

**AGENDA OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE
COUNTY OF KERN, LOCATED AT: 601
24TH STREET, BAKERSFIELD,
CALIFORNIA, TO BE HELD ON
WEDNESDAY, MARCH 11, 2026, AT: 2 P.M.**

1. **CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS**
2. **ADOPTION OF AGENDA**
3. **RECOGNITION**
 - A. **Recognition Honoring Tiffany James for graduating early from the Family Self-Sufficiency Program**
4. **PUBLIC COMMENTS** – The time allotted for Public Comments during the Regular Meeting shall be five (5) minutes for each person, with a maximum of fifteen (15) minutes in each subject area.
5. **REPORTS FROM COMMISSIONERS AND/OR OFFICERS OF THE BOARD** – This portion of the Meeting is reserved for Commissioners and/or Officers of the Board to present to other Board members and to the public information, announcements, and items that have come to their attention. No formal action by the Board will be taken. A Board member may request that the Secretary of the Board calendar any items for consideration at a future meeting.
6. **CONSENT AGENDA** – Information concerning the Consent Agenda has been forwarded to each Commissioner for study prior to this Meeting. Unless a Commissioner or citizen has a question concerning a particular item and asks that it be withdrawn from the Consent Agenda, the items are approved at one time by the Agency. If there is a Commissioner or citizen wishing to pull an item, please indicate at this time.
 - A. Approval of the Minutes of the Regular Meeting of **February 11, 2026**, held at 2 p.m.
 - B. Approval of the Minutes of the Special Meeting of **February 11, 2026**, held at 2:15 p.m.
 - C. Claims
 - D. Personnel Transactions
 - E. Report on **Senate Bill 707 Brown Act**

- F. Authorization to reclassify qualifying Housing Manager I & II employees managing Permanent Supportive Housing sites to the new **Supportive Housing Manager I & II classifications**
- G. Report on Alternative Housing Types- 2025-2029 Goals: **Mass Timber Construction/CLT**
- H. Authorization to Approve **Public Housing Repositioning Plan**
- I. Authorization for Approval of **Landscape Maintenance Service Agreement** with **Johnny's Garden & Lawn Service** at multiple properties throughout Kern County, CA; the Awarding of a Contract; & the Appointment of the Executive Director as Contract Officer

7. FINANCE

- A. Presentation of the **Draft Agency Audit Report** for Fiscal Year Ending June 30, 2025 Presented by:
Diana Elliott
P. 64

8. EXECUTIVE DIRECTOR

- A. **Resolution No 2668** Authorization to Approve the Allocation of _____Project-Based Vouchers for the _____ Development Presented by:
Stephen Pelz
P. 65
- B. **Resolution No 2669** of the Housing Authority of the County of Kern Approving the Formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the Proposed **Pistachio Village Development** Presented by:
Stephen Pelz
P. 67

9. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on **Wednesday, April 8, 2026, at: 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, CA.

10. ADJOURNMENT

If you require **special assistance** to participate in this Meeting, please call: 661-631-8500, ext. 2002, to make reasonable arrangements to ensure accessibility to this Meeting. For the hearing impaired, requests can be made via the California Relay Service at the numbers below:

- TTY: 1-800-855-7100
- Voice: 1-800-855-7100
- Spanish: 1-800-855-7200
- Speech to Speech: 1-800-854-7784

Requests for assistance should be made at least two (2) days in advance whenever possible. This is to certify that this Agenda was posted at: the Housing Authority of

the County on March 4, 2026. Board Agendas are also posted on the Housing Authority's website at: www.kernha.org, including any changes to the original posting(s), subject to the staff's ability to post documents prior to the Board Meeting. Documents submitted to a majority of the Agency Members fewer than 72 hours prior to a public meeting are available for public inspection at the public counter of the Housing Authority's Central Office Reception area, located at: 601 –24th Street, Bakersfield, CA 93301, as soon as they are distributed to Agency Members.

Joanna Maldonado

J. Maldonado

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE
COUNTY OF KERN, LOCATED AT: 601
24TH STREET, BAKERSFIELD,
CALIFORNIA, HELD ON WEDNESDAY,
FEBRUARY 11, 2026, AT: 2:00 P.M.**

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS

Chairman Jassar called to order the regular meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held in the Board Room of the Administration Building, located at: 601 24th Street, Bakersfield, California, **Wednesday, February 11, 2026, at 2 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Jessica Janssen, Carter Beardsley, Maurice Preston
Absent: Ingrid Lake, Jerry Winkle
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Patty Fernandez, Diana Elliott Isabel Moreno, Mardi Sharples, Maria Guzman, Jackeline Soto
Guests: MaryAnn Rodriguez, Freda Banks, Maria Cuellar

2. ADOPTION OF AGENDA

A motion was made to Approve the Agenda by Commissioner Beardsley and seconded by Commissioner Janssen. It was carried by R. Jassar, C. Baldovinos, and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

3. PUBLIC COMMENTS

MaryAnn Rodriguez, a tenant at Plaza Towers Annex, raised questions regarding lease violation notice.

Freda Banks, a tenant at Plaza Towers Annex, raised concerns regarding alleged illegal activity and ongoing elevator issues, emphasizing the hardship this creates for residents, particularly those with mobility impairments. She also expressed concerns about the building's glass entry doors during high winds and about security personnel performance, inconsistent monitoring and alleging that some guards remain in vehicles rather than actively patrolling the property.

S. Pelz reported that they have been actively following up with the elevator company to expedite repairs to the inoperable elevator. A required part has been ordered; however, an estimated time of arrival has not yet been provided.

4. REPORTS FROM COMMISSIONERS AND/OR OFFICERS OF THE BOARD

Commissioner Baldovinos reported on the annual Point-in-Time Count, approximately 300 volunteers participated over three days, covering sheltered, unsheltered, and outlying areas. He expressed hope that results will show a continued decrease in the unsheltered population. Final numbers are expected within the next two to three months.

5. CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting of **January 14, 2026**, held at 2 p.m.
- B. Claims
- C. Personnel Transactions
- D. **Resolution No. 2665**, Fixing the Employer Contribution at an Equal Amount for Employees Under the Public Employees Medical and Hospital Care Act (**PERS**)

A motion was made to Approve the Consent Agenda item 5(A) to 5(D) by Commissioner Baldovinos and seconded by Commissioner Janssen. It was carried by R. Jassar, and C. Beardsley. Absent: I. Lake, and J. Winkle. Abstain: M. Preston.

6. EXECUTIVE DIRECTOR

A. Report on **Government Funding Changes**

S. Pelz, provided a report on potential changes in government funding and their impact on the Agency, outlining federal, state, and local funding sources. He noted that federal funding remains stable for 2026. The Continuum of Care program is expected to be renewed following litigation that preserved prior-year funding levels. Although the Public Housing Operating Fund experienced a 14% reduction, the impact on the Agency will be minimal due to RAD conversions and available reserves. The Capital Fund remains level funded. The Housing Choice Voucher Program reflects an 8.8% increase, and while final allocations are pending, no significant impact is anticipated. Overall, the Agency expects funding levels to remain stable for 2026.

The item was presented for informational purposes, and no Board action was requested.

B. Report on Social **Media Efforts**

Lizbeth Worley, Landlord Liaison, provided an update on the Agency's social media presence. She reported significant growth since November, with February totals reaching 2,889 followers, 688 interactions, and 145,621 views. Compared to November, views increased by 538%, interactions by 191.5%, and followers by 4.7%. Recruitment posts generated the highest engagement. Lizbeth noted that the increased online presence has strengthened connections with residents, landlords, and community partners, and supports the Agency's efforts to share information and resources effectively. Lizbeth noted that the Agency generally posts the same content on both Facebook and Instagram, as the accounts are connected. However, she reported that Facebook generates higher engagement and interaction compared to Instagram.

The item was presented for informational purposes, and no Board action was requested.

