

## AGENDA

**REGULAR MEETING OF  
THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF TULARE  
4:00 P.M.  
WEDNESDAY, APRIL 16, 2025  
5140 W. CYPRESS AVENUE  
VISALIA, CALIFORNIA**

### **Mission Statement**

***To provide affordable, well-maintained rental housing to qualified low and very low-income families.***

***Priority shall be given to working families, seniors, and the disabled.***

***Tenant self-sufficiency and responsibility shall be encouraged.***

***Programs shall be self-supporting to the maximum extent feasible.***

1. Roll Call / Call to Order.
2. Public-Comment Period.
3. Approval of Minutes of the Regular Meeting Held on March 19, 2025, and Bills for March 2025 Operations.
4. Presentation of Investment Report for Quarter Ended March 31, 2025.
5. Presentation and Request for Approval to Enter into Agreement to Redevelop the Goshen Public Housing Units CAL 30-04 with RPH Development LLC. through the Rental Assistance Demonstration Program.
6. Revisions to HCV MTW Policies.
7. Review and Discussion of 20-unit HOMEKEY+ Project at 627 S. Fulgam, with Tulare County HHSA and Gerald Turner Consultant Services for the Development of 16 Veteran units and 4 HHSA Special Needs.
8. Presentation of the 2025 Housing Authority Scholarship Program.
9. Consideration/Approval of Executive Director Employment Agreement, for a Two-Year Term Commencing July 1, 2025, with a current Annual Salary of \$256,893.00.
10. Executive Director's Report.
11. CLOSED SESSION:
  - 1) Conference with Legal Counsel Re Significant Exposure to Litigation [Gov. Code 54956.9(d)(3)]: Two Cases Re Facts Not Known to Potential Plaintiffs.
12. Attorney/Client Conference.
13. Adjournment.

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In compliance with the *Americans with Disabilities Act* and the *California Ralph M. Brown Act*, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact Ana Fuerte at 559-627-3700, extension 122. Notification forty-eight (48) hours prior to the meeting will enable the Authority to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35.104 ADA Title II). Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at 5140 W. Cypress Avenue, Visalia, CA 93277, during normal business hours. Notification of forty-eight hours (48) hours prior to the meeting will enable the Authority to provide interpreting services in other languages.

## AGENDA

**REUNIÓN REGULAR DE  
LA MESA DE COMISIONADOS DE  
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE  
4:00 P.M.  
MIÉRCOLES, 16 ABRIL DEL 2025  
5140 W. CYPRESS AVENUE  
VISALIA, CALIFORNIA**

### Nuestra Misión

***Proveer viviendas habitables y de renta aceptable para familias de bajos o muy bajos ingresos que califiquen.***

***La prioridad es para familias que trabajen, personas de edad avanzada y personas incapacitadas.***

***La responsabilidad y autosuficiencia del inquilino debe ser fomentada.***

***Los programas deben mantener por sí solos su máxima extensión factible.***

1. Pase de Lista / Llamada a Orden.
2. Periodo de Comentario Público.
3. Aprobación de los Minutos de la Reunión Regular del 19 de Marzo del 2025 y Aprobación de las Facturas de las Operaciones de Marzo del 2025.
4. Presentación del Informe de Inversiones Correspondiente al Trimestre Finalizado el 31 de Marzo de 2025.
5. Presentación y Solicitud de Aprobación para Entrar en un Acuerdo para Reconstruir las Unidades de Vivienda Pública de Goshen CAL 30-04 con RPH Development LLC a través del Programa de Demostración de Asistencia para el Alquiler.
6. Revisiones de las Políticas de MTW de HCV.
7. Revisión y Discusión del Proyecto HOMEKEY+ de 20 unidades, en 627 S. Fulgam, con HHSA del Condado de Tulare y Gerald Turner Consultant Services para el Desarrollo de 16 Unidades de Veteranos y 4 de Necesidades Especiales de la HHSA.
8. Presentación del Programa de Becas de la Autoridad de Vivienda 2025.
9. Consideración/Aprobación del Acuerdo de Empleo del Director Ejecutivo, por un Período de Dos años a Partir del 1 de Julio de 2025, con un Salario Anual actual de \$256,893.00.
10. Reporte del Director Ejecutivo.
11. **SECCION CERRADA:**
  - 1) Conferencia con el Asesor Legal Sobre la Exposición Significativa a Litigios [Código De Gobierno 54956.9 (D) (3)]: Dos Casos Sobre Hechos no Conocidos por los Posibles Demandantes.
12. Conferencia Abogado/Cliente.
13. Clausura.

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En cumplimiento con el *Acto de Incapacidad de Americanos* y el *Acto de California Ralph M. Brown*, si Ud. Necesita asistencia especial en participar en esta junta o poder acceder a esta agenda y documentos en el paquete de la agenda, por favor de comunicarse con Ana Fuerte, teléfono 559-627-3700, extensión 122. Notificación de 48 horas antes de la junta podrá de que la Autoridad pueda hacer arreglos razonables para asegurarse de accesibilidad a esta junta y / o provisión de un formato alternativo apropiado de la agenda y documentos en el paquete de la agenda. (28 CFR 35.102-35.104 Título de ADA II) Materiales Relacionados con los objetos en esta Agenda sometidos al cuerpo legislativo después de la distribución de este paquete de Agenda estarán disponibles para inspección del público en el 5140 W. Cypress Ave, Visalia, CA 93277 durante las horas normales de trabajo. Notificación de cuarenta y ocho (48) horas antes de la junta le permitirá a la Autoridad que pueda proveer servicios de interpretación en otros idiomas.

**MINUTES OF THE REGULAR MEETING  
OF THE  
HOUSING AUTHORITY OF THE COUNTY OF TULARE**

**WEDNESDAY, MARCH 19, 2025**

**1. ROLL CALL/CALL TO ORDER:** Chairperson Hess called the meeting to order at 4:00 P.M., and a roll call showed the following members in attendance:

**COMMISSIONERS PRESENT:**

John Hess, Chairperson  
Judy Silicato, Vice Chairperson  
Tomas Velasquez, Commissioner  
Joanne Walters, Commissioner  
Raymond Macareno, Commissioner  
Sharon Chavarria, Commissioner

**COMMISSIONERS ABSENT:**     None

**STAFF MEMBERS PRESENT:**

Ken Kugler, Executive Director  
Cynthia Lopez, MTW/Programs Coordinator  
Julia M. Lew, Attorney  
Janice Avila, Human Resources Manager  
Ana Fuerte, Administrative Assistant  
Martha Martinez, Office Assistant

**STAFF MEMBERS ABSET:**     None

There being a quorum present, Chairperson Hess declared the meeting ready to transact business.

**2. PUBLIC-COMMENT PERIOD:** Chairperson Hess declared the public-comment period open. There was no one present from the public to comment.

**3. APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 19, 2025 AND BILLS FOR FEBRUARY OPERATIONS:** Mr. Kugler informed the Board of the \$1.5 million dollars to Visalia Pacific Associates, which is our portion of the construction funding part of the \$3.6 million dollars for the 221-unit project on Demaree

and Houston Ave. Mr. Kugler added that we are close to meeting the \$3.6 million commitment.

Commissioner Velasquez presented a motion to approve the minutes of the regular meeting held February 19, 2025, and the bills for February 2025 operations as presented. Commissioner Chavarria seconded the motion, which passed by the following vote:

AYES: Hess, Walters, Velasquez, Silicato, Chavarria, Macareno

NAYES: None

ABSTAIN: None

ABSENT: None

**4. RESOLUTION 2025-03, APPROVING THE ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS FOR THE PERIOD ENDING MARCH 31, 2025.**

Mr. Kugler informed the Board of the three large write-offs that were going through legal process. One being the \$13,000 write-off which was a full legal battle, with the tenant claiming that she had VAWA protection. Tenant stayed until the end and a Sheriff's lock out was done.

Commissioner Velasquez asked Mr. Kugler what the time frame was for the tenant, to what Mr. Kugler responded to as being one year. Commissioner Velasquez then asked if the tenant was behind because of COVID issues. Mr. Kugler added that evictions take so much.

Commissioner Silicato presented a motion to approve the Accounts Receivable charged to collection loss for the period ending March 31, 2025. Commissioner Velasquez seconded the motion, which passed by the following vote:

AYES: Hess, Walters, Velasquez, Silicato, Chavarria, Macareno

NAYES: None

ABSTAIN: None

ABSENT: None

**5. APPROVAL OF PROPOSED BUDGETS FOR FARM LABOR AND  
TULARE FARM LABOR FOR FISCAL YEAR 2025.**

Mr. Kugler started out by asking for a modification. La Puente and Terra Bella are no longer under the same USDA program. Nothing has to be sent to USDA any longer and have split the project process. These two projects consist of 14 units for Terra Bella and 15 for Bridge that are not part of Linnell or Woodville, now that the USDA loans are paid off.

Mr. Kugler started with Linnell and Woodville notifying the Board about changes that are needing attention. We have been able to work with USDA to get to a rent level that will help sustain the projects with operational costs that have been on hold. There will be a rent increase that will go through for families that can have rental assistance through USDA in the amount of 25% or 30%. There now being a reasonable replacement reserve, with the previous replacement reserve being at \$21. With the project being 100 years old, \$21 a month in savings with the size and the issues, is not enough. The request being that, this increases as part of what we do in our rent structure.

Mr. Kugler added that there will be a company to take care of the waste water treatment plant. This has been previously done in house. This will be \$2,500 a month for each location. Mr. Kugler mentioned that it would be cheaper than hooking up to the city services. Additional costs will be added and we will take a realistic look at \$500 to maintain one unit.

Mr. Kugler moved onto Sonora Farm Labor, which is one of the much newer properties. Operating cost for this property is under \$400 and have increased the replacement reserve up to 30%.

Mr. Kugler informed the Board next on La Puente and Terra Bella with an increase of \$75 per unit per month. These two properties are now like apartment complexes. Town homes in Terra Bella. Mr. Kugler informed the Board about the issue with Waste Management, having to deal with their lack of understanding the urgency about getting new trash bins out to our units.

Ms. Lopez confirmed and informed the Board about Waste Management fulfilling 50% of what was asked for. There still will be contact with Waste Management about fulfilling the other 50%.

Commissioner Chavarria presented a motion to approve the proposed budget for Farm Labor and Tulare Farm Labor for Fiscal year 2025-2026 as presented. Commissioner Silicato seconded the motion, which passed by the following vote:

AYES: Hess, Walters, Velasquez, Silicato, Chavarria, Macareno

NAYES: None

ABSTAIN: None

ABSENT: None

**6. DISCUSSION OF GRANT APPLICATION FOR HOMEKEY PROJECT FOR 627 FULGHAM ST., VISALIA PROPERTY.**

Mr. Kugler informed the Board that there have been talks with HHSA about this project, with an idea that came forward from a meeting that was held that there could be opportunities for additional types of funding. Gerald Turner, has the experience in doing these projects like HOMEKEY. With this concept there would be a 20-unit project, plus

an office and community space. Veteran vouchers would help us go into what is called HOMEKEY plus, a different type of funding. HATC would potentially be involved in construction lending and building requirements would make the units a little expensive. Mental health services have also been in the works with the County.

Mr. Kugler added that we have positives that would help us put the pieces together for the deadline of May 31<sup>st</sup>. This also adds to the issue that we could potentially be housing a person who is not honorably discharged. This being a unique opportunity for HHSA and us, to help those who would benefit from these services that would be offered from HHSA and Kings View to help with those that have mental illnesses, along with the housing portion from HATC.

Chairperson Hess added that it is a good property and the location of the property itself is in a familiar spot. Having this opportunity to put in an application for funding, even if we are unsuccessful would be beneficial.

**7. EXECUTIVE DIRECTOR'S REPORT:** Mr. Kugler informed the Board about a commitment date for the Farmersville Senior project for the elevator repair, Tyson Krepp. This being the same vendor at Santa Fe Plaza. Palomar had complications with the insurance company not being happy with the extent of damage that was made by the fire department. The article that came out about the elevator issue at Palomar was shown to the Board. The reporter went around and pretended that she was a friend of someone who lived at Palomar to do some type of investigation.

Asphalt demo for Linnell will begin April 14<sup>th</sup>. This will consist of extending some fencing to make the area bigger for the basketball courts.

Tax Credit Application for Farmersville has been submitted.

Goshen and Lovers Lane will be 55 single family lots with 280 units. Demolition will be scheduled of the house and environmental is being setup to get the house out and have a clean site. Mr. Kugler added that there has been reengagement with the RAD consultant on the Goshen project's relocation, demo and rebuild. This will increase the number of units and people that it can serve at this project.

Mr. Kugler informed the Board about the Special Programs EHV voucher holder that had called to report that she no longer needed assistance due to being successful in the program. The individual will be asked if they would like to come to the next Board meeting. We currently have 68 Veteran VASH vouchers and we are hopeful that we can receive more and six are currently available. Mainstream vouchers 134, with 22 projects based. 117 are actually housed at this time. 25 vouchers are allocated for the Foster Youth Program. TBRA program is ongoing with submitting to continue having HATC manage the program with the City of Tulare.

Commissioner Velasquez asked Mr. Kugler about the article in the news about the Palomar issue with the elevator. He asked for clarification on the ability for our tenants to reach someone in the office. Ms. Lopez clarified that the reporter called the emergency phone line during regular business hours and left a voicemail. This voicemail gets sent to the area office. The manager did reach out to obtain more information, but no call was returned. Also, the clerk at the area office tried to obtain more information from the caller and the caller circled around the question and mentioned that she was calling for a friend/family, but did not provide any information related to what a client needs. Calls were received from tenants basically asking when the repairs would be completed, but no one asked for an accommodation or assistance but to the elevator being out of service.



Numerous amounts of notices were sent out to tenants to provide updates on the status of the elevator and it is now working properly.

Mr. Kugler added that Ms. Lopez and himself had attended the NAHRO conference in Washington DC. There was an opportunity to meet with Congressman Valadeo’s office, as well as State Senator.

**8. ATTORNEY/CLIENT CONFERENCE:**

**9. ADJOURMENT:** There being no further business to come before the Board, Chairperson Hess declared the meeting adjourned at 06:30 pm.

Respectfully Submitted,

By \_\_\_\_\_

KEN KUGLER, Secretary

Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
36 NORTH OIL CHANGERS, LLC	85.14	1	85.14												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
ADMIN LOAN	330,250.56	1								3,030.15					1
		2		254,311.30		9,542.54					1,257.47				2
		3													3
		4								4,768.05					4
		5				5,091.95			2,925.57		1,181.79		9,084.62		5
		6					2,410.98			1,511.86	2,732.82	3,076.98		22,817.81	6
		7										6,506.67			7
		8													8
		9													9
ADVANCED MONITORING INC	225.00	1													1
		2													2
		3													3
		4													4
		5													5
		6					225.00								6
		7													7
		8													8
		9													9
ALBRIGHT PLUMBING	1,592.50	1		1,225.00											1
		2													2
		3							367.50						3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

2

Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
AMADOR ORTIZ / QUALITY WINDOW	6,671.65	1													1
		2						1,126.50							2
		3					4,945.15								3
		4													4
		5													5
		6													6
		7				600.00									7
		8													8
		9													9
AMERICAN EXPRESS	1,368.50	1	376.33	329.84	11.52					0.38		2.27	1.51	2.26	1
		2				1.51	1.13	1.13	0.38						2
		3	0.76	1.51		0.38	0.76			0.76			1.51		3
		4		622.06			0.38	1.13		0.38	0.76		0.38		4
		5		0.38		0.38	0.76		0.38	0.76	0.38		1.51		5
		6				1.51	0.38								6
		7			0.38					0.38		2.27			7
		8													8
		9													9
AMERITAS GROUP	6,881.44	1												6,881.44	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
ANGELINA PABLO	4,619.00	1	1,684.00	420.00								336.00		592.00	1
		2													2
		3	601.00						336.00						3
		4													4
		5				650.00									5
		6													6
		7													7
		8													8
		9													9

Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

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		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
AT & T	8,507.67	1	2,028.65	450.31	34.04							275.86	47.12	33.23	1
		2						826.64							2
		3		155.39		99.10	155.21		815.46						3
		4		1,775.27							531.39				4
		5				7.24	1,128.10	7.98	13.78				122.90		5
		6													6
		7													7
		8													8
		9													9
AUSTIN WILLIAM RIEZEBOS/OUTLA	48,780.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7				48,780.00									7
		8													8
		9													9
B.R. FUNSTEN & CO DBA TOM	1,487.37	1												1,487.37	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BANC OF CALIFORNIA	38,774.81	1													1
		2													2
		3													3
		4													4
		5													5
		6				10,843.85									6
		7													7
		8								27,930.96					8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVLT	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRWW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
BATTERY SYSTEMS, INC	184.45	1												184.45	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BERKADIA COMMERCIAL	29,114.76	1													1
		2													2
		3							8,481.90				20,632.86		3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BOVEE ENVIRONMENTAL	800.00	1	800.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BUZZ KILL PEST CONTROL	2,046.00	1	300.00	660.00											1
		2													2
		3								686.00					3
		4						400.00							4
		5													5
		6													6
		7													7
		8													8
		9													9

Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
CAL STATE DISTRIBUTING INC	1,533.69	1	846.30											546.66	1
		2													2
		3													3
		4													4
		5					140.73								5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA COMPUFORMS	674.50	1	132.74									125.59	77.70	2.44	1
		2													2
		3		59.83											3
		4		132.74											4
		5				11.94		13.15	22.73				95.64		5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA HOUSING	59,992.00	1												59,992.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA RURAL WATER	662.00	1		662.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
CALIFORNIA STATE	705.20	1												705.20	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA WATER SERVICE	16,862.74	1	4,607.82	470.88	1.95					70.26				116.34	1
		2		26.86		1,033.68		4,090.90	149.54				167.46		2
		3													3
		4		108.24				1,066.27				59.45			4
		5			432.21						364.03				5
		6													6
		7		218.67	357.96		122.76					2,488.14			7
		8								909.32					8
		9													9
CALPERS FISCAL SERVICES	67,162.25	1												67,162.25	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CARROLL'S TIRE WAREHOUSE	127.69	1												127.69	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
Cedric Castro / Brite Now Bathtub	300.00	1	300.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
Central Heating and Cooling Inc.	378.68	1												188.68	1
		2				95.00									2
		3													3
		4						95.00							4
		5													5
		6													6
		7													7
		8													8
		9													9
CENTRAL VALLEY COALITION FOR	5,458.33	1													1
		2													2
		3								416.66					3
		4													4
		5							625.00				1,250.00		5
		6				1,250.00	666.67								6
		7													7
		8								1,250.00					8
		9													9
CINTAS CORPORATION NO	1,142.45	1	81.52	282.74										778.19	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
CINTAS CORPORATION	3,570.01	1	1,216.25	597.32	72.51					1.92		55.83	39.81	1,003.41	1
		2		0.15		2.60	71.79	6.38	0.95		1.30		0.25		2
		3	2.08	18.20		35.98			1.72	1.77		0.53	5.52		3
		4		276.86			53.82	3.70		2.60	3.02	0.41	1.39	0.29	4
		5	0.81	6.18	1.45	1.01	4.96	6.59	12.94	3.78	1.42	0.42	18.67		5
		6				6.57	1.75								6
		7	1.47		2.35	1.42			1.14	0.63		9.09	0.08		7
		8		1.43						2.08				3.47	8
		9			0.13										9
CITIZENS BUSINESS BANK	30,240.49	1													1
		2		16,617.06											2
		3													3
		4						9,348.08							4
		5												4,275.35	5
		6													6
		7													7
		8													8
		9													9
CITY OF DINUBA	13,110.15	1	8,294.11												1
		2													2
		3					4,816.04								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CITY OF EXETER	3,925.12	1													1
		2													2
		3													3
		4													4
		5													5
		6					3,418.76								6
		7							506.36						7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
CITY OF FARMERSVILLE	5,994.06	1													1
		2													2
		3							3,180.41						3
		4									2,813.65				4
		5													5
		6													6
		7													7
		8													8
		9													9
CITY OF KINGSBURG	2,639.88	1													1
		2					2,639.88								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CITY OF LINDSAY	2,465.91	1													1
		2													2
		3													3
		4													4
		5				489.08			1,976.83						5
		6													6
		7													7
		8													8
		9													9
CITY OF PORTERVILLE	13,494.65	1	5,655.15									5,997.07	73.51	267.91	1
		2													2
		3		28.58											3
		4													4
		5						692.87	20.41	730.55			28.60		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
CITY OF TULARE	59,766.70	1	22,176.17		4,434.43									1,864.44	1
		2		234.13											2
		3											6,859.15		3
		4								1,843.75			493.09	268.56	4
		5		3,865.71			5,280.72			1,578.62					5
		6				6,889.73									6
		7													7
		8		1,208.73										2,769.47	8
		9													9
CITY OF VISALIA	37,666.65	1	10,618.95	994.95	2.48					492.25				1,843.29	1
		2		111.86		2,971.46		3,267.49	547.27		322.39		242.82		2
		3	1,361.39							1,284.79		161.51			3
		4		218.89				2,236.13				164.86			4
		5	377.83		446.09					576.64	554.99				5
		6									417.64				6
		7	182.56	461.73	1,415.20	728.30	212.58			1,084.79		2,131.11			7
		8								2,234.41					8
		9													9
CITY OF WOODLAKE	7,033.40	1	3,850.90												1
		2													2
		3				3,182.50									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CMA FIRE PROTECTION DBA:	2,294.00	1													1
		2													2
		3													3
		4													4
		5							2,294.00						5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUC	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
COMCAST	464.49	1													1
		2						102.97							2
		3					101.01								3
		4													4
		5													5
		6													6
		7										159.50			7
		8								101.01					8
		9													9
COPOWER ADMINISTRATORS,	1,315.62	1												1,315.62	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CORNERSTONE POOL SERVICE	219.00	1													1
		2													2
		3													3
		4													4
		5											219.00		5
		6													6
		7													7
		8													8
		9													9
COUNTER TOPS BY CHET RICHARD	5,775.00	1	3,560.00										1,445.00		1
		2													2
		3													3
		4													4
		5						770.00							5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
COUNTY OF TULARE SHERIFF'S	170.00	1												170.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CRYSTAL CLEAR POOL SERVICE INC	400.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7				400.00									7
		8													8
		9													9
CUTLER PUBLIC UTILITY DISTRICT	3,410.00	1	3,410.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
D.E Equity Group, Inc.	34,000.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9							34,000.00						9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVLT	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
DAN MUSTIN DBA CAL-AIR COOLING	7,005.27	1	2,902.68							679.18					1
		2				346.50									2
		3	657.10				775.35					741.98			3
		4								360.82					4
		5													5
		6													6
		7										190.82			7
		8								148.50					8
		9			202.34										9
DAVE SCOTT DBA DAVES TUB &	250.00	1	250.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DEL ORO WATER COMPANY	680.23	1	680.23												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DIAMOND LUMBER INC.	3,421.31	1	2,495.42												1
		2													2
		3								186.82					3
		4					194.15	271.95				272.97			4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
DINUBA LUMBER COMPANY INC	355.57	1	187.92												1
		2													2
		3				99.91	67.74								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DON ERICKSON INC DBA COAST	1,309.04	1	229.36										118.36	89.05	1
		2													2
		3		52.40									580.79		3
		4									100.61				4
		5								18.88					5
		6													6
		7								45.89		73.70			7
		8													8
		9													9
DUSTIN PEST CONTROL INC.	2,700.00	1	200.00									1,050.00			1
		2						50.00							2
		3													3
		4								1,000.00					4
		5		50.00			50.00								5
		6				50.00	50.00								6
		7			150.00										7
		8											50.00		8
		9													9
EMPIRE SUPPLY COMPANY, INC	10,730.84	1	2,735.85	2,174.99									342.02	3,094.49	1
		2				346.90									2
		3													3
		4													4
		5													5
		6													6
		7			124.06	1,565.63						346.90			7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
EVANS PROPERTY MANAGEMENT	2,750.00	1													1
		2													2
		3	2,750.00												3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
EVERGREEN LANDSCAPE INC	2,600.00	1		2,600.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
EVERON LLC	2,538.25	1	783.90	373.75	15.77										1
		2													2
		3				97.47	9.04								3
		4		826.98											4
		5													5
		6				304.09	127.25								6
		7													7
		8													8
		9													9
EWING IRRIGATION	264.53	1		264.53											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
EXPRESS SERVICES, INC	10,573.34	1	2,708.60											4,304.34	1
		2						638.82							2
		3	170.34						1,320.24						3
		4		1,090.26											4
		5													5
		6					127.77								6
		7			212.97										7
		8													8
		9													9
FEDEX	116.06	1												116.06	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FERGUSON ENTERPRISES INC	13,376.07	1												13,164.49	1
		2													2
		3				211.58									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FLOORING LIQUIDATORS INC.	4,737.60	1	2,981.70												1
		2													2
		3													3
		4													4
		5											1,755.90		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
FRANCISCO REYES	14,895.00	1	14,895.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FRANK'S APPLIANCE, INC	8,869.68	1										2,864.20		6,005.48	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FRESNO COUNTY TAX COLLECTOR	12,431.38	1						4,363.43							1
		2					8,067.95								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FRONTIER CALIFORNIA INC.	372.86	1													1
		2													2
		3													3
		4													4
		5													5
		6					372.86								6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
GARY L SPRAGUE DBA HOUSE OF	754.81	1	754.81												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GENERAL ELECTRIC CO	3,232.80	1												3,232.80	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GEORGE YBARRA	8,700.00	1	3,560.00												1
		2													2
		3													3
		4													4
		5					3,560.00								5
		6													6
		7													7
		8												1,580.00	8
		9													9
GOSHEN COMMUNITY	840.00	1	840.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
GOWIN GREEN INC	580.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8												580.00	8
		9													9
GRAINGER, INC	2,769.00	1		181.96										2,587.04	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
HANCOCK AC & HEATING	1,589.92	1	1,589.92												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
HAYES GARAGE DOOR	2,390.00	1	1,495.00											225.00	1
		2													2
		3											295.00		3
		4													4
		5							375.00						5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
HCI SYSTEMS, INC	625.00	1													1
		2													2
		3													3
		4													4
		5											625.00		5
		6													6
		7													7
		8													8
		9													9
HIRE UP STAFFING SERVICES	24,595.04	1	2,738.42		1,331.50										1
		2					1,139.56	932.05							2
		3		1,065.20		713.49	148.73		1,065.20				772.25		3
		4		7,621.14			37.18	1,065.20							4
		5					1,331.50		639.12				798.90		5
		6				1,331.50									6
		7			798.90										7
		8												1,065.20	8
		9													9
HOME DEPOT CREDIT SERVICES	16,677.82	1	5,559.20	2,494.73	224.15							192.59	327.38	1,136.50	1
		2				480.49	81.36	541.68					32.21		2
		3	99.41	2,237.77			26.12			60.57			132.37		3
		4		0.59							216.55				4
		5	69.53	99.67				46.39	38.20	255.25			196.90		5
		6					27.13								6
		7				996.05				198.60		657.23			7
		8												249.20	8
		9													9
HUE & CRY SECURITY, INC	115.96	1													1
		2													2
		3													3
		4									115.96				4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
INGRAM EQUIPMENT	1,950.00	1		1,950.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JANET YOUNG DBA AMERICAN BLIND	13,619.83	1	2,555.20		531.65								3,830.08	168.18	1
		2										368.90			2
		3	428.58	998.21											3
		4													4
		5			119.35		946.66						569.90		5
		6				151.90									6
		7			233.28	358.05						75.95			7
		8								103.08				2,180.86	8
		9													9
JENSEN & PILEGARD	63.80	1	63.80												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JIM REESE CORPORATION	1,165.00	1	500.00											65.00	1
		2						600.00							2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRWW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
Joanne M Walters	51.19	1												51.19	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JOHN LOGAN HESS	64.07	1												64.07	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JORGENSEN & COMPANY INC	506.85	1													1
		2													2
		3													3
		4													4
		5													5
		6					225.99								6
		7								280.86					7
		8													8
		9													9
JULIA A SILICATO	60.29	1												60.29	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
KAWEAH MANAGEMENT	291,783.68	1				5,260.50	2,666.55								1
		2			10,824.44				4,375.33	2,766.75	2,636.76	2,710.95	15,503.69	16,610.28	2
		3			1,921.36										3
		4	2,871.65					3,950.70	2,048.24			2,384.91		2,062.43	4
		5	4,373.06					3,175.28				1,643.90		671.92	5
		6		7,250.94	8,157.21								1,019.69		6
		7	1,444.71	11,007.47	9,604.10	4,406.28	7,085.12	3,954.51	3,111.36	7,169.62			876.94	2,785.63	7
		8	11,979.46	7,862.47	3,811.60			6,855.30				4,678.67	2,740.36	26,324.68	8
		9	3,513.78	10,943.79	3,038.41	4,318.73	8,052.32	16,235.42	12,078.49			13,017.92			9
KEN KUGLER	100.00	1	33.50	10.00	1.00										1
		2													2
		3													3
		4		55.50											4
		5													5
		6													6
		7													7
		8													8
		9													9
KEY EVIDENCE LOCK & SAFE, INC	579.63	1		113.93										408.74	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7			56.96										7
		8													8
		9													9
KIMBALL MIDWEST INC	1,138.34	1												1,138.34	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVLT	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
KINGS INDUSTRIAL OCC. MED. CTR,	375.00	1												375.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
KINGS MEDICAL CENTER, INC	350.00	1												350.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
LANDSCAPE DEVELOPMENT	48,388.90	1	20,439.77	969.23	832.00					375.00		1,404.00	936.00	2,657.00	1
		2		156.00			3,727.85								2
		3	1,545.00	2,808.00		700.00	3,816.05					156.00	1,430.00		3
		4								416.00					4
		5		1,439.00			800.00						1,872.00		5
		6				1,442.00									6
		7				234.00			234.00						7
		8													8
		9													9
LINCOLN NATIONAL LIFE	4,198.22	1												4,198.22	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9



Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
LINDER EQUIPMENT CO	335.50	1		335.50											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
LONDON COMMUNITY	1,590.00	1	1,590.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
LOWE'S	3,633.00	1	1,008.47	1,283.05	8.71									102.62	1
		2													2
		3											462.78		3
		4								96.10	11.32				4
		5					76.24			40.18					5
		6				307.48									6
		7			211.33							24.72			7
		8													8
		9													9
MAJCO INC DBA BIG BRAND TIRE	941.11	1	291.74								272.92		169.40		1
		2													2
		3		65.88											3
		4													4
		5						28.23	47.06				65.88		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
MATSON ALARM, INC	363.32	1													1
		2						52.50							2
		3		52.50					49.50						3
		4													4
		5								106.82			49.50		5
		6													6
		7										52.50			7
		8													8
		9													9
MECHANICS BANK	7,584.82	1													1
		2													2
		3													3
		4													4
		5					7,584.82								5
		6													6
		7													7
		8													8
		9													9
MID VALLEY DISPOSAL	12,063.37	1		10,375.70											1
		2													2
		3						536.26							3
		4									629.42				4
		5				521.99									5
		6													6
		7													7
		8													8
		9													9
NAHRO	9,196.74	1	3,080.90	919.68	91.97										1
		2													2
		3													3
		4		5,104.19											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
NAPA AUTO PARTS	51.94	1	41.45		10.49										1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
NELSON'S HARDWARE INC	66.14	1													1
		2													2
		3								66.14					3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
OACYS TECHNOLOGY	216.80	1		216.80											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
OFELIA'S CLEANING	6,455.00	1	2,450.00									1,280.00			1
		2				365.00		420.00							2
		3													3
		4													4
		5					400.00								5
		6													6
		7				445.00						365.00			7
		8												730.00	8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
OFFICE DEPOT	4,048.73	1	1,199.65	38.00								156.73	96.97	689.62	1
		2													2
		3		74.66		12.96	25.95								3
		4		1,575.15											4
		5				14.89		16.41	28.37				119.37		5
		6													6
		7													7
		8													8
		9													9
OFFICE PRIDE	2,846.98	1	1,102.63	94.51	9.45							170.49	105.48	3.29	1
		2													2
		3		81.22		6.36	12.74								3
		4		1,066.05											4
		5				16.21		17.85	30.86				129.84		5
		6													6
		7													7
		8													8
		9													9
PACIFIC GAS & ELECTRIC	1,510.78	1	806.66												1
		2					69.43								2
		3				6.37	240.27								3
		4		361.94			26.11								4
		5													5
		6													6
		7													7
		8													8
		9													9
PACIFIC WEST COMMUNITIES, INC	54,689.00	1													1
		2													2
		3													3
		4													4
		5													5
		6				54,689.00									6
		7													7
		8													8
		9													9

CU  
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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
PACWEST DIRECT	340.18	1	113.94	34.01	3.40										1
		2													2
		3													3
		4		188.83											4
		5													5
		6													6
		7													7
		8													8
		9													9
PARKER & PARKER PLUMBING	9,679.68	1	3,636.08	1,280.30										880.65	1
		2				1,433.17									2
		3								505.00					3
		4													4
		5			1,269.05		240.00								5
		6													6
		7										435.43			7
		8													8
		9													9
PDQ SUPPLY INC	226.02	1													1
		2													2
		3					226.02								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PENA'S DISPOSAL, INC	4,877.92	1	3,169.78												1
		2													2
		3				0.58	346.67								3
		4		33.21			1,327.68								4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
PERFECT CARE LANDSCAPE MAINT	29,753.69	1	5,170.21									67.96	42.05	326.31	1
		2				3,093.00		2,695.00	1,450.00		395.00				2
		3		32.38		6.85	13.69		1,795.00	985.00					3
		4		460.91				770.00				730.00		295.00	4
		5	495.00			446.46		737.12	497.30	1,280.00			51.76		5
		6					765.00			185.00					6
		7	195.00	410.00	620.00					595.00		3,344.69			7
		8		503.00						985.00					8
		9			315.00										9
PERSONNEL SOLUTIONS	21,677.06	1	4,692.36	113.45	353.64					37.82		1,666.25	966.92	107.69	1
		2				113.44	113.44	113.44							2
		3		685.67						37.82			304.70		3
		4		8,749.70			75.63	37.82		107.03			26.67	16.07	4
		5		353.64	37.82	136.81	250.99	109.93	335.82	313.54			1,133.94		5
		6				347.43									6
		7										37.82			7
		8		107.24										192.52	8
		9													9
PEST CONTROL NOW , INC.	1,048.00	1	50.00									849.00		149.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PETTY CASH - ROSALINE CHILD	331.44	1	49.37										32.75	222.67	1
		2													2
		3	8.65												3
		4													4
		5													5
		6													6
		7				18.00									7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
PORTERVILLE RECORDER INC	575.04	1										294.12			1
		2													2
		3			280.92										3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PROVOST & PRITCHARD	2,847.50	1		2,847.50											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
QLT CONSUMER LEASE CONSUMER	21.82	1										21.82			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
QUADIENT FINANCE USA, INC	5,089.39	1	1,837.59	348.26	66.66										1
		2													2
		3				5.44	10.89								3
		4		2,820.55											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
R LANG CO INC	136.99	1												136.99	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
RANDALL LEE ROQUE DBA	815.00	1													1
		2													2
		3													3
		4					815.00								4
		5													5
		6													6
		7													7
		8													8
		9													9
RAUL V ACEVEDO DBA ACE HEATING	4,488.12	1	762.75									3,366.49	358.88		1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
RAYMOND C MACARENO	56.16	1												56.16	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

CC  
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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRWW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
REIGN POOLS	450.00	1													1
		2													2
		3													3
		4													4
		5						450.00							5
		6													6
		7													7
		8													8
		9													9
ROSALINE CHILD	129.31	1												129.31	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SANTOS HERRERA INC / CALIFORNIA	8,977.07	1	393.75												1
		2				1,966.85									2
		3							1,705.10						3
		4						2,106.80							4
		5									816.25				5
		6													6
		7				1,988.32									7
		8													8
		9													9
SERGIO FLORES / CALI TILE	16,225.00	1		16,225.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVLT	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
SHARON J ETHRIDGE	62.67	1												62.67	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SIDNEY C WHEELER DBA	3,125.14	1	1,073.43	1,107.29									944.42		1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SLAKEY BROS INC	14,060.15	1												14,060.15	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SOUTHERN CALIFORNIA	29,005.38	1	4,347.46	4,181.16	178.82					207.72		8,530.94	281.64	35.23	1
		2				171.17		675.27			29.20				2
		3							1,391.52	122.99		161.87	60.38		3
		4		1,695.13				26.01		145.53	867.33				4
		5	133.33	285.90		386.63		212.59	28.46	254.68			2,402.45		5
		6				806.83	421.88								6
		7			207.15	125.63						454.75			7
		8		23.38						152.35					8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
SOUTHERN CALIFORNIA GAS	6,038.40	1	1,999.74	399.92						185.07		1,913.85	247.05	160.89	1
		2				19.29	155.67	116.16							2
		3					178.18		250.16						3
		4					25.25	12.61			67.23				4
		5	24.90			32.57				29.88			31.22		5
		6					54.17								6
		7			90.89				19.17						7
		8												24.53	8
		9													9
STAPLES CONTRACT AND	96.76	1												96.76	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SULTANA COMMUNITY	3,090.29	1													1
		2													2
		3													3
		4					3,090.29								4
		5													5
		6													6
		7													7
		8													8
		9													9
TEKTEGRITY INC	229.00	1													1
		2													2
		3													3
		4									229.00				4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
TERRA BELLA IRRIGATION	173.17	1		173.17											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
THE CARPET SHOPPE INC	23,355.00	1	8,948.00									5,147.00			1
		2													2
		3													3
		4						2,154.00							4
		5					759.00								5
		6				1,599.00									6
		7										2,309.00			7
		8												2,439.00	8
		9													9
THE GLASS SHOP INC	944.87	1													1
		2													2
		3													3
		4						490.56				137.80			4
		5								128.23					5
		6													6
		7				188.28									7
		8													8
		9													9
THE HOME DEPOT SUPPLY	12,101.41	1		5,106.88										6,982.25	1
		2													2
		3				12.28									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
THE SHERWIN-WILLIAM	11,766.76	1	1,771.15											8,246.03	1
		2													2
		3													3
		4													4
		5					514.13								5
		6				389.50									6
		7													7
		8								233.70				612.25	8
		9													9
TK ELEVATOR CORP	55,493.76	1										55,493.76			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TOMAS J VELASQUEZ	73.73	1												73.73	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TRANS UNION CORPORATION	280.70	1	259.79	19.29	0.03										1
		2													2
		3													3
		4		1.59											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
TRAVER SEWER	612.90	1	612.90												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TUCOEMAS FEDERAL CREDIT	90.00	1												90.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TULARE COUNTY ENVIRONMENTAL	558.00	1													1
		2						558.00							2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TULARE COUNTY SOLID WASTE	476.64	1	300.72	8.03	5.06							19.57	12.11	0.37	1
		2													2
		3		9.32											3
		4		99.11											4
		5				1.86		2.05	3.54				14.90		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
TULARE COUNTY TAX COLLECTOR	210,652.26	1				6,867.38	3,172.86						1,117.82	4,482.00	1
		2		9,986.50	16,412.19	83.06		3,573.64	2,990.25	4,100.42	1,056.99	12.57	17,372.12	7,082.55	2
		3	578.57		823.21	1,462.96	100.99		106.40	853.93		9.30			3
		4	3,418.18				777.01	136.39	13.37	336.61	76.43	18.63	435.73		4
		5	14.10	5.09	1,934.54		8.72	9,860.12	5,193.85	37.11	925.60		598.62	5,675.71	5
		6		1.56	73.15	11.44	29.40								6
		7	13.30	466.79	62.54	3,483.63	6,331.73	36.33	18.03	1,076.22	1,437.38	9.51	650.07	4,014.67	7
		8	2,226.95	8,771.51	5,418.73			8,010.00				5,476.36		10,485.91	8
		9	2,132.55	11,127.66		4,520.88	8,184.39	10,829.44	4,040.61						9
TULARE GLASS COMPANY, INC	514.70	1	434.19												1
		2													2
		3													3
		4								80.51					4
		5													5
		6													6
		7													7
		8													8
		9													9
UNITED REFRIGERATION,	51.64	1													1
		2													2
		3								51.64					3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
VALLEY EXPETEC	140.00	1	46.90	14.00	1.40										1
		2													2
		3													3
		4		77.70											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVLT	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGV	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
VAST NETWORKS	1,800.00	1	919.08	60.00	6.00							111.72	69.12	2.16	1
		2													2
		3			53.22										3
		4		451.08											4
		5				10.62		11.70	20.22				85.08		5
		6													6
		7													7
		8													8
		9													9
VOLT MANAGEMENT	7,823.36	1	2,084.44	319.24	79.80					39.90		276.18	716.15	76.65	1
		2				79.80	59.86	99.76	19.96						2
		3	39.90	309.75			39.90		39.90	39.90					3
		4		1,276.97				39.90							4
		5	39.90	79.80	39.90	249.94		193.20	633.22		39.90	39.90	689.91		5
		6													6
		7			39.90	40.07						99.76			7
		8													8
		9													9
WAGEWORKS INC	811.27	1												811.27	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
WASTE MANAGEMENT USA	12,380.56	1		9,306.53											1
		2													2
		3		3,074.03											3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 03/01/2025 through 03/31/2025

