

AGENDA

**REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
4:00 P.M.
WEDNESDAY, SEPTEMBER 16, 2026
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. #3 Approval of Minutes of Regular Meeting Held on August 19, 2026 and Bills for August 2026 Operations.
4. #84 **Resolution 2026-09**, Approving the Accounts Receivable Charged to Collection Loss for the Period Ending September 30, 2026.
5. #108 Presentation and Request for Approval of the Annual Moving-To-Work Report for Fiscal Year July 1, 2025 through June 30, 2026.
6. #143 **Resolution 2026-10**, In the Matter of Approving Certification of Compliance for the Annual Moving-To-Work Report for Fiscal Year July 1, 2025 through June 30, 2026.
7. Presentation of a Program Participant Success Story.
8. Presentation and Request for Approval to Enter into a Contract with PayCom Payroll and Human Capital Management Services.
9. Executive Director's Report.
10. **CLOSED SESSION:** None.
11. Attorney/Client Conference.
12. Adjournment.

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.

*Members of the public may comment on any item not appearing on the Agenda. Under state law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the Agenda, the public is invited to make comments when the item comes up for Board consideration. So that all interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of three (3) minutes, with a total of fifteen (15) minutes allotted for the Public Comment Period. Comments should be relevant to matters within the Board's subject matter jurisdiction and not repetitive of previous speakers. If you wish to agree with a previous speaker, you may state so on the record. If you have a written statement, please hand it to HATC Staff and it will be included in the minutes of this meeting and circulated to the Board.

AGENDA

**REUNIÓN REGULAR DE
LA MESA DE COMISIONADOS DE
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE
4:00 P.M.
MIÉRCOLES, 16 DE SEPTIEMBRE DEL 2026
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 si solos su máxima extensión factible.

1. Pase de Lista / Llamada en Orden.
2. *Periodo de Comentario Público.
3. Aprobación de los Minutos de la Reunión Regular del 19 de Agosto del 2026 y de las Facturas de las Operaciones de Agosto del 2026.
4. **Resolución 2026-09**, Aprobar las Cuentas por Cobrar Cambiadas a Pérdida por Cobro para el Período que Termina el 30 de Septiembre de 2026.
5. Presentación y Solicitud de Aprobación del Informe Anual de Mudanza al Trabajo para el Año Fiscal del 1 de Julio de 2025 al 30 de Junio de 2026.
6. **Resolución 2026-10**, En el Asunto de Aprobar la Certificación de Cumplimiento para el Informe Anual de Mudanza al Trabajo para el Año Fiscal del 1 de Julio de 2025 al 30 de Junio de 2026.
7. Presentación de la Historia de Éxito de un Participante del Programa.
8. Presentación y solicitud de aprobación para celebrar un contrato con los servicios de nómina y gestión de capital humano de PayCom.
9. Reporte del Director Ejecutivo.
10. **SESION CERRADA:** None.
11. Conferencia Abogado/Cliente.
12. Clausura.

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 comunicase 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.

*Los miembros del público pueden comentar sobre cualquier tema que no aparezca en la Agenda. Según la ley estatal, los asuntos presentados bajo este ítem no pueden ser discutidos ni tomarse decisiones por parte de la Junta en este momento. Para los ítems que aparecen en la Agenda, se invita al público a hacer comentarios cuando el ítem sea considerado por la Junta. Para que todas las partes interesadas tengan la oportunidad de hablar, cualquier persona que se dirija a la Junta estará limitada a un máximo de tres (3) minutos, con un total de quince (15) minutos asignados para el Periodo de Comentarios del Público. Los comentarios deben ser relevantes a los asuntos dentro de la jurisdicción del tema de la Junta y no repetitivos de oradores anteriores. Si desea estar de acuerdo con un orador anterior, puede indicarlo en el registro. Si tiene una declaración escrita, por favor, entréguela al personal de HATC y se incluirá en las actas de esta reunión y se distribuirá a la Junta.

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

THURSDAY, AUGUST 19, 2026

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
Sharon Chavarria, Commissioner
Raymond Macareno, Commissioner, Arrived at 4:03 pm
Joanne Walters, Commissioner
Kathleen Marrione, Commissioner

COMMISSIONERS ABSENT:

Tomas Velasquez, Commissioner

STAFF MEMBERS PRESENT:

Ken Kugler, Executive Director
Cynthia Lopez, Deputy Executive Director – Housing Management
Janice Avila, Human Resources Manager
Julia M. Lew, Attorney
Ana Fuerte, Administrative Assistant

STAFF MEMBERS ABSENT:

None.

There was a quorum present, and 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 THE REGULAR MEETING HELD ON JULY 15, 2026 AND THE BILLS FOR JULY 2026 OPERATIONS: Vice Chairperson Silicato presented a motion to approve as a consent item the minutes of the regular meeting held July 15, 2026, and the bills for July 2026 operations as presented. Commissioner Chavarria seconded the motion, which passed by the following vote:

AYES: Hess, Silicato, Chavarria, Walters, Marrione
NAYES: None
ABSTAIN: None
ABSENT: Velasquez, Macareno

4. REQUEST TO ADVANCE MOVING-TO-WORK FUNDS TO KAWEAH MANAGEMENT COMPANY, INC. FOR THE PURCHASE OF AN 8-UNIT PROJECT LOCATED AT 1220 W. TULARE AVENUE, IN THE CITY OF VISALIA IN THE AMOUNT OF UP TO \$1,470,000: Mr. Kugler informed the Board about this great opportunity of adding this 8-unit project to our portfolio. These are located on the North East corner of Giddings and Tulare Avenue. These 2-bedroom, 1 bath units have been recently remodeled with maple cabinetry. The units are 950 square feet, with a larger bathroom. Some of the tenants that reside here, have been here since 2005.

Commissioner Macareno entered the meeting at 4:03 pm.

Commissioner Chavarria presented a motion to approve the request to advance moving-to-work funds to Kaweah Management Company, INC. for the purchase of an 8-unit project located at 1220 W. Tulare Avenue, in the City of Visalia in the amount of up to \$1,470,000. Commissioner Silicato seconded the motion, which passed by the following vote:

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

NAYES: None

ABSTAIN: None

ABSENT: Velasquez

5. REQUEST FOR APPROVAL TO DONATE \$750 TO FAMILY SERVICES FOR THEIR ANNUAL PURPLE PARTY EVENT THAT RAISES FUNDS TO HELP FAMILIES AFFECTED BY DOMESTIC VIOLENCE FIND SAFETY AND HEALING: Mr. Kugler informed the Board about the value of having the Housing Authority continue to support this cause. With continued support, the Housing Authority is building partnerships with various agencies such as Family Services. Family Services offers a domestic violence shelter locally for the community. Mr. Kugler confirmed he will also encourage staff to participate and attend.

Commissioner Chavarria presented a motion to approve to donate \$750 to Family Services for their Annual Purple Party event that raises funds to help families affected by domestic violence find safety and healing. Commissioner Marrione seconded the motion, which passed by the following vote:

AYES: Hess, Silicato, Macareno, Chavarria, Walters, Marrione
NAYES: None
ABSTAIN: None
ABSENT: Velasquez

6. DISCUSSION AND UPDATE ON THE FULGHAM PATRIOT POINT

PROJECT: Mr. Kugler provided the Board with an update on the Fulgham Patriot Point Project and the previously approved \$1 million loan. Staff is continuing to evaluate the project design and specifications to identify opportunities for cost saving while maintaining the functionality of the development. Potential cost saving measures discussed included revisions to the air recovery systems, driveway entrance design, access controls, and landscaping specifications. We will continue to review the project for additional opportunities to reduce the overall cost. The consultant’s contract has also been extended to support the continued development of the project.

7. DISCUSSION REGARDING THE INITIATION OF A STRATEGIC PLANNING PROCESS FOR THE HOUSING AUTHORITY OF THE COUNTY OF

TULARE: Mr. Kugler provided the Board with an overview of the Housing Authority’s current position and discussed the need to evaluate the agency’s programs, operations, and future direction. Mr. Kugler noted that the specialized programs operated by Housing Authority require additional resources and staff time compared to standard caseload. The discussion also included enduring that the agency’s operations and future initiatives remain aligned with its mission.

Mr. Kugler emphasized the agency’s continued focus on strengthening its capacity to build and develop assets while identifying ways to operate effectively. He also discussed the agency’s financial capacity and Moving-To-Work designation as opportunities to support future growth and distinguish the agency. Mr. Kugler gave an overview of the agency’s plan to initiate a strategic planning process and ask for the Board’s input as we get ready to connect with stakeholders. Mr. Kugler will bring updates to the Board once we have met with staff and community partners.

8. DISCUSSION OF THE FINANCIAL RATING ANALYSIS BY KEYWEST BANK FOR THE HOUSING AUTHORITY TO BE ABLE TO ISSUE QUALIFIED A RATED BONDS FOR OUR TCAC OR OTHER DEVELOPMENT PROJECTS: Mr. Kugler discussed Housing Authority issued bonds with the Board, noting that it had been done years ago, and the current federal regulatory climate makes agency-issued bonds a potentially favorable path for projects. This would allow us to save on interest rates with new developments that we intend to complete. The financing structure would still remain as prior TCAC projects and the same requirements will stand for each. The Board members voiced concurrence with the Housing Authority administration pursuing the feasibility of agency-issued bonds and obtaining a rating analysis by KEYWEST Bank, with the intent that the costs for obtaining the rating are recovered from the specific projects via fees/reimbursements.

9. DISCUSSION OF SMALL CLAIMS ACTION OF \$3,000: Ms. Julia Lew and Mr. Kugler would like to move this item to closed session as it involves potential initiation of further litigation.

10. EXECUTIVE DIRECTOR'S REPORT: Mr. Kugler informed the Board that the Demaree Street Apartments have reached 90% occupancy.

Mr. Kugler provided an update on the ongoing file review process with Nan McKay, as well as the continued training being provided by Nan McKay. The agency has been working to identify ways to improve our training and auditing processes.

Mr. Kugler updated the Board on the progress of the Woodlake project, noting that the demolition, construction, and roof sheeting phases have been completed. The units will also be upgraded from swamp coolers to air conditioning units.

Mr. Kugler informed the Board that site design plans are being developed for a two-phase senior housing development in Visalia located at the corner of Paradise and Santa Fe.

Mr. Kugler informed the Board that the agency is moving forward with Equity Group managing the Poplar Grove site. Cleanup and maintenance of the asphalt parking lot at the property are currently underway.

11. CLOSED SESSION:

1. GOVERNMENT CODE SECTION 54956.95 – LIABILITY CLAIM.
CLAIMANT: GILBERT FLORES. AGENCY CLAIMED AGAINST:
HOUSING AUTHORITY OF THE COUNTY OF TULARE.
**Reportable action: On a motion by Commissioner Chavarria and
a second by Vice Chairperson Silicato, and a unanimous vote,
the claim was denied.**
2. UPDATE ON THE MORALES CLOSED CASE.

12. ATTORNEY/CLIENT CONFERENCE: None.

13. ADJOURNMENT: There being no further business to come before the Board, Chairperson Hess declared the meeting adjourned at 05:20 P.M.

Respectfully Submitted,

By _____

KEN KUGLER, Secretary

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
36 NORTH OIL CHANGERS, LLC	122.77	1	122.77												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
ABSOLUTE FIRE SPRINKLERS	1,300.00	1													1
		2													2
		3													3
		4													4
		5													5
		6				1,300.00									6
		7													7
		8													8
		9													9
		10													10
ACE COMFORT SOLUTIONS INC.	8,947.12	1	5,023.47	254.63								996.94	1,571.69		1
		2													2
		3													3
		4													4
		5							310.00	404.84			385.55		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
ADMIN LOAN	342,895.03	1								3,030.15					1
		2		260,708.50		9,542.54		6,247.27			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
		10													10
ADVANCED MONITORING INC	225.00	1													1
		2													2
		3													3
		4													4
		5											225.00		5
		6													6
		7													7
		8													8
		9													9
		10													10
AIR SMART HEATING AND	6,696.03	1	824.34											1,020.46	1
		2													2
		3	1,789.65												3
		4													4
		5													5
		6													6
		7										85.00			7
		8								2,976.58					8
		9													9
		10													10

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		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
ALBRIGHT PLUMBING	985.00	1		985.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
ALL VALLEY LANDSCAPING LLC	38,390.00	1	15,000.00		5,800.00									3,000.00	1
		2													2
		3													3
		4								4,570.00					4
		5					1,400.00								5
		6				8,620.00									6
		7													7
		8													8
		9													9
		10													10
AMADOR ORTIZ / QUALITY WINDOW	8,698.00	1	83.00												1
		2						95.00							2
		3					4,340.00								3
		4									4,180.00				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

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		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
Amalene B LLC	1,084.00	1												1,084.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
AMERICAN EXPRESS	1,243.94	1	416.74	124.39	12.44										1
		2													2
		3													3
		4		690.37											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
AMERITAS GROUP	7,966.32	1												7,966.32	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

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		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
ANG CLEANING SERVICES LLC	7,490.00	1	3,017.00	440.00											1
		2													2
		3	352.00							504.00					3
		4									654.00				4
		5											843.00		5
		6					1,026.00								6
		7								327.00					7
		8								327.00					8
		9													9
		10													10
ARRIS STUDIO ARCHITECTS	10,209.25	1	10,209.25												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
AT & T	8,788.25	1	1,831.84	277.98	28.36							81.95	50.60	40.38	1
		2						2,012.76							2
		3				108.64	112.24								3
		4		1,931.63							544.42				4
		5				8.23		12.34	14.85	20.57			125.17		5
		6				1,586.29									6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
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
		10													10
BAR ARCHITECTS	15,217.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7									15,217.00				7
		8													8
		9													9
		10													10
BATTERY SYSTEMS, INC	146.29	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8								146.29					8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
BERKADIA COMMERCIAL	31,201.83	1													1
		2													2
		3				1,784.93			8,481.79				20,935.11		3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
BOB RUFFA ELECTRIC, INC	1,930.67	1	1,930.67												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
BONNEVILLE MULTIFAMILY	17,701.96	1													1
		2													2
		3					12,649.54								3
		4									5,052.42				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
BOVEE ENVIRONMENTAL	2,250.00	1	600.00	450.00											1
		2													2
		3													3
		4													4
		5								500.00			700.00		5
		6													6
		7													7
		8													8
		9													9
		10													10
BUZZ KILL PEST CONTROL	9,025.00	1	3,100.00	825.00						1,200.00					1
		2				400.00	100.00	600.00							2
		3	100.00				200.00		200.00	100.00					3
		4					100.00	200.00			100.00				4
		5			100.00						100.00				5
		6					100.00								6
		7			100.00							600.00			7
		8								700.00					8
		9			100.00										9
		10													10
C C PROCESS SERVICES	65.00	1													1
		2					65.00								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CAL STATE DISTRIBUTING INC	3,051.89	1												3,051.89	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CALI TILE	17,200.00	1		17,200.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CALIFORNIA STATE DISBURSEMENT	675.66	1												675.66	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CALIFORNIA STATE UNIVERSITY	1,500.00	1												1,500.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CALIFORNIA WATER SERVICE	84,823.73	1	25,185.85	2,805.45	3.56					1,109.20				2,946.94	1
		2		238.00		4,478.36		18,574.40	1,515.48		263.11		371.03		2
		3	3,218.33							3,491.29		451.14			3
		4		197.22				2,905.55				277.99			4
		5	784.28		2,024.92					868.12	1,557.59				5
		6									1,064.69				6
		7	207.66	251.13	494.09	513.15	588.75			2,331.02		5,529.31			7
		8								576.12					8
		9													9
		10													10
CALPERS FISCAL SERVICES	70,075.80	1												70,075.80	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CARROLL'S TIRE WAREHOUSE	1,498.31	1	814.92	683.39											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CDW GOVERNMENT	2,358.56	1												2,358.56	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Cedric Castro / Brite Now Bathtub	1,000.00	1	350.00												1
		2													2
		3													3
		4					650.00								4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CENTRAL CAL LANDSCAPING	4,930.00	1													1
		2													2
		3					2,900.00								3
		4													4
		5											2,030.00		5
		6													6
		7													7
		8													8
		9													9
		10													10
CENTRAL CAL WATER WORKS	5,000.00	1		5,000.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Central Heating and Cooling Inc.	23,850.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7					16,300.00					7,550.00			7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CENTRAL VALLEY BUSSINESS	281.65	1	110.14		19.15										1
		2													2
		3													3
		4		152.36											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CENTRAL VALLEY COALITION FOR	3,166.67	1													1
		2													2
		3													3
		4													4
		5													5
		6				1,250.00	666.67								6
		7													7
		8								1,250.00					8
		9													9
		10													10
CHARTER COMMUNICATIONS	135.47	1													1
		2													2
		3													3
		4													4
		5											135.47		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CINTAS CORPORATION NO	1,647.68	1		395.87										1,251.81	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CINTAS CORPORATION	5,069.77	1	2,156.31	884.24	171.55					2.22		50.68	31.98	970.40	1
		2		0.26		3.47	106.93	7.70	1.14		1.48		0.37		2
		3	2.52			53.59	2.72		2.37	2.25		0.62	5.99		3
		4		370.86			80.17	4.50		2.84	3.72	0.54	1.51	0.31	4
		5	0.99	6.88	1.66	11.59	5.39	8.37	15.82	15.83	1.64	0.45	40.45		5
		6				7.13	2.15								6
		7	1.67		2.90	1.71	0.17		1.30	0.89		10.98	0.10		7
		8		1.56						2.95				3.78	8
		9			0.17										9
		10													10
CITIZENS BUSINESS BANK	48,865.11	1													1
		2		16,617.06				18,624.62							2
		3													3
		4						9,348.08							4
		5												4,275.35	5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CITY OF DINUBA	18,379.27	1	12,211.10												1
		2													2
		3					6,168.17								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CITY OF EXETER	4,131.12	1													1
		2													2
		3													3
		4													4
		5													5
		6					3,448.89								6
		7							682.23						7
		8													8
		9													9
		10													10
CITY OF FARMERSVILLE	49,657.94	1													1
		2													2
		3							3,552.43						3
		4									46,105.51				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CITY OF KINGSBURG	4,003.22	1													1
		2					4,003.22								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CITY OF LINDSAY	2,910.50	1													1
		2													2
		3													3
		4													4
		5				723.23			2,187.27						5
		6													6
		7													7
		8													8
		9													9
		10													10
CITY OF PORTERVILLE	28,305.82	1	10,961.70									6,871.75	7,485.19	253.08	1
		2													2
		3													3
		4													4
		5				20.41		816.05	26.53	790.89			1,080.22		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CITY OF TULARE	66,708.28	1	25,808.20		5,166.79									2,000.80	1
		2		273.42											2
		3											7,375.92		3
		4								2,092.17			585.36	323.46	4
		5		4,656.76			5,932.11			1,399.56					5
		6				7,827.32									6
		7													7
		8		289.32										2,977.09	8
		9													9
		10													10
CITY OF TULARE FINANCE	149,107.55	1													1
		2													2
		3											104,634.00		3
		4											138.30		4
		5					44,335.25								5
		6													6
		7													7
		8													8
		9													9
		10													10
CITY OF VISALIA	44,589.65	1	11,615.25	997.32	2.68					612.49				1,350.63	1
		2		111.98		3,640.45		4,061.22	547.83		322.69		243.46		2
		3	1,308.47							1,555.30		1,388.44			3
		4		220.85				2,238.53				165.04			4
		5	472.23		1,446.63					577.30	555.59				5
		6									418.20				6
		7	233.41	575.09	1,747.05	920.76	280.08			1,216.84		2,784.25			7
		8								2,979.59					8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CITY OF WOODLAKE	8,170.74	1	4,701.54												1
		2													2
		3				3,469.20									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CLARK PEST CONTROL OF	2,230.00	1										2,230.00			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CLIMATE SOLUTIONS INC.	15,072.50	1	2,487.50												1
		2													2
		3								7,600.00			457.50		3
		4													4
		5		1,132.50											5
		6				1,507.50									6
		7													7
		8		1,300.00										587.50	8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CLINE'S BUSINESS EQUIPMENT INC	1,371.39	1	402.97	209.96	18.59							78.99			1
		2													2
		3				1.31	2.61								3
		4		656.96											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CMA FIRE PROTECTION DBA:	1,342.00	1													1
		2													2
		3				405.00	937.00								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
COLLEGE OF THE SEQUIOIAS	500.00	1												500.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
COLONY SQUARE HOMEOWNERS	724.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
COMCAST	630.44	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CON AM MANAGEMENT	10,407.31	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CONSOLIDATED ELECTRICAL	101.08	1	101.08												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
COPower ADMINISTRATORS,	1,388.86	1												1,388.86	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CORNERSTONE POOL SERVICE	1,305.10	1													1
		2													2
		3													3
		4													4
		5											1,305.10		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
COUNTER TOPS BY CHET RICHARD	7,445.00	1	1,045.00											1,350.00	1
		2						1,900.00							2
		3										1,900.00			3
		4						1,250.00							4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
COUNTY OF TULARE	210.00	1	70.35	21.00	2.10										1
		2													2
		3													3
		4		116.55											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
CRYSTAL CLEAR POOL SERVICE INC	1,480.00	1													1
		2						940.00							2
		3													3
		4													4
		5													5
		6													6
		7				540.00									7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
CSU FRESNO	4,500.00	1												4,500.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
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
		10													10
CYPRESS GARDENS OF	1,682.00	1													1
		2											1,682.00		2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
D.E Equity Group, Inc.	45,535.29	1													1
		2													2
		3			14,238.16										3
		4							10,345.14						4
		5													5
		6													6
		7													7
		8						4,975.00					3,139.14		8
		9						12,837.85							9
		10													10
DAN MUSTIN DBA CAL-AIR COOLING	19,062.62	1	722.45											379.00	1
		2				5,724.17	4,950.14								2
		3	99.00			505.60	1,411.89			319.54					3
		4						1,506.49							4
		5								526.76					5
		6				1,587.05									6
		7										479.28			7
		8								198.00				653.25	8
		9													9
		10													10
DAN TRONG NGUYEN / TLD	197.31	1	61.17									39.46	24.66	2.96	1
		2													2
		3													3
		4													4
		5				9.87		6.91	12.83	9.85			29.60		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
DARRELL FLEEMAN /	905.25	1		905.25											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
DEL ORO WATER COMPANY	925.56	1	925.56												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
DIAMOND LUMBER INC.	1,705.21	1	145.62	467.60										571.14	1
		2						520.85							2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
DINUBA CHAMBER OF COMMERCE	175.00	1	70.36												1
		2													2
		3				1.75	3.49								3
		4		99.40											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
DINUBA GLASS COMPANY	4,839.32	1	375.79												1
		2					371.81								2
		3				779.41	3,312.31								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
DINUBA LUMBER COMPANY INC	386.08	1	215.91												1
		2													2
		3				128.58									3
		4					41.59								4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
DON ERICKSON INC DBA COAST	1,626.90	1	442.15	1.23										307.05	1
		2						77.58							2
		3													3
		4						121.90			190.60				4
		5							89.79						5
		6				365.02									6
		7										31.58			7
		8													8
		9													9
		10													10
EMPHASYS NATIONAL USER	250.00	1	83.75	25.00	2.50										1
		2													2
		3													3
		4		138.75											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
EMPIRE SUPPLY COMPANY, INC	12,570.43	1	687.64	39.62										5,479.64	1
		2													2
		3													3
		4													4
		5													5
		6												6,363.53	6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
EMPLOYMENT DEVELOPMENT	197.58	1	11.24	166.16	0.27							1.80	1.11	0.19	1
		2													2
		3				0.08	0.19								3
		4		13.93											4
		5				0.18		0.27	0.33	0.45			1.38		5
		6													6
		7													7
		8													8
		9													9
		10													10
EVANS PROPERTY MANAGEMENT	3,025.00	1													1
		2													2
		3	3,025.00												3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
EVERGREEN LANDSCAPE INC	28,475.00	1	22,475.00												1
		2													2
		3													3
		4													4
		5				5,750.00									5
		6													6
		7								250.00					7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
EVERON LLC	2,992.99	1	838.23	728.69	18.19										1
		2													2
		3				101.32									3
		4		648.78											4
		5					175.10								5
		6				331.47	151.21								6
		7													7
		8													8
		9													9
		10													10
EWING IRRIGATION PRODUCTS	113.05	1	113.05												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
EXPRESS SERVICES, INC	15,708.12	1	6,355.17		623.73									179.52	1
		2					47.18								2
		3				47.18	94.35						683.60		3
		4		4,525.20			23.58			240.13			59.83	36.05	4
		5		623.73			563.12			238.59					5
		6				779.48									6
		7													7
		8		155.75										431.93	8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
FAMILY SERVICES OF TULARE	750.00	1												750.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
FEDEX	30.64	1												30.64	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
FERGUSON ENTERPRISES INC	15,276.80	1												15,276.80	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
FIRST UNUM LIFE INSURANCE	4,058.34	1												4,058.34	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
FOX INTERPRETING	198.00	1												198.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
FRANCHISE TAX BOARD STATE OF	45.73	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8								45.73					8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
FRANK'S APPLIANCE, INC	14,228.50	1										2,343.45		11,125.60	1
		2													2
		3													3
		4													4
		5											759.45		5
		6													6
		7													7
		8													8
		9													9
		10													10
FRESNO PACIFIC UNIVERSITY	3,000.00	1												3,000.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
GARDA CL WEST, INC CO 120	134.55	1													1
		2													2
		3													3
		4													4
		5				47.18		46.40					40.97		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
GARY L SPRAGUE DBA HOUSE OF	521.74	1	344.21	177.53											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
GEIGER ELECTRIC INC.	407.48	1													1
		2													2
		3													3
		4													4
		5													5
		6				407.48									6
		7													7
		8													8
		9													9
		10													10
GENERAL ELECTRIC CO	9,345.81	1												7,503.48	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7										1,842.33			7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
GEORGE YBARRA	7,540.00	1													1
		2													2
		3													3
		4													4
		5			2,400.00			5,140.00							5
		6													6
		7													7
		8													8
		9													9
		10													10
GERALD TURNER	7,500.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7									7,500.00				7
		8													8
		9													9
		10													10
GOSHEN COMMUNITY	840.00	1	840.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
GRANT'S AIR CONDITIONING INC	215.00	1		215.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
GROSS & STEVENS INC	256.15	1												256.15	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
HARRP HOUSING AUTHORITIES RISK	831,019.00	1	387,261.72	235,078.62	20,417.97		0.30			6,532.81		1,746.29	614.59	70,944.74	1
		2		54.06	0.30	980.30	760.55	1,168.75	162.31	0.30	98.54	0.30	131.52	0.45	2
		3	420.48	65.10	0.30	409.24	793.97		800.88	385.10		54.14	721.95		3
		4	0.30	45,659.39	2,585.00		566.06	731.54	0.30	258.13	658.42	97.02	67.94	34.38	4
		5	133.34	674.85	155.17	3,917.90	550.05	72.82	192.25	482.46	164.43		1,033.42	0.30	5
		6	74.00	15.17	0.30	775.97	423.41			3,042.30	3,327.15	3,908.30	1,221.30	25,736.00	6
		7	82.12	0.30	548.27	163.52	54.21		99.81	327.09	37.00	1,592.29	40.12		7
		8	15.17	160.78				0.30		1,090.05	45.50	0.30	0.30	420.33	8
		9	0.30	0.30	64.32	0.30		0.37			37.00		37.00	37.00	9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
HAYES GARAGE DOOR	6,690.00	1												1,720.00	1
		2													2
		3											150.00		3
		4													4
		5					325.00		1,100.00						5
		6													6
		7													7
		8								1,515.00				1,880.00	8
		9													9
		10													10
Herling I Aguillon	984.77	1													1
		2													2
		3													3
		4													4
		5				984.77									5
		6													6
		7													7
		8													8
		9													9
		10													10
HIRE UP STAFFING SERVICES	46,505.95	1	3,474.13	111.06	1,495.22					120.64		318.06	222.62	14,726.62	1
		2		63.61		571.38	127.22	3,271.76	137.43		108.03		59.46		2
		3	248.46			63.61	95.41		3,934.36	211.88		19.50	1,148.85		3
		4		1,876.49				1,756.90		63.61	359.50	44.42			4
		5	91.26	63.61	91.26			63.61	31.80	2,188.86	137.43	73.82	63.61	63.72	5
		6				1,367.96	248.46								6
		7	37.24		1,612.29	73.82	29.40		44.42	148.27		2,191.53			7
		8								487.95				1,368.00	8
		9			1,397.40										9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
HOME DEPOT CREDIT SERVICES	22,557.75	1	7,355.31	3,719.50	1,208.75									3,667.18	1
		2				174.67		304.01	77.83						2
		3	802.61			75.35				38.73			1,124.87		3
		4						141.66		115.76					4
		5	241.05	86.28			138.94		378.67	131.03	27.13		550.95		5
		6		555.44			1,288.38								6
		7			59.97					42.51		40.21			7
		8		110.52						100.44					8
		9													9
		10													10
HOUSING AUTHORITY OF	12,362.50	1													1
		2		12,362.50											2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JANET YOUNG DBA AMERICAN BLIND	6,695.35	1	2,229.70									1,014.52		206.15	1
		2													2
		3	509.95				358.05		119.35						3
		4						48.83							4
		5		396.03			944.76	553.35							5
		6													6
		7								70.53					7
		8												244.13	8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
JC LANSDOWNE, INC	2,732.45	1												2,732.45	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JENSEN & PILEGARD	219.16	1	219.16												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JIM REESE CORPORATION	1,771.25	1	75.00												1
		2							75.00						2
		3													3
		4													4
		5	1,471.25												5
		6													6
		7									150.00				7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
JMP OFFICE TECHNOLOGIES	502.03	1	201.81												1
		2													2
		3				5.02	10.05								3
		4		285.15											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Joanne M Walters	51.23	1												51.23	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JOHN LOGAN HESS	64.57	1												64.57	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
JOHNSON CONTROLS	606.32	1										606.32			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JONATHAN VARGAS / VARGAS	2,362.45	1	2,362.45												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
JORGENSEN & COMPANY INC	3,885.03	1	219.49	543.98	601.43										1
		2													2
		3													3
		4								136.83				65.83	4
		5		478.83			468.55			95.50					5
		6				1,208.76									6
		7													7
		8		65.83											8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
JULIA A SILICATO	60.66	1												60.66	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Kathleen A Marrione	54.21	1												54.21	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Kaweah Management	1,117.50	1												1,117.50	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RFLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
KAWEAH MANAGEMENT	560,417.34	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	3,682.00							43,525.19		3
		4	2,871.65					3,950.70	2,048.24		3,025.35	2,384.91		2,062.43	4
		5	4,373.06				21,370.74	3,175.28	26,006.88		212.75	1,643.90		671.92	5
		6		7,154.88	8,157.21	126,372.65	38,040.90						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	9,094.88	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	17,339.34			13,017.92			9
		10													10
KEY EVIDENCE LOCK & SAFE, INC	559.35	1	42.67	446.63											1
		2													2
		3	43.65												3
		4													4
		5													5
		6													6
		7										26.40			7
		8													8
		9													9
		10													10
KINGS INDUSTRIAL OCC. MED. CTR,	175.00	1												175.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
LANDSCAPE DEVELOPMENT	30,551.73	1	18,519.99	969.23						375.00		1,810.24	1,104.64	2,340.00	1
		2		156.00			1,840.00								2
		3	2,112.63			700.00						156.00			3
		4													4
		5													5
		6													6
		7				234.00			234.00						7
		8													8
		9													9
		10													10
LEAF	338.82	1	113.48	33.89	3.39										1
		2													2
		3													3
		4		188.06											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
LIEBERT CASSIDY WHITMORE	19,876.50	1												19,876.50	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
Lindsay Pacific Assoc (Calif Ltd)	250.00	1												250.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
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
		10													10
LOWE'S	7,610.59	1	3,749.53	1,113.85										113.62	1
		2						199.48							2
		3					479.28		42.51						3
		4						193.54			24.67				4
		5					964.07			24.65					5
		6		27.42		367.62	58.69								6
		7								153.66		98.00			7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
MAJCO INC DBA BIG BRAND TIRE	3,659.53	1	1,665.65		219.88							514.21	321.38	38.56	1
		2													2
		3													3
		4													4
		5				128.55		89.99	167.12	128.53			385.66		5
		6													6
		7													7
		8													8
		9													9
		10													10
MARTIN TERMITE & PEST CONTROL	3,910.00	1	2,110.00		120.00								180.00		1
		2													2
		3							60.00				180.00		3
		4						60.00		120.00					4
		5	60.00	240.00			240.00				60.00				5
		6				120.00									6
		7							60.00	60.00		60.00			7
		8												120.00	8
		9			60.00										9
		10													10
MATSON ALARM, INC	370.80	1													1
		2						52.50							2
		3		52.50					49.50						3
		4													4
		5								114.30			49.50		5
		6													6
		7										52.50			7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
MATTHEW CARROLL /	1,025.00	1													1
		2													2
		3													3
		4													4
		5									325.00				5
		6					475.00								6
		7								225.00					7
		8													8
		9													9
		10													10
MCCORMICK, KABOT & LEW	18,431.00	1	5,211.59	1,072.09	107.21										1
		2					240.00								2
		3					40.00					560.00	130.00		3
		4		5,950.11											4
		5					1,050.00		300.00				1,230.00		5
		6				180.00									6
		7									2,360.00				7
		8													8
		9													9
		10													10
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
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
MID VALLEY DISPOSAL	12,860.12	1		11,099.70											1
		2													2
		3							563.10						3
		4									660.90				4
		5				536.42									5
		6													6
		7													7
		8													8
		9													9
		10													10
MORRIS LEVIN & SON INC	173.16	1												173.16	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
NAN MCKAY AND ASSOCIATES, INC	21,340.00	1													1
		2													2
		3													3
		4		20,862.75											4
		5													5
		6													6
		7													7
		8									477.25				8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
NAPA AUTO PARTS	20.06	1	18.64	1.42											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Natalie Maria Lopez	524.25	1													1
		2													2
		3													3
		4													4
		5				524.25									5
		6													6
		7													7
		8													8
		9													9
		10													10
NATIONWIDE AFFORDABLE	266.38	1													1
		2													2
		3													3
		4													4
		5													5
		6				266.38									6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
NATIONWIDE AFFORDABLE	26,369.06	1													1
		2													2
		3													3
		4													4
		5													5
		6				26,369.06									6
		7													7
		8													8
		9													9
		10													10
NELSON'S HARDWARE INC	21.24	1	21.24												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
NEVER GREEN POOL SERVICE &	645.00	1													1
		2													2
		3													3
		4													4
		5					645.00								5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
NEW ANSWERNET, INC.	933.99	1												933.99	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Noe Emilio Santiago De La Cruz / Curb	33,000.00	1	6,800.00												1
		2							9,200.00						2
		3	2,000.00							2,200.00					3
		4						2,000.00			4,400.00				4
		5									4,400.00				5
		6													6
		7								2,000.00					7
		8													8
		9													9
		10													10
OACYS TECHNOLOGY	1,453.06	1	90.23	301.38								251.60			1
		2													2
		3				102.14	4.52		124.79						3
		4		127.52							124.79				4
		5					74.83								5
		6					251.26								6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
OFELIA'S CLEANING	4,120.00	1	1,720.00												1
		2													2
		3													3
		4													4
		5					1,190.00						230.00		5
		6													6
		7													7
		8												980.00	8
		9													9
		10													10
OFFICE DEPOT	7,302.34	1	1,030.72	22.50	42.53							219.12	135.29	4,490.69	1
		2													2
		3					2.99	5.96							3
		4		1,035.89											4
		5				22.00		32.99	39.70	55.00			166.96		5
		6													6
		7													7
		8													8
		9													9
		10													10
OFFICE PRIDE	2,846.98	1	1,154.00	94.51	9.45							182.40	112.62	18.32	1
		2													2
		3				6.36	12.74								3
		4		992.98											4
		5				18.31		27.47	33.05	45.78			138.99		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
PACIFIC GAS & ELECTRIC	2,558.03	1	1,442.02												1
		2						298.19							2
		3				8.39		287.01							3
		4		476.31				46.11							4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
PACIFIC WEST COMMUNITIES, INC	12,550.50	1													1
		2													2
		3													3
		4													4
		5							12,550.50						5
		6													6
		7													7
		8													8
		9													9
		10													10
PACWEST DIRECT	388.73	1	130.21	38.86	3.90										1
		2													2
		3													3
		4		215.76											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
PALAFOX PRESTIGE	144,152.93	1	144,152.93												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
PARKER & PARKER PLUMBING	7,039.70	1	1,101.04							160.00					1
		2				517.62									2
		3	186.02												3
		4						782.22							4
		5					187.04								5
		6					320.00								6
		7			2,930.00										7
		8		855.76											8
		9													9
		10													10
PARTNER ASSESSMENT	5,770.00	1	5,770.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
PDQ SUPPLY INC	1,648.00	1												1,648.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
PEDRO CISNEROS JR/ PETES TREE	875.00	1	875.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
PENA'S DISPOSAL, INC	4,843.63	1	3,402.55												1
		2													2
		3													3
		4					1,441.08								4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
PERFECT CARE LANDSCAPE MAINT	41,276.30	1	4,647.69									72.71	44.90	332.28	1
		2				3,093.00		2,695.00	2,817.59		395.00				2
		3				6.85	13.69		2,278.79	985.00			3,450.00		3
		4		431.79				770.00				730.00		396.77	4
		5	495.00	3,250.00		447.30	2,075.00	740.95	498.18	1,695.40			55.41		5
		6					765.00			185.00					6
		7	195.00	410.00	620.00					595.00		3,190.00			7
		8		503.00						985.00				1,095.00	8
		9			315.00										9
		10													10
PORTERVILLE HOUSE OF GLASS	177.53	1		177.53											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
PROVOST & PRITCHARD	16,833.00	1		16,833.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
PRUDENTIAL HUNTOON PAIGE	46,518.16	1										30,892.89	15,625.27		1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
QLT CONSUMER LEASE CONSUMER	22.32	1										22.32			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
QUADIENT FINANCE USA, INC	5,400.89	1	1,990.54	302.31	72.71										1
		2													2
		3													3
		4		3,035.33											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
R4 CAPITAL LLC	21,173.33	1													1
		2													2
		3													3
		4													4
		5							7,747.13						5
		6					13,426.20								6
		7													7
		8													8
		9													9
		10													10
RANDALL LEE ROQUE DBA	450.00	1													1
		2													2
		3					450.00								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
RAYMOND C MACARENO	56.38	1												56.38	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
RED STONE EQUITY PARTNERS	5,000.27	1													1
		2													2
		3													3
		4													4
		5													5
		6				5,000.27									6
		7													7
		8													8
		9													9
		10													10
RENTOKIL NORTH AMERICA INC. /	611.96	1	450.00												1
		2							161.96						2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
RICARDO'S YARD CARE	2,000.00	1	2,000.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
ROBERSON MCLAUGHLIN	916.64	1	683.32												1
		2													2
		3				233.32									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
RODNEY VAN DEVENTER	4,192.50	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7									4,192.50				7
		8													8
		9													9
		10													10
RONALD MORGAN / BUGZILLA PEST	120.00	1											40.00		1
		2													2
		3													3
		4													4
		5							40.00				40.00		5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
S.A. CASSADAY SERVICE, INC	134.84	1													1
		2													2
		3													3
		4													4
		5								134.84					5
		6													6
		7													7
		8													8
		9													9
		10													10
SANTOS HERRERA INC / CALIFORNIA	58,935.70	1	7,628.20										6,068.35		1
		2				6,687.30									2
		3								8,243.00			9,935.25		3
		4									4,338.95				4
		5		4,802.60			6,810.35						4,421.70		5
		6													6
		7													7
		8													8
		9													9
		10													10
SECURITY FIRST ALARM KING	153.90	1													1
		2													2
		3					153.90								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
SERVPRO OF VISALIA	6,830.29	1													1
		2													2
		3													3
		4													4
		5									6,830.29				5
		6													6
		7													7
		8													8
		9													9
		10													10
SHARON J ETHRIDGE	50.80	1												50.80	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
SIDNEY C WHEELER DBA	1,180.00	1	1,180.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
SLAKEY BROS INC	18,751.29	1												18,751.29	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
SOUTHERN CALIFORNIA	98,432.73	1	18,092.55	16,348.09	938.90					1,247.52		37,775.04	969.64	32.91	1
		2				319.35		2,013.45							2
		3	99.58			126.84			432.79	905.47			354.17		3
		4		5,298.38				506.89		102.42	655.76	13.57			4
		5	63.06	679.11		77.09	1,380.50	134.45	21.30	203.67	1,843.47		1,997.72		5
		6				2,377.66	582.24								6
		7			201.46	173.28				236.24		1,585.01			7
		8												388.35	8
		9			254.80										9
		10													10
SOUTHERN CALIFORNIA GAS	2,787.64	1	800.26	293.89	4.71					30.10			22.97		1
		2				29.53	27.78	94.34							2
		3	20.15	18.82		44.96	37.27		68.52	52.67			26.50		3
		4					28.64	19.92		5.23	32.34				4
		5	13.62	81.01	28.50	53.02	219.69	19.28	8.61	12.58	19.52		129.24		5
		6				191.09	25.56								6
		7		15.08	81.44	28.00						116.35			7
		8												86.45	8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
STAPLES CONTRACT AND	979.81	1												979.81	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
STERICYCLE INC	320.00	1												320.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
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
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
TECHNICON ENGINEERING	11,210.00	1	11,210.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TERRA BELLA IRRIGATION	731.97	1	731.97												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TERRA BELLA SEWER DISTRICT	10,679.85	1	10,679.85												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
THE CARPET SHOPPE INC	28,572.00	1	3,288.00	10,118.00											1
		2													2
		3							3,889.00						3
		4													4
		5													5
		6				3,848.00									6
		7													7
		8												7,429.00	8
		9													9
		10													10
THE GLASS SHOP INC	2,141.74	1	686.00	247.74											1
		2						687.00							2
		3													3
		4									521.00				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
THE HOME DEPOT SUPPLY	31,041.24	1		4,261.43										20,750.58	1
		2													2
		3					6,029.23								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
THE SHERWIN-WILLIAM	13,203.26	1	1,129.25											7,180.02	1
		2						19.12	1,026.99						2
		3	233.70							233.70					3
		4						385.20			194.04				4
		5					856.90				575.76				5
		6				311.60	328.58								6
		7								572.60					7
		8												155.80	8
		9													9
		10													10
The Village Henderson LLC	1,091.00	1												1,091.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TK ELEVATOR CORP	587.90	1										487.90			1
		2													2
		3													3
		4									100.00				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
T-MOBILE USA INC	831.95	1	130.56	38.98	3.90							172.95			1
		2													2
		3					86.47								3
		4		216.28											4
		5					182.81								5
		6													6
		7													7
		8													8
		9													9
		10													10
TOM HAYSLETT	1,200.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7									1,200.00				7
		8													8
		9													9
		10													10
TOP DRAWER MAIL SERVICES	165.00	1												165.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
TPC HOLDINGS I, LLC	95,094.13	1													1
		2													2
		3				7,200.00							87,894.13		3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TPC HOLDINGS IV, LLC	34,584.05	1													1
		2													2
		3													3
		4									34,584.05				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TPC HOLDINGS V, LLC	185,844.97	1													1
		2													2
		3													3
		4													4
		5					27,931.42								5
		6				119,872.65	38,040.90								6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
TRANS UNION CORPORATION	545.55	1	412.50	0.86	25.29										1
		2													2
		3											51.28		3
		4		4.78											4
		5					6.41		12.60				31.83		5
		6													6
		7													7
		8													8
		9													9
		10													10
TRAVER SEWER	648.10	1	648.10												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TRI-SIGNAL INTEGRATION, INC	2,000.00	1													1
		2													2
		3													3
		4													4
		5					2,000.00								5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
TROPICAL LAWN SERVICE, INC	577.50	1													1
		2													2
		3													3
		4									577.50				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TULARE COUNTY SOLID WASTE	708.68	1	237.39	70.86	7.09										1
		2													2
		3													3
		4		393.34											4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TULARE GLASS COMPANY, INC	2,191.38	1	1,305.20		70.36										1
		2													2
		3											56.96		3
		4													4
		5													5
		6													6
		7													7
		8		305.61										453.25	8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
UC RIVERSIDE	1,500.00	1												1,500.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
UNITED REFRIGERATION,	216.06	1												216.06	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
Utopia Management, Inc.	1,300.00	1												1,300.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
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
		10													10
VAST NETWORKS	1,800.00	1	952.74	60.00	6.00							119.52	73.80	12.00	1
		2													2
		3													3
		4		403.20											4
		5				12.00		18.00	21.66	30.00			91.08		5
		6													6
		7													7
		8													8
		9													9
		10													10
VISALIA AUTO BODY INC	2,373.46	1												2,373.46	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
VISALIA	71.00	1												71.00	1
TIMES-DELTA		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WASTE	10,721.66	1		10,721.66											1
MANAGEMENT USA		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WATER SYSTEM	2,255.00	1		2,255.00											1
SOLUTIONS LLC		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
WEISENBERGERS	169.98	1	39.32											130.66	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WELLS FARGO AFFORDABLE	16,209.10	1													1
		2													2
		3													3
		4									16,209.10				4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WEST HILLS OIL, INC	17,361.52	1	6,601.76	1,341.45	162.20					70.74		958.38	231.54	2,886.64	1
		2		10.84		241.01	289.34	226.70	32.68		38.24		22.71		2
		3	101.62			158.09	300.08		137.47	118.15		17.64	164.06		3
		4		81.31			217.07	182.04		66.04	222.25	44.68	18.60	8.71	4
		5	39.70	178.95	51.17	14.99	135.23	28.53	67.75	124.69	62.12		371.04		5
		6		2.63		191.32	102.76								6
		7	36.89		106.80	44.90	8.80		43.78	56.69		378.22	16.17		7
		8	2.63	41.71						187.13				103.64	8
		9			11.24										9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
WNC & ASSOC, INC	41,508.54	1													1
		2													2
		3											41,508.54		3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WNC INSTITUTIONAL	3.14	1													1
		2													2
		3											3.14		3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
WNC ITCF X CA SERIES 11	18,074.08	1													1
		2													2
		3													3
		4													4
		5					18,074.08								5
		6													6
		7													7
		8													8
		9													9
		10													10