C. Authorization to Approved the Formation of a Scholarship Selection Committee for the Agency's **2026 Max Bacerra Scholarship Awards Program**

Mardi Sharples, Housing Administrator, reported on the annual Scholarship Program for Section 8 participants and public housing residents. Applications are being promoted through staff communications, with a submission deadline of May 1, 2026. She requested Board authorization to appoint two Commissioners to serve on the Scholarship Committee to review and score applications. Scholarship awards are anticipated to be presented in June.

Chairman Jassar nominated Carter Beardsley and Jessica Janssen to be part of the Committee.

A motion was made to Approve the Appointment of Carter Beardsley and Jessica Janssen to serve on the Scholarship Selection Committee by Commissioner Baldovinos and seconded by Commissioner Preston. It was carried by R. Jassar, J. Janssen, and C. Beardsley. Absent: I. Lake, and J. Winkle. There were no abstentions.

7. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on **Wednesday, March 11, 2026, at 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, Ca.

8. ADJOURNMENT

A motion was made to Adjourn the Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held on Wednesday, February 11, 2026, at 2:00 p.m., by Commissioner Beardsley and seconded by Commissioner Janssen. It was carried by R. Jassar, C. Baldovinos and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

ATTEST:

**Raju Jassar, Chairman of the Board
of Commissioners
of the Housing Authority of the County off Kern**

**Stephen M. Pelz, Secretary of
the Board of Commissioners
of the Housing Authority of the County of Kern**

**MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF
KERN, LOCATED AT: 601 24TH STREET,
BAKERSFIELD, CALIFORNIA, HELD ON
WEDNESDAY, FEBRUARY 11, 2026, AT: 2:15
P.M.**

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS

Chairman Jassar called to order the special meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held in the Board Room of the Administration Building, located at: 601 24th Street, Bakersfield, California, **Wednesday, February 11, 2026, at 2:15 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Maurice Preston, Carter Beardsley, Jessica Janssen
Absent: Ingrid Lake, Jerry Winkle
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Maria Guzman
Guests: None

2. ADOPTION OF AGENDA

A motion was made to Approve the Agenda by Commissioner Janssen and seconded by Commissioner Beardsley. It was carried by R. Jassar, C. Baldovinos, and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

3. PUBLIC COMMENTS

There were no public comments.

4. EXECUTIVE DIRECTOR

A. Potential **Purchase of Real Property**, APN# 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12, at 530 4th Street., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8

Item was opened for public comments. There were no comments.

B. **Resolution No. 2666** Authorizing the Allocation of 153 Project Based Vouchers Through the Agency's use of Repositioning Strategies, including **Rental Assistance Demonstration (RAD)** and **Section 18**, or a combination thereof, to facilitate the proposed blend action and related financing activities for the **Little Village RAD Development**

S. Pelz reported that this item was brought back to the Board for reconsideration. Although the Board previously approved a resolution in September, it was determined that the resolution must be adopted after receipt of the County's letter of support. As the letter has now been provided, S. Pelz requested the Board approve a new resolution to meet the required sequence and compliance standards.

A motion was made to Approve Resolution No. 2666 by Commissioner Janssen and seconded by Commissioner Baldovinos. It was carried by R. Jassar, C. Beardsley, and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

Legal Counsel Peak inquired about ownership of the property related to the item under close session.

S. Pelz reported the property is owned by the Bakersfield Senior Center.

A motion was made to go into closed session by Commissioner Beardsley and seconded by Commissioner Janssen. It was carried by R. Jassar, C. Baldovinos, and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions

5. CLOSED SESSION

- A. Conference with Real Property Negotiators, Stephen M. Pelz, Maria Guzman and Alan J. Peake Regarding the Potential Purchase of Property Located near 530 4th Street, Bakersfield, CA 93304 (APN # 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12) relative to price, terms & other conditions of sale, Pursuant to Government Code Section 54956.8

A motion was made to go into open session by Commissioner Janssen and seconded by Commissioner Baldovinos. It was carried by R. Jassar, C. Beardsley, and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

Upon returning to Open Session, Legal Counsel Peake reported under item 5(A) information was provided and no action was taken.