Vendor Name	CheckTotal	1	LR	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISELAND	CC	830E RVL	SFP	LS	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCR	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOM	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GRDNUER	EASTRIDGE			9
WEISENBERGERS	31.67	1	31.67												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
WEST HILLS OIL, INC	4,908.75	1	1,704.33	578.22	37.96					18.44		232.82	78.01	1,065.85	1
		2				37.81	85.63	49.41	7.70		13.09		2.12		2
		3	20.98	74.47		46.99	88.13		17.91	29.97		4.80	41.62		3
		4		9.58			64.25	35.91		14.63	38.90	8.04	3.65	2.20	4
		5	10.25	37.96	11.75		34.31	9.56	30.80	27.47	14.67		45.03		5
		6		0.40		47.48	20.15								6
		7	13.14		16.98	12.74	1.05		18.81	5.29		77.91	4.85		7
		8	0.40	9.52						17.47				26.29	8
		9			1.05										9
WHITE CAP, LP	232.38	1	232.38												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TOTAL	2,005,905.63	1	197,417.82	72,611.65	8,346.39	12,127.88	5,839.41	4,363.43		5,138.09		92,175.03	12,477.26	227,806.47	1
		2		281,443.86	27,236.63	22,183.27	16,213.55	20,537.74	9,541.38	6,867.17	5,712.20	3,092.42	33,320.67	23,692.83	2
		3	8,263.76	12,219.11	2,744.57	6,701.20	16,961.31		21,460.18	5,329.76		1,235.99	31,578.93		3
		4	6,289.83	36,700.22			5,671.75	24,248.16	2,061.61	9,075.91	5,786.35	3,788.39	960.91	2,644.55	4
		5	5,538.71	6,223.33	4,292.16	8,069.58	23,561.64	15,911.02	15,793.46	5,342.21	3,939.21	1,684.22	22,057.04	10,622.98	5
		6		7,252.90	8,230.36	80,469.31	8,945.14			1,696.86	3,150.46	3,076.98	1,019.69	22,817.81	6
		7	1,850.18	12,564.66	17,226.55	61,349.80	13,753.37	3,990.84	3,908.87	10,457.28	1,437.38	19,852.47	1,531.94	6,800.30	7
		8	14,206.81	18,487.28	9,230.33			14,865.30		34,067.88		10,155.03	2,740.36	49,313.38	8
		9	5,646.33	22,071.45	3,556.93	8,839.61	16,236.71	61,064.86	16,119.10			13,017.92			9

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# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

Fund	Major acct	HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
		Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacement Reserve	ownership/others	TOTALS
101	116001	LR General Account General Fund	031-357509	7,626,281										7,626,281
101	116009	LR Tenant Security Deposit Cking	031-357186	352,166										352,166
101	116249	LR General Account Wells Fargo Advisors	8106-6649		24,523,900	144,476							-	24,668,376
101	116275	LR Comp Grant Replacement Reserve LAIF	25-54-1					47,780						47,780
101		Low Rent	7,978,446	24,523,900	144,476	-	47,780	-	-	-	-	-	-	32,694,603
102	116001	Farm Labor Centers General Fund	031-358101	53,289										53,289
102	116004	FLC Rep Reserve Cking	031-357749	639,970										639,970
102	116009	FLC Tenant Sec Dep Cking	031-357921	135,645										135,645
102	116275	FLC Rep Reserve LAIF Account	25-54-01	-				45						45
102		Farm Labor Centers	828,905	-	-	-	-	45	-	-	-	-	-	828,950
103	116001	Tulare FL Center General Fund	031-358432	18,522										18,522
103	116004	TFLC Rep Reserve	031-358234/25-54-01	625,684				17						625,701
103	116009	TFLC Tenant Sec dep Cking	031-358333	20,769										20,769
103		Tulare Farm Labor Center	664,975	-	-	-	-	17	-	-	-	-	-	664,991
104	116001	General Cking	065-527079	11,212										11,212
104	116004	Rep Reserve Cking	065-527087	20,400										20,400
104	110000	cash held by equity Group	Equity Group								6,185			6,185
104	116209	Tenant Sec Dep Cking	Equity Group								15,510			15,510
104		Elmwood	31,512	-	-	-	-	-	-	-	21,695	-	-	53,307
105	116001	General Cking	065-527012	10,988										10,988
105	116004	Rep Reserve Cking	065-527061	1,224										1,224
105	110000	cash held by equity Group	Equity Group								2,536			2,536
105	116209	Tenant Sec Dep Cking	Equity Group								8,925			8,925
105		1121-1127 W Tulare Visalia	12,212	-	-	-	-	-	-	-	11,461	-	-	23,673
106	116001	Lakeview General Cking	064-323827	21,400										21,400
106	116004	Lakeview Rep Reserve Cking	064-323843	2,167										2,167
106	110000	cash held by equity Group	Equity Group								4,324			4,324
106	116209	Lakeview Tenant Sec Dep Cking	Equity Group								10,670			10,670
106		Lakeview	23,566	-	-	-	-	-	-	-	14,994	-	-	38,560
107	116001	514 S Bridge General Cking	064-169915	6,872										6,872
107	116004	514 S Bridge Rep Reserve Cking	064-169923	7,444										7,444
107	110000	cash held by equity Group	Equity Group								1,026			1,026
107	116209	Security Deposits	Equity Group								5,280			5,280
107		514 S Bridge	14,317	-	-	-	-	-	-	-	6,306	-	-	20,623
110	116001	Clark Court General Cking	031-358572	5,310										5,310
110	116004	Clark Court Rep Reserve Cking	031-358499	88,131										88,131
110	116009	Clark Court Tenant Sec Dep Cking	031-358523	8,420										8,420
110		Clark Court	101,861	-	-	-	-	-	-	-	-	-	-	101,861



# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacement Reserve	ownership/others	TOTALS
112	116001	Santa Fe Plaza General Fund	031-822205	327,647										327,647
112	116004	SFP Replacement Reserve Cking	031-822197	4,461										4,461
112	116009	SFP Tenant Sec Dep Cking	031-822445	34,360										34,360
112	132001	SFP Repl Reserve Prudential	9012111092				36,232							36,232
112	116092	SFP Residual Receipts Cking	031-822296	1,006,857			264,299							1,271,156
112		Plano Development Santa Fe Plaza	1,373,325	-	-	300,531	-	-	-	-	-	-	-	1,673,856
113	116001	La Serena General Cking	031-822007	48,343										48,343
113	116009	La Serena Tenant Sec Dep Cking	031-822064	16,874										16,874
113	116092	La Serena Residual Receipts Cking	031-822023	6			6,241							6,247
113	132005	La Serena Replacement Reserve Cking	9012135912				788,394							788,394
113		La Serena Housing Development Corp	65,222	-	-	794,635	-	-	-	-	-	-	-	859,858
114	116001	Admin General Fund BOW	031-357731	5,700,602					-					5,700,602
114	116239	Administration Gen Account (Bonds) Wells Fargo Adv	6408-8367		19,192,293	349,712								19,542,006
114	116014	Admin - TCP-123 Reserves	066-387093	1,526,807										1,526,807
114	116236	TPC123 Investments Wells Fargo Advisors	6400-2658		1,182,091	442,562								1,624,653
114	116015	Admin - Ins Risk Retention	031-357681	1,219					-					1,219
114	116237	Admin - Ins Risk Retention Wells Fargo Advisors	1460-3943		414,698	40,959			-					455,656
114	116019	Admin-Project Development Account	031-357491	2,124,454					-					2,124,454
114	116231	Admin-Gen Equip Account (Bond) Wells Fargo Advise	8529-0592		217,213	9,803			-					227,016
114	116238	Admin - Project Development Wells Fargo Advisors	8276-4169		16,469,987	130,653								16,600,640
114	116052	Admin Revolving Cking	031-357590	1,356,315					-					1,356,315
114	116069	Admin Computer Eq Reserve Cking	031-357475	99,397					-					99,397
114	116010	Admin Tenant Trust Acct	031-357541	142,904					-					142,904
114	116275	Admin General Fund Acct LAIF ACCT	25-54-01	-				139						139
114	116078	Admin General Eq Reserve Cking	031-357525	80,575					-					80,575
114		HATC Administration	11,032,274	37,476,281	973,690	-	139	-	-	-	-	-	-	49,482,384
115	116001	Retirement General Cking	031-357764	12,136										12,136
115		Retirement	12,136	-	-	-	-	-	-	-	-	-	-	12,136
116	116001	Kaweah Management General Cking	031-684514	4,126,249										4,126,249
116	116002	Money Market Account	Citizen Bank	113,491										113,491
116	116249	Kaweah Mgtmnt-Wells Fargo Advisors	1464-8488		419,609	59,694								479,303
116		Kaweah Other	4,239,740	419,609	59,694	-	-	-	-	-	-	-	-	4,719,043
117	116001	General Fund Checking	060-510393	56,168										56,168
117	116004	Replacement Reserves	066-387051	21,161										21,161
117	110000	Cash held by Prop Mgmt	Equity Group								9,789			9,789
117	116209	Tenant Security Deposit	Equity Group								13,603			13,603
117		Vickie Court	77,329	-	-	-	-	-	-	-	23,392	-	-	100,721
118	116001	Visalia Garden Villas General Cking	031-687343	255,914										255,914
118	116004	VGW Replacement Reserve	031-687251	276,304										276,304
118	116009	VGW Tenant Sec Dep Cking	031-687285	31,826										31,826
118		Visalia Garden Villas	564,045	-	-	-	-	-	-	-	-	-	-	564,045

# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacment Reserve	ownership/others	TOTALS
119	116001	Linmar Apartments General Checking	031-684522	38,426										38,426
119	116004	Linmar Apartments Replacement Res	031-685578	162,271										162,271
119	116009	Linmar Apartments Tenant Sec Dep	031-684571	5,623										5,623
119		Linmar Apartments		206,320	-	-	-	-	-	-	-	-	-	206,320
120	116001	Mill Creek Parkway	031-684613	927,284										927,284
120	116002	Money Market Account	361103033	60,000										60,000
120	116004	Mill Creek Parkway Replacement Reserve	031-684647	241,685							-			241,685
120	116009	Mill Creek Tenants Security Deposit	031-685628	59,666									-	59,666
120		Mill Creek Parkway		1,288,634	-	-	-	-	-	-	-	-	-	1,288,634
121	116001	Robinwood Court General Cking	031-685016	8,394										8,394
121	116004	Robinwood Court Replacement Reserve	031-684852	97,919										97,919
121	116009	Robinwood Court Tenant Sec Dep	031-685107	7,827										7,827
121		Robinwood Court		114,140	-	-	-	-	-	-	-	-	-	114,140
122	116001	Zachary General Cking	064-323900	6,366										6,366
122	116004	Zachary Rep Reserve Cking	064-323926	9,737										9,737
122	110000	cash held by equity Group	Equity Group								2,880			2,880
122	116209	Zachary Tenant Sec Dep Cking	Equity Group								4,635			4,635
122		Zachary		16,103	-	-	-	-	-	-	7,515	-	-	23,618
123	116001	N Jacob General Cking	064-169949	5,297										5,297
123	116004	N Jacob Rep Reserve Cking	064-169956	10,105										10,105
123	116009	N Jacob Tenant Sec Dep Cking	064-172596	4,379										4,379
123		N Jacob		19,781	-	-	-	-	-	-	-	-	-	19,781
124	116001	S Shady Apt General Cking	059-564161	851										851
124	110000	Cash held by Armstrong	ARMSTRONG								289			289
124	116004	S Shady Replacement Reserve	059-564278	4,484										4,484
124	116209	S Shady Tenant Sec Dep	ARMSTRONG								2,834			2,834
124		S Shady Apt		5,335	-	-	-	-	-	-	3,123	-	-	8,458
125	116001	General Fund Checking	060-510344	23,353										23,353
125	110000	Cash held by Prop Mgmt	ARMSTRONG								13,362			13,362
125	116004	Replacement Reserves	064-323934	20,801										20,801
125	116009	Tenant Security Deposit	070-735261	7,911										7,911
125	116209	Tenant Security Deposit	ARMSTRONG								12,555			12,555
125		Cypress Gardens		52,064	-	-	-	-	-	-	25,917	-	-	77,982
126	116001	Douglas General Cking	059-563809	130,216										130,216
126	110000	Cash held by Armstrong	ARMSTRONG/Equity Gp								13,033			13,033
126	116004	Douglas Replacement Reserve	059-563957	44,991										44,991
126	116209	Douglas Tenant Sec Dep	ARMSTRONG/Equity Gp								19,271			19,271
126		Douglas		175,206	-	-	-	-	-	-	32,304	-	-	207,510



# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
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Fund	Major acct	HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
		Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacement Reserve	ownership/others	TOTALS
127	116001	Westport General Cking	031-685743	141,785										141,785
127	116004	Westport Replacement Reserve	031-685552	212,905										212,905
127	116009	Westport Tenant Sec Dep Cking	031-685784	15,473										15,473
127	116085	Westport Operating Reserve	031-685495	47,238										47,238
127		Westport Village	417,401	-	-	-	-	-	-	-	-	-	-	417,401
128	116001	Poplar Grove General Cking	031-822619	17,518										17,518
128	116085	Poplar Gen Operating Reserve	032-691584	-										-
128	116004	Poplar Replacement Reserve	031-822635	182,825										182,825
128	116009	Poplar Tenant Security Dep	031-822734	19,098										19,098
128		Poplar Grove Associates	219,441	-	-	-	-	-	-	-	-	-	-	219,441
129	116001	245 S Crenshaw General Cking	064-476054	3,313										3,313
129	116004	245 S Crenshaw Rep Reserve Cking	064-476583	11,163										11,163
129	110000	Cash held by Armstrong	Armstrong								1,000			1,000
129	116209	245 S Crenshaw Tenant Sec Dep Cking	Armstrong								1,488			1,488
129		245 S CRENSHAW	14,476	-	-	-	-	-	-	-	2,488	-	-	16,964
231	116001	Kimball Court Associates General Checking	031-821926	1,319,193										1,319,193
231	116009	Kimball Court Ten. Sec Deposits	031-821868	52,725									-	52,725
231	116004	Kimball Court Replacement Resv	031-821850	510,350										510,350
231		Kimball Court Associates	1,882,268	-	-	-	-	-	-	-	-	-	-	1,882,268
132	116001	Parkside Court General Checking	031-822171	19,201										19,201
132	116004	Parkside Replacement Reserve	031-822270	118,990										118,990
132	116085	Parkside Developer Operating Reserve MT West Bank	832700004398					-	-				36,051	36,051
132	116009	Parkside Court Ten. Sec. Dep	031-822387	15,076										15,076
132		Parkside Court Apartments	153,266	-	-	-	-	-	-	-	-	-	36,051	189,317
133	116001	Euclid General Funds	031-821520	48,322										48,322
133	116004	Euclid Replacement Reserves	031-821579	105,085										105,085
133	116009	Euclid Tenant Security Deposit	031-821553	36,779										36,779
133	116084	Euclid Developer Acct	4124919176										6,999	6,999
133	116085	Euclid General Developer Reserves	832700005068										258,965	258,965
133	116204	Euclid Replacement Reserves - Bonneville	500157									412,661	-	412,661
133		Euclid Court	190,186	-	-	-	-	-	-	-	-	412,661	265,965	868,812
134	116205	Gateway Village General Funds- BUCKINGHAM	3250 0047 2368								35,955		-	35,955
134	116204	Gateway Village Replacement Reserve	1022608								-	237,783	-	237,783
134	116209	Gateway Village Tenant Security Dep	3250 0047 2371								25,054			25,054
134		Farmersville Gateway	-	-	-	-	-	-	-	-	61,009	237,783	-	298,791
135	116001	Village Grove General Fund	031-688234	74,523										74,523
135	116004	Replacement Reserves	031-688267	284						292,261				292,545
135	132100	Reserves - Berkadia	991064647									248,345		248,345
135	116009	Tenants Security Deposit	031-688341	25,608										25,608
135		Village Grove	100,415	-	-	-	-	-	-	292,261	-	248,345	-	641,021

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# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

Fund	Major acct	HATC ACCOUNT Name	Account Numbers	BMO/ Citizen	Wells Fargo Adv Bonds	Wells Fargo Adv Cash	Prudential H Impound	Local Agency Investment Fund	U.S. Bank And Trust	Rabo Bank	CBNT/BOA/ Union Bank	Mortgage Holder Replacment Reserve	Developer/ ownership/others	FUND BALANCE TOTALS
136	116001	Court & Paradise General Checking	031-684001	477,137										477,137
136	116004	Court & Paradise Replacement Reserves	031-684035	129,405										129,405
136	116085	Court & Paradise General Operating Reserve	036-990648	40,566										40,566
136	116009	Court & Paradise Tenants Security Deposit	031-684068	13,128										13,128
136		<b>Court &amp; Paradise</b>		<b>660,235</b>	-	-	-	-	-	-	-	-	-	<b>660,235</b>
137	116205	Lindsay Senior Apartments cash Buckingham	2110167337								44,268		-	44,268
137	116001	Lindsay Senior Apartments General Fund	53276390	15,803										15,803
137	116209	Tenants Security Deposit-Buckingham	10710979								27,606			27,606
137	116204	Replacement Reserves - Buckingham	10711509								24,713	771,503		796,215
137		<b>Lindsay Senior AKA The Groves</b>		<b>15,803</b>	-	-	-	-	-	-	<b>96,587</b>	<b>771,503</b>	-	<b>883,892</b>
138	116001	Encina Triplex General Checking	031-688515	20,307										20,307
138	116004	Replacement Reserves	031-687194	80,484										80,484
138		<b>Encina Triplex</b>		<b>100,790</b>	-	-	-	-	-	-	-	-	-	<b>100,790</b>
139	116001	Tule Vista General Funds	031-821819	636,525										636,525
139	116004	Replacement Reserves	031-821843	22,527								215,109		237,637
139	116009	Tenants Security Deposit	031-821900	48,072										48,072
139	116084	Ownership/Developer acct	PAC WEST										238,365	238,365
139		<b>Tule Vista</b>		<b>707,125</b>	-	-	-	-	-	-	-	<b>215,109</b>	<b>238,365</b>	<b>1,160,599</b>
140	116204	Replacement Reserves - Buckingham	23418817								442,355			442,355
140	116205	General Funds - Buckingham	23417165								123,214			123,214
140	116209	Tenants Security Deposit	23418171	-							23,476			23,476
140	116285	Operating Reserves	23418866/23418817	-								299,662		299,662
140		<b>Tulare Pacific- West Trail</b>		<b>-</b>	-	-	-	-	-	-	<b>589,046</b>	<b>299,662</b>	-	<b>888,708</b>
141	110000	General Funds -Armstrong	Armstrong								1,103			1,103
141	116001	General Funds	068-248160	6,075										6,075
141	116004	Replacement Reserves	068-248160	1,056										1,056
141	116209	Security Deposits	Armstrong								2,150			2,150
141		<b>S Sallee Lane</b>		<b>7,131</b>	-	-	-	-	-	-	<b>3,253</b>	-	-	<b>10,384</b>
142	110000	General Funds	Armstrong	-							5,474			5,474
142	116001	General Funds	070-532247	7,335										7,335
142	116209	Security Deposits	Armstrong								4,361			4,361
142	116004	Replacement Reserves	070-532288	17,382										17,382
142		<b>South Court</b>		<b>24,717</b>	-	-	-	-	-	-	<b>9,835</b>	-	-	<b>34,552</b>
143	116001	Myrtle Court 4Plex General Checking	031-684688	429,478										429,478
143	116004	Myrtle Court Replacement Reserve	031-684720	141,844										141,844
143	116009	Myrtle Court 4Plex Tenants Security Deposit	031-684803	29,616							-			29,616
143		<b>Myrtle Court</b>		<b>600,938</b>	-	-	-	-	-	-	-	-	-	<b>600,938</b>
144	116205	Gateway Village II General Checking	3250 0047 2384								19,559		-	19,559
144	116204	Replacement Reserves-Greystone	3250 0047 4816								25,361	43,435	-	68,797
144	116209	Tenants Security Deposit	3250 0047 2397								8,832			8,832
144		<b>Gateway Village II</b>		<b>-</b>	-	-	-	-	-	-	<b>53,753</b>	<b>43,435</b>	-	<b>97,188</b>



# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacement Reserve	ownership/others	TOTALS
145	116001	E Kaweah General Checking	031-683854	9,522										9,522
145	116004	Replacement Reserves	032-209338	23,990										23,990
145	116009	E Kaweah Security Deposit	031-683912	7,418										7,418
145		E Kaweah St	40,931	-	-	-	-	-	-	-	-	-	-	40,931
146	116001	Sultana Acres General Cking	031-683565	9,482										9,482
146	116004	Sultana Acres Replacement Reserve	031-683656	90,351										90,351
146	116009	Sultana Acres Tenant Sec Deposits	031-683672	15,841										15,841
146	116085	Sultana Acres Operating Reserves	031-683649	53,344										53,344
146		Sultana Acres	169,018	-	-	-	-	-	-	-	-	-	-	169,018
147	116001	1634 S Garden General Cking	064-172802	3,499										3,499
147	116004	1634 S Garden Rep Reserve Cking	064-172877	5,312										5,312
147	110000	cash held by equity Group	Equity Group								1,961			1,961
147	116209	1634 S Garden Tenant Sec Dep Cking	Equity Group								1,895			1,895
147		1634 S GARDEN	8,811	-	-	-	-	-	-	-	3,856	-	-	12,667
148	116001	Oakwood General Cking	031-685883	15,978										15,978
148	116004	Replacement Reserve	031-685958	96,076										96,076
148	116009	Tenant Security Deposit	031-686055	13,957										13,957
148		Oakwood Apartments	126,011	-	-	-	-	-	-	-	-	-	-	126,011
149	116001	W Oriole General Cking	031-688390	291,823									-	291,823
149	116004	W Oriole Replacement Reserves	031-688473	93,200									-	93,200
149	110000	cash held b Millcreek	millcreek mgmt								7,712			7,712
149	116209	Tenant Security Deposit	millcreek mgmt	6,290									-	6,290
149		W Oriole 4Plex	391,313	-	-	-	-	-	-	-	7,712	-	-	399,025
150	116001	Goshen/Loverslane General	048-360820	2,724										2,724
150		Loverslane/Goshen	2,724	-	-	-	-	-	-	-	-	-	-	2,724
151	116001	Country Manor General Fund	036-301556	9,005										9,005
151	116004	Replacement Reserves	036-301820	86,607										86,607
151	110000	Country Manor General Fund - ConAM	145361998								287			287
151	116209	Tenant Security Deposit-ConAm	ConAM								15,393			15,393
151		KMC Country Manor	95,612	-	-	-	-	-	-	-	15,680	-	-	111,292
152	116001	Tracy General Fund	031-686105	11,113										11,113
152	116009	Tenant Security Deposit	031-688051	2,888										2,888
152	116004	Replacement Reserves	031-687988	15,827									-	15,827
152		KMC-S Tracy Court	29,828	-	-	-	-	-	-	-	-	-	-	29,828
153	116001	Palomar General Cking	031-821678	209,216									-	209,216
153	116004	Replacement Reserves	031-821702	129								119,691	-	119,820
153	116009	Tenant Security Deposit	031-821736	20,029										20,029
153	131000	Mortgage Escrow Accounts	Bonneville									36,389		36,389
153	116085	Operating Reserves held by Developer	412-2317423										103,473	103,473
153	116084	Ownership/Developer acct	PWC										604	604
153		Palomar Court	229,375	-	-	-	-	-	-	-	-	156,080	104,077	489,532

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# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
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Fund	Major acct	HATC ACCOUNT Name	Account Numbers	BMO/ Citizen	Wells Fargo Adv Bonds	Wells Fargo Adv Cash	Prudential H Impound	Local Agency Investment Fund	U.S. Bank And Trust	Rabo Bank	CBNT/BOA/ Union Bank	Mortgage Holder Replacement Reserve	Developer/ ownership/others	FUND BALANCE TOTALS
154	116001	Visalia Garden Elowin General Cking	031-983122	517,420										517,420
154	110000	cash held by equity Group	Equity Group								6,074		-	6,074
154	116004	Replacement Reserves	056-551203	113,476										113,476
154	116209	Tenant Security Deposit	Equity Group								26,168		-	26,168
154		<b>Visalia Garden - Elowin</b>	<b>630,896</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,242</b>	<b>-</b>	<b>-</b>	<b>663,139</b>
155	116001	Aspen Court General Cking	031-683821	160,088										160,088
155	116004	Replacement Reserves	035-077552	68,332									-	68,332
155	116009	Tenant Security Deposit	035-077495	28,949										28,949
155	116204	Operating Reserves	517059670							80,545				80,545
155		<b>Aspen Court</b>	<b>257,369</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>80,545</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>337,914</b>
156	116001	Mission Court General Cking	062-790233	623,128									-	623,128
156	116004	Replacement Reserves	062-790191	56,448								118,833		175,281
156	116009	Tenant Security Deposit	062-790282	47,629										47,629
156		<b>MissionCourt</b>	<b>727,205</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>118,833</b>	<b>-</b>	<b>846,038</b>
157	116001	NSP5 General Cking	031-688168	244,052									-	244,052
157	116009	Tenant Security Deposit	031-688192	4,112									-	4,112
157	116004	Replacement Reserves	032-692673	67,766									-	67,766
157		<b>KMC Tulare NSP 5</b>	<b>315,929</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>315,929</b>
158	116001	Mission Court General Cking	062-790233	659,262									33,859	693,121
158	116004	Replacement Reserves	062-790191	14,712								-		14,712
158	116009	Tenant Security Deposit	062-790282	58,701										58,701
158		<b>Myrtle Court Senior</b>	<b>732,674</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>33,859</b>	<b>766,533</b>
159	116004	TMHSA/E Tulare Replacement Reserves	031-821629	191,662										191,662
159	116001	General Checking		9,837										9,837
159	116085	Operating Reserves	033-574426/CALFHA	366,394									58,400	424,794
159	116009	TMHSA/E Tulare Tenant Security Deposit	031-821660	10,593										10,593
159		<b>TMHSA/ E Tulare Ave Cottages</b>	<b>578,486</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58,400</b>	<b>636,886</b>
160	116001	*GENERAL FUND BANK OF WEST	041-195405	83,723										83,723
160	116004	Replacement Reserves	041-195645	49,178										49,178
160	116084	Cash held by Developer - PACWEST	PACWEST										1,280	1,280
160	116009	Tenant Security Deposit	041-196288	46,915										46,915
160		<b>Newcomb Court</b>	<b>179,816</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,280</b>	<b>181,096</b>
161	116001	General Funds	066-387077	6,645.08										6,645
161	116004	Replacement Reserves	066-387085	3,440.06										3,440
161	116009	Tenant Security Deposit	066-387093	5,327.63										5,328
161		<b>Manzanita Tulare</b>	<b>15,413</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,413</b>
162	116001	Fairview General Cking	031-722512	65,124										65,124
162	116004	Fairview Replacement Reserve	031-722421	22,831										22,831
162	116009	Fairview Tenant Security Deposit	031-722454	5,855										5,855
162	116085	Fairview Operating Reserve	031-722397	49,752										49,752
162		<b>Fairview Village</b>	<b>143,561</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>143,561</b>

# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacment Reserve	ownership/others	TOTALS
163	116001	Ashland Apts Lindsay General Funds	031-687459	37,284										37,284
163	116004	Replacement Reserves	051-129567	48,904										48,904
163	116009	Tenant Security Deposit	031-687509	6,623										6,623
163		Ashland Apartments - Lindsay		92,812	-	-	-	-	-	-	-	-	-	92,812
164	116001	Lotas & Newcomb	031-687392	26,491										26,491
164	116004	Replacement Reserves	032-549782	31,999										31,999
164	116009	Tenant Security Deposit	031-687384	4,253										4,253
164		Lotas & Newcomb		62,744	-	-	-	-	-	-	-	-	-	62,744
165	116001	KMC S Garden	046-223905	5,882										5,882
165	116004	Replacement Reserves	046-223855	26,665										26,665
165	116009	Tenant Security Deposit	046-223764	3,150										3,150
165		KMC S Garden		35,697	-	-	-	-	-	-	-	-	-	35,697
166	116001	Cypress Cove General Cking	031-722744	588,933										588,933
166	116004	Cypress Cove Replacement Reserve	031-722694	224,807										224,807
166	116009	Cypress Cove Tenant Security Dep	031-722728	25,387										25,387
166	116085	Cypress Cove Operating Reserve	031-722637	130,851										130,851
166		Cypress Cove Apt		969,978	-	-	-	-	-	-	-	-	-	969,978
167	116001	Belmont Exeter General Cking	045-658846	110,129										110,129
167	116004	Replacement Reserves	045-658465	1,785										1,785
167	116009	Tenant Security	045-658820	19,319										19,319
167		Belmont Exeter		131,234									-	131,234
168	116001	Sequoia Villas Associates General Cking	033-075895	63,282										63,282
168	116004	Replacement Reserves	033-076034	4,673										4,673
168	116009	Tenant Security Deposit	033-075978	13,585										13,585
168	116085	Operating Reserves	033-076083	72,681										72,681
168	116084	Ownership/Developer acct - PACWEST	4120-025234										28,573	28,573
168		Sequoia Villas Associates		154,220	-	-	-	-	-	-	-	-	28,573	182,793
169	116205	Cash held by Buckingham	2111000689								24,380			24,380
169	116209	Tenant Security Deposit	BUCKINGHAM								16,503			16,503
169	131000	Escrow Deposit Bonneville	500325									322,155		322,155
169		Avenal Pacific		-	-	-	-	-	-	-	40,883	322,155	-	363,038
170	116001	Visalia/Willowbrook Gen Checking	031-821942	415,525										415,525
170	116004	Visalia/Willowbrook Replacement Res	031-822056	82,946										82,946
170	116009	Visalia/Willowbrook Tenant Security Dep	031-822130	5,639										5,639
170	116085	Visalia/Willowbrook Operating Reserve	031-821967	69,148										69,148
170		Willowbrook Apt		573,258	-	-	-	-	-	-	-	-	-	573,258
172	116001	S Central 1545 General Fund	035-457507	76,537										76,537
172	116209	Tenant Security Deposit	035-457508	5,870										5,870
172	116004	Replacement Reserves	035-457556	33,923										33,923
172		1545 S Central - Admin		116,330	-	-	-	-	-	-	-	-	-	116,330

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# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

Fund	Major acct	HATC ACCOUNT Name	Account Numbers	BMO/ Citizen	Wells Fargo Adv Bonds	Wells Fargo Adv Cash	Prudential H Impound	Local Agency Investment Fund	U.S. Bank And Trust	Rabo Bank	CBNT/BOA/ Union Bank	Mortgage Holder Replacement Reserve	Developer/ ownership/others	FUND BALANCE TOTALS
173	116001	General Fund	040-633216	7,225							3,068			10,293
173	116209	Tenant Security Deposit	millcreek mgmt								5,540			5,540
173	116004	Replacement Reserves	040-633265	38,822										38,822
173		S. Crowe Apartments		46,046	-	-	-	-	-	-	8,608	-	-	54,654
175	116001	*GENERAL FUND BANK OF WEST	040-728792	118,343							2,351			120,694
175	116004	Replacement Reserves	040-728867	42,992										42,992
175	116209	Tenant Security Deposit	millcreek mgmt								6,395			6,395
175		HATC-Leslie		161,335	-	-	-	-	-	-	8,746	-	-	170,081
176	116001	General Fund Checking	040-633349	1,141							1,512			2,653
176	116009	Security Deposits	040-633372	-							3,660			3,660
176	116004	Replacement Reserves	040-633406	20,933										20,933
176		700s N. Lynora		22,074	-	-	-	-	-	-	5,172	-	-	27,246
177	116001	*GENERAL FUND BANK OF WEST	040-634610	20,836							-			20,836
177	110000	*GENERAL FUND CHECKING	millcreek mgmt								1,063			1,063
177	116004	Replacement Reserves	040-634818	18,081										18,081
177	116209	*TENANT SECURITY DEPOSITS	040-633372								2,200			2,200
177		Victor & Woodland		38,918	-	-	-	-	-	-	3,263	-	-	42,181
179	116001	GENERAL FUND BANK OF WEST	041-444977	6,222										6,222
179	116004	Replacement Reserves	041-445123	154,760							2,416			157,176
179	116205	General Fund Buckingham	2111000242								6,100			6,100
179	116209	Tenants Security Deposit BUCKINGHAM	BUCKINGHAM								28,212			28,212
179		Orangewood		160,982	-	-	-	-	-	-	36,728	-	-	197,709
180	116001	*GENERAL FUND BANK OF WEST	046-367199	18,152										18,152
180	116209	*TENANT SECURITY DEPOSITS	millcreek mgmt								24,575			24,575
180	110000	Cash held by Prop Mgmt	millcreek mgmt								8,632			8,632
180	116004	Replacement Reserves	046-367447	70,714										70,714
180		1321 & 1325 S Central		88,865	-	-	-	-	-	-	33,207	-	-	122,073
181	116001	*GENERAL FUND BANK OF WEST	048-151930	19,995										19,995
181	116004	Replacement Reserves	048-152987	83,126										83,126
181	116009	Security Deposits	048-151997	22,019										22,019
181		Pacific Court Apt		125,140	-	-	-	-	-	-	-	-	-	125,140
182	116001	*GENERAL FUND BANK OF WEST	048-363345	7,266										7,266
182	116004	Replacement Reserves	048-363303	1,177										1,177
182	116009	Security Deposits	048-363238	6,853										6,853
182		S Santa Fe Triplex		15,297	-	-	-	-	-	-	-	-	-	15,297

# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

Fund	Major acct	HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
		Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacment Reserve	ownership/others	TOTALS
183	116001	*GENERAL FUND BANK OF WEST	049-253131	9,283										9,283
183	110000	Cash held by Buckingham	BUCKINGHAM								2,510			2,510
183	116004	Replacement Reserves	049-253008	19,917										19,917
183	116009	Security Deposits	049-253396	2,817							5,600			8,417
183			KMC Vassar	32,017	-	-	-	-	-	-	8,110	-	-	40,127
184	116001	*GENERAL FUND BANK OF WEST	052-848348	26,768										26,768
184	116205	Cash held by Armstrong/Buckingham	Armstrong/Buckingham								25,000			25,000
184	116009	Security Deposits	Armstrong/Buckingham	-							12,795			12,795
184	116004	replacement reserves	049-253396	63,125										63,125
184			KMC Bates	89,893	-	-	-	-	-	-	37,795	-	-	127,688
185	116001	*GENERAL FUND BANK OF WEST	051-556017	6,334										6,334
185	116004	Replacement Reserves	051-556074	11,462										11,462
185	116009	Security Deposits	051-556140	4,143										4,143
185			KMC Quince	21,939	-	-	-	-	-	-	-	-	-	21,939
186	116001	*GENERAL FUND BANK OF WEST	052-848785	143,030										143,030
186	116004	Replacement Reserves	052-848918	58,807										58,807
186	116009	Security Deposits	052-848868	16,884										16,884
186			KMC 1844-1852 S Garden	218,720	-	-	-	-	-	-	-	-	-	218,720
187	116001	*GENERAL FUND BANK OF WEST	054-121140	-										-
187	116004	Replacement Reserves	054-121272	-										-
187	116009	Security Deposits	054-121249	-										-
187			KMC Fulgham St	-	-	-	-	-	-	-	-	-	-	-
188	116001	*GENERAL FUND BANK OF WEST	054-121140	10,435										10,435
188	116004	Replacement Reserves	054-121272	10,053										10,053
188	116009	Security Deposits	054-121249	1,977										1,977
188			KMC S First St Dinuba	22,465	-	-	-	-	-	-	-	-	-	22,465
189	116209	Security Deposits	millicreek mgmt	-							7,095			7,095
189	116004	replacement Reserves	055-847065	18,096										18,096
189	116001	*GENERAL FUND BANK OF WEST	055-847123	7,472							1,254			8,726
189			KMC Lark Ave	25,568	-	-	-	-	-	-	8,349	-	-	33,917
190	116009	Security Deposits	56-551351/Armstrong	-							14,896			14,896
190	116004	Replacement Reserves	56-551567	21,311										21,311
190	116001	*GENERAL FUND BANK OF WEST	56-551294/Armstrong	289,276							6,081			295,358
190			KMC Roosevelt Ave	310,588	-	-	-	-	-	-	20,977	-	-	331,565
191	116009	Security Deposits	56-690977	9,639							-			9,639
191	116004	Replacement Reserves	56-691298	3,306										3,306
191	116001	*GENERAL FUND BANK OF WEST	56-688054	7,975										7,975
191			KMC Lynora Triplex	20,920	-	-	-	-	-	-	-	-	-	20,920



# INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacment Reserve	ownership/others	TOTALS
192	116004	Replacement Reserves	56-691298	667										667
192	116001	*GENERAL FUND BANK OF WEST	56-688054	37										37
192			99 Palms	704	-	-	-	-	-	-	-	-	-	704
193	110000	Funds held by Equity	Equity Group								2,355			2,355
193	116209	Security Deposits	Equity Group								4,075			4,075
193	116001	*GENERAL FUND BANK OF WEST	070-532312	5,645										5,645
193	116004	Replacement Reserves	070-532387	790										790
193			S Conyer	6,435	-	-	-	-	-	-	6,430	-	-	12,865
194	116001	*GENERAL FUND BANK OF WEST	070-735360	21,005										21,005
194	116009	Security Deposits	070-735220	34,922										34,922
194	116004	Replacement Reserves	070-735329	3,281										3,281
194			Cherry Heights	59,209	-	-	-	-	-	-	-	-	-	59,209
195	110000	Funds held by Equity	Equity Group								1,410			1,410
195	116001	*GENERAL FUND BANK OF WEST	070-735303	6,640										6,640
195	116004	Replacement Reserves	070-735311	8,115										8,115
195	116209	Security Deposits	Equity Group								4,850			4,850
195			ST JOHN PARKWY	14,756	-	-	-	-	-	-	6,260	-	-	21,016
196	110000	Funds held by Equity	Equity Group								4,360			4,360
196	116209	Security Deposits	070-735246	12,250										12,250
196	116004	Replacement Reserves	070-735196	2,686										2,686
196	116001	*GENERAL FUND BANK OF WEST	070-735238	11,389										11,389
196			Crepe Myrtle Cottages	26,324	-	-	-	-	-	-	4,360	-	-	30,684
197	116001	*GENERAL FUND BANK OF WEST	070-737283	2,338										2,338
197	116004	Replacement Reserves	070-737259	2,562										2,562
197	116009	Security Deposits	070-737242	3,045										3,045
197			1233 N Burke	7,945	-	-	-	-	-	-	-	-	-	7,945
198	116001	*GENERAL FUND BANK OF WEST	070-747498	7,389										7,389
198	116004	Replacement Reserves	070-747506	4,263										4,263
198	110000	Funds held by Equity	Equity Group								79			79
198	116209	Security Deposits	Equity Group	-							4,150			4,150
198			3230-3236 S Villa	11,652	-	-	-	-	-	-	4,229	-	-	15,881
400	116001	*GENERAL FUND BANK OF WEST	031-16191	106,522										106,522
400	116004	Replacement Reserves	031-16209	679										679
400	110000	Funds held by Equity	Equity Group								3,922			3,922
400	116209	Security Deposits	Equity Group	-							5,375			5,375
400			Merritte	107,201	-	-	-	-	-	-	9,297	-	-	116,499
401	116001	*GENERAL FUND BANK OF WEST	031-16845	191,979										191,979
401	116004	Replacement Reserves	031-16829	592										592
401	110000	Funds held by Equity	Equity Group								20,637			20,637
401	116209	Security Deposits	Equity Group	-							18,245			18,245
401			Monarch Circle	192,571	-	-	-	-	-	-	38,882	-	-	231,453

