant Avenue

SUMMARY

The Authority sought bids from contractors to perform parking lot repairs at various sites within Modesto, CA, as referenced below.

The contractor shall be required to obtain all required approvals and permitting through the local governing agency, and adhere and/or follow all local, state codes and regulations. Fees shall be paid by the Authority.

Contractor performance shall consist of, but not limited to, removing existing damaged sections of curbing and replace with like material; all existing valve boxes, manhole covers, drain grates, etc., shall be raised to sit flush with the new surfaces; preparing existing asphalt surface to ensure proper bonding of new asphalt overlay; existing asphalt shall be graded to ensure the new surface is free of ponding and provides positive flow to the storm drain system; existing surfaces that are unstable shall be cut out and patched as preparation for the overlay – subgrade in patched areas shall achieve a 95% compaction rate; new asphalt overlay shall be a minimum of 2" in thickness; asphalt areas around storm drains and catch basins will be cut out

and replaced with reinforced concrete pads – pad dimensions will be 6’ wide, 12’ long and 6” deep; Pads will be constructed of high strength concrete reinforced with \$3 rebar laid in a 6” grid – subgrade will achieve a 95% compaction rate; pads will be finished to provide a flush transition to the adjacent new asphalt overlay and to provide a positive flow to the storm drains with no ponding; parking spaces will be re-stripped in accordance with the existing layout; all handicap parking areas will be painted in accordance with City of Modesto specifications; fire lanes will be repainted in accordance with the site map.

Work is expected to commence August/September 2026. Final inspection and acceptance will be determined by Authority staff.

Accordingly, Invitation for Bids (IFB) No. 2526-62 was published in Public Purchase, which progressed as follows:

Initial Attempt (IFB #2526-62):

- Bid Posted: June 22, 2026
- Accessed by 91 Vendors
- Closing Date: July 20, 2026 at 10:00 a.m.
- Number of Responses Received: One (1)

Firm/Contractor
-United Pavement
Maintenance, Inc.

Amount
\$616,757.00

Business Office Location
Hughson, CA

Fiscal Impact:

The total cost and “not to exceed” amount will be \$616,757.00. Funding will be provided through operating Capital Funds.

ATTACHMENT:

Resolution No. 25-26-41



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 25-26-41

**RESOLUTION APPROVING THE CONTRACT FOR PARKING LOT REPAIRS FOR
VARIOUS SITES WITHIN MODESTO, CA**

WHEREAS, there is a need to parking lots at various sites within Modesto, CA; and

WHEREAS, Stanislaus Regional Housing Authority desires to award a contract for the parking lot repairs; and

WHEREAS, the procurement for the parking lot repairs at various sites within Modesto, CA, was solicited in compliance with the Housing Authority Procurement Policy; and

WHEREAS, an operating budget has been prepared for said project.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that:

1. The Contract for the parking lot repairs at various sites within Modesto, CA, in the amount not to exceed \$616,757.00.
2. The CEO is designated the Contract Officer and is authorized to execute the aforementioned contracts after legal review, IFB #2526-62, to and act on behalf of the Authority during the administration of these contracts.
3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 13th day of August, 2026. On a motion by Commissioner _____, seconded by Commissioner_____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #3: Consider Approving the Window Replacement at Various Sites located within Stanislaus County

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-42

RECOMMENDATION:

Staff recommends the Commission award the contract for the replacement of windows at various sites located within Stanislaus County.

SUMMARY

The Authority sought bids from contractors to remove existing windows at various sites within Stanislaus County as referenced below.

The contractor shall be required to obtain all required approvals and permitting through the local governing agency, and adhere and/or follow all local, state codes and regulations. Fees shall be paid by the Authority.

Contractor shall furnish all labor, materials, tools, equipment, transportation and supplies necessary to provide removal of all existing windows (assume units are occupied), the successful and complete replacement of all those windows with new windows. Final inspection and acceptance will be determined by Authority staff.

Accordingly, Invitation for Bids (IFB) No. 2526-60 was published in Public Purchase, which progressed as follows:

Initial Attempt (IFB #2526-60):

- Bid Posted: June 18, 2025
- Accessed by 65 Vendors
- Closing Date: July 30, 2026 at 10:00 a.m.
- Number of Responses Received: Seven (7)

<u>Firm/Contractor</u>	<u>Amount</u>	<u>Business Office Location</u>
-Graves General Construction	\$241,348.06	Gustine, CA
-Pro X Construction Inc.	\$421,000.00	Rancho Cordova, CA
-ARECO Building Construction, Inc.	\$488,947.12	Modesto, CA
-Ornamental Solutions, Inc.	\$495,000.00	Rancho Cordova, CA
-Vortex Construction	\$616,898.55	Bakersfield, CA
-American Window and Door Systems Inc.	\$640,000.00	Napa, CA
-Better Home Pros	Not Responsive	Modesto, CA

Fiscal Impact:

The total cost and “not to exceed” amount will be \$241,348.06. Funding will be provided through operating Capital Funds.

ATTACHMENT:

Resolution No.25-26-42

LIST OF PROPERTIES

A AMP3

2800 Windsong/2408 Temescal, Modesto
2510/2512 Tully Rd., Modesto
4108 Goldust Dr, Modesto
4112 Nugget Dr, Modesto
4113 Nugget Dr, Modesto

B AMP4

1336 Leonard Units 1-14, Modesto
556 Brighton Units 1-9, Modesto
900 Marshall/528 Toro, Modesto
2300 Standiford Units 1-36, Modesto
317 Phoenix Ave, Modesto
305 Phoenix Ave, Modesto
308 Phoenix Ave, Modesto
309 Phoenix Ave, Modesto
312 Phoenix Ave, Modesto
313 Phoenix Ave, Modesto
316 Phoenix Ave, Modesto
301 Phoenix Ave, Modesto
321 Phoenix Ave, Modesto
320 Phoenix Ave, Modesto
324 Phoenix Ave, Modesto
325 Phoenix Ave, Modesto
328 Phoenix Ave, Modesto
329 Phoenix Ave, Modesto
332 Phoenix Ave, Modesto
333 Phoenix Ave, Modesto
336 Phoenix Ave, Modesto
337 Phoenix Ave, Modesto
1920 Roble Ave, Modesto
1924 Roble Ave, Modesto
2000 Roble Ave, Modesto
2001 Haddon Ave, Modesto
2005 Haddon Ave, Modesto



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 25-26-42

RESOLUTION APPROVING THE CONTRACT FOR THE REPLACEMENT OF WINDOWS AT VARIOUS SITES WITHIN STANISLAUS COUNTY

WHEREAS, there is a need to replace the windows at various sites within Stanislaus County; and

WHEREAS, Stanislaus Regional Housing Authority desires to award a contract for the replacement of windows; and

WHEREAS, the procurement for the replacement of windows at various sites within Stanislaus County was solicited in compliance with the Housing Authority Procurement Policy; and

WHEREAS, an operating budget has been prepared for said project.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that:

1. The Contract for the Replacement of windows at various sites within Stanislaus County, in the amount not to exceed \$241,348.06..
2. The CEO is designated the Contract Officer and is authorized to execute the aforementioned contracts after legal review, IFB #2526-60, to and act on behalf of the Authority during the administration of these contracts.
3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 13th day of August, 2026. On a motion by Commissioner _____, seconded by Commissioner_____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary