COMMISSIONER'S REPORT
JULY 2026

DATE	CHECK NO.	-----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
07/23/26	82890	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties	89.76	41.82	437.66		2,280.76	2,850.00
07/16/26	82836	ABBEY CARPET & INTERIORS	Flooring Installation at 442 Walnut Ave, Patterson & 8936 Walt Ave, Westley	6,341.00					6,341.00
07/23/26	82899	ABBEY CARPET & INTERIORS	Flooring Installation at 601 Livingston Cir #B, Westley					4,637.50	4,637.50
07/09/26	82750	ABS DIRECT INC.	Postage & Processing Charges 06/16/26-06/30/26	266.14	146.39	1,926.90	33.47	260.21	2,633.11
07/23/26	82863	ABS DIRECT INC.	Postage Advance 07/26	559.03	307.44	4,046.85	69.92	546.76	5,530.00
07/23/26	82908	ABS DIRECT INC.	Postage & Processing Charges 07/01/26-07/15/26	227.86	125.33	1,649.87	28.68	222.81	2,254.55
07/09/26	82771	AEI CONSULTANTS	Environmental Review for RAD Conversion of Public Housing units (CFP)					3,000.00	3,000.00
07/09/26	82762	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 7/2026			1,458.34			1,458.34
07/02/26	82682	AFSCME District Council 57	Union Dues Pay Period Ending 6/20/26					1,204.49	1,204.49
07/16/26	82817	AFSCME District Council 57	Union Dues Pay Period Ending 7/04/26					1,179.22	1,179.22
07/30/26	82932	AFSCME District Council 57	Union Dues Pay Period Ending 7/18/26					1,179.22	1,179.22
07/30/26	82949	AMAZON CAPITAL SERVICES, INC	Office Supplies, Office Equipment and Maintenance Materials	1,149.97	1,128.61	3,583.29	839.91	5,888.63	12,590.41
07/23/26	82900	AMERINAT	Loan for 608 Granger 07/2026					3,294.31	3,294.31
07/09/26	82781	AMERITAS LIFE INSURANCE CORP.	Dental and Vision Insurance Premium 07/2026					5,560.44	5,560.44
07/09/26	82777	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio					9,857.50	9,857.50
07/09/26	82786	B0012322	Tenant Move Out Refund	4,266.00					4,266.00
07/16/26	82843	B0017864	Tenant Move Out Refund	1,626.60					1,626.60
07/09/26	82754	BBSI	Temporary Services for W/E 06/14/26: Martinez; W/E 06/21/26, 06/28/26: Martinez & Hampton	533.07	138.03	1,541.34	1,781.88	89.76	4,084.08
07/16/26	82804	BBSI	Temporary Services for W/E 06/14/26, 06/21/26 & 06/028/26: Reyna; W/E 07/05/26: Martinez & Hampton	133.28	34.51	2,473.33	438.81	22.43	3,102.36
07/02/26	82704	BETTER HOME PROS, LLC	Gutter Cleaning at 3109 Conant Ave; Painting at 1336 Leonard Ave & 336 Farr Ave	8,385.00				6,270.00	14,655.00
07/23/26	82902	BETTER HOME PROS, LLC	Unit Turnover Services at 442 Walnut, Patterson; 544 Merced St, Newman & 1017 D St, Oakdale	15,695.00					15,695.00
07/02/26	82738	BORTON PETRINI, LLP	Legal Services 04/2026 & 05/2026	1,346.00			598.00	5,951.00	7,895.00
07/16/26	82815	BORTON PETRINI, LLP	Legal Services 10/2025 - 04/2026	6,506.17	1,640.36	3,081.68	1,224.71	23,634.08	36,087.00
07/16/26	82838	BRADY INDUSTRIES	Appliances & Janitorial Supplies	4,394.66	2,403.13	864.66		791.59	8,454.04
07/23/26	82888	BURNSIDE BODY SHOP	Vehicle 33 Repair	3,363.24			106.77	1,639.05	5,109.06
07/16/26	82802	CALIFORNIA APARTMENT ASSOCIATION	Annual Membership Dues	382.73	210.50		191.15	330.07	1,114.45
07/06/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 06/06/26					39,690.81	39,690.81
07/14/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 06/20/26					40,136.20	40,136.20
07/27/26	EFT	CALPERS	Annual Unfunded Accrued Liability - PEPRA					585,738.00	585,738.00
07/06/26	EFT	CALPERS MEDICAL	Medical Premiums 07/2026					132,781.42	132,781.42
07/14/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 07/04/26					6,073.76	6,073.76
07/27/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 07/18/26					13,117.33	13,117.33
07/23/26	82886	CENTER FOR HUMAN SERVICES	2026 Edible Extravaganza Sponsorship					2,500.00	2,500.00
07/23/26	82865	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 Patterson Migrant Center Dwelling Income 4/2026				2,171.69		2,171.69
07/23/26	82905	DIGITAL CAREER OPPORTUNITIES WORLDWIDE LLC	Unit Turnover at Various Properties	730.00				935.00	1,665.00
07/02/26	82695	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 6/20/2026					5,442.98	5,442.98
07/16/26	82827	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 7/04/2026					3,439.90	3,439.90
07/30/26	82944	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 7/18/2026					5,442.98	5,442.98
07/16/26	82797	FERGUSON ENTERPRISES, INC.	Appliances, Water Heaters & Plumbing Materials	15,378.24	6,025.81		2,743.39		24,147.44
07/16/26	82795	FRIAS, FRED UNION	Gas, Oil & Propane 06/2026	324.93	679.77		683.02	268.26	1,955.98
07/23/26	82915	FW FLEET CLEAN LLC	Car Wash Services 04/26-06/26	1,117.14	366.33	590.54	233.09	904.15	3,211.25
07/16/26	82834	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 07/2026	764.23	420.28		381.12	659.37	2,225.00
07/23/26	82895	GRAND CONSTRUCTION	Flooring Installation at Various Properties	18,675.00					18,675.00

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07/02/26	82685	GREEN HORIZON, INC	Landscape Services at 201 Coolidge Ave, Modesto & 2003 Glenda Rd, Ceres		105.00			1,020.00	1,125.00
07/16/26	82818	GREEN HORIZON, INC	Landscape Maintenance 06/26 @ 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, Paramont, Village One, Granger, Meadow Glen, Palm Valley, Conant Place, Valley Manor, Randazzo, 608 Brighton, Modesto Farm Labor, Ceres Farm Labor & Glendale Annex	14,120.00	4,528.34			16,179.99	34,828.33
07/23/26	82884	GREEN HORIZON, INC	Landscape Services at Various Properties	5,230.00	120.00				5,350.00
07/02/26	82702	HANKINS HAULING	Landscape Services at Various Properties					7,450.00	7,450.00
07/13/26	82792	HARRP	Property, Liability & Auto Insurance Renewal 07/01/26- 07/01/27	317,526.35	161,776.31	25,336.56	110,943.39	300,396.39	915,979.00
07/30/26	82920	HD SUPPLY FACILITIES MAINTENANCE, LTD	Paint, Maintenance Materials & Janitorial Supplies	3,914.96	151.55		1,243.76	1,790.79	7,101.06
07/02/26	82696	HERK'S PLUMBING, INC	Emergency Backflow Repair at 3252 Pelandale Ave, Modesto	8,000.00					8,000.00
07/02/26	82715	HOME DEPOT CREDIT SERVICES	Appliances, Small Tools, Plumbing Materials, Building Materials, Electrical Supplies & Paint	5,446.05	2,193.84		16,109.83	1,896.52	25,646.24
07/09/26	82749	HOME DEPOT CREDIT SERVICES	Appliances, Landscape Materials, Building Materials, HVAC Materials, Plumbing Materials, Small Tools	-1,403.54	585.77		304.85	3,267.98	2,755.06
07/17/26	82858	HOME DEPOT CREDIT SERVICES	Appliances, Small Tools, Plumbing Materials, Building Materials, Electrical Supplies & Paint	1,756.86	357.93		2,750.59	444.42	5,309.80
07/31/26	82967	HOME DEPOT CREDIT SERVICES	Building Materials, Hardware Supplies, Small Tools, Plumbing Materials	643.65	118.51		1,824.14	4,126.55	6,712.85
07/09/26	82742	HOUSING & DEVELOPMENT LAW INSTITUTE	On-site Fair Housing Training: 04/28/26-04/29/26	4,022.37	3,113.46	6,843.67	1,544.23	10,024.68	25,548.41
07/30/26	82941	HUNT & SONS, INC	Gas, Oil & Propane 07/01/2026-07/15/2026	1,175.20	535.03	187.52	366.30	942.06	3,206.11
07/23/26	82860	JOHNSTONE SUPPLY	HVAC Materials	1,728.17					1,728.17
07/02/26	82693	KARNDEAN DESIGNFLOORING, LLC	Flooring Materials				1,804.26		1,804.26
07/23/26	82885	KELLER AND ASSOCIATES LLP	Audit Fees: Single Audit FYE 9/30/25	769.83	337.13	798.19	5,660.00	684.85	8,250.00
07/30/26	82960	KIDD	Security Deposit Loan Program Payment: T0059873					1,102.00	1,102.00
07/30/26	82938	KRUSE	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/13/26-7/19/26		91.54		14.13	1,089.55	1,195.22
07/09/26	82779	LITT HEATING AND AIR CONDITIONING	HVAC Replacement at 146 Corson Unit C, Modesto	5,300.00					5,300.00
07/02/26	82703	LOCAL HERO HOME SERVICES	Unit Turnover Services at 201 E Coolidge Ave, Modesto & 608 E Granger Ave #22, Modesto					5,300.00	5,300.00
07/09/26	82775	LOCAL HERO HOME SERVICES	Plumbing Services and Maintenance Repairs at Various Properties	16,348.07					16,348.07
07/16/26	82835	LOCAL HERO HOME SERVICES	Replace water lines at 507 E. Coolidge Ave, Modesto					4,050.21	4,050.21
07/23/26	82898	LOCAL HERO HOME SERVICES	HVAC Maintenance at Various Properties		2,664.50			770.00	3,434.50
07/30/26	82952	LOCAL HERO HOME SERVICES	HVAC Maintenance at Various Properties	3,793.50	5,550.21				9,343.71
07/23/26	82889	LOWE'S	Appliances, Building Materials & Doors	13,407.72	1,273.18				14,680.90
07/09/26	82744	NAN MCKAY & ASSOCIATES INC.	Inspection Services 03/26-05/26 & Recertification Services 02/26-05/26			93,911.40			93,911.40
07/23/26	82907	OFFICE DEPOT	Office Supplies	753.85	395.15	882.17	78.79	511.02	2,620.98
07/27/26	82916	ORWACA AGENCY INSURANCE SERVICE, INC.	Annual Excess General Liability Insurance Renewal 7/2026-7/2027	3,523.35	2,011.31	2,010.80	1,749.28	3,962.20	13,256.94
07/02/26	82683	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 2430 Glendale Ave #4 & 1100 Superior Ave, Modesto	4,409.00				750.00	5,159.00
07/09/26	82758	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 2430 Glendale Ave #4, Modesto					1,109.00	1,109.00
07/23/26	82883	PACIFIC BREEZE AIR SYSTEMS	HVAC Replacement at 1601 Boise Ave #8, Modesto		8,025.00				8,025.00
07/02/26	82716	PACIFIC STORAGE COMPANY	File Storage 06/2026	241.03	142.14	1,487.42		270.51	2,141.10
07/30/26	82957	PLATINUM GENERAL ENGINEERING LLC	Pay App #2 Street Repairs at Holly Circle (CFP)					7,558.55	7,558.55
07/30/26	82965	PRINT TIME	Office Supplies & Signs	288.52	6.19		685.25	408.17	1,388.13
07/30/26	82937	R COMMUNICATIONS, LLC	Security Surveillance Trailers & Camera (CFP)					8,436.27	8,436.27
07/09/26	82764	RELYCO SALES INC	Checks Supplies	113.41	199.14	657.36	54.55	408.34	1,432.80
07/09/26	82753	ROBERT HALF	Temporary Services for W/E 06/19/26, 06/26/26 & 07/03/26: Garcia		228.26		98.51	3,885.52	4,212.29
07/16/26	82801	ROBERT HALF	Temporary Services for W/E 07/10/26: Garcia		79.85		34.45	1,359.23	1,473.53
07/23/26	82868	ROBERT HALF	Temporary Services for W/E 07/17/26: Garcia		107.60		46.44	1,831.47	1,985.51
07/30/26	82945	RYAN	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/14/26-7/17/26		42.36		24.53	1,205.77	1,272.66

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07/02/26	82698	SPHERION STAFFING, LLC	Temporary Services for W/E 06/14/26: Torres & Cervantes				1,747.20		1,747.20
07/16/26	82830	SPHERION STAFFING, LLC	Temporary Services for W/E 06/21/26: Torres & Cervantes				1,474.20		1,474.20
07/23/26	82896	SPHERION STAFFING, LLC	Temporary Services for W/E 06/28/26 & 07/12/26: Torres & Cervantes				2,164.40		2,164.40
07/09/26	82768	STANCO	Kansas House Management Fees and Maintenance Costs 05/26					40,167.66	40,167.66
07/23/26	82891	STANCO	Kansas House Management Fees and Maintenance Costs 06/26					42,653.27	42,653.27
07/02/26	82713	T0067001	Tenant Move Out Refund					1,408.00	1,408.00
07/16/26	82845	T0067416	Tenant Move Out Refund					1,258.00	1,258.00
07/23/26	82897	THE CHAMBERLAIN GROUP LLC	Security Gate Services - Central Valley Homes & Kansas House					3,030.16	3,030.16
07/02/26	82684	THE NELROD COMPANY	Utility allowance update study 2025: Public Housing & Project-based Section 8 (Valley Manor)	2,723.00				2,263.00	4,986.00
07/17/26	82859	USA BLUEBOOK	Westley Water Well Expenses		1,689.70				1,689.70
07/09/26	82790	VISA CARD SERVICES	Office Supplies, Maintenance Materials, Travel Expenses & Misc. Administrative Expenses	1,933.81	827.54	1,010.61	4,157.65	4,821.70	12,751.31
07/30/26	82956	WE THE CREATIVE	Website Redesign & Brand Evolution	1,435.61	846.60	8,857.42		1,610.37	12,750.00
07/09/26	82759	WESTSIDE LANDSCAPE & CONCRETE	Tree Services at 3109 Conant Ave, Modesto					5,040.00	5,040.00
07/09/26	82787	WONG	Security Deposit Loan Program Payment: T00113796					1,256.00	1,256.00
				509,455.82	**211,771.45**	**163,637.58**	**166,406.34**	**1,410,710.19**	**2,461,981.38**