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INVESTMENT REPORT

TULARE COUNTY HOUSING AUTHORITY  
SUMMARY DESCRIPTION OF INVESTMENT ACCOUNTS  
AS OF MARCH 31 , 2025

		HATC ACCOUNT	Account	BMO/	Wells Fargo Adv	Wells Fargo Adv	Prudential H	Local Agency	U.S. Bank	Rabo	CBNT/BOA/	Mortgage Holder	Developer/	FUND BALANCE
Fund	Major acct	Name	Numbers	Citizen	Bonds	Cash	Impound	Investment Fund	And Trust	Bank	Union Bank	Replacment Reserve	ownership/others	TOTALS
402	116001	*GENERAL FUND BANK OF WEST	3118577	91,476										91,476
402	110000	Funds held by Equity	Equity Group								4,470			4,470
402	116209	Security Deposits	Equity Group								9,450			9,450
402	116004	Replacement Reserves	3118593	1,164										1,164
402			NOBLE AVE	92,640	-	-	-	-	-	-	13,920	-	-	106,560
403	116001	*GENERAL FUND BANK OF WEST	2807550	55,633										55,633
403	116004	Replacement Reserves	2807568	5,318										5,318
403	110000	Funds held by Home For Rent	1033847								6,042			6,042
403			EASTRIDGE	60,950	-	-	-	-	-	-	6,042	-	-	66,992
700	116001	Section 8 Voucher General BOW	031-357780	3,260,349										3,260,349
700	116275	Section 8 Vouchers LAIF Account	25-54-1					119,211						119,211
700		Section 8 Vouchers		3,260,349	-	-	-	119,211	-	-	-	-	-	3,379,560
GRAND TOTAL ALL FUNDS				46,044,486	62,419,791	1,177,859	1,095,166	167,191	-	372,806	1,323,426	2,825,566	766,570	116,192,861

Prepared by: Rosaline Child

Signed: \_\_\_\_\_

Secretary/Treasurer

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## RPH Development LLC

Bob Havlicek  
(805) 588-8532

4491 Boardwalk Lane  
Santa Maria, CA 93455

[roberthavlicek@rphdevelopmentllc.com](mailto:roberthavlicek@rphdevelopmentllc.com)

March 31, 2025

Mr. Ken Kugler  
Executive Director  
Housing Authority of Tulare County  
5140 W Cypress Ave  
Visalia CA 93279

Dear Ken,

Thank you for the opportunity to provide you with a proposal to redevelop the Goshen property. We are excited about the prospects of working with you and your team.

By way of introduction, my team has over 60 years of development experience. The attached Statement of Qualifications expands on the expertise of my team. Our experience includes 30+ LIHTC developments with a capitalized value more than \$500M. These developments include HUD RAD conversions, 9% Tax Credits, 4% Tax Credits with Tax-Exempt Bond Financing, New Market Tax Credits, and 1602 funding. We also have experience working with a variety of federal, state, and local funding sources including AHP, HOME, ARP, ARPA, HOMEKEY, NPLH, MHP, AHSC, and HHC to name a few. Our experience includes New Construction, Acquisition/Rehab, Redevelopment, and Adaptive-Reuse.

We have long-term relationships with capable general contractors, architects, engineering firms, environmental consultants and other consultants to meet the unique needs of each project to deliver a quality product from concept to completion.

There are some key areas to focus on early in the redevelopment process. The first is HUD's Site and Neighborhood Standards with required approval by FHEO. If FHEO will not approve the redevelopment, we cannot move forward. Based upon our preliminary analysis, we expect approval from FHEO. We will also need to discuss the current vacancies and mixed family issue. When we set up a call, we will create an agenda to include communication with the residents, relocation issues, as well as financial feasibility of the project including sources of funds to close the gap in financing. Finally, we will also need to discuss selection of an architect, third party reports, RAD Consultant and selection of a qualified non-profit for the limited partnership to be formed.

Also included for your review is a draft Co-Development Consulting Services Agreement and Experience Portfolio. We will send a draft proforma in the next few days and we look forward to setting up a call to discuss the framework of the project further.

Sincerely,

Robert P. Havlicek Jr  
Managing Member



## STATEMENT OF QUALIFICATIONS/EXPERIENCE/SERVICES

RPH Development LLC (RPH) was established in 2021 by Robert (Bob) Paul Havlicek Jr. RPH draws from extensive affordable housing development experience at the Housing Authority of the County of Santa Barbara, California as well as other Public Housing Authorities (PHAs) within California. Having worked in the Housing Authority environment, our team is uniquely suited to assist PHAs to maximize their development potential and maximize Federal, State and Local resources to ensure the long-term success of each project.

We have a proven track record for successful project completion and work with an extensive array of firms to handle entitlements, environmental review, financial feasibility, organizational structure, and construction management services. We have relationships with capable general contractors, architects, engineering firms, environmental and other relevant consultants which ensure the delivery of a quality product from concept to completion.

Our team has over 60 years of development experience. This includes 30+ LIHTC developments with a capitalized value in excess of \$500M. These developments include HUD RAD conversions, 9% Tax Credits, 4% Tax Credits with Tax-Exempt Bond Financing, New Market Tax Credits, and 1602 funding. We have successfully obtained funding from the following sources: AHP, HOME, ARP, ARPA, HOMEKEY, NPLH, MHP, AHSC, and HHC to name a few. Our experience includes New Construction, Acquisition/Rehab, Redevelopment, and Adaptive-Reuse (hotel conversion and commercial office space conversion).

We are a solution-oriented firm that brings specific talent and teams together to ensure successful project completion. RPH serves either a lead developer or co-developer to PHAs and related Non-Profit organizations. The structure of our agreement ensures that our interests are aligned with yours.





## RESUME SUMMARY

### **Robert P. Havlicek Jr – Managing Member**

- Executive Director, Housing Authority of the County of Santa Barbara
- Licensed Certified Public Accountant (currently inactive)
- 30+ Affordable Housing Developments Completed (over 1,000 units)
- 10 HUD RAD Conversions
- Structuring Complex Financial Models
- Coordinate with Various Disciplines to Mitigate Risk/Problem Resolution

### **Larry Deese, Senior Project Manager – Construction Manager**

- Site Work & Site Work Analysis
- ADA Design Compliance
- Landscape Architect
- Construction Design
- Construction Project Manager

### **Milton Johns, Senior Project Manager – Construction Manager**

- Design Review & Material Specifications
- Coordinate Architects, Engineers, Surveyors, Geotechnical and other 3<sup>rd</sup> party consultants
- Land Use Entitlements & Permitting
- GC Contract Bid Analysis
- Scope of Work Analysis
- Value Engineering Opportunities
- Construction Schedule Analysis & Monitoring
- Draw Meetings/Submittals/Problem Resolution

### **Darcy S. Brady, Senior Project Manager – Technical**

- Development Feasibility
- Financial Modeling
- CDLAC/TCAC Applications
- State and Local Funding Applications
- Initial Operating Budget
- Lender/Investor Outreach
- NEPA Clearance
- RFP Project-Based Vouchers
- Ordering 3<sup>rd</sup> Party Reports
- Construction & Permanent Loan Closing
- Capital Contributions Due Diligence
- TCAC Placed in Service
- Post Compliance

**Juan Garcia, Information Systems Administrator**

- Initial Property Set-Up in Yardi
- Wi-Fi Property Needs Evaluation and Mapping
- Coordinate Security Camera Design and Set-Up

RAD MINORITY CONCENTRATION TOOL

Goshen 20 units

Target Area ID: 1009310

Date: 03/28/2025

Email of User: slestan@recapadvisors.com

Project Name	Goshen 20 units
Project Address	6858 Elder Ave
Project City/State	Goshen, CA

State	California
County	Tulare, California
Tract	000901
Housing Market Area	Visalia, CA

RACE or ETHNICITY	HMA (%)	CENSUS TRACT (%)	CORE + ADJACENT TRACTS (%)	ALTERNATE GEOGRAPHY/NEIGHBORHOOD(%)
HISPANIC or LATINO (Total)	65.08	75.65	55.19	0.00
BLACK or AFRICAN AMERICAN (alone, non-Hispanic)	1.28	0.00	0.32	0.00
AMERICAN INDIAN and ALASKA NATIVE (alone, non-Hispanic)	0.56	0.00	0.3	0.00
ASIAN (alone, non-Hispanic)	3.42	4.26	3.65	0.00
NATIVE HAWAIIAN and OTHER PACIFIC ISLANDER (alone, non-Hispanic)	0.11	0.22	0.07	0.00
TWO or MORE RACES	1.49	0.47	1.66	0.00
SOME OTHER RACE (alone, non-Hispanic)	0.32	6.55	1.49	0.00
WHITE	27.75	12.85	37.33	0.00
Total Minorities	72.25	87.15	62.67	

All Total	100	100	100	
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RACE or ETHNICITY	HMA (#)	CENSUS TRACT (#)	CORE + ADJACENT TRACTS (#)	ALTERNATE GEOGRAPHY/NEIGHBORHOOD(#)
HISPANIC or LATINO (Total)	301,919	4,815	16,392	0.00
BLACK or AFRICAN AMERICAN (alone, non-Hispanic)	5,923	0.00	96	0.00
AMERICAN INDIAN and ALASKA NATIVE (alone, non-Hispanic)	2,592	0.00	90	0.00
ASIAN (alone, non-Hispanic)	15,857	271	1,083	0.00
NATIVE HAWAIIAN and OTHER PACIFIC ISLANDER (alone, non-Hispanic)	528	14	20	0.00
TWO or MORE RACES	6,913	30	492	0.00
SOME OTHER RACE (alone, non-Hispanic)	1,472	417	442	0.00
WHITE	128,751	818	11,087	0.00
Total Minorities	335,204	5,547	18,615	0.00
All Total	463,955	6,365	29,702	

**Note:** Data is based on the 2020 Census and 2016-2020 ACS data.

Is the percentage of persons of any particular racial or ethnic minority in the core tract at least 20 percentage points higher than the percentage of that minority group in the housing market area? **No**

Is the percentage of all minority persons in the core tract at least 20 points higher than the percentage of minorities in the housing market area? **No**

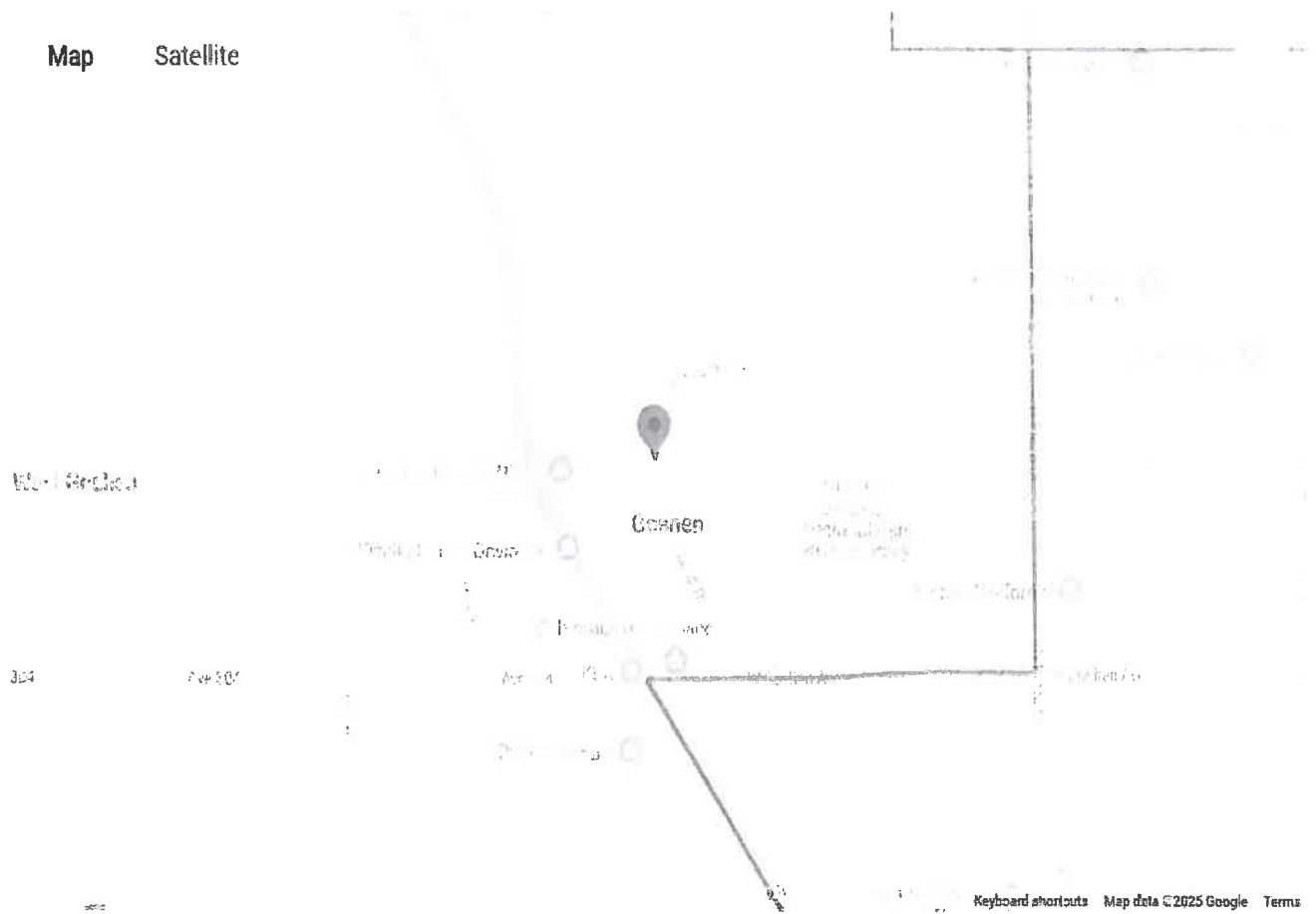
Is the percentage of persons of any particular racial or ethnic minority in the core tract and all its adjacent tracts, analyzed as a whole, at least 20 percentage points higher than the percentage of that minority group in the housing market area? **No**

Is the percentage of all minority persons in the core tract and all its adjacent tracts, analyzed as a whole, at least 20 points higher than the percentage of minorities in the housing market area? **No**






Is the percentage of persons of any particular racial or ethnic minority in the alternative geography/neighborhood at least 20 percentage points higher than the percentage of that minority group in the housing market area? **No**

Is the percentage of all minority persons in the alternative geography/neighborhood at least 20 points higher than the percentage of minorities in the housing market area? **No**

## RAD Project Snapshot for Goshen 20 units



### Map Legend

-  County Outline
-  CBSA Outline
-  Tract Outline
-  Block Group Outline
-  Minority Concentration > 20% of HMA

Experience Portfolio

PROJECT	Number of Units	Housing Type	LIHTC Program	Challenges to Complete
<b>Housing Authority:</b>				
Apartico	54	Family	4%	Formerly Public Housing and we received HUD approval under the Demo/Dsipo Program and Converted to a LIHTC Financed, Section 8 Project-Based Voucher, utilizing 1,602 Funds instead of Investor during financial debacle in 2009/2010.
Central Plaza	112	Family	4%	HUD 236 Financed property and this was a acquisition for preservation, property had significant deferred maintenance and many of the tenants were not income qualified under previous management
Creekside Village	39	Family	9%	We had significant challenges with the neighbors who claimed multiple environmental issues after diligent efforts, we resolved every claim and were able to proceed with the financing and the build-out.
Ted Zenith	24	Family	9%	Originally a senior overlay and we had to appeal to the city council to entitle the property as a family property
Parkview	20	Family	4%	Acquired the property with RDA funds and property had severe deferred maintenance, including asbestos and lead paint abatement.
Palm Grove	40	Family	4%	Significant environmental soil vapor issue on the Southwest corner of the property, we discovered that the source was from the neighboring strip mall. 4 of the dwelling units require special charcoal filters that run continually to mitigate the issue.
Pasadero Lofts	33	Special Needs	9%	Infall project in Isla Vista that had RDA funds
Lompoc Terrace	40	Family	4%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure. There was significant asbestos and lead paint abatement.
Santa Rita	36	Family	9%	Formerly Public Housing and we received approval under the Demo/Dsipo Program and converted to a LIHTC Financed Development. This development included the demolition of the former Housing Office.
Santa Rita II	19	Family	9%	Formerly Public Housing and we received approval under the Demo/Dsipo Program and converted to a LIHTC Financed Development.
LC Grossman	14	Senior	4%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure. This was combined with a non-PH property (Sandpiper Apts) as a scattered site project in order to secure financing. There was significant asbestos and lead paint abatement.
Leland Park	16	Family	4%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure. This was combined with a non-PH property (Sandpiper Apts) as a scattered site project in order to secure financing. There was significant asbestos and lead paint abatement.
Sandpier	68	Family	4%	As mentioned above, combined with L.C.Grossman & Leland Park as scattered site development to secure tax-exempt debt financing. Two of the four buildings have tuck-under parking and required significant structural modifications to meet current seismic building code requirements.
Golden Inn Family	27	Family	9%	This part of a 7-1/2 acre campus that required a re-zone, lot split and general plan amendment. We were successful in achieving an allocation of water during drought conditions. In addition there was a "dry creek" that runs through the property that required significant alteration to meet county flood control.
Golden Inn Senior	60	Senior	9%	This part of a 7-1/2 acre campus that required a re-zone, lot split and general plan amendment. We were successful in achieving an allocation of water during drought conditions. In addition there was a "dry creek" that runs through the property that required significant alteration to meet county flood control.
Lompoc Gardens	75	Family	9%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure. There was significant asbestos and lead paint abatement.
Miller Stanley	24	Senior	9%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure. There was significant asbestos and lead paint abatement.
Postano	118	Family	4%	Acquisition/Rehab, the HA had a Purchase Option Agreement it wanted to exercise and had to petition the court on 4 occasions to finally enforce to acquire the property at the end of the 15-year compliance period. Subsequently, we re-syndicated the property and performed significant upgrades in the re-syndication.
Depot St	80	Special Needs	4%	Significant environmental clean-up and the property required a re-zone, general plan amendment and lot split.
Harry's House	60	Senior	9%	This is the 3rd phase of the 7-1/2 acre campus noted above. This is a very special development that will serve senior with 3 meals a day 7 days a week along with extensive supportive services.
Parkside Gardens	48	Senior	4%	Asbestos and Lead Paint abatement and the property had no fire suppression in place, state of the art fire suppression system installed in addition to major rehabilitation work within each of the units.
Central Plaza Resyndication	112	Family	4%	Obtain approval to pre-pay CalHFA loan, obtain approval from HUD Multi-Family to resyndicate the property, relocated all 112 families in 5 phases.
Homekey Studios	15	Special Needs	HOMEKEY 1.0	Receive funding approval in June and converted office building by December 31st of the same year, completed occupancy in January the following year.
Buena Tierra	60	Special Needs	HOMEKEY 2.0	Property is located in a floodway and great care has been taken to meet FEMA requirements.
Escalante Meadows	80	Family/Special Needs	9%	HUD Rental Assistance Demonstration conversion from Public Housing to a LIHTC and Section 8 Project-Based Voucher financing structure, obtained HHC and AHSC funding, redeveloped from 52 to 80 units.
Escalante Meadows			NMTC	Obtained funding from our Congressman as well as our State Senator. The community center features include an early childhood development center, a shared non-profit wellness center and a resident community center.
<b>Surf Development:</b>				
Rancho Hermosa	47	Special Needs	9%	Property in bankruptcy and we elected to co-develop the property with another seasoned developer.
Cypress Court	60	Senior	9%	Property in bankruptcy and we elected to co-develop the property with another seasoned developer.
West Cox	30	Special Needs	9%	First experience with manufactured homes (factory built offsite), there are unique challenges with state approval of the dwelling units and site approval from the local jurisdiction - in this case the City of Santa Maria
Cypress & 7th	15	Special Needs	9%	Obtained land use approvals with significant neighborhood opposition. Funding includes NPLH and MHP.
<b>RPH Development:</b>				
Willow Walk	40	Senior	9%	Significant collaboration to structure the financing.
Castillo del sol	40	Special Needs	9%	Significant collaboration to structure the financing.
Paseo Nueva	72	Family	9%	Redeveloped from 24 units to 72 units, significant collaboration to structure the financing.
Los Cortez	64	Family	9%	HUD Rental Assistance Demonstration conversion from Public Housing vacant land to a LIHTC and Section 8 Project-Based Voucher financing structure.
1612 Apartments	144	SRO	4%	Adaptive reuse project with a complex financial structure

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## CO-DEVELOPMENT CONSULTING SERVICES AGREEMENT

This Co-Development Consulting Services Agreement ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, ("Effective Date"), by and between the Stanislaus Regional Housing Authority, a public body, corporate and politic ("Housing Authority") and RPH Development, LLC, a California limited liability company ("Consultant").