Accounts Payable Monthly Billing Report for the Period 08/01/2026 through 08/31/2026

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	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	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	PVILLE LAND	9
		10	SEQVILLAGE												10
ZORO TOOLS, INC	181.63	1	23.76											157.87	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
		10													10
TOTAL	4,231,513.62	1	846,592.59	363,424.15	37,392.20	5,260.50	2,666.85			14,490.87		89,859.49	34,932.84	340,165.01	1
		2		290,596.23	10,824.74	36,403.15	13,227.36	64,499.74	20,131.57	2,767.05	5,121.32	2,711.25	18,014.24	16,610.73	2
		3	16,673.82	14,374.58	1,921.66	20,211.75	41,456.32		25,057.19	26,626.54		4,547.48	324,517.01		3
		4	2,871.95	97,375.38	2,585.00		6,284.59	29,104.49	12,393.68	12,541.21	123,519.29	3,758.17	871.54	2,927.94	4
		5	8,238.84	19,751.14	3,899.31	18,399.24	153,020.77	5,815.25	56,957.25	15,598.91	11,160.61	1,644.35	27,773.09	5,011.29	5
		6	74.00	18,162.85	8,157.51	325,233.58	102,183.24			4,739.16	7,542.86	6,985.28	2,240.99	54,917.34	6
		7	2,238.70	12,259.07	34,948.37	6,559.42	8,770.53	3,954.51	4,276.90	15,932.96	30,506.50	34,945.76	933.33	2,785.63	7
		8	11,997.26	12,884.72	3,811.60		11,830.60	11,830.60		41,662.97	522.75	4,678.97	5,879.80	45,702.18	8
		9	3,514.08	10,944.09	5,241.34	4,319.03	8,052.32	29,073.64	17,339.34		37.00	13,017.92	37.00	37.00	9
		10													10

BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA

-oOo-

IN THE MATTER OF APPROVING)
THE ACCOUNTS RECEIVABLES)
CHARGED TO COLLECTION LOSS)
FOR THE PERIOD ENDING)
SEPTEMBER 30, 2026)

-oOo-

RESOLUTION NO. 2026-09

WHEREAS, the following residents have vacated the premises and failed to

<u>CLIENT</u>		<u>AMOUNT</u>	
<u>NUMBER</u>	<u>RESIDENT NAME</u>	<u>DUE</u>	<u>VACATED</u>
PROJECT NO. 120 LOW-RENT (TULARE)			
000331647	MARIA DE JESUS HERNANDEZ LUCIO	\$ 1,918.79	4/22/26
	TOTAL	\$ 1,918.79	
PROJECT NO. 003 FARM LABOR (TULARE)			
044163	ELIZABETH GAMBOA CASTRO	\$ 1,647.42	04/22/26
	TOTAL	\$ 1,647.42	
PROJECT NO. 103 - LOW-RENT (CUTLER)			
061496	PEDRO VENEGAS	\$ 318.50	05/29/26
	TOTAL	\$ 318.50	
PROJECT NO. 105 - LOW-RENT (DINUBA)			
000327899	MONICA BRAVO HERNANDEZ	\$ 41.00	05/15/26
	TOTAL	\$ 41.00	
PROJECT NO. 316 - ADMIN OWNED LIBERTY STREET - VISALIA			
068865	CHRIS HERRERA	\$ 131.00	05/07/26
	TOTAL	\$ 131.00	
PROJECT NO. 104/144 - LOW RENT (GOSHEN)			
000350789	DAYZY OROZCO	\$ 2,891.00	07/27/26
000325096	ARLENE RANGEL	\$ 65.00	05/27/26
	TOTAL	\$ 2,956.00	
PROJECT NO. 115 - LOW-RENT (VISALIA)			
021590	J. JESUS MARTINEZ	\$ 828.00	04/30/26
	TOTAL	\$ 828.00	
PROJECT NO. 116 - LOW-RENT (VISALIA)			
000362140	ANAMARIA ESPERANZA VEGA	\$ 446.00	07/02/26
	TOTAL	\$ 446.00	
PROJECT NO. 117 - LOW-RENT (PORTERVILLE)			
000331482	ANGELICA RENIE SIERRA	\$ 1,337.00	06/03/26
000338683	NANCY RAMIREZ QUEVEDO	\$ 423.13	07/13/26
000345829	ANGEL LUIS RODRIGUEZ	\$ 14,496.94	03/09/26
	TOTAL	\$ 16,257.07	

PROJECT NO. 223 - FARM LABOR (LINNELL)

000358894	JESUS ROSILES ALVAREZ	\$	465.00	04/24/26
068573	HUMBERTO AMEZCUA	\$	6.07	08/19/20
044325	RODRIGO G. LARIOS	\$	29.00	06/28/17
032187	REYES MARMOLEJO	\$	217.72	05/14/19
066510	JORGE M. OROZCO	\$	834.86	10/16/24
000329433	MARIA PONCE	\$	152.57	12/27/21
048203	GERARDO REBOLLERO	\$	35.90	07/10/19
026929	JOSE A. SALGADO	\$	46.00	03/21/18
	TOTAL	\$	1,787.12	

PROJECT NO. 224 - FARM LABOR (WOODVILLE)

0515276	FRANCISCO PAZ	\$	35.00	03/11/19
	TOTAL	\$	35.00	

GRAND TOTAL **\$ 26,365.90**

WHEREAS, the Housing Authority of the County of Tulare has exhausted normal collection methods.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Tulare, that the above-listed amounts are hereby authorized to be written off to collection loss for the quarter ending September 30, 2026.

This resolution was adopted upon a motion presented by Chairperson XXXX and seconded by Commissioner XXXX at a regular meeting held on the 16th day of September 2026 and carried by the following vote:

- AYES:
- NAYES:
- ABSTAIN:
- ABSENT:

KEN KUGLER, Secretary

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 120 Project Name: Tulare Low Rent

Client Number	Tenant Name	Explanation
000331647	Maria De Jesus Hernandez Lucio	Tenant vacated the unit/ we had to replace 2 damaged doors and a complete backyard cleanup at the turn over of the unit. Closing statement was mailed to the tenants new address and no payments have been made to balance owed.

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 003 Project Name: Tulare Farm Labor

Client Number	Tenant Name	Explanation
044163	Elizabeth Gamboa Castro	tenant vacated and owes past rent and one late fee. Closing statement was mailed to the tenant and no payments were made.

For the Quarter Ended: 9/30/26 Project Number: 103 Project Name: Cutler Low Rent

Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
061496	Pedro Venegas	5/29/26	260.00		28.50		30.00	318.50
Grand Total Charges			260.00		28.50		30.00	318.50

Submitted by Project Manager:

Olga Valdez

Date: August 24, 2026

ACCOUNT ANALYSIS:

4 QUARTERS TENANT CHARGES
(1 YEAR - NOT INCLUDING THIS QUARTER)

170,970.50

4 QUARTERS COLLECTION LOSSES
(1 YEAR - NOT INCLUDING THIS QUARTER)

1,401.10

PERCENT OF LOSS TO TOTAL TENANT CHARGES

0.82%

PREPARED BY: *Diana Alvarado*

DATE: 8/26/26

SUMMARY:

TOTAL LOSS THIS QUARTER: \$318.50

APPROVED BY:

DATE: AUG 31 2026

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 103 Project Name: Cutler Low Rent

Client Number	Tenant Name	Explanation
061496	Pedro Venegas	resident vacated owed small amount of rent after deposit applied, small maint fee and late charges. No legal, moved at end of five years, six month window.

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 105 Project Name: Dinuba Low Rent

Client Number	Tenant Name	Explanation
000327899	Monica Bravo Hernandez	RESIDENT VACATED, MTW TIMED OUT, END PARTICIPATION, AFTER DEPOSIT APPLIED, OWED SMALL MAINT BALANCE, NO RESPONSE TO REQUEST TO PAY

HOUSING AUTHORITY OF THE COUNTY OF TULARE

For the Quarter Ended: 9/30/26	Project Number: 316	Project Name: Admin Owned Liberty Street - Visalia
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Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
068865	Herrera, Chris	5/7/26			131.00			131.00
Grand Total Charges					131.00			131.00

Submitted by Project Manager:

Lynette Santos

Date: August 25, 2026

ACCOUNT ANALYSIS:

4 QUARTERS TENANT CHARGES
(1 YEAR - NOT INCLUDING THIS QUARTER)

23,526.00

4 QUARTERS COLLECTION LOSSES
(1 YEAR - NOT INCLUDING THIS QUARTER)

1,464.68

PERCENT OF LOSS TO TOTAL TENANT CHARGES

6.23%

PREPARED BY: *Diana Alvarado*

DATE: 8/26/26

DATE: AUG 31 2026

DATE:

SUMMARY:

TOTAL LOSS THIS QUARTER: **\$131.00**

APPROVED BY:

DATE: AUG 31 2026

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 316 Project Name: Admin Owned Liberty Street - Visalia

Client Number	Tenant Name	Explanation
068865	Herrera, Chris	the balance leftover for maintenance charges. Security deposit covered large amount but still has a balance of \$131.00.

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 104/144 Project Name: Goshen Low Rent

Client Number	Tenant Name	Explanation
000350789	Orozco, Dayzy	tenant moved in 2/12/2026 and failed to pay rent after that. She never turned in keys. We posted a 30 Day Notice to Pay Rent and after no response the Notice of Abandonment was posted. I did try to work with her since she reported she was working with the welfare department for the past due balance.
000325096	Rangel, Arlene	Tenant did not pay the last month of rent before turning in keys. Security deposit did not cover the entire rent. Leaving the balance of \$65.00.

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 115 Project Name: Visalia Low Rent

Client Number	Tenant Name	Explanation
021590	Martinez, J Jesus	Tenant did not pay the last month's rent and security deposit did not cover. Leaving a balance of \$65.00 for April's rent. Tenant also had move out charges for cleaning \$525 and junk removal and labor \$240.