- 6. Resolution No. 2667 Authorization to Purchase & Lease Real Property Located at 530 4th Street, Bakersfield, CA 93304** (APN # 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12) and Finding Project Is Categorically Exempt From CEQA

A motion was made to Approve Resolution No. 2667 by Commissioner Janssen and seconded by Commissioner Preston. It was carried by R. Jassar, C. Baldovinos, and C. Beardsley. Absent: I. Lake, and J. Winkle. There were no abstentions.

7. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on Wednesday, March 11, 2026, at 2 p.m., in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, Ca.

8. ADJOURNMENT

A motion was made to Adjourn the Special Meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held on Wednesday, February 11, 2026, at 2:15 p.m. by Commissioner Beardsley and seconded by Commissioner Preston. It was carried by R. Jassar, C. Baldovinos and J. Janssen. Absent: I. Lake and J. Winkle. There were no abstentions.

ATTEST:

**Raju Jassar, Chairman of the Board
of Commissioners of the
Housing Authority of the County off Kern**

**Stephen M. Pelz, Secretary of
the Board of Commissioners
of the Housing Authority of the County of Kern**

HOUSING AUTHORITY OF THE COUNTY OF KERN

Summary of Claims Paid

For the Period February 1 to February 28, 2026

Vendor Accounts Payable (attached list)	Title V	Feb-26	746,487.06
	Title V	Feb-26 Electronic	1,148,099.96
Net Payroll 2/13/2026	PR04	Feb-26	325,667.27
Manual Checks	PR04	Feb-26	0.00
Net Payroll 2/27/2026	PR05	Feb-26	331,434.07
Manual Checks	PR05	Feb-26	1,261.37
Housing Assistance Payments (to landlords/escrows)		Feb-26	4,249,188.70
		TOTAL	6,802,138.43

Numerical Sequence of Checks Issued

Claims (46054)	Title V		5935-6116
	Title V	Electronic	6083-6307
Section 8 HAP Payments (46054)	Checks		13823-14429
	ACH#		22548-23537