WHEREAS, Housing Authority desires to hire Consultant to perform certain services more particularly specified herein in connection with the development of a 40-unit affordable housing project located in \_\_\_\_\_ Goshen \_\_\_\_\_, California ("Project"); and

WHEREAS, Consultant represents that Consultant and/or Consultant's personnel have the qualifications and experience to properly perform such services.

NOW, THEREFORE, Housing Authority and Consultant hereby agree as follows:

1. Scope of Services

Consultant shall furnish Housing Authority with services as more particularly set forth in Exhibit A attached hereto and incorporated by this reference in full herein.

2. Method of Performing Services

Subject to the terms and conditions of this Agreement, Consultant may determine the method, details, and means of performing the services described herein.

3. Standard of Performance

Consultant agrees to undertake and complete these services to conclusion, using that standard of care, skill, and diligence normally provided by a professional person in performance of similar services.

4. Nonexclusive Services

This Agreement shall not be interpreted to prevent or preclude Consultant from rendering any services for Consultant's own account or to any other person or entity as Consultant in its sole discretion shall determine. Consultant agrees that performing such services will not materially interfere with services to be performed for Housing Authority.

5. Coordination of Services

All services are to be coordinated with the Housing Authority's Executive Director or designee ("Director") and shall be performed under the general direction of the Director.



6. Correction of Errors

Consultant agrees to correct, at its expense, all errors which may be disclosed during review of Consultant's services. Should Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by Housing Authority, and the cost thereof shall be paid by Consultant.

7. Principal in Charge

Consultant hereby designates Robert P. Havlicek Jr as its principal-in-charge and person responsible for necessary coordination with Director.

8. Housing Authority's Responsibility

Housing Authority shall cooperate with Consultant as may be reasonably necessary for Consultant to perform its services. Director agrees to provide direction to Consultant as requested regarding particular project requirements.

9. Term of Agreement

Unless otherwise terminated as provided for herein, this Agreement shall begin on \_\_\_\_\_, 2025, and expire upon the completion of the scope of services.

10. Compensation

a. Housing Authority agrees to pay Consultant for services provided under this Agreement in the amount set forth in Exhibit A attached hereto and incorporated by this reference in full herein. In addition, upon the Effective Date of this Agreement, Housing Authority agrees to provide Consultant with a non-refundable initial payment of \$25,000, which amount shall be applied to the compensation set forth in Exhibit A in the event the Project is successfully constructed. In the event the Project is not constructed, for any reason whatsoever, the initial non-refundable payment of \$25,000 shall be retained by Consultant.

b. The acceptance by Consultant of the final payment made under this Agreement shall constitute a release of Housing Authority from all claims and liabilities for compensation to Consultant for anything completed, finished or relating to Consultant's services.

c. Consultant agrees that payment by Housing Authority shall not constitute nor be deemed a release of the responsibility and liability of Consultant or its employees, subcontractors, agents and subconsultants for the accuracy and competency of the information provided and/or services performed hereunder, nor shall such payment be deemed to be an assumption of responsibility or liability by Housing Authority for any defect or error in the services performed by Consultant, its employees, subcontractors, agents and subconsultants.

11. Maintenance of Records

Consultant agrees to maintain books, accounts, payroll records and other information relating to the performance of Consultant's obligations under the Agreement, which shall adequately and correctly reflect the expenses incurred by the Consultant in the performance of Consultant's work under the Agreement. Such books and records shall be open to inspection and audit by the Housing Authority during regular business hours for three years after expiration or termination of this Agreement. In addition, and upon request of the Housing Authority, Consultant shall submit for filing in the Housing Authority's office a complete set of other information relating to the performance of Consultant's obligations under this Agreement.

12. Confidentiality of Information

Any documents, materials, personal or privileged information given to or prepared or assembled by Consultant under this Agreement shall be confidential and shall not be made available to any third person or organization by Consultant without prior written approval of the Director.

13. Indemnity

Consultant agrees to indemnify, hold harmless and defend Housing Authority, its governing board, and each member thereof, and every officer, employee, representative or agent of Housing Authority, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from any acts or omissions related to this Agreement performed by Consultant or its agents, employees, subconsultants, subcontractors and other persons acting on Consultant's behalf. This agreement to indemnify, hold harmless and defend shall apply whether such acts or omissions are the product of active negligence, passive negligence, or acts for which Consultant or its agents, employees, subconsultants, subcontractors and other persons acting on Consultant's behalf would be held strictly liable.

14. Insurance

Consultant shall maintain prior to the beginning of and for the duration of this Agreement, insurance coverage as specified in Exhibit B attached hereto and incorporated by this reference in full herein.

15. Independent Contractor

a. Housing Authority and Consultant agree that in the performance of the services, Consultant shall be, and is an independent contractor, and that Consultant and its employees are not employees of Housing Authority. Consultant has and shall retain the right to exercise full control over the employment, direction, compensation and discharge of all persons assisting Consultant.

b. Consultant shall be solely responsible for, and shall save Housing Authority harmless from, all matters relating to the payment of Consultant's employees, agents, subcontractors and subconsultants, including compliance with social security requirements, federal and State income tax withholding and all other regulations governing employer-employee relations.

c. Consultant acknowledges that Consultant and Consultant's employees are not entitled to receive from Housing Authority any of the benefits or rights afforded employees of Housing Authority, including but not limited to reserve leave, sick leave, vacation leave, holiday leave, compensatory leave, Public Employees Retirement System benefits, or health, life, dental, long-term disability and workers' compensation insurance benefits.

16. Consultant Not Agent

Except as Director may specify in writing, Consultant, and its agents, employees, subcontractors and subconsultants shall have no authority, expressed or implied, to act on behalf of Housing Authority in any capacity, as agents or otherwise, or to bind Housing Authority to any obligation.

17. Conflict of Interest

Consultant shall promptly inform Director of any contract, agreement, arrangement, or interest that Consultant may enter into or have during the performance of this Agreement that may conflict with Housing Authority's interests. This requirement includes contracts, agreements and arrangements with manufacturers, suppliers, contractors or other clients whose interests might be served by the services performed under this Agreement and Consultant's or Consultant's clients' interest in land that might be affected by the services. Consultant shall take such measures as are necessary in the performance of this Agreement to prevent actual or appearances of conflicts of interest.

18. Assignability of Agreement

Consultant agrees that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's personnel's unique competence, experience and specialized personal knowledge. Assignments of any or all rights, duties, or obligations of Consultant under this Agreement will be permitted only with the express written consent of Director, which consent may be withheld for any reason.

19. Successors and Assigns

Consultant and Housing Authority agree that this Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of Consultant and Housing Authority.

20. Force Majeure

Consultant and Housing Authority agree that neither Housing Authority nor Consultant shall be responsible for delays or failures in performance resulting from acts beyond the control of either party. Such acts shall include, but not be limited to acts of God, strikes, lockouts, riots, acts of war, epidemics, governmental regulations imposed after this Agreement was executed, fire, communication line failures, earthquakes, or other disasters.

21. Time of Essence

Consultant and Housing Authority agree that time is of the essence in regard to performance of any of the terms and conditions of this Agreement.

22. Governing Law

Housing Authority and Consultant agree that the construction and interpretation of this Agreement and the rights and duties of Housing Authority and Consultant hereunder shall be governed by the laws of the State of California.

23. Covenants and Conditions

Consultant and Housing Authority agree that each term and each provision of this Agreement to be performed by Consultant shall be construed to be both a covenant and a condition.

24. Compliance with Laws

Consultant agrees to comply with all local, State, and federal laws, rules, and regulations, now or hereafter in force, pertaining to the services performed by Consultant pursuant to this Agreement.

25. Severability

Housing Authority and Consultant agree that the invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

26. Waiver

Housing Authority and Consultant agree that no waiver of a breach of any provision of this Agreement by either Consultant or Housing Authority shall constitute a waiver of any other breach of the same provision or any other provision of this Agreement. Failure of either Housing Authority or Consultant to enforce at any time, or from time to time, any provision of this Agreement, shall not be construed as a waiver of such provision or breach.

27. Counterparts

Housing Authority and Consultant agree that this Agreement may be executed in two or more counterparts, each of which shall be deemed an original.

28. Expenses of Enforcement

Consultant and Housing Authority agree that the prevailing party's reasonable costs, attorneys' fees and expenses, including investigation fees and expert witness fees, shall be paid by the non-prevailing party in any dispute involving the terms and conditions of this Agreement.

29. Authority to Execute

Housing Authority and Consultant acknowledges that the person executing this Agreement have been duly authorized by the Housing Authority and Consultant to do so on behalf of Housing Authority and Consultant.

30. Notices

a. Any notices to Consultant may be delivered personally or by mail addressed to RPH Development, LLC, 4491 Boardwalk Lane, Santa Maria, CA 93455, Attention Bob Havlicek.

b. Any notices to Housing Authority may be delivered personally or by mail addressed to Stanislaus Regional Housing Authority, 1701 Robertson Road, Modesto, CA 95350, Attention: Executive Director.

31. Amendment

Housing Authority and Consultant agree that the terms and conditions of the Agreement may be reviewed or modified at any time. Any modifications to this Agreement, however, shall be effective only when agreed to in writing by both Director and Consultant.

32. Entire Agreement

Housing Authority and Consultant agree that this Agreement constitutes the entire agreement of the parties regarding the subject matter described herein and supersedes all prior communications, agreements, and promises, either oral or written.

(signatures appear on next page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date written above.

**HOUSING AUTHORITY OF TULARE COUNTY, a public body, corporate and politic**     **RPH DEVELOPMENT, LLC, a California limited liability company**

\_\_\_\_\_  
Ken Kugler, Executive Director

\_\_\_\_\_  
Robert P. Havlicek Jr, Managing Member



## SCOPE OF SERVICES/COMPENSATION

- I. **SCOPE OF SERVICES:** The services to be provided by the Consultant include but are not limited to the following:
- a. Determine eligibility for Low-Income Housing Tax Credit financing.
  - b. Prepare initial financial models for project.
  - c. Analyze competitiveness of Low-Income Housing Tax Credit application.
  - d. Coordinate team members, consultants and various 3<sup>rd</sup> party vendors. Including:
    - i. Selection of a Qualified Non-Profit for the Limited Partnership
    - ii. Provide Qualified RAD Consultant Proposal
    - iii. Assist in the selection of a Qualified Relocation Specialist (we will assist in preparing residents for the transition including resident meeting agendas and assist in resolving difficult resident circumstances)
  - e. Analyze detailed construction costs.
  - f. Oversee and assist in various funding applications.
  - g. Assist with the Project-Based Voucher process as needed.
  - h. Assist in selection of the LIHTC investor and the Construction and Permanent Lender.
  - i. Assist in retaining General Contractor and provide project value engineering.
  - j. Oversee the closing of the construction period financing.
  - k. Assist with construction project management as needed.
  - l. Review the work of the final cost certification, the Placed in Service Package and assist in the conversion of the Construction Loan to the Permanent Loan.
- II. **COMPENSATION:** For the services pertaining to the development of the Project, Housing Authority agrees to pay to Consultant 25% of the developer fee for the Project. If total financing sources are not sufficient to pay all or a portion of the developer fee earned, residual receipts from cash flow shall be used until the entire fee is paid in full in accordance with the percentages above. Any and all cost overruns shall be borne first by the total cash developer fee and then by Housing Authority and Consultant equally, to the extent they are in excess of the developer fee. Payments of any developer fees shall follow closing of the construction loan or low-income housing tax credits transaction, unless sufficient financing proceeds are available at an earlier date, at which time a partial payment may be made, by election of all Parties, in accordance with the percentages above.

## EXHIBIT B INSURANCE

Attachment INS-1

### INSURANCE REQUIREMENTS FOR CONSULTANTS (WITH ERRORS AND OMISSIONS REQUIREMENT)

1. Consultant shall obtain and maintain during the performance of any services under this Agreement the following insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services hereunder by Consultant, its agents, representatives, employees or subconsultants.
  - a. Commercial general liability insurance, including a contractual liability endorsement, in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for general liability with coverage equivalent to Insurance Services Office commercial general liability coverage (Occurrence Form CG0001ED, November 1988). If a general aggregate limit is used, that limit shall apply separately to the project or shall be twice the occurrence amount;
  - b. Business automobile liability insurance in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for automobile liability with coverage equivalent to Insurance Services Office automobile liability coverage (Occurrence Form CA000T, ED June 1992) covering Code No. 1, "any auto";
  - c. Professional liability/errors and omissions insurance appropriate to Consultant's profession to a minimum coverage of \$1,000,000, with neither Consultant nor listed subconsultants having less than \$500,000 individually. The professional liability/errors and omissions insurance must be project specific with at least a one year extended reporting period, or longer upon request.
  - d. Workers' compensation insurance in compliance with the laws of the State of California, and employer's liability insurance in an amount not less than \$1,000,000 per claimant.
2. Consultant shall, prior to performance of any services, file with the Executive Director certificates of insurance with original endorsements effecting coverage required by this Attachment INS-1. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on the attached forms or on other forms approved by the Executive Director. All certificates and endorsements are to be received and approved by the Executive Director before commencement of services. Authority reserves the right to require complete certified copies of all required insurance policies at any time. The certificates of insurance and endorsements shall be forwarded to the Executive Director, addressed as follows:

Stanislaus Regional Housing Authority  
Attn: Executive Director  
1701 Robertson Road  
Modesto, California 95350
3. Consultant agrees that all insurance coverages shall be provided by a California admitted insurance carrier with an A.M. Best rating of A:VII or better and shall be endorsed to state that coverage may not be suspended, voided, canceled, or reduced in coverage or limits without 30 days' prior written notice to the Executive Director. The Executive Director shall not approve or accept any endorsement if the endorsement contains "best effort" modifiers or if the insurer is relieved from the responsibility to give such notice.
4. Consultant agrees that the commercial general liability and business automobile liability insurance policies shall be endorsed to name Authority, its Commissioners, officers, employees, agents and volunteers and the City of Oxnard, its City Council, officers, employees, agents and volunteers as additional insureds as respects: liability arising out of activities performed by or on behalf of Consultant; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to Authority, its Commissioners, officers, employees, agents and volunteers and the City of Oxnard, its City Council, officers, employees, agents and volunteers. **The General Liability Special Endorsement Form and Automobile Liability Special Endorsement Form attached to this Attachment INS-1 or substitute forms containing the same information and acceptable to the Executive Director shall be used to provide the endorsements.**
5. The coverages provided to Housing Authority shall be primary and not contributing to or in excess of any existing Housing Authority insurance or self-insurance coverages. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to Housing Authority, its Commissioners, officers, employees, agents and volunteers. The insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

## EXHIBIT B



6. The insurer shall declare any deductibles or self-insured retentions to and be approved by the Executive Director. At the option of the Executive Director, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects Housing Authority, its Commissioners, officers, employees, agents and volunteers, or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
7. All insurance standards applicable to Consultant shall also be applicable to Consultant's subconsultants. Consultant agrees to maintain appropriate agreements with subconsultants and to provide proper evidence of coverage upon receipt of a written request from the Executive Director.

## EXHIBIT B

ACCORD CERTIFICATE OF INSURANCE						ISSUE DATE (MM/DD/YY)	
PRODUCER			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.				
CODESUB - CODE			COMPANIES AFFORDING INSURANCE COVERAGE				
INSURED			COMPANY LETTER A SPECIFY COMPANY NAMES IN THIS SPACE				
			COMPANY LETTER B				
COVERAGES							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS		
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. <input checked="" type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.				GENERAL AGGREGATE \$1,000,000 PRODUCTS COMP/OP AGG. \$1,000,000 PERSONAL & ADV. INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ MED. EXPENSE (Any one person) \$		
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY				COMBINED SINGLE LIMIT \$300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$		
A	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$		
A	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS EACH ACCIDENT \$1,000,000 DISEASE-POLICY LIMIT \$1,000,000 DISEASE-EACH EMPLOYEE \$1,000,000		
A	OTHER Errors and omissions insurance or malpractice insurance available for the insured's profession				Minimum coverage \$1,000,000 Each consultant/ \$500,000 & listed sub-consultant		
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS							
CERTIFICATE HOLDER Stanislaus Regional Housing Authority Attn: Executive Director 1701 Robertson Road Modesto, CA 95350			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.  AUTHORIZED REPRESENTATIVE				

<b>GENERAL LIABILITY SPECIAL ENDORSEMENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA</b>		<b>SUBMIT IN DUPLICATE</b>	
		ENDORSEMENT NO.	ISSUE DATE (MM/DD/YY)
<b>PRODUCER</b>  Telephone: _____		<b>POLICY INFORMATION:</b> Insurance Company: _____ Policy No.: _____ Policy Period: (from) _____ (to) _____ LOSS ADJUSTMENT EXPENSE <input type="checkbox"/> Included in Limits <input type="checkbox"/> In Addition to Limits	
<b>NAMED INSURED</b>		<input type="checkbox"/> Deductible <input type="checkbox"/> Self-Insured Retention (check which) of \$ _____ with an Aggregate of \$ _____ applies to _____ coverage. <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Per Claim _____ (which) _____	
<b>TYPE OF INSURANCE</b>		<b>APPLICABILITY.</b> This insurance pertains to the operations, products and/or tenancy of the named insured under all written agreements and permits in force with the Authority unless checked here <input type="checkbox"/> in which case only the following specific agreements and permits with the Authority are covered:  AUTHORITY AGREEMENTS/PERMITS _____	
<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> COMPREHENSIVE GENERAL LIABILITY <input type="checkbox"/> OWNERS & CONTRACTORS PROTECTIVE		<b>OTHER PROVISIONS</b>	
<input type="checkbox"/> Claims Made <input type="checkbox"/> Retroactive Date _____ <input type="checkbox"/> Occurrence			
<b>COVERAGES</b>	<b>LIABILITY LIMITS IN THOUSANDS \$</b>		
	<b>EACH OCCURRENCE</b>	<b>AGGREGATE</b>	
<input type="checkbox"/> GENERAL <input type="checkbox"/> PRODUCTS/COMPLETED OPERATIONS <input type="checkbox"/> PERSONAL & ADVERTISING INJURY <input type="checkbox"/> FIRE DAMAGE <input type="checkbox"/> _____ <input type="checkbox"/> _____			<b>CLAIMS:</b> Underwriter's representative for claims pursuant to this insurance.  Name: _____ Address: _____  Telephone: ( ) _____
In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this endorsement is attached or any endorsement now or hereafter attached thereto, insurance company agrees as follows:			
<p>1. <b>INSURED.</b> The Housing Authority, its officers, agents, employees, agents and volunteers are included as insureds with regard to liability and defense of suits arising from the operations, products and activities performed by or on behalf of the named insured.</p> <p>2. <b>CONTRIBUTION NOT REQUIRED.</b> As respects: (a) work performed by the named insured for or on behalf of the Housing Authority; or (b) products sold by the named insured to the Housing Authority; or (c) premises leased by the named insured from the Housing Authority, the insurance afforded by this policy shall be primary insurance as respects the Housing Authority, its officers, agents, employees, agents or volunteers; or stand in an unbroken chain of coverage excess of the named insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the Housing Authority, its officers, agents, employees, agents or volunteers shall be in excess of this insurance and shall not contribute with it.</p> <p>3. <b>SEVERABILITY OF INTEREST.</b> This insurance applies separately to each insured against whom claim is made or suit is brought except with respect to the company's limits of liability. The inclusion of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included.</p> <p>4. <b>CANCELLATION NOTICE.</b> With respect to the interests of the Authority, this insurance shall not be canceled, or materially reduced in coverage or limits except after thirty (30) days prior written notice by receipted delivery has been given to the Authority.</p> <p>5. <b>PROVISIONS REGARDING THE INSURED'S DUTIES.</b> Any failure to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the Housing Authority, its officers, agents, employees, agents or volunteers.</p> <p>6. <b>SCOPE OF COVERAGE.</b> This policy, if primary, affords coverage at least as broad as:</p> <p>a. Insurance Services Office Commercial General Liability Coverage, "occurrence" form CG0001; or</p> <p>b. If excess, affords coverage which is at least as broad as the primary insurance form CG0001.</p> <p>Except as stated above nothing herein shall be held to waive, alter or extend any of the limits, conditions, agreements or exclusions of the policy to which this endorsement is attached.</p>			
<b>ENDORSEMENT HOLDER</b>			
<b>Stanislaus Regional Housing Authority</b> <b>Attn: Executive Director</b> <b>1701 Robertson Road</b> <b>Modesto, CA</b>		<b>AUTHORIZED REPRESENTATIVE</b> <input type="checkbox"/> Broker/Agent <input type="checkbox"/> Underwriter <input type="checkbox"/> _____  I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.  Signature _____ <div>(original signature required)</div> Telephone: ( ) _____ Date Signed _____	





# Recap Real Estate Advisors QUALIFICATION PACKAGE

SUBMITTED BY:  
RECAP Real Estate Advisors  
83 Morse Street, Bldg. 6, Suite 6J  
Norwood, MA 02062



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- B. REPRESENTATIVE PROJECTS
- C. SCOPE OF WORK
- D. RECAP TEAM

# PART I.

## A. FIRM OVERVIEW

Description of Recap Real Estate Advisors, and its employees along with representative projects.