HOUSING AUTHORITY OF THE COUNTY OF TULARE

Visalia Low Rent

Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
000362140	Vega, Anamaria Esperanza	7/2/26		31.00	400.00		15.00	446.00
Grand Total Charges				31.00	400.00		15.00	446.00

Lynette Santos

Date: August 25, 2026

SUMMARY:

470,954.00

33,605.40

7.14%

8/26/26

DATE: AUG 31 2026

APPROVED BY:

\$446.00

Ken Kwagler

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 116 Project Name: Visalia Low Rent

Client Number	Tenant Name	Explanation
000362140	Vega, Anamaria Esperanza	\$31.00 was not paid for July rent for the two days. Maintenance charges dump \$100 pest control treatment \$300.00

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS

For the Quarter Ended: 9/28/26 Project Number: 117 Project Name: Porterville Low Rent

Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
000331482	Angelica Renie Sierra	6/3/26	637.00	655.00			45.00	1,337.00
000338683	Nancy Ramirez Quevedo	7/13/26			423.13			423.13
000345829	Angel Luis Rodriguez	3/9/26	666.00	12,847.00	713.94		270.00	14,496.94
Grand Total Charges			1,303.00	13,502.00	1,137.07		315.00	16,257.07

Submitted by Project Manager: Pollyanna Mancera Date: August 21, 2026

ACCOUNT ANALYSIS:

4 QUARTERS TENANT CHARGES
(1 YEAR - NOT INCLUDING THIS QUARTER) 383,141.15

4 QUARTERS COLLECTION LOSSES
(1 YEAR - NOT INCLUDING THIS QUARTER) 34,986.09

PERCENT OF LOSS TO TOTAL TENANT CHARGES 9.13%

SUMMARY:

TOTAL LOSS THIS QUARTER: \$16,257.07

APPROVED BY:

PREPARED BY: Diana Alvarado DATE: 8/26/26

DATE: AUG 31 2026

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/28/26 Project Number: 117 Project Name: Porterville Low Rent

Client Number	Tenant Name	Explanation
000331482	Angelica Renie Sierra	Rent from February / Late fees
000338683	Nancy Ramirez Quevedo	Move out charges: 1 Damaged missing door Broken kitchen cabinet door Trash out (large couch, large furniture items in trash, minor items in unit) Damage to flooring in some parts (planks pulled out- cut out- removed)- repairable by vendor
000345829	Angel Luis Rodriguez	Rent from December (2023) / Move out charges: Extensive drywall damage throughout unit, water intrusion unreported found upstairs, Remove all trash (large furniture, trash and food items), Replace smoke alarms/ Late Fees

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS

For the Quarter Ended: 9/30/26 Project Number: 223 Project Name: Linnell Farm Labor

Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
000358894	Jesus Rosiles Alvarez	4/24/26	107.00		358.00			465.00
068573	Humberto Amezcua	8/19/20			6.07			6.07
044325	Rodrigo G Larios	6/28/17	19.00				10.00	29.00
032187	Reyes Marmolejo	5/14/19	207.72				10.00	217.72
066510	Jorge M Orozco	10/16/24	327.00		487.86		20.00	834.86
000329433	Maria Ponce	12/27/21			152.57			152.57
048203	Gerardo Robelleo	7/10/19	35.90					35.90
026929	Jose A Salgado	3/21/18	46.00					46.00
Grand Total Charges			742.62		1,004.50		40.00	1,787.12

Submitted by Project Manager:

Leticia Esparza

Date: August 01, 2026

ACCOUNT ANALYSIS:

4 QUARTERS TENANT CHARGES
(1 YEAR - NOT INCLUDING THIS QUARTER)

1,403,712.72

4 QUARTERS COLLECTION LOSSES
(1 YEAR - NOT INCLUDING THIS QUARTER)

1,049.99

PERCENT OF LOSS TO TOTAL TENANT CHARGES

0.07%

PREPARED BY: *Diana Alvarado*

DATE: 8/26/26

SUMMARY:

TOTAL LOSS THIS QUARTER: \$1,787.12

APPROVED BY:

Ken Hughes

DATE: AUG 31 2026

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 223 Project Name: Linnell Farm Labor

Client Number	Tenant Name	Explanation
000358894	Jesus Rosiles Alvarez	Heavy clean, Spray for roaches, broken kitchen hinges, missing shower rod, Missing cutting board, repair wall holes and patches
068573	Humberto Amezcua	Unpaid move out maintenance charge (this should of been written off in 2020)
044325	Rodrigo G Larios	Unpaid pro-rated rent and late fee. (this should of been written off in Q3 2017 but its still showing up on my report)
032187	Reyes Marmolejo	Unpaid pre-rated rent and late fee. (this should of been written off in 2019)
066510	Jorge M Orozco	Unpaid pre-rated rent and late fee, unpaid maintenance charges. (This should of been written off Q1-2025 but its still showing up on my report)
066510	Maria Ponce	Replace closet door, bedroom door, heavy clean (This should of been written off 2022)
048203	Gerardo Robelleo	Unpaid pro-rated rent (this should of been a written off in 2022)
026929	Jose A Salgado	unpaid pro-rated rent (this should of been written off in 2018)

For the Quarter Ended: 9/30/26 Project Number: 224 Project Name: Woodville Farm Labor

Client Number	Tenant Name	Date Vacated	Monthly Rent	Retro Rent	Cleaning/Repairs	Legal Costs	Misc. Charges	Total Charges
0515276	Francisco Paz	3/11/19					35.00	35.00
Grand Total Charges							35.00	35.00

Submitted by Project Manager:

Leticia Esparza

Date: August 19, 2026

ACCOUNT ANALYSIS:

4 QUARTERS TENANT CHARGES
(1 YEAR - NOT INCLUDING THIS QUARTER)

1,172,139.05

4 QUARTERS COLLECTION LOSSES
(1 YEAR - NOT INCLUDING THIS QUARTER)

2,308.00

PERCENT OF LOSS TO TOTAL TENANT CHARGES

0.20%

PREPARED BY: *Diana Alvarado*

DATE: 8/26/26

DATE: AUG 31 2026

APPROVED BY:

TOTAL LOSS THIS QUARTER: \$35.00

\$35.00

HOUSING AUTHORITY OF THE COUNTY OF TULARE
TENANTS ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS
EXPLANATIONS

For the Quarter Ended: 9/30/26 Project Number: 224 Project Name: Woodville Farm Labor

Client Number	Tenant Name	Explanation
0515276	Francisco Paz	Late fee's for two months-this should of been written off in 2019-no records of write off

HOUSING AUTHORITY OF THE COUNTY OF TULARE FISCAL YEAR 2025-2026

Moving-to-Work Report



Housing Authority
of the
County of Tulare

Building the Foundation for a Strong Family Unit since 1945

Tentative Submission Date 09/2026



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(I) INTRODUCTION

ANNUAL MTW REPORT FISCAL YEAR JULY 1, 2025-JUNE 30, 2026

Background: The Housing Authority of the County of Tulare (HATC) was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated numerous, different programs into its housing portfolio. These programs are funded by various types of agencies that include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC), California's Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program since its inception in 1999. HATC is part of the original 39 agencies given the opportunity to participate in the MTW Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations methods of providing housing and delivering services to low-income families in an efficient and cost-effective manner.

Mission Statement: To provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families with children, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.

Our mission statement was instituted prior to HATC's participation in the MTW Demonstration Program. However, the commencement of the MTW Demonstration Program provided HATC the opportunity to utilize the program flexibilities design and test various approaches for providing and administering housing assistance to provide our families with the necessary tools to establish responsibility and achieve self-sufficiency. Furthermore, the organizational vision of HATC has always worked to achieve administrative efficiency and efficacy. HATC's mission, vision and strategic objectives are effectively aligned with the three primary MTW Demonstration Program statutory objectives:

1. *Reduce cost and achieve greater cost effectiveness in federal expenditures;*
2. *Give incentives to families with children where the head of household is either working, seeking work, participating in job training, educational or other programs that assist people in obtaining employment or becoming self-sufficient; and*
3. *Increase housing choices for low-income families.*

Since its inclusion in the MTW Demonstration Program on May 1, 1999, HATC has worked to develop and implement policies that further promote the MTW Demonstration Program statutory objectives. The cohesiveness of HATC's internal mission, vision and goals, along with the three MTW statutory objectives, has constructed a detailed set of MTW short- and long-term goals and objectives for our agency.

Short Term Goals: HATC's 2025-2026 MTW Demonstration Program short term goals and objectives for its employees and its agency include:

1. Reducing cost by achieving greater cost effectiveness in federal expenditures.
2. Increase incentives for families to seek employment, meet educational goals, to participate in job-training programs to achieve economic self-sufficiency, and to decrease incentives for families to underreport income by establishing fixed subsidies and fixed rents.
3. Increase housing choices for program participants.
4. Increase organizational efficiency by improving productivity and work quality through the reduction of calculation errors and unnecessary work volume.

All of the goals and objectives are accomplished through the implementation of ongoing MTW Activities (Section VI). HATC will further elaborate on how these goals and objectives are being met throughout this fiscal year.

Long Term Goals: HATC has long worked towards developing and implementing a MTW Demonstration Program that emphasizes organizational efficacy, while establishing incentives for participants to become self-sufficient. Our MTW Demonstration Program is driven by the values outlined in the three primary MTW Demonstration Program statutory objectives. In the long term, our goal is to continue to seek program innovations that will further enhance the completion of these objectives.

In support of furthering our Mission, the Housing Authority administers, Special Purpose Vouchers (SPV), a type of Housing Choice Voucher (HCV) program, administered by Public Housing Agencies (PHAs). When utilized strategically and collaboratively with Continuums of Care (CoCs) and other partners, these programs provide unique opportunities to target rental assistance resources to specific populations to advance a community's plan to end homelessness, support a community's equity outcomes, and create ways to meaningfully engage with people with lived experience of homelessness and involvement with various systems. Among those are SPVs are Emergency Housing Choice Vouchers (EHV), Veteran Affairs Supportive Housing (HUD-VASH), Mainstream Vouchers (MVP), and Foster Youth Vouchers (FYI). These Special Purpose Vouchers allocation is separate from our MTW contract, but listed to provide a full scope of our agency's portfolio and agency goals to provide housing assistance in our community.

HATC continuously works to achieve a MTW Demonstration Program that reduces cost through the streamlining and simplification of operations without jeopardizing program integrity. The data and narratives presented in this report display the overall success and value of our MTW Demonstration Program. We continue to work with the goal of being an innovative MTW agency; one that demonstrates the value of the MTW Program Demonstration. Notice from HUD dated 12/23/2024 notified HATC Congress has extended the MTW Demonstration for the initial 39 MTW public housing agencies through 2038.

Lastly, HATC is currently evaluating its current training program and auditing procedures for all our programs administered to finding ways to improve and update our policies and procedures as we incorporate Housing Opportunity Through Modernization Act of 2016 (HOTMA) changes. Currently understand MTW Agencies have additional time to implement Section 102 & 104 therefore, we have not implemented. We are working on implementation of Section 103 – Limitation on Public Housing Tenancy for Over-Income Families and will be submitting to HUD.

(II) GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
627 S. Fulgham	4	0	Committed	No	21 Unit Development with 4 units project-based.
Total: Planned or Actual Newly Project-Based	4	0			

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

HATC submitted a Homekey+ application to the California Department of Housing and Community Development (HCD) for the development of a Veteran housing project located at 627 S. Fulgham Avenue in Visalia, California. The proposed project will provide 20 units of housing for Veterans experiencing or at risk of homelessness. The project is anticipated to utilize four project-based Housing Choice Vouchers (PBV) with referrals through the local Coordinated Entry System (CES). The remaining 16 units will have a preference for referrals from the U.S. Department of Veterans Affairs (VA), allowing eligible Veterans to utilize tenant-based Veterans Affairs Supportive Housing (VASH) vouchers or regular tenant-based Housing Choice Vouchers selected from HATC's HCV waiting list pursuant to the established Veteran preference, subject to program eligibility and applicable HATC policies.

This approach will expand housing opportunities for Veterans in Tulare County by combining project-based and tenant-based rental assistance with coordinated referrals and VA resources. The project is intended to support HATC's MTW objectives related to expanding housing opportunities, increasing access to supportive housing, and serving households experiencing or at risk of homelessness.

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Tule Vista	30	30	Leased	No	Tax Credit Project fully leased.
Sierra Village II	8	8	Leased	No	8 units are project base Mainstream Vouchers
Myrtle Ave Senior	65	65	Leased	No	66-unit project consisting of; 62 one-bedroom units and 4 two- bedroom units are project base vouchers. This is a Senior Housing Project under the Low-Income Housing Tax Credit Program, with one onsite manager unit.
Santa Fe Commons	14	14	Leased	No	14 units are project base mainstream vouchers
Total: Planned and Actual Existing Project-Based	117	117			

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

There is no difference between Planned and Actual number of vouchers.

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR
We started the process for RAD conversion for CAL 30-04 Goshen Public Housing site. This is a total of 20 units that will be converted to RAD and we plan on increase the number of units to 64. The goal is to increase units, upgrade the units and bring site amenities for our Goshen residents. 222 units came online this fiscal year through the completion of Demaree Apartments through our Local, Non-Traditional activity. We acquired a vacant lot for future development in Porterville a 4.67-acre parcel. Construction began for 42 units of Senior Housing Gardenia Senior Apartments in Farmersville. Tax Credit award letter was received for 306 development Caldwell Apartments in Visalia. Expenses were one-time funding amounts reflected in our MTW-Local, Non-Traditional Program.

iv. General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR
HATC continued to own and manage 710 Public Housing units. We did not develop additional public-housing units; nor did we remove any units from our inventory. There was a total expenditure of \$1,630,738 in Capital Fund.

improvements for the Fiscal Year. The noted expenditures covered maintenance and rehabilitation of public-housing units within the following four AMPS: CA030000805 (Dinuba Area), CA030000810 (Tulare Area), CA030000815 (Visalia Area), and CA030000817 (Porterville Area). Capital Fund expenditures in CA030000805 covered the following rehabilitation projects: replacement of stoves and refrigerators, asphalt improvements, fence replacements, and landscaping improvements. Capital Fund expenditures in CA030000810 covered the following rehabilitation projects: flooring replacements, replacement of refrigerators, rehabilitation of interior paint, repair/replacements of ranges, landscaping improvements, improvements of cabinets and countertops, replacement of doors, and Air Conditioning unit improvements. Capital Fund expenditures in CA030000815 facilitated the completion of a large range of capital rehabilitation projects, including roofing replacements, landscaping improvements, carpet replacement along with Air Conditioning and Heating unit improvements. Lastly, Capital Fund expenditures in CA030000817 covered the following capital rehabilitation projects: gutter replacements, improvements of cabinets and countertops, dishwasher replacements, interior and exterior painting, carpet replacement as well as Air Conditioning and Heating unit improvements.

B. LEASING INFORMATION

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
MTW Public Housing Units Leased	8,520	7,812	710	651
MTW Housing Choice Vouchers (HCV) Utilized	34,656	35,064	2,888	2,922
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property-Based	19,812	22,476	1,651	1,873
Local, Non-Traditional: Homeownership	0	0	0	0
Planned and Actual Totals:	62,988	65,352	5,249	5,446

* "Planned Number of Unit Months Occupied or Leased" is the total number of months the MTW PHA planned to have leased or occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied or Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

HATC has been able to increase the number of families assisted during this fiscal year through our local Non-Traditional Property Based activity number #5 and through pulling from our waiting list and issuing vouchers to eligible households. We also increased the number of units available in Tulare County. Currently leasing 222 units which contributed to increase in households served. Our utilization in our Voucher program continues to increase and we continue to utilize funds for future developments. In our public housing program, we have families that time-out of the program after 5-years which contributes to our continued turn-over rate. We continue to work on modernizing the exterior of by upgrading the flooring to LVT wood vinyl planks and updating the counter tops, sinks and cabinets as needed. We are currently including as able transitioning swamp coolers to a/c at our Public Housing sites that permit this modification. For those that are not we are exploring Rental Assistance Conversion Program.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSE-HOLDS SERVED Planned^^	NUMBER OF HOUSE-HOLDS SERVED Actual
Tenant-Based	N/A	0	0	0	0
Property-Based	Development of additional affordable housing/ Activity #5	19,812	22,476	1,651	1,873
Homeownership	N/A	0	0	0	0
Planned and Actual Totals		18,812	22,476	1,651	1,873

* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	0	0

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	We are modernizing our sites to improve the sites and amenities offered to our residents.
MTW Housing Choice Voucher	We are seeing an increase in our utilization and currently evaluating our payments standards to determine if we need to utilize up to 130% of the FMRs
Local, Non-Traditional	HATC continues to acquire or develop properties utilizing our Local Non-Traditional Property Based activity number #5 – we have updated the total number of units that should be accounted which is reflected in the above tables under the local non-traditional category.