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
t5-pwb - Title V Op/Revolving	5935	t0000820 - LYONS	2/2/2026	02-2026	74.00	
t5-pwb - Title V Op/Revolving	5936	t0001184 - SANCHEZ	2/2/2026	02-2026	7.00	
t5-pwb - Title V Op/Revolving	5937	t0001194 - BARTHELME	2/2/2026	02-2026	173.00	
t5-pwb - Title V Op/Revolving	5938	t0001354 - Benitez	2/2/2026	02-2026	59.00	
t5-pwb - Title V Op/Revolving	5939	t0001522 - AGUIRRE QUINONE	2/2/2026	02-2026	102.00	
t5-pwb - Title V Op/Revolving	5940	t0001710 - NIETO JR	2/2/2026	02-2026	136.00	
t5-pwb - Title V Op/Revolving	5941	t0006471 - Cortez	2/2/2026	02-2026	58.00	
t5-pwb - Title V Op/Revolving	5942	t0006674 - Lee	2/2/2026	02-2026	231.00	
t5-pwb - Title V Op/Revolving	5943	t0007082 - Rodriguez	2/2/2026	02-2026	233.00	
t5-pwb - Title V Op/Revolving	5944	t0009188 - DANIELS	2/2/2026	02-2026	108.00	
t5-pwb - Title V Op/Revolving	5945	t0009229 - Ornelas	2/2/2026	02-2026	28.00	
t5-pwb - Title V Op/Revolving	5946	t0009262 - James	2/2/2026	02-2026	173.00	
t5-pwb - Title V Op/Revolving	5947	t0011789 - Jackson	2/2/2026	02-2026	172.00	
t5-pwb - Title V Op/Revolving	5948	t0012176 - Saenz	2/2/2026	02-2026	53.00	
t5-pwb - Title V Op/Revolving	5949	t0012533 - VILLANUEVA	2/2/2026	02-2026	61.00	
t5-pwb - Title V Op/Revolving	5950	t0013696 - Pratt	2/2/2026	02-2026	111.00	
t5-pwb - Title V Op/Revolving	5951	t0013918 - Lopez	2/2/2026	02-2026	231.00	
t5-pwb - Title V Op/Revolving	5952	t0017500 - Moreno	2/2/2026	02-2026	147.00	
t5-pwb - Title V Op/Revolving	5953	t0018496 - Woolfolk	2/2/2026	02-2026	173.00	
t5-pwb - Title V Op/Revolving	5954	t0018935 - Renteria	2/2/2026	02-2026	34.00	
t5-pwb - Title V Op/Revolving	5955	t0019109 - Liggins	2/2/2026	02-2026	8.00	
t5-pwb - Title V Op/Revolving	5956	t0019357 - Morales	2/2/2026	02-2026	103.00	
t5-pwb - Title V Op/Revolving	5957	t0020200 - Langley	2/2/2026	02-2026	38.00	
t5-pwb - Title V Op/Revolving	5958	t0028665 - Beck	2/2/2026	02-2026	110.00	
t5-pwb - Title V Op/Revolving	5959	t0035542 - Rulbalcaba	2/2/2026	02-2026	53.00	
t5-pwb - Title V Op/Revolving	5960	t0036365 - Calderon	2/2/2026	02-2026	4.00	
t5-pwb - Title V Op/Revolving	5961	t0036552 - Martinez	2/2/2026	02-2026	41.00	
t5-pwb - Title V Op/Revolving	5962	t0037996 - Brown	2/2/2026	02-2026	284.00	
t5-pwb - Title V Op/Revolving	5963	t0038001 - Green-Jamison	2/2/2026	02-2026	113.00	
t5-pwb - Title V Op/Revolving	5964	t0038608 - DAVIDSON	2/2/2026	02-2026	231.00	
t5-pwb - Title V Op/Revolving	5965	t0039137 - Rodriguez	2/2/2026	02-2026	231.00	
t5-pwb - Title V Op/Revolving	5966	t0041757 - Rodriguez	2/2/2026	02-2026	113.00	
t5-pwb - Title V Op/Revolving	5967	t0050319 - France	2/2/2026	02-2026	115.00	
t5-pwb - Title V Op/Revolving	5968	t0052366 - Jefferson	2/2/2026	02-2026	52.00	
t5-pwb - Title V Op/Revolving	5969	t0053803 - MENDOZA	2/2/2026	02-2026	19.00	
t5-pwb - Title V Op/Revolving	5970	t0054774 - Jimenez	2/2/2026	02-2026	62.00	
t5-pwb - Title V Op/Revolving	5971	t0056016 - Fleming	2/2/2026	02-2026	38.00	
t5-pwb - Title V Op/Revolving	5972	t0057043 - Wallace	2/2/2026	02-2026	40.00	
t5-pwb - Title V Op/Revolving	5973	t0058102 - Barrows	2/2/2026	02-2026	231.00	
t5-pwb - Title V Op/Revolving	5974	t0058247 - Aguilar	2/2/2026	02-2026	15.00	
t5-pwb - Title V Op/Revolving	5975	t0071914 - Phillips III	2/2/2026	02-2026	36.00	
t5-pwb - Title V Op/Revolving	5976	t0100562 - Leonard	2/2/2026	02-2026	185.00	
t5-pwb - Title V Op/Revolving	5977	citsid - Tri Counties Bank	2/3/2026	02-2026	1,274.69	
t5-pwb - Title V Op/Revolving	5978	monvil - Montecito Villa Townhomes	2/3/2026	02-2026	440.00	
t5-pwb - Title V Op/Revolving	5979	oakprk - Oakridge Park Homeowners Assoc.	2/3/2026	02-2026	616.00	
t5-pwb - Title V Op/Revolving	5980	oligar - Olive Gardens HOA	2/3/2026	02-2026	355.00	
t5-pwb - Title V Op/Revolving	5981	stovil - Stockdale Village	2/3/2026	02-2026	275.00	
t5-pwb - Title V Op/Revolving	5982	tricou - Tri Counties Bank	2/3/2026	02-2026	3,061.04	