### FIRM OVERVIEW

For more than three decades, Recap Real Estate Advisors (Recap) has worked with multifamily affordable housing owners, public housing agencies, lenders, investors, and regulators to leverage our clients' existing capacity effectively, carry out cutting-edge transactions, and stabilize and reposition properties for long-term preservation. Recap has extensive experience implementing recapitalization transactions. Headquartered in Norwood, Massachusetts on 83 Morse Street, Recap has a proven 30-year track record of providing strategic guidance and transaction consulting services to public housing agencies, housing regulators, multifamily housing owners and their lenders, and investors throughout the country.

Recap's senior team brings deep familiarity with public housing authority challenges, having developed strategic plans and portfolio strategies for many public housing authorities (PHAs). Recap is also a recognized expert in using the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program, Section 18 disposition, and Streamline Voluntary Conversion, sometimes in combination, as part of its recapitalization strategies. In addition, Recap has had a long-standing practice working with multifamily Section 8 preservation and asset

management issues, which are particularly relevant for housing authorities converting to Section 8 under the RAD program.

Recap has been providing support services and RAD feasibility and implementation services since the launch of the RAD program.

The firm is owned and managed by Chris Hesen as CEO. The firm has two divisions—the affordable housing advisory division led by Shannon Lestan, Managing Director, and the capital planning division, which operates under the dba On-Site Insight and provides capital needs assessments and related products to multifamily housing owners. The firm has 15 employees strategically located throughout the United States

# PART I.

## B. REPRESENTATIVE PROJECTS

Description of Recap Real Estate Advisors experience with relevant projects.

### REPRESENTATIVE PROJECTS

Please see our representative projects on the following pages.



## REPRESENTATIVE PROJECTS



THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA (HASBARCO)

### Escalante Meadows, Guadalupe, CA

Recap has been working with HASBARCO on its public housing portfolio conversion since 2014. Escalante Meadows located in Guadalupe, CA closed in November 2022, and involves the demolition of 52 Public Housing units and \$62M reconstruction of 80 new units through HUD'S Rental Assistance Demonstration program (RAD) and Section 18 Blend. Common area amenities will include a large children's playground, sports court, community playground, BBQ/picnic area, bicycle racks, and raised-bed community garden space. The covered parking will also include the installation of a photovoltaic solar system targeted to meet 100% of consumption needs.

Escalante Meadows redevelopment was financed with a variety of funding sources. Low-Income Housing Tax Credit, State Housing and Community Development (HCD) Housing for Healthy California (HHC), HCD Affordable Housing Sustainable Community (AHSC), Affordable Housing Program, CDBG-DR County & City, AHP and a seller carryback loan. It is worth noting that the AHSC funding (\$11M+) was a joint application with the City of Guadalupe. The City of Guadalupe will receive \$7M+ to be used towards infrastructure projects such as bus stops, clean air buses, and sidewalks.



NASHUA HOUSING AND REDEVELOPMENT AUTHORITY

### Bronstein Apartments, Nashua, NH

Recap Advisors served as the HUD Consultant for NHRA and Boston Capital Development, LLC on the redevelopment of Bronstein Apartments, a 48-unit public housing property located in downtown Nashua, NH. Bronstein Apartments was determined to be obsolete in physical condition by HUD and NHRA received HUD approval of its Section 18 demolition and disposition application in March 2021. Construction is underway to replace the 48 units with 216 units of mixed income apartments including 10 Market Rate, 76 units assisted with Project-Based Vouchers, and 130 unassisted LIHTC units. Our team worked with Housing-to-Home, a Relocation Specialist, to move all 48 households off -site during construction.

REPRESENTATIVE PROJECTS



VILLAGES AT WESTVIEW

San Buenaventura, California

Recap has been working with the Housing Authority of the City of San Buenaventura (HACSB) on the conversion of their public housing portfolio to Section 8 Project-Based Vouchers since 2013. To date, HACSB has converted two properties totaling 347 units and is in the process of converting its third property, Westview Village, a 180-unit public housing property.

Westview Village will be demolished and newly constructed in four phases using new first mortgage financing, 4% and 9% LIHTC, Soft debt, and Grants. At the end of the redevelopment, Westview Village will be a 321-unit mixed income development: a combination of RAD PBV, HACSB PBVs, and market units.

Phase 1, the demolition, and replacement of 72 public housing units is complete and fully leased. Phase 2, the demolition of 73 public housing units replaced by 105 affordable units closed in July 2020 and is fully leased. Phase 3 closed in April 2022 and will be a 50-unit senior midrise along with a childcare center and state of the art community building. Phase 4 will be units build for resident homeownership.

Recap has been instrumental assisting HACSB understanding RAD relocation rules and occupancy requirements, in addition to securing the required HUD approvals under the RAD/Section 18 program.



HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA)

Austin, Texas

Recap worked with HACA beginning in November 2015 on a RAD Portfolio Conversion of all 1928 public housing units encompassing 13 AMPs and 18 properties, including 22 scattered site homes. HACA received CHAPs for 8 properties early in 2015 prior to hiring Recap. Recap played a major role in the initial strategic review of HACA’s public housing portfolio to determine whether converting to Project-Based Section 8 assistance (PBRA) under RAD was feasible given the time constraints of a Portfolio Award at that time. Recap reviewed the physical needs, the current financial performance, and operating needs of each property as well as the potential to increase density on certain sites and the possibility of disposing of the scattered site through Section 18 or transferring assistance to other properties. HACA is a strong PHA with a highly active nonprofit development arm. Recap was instrumental in the underwriting and lender negotiations on the 14 deals HACA self-developed. As of November 2020, HACA has successfully closed on all its public housing properties utilizing a combination of 9% LIHTC, 4% LIHTC, Debt-Only, and No-Debt conversion as well as a RAD/Section 18 Closeout Blend.

The photo is of Chalmers Court, a former public housing site redeveloped into mixed-income housing: 16 market rate, 12 straight-LIHTC, and 128 assisted units.

# PART I

## C. SCOPE OF WORK

Detailed explanation of Recap's services and experience in the Affordable Housing Industry.

### RANGE OF SERVICES (SCOPE OF WORK)

Recap is committed to helping housing authorities across the country diversify revenue streams, create opportunities of self-sufficiency for low-income families, modernize existing housing stock, expand the availability of affordable rental housing and homeownership, reduce blight, and contribute to the economic stability and growth of the community. The Recap Team's combined experience in the core services areas is summarized in this section.

#### GENERAL AND STRATEGIC PLANNING

The Recap Team's strategic plans reflect a deep understanding of the economic and political conditions affecting public housing properties. The Recap Team can provide the following:

- Current public housing profile
- Face-to-face interviews with executive staff, PHA employees, stakeholders, residents, and board members
- Anonymous on-line survey of the same groups
- Strength, Opportunities, Aspirations, Results (SOAR) analysis
- Strategic plan, Implementation Road map, and timeline
- Ongoing support

### PORTFOLIO CONVERSION CONSULTING

Recap has analyzed affordable housing portfolios for repositioning opportunities and developed recapitalization and portfolio optimization strategies for multi-property affordable portfolios assessing the physical, operational, and financial condition of each property and developing asset-by-asset capital and financing plans. In each case, Recap has presented options for each property, seeking to maximize the mission and financial value of the portfolio using the range of affordable housing funding sources available.

#### Rental Assistance Demonstration "RAD" Program

Recap's leadership in the RAD arena is a natural outgrowth of its prior work with public housing authorities on portfolio repositioning strategies and transactional implementation. As a consultant, Recap has represented over 30 public housing agencies in various stages of the RAD program, and to date has assisted in submitting over 84 RAD Applications and has successfully closed on 41 RAD transactions.

Recap is expert at utilizing the RAD Toolbox, which is continually expanding, to enable the PHA to convert its public housing inventory through RAD. There are many options now available for small PHAs to reposition their properties, and Recap always has access to the most up-to-date guidance from HUD. As we move through the transition, we will always re-evaluate the PHA's options, making sure the best interests of the PHA and residents is a priority. Below is an outline of the RAD conversion process and what the PHA can expect.



## Section 18 Demolition Disposition

Recap's relationship with the Special Applications Center (the "SAC") is strong. With the appointment of Jane Hornstein as the SAC Director, great progress has been made weaving RAD with Section 18 as indicated by the release of PIH Notice 2018-04, Demolition and/or Disposition of Public Housing Property, Eligibility for Tenant Protection Vouchers and Associated Requirements, which takes into consideration special provisions for:

- Combining RAD with Section 18 on RAD Transactions contemplating 4% LIHTC;
- Streamlined Section 18 approval for PHA's with 50 or fewer units in their portfolio; and
- Streamlined Section 18 approval for Scattered Site public housing units.

We have had the privilege of working with Jane on a several Section 18 Dispositions and she brings a new dynamic to the SAC along with an urgency to assist the Office of Recap and PHAs in the preservation of affordable housing.

### Streamlined Voluntary Conversion

In early 2019, HUD released PIH Notice 2019-05 on Streamlined Voluntary Conversion. This notice allows PHAs with 250 units or less to convert their public housing to unrestricted housing without any long-term Section 8 commitment or commitment to affordability for the long-term. Existing residents would receive a Tenant Protection Voucher. This option is for PHAs looking to exit public housing without necessarily repositioning its assets for the long term. Recap can educate the PHA on this option and its pros and cons.

## RAD CONSULTING ON FINANCIAL TRANSACTIONS

The number one priority of a RAD Conversion is the long-term preservation of affordable housing. By switching subsidy platforms from Section 9 to Section 8, a PHA can, if needed, secure debt and equity to complete much needed capital improvements on existing public housing units, and in some cases this may involve demolition and new construction of affordable units. One of Recap's strengths is financial modeling to determine the feasibility of proposed transactions. We spend time working with PHAs to build post-transaction budgets that are sustainable and address the long-term physical needs of the property.

There are lots of financial factors to evaluate in modeling a RAD transaction including;

- Rent levels that may be a combination of RAD, Section 18, LIHTC, PBV, and Market rate;
- Potential RAD rent boosts using the RAD toolbox;
- Decreasing operating expenses to achieve a 68 percent expense ratio to sustain positive cash flow over the long term;
- The findings of a physical needs assessment and the PHA's desired scope of work;
- Calculating the Initial Deposit to the Replacement Reserve balanced with the Annual on-going deposits to the Replacement Reserve;
- Relocation Budget as needed;
- Potential Sources of Funds including
  - Community Development Block Grants ("CDBG")
  - HOME Investment Partnership Funds
  - Low-Income Housing Tax Credits ("LIHTC"): both 4% and 9%
  - Historic Tax Credits
  - Affordable Housing Program ("AHP") grants through the Federal Home Loan Bank ("FHLB")
  - Tax-Exempt Bond Financing
  - Conventional Fannie and Freddie Financing
  - FHA Financing
  - Local and State Grants
  - Deferred Developer Fee
  - PHA Reserves, Cap Funds and Operating Subsidy



## HOUSING DEVELOPMENT AND REDEVELOPMENT

The Recap Team has a wide array of experience in the development and redevelopment of PHA portfolios. Recap can assist developers in all phases of development and redevelopment, including analyzing the PHA's current housing needs to make recommendations for a path forward.

## CAPITAL NEEDS ASSESSMENTS (PROCUREMENT)

The Recap Team has extensive experience procuring, negotiating with, communicating with, and working with third-party vendors including PCNA providers, appraisers, and environmental engineers. Recap will review all third-party reports for accuracy. We have positive relationships with many of the affordable housing third-party report providers and can make recommendations based on the RAD conversions we have already completed. Our goal is to represent the PHA to get the most accurate reports for the best value.

## FINANCE AND ADMINISTRATION

The Recap Team has extensive experience working with PHAs that are governed by The United States Housing Act of 1937 and the regulations under 24 CFR. The Recap

Team consists of individuals who have been employed by PHAs as well as consultants who have worked on a variety of HUD programs in both the public and private sector, and with both non-profits and for-profit organizations.

Because Recap has hands on experience with finance and administration of both public housing and multifamily housing, we are in a unique position to counsel the PHA on the differences between the two programs. Recap will assist the PHA in shifting its mindset and culture from that of a public entity to that of a private entity.

## GRANTSMANSHIP

The Recap Team has had significant success applying for and obtaining the following types of funding for the financing of low-income housing developments:

- Community Development Block Grants ("CDBG")
- HOME Investment Partnership Funds
- Low-Income Housing Tax Credits ("LIHTC"):

both 4% and 9%

- Low-Income Housing Tax Credits ("LIHTC"): both 4% and 9%
- Affordable Housing Program ("AHP") grants through the Federal Home Loan Bank ("FHLB")
- Tax-Exempt Bond Financing
- Conventional Fannie and Freddie Financing
- FHA Financing
- Local and State Grants

## TRAINING

Training is essential for a PHA to run as effectively and efficiently as possible. Recap brings years of experience in multiple areas and has extensive experience providing training in the following areas:

- Repositioning options for Public Housing Agencies
- Section 18 Demolition/Disposition
- RAD
- Voluntary Conversion
- RAD for small PHAs
- Myths and Truths of RAD
- Hurdles and Hoops a small PHA must jump through
- PHA Executive Staff
- Strategic Planning
- RAD
- Post-Conversion Identity
- Non-profit Board Development

Our Team is frequently invited to participate on industry conference panels. Most recently we presented at NAHRO in Atlanta; NLHA in Las Vegas and Naples, Florida; RAD Training at HUD HQ; Nixon Peabody RAD Road Show in Albany, NY and Boston, MA. Recap can also suggest training opportunities geared towards transitioning to Section 8, PBV, or PBRA.

RECAP'S UNDERSTANDING OF PHA'S INSTITUTIONAL DYNAMICS

The Recap Team has experience assisting PHAs across the country with a wide variety of administration and support services. The Team understands the institutional dynamics of a PHA, specifically HUD oversight, PHA/City interactions, and resident involvement concerns.

HUD OVERSIGHT

Recap understands the dynamics of HUD oversight of PHAs and routinely works with state and federal affordable housing regulators on behalf of our clients, serving as the liaison with HUD staff at the local, regional, and central offices. Recap executives have relationships with state level affordable housing regulators in many states and are often invited to speak at industry conferences on housing preservation. Some recent keynote presentations include the National Council for State Housing Agencies, The National Association of Housing and Redevelopment Officials (NAHRO), the Institute for Responsible Housing Preservation (IRHP), The RAD Collaborative, and the Nixon Peabody “Let’s Talk RAD” roadshow.

One of Recap’s key relationships is with HUD’s Office of Recap through our contractual relationship with Enterprise Community Partners as RAD Readiness Transaction Managers (RTMs). In our role as an RTM, we work as the liaison between the PHA and the Office of Recap, assisting the PHAs to assemble and submit their RAD Financing Plans on time, or granting extensions when appropriate.

Recap reports the PHA’s progress directly to the Office of Recap on monthly calls with John Ardovini, Director of the RAD Transaction Division and Robert Robinson of the Federal Practice Group. The biggest advantage of being an RTM is the ability to stay current on any RAD developments and quickly get questions answered or clarification on transaction issues.

PHA/CITY RELATIONSHIPS

The Recap Team understands the special relationship between a housing authority and the city it serves. Our team has experience working with non-profit organizations who were created as an instrument of the PHA to handle development and property management activities. In addition, the team has extensive experience in working with PHAs that have staff from the local jurisdiction or have quasi-governmental relationships. The Recap team consists of individuals who have been employed by PHAs as well as consultants who have worked on a variety of programs with HUD.

RESIDENT INVOLVEMENT CONCERNS

Our Team has conducted many resident meetings alongside PHAs to answer the really tough questions raised by residents out of fear and uncertainty. We are experts in conveying Resident Rights under RAD and how some of those rights impact management and occupancy policies post-conversion. It is critical to keep track of residents residing at the property at the time of the conversion because they are awarded certain rights not provided to new residents who move-in post-conversion.

One of the major concerns expressed most often by residents is “Do we have to relocate?” Recap is well-versed in the Fair Housing and RAD Relocation requirements and knows which transaction elements will trigger an FHEO upfront review. The RAD Relocation Requirements are complicated, and we always recommend that a PHA hire a relocation specialist that can meet with the residents and address any special concerns. The Relocation Specialist will work closely with the Construction Team to ensure the residents remain well informed about timing of moves and any issues.

# PART I.

## D. THE RECAP TEAM

Outline of Recap's team and description each individual's responsibility for the assigned project.

### THE RECAP TEAM

Shannon Lestan is the Managing Director of Recap and will be the primary contact for the PHA. She will organize and facilitate all team calls, meetings, and site visits. She will make sure that the channels of communication between the Recap Team and the PHA are transparent, exact, and consistent and that the PHA's expectations are in line with our Work Plan. Shannon will be responsible for delegating work assignments to the rest of the Recap Team and making sure that the analysis is completed in the agreed upon time frame. Should the ensuing transactions require additional staffing capacity, Shannon will work with the PHA to select additional team members from our pool of resources.

Robin Haddock is a Senior Principal Consultant at Recap. Robin is an expert in LIHTC affordable housing development and will serve as transaction project manager for individual deals as needed based on the PHA's capacity. Robin fully understands the development process from project inception through construction completion. Robin worked with the Housing Authority of Savannah to substantially rehabilitate two existing public housing communities that were converting to RAD, as well as master plan the redevelopment of a former community that was previously demolished

Joyce Floyd is a Senior Principal at Recap with over 30 years of affordable housing experience. Joyce is a RAD Transaction Manager and Development Consultant. Joyce served as the previous Vice President of Strategic Planning and Development at Knoxville's Community Development Corporation, the Housing and Redevelopment Agency for Knoxville TN. With a financial background, she was responsible for leading the Strategic

Planning process and their multi-phase portfolio RAD conversion. Her specialized experience includes overall Strategic Planning components and all areas of RAD conversions from no debt to LIHTCs and FHA financing. She also currently serves as the Chair of the SERC/NAHRO RAD Committee and as a lead RAD representative on the NAHRO CR&D Committee.