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST STATUS (OPEN, PARTIALLY OPEN OR CLOSED)	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Public Housing	Public Housing	27,583	Open	Yes
Housing Choice Voucher	Housing Choice Voucher	14,971	Open	Yes

Please describe any duplication of applicants across waiting lists:

Number of applicants who appear on both the Public Housing waiting list and the Housing Choice Voucher waiting list is 11,238

ii. **Actual Changes to Waiting List in the Plan Year**

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Public Housing	No changes
Housing Choice Voucher	No changes

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. **75 percent of Families Assisted Are Very Low Income**

HUD will verify compliance with the statutory requirement that at least 75 percent of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based"; "Local, Non-Traditional: Property-Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	10
49%-30% Area Median Income	15
Below 30% Area Median Income	50
Total Local, Non-Traditional Households Admitted	75

ii. **Maintain Comparable Mix**

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)

FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	99	485	0	584	17%
2 Person	102	456	0	558	16%
3 Person	106	468	0	574	16%
4 Person	156	665	0	821	23%
5 Person	142	424	0	566	16%
6+ Person	105	303	0	408	12%
TOTAL	710	2,801	0	3,511	100%

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA and/or unrelated to the MTW PHA's local MTW program. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below. MTW PHAs must continue to adhere to all fair housing obligations as detailed in the MTW Certifications of Compliance.

Please describe the justification for any "Non-MTW Adjustments" given above:

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	17%	1,271	36%	118%
2 Person	16%	620	17%	11%
3 Person	16%	573	16%	0%
4 Person	23%	548	15%	-33%
5 Person	16%	338	9%	-40%
6+ Person	12%	223	6%	-45%
TOTAL	100%	3,573	100%	2%

** The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^ The "Total" in the "Number of Households Served in Plan Year" column should match the "Actual Total" box in the "Actual Number of Households Served in the Plan Year" table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

We have elder/disabled households that have increased over the years. There has been a decrease in 4+ households and increase in 1 & 2 person households.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA's local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Administrative Cost Savings and Self Sufficiency/Activity One	119	A total of 137 Non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 or Public Housing) and a total of 119 (86%) did not re-apply to a HATC Program within three-months.
	0	<i>(Households Duplicated Across MTW Activities)</i>
	119	Total Households Transitioned to Self-Sufficiency

* Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

(III) PROPOSED MTW ACTIVITIES: HUD Approval Requested

N/A

(IV) APPROVED MTW ACTIVITIES: *HUD Approval Previously Granted*

All required elements below must be put in the body of the Annual MTW Report and grouped by each approved MTW Activity.

- A. Implemented Activities: The MTW PHA must give the name of the unique number of the approved MTW Activities in the implemented category (see the “Section-by-Section Instructions” for more information on categorizing approved MTW Activities) and the following information:
 - i. Plan Year Approved, Implemented, Amended. Specify the Plan Year the MTW activity was proposed. Specify the Plan Year the MTW activity was implemented. Provide any Plan Years in which the MTW activity was amended.
 - ii. Description/Impact/Update: Provide a description of the MTW activity and detailed information on its impact during the Plan Year.

NOTE: For rent reform/public housing term limit activities, describe the number and results of any hardship requests and details regarding the required “Annual Reevaluation” that the MTW PHA put in place when proposing the MTW activity.

NOTE: The names and other PII should be changed to protect the privacy of the individual. PHAs should protect the privacy of individuals’ private medical information and disability status.

- iii. Actual Non-Significant Changes: Indicate if the MTW PHA made the planned nonsignificant changes or modifications to the MTW activity given in the Annual MTW Plan in the Plan Year. Indicate any unplanned non-significant changes or modifications to the MTW activity the MTW PHA made in the Plan Year (or state that there were none)
- iv. Actual Significant Changes Indicate if any significant changes were made to the MTW activity in the Plan Year through an Annual MTW Plan amendment (or state that there were none).

APPROVED MTW ACTIVITIES: HUD Approval Previously Granted			
Activity Number	Activity Name	Year Identified/Implemented	Authorizations
One	Administrative Cost Savings and Self-Sufficiency	1999/1999 and 2008/2009	<i>Attachment C: Section C.11 and Section D.2</i>
Two	Increase Housing Choices	2008/2009	<i>Attachment C: Section D.2 (a)</i>
Three	Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program	2009/2009	<i>Attachment C: Section C.11 and D.2</i>
Four	Project Base Section 8	2008/2011	<i>Attachment C: Section D.1(e) and Section D.7</i>
Five	Development of Affordable Housing	2008/2009	<i>Attachment C: Section B.1 (b) and Section B.2 and Attachment D of the Standard MTW Agreement</i>
Six	Minimum or 'imputed' income for work-able adults in elderly or disabled households	2014/2015	<i>Attachment C: Section C.11 and D.2.a</i>
Seven	Security Deposit Loan	2017/2019	<i>Attachment C: Section B.1b. Biii and B.1b.viii</i>
Eight	Increase in Payment Standards to 130% <i>*Approval 06/16/2022 in Amendment FY 2021-22</i>	2021/2022	<i>Attachment C, D (2)(a)</i>

Activity One – Administrative Cost Savings and Self Sufficiency:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 1999. The activity was amended in 2009.

Description/Impact/Update: From the beginning of the MTW Demonstration Program, HATC has participated in activities which help reduce administrative errors, increase efficiency and potentially reduce staff time spent on each file in an effort to achieve greater cost effectiveness in federal expenditures. These objectives were accomplished through the implementation of the following components:

- A. Requiring Section 8 landlords to use the HUD-model lease. This was planned and implemented in 1999.
- B. Changing the definition of income to include “all income into the home of all MTW families.” This was planned in 2008 and implemented in 2009.
- C. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009.
- D. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense-verification process. This was planned in 2008 and implemented in 2009.
- E. Fixed rents on the public-housing program for non-elderly or disabled families. This was planned and implemented in 1999.
- F. Fixed subsidies on the Section 8 program for non-elderly or disabled families. This was planned and implemented in 1999.
- G. A five-year time limit on assistance for non-elderly or disabled families. This was planned and implemented in 1999.
- H. Converting all able-bodied families who entered our program before May 1999 to programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009.
- I. Transitioning families who are not elderly or disabled and who began Section 8 HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. This was planned in 2009 and implemented in 2009.

Actual Non-Significant Changes: There was not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year.

Activity Two-Increasing Housing Choices:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2009. The activity has not been amended.

Description/Impact/Update: In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. Traditional Section 8 Regulations require that families who move to a unit for the first time are limited to paying 40% of their income toward rent. This has caused problems for families who, for one reason or another, want to rent a particular unit either in a safer neighborhood, near family or services, or with particular amenities that fit their needs. Under our current MTW Program, this is not a limitation to households that are under a fixed subsidy. However, many elderly and/or disabled families prefer to not take the fixed subsidy option and are under traditional Section 8 subsidy calculations. This activity allows households with an elderly and/or disabled head of household that is receiving an income-based rental subsidy, to move to a unit that is best for their overall best interest; without being restricted by the aforementioned 40% rule. HATC believes that the elimination of the 40% rule for families on the income-based program will achieve the MTW statutory objective on increasing housing choices for low-income families. This activity is still on-going.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year.

Activity Four – Project Based Section 8:

Planned Year Approved, Implemented, and Amended: This Activity was approved in 2008 and implemented in 2011. The activity is being amended in this plan year.

Description/Impact/Update: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based voucher program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC was authorized to undertake such initiative by its Moving-to-Work Agreement, Attachment C, Section (D)(1)(e) and D (7). These regulations authorize waiving of a competitive process by which an agency requests to project base Section 8 vouchers at units that are owned and/or managed by the MTW PHA. They also, authorize waiving the limitation on only allowing 25% of units in a complex to be project based. These subsidies can be particularly crucial in the rating and ranking of Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC) applications. This process continues to become more competitive and the ability to offer this option increases financial guarantees which increase interest from possible investors. Tule Vista was constructed and all 30 project-based vouchers are under lease

We completed our Myrtle Ave Senior development and fully leased 65 Project-Based Vouchers in 2022. This site is funded Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC). This site has a onsite and a community center, dog run and laundry services along with social service classes for residents in a gated community.

We also, project-based 8 Mainstream Vouchers for a new development in Dinuba Sierra Village in Dinuba and an additional 14 project-based Mainstream Vouchers for a new development in the City of Tulare.

We are also evaluating all other project-based options for future developments for the following upcoming developments:

We anticipate to project base an additional 4 vouchers for the development of 627 S. Fulgham that will be processed through referrals from our coordinated entry system (CES) with Kings Tulare Homeless Alliance that County Health and Human Services agency has provided funding to assist with the predevelopment cost in the total amount of \$500,000. We submitted a HOME Key application and working with California Department of Housing and Community Development. The Housing Authority has committed \$1,000,000.

Located in Farmersville APN 111-290-015 9.25 Acres total, total purchase price is \$1,035,000 with a March 30, 2024 close date. We will purchase the 2.45 commercial acres of it on a prorated, per acre basis (\$274,135.14) Site is currently undergoing a rezone and general plan amendment concurrent with the site plan review, all which we expect to be complete by mid-February 2026. It is a high resource per the 2023 CTCAC Map.

In the City of Lindsay, property consists of 2.5 acres. We do not yet have this site under contract, but the asking price is \$299,950. It is located in a Qualified Census Tracts for 2023 and is zoned RM-3, which allows 14.5 du/ac. We would probably close on the site within 6-8 months after getting into escrow.

A 4-acre of the in the City of Exeter, this site is zoned RM 1.5 which allows for 29 du/ac. It is the highest resources per the 2023 CTCAC map. We are discussing submitting an offer to the owner and they are willing to sell.

In the City of Woodlake, this site consists of 3 parcels, zoned R3 which allows for 29 du/ac by right. Total of 2.23 acres, holds a high resource designation per the 2023 CTCAC map.

In the City of Visalia on Cadwell/Lover Lane is a 5-acre site and we are currently reviewing a purchase option for this site in the amount of \$

Lastly in the City of Visalia on Caldwell/Cameron 4.5 acres site we are currently reviewing a purchase option for this site in the amount of \$

More details for each site will follow as we work through acquisition and development plans.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year

Activity Five - Development of Additional Affordable Housing:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2009. The activity has not been amended.

Description/Impact/Update: This activity allows combining of funding and partnerships with non-profit agencies and contributions of MTW funds to these projects are authorized to make use of the “Broader Uses of Funds” in HATC’s Attachment D of the Standards MTW Agreement.

The historical impact of this activity on the development of additional affordable housing has been significant. Our ability to utilize unspent funding and program reserves from our Voucher Program to finance the acquisition of additional affordable housing units through our partnership with Kaweah Management Company, a non-profit agency managed by HATC, has resulted in an addition of 1,127 units to our housing stock portfolio. This is critical to our agency’s ability to meet the demand for more affordable housing within our county. During the 2022 FY we were able to acquire an additional 75 housing units. A total of \$11,440,000 of unspent funding and program reserves from our voucher program were utilized to acquire these units. The table above displays a historical outlook on the number of additional affordable housing units that have been acquired through the utilization of unspent funding and program reserves from our voucher program.

¹ HATC used MTW reserve money to provide Gap financing between the bank loan from US Bank and trust and the total development costs. The MTW money allowed for the project to be attractively financed at a below market rate interest and the ability to build the \$13,500,000 project. The MTW funds will still earn much more than would have been earned on them had they been invested in a traditional bank savings account.

² The Housing Authority board approved the use of unspent funding and program reserves from our voucher in the amount of \$950,000 to purchase the 20-unit project in the City of Tulare redevelopment area in cooperation with the City of Tulare Redevelopment Agency, which authorized the use of tax-increment funds to be granted to Kaweah Management Company. MTW flexibility allowed for the quick closing on this project to help fight blight in the City of Tulare.

³ This project was the purchase of two foreclosed fourplex properties in the City of Visalia Redevelopment Target Area. The initial purchase of each property was at \$365,000. The two properties were then financed by our local banking partner Valley Business Bank in the amount of \$250,000 per property at 5% interest for 25 years, allowing for the MTW proceeds to be used again for another project.

⁴ The Tule Vista project is financed by multiple sources. One source is unspent funding and program reserves from our Voucher Program in the amount of \$3,900,000 to be used as a bridge loan during the 15-year, tax-credit-compliance period. The project is 57 units of single-family homes with ARRA Bond financing, 4% tax credit proceeds, Housing Authority MTW Financing, HOME program financing and City of Tulare redevelopment grants and loans. The total project development costs were approximately \$14,381,000. The project is the first in the State of California to have approval to convert to home-ownership for qualifying families at the end of the 15-year tax credit compliance period thus than providing for a first-time home buyer program. Once, (if), the units are sold, the sale proceeds will be repaid to HATC.

⁵ The Lotus & Newcomb property is an existing apartment complex that came up for sale as part of an estate sale. The property consists of four buildings: the estate owner’s principal residence (three bedrooms and two baths 1,800 sq. ft.); the detached garage that has been converted into two studio apartments, approximately

300 sq. ft. each (we count this as two buildings); then there are two fourplex buildings, eight units total that are 870 sq. ft. with two bedrooms and one bath. We successfully negotiated with the estate trustee and court to purchase this property with unspent Voucher Program funding and program reserves for \$562,500 plus closing costs. The advantage to this property is that the estate owner's property sits on over ½ an acre and has multi-family zoning which could allow for the development of 8 units on that parcel.

⁶ Kaweah Management Company bought two triplexes in the City of Visalia on East Kaweah Avenue for \$240,000 (about the value of the lots) with the idea of a major renovation project. The City of Visalia Redevelopment Agency committed \$480,000 of Low-Mod Redevelopment funds to reimburse Kaweah Management Company for the purchase price of \$240,000 and another \$240,000 for renovation. After much review, it has been determined that it is cheaper to tear down the triplexes and reconstruct a new designed 8-unit project on the site and meet all the new City planning and design ideas. The project construction was completed and units were available to rent as of December 2012. The units were fully occupied by the end of January 2013. The total Construction cost was approximately \$1,210,000 of which the MTW funds of \$730,000 were combined with the City of Visalia funds of \$480,000.

⁷ The Aspens project is a 47-unit project utilizing multiple layers of financing, including two million dollars of MTW funding as a project-residual-receipts loan. The project was built on once was 13 individual lots, now all combined into one lot, all in an excellent location utilizing the full cul-de-sac of the street. The project includes 16 two-bedroom units and 31 three-bedroom units, along with a community center that is 2,000 square feet in size. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of February, 2014. The total development cost for the project was \$11,375,000.

⁸ Country Manor is a 40-unit project in the City of Tulare. The project is a Low-Income Housing Tax Credit Property that had reached the end of 15-year tax credit compliance period. HATC saw the opportunity to purchase the property in order to maintain the property available for households at or below 80% AMI. The purchase was feasible by utilizing MTW reserves in the sum of \$1,300,000 for the acquisition of the property. The purchase was finalized in December, 2013.

⁹ The Sequoia Villas project is a 9% TCAC project that utilized MTW funding of approximately \$700,000 as a long-term permanent financing. The City of Lindsay Redevelopment Agency was left with a defunct and abandoned single family subdivision of two completed homes which were never sold and 17 developed lots that were never finalized. The City was in jeopardy of having to repay \$885,000 of Block Grant funds used on the site for infrastructure as the non-completion of the project meant that the funds were not properly utilized. The HATC agreed to assume the development from the City redevelopment agency and do a 9% tax credit rental project instead of a single family for sale project if the site would be given to the HATC free of any encumbrances. The City and redevelopment agency agreed the homes and lots were then transferred to the new partnership at full market value which gave credit for local contribution on the TCAC scoring. The MTW funds allowed leveraging of a total development project of approximately \$4,375,000. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of March, 2014. The MTW funding was \$700,000

¹⁰ 2750 W. Lark is a project located in Visalia. HATC is acquiring this 4 two-bedroom units; the project is next to our units at West Oriole. The project is in great shape and is located in high opportunity area. It would be acquired through MTW funds for \$625,000 and was made available to households at or below 80% AMI.

¹¹ The Mission Court Apartments is a 65-unit 9% TCAC project in the City of Tulare. The project is located between Bardsley and Morrison Avenues. The project utilized multiple layers of financing, including a \$2.75 million dollars

of MTW funding as a project-residual-receipts loan. The project consists of 24 two-bedroom units, 33 three-bedroom units and 8 four-bedroom units. The project is currently fully leased.

¹²99 Palms Hotel is unique project that will provide permanent supportive housing to homeless individual in Tulare County. As a result of the COVID-19 pandemic; Tulare County Health and Human Services Agency (HHSA) received funding to operate Project Room Key. Through a collaboration with the Kings/Tulare Continuum of Care; homeless individuals that were infected with COVID-19 or whose medical conditions made them extremely vulnerable to the health risk associated with COVID-19 were housed in various hotels. The 99 Palms Hotel was one of the hotels that was housing homeless individuals through Project Room Key; the owners of the hotel reached out to Tulare County HHSA and noted the hotel was listed for sale. Subsequently, in March 2020 HATC adopted the Tulare County Strategic Plan on Homelessness; which sought to increase number of housing units available for permanent supportive housing. The hotel was purchased for \$1,950,000 and it will serve 55 homeless individuals. HATC executed a 10-year contract with Tulare County HHSA; through a partnership with the Kings/Continuum of Care they will provide permanent supportive housing to 55 households. We have sold this property and no longer own or manage.

HC#1: Additional Units of Housing Made Available

The methodology to measure this objective is establishing a zero baseline and measuring the number of new housing units that are made available during the current fiscal year. The development of these additional units is made possible through the financing flexibilities outlined in Activity Five. HATC had projected to increase its housing stock portfolio by 30 units.

Properties Purchased During Fiscal Year 07/01/2025 – 06/30/2026		
Property Address	Number of Units	Purchase Price
Pioneer Ave 5/05/2026	Vacant Land	\$811,666
Demaree Apartments lease up started and Certificate of Occupancy	222	
Total	222	

Lastly, In order to address the findings outlined in HUD’s Quality Assurance Division Corrective Action Plan issued on November 24, 2017 and the Letter of Non-Compliance issued out by HUD on July 27, 2020. HATC reported funds that have been allocated for future projects as an expenditure under FDS Line Item 510.3, as Committed Fund Balance. Furthermore, this balance, as well as all excess Section 8 HCV HAP and Administrative Fees and Section 8 Public Housing funds will be deposited into a domestic interest-bearing account with a General Depository Agreement. This action complies with the HUD cash management requirements. Unpent funding and program reserves are being held by either the Bank of West or Stifel Nicholas; who have approved General Depository Agreements between themselves and HATC. In order to remain in compliance HATC is required to provide copies of this account to our HUD Regional Office on a quarterly basis. These funds, as well as HCV HAP and Administrative Fees met cash management requirements.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year.

Activity Five - Development of Additional Affordable Housing Total Housing Stock				
Complex	Location	Acquired	No. of Units	Funding Sources
Parkside Court	Woodlake	8/23/2007	24	MTW/TCAC
Robinwood Court	Visalia	2007	10	HOME/Visalia RDA/MTW
Millcreek Parkway	Visalia	2008	70	Visalia RDA/MTW ¹
Gateway Village I	Farmersville	2008	48	MTW/USDA/TCAC
Gateway Village II	Farmersville	2009	16	HATC/MTW
Court & Paradise	Visalia	2008/2011	20	MTW/TCAC
3725-3731 W. Myrtle Ct.	Visalia	11/3/2008	4	HATC Non-Profit/MTW
3716 -3722 W. Myrtle Ct.	Visalia	1/8/2009	4	HATC Non-Profit/MTW
3724-3730 W. Myrtle Ct.	Visalia	1/20/2009	4	HATC Non-Profit/MTW
3709-3715 W. Myrtle Ct.	Visalia	2/9/2009	4	HATC Non-Profit/MTW
3717-3723 W. Myrtle Ct.	Visalia	2/24/2009	4	HATC Non-Profit/MTW
3732-3738 W. Myrtle Ct.	Visalia	4/7/2009	4	HATC Non-Profit/MTW
3708-3714 W. Myrtle Ct.	Visalia	5/15/2009	4	HATC Non-Profit/MTW
3700-3706 W. Myrtle Ct	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3701-3707 W. Myrtle Ct	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3740-3746 W. Myrtle Ct	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3741-3747 W. Myrtle Ct	Visalia	12/18/2009	4	HATC Non-Profit/MTW

1183 & 1193 S. Vetter Dr. 301 - 445 W. Oakwood Dr.	Tulare	9/4/2009	20	MTW/Tulare RDA ²
Village Grove	Farmersville	2009	48	MTW/TCAC/USDA
Euclid Village	Dinuba	11/30/2010	57	MTW/USDA/TCAC
2934 County Center Dr.	Visalia	4/1/2010	1	HATC Non-Profit/MTW
2042-2046 S. Tracy Court	Visalia	9/3/2010	3	HATC Non-Profit/MTW
Lindsay Senior Apartments - The Groves	Lindsay	2011	72	MTW/USDA/TCAC
Palomar Court	Farmersville	2001	40	HATC/MTW
West Oriole	Visalia	2010/2018	12	MTW/Visalia RDA ³
Tulare NSP	Tulare	2011	5	Tulare RDA/NSP/MTW
West Trail	Tulare	2011	49	USDA/ CTCAC/MTW
Tule Vista *	Tulare	2011	57	USDA/CTCAC/BOND/Tulare RDA/MTW ⁴
38 & 46 N. Newcomb	Porterville	2013	8	HATC/MTW ⁵
East Kaweah Ave.	Visalia	2013	8	MTW/RDA/HOME ⁶
Aspen Court	Tulare	2013	47	RDA/HATC/MTW/CTCAC ⁷
Country Manor	Tulare	2013	40	HATC/MTW ⁸
Sequoia Villas	Lindsay	2014	19	MTW/RDA Successor Agency ⁹
1545 S. Central	Visalia	2014	6	HATC/MTW
Liberty & Court	Visalia	2014	7	HATC/MTW
Visalia Gardens	Visalia	2014	48	HATC/MTW
E. Cross	Tulare	2014	4	HATC/MTW

1475 S. College	Dinuba	2014	1	HATC/MTW
2724 E. Goshen	Visalia	2015	1	HATC/MTW
1400-1408 S. Crowe	Visalia	2015	7	HATC/MTW
Victor & Woodland	Visalia	2015	3	HATC/MTW
709-731 N. Leslie	Visalia	2015	9	HATC/MTW
Newcomb Court	Porterville	2015	80	HATC/MTW/TCAC
Orangewood	Lindsay	2016	56	HATC/MTW
Belmont	Exeter	2016	25	HATC/MTW
1321 S. Central	Visalia	2016	13	HATC/MTW
1325 S. Central	Visalia	2016	11	HATC/MTW
200 E. Paradise	Visalia	2016	1	HATC/MTW
1818 S. Garden	Visalia	2016	5	HATC/MTW
617-619 S. Santa Fe	Visalia	2017	6	HATC/MTW
2041-2045 S. Tracy Ct.	Visalia	2017	3	HATC/MTW
1215 S. Central	Visalia	2017	33	HATC/MTW
1916-1938 Vassar	Visalia	2017	4	HATC/MTW
Ashland Apartments	Lindsay	2017	10	HATC/MTW
1001 N. Bates	Dinuba	2017	14	HATC/MTW
959 N. Lynora	Visalia	2018	3	HATC/MTW
1844-1852 S. Garden	Visalia	2018	20	HATC/MTW
605 N. Quince	Exeter	2018	2	HATC/MTW
1001 E. Myrtle	Visalia	2018	1	HATC/MTW
436 E. Roosevelt Apartments	Tulare	2018	24	HATC/MTW
3921 - 3977 S. Shady	Visalia	2018	4	HATC/MTW
607 N. Quince	Exeter	2019	2	HATC/MTW
2208 - 2214 N. Vickie Ct.	Visalia	2019	4	HATC/MTW

2222 - 2228 N. Vickie Ct.	Visalia	2019	4	HATC/MTW
2236 - 2242 N. Vickie Ct.	Visalia	2019	4	HATC/MTW
2237 - 2243 N. Vickie Ct.	Visalia	11/14/2019	4	HATC/MTW
609 N. Quince	Exeter	2019	2	HATC/MTW
Arroyo Del Camino Apt.	Avenal	2018	41	HATC/MTW
2750 W. Lark Ave. & 2932-2936 N. County Center	Visalia	2018	4	HATC/MTW ¹⁰
1105 S. First Street	Dinuba	2018	2	HATC/MTW
Cypress Gardens	Visalia	2019	14	HATC/MTW
4242 - 4248, 4440 - 4446 W. Douglas	Visalia	2019	8	HATC/MTW
4130 - 4136, 4110 - 4116 W. Douglas	Visalia	2019	8	HATC/MTW
4340 - 4346 W. Douglas	Visalia	2020	4	HATC/MTW
245 S. Crenshaw	Visalia	2020	3	HATC/MTW
800 N. Jacob	Visalia	2020	6	HATC/MTW
Mission Court	Tulare	2020	65	HATC/MTW ¹¹
99 Palms Hotel (Property Sold) 55 Units	Tulare	2020	Sold	HATC/MTW ¹³
569 N. Elmwood	Lindsay	2020	21	HATC/MTW
540 E. Lakeview	Woodlake	2020	10	HATC/MTW
514 S. Bridge	Visalia	2020	7	HATC/MTW
2922-2928 N. Zachary	Visalia	2020	4	HATC/MTW
S. Santa Fe/Paradise - Vacant Lot	Visalia	2022	0	HATC/MTW ¹²
1121 W. Tulare	Visalia	2020	4	HATC/MTW

2813 Tenth Avenue (Plan 99 Units)	Kingsburg	2020	Pending	HATC/MTW
1634 S. Garden	Visalia	2020	3	HATC/MTW
830 E. Roosevelt & Burke - Vacant Lot (Pending)	Visalia	2020	Pending	HATC/MTW
1488, 1492, 1496 Manzanita	Tulare	2021 (January 29, 2021)	3	HATC/MTW
627 S. Fulgham* Vacant Lot (21 Projected)	Visalia	2022	Pending (21 Planned)	HATC/MTW ¹⁴
Myrtle Ave. Senior Apartments*	Visalia	2022	66	HATC/MTW ¹⁵
1800 E. Vassar, 1840-42 S. Regina	Visalia	2021	3	HATC/MTW
2425-35 E. Sallee	Visalia	2021	4	HATC/MTW
4240 W. Cypress	Visalia	2021	4	HATC/MTW
621 S. Santa Fe Street	Visalia	2021 (August 20, 2021)	4	HATC/MTW
404-462 N. Lynora Street	Tulare	2021 (August 11, 2021)	10	HATC/MTW
4200-4206 W. Cypress Ave	Visalia	2021 (November 12, 2021)	4	HATC/MTW
4334-4340 W. Cypress Ave	Visalia	2021 (November 12, 2021)	4	HATC/MTW
707 S. Court Street	Visalia	2021 (November 1, 2021)	4	HATC/MTW
711 S. Court Street	Visalia	2021 (November 1, 2021)	4	HATC/MTW
801 S. Conyer St.	Visalia	2021 (December 29, 2021)	4	HATC/MTW
701-719 N. Lynora	Tulare	2021 (October 10, 2021)	4	HATC/MTW
Cherry Heights 1093 N Cherry	Tulare	2022 (June 10, 2022)	36	HATC/MTW

2632-2638 St. Johns Parkway	Visalia	2022 (June 23, 2022)	4	HATC/MTW
Crepe Myrtle 700-736 S. Linwood/4431-4445 W. Myrtle/4430 W. Cypress Ave	Visalia	2022 (June 17, 2022)	11	HATC/MTW
1233 N. Burke Street	Visalia	8/17/2022	4	HATC/MTW
3230 S. Villa	Visalia	11/10/2022	4	HATC/MTW
1442-1444 W. Vassar Avenue	Visalia	5/1/2023	2	HATC/MTW
1021 W. Tulare Avenue	Visalia	6/13/2023	4	HATC/MTW
1021 W. Tulare Avenue	Tulare	2023	8	HATC/MTW
802-809 Monarch Circle	Exeter	2023	18	HATC/MTW
Goshen & Lovers Lane - Vacant Lot (Pending Possible 280)	Visalia	7/24/2023	Pending	HATC/MTW
701 & 703 E. Noble Ave	Visalia	2024	14	HATC/MTW
705 E. Noble Ave	Visalia	2024	6	HATC/MTW
800-804 Monarch Circle	Exeter	2024	7	HATC/MTW
Eastridge	Porterville	2024	24	HATC/MTW
Westmore Senior 878 Westmore Ct. - Vacant Lot (Pending)	Lindsay	2024	Pending	HATC/MTW
Gardenia Senior Farmersville Vacant Lot (Pending)	Farmersville	2024	Pending	HATC/MTW

Demaree Street Apartments - Under Const. (222)	Visalia	2024	222	HATC/MTW
Bardsley Gardens	Tulare	2025 (In Escrow)	48	HATC/MTW
Caldwell Apartments (Award Letter Received)	Visalia	May-26	Pending (306)	HATC/MTW
Total			1,873	

**As we continue to further develop properties utilizing this activity, we anticipate about 1,500 additional units to come online in the coming years for the properties listed above as vacant lots. Most of which are planned to be 100 units or more.*

Activity Six –Minimum or Imputed Income for Work-able adults in elderly or disabled households:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2014 and implemented in 2014. The activity has not been amended.