RESUMES

Resumes for The Recap Team’s key personnel are included on the following pages and organized as follows.



SHANNON LESTAN  
Managing Director

Shannon Lestan is the Managing Director of Recap Real Estate Advisors. She has over 23 years of affordable housing experience to draw upon when structuring complex affordable housing preservation transactions. Her deal background encompasses a broad range of public housing and HUD Multifamily programs including RAD Component I and II, Section 236, Section 202, Section 8, LIHPMHA, Flexible Subsidy, Rent Supplement, RAP, Project-Based Vouchers, and Tenant Protection Vouchers. Prior to joining Recap, Shannon worked as a consultant with the Green Wall Group assisting nonprofit housing organizations such as The NHP Foundation, Preservation of Affordable Housing, Inc., and the National Foundation for Affordable Housing Solutions to seek HUD approval to refinance their existing portfolio or to acquire new properties. At Recap, Shannon has helped over 20 PHAs navigate the complexities of the RAD Program from feasibility and application to closing. Not only can the existing or potential overlap in subsidies and regulatory compliance make all of these transactions complicated, but closing a RAD or Preservation Transaction also impacts the residents and the existing employees. Shannon’s in-depth understanding of HUD’s site-level management and occupancy requirements and strong communication skills lessen the anxiety for the PHA, the residents, and the Management Agent.

EDUCATION

Bachelor of Arts,  
University of Massachusetts at Amherst

Associates Degree,  
Johnson & Wales University

YEARS OF EXPERIENCE

21 Years in the Industry  
18 Years with the Firm

CONTACT INFO

83 MORSE STREET, BLDG. 6, SUITE 6J |  
NORWOOD, MA 02062  
501-574-6818

CERTIFICATIONS

HUD Occupancy Specialist  
Tax Credit Specialist

RELEVANT EXPERIENCE

HOUSING AUTHORITY OF THE CITY OF AUSTIN | Austin, Texas

The Housing Authority of the City of Austin (HACA) received a RAD Portfolio Award in March of 2015 covering its entire public housing portfolio: 1,928 units across 13 AMPS and 18 properties, including 22 scattered site homes. Recap reviewed the physical needs, the current financial performance, and operating needs of each property as well as the potential to increase density and the possibility of transferring assistance to other properties. We took into account HACA’s goals for each community and the issues they faced politically as a PHA when considering RAD.

ROSE OF SHARON APARTMENTS | Savannah, Georgia

The 206-unit property was financed in 1972 under Section 236 of the National Housing Act and was in need of a complete physical renovation. Recap worked with Mercy Housing, the nonprofit Developer to create and execute a complicated financial transaction that included: Tax-exempt debt credit-enhanced under FHA’s 221(d)(4) and 4% LIHTC and state tax credits; Section 8 Project-Based Vouchers, Enhanced Vouchers, and LMSA; LIHTC affordability covenants through 2036; and Long-term extension of Section 236 and Section 8 commitments.

TEMPLE LANDING | New Bedford, Massachusetts

Recap provided a significant component of the revitalization financing by securing critical approvals from HUD including: Previous Participation Approval of the new Owner and Management Entities; Prepayment of the Section 236 Mortgage Note and continuation of the Interest Reduction Subsidy; Reduction in the number of assisted units; A significantly increased limited dividend equal to 6% of the new LIHTC equity; A Budget-Based Rent Increase; and Enhanced Voucher Assistance for unassisted residents.





## ROBIN HADDOCK

Owner/Manager at RLH Development, LLC

Robin Haddock launched RLH Development, LLC in 2009 to provide development and project management services within the affordable housing industry. The consulting business is built on Robin's success utilizing a variety of affordable housing financing products and her understanding of the development process from project inception through construction completion and conversion. RLH Development has secured competitive financing for projects including emergency shelters, supportive housing, workforce housing and housing for seniors. Drawing from her experience managing a diverse array of projects including adaptive reuse, historic preservation, substantial rehabilitation, and new construction, Robin has assisted clients by adding capacity where needed throughout the development process.

### EDUCATION

Master of Science in Land Development  
Texas A&M University  
Bachelor of Science in Community and  
Regional Planning  
Iowa State University

### CONTACT INFO

77 FRANKLIN STREET, 7TH FLOOR  
BOSTON, MA 02110  
617-460-4290

### YEARS OF EXPERIENCE

21 Years of Industry Experience

### CERTIFICATIONS

National Development Council Housing  
Development Finance Professional

National Association of Women in  
Construction Industry Technician



### RELEVANT EXPERIENCE

#### HOUSING AUTHORITY OF SAVANNAH | SAVANNAH, GEORGIA

Robin worked with the Development Partner, the Housing Authority of Savannah (HAS) and the design team to redevelop three communities through a combination of rehabilitation and new construction. HAS received a Choice Neighborhoods Initiative Planning Grant in 2010 and approval to convert the properties under Rental Assistance Demonstration (RAD) in January 2013. Robin provided project management services to assist with developing the overall master plan for new construction and rehabilitation phases, create development standards for Planned Unit Development zoning, identify the size and structure of each new construction multi-family phase, financial modeling, prepare financing applications, coordinate design development and third party consultants, closing coordination for each phase, project management throughout the construction process, and coordinate project closeout through conversion to permanent financing. Financing included 4% and 9% LIHTC, Replacement Housing Factor Funds, HUD 221(d)(4) insured loan and Tax-Exempt Bonds.

#### CASCADE GARDEN APARTMENTS | MOORESVILLE, NORTH CAROLINA

The 68-units of housing for seniors 55 and older are funded with a combination of 9% LIHTC, local HOME funds, and state funding including HOME, Workforce Housing Loan Program and Integrative Supportive Housing Program funds. Robin works with Wesley Community Development to coordinate the closing process and to provide project management through the construction phase, including closing subordinate and permanent debt.

#### SAVANNAH GARDENS | SAVANNAH, GEORGIA

Mercy Housing was selected by the Master Developer to provide multi-family housing as part of the redevelopment of the former Strathmore Estates complex. As project manager, Robin worked to determine the size and structure of each multi-family phase, assist with creation of a Redevelopment Plan, Enterprise Zone designation and Planned Unit Development zoning, prepare all financing applications, coordinate all design development and third party consultants, manage the closing process for each phase, act as owner's representative throughout the construction process, and coordinate project closeout through conversion to permanent financing. Financing included 4% and 9% federal LIHTC, state LIHTC, Neighborhood Stabilization Program and CDBG funds, tax-exempt bonds, HUD 221(d)(4) insured loan and HUD 202 Capital Grant funding. Robin also provided relocation advisory services for the Master Developer for the more than 300 residents living on site at the time of acquisition.



**JOYCE FLOYD**  
Senior Principal

**EDUCATION**  
Bachelor of Science in Finance,  
Tennessee Technological University

**YEARS OF EXPERIENCE**  
30 Years in the Industry

**CONTACT INFO**  
83 MORSE STREET, BLDG. 6, SUITE 6J |  
NORWOOD, MA 02062

**CERTIFICATIONS**  
Certified Government Performance  
Manager – Strategic Planning

Joyce Floyd has had more than 30 years of experience directly associated with the Public Housing realm previously at Knoxville’s Community Development Corporation (KCDC). She served as lead on KCDC’s Strategic Planning process and the multi-phase portfolio RAD conversions. Her RAD conversion experience spans transfer of assistance, blended/ bundled rents, demolition with new construction, substantial rehab to the easy RAD- amatic conversions. She has overseen the conversion process from application through closing. Financing experience includes 9% and 4% LIHTCs , Fannie Mae, Community Investment Tax Credits, and internally financed developments. She has worked with third party consultants through due diligence process s and led the design development and selection process. She has been responsible for the oversight of construction through lease up. Joyce has worked with agencies across the southeast providing Strategic Planning consulting services and has been requested to provide various training seminars on Strategic Planning and RAD. She currently is in charge of the SERC/NAHRO Strategic Planning process and oversight, serves as Chair of the SERC/NAHRO Asset Repositioning Committee, Chair of the Community Development and Revitalization Committee and is on the NAHRO Community Development and Revitalization Committee.

**RELEVANT EXPERIENCE**  
KNOXVILLE’S COMMUNITY DEVELOPMENT CORPORATION | Knoxville, TN

Knoxville’s Community Development Corporation(KCDC) received a RAD Multi-phase Portfolio Award in October of 2014 covering its entire public housing portfolio: 3,625 units across 18 AMPS and 21 properties, including conversions from no-debt to demolition and new construction with transfer of assistance. The funding included, 9% and 4% LIHTC, Community Investment Tax Credits (CITC), FHA, City of Knoxville and KCDC Non-Federal Funds. The agency’s diversified portfolio included units built in 1940s to 2014. KCDC was able to use blended Rents and Opportunity Zone increases in the conversions.

**STRATEGIC PLANNING CONSULTING**  
Conducted Strategic Planning sessions for various Associations, Public Housing Authorities and Non-Profit Agencies to align Mission Statement with setting and achievement of long-term goals and objectives.



# PART I.

## E. REFERENCES

Properties where Recap has delivered the same or similar services required by this RFP.

**Karen Flock**  
Deputy Director  
Housing Authority of the City of San Buenaventura  
Direct Line: (805) 626-5819  
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**Beverly Weaver**  
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Master Timeline RAD Transaction			
	Date	Assigned To	Notes
<b>Application Phase</b>			
<b>Resident Consultation</b>			
Reach out to duly elected resident organizations - written notification.			
Encourage peer to peer engagement			
Set dates for two Resident Meetings			
Draft the RAD Information Notices (RIN)		Shannon	
Deliver the RAD Information Notices (RIN)			
Must be delivered door to door or by US Mail to each HOH, Posted in Property and Management Office			
<b>Resident Meetings</b>			
Prepare content for Resident Meetings		Shannon	
Hold Resident meetings and document Q&A			
Meetings must be at least a week after notice but no later than 6 months prior to submission of application			
<b>Prepare Applications</b>			
Complete a RAD Portfolio application if needed (lesser of 25% of units in portfolio or 4 Properties)			
Complete individual RAD Application on-line that includes:			
PIC information/contact info			
Certification that the RIN Notice and notice of resident meetings have been provided in accordance with the notice			
List of Attendees/sign in sheet			
Summary of resident comments and Q&A			
A summary of the PHAs attempts to increase tenant participation.			Describe the PHA's efforts to promote tenant participation in meetings, including the dates and times of meetings to accommodate a variety of schedules, efforts to accommodate residents with disabilities or Limited English Proficiency in accordance with Section 1.8.H, the format of meetings (in-person, electronic, or both), location of in-person meetings, efforts to overcome technology barriers for virtual meetings, and other relevant efforts as the PHA determines appropriate (e.g., offering childcare, refreshments):
Resident Meeting Agenda and Handouts			Identify/describe the materials that were shared with residents to communicate resident protections, which can include but are not limited to the following materials: HUD resident rights brochure; HUD resident fact sheets; HUD RAD video; or other resident education materials created by HUD or the PHA:
A summary of how residents who did not attend can access the information and submit questions			Identify how residents who were unable to attend meetings are able to access materials or submit questions or comments and receive responses.
If there is a duly elected resident organization, the name of at least one elected leader.			
Post-RAD unit distribution			
Current Utility Allowances			
Overview of Conversion			
Choice Mobility Commitment Letter			
Mixed-Finance Affidavit			
Board Approval			
<b>Prepare for Long-Lead Items</b>			
RAD PCNA and E-Tool			



Master Timeline RAD Transaction

Assist the PHA to engage a PCNA provider. If this is an FHA deal, coordinate with the lender.			
Energy Efficiency: PCNA will provide detailed analysis of energy-saving alternatives including payback and cost savings analysis.			
For New Construction: At a minimum meet the 2021 International Energy Conservation Code (IECC) for single family or low-rise or the ASHRAE 90.1-2019 standard for Mid-high rise.			
Climate Resilience: Analyze hazard risk in FEMA's National Risk Index			
Include mitigation measures in SOW and in the E-Tool.			
Assist the PHA in setting up the E-Tool in Secure Systems			
PHA initiates E-Tool			
Environmental Review Part 50: Hire a third-party vendor to complete the review and upload in HEROs.			
Phase I			
Radon			
Asbestos			
LBP			
SHPO			
Assist the PHA in hiring a Relocation Specialist if needed			
Assist the PHA in hiring Legal Counsel if needed			
Complete Forms for upfront FHEO Approvals in Resource Desk			
Accessibility Checklist			
New Construction Site and Neighborhood Standards			
Change in Unit Configuration or reduction in total units			
Establishing a new occupancy preference			
Transfer of Assistance			
Broadband infrastructure required			
Amend PHA Plan			
RAD/S18 language			
Intent to PBV			
Closeout			
ACOP changes			
S8 Admin Changes			
Ensure PHA begins negotiations with City on RE PILOT or Tax Exemptions			
Ensure the PHA begins the process of getting property insurance quotes for post-conversion.			
CFFP and EPC debt must be addressed as part of conversion: reach out to lenders and HUD			
<b>Implementation Phase</b>			
<b>Commitment to Enter Into Housing Assistance Payments Contract ("CHAP")</b>			
Receive and review CHAP for property for which application was submitted. Typically a 60-90 day turnaround time from HUD.			
Receive and review the Portfolio Award if applicable			
Request any necessary CHAP Amendments for OCAF adjustments and other reasons			CHAP Amendment guide is a good tool.
OZ Boost			
UA Savings			
DDTF			
UA Excess Income			

Master Timeline RAD Transaction			
Complete the PIC Removal Application and enter DDA# onto the RD. If the PHA is converting the last of its public housing units, HUD Form should be included.			Every time a CHAP is amended for reasons other than OCAF, the PIC removal application needs to be updated.
Get familiar with the Resource Desk and give access to necessary individuals			
Review the Transaction Page on the RD for accuracy			
Make sure the financing plan grid on the RD matches the type of financing			
Double Check Choice Mobility selection			
RAD Launch Call			
Office of Recap may assign a RAD Transaction Manager who will set up a kickoff call if this is the PHA's first RAD Transaction.			
Financial Underwriting			
If the transaction involves a rehab scope, begin working with architects and engineers to get costs.			
E-Tool and SOW must match			
Begin Lender and Equity Provider Search			
Finalize Lender			
Finalize Equity Provider			
If needed, apply for gap funds			
Resident Consultation			
Send GIN if required			
Meet the requirements of the Resident Engagement and Protections Template			
Efforts to promote resident participation			
Access to information and materials			
Resident Protection Materials			
Resident Organization Contact			
Resident Meeting #1			
Prepare and distribute meeting notice			
Record Questions and Answers			
Resident Meeting #2			
Prepare and distribute meeting notice			
Record Questions and Answers			
Encouraged to meet with residents each calendar quarter.			
Due Diligence for Concept Call - all items must be uploaded to the RD			
CNA E-Tool			
Exort a copy of E-Tool and make sure SOW matches			
Input the Financial Factors page			
Validate and Export - submit to HUD			
Environmental Review Part 50: Hire a third-party vendor to complete the review and upload in HEROs.			
Phase I			
Radon			
Asbestos			
LBP			
Upload Part 50 and components in RD			
Enter DDA# on Resource Desk			
Complete the Conversion Overview Template			
FHEO upfront approvals			FHEO must approve uploads prior to concept call.
Accessibility Checklist			
New Construction Site and Neighborhood Standards			



Master Timeline RAD Transaction

	Change in Unit Configuration or reduction in total units			
	Establishing a new occupancy preference			
	Transfer of Assistance			
	Complete Transaction Log			
	Complete the Concept Call Checklist on the RD			
	<b>Section 18 RAD Blend Additional Scope</b>			
	Complete the RAD/S18 Blending Workbook to see if the SOW exceeds 60% of the Housing Construction Cost			
	Request Concept Call			
	<b>Preparation for Long-Term Section 8</b>			
	Begin the task of learning and preparing for the Section 8 program selected.			
	PBRA List			
	PBV List			
	<b>Upload Remaining Financing Plan Items</b>			
	Field Office Approvals			
	PHA plan approval provided by the field office			
	Certification to remove non-dwelling assets			
	If a Blend - approval			
	EPC or CFFP clearance			
	Resiliency Narrative			
	Disaster Plan			
	All resident meeting information held since CHAP issuance including question and answers			
	Affirmative Fair Housing Marketing Plan			PBRA Only
	Initial Year Funding Tool and 50075.1			
	Development Team Narrative			
	Previous Participation Certification - HUD 2530s			PBRA Only
	Organizational Chart			
	Update Transaction Log if needed including number of affordable or market units other than RAD			
	Evidence of Payoff of existing debt like EPC or CFFP			
	LHHC award if available			
	Subsidy Layering Review if available			
	LOIs from all sources of funds dated no later than 60 days prior to submission			
	20-year Operating Proforma			
	Certification that expenses are not less than 85% of the average of the last three years			Only for No-debt conversions
	Legal Opinion or letter from taxing authority on PILOT			
	Insurance Documentation			
	Title Report			
	Delayed Conversion or Master Lease documents			
	Confirm Ownership data on the RD for RCC			
	<b>Section 18 RAD Blend Additional Scope</b>			
	Begin Conversations with the local government and get approval			
	Get a Board Resolution approving the RAD/S18 Blend			
	<b>Closing Phase</b>			
	<b>RAD Conversion Commitment</b>			

Master Timeline RAD Transaction			
	Work with HUD's Financing Transaction Manager and PHA to provide all requested additional information needed for the Financing Plan approval.		
	The RAD Conversion Commitment ("RCC") will be issued typically 60 days from FP submission.		
	Review and execute the RCC - upload to the RD		
	Prepare any needed amendments to the RCC		
<b>Resident Consultation</b>			
	The PHA must send written notice that the conversion has been approved and discuss all items listed below in the letter and at a meeting.		
	Timing of conversion, duration of work, revised terms of the lease and house rule, procedures for executing lease, relocation, choice mobility.		
	Draft Notice		
	Send Notice		
	Meeting Date		
	Provide access to lease and house rules..		
<b>Closing</b>			
	PHA will have 90 days to close a transaction once the RCC is received.		
	Set up closing call with HUD assigned closing coordinator and legal counsel		
	Work with PHA legal team, lender, equity provider to draft legal documents. Draft RAD closing packets must go to HUD 6 weeks prior to closing.		
	Submit final draft closing package to CC and HUD attorney		
	Upload draft closing package to the RD		
	Respond to comments from HUD on closing docs		
	HUD legal sends approval memo to HQ		
	Get assignment for HUD release of DOT		
	Close and record the transaction		
<b>Post-Closing Tasks</b>			
	Assist PHA with the Initial Year of Funding movement of public housing funds		
	Upload Closing docket to RD		
	Send recorded docs to CC		
	Submit 50058 End of Participation for each resident		
<b>Implementation of Long-Term Section 8</b>			
	Execute New Leases and other required Section 8 forms for resident file		Complete prior to HAP effective date
	Arrange for Section 8 conversion training on specific systems and programs		
<b>HAP Effective Date</b>			
<b>Public Housing Close Out</b>			
	If this is the last of the public housing units to convert, PHA must follow the guidance in PIH 2019-13		
	Disposition of non-dwelling property		
	Disposition of Personal Property		
	Resolution of outstanding legal matters		
	Resolution of grants and approvals		
	Public Housing audit		

**Pricing Proposal**

Goshen Property  
Goshen, California

The Goshen Property is a 20-unit federal public housing property located in Goshen, California and owned and managed by the Housing Authority of Tulare County (the "PHA"). The PHA plans to partner with RPH Development, LLC to redevelop the property by demolishing the existing buildings and newly construct 40 units of affordable rental housing. The PHA plans to redevelop the property using HUD's RAD/Section 18 Construction Blend which converts the public housing subsidy to project-based Section 8 subsidy.

The PHA and its development partner will engage Recap Real Estate Advisors as their public housing repositioning consultant to perform the scope of work attached.

The pricing proposals include:

**Hourly:** Recap will be compensated at an hourly rate of \$340. Invoices will be sent to the PHA at the end of each month.

**Milestone Payments:**

RAD Application - \$5,000

Submit Financing Plan - \$30,000

Close and Convert to Section 8 - \$40,000

**Fee at Closing**

Retainer at Contract Execution - \$10,000

Fee at Closing – greater of \$75,000 or 2% of First Mortgage Debt less the retainer.