Description/Impact/Update: In 2014 HATC proposed to use a minimum or ‘imputed’ income for work-able adults in elderly or disabled households. HATC encourages families who do not fall into the elderly or disabled head of household category to become self-sufficient by establishing a time limit, fixed rents, and fixed subsidies. Elderly and disabled households have not been subjected to time limits and the rent for these households is computed using traditional Section 8 Housing Choice Voucher Program (HCV) and Public Housing program regulations with some minor differences in the income and rent computation. As a result, HATC believes that in some cases, families have taken advantage and have used family members who are elderly/disabled as head of household to exclude them from time limits and fixed rents/fixed subsidies; albeit with work-able family members in the household.

As a result, HATC implemented an ‘imputed’ annual income of \$16,000 per work-able adult in an elderly or disabled household. This ‘imputed’ income amount is used to compute the household’s rent portion. In order to determine the ‘imputed’ income amount, HATC is using California’s 2025 minimum wage (\$16.00 per hour), multiplied it by a twenty (20) hour work week, and rounded down to the nearest thousand. Should the minimum wage increase or decrease over time, the ‘imputed’ income amount will be updated to reflect those changes.

If a work-able individual already has income which they are reporting, HATC uses that income or the ‘imputed’ amount, whichever amount is greater. Work-able is defined as an adult under the age of fifty-five (55) who is not a dependent and who does not meet HUD’s definition of a disabled person. This definition also applies to full-time students. These households would still be entitled to eligible income deductions and would continue to be excluded from any imposed time limits. ‘Imputed’ income is not used to determine income qualification under established income limits.

A Hardship policy is available so that families with extenuating circumstances are able to request permanent or temporary exclusion from the ‘imputed’ income provision.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year.

Activity Seven – Security Deposit Loan:

Our Board and our Executive Director continue on developing policy modifications, within our MTW Program, to ensure that we continue to increase housing choices for low-income families and individuals. We have examined some of the barriers that are preventing very low income, to extremely low-income participants; with an active Section 8 Housing Choice Voucher (HCV), from successfully utilizing their HCV. We analyzed the incomes of households that were issued a HCV in our last disbursement of HCVs and we found that 66% of all households were at or below 30% of the Area Median Income (AMI). Therefore, it's our conclusion that in some situations it can be an extreme financial burden for such households to have enough savings or cash on hand to pay for the required security deposit as well as their share of their first month's rent.

The inability to have enough cash on hand to pay for both the security deposit and the first month's portion of their rent for such households is a barrier for them successfully utilizing their HCV. We saw a direct correlation once we started to see our agency's HCV utilization rate fall below 90%. Given that most households spent on average of five years waiting to reach the top of the Section 8 HCV waiting list; we want to do our best to assist them in successfully utilizing the long waited and much needed rental assistance.

Therefore, HATC proposed to utilize our MTW Program Flexibility to provide an interest-free security deposit loan to new HCV Program Participants. Each eligible household is able to receive a security deposit loan in the amount of one months of their determined rental subsidy. This interest-free security deposit loan is to be repaid within six months to HATC.

Relation to Statutory Objective

This activity will increase housing choices for very low-income families and individuals. We believe that assistance with their security deposit will give eligible HCV Program participants the ability to afford the financial burden of the initial costs of moving into a new unit. HATC also believes that this activity will provide necessary financial assistance for new HCV program participants to move into higher opportunity areas; which tend to have higher rental costs.

Anticipated Impact

HATC believes that it will see an increase in the number of eligible households that are able to utilize their HCVs. We also anticipate that we will see households that utilize this activity move into higher opportunity areas.

Anticipated Schedule

This activity was first proposed in the FY 2017-2018 MTW Annual Plan; the activity and noted Plan were approved on January 18, 2018. Currently we have a total of 66 security deposit assistance loans have been issued since implemented, out of those a total of 38 participants received assistance this fiscal year that have received the loan assistance.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year.

Actual Significant Changes: There were not any non-significant changes to this activity for this year

Activity Eight –Increase in Payment Standards:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2022 after we submitted our amended MTW Plan for FY 2021-22. The activity has not been amended.

Description/Impact/Update: The Housing Authority of the County of Tulare (HATC) set the payment standards at 110 percent of the published Fair Market Rents (FMRs) for Fiscal Year 2022. HATC is requested HUD approval to increase payment standards to 130 percent of the FMRs released by HUD in order to increase Housing Choice Voucher utilization. Tulare County is experiencing significant rental market fluctuations. Our program participants are having a hard time finding acceptable units or struggling to find affordable units. We understand the importance of keeping payment standards high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a wide range of neighborhoods in our County. In an effort to support families and provide the opportunity for them to find units within our jurisdiction we feel it is important that our payments standards are increased to 130 percent of the FMRs. In doing so clients we be able to have a broader selection to find an affordable unit to rent.

Actual Non-Significant Changes: There were not any non-significant changes to this activity for this year. We are currently evaluating this activity to determine if we need to continue to utilize the payments standards to 130% of the Fair Market Rents (FMRs)

There were no changes this activity will be assessed during this year.

Unit of Measurement	Baseline	Bench Mark	Outcome	Benchmark Achieved?
Improve Housing Choice Voucher utilization by increasing payment standards.	Housing Choice Voucher Utilization Rate is 79.51% at the time of inception of this activity 08/2022.	Increase Utilization Rate to 97% or higher	Current Utilization Rate is 98%	Yes, when compared to the baseline our utilization increased by 18.49%

Actual Significant Changes: We did not increase payment standards to the 130% this year as we saw a bit of a stabilization in rent increasing in our jurisdiction.

- B. NOT YET IMPLEMENTED ACTIVITIES The MTW PHA must give the name and unique number of approved MTW activities in the not yet implemented category (see the “Section-by-Section Instructions” for more information on categorizing approved MTW activities) and the following information.
- i. Provide a brief description of the approved MTW activity that was proposed in an Annual MTW Plan, approved by HUD, and not yet implemented. Specify the Plan Year in which the MTW activity was first approved.
 - ii. Discuss any actions taken towards the implementation plan for the MTW activity in the Plan Year. Relate these actions to the implementation plan and timeline the MTW PHA provided in the Annual MTW Plan

None N/A

- C. ACTIVITIES ON HOLD The MTW PHA must give the name and unique number of approved MTW activities in the activities on hold category (see the “Section-by-Section Instructions” for more information on categorizing approved MTW activities) and the following information
- i. Provide a brief description of the approved MTW activity that was approved, implemented and that the MTW PHA then stopped implementing (but has plans to reactivate in the future). Specify the Plan Year(s) in which the MTW activity was first approved, implemented and placed on hold.
 - iii. Discuss any actions taken towards the plan for reactivating the MTW activity in the Plan Year. Relate these actions to the reactivation plan and timeline the MTW PHA provided in the Annual MTW Plan.

None N/A

- D. **CLOSED OUT ACTIVITIES** The MTW PHA must give the name and unique number of approved MTW activities in the closed-out category (see the “Section-by-Section Instructions” for more information on categorizing approved MTW activities) and the following information:
- i. List the closed out MTW activity. Specify the Plan Year(s) in which the MTW activity was approved, implemented (if applicable) and closed out
 - ii. Explain why the MTW activity was closed out
 - iii. In the Plan Year that the MTW activity is closed out, provide the following:
 - Discussion of the final outcome and lessons learned.
 - Description of any statutory exceptions outside of the current MTW flexibilities that might have provided additional benefit to the MTW activity (if applicable).
 - Summary table listing outcomes from each year the MTW activity was implemented (if applicable).

CLOSED OUT ACTIVITY
<i>Activity Three- Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program:</i>
As mentioned in our 2017-2018 MTW Plan Activity One; to lessen the reporting burden Activity Three has been moved to the Closed-Out Activities Section. These families chose to not be transitioned into the MTW Program, allowing them to be excluded from the rent reform provisions enforced on all MTW Program participants. In 2009 our agency concluded that all able body participants should strive to become self-sufficient regardless of when they had been enrolled in one of our programs; therefore, the remaining 73 families were to be transitioned into our MTW Program. This activity administers the same rental assistance model outlined in Activity One, therefore applicable data for the remaining families is included within the datasets of the all the applicable Standard Metrics within Activity One of this Report. The applicable data will continue to be reported on in Activity One until all the applicable households are no longer participating in one of the MTW Programs. This activity was approved in 2009-2010 and implemented in 2009. This activity was closed per HUD’s request on February 209, 2016. This was implemented in our 2015-2016 MTW Plan.

(V) MTW SOURCES AND USES OF FUNDS

A. ACTUAL SOURCES AND USES OF MTW FUNDS

i. Available MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

ii. Expenditures of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

iii. Describe Application of MTW Funding Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW funding flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

APPLICATION OF “MTW FUNDING” FLEXIBILITY

HATC does not have any approved or proposed MTW activities that solely use MTW Funding Flexibility. As outlined in Section III: Proposed MTW Activities and Section IV: Approved MTW Activities, HATC utilizes a variety of other MTW waivers to implement activities that work to further the three MTW statutory objectives: cost effectiveness in federal expenditures, promote economic self-sufficiency among program participants and to increase housing choices for low-income families. However, the budgetary fungibility that is available due to MTW Funding flexibility provides a vital component to further enhance MTW statutory objectives. For example, the implementation of Activity Five: Development of Additional Affordable Housing has been essential in increasing housing choices for low-income families. The utilization of unspent funding and program reserves from our Voucher Program to finance the additional 30 housing units has allowed HATC to meet the growing demand for affordable, well-maintained housing in Tulare County during this fiscal year. The budgetary flexibility acquired through the MTW Single Fund is fundamental as HATC continuously works to increase cost effectiveness in federal expenditures.

B. LOCAL ASSET MANAGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

Yes

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

No

iii. Did the MTW PHA provide a LAMP in the appendix?

No

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

N/A

(v) ADMINISTRATIVE

A. REVIEWS, AUDITS AND INSPECTIONS

Deficiencies have not been cited or observed in any of our HUD reviews, audits or physical inspections during the report year.

B. EVALUATION RESULTS

As part of the administrative procedures of the MTW Plan, HATC did not do any specific evaluations or assessments with regards to the MTW Demonstration Program.

C. MTW STATUTORY REQUIREMENT CERTIFICATION

The agency has met all three of the statutory requirements of 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size_ are served, as would have been provided had the amounts not been used under the demonstration. The agency certification that the agency has met all three noted statutory requirements is included as item "A" in the end of Section VI of this report.

D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA

N/A

(A) MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent or would experience a significant rent increase. In such cases, the families may apply to the Housing Authority for relief. The Housing Authority shall consider such a request, taking into consideration other local resources available to the family. Such requests must be in writing, stating the reason for the hardship and the expected duration.

Relief may consist of the following:

1. Deferral of a portion of the rent.
2. Extension of the assistance period
3. Conversion to the income-based program (if family is on the program with a fixed subsidy and time limit)
4. A full or partial waiver of imputed income amounts per work-able family member
5. Extension for the repayment of the Deposit Loan Assistance.

Consideration will be given for hardship when a family has suffered a catastrophic change, which caused the death, illness or long-term disability of an adult family member, which resulted in the loss of income to the family. These families will be referred to CSET for an assessment of options and links to other community resources for recovery. A contract will be signed with the family stipulating the change to their Moving-to-Work assistance/rent and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's portion of rent has changed, and for what duration. The amount by which the rent will be changed will be determined by Housing Authority staff on a case-by-case basis.

If all possible work-able family member(s) become(s) permanently disabled, the family will **automatically** be changed to a traditional income-based program with no time limit, without having an assessment done by CSET or submitting a hardship request in writing.

In order for the Committee to review the Extension for the repayment of the Deposit Loan Assistance hardship submitted by families they will need to list all factors that the committee should consider in determining whether to grant additional time. The Committee shall have the discretion to grant additional time to repay the Loan no more than 12 additional extra months to repay the Deposit Loan Assistance.

In cases where a CSET evaluation is not possible or productive, and where there are still possible work-able family members, the hardship request will be presented to a Hardship Committee made up of community citizens who have sufficient knowledge of the MTW program to make informed decisions as to the disposition of rental assistance for such families. Decisions of the Hardship Committee will be final.

This policy is not intended to apply to seasonal income fluctuations, nor minor or temporary reductions of income.

**BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA**

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IN THE MATTER OF APPROVING CERTIFICATIONS OF COMPLIANCE FOR THE ANNUAL MOVING TO WORK REPORT	)))))	RESOLUTION NO. 2026-10
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At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the County of Tulare, a public body corporate and politic (the “Housing Authority”), held on September 16, 2026, the following resolution was adopted:

The Executive Director is authorized to act on behalf of the Board of Commissioners for the “Housing Authority”, to approve the submission of the Annual Moving to Work Report for the PHA fiscal year beginning July 1, 2025, hereinafter referred to as “the Report”, of which this document will be made a part and to make the following certifications to the Department of Housing and Urban Development (HUD) in connection with the submission of the Report:

- 1. “The Housing Authority” has met the statutory requirement to house at least 75 percent of the families assisted by the agency who have income in the “very low” category;
- 2. “The Housing Authority” has met the statutory requirement to continue to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined;
- 3. “The Housing Authority” has met the statutory requirement to maintain a comparable mix of families (by family size) as would have been served had the amounts not been used under the MTW demonstration Program.

Housing Authority of the County of Tulare

CA030

PHA Name

PHA Number/HA

KEN KUGLER

Executive Director

Name of Authorized Official

Title

Signature

Date

4. This Resolution shall take effect immediately upon adoption.

The foregoing resolution was adopted upon a motion presented by Commissioner Chavarria, and seconded by Commissioner Macareno, at a regular meeting of the Board of Commissioners held on the 16th day of September 2026.

Motion carried by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

**HOUSING AUTHORITY OF THE
COUNTY OF TULARE**

JOHN L. Hess, Chairperson