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5983	tynran - TYNER RANCH	2/3/2026	02-2026	95.00
t5-pwb - Title V Op/Revolving	5984	tynran2 - Tyner Ranch	2/3/2026	02-2026	95.00
t5-pwb - Title V Op/Revolving	5985	usban5 - U.S. Bank/Bank by Mail	2/3/2026	02-2026	5,150.00
t5-pwb - Title V Op/Revolving	5986	usban7 - US Bank	2/3/2026	02-2026	3,300.00
t5-pwb - Title V Op/Revolving	5987	usban7 - US Bank	2/3/2026	02-2026	8,000.00
t5-pwb - Title V Op/Revolving	5988	valvil - Valhalla Village Homeowner's Association	2/3/2026	02-2026	340.00
t5-pwb - Title V Op/Revolving	5989	weshom - Westwind Homeowners Association	2/3/2026	02-2026	360.00
t5-pwb - Title V Op/Revolving	5990	citbus3 - Citizens Business Bank	2/4/2026	02-2026	4,314.76
t5-pwb - Title V Op/Revolving	5991	citbus3 - Citizens Business Bank	2/4/2026	02-2026	4,006.47
t5-pwb - Title V Op/Revolving	5992	kimhea - Heather Kimmel	2/4/2026	02-2026	341.50
t5-pwb - Title V Op/Revolving	5993	precom - Preferred Compliance Solutions LLC	2/4/2026	02-2026	3,991.53
t5-pwb - Title V Op/Revolving	5994	qualea - Quadient Leasing USA, Inc. Dept 3682	2/4/2026	02-2026	1,265.90
t5-pwb - Title V Op/Revolving	5995	TraUni - Trans Union LLC	2/4/2026	02-2026	903.53
t5-pwb - Title V Op/Revolving	5996	traunir - TransUnion Risk and Alternative	2/4/2026	02-2026	1,000.00
t5-pwb - Title V Op/Revolving	5997	t0000074 - Teresa Greenhaw	2/4/2026	02-2026	198.73
t5-pwb - Title V Op/Revolving	5998	t0001878 - Hernandez	2/4/2026	02-2026	456.66
t5-pwb - Title V Op/Revolving	5999	t0013378 - Ptak	2/4/2026	02-2026	138.84
t5-pwb - Title V Op/Revolving	6000	t0041419 - TRUESDALE	2/4/2026	02-2026	675.00
t5-pwb - Title V Op/Revolving	6001	t0045491 - County of Kern	2/4/2026	02-2026	611.00
t5-pwb - Title V Op/Revolving	6002	t0058366 - DARLING	2/4/2026	02-2026	17.52
t5-pwb - Title V Op/Revolving	6003	t0090732 - Rowland	2/4/2026	02-2026	338.30
t5-pwb - Title V Op/Revolving	6004	t0091062 - Henderson	2/4/2026	02-2026	600.00
t5-pwb - Title V Op/Revolving	6006	aillan - All Land Services	2/4/2026	02-2026	129.00
t5-pwb - Title V Op/Revolving	6007	atapro - ATA Properties LLC	2/4/2026	02-2026	1,236.00
t5-pwb - Title V Op/Revolving	6008	att2 - AT&T	2/4/2026	02-2026	96.30
t5-pwb - Title V Op/Revolving	6009	att8 - AT&T	2/4/2026	02-2026	2,769.20
t5-pwb - Title V Op/Revolving	6010	cenalpo - Central Valley Portables, Inc.	2/4/2026	02-2026	860.00
t5-pwb - Title V Op/Revolving	6011	couclu - Country Club Vista Apartments	2/4/2026	02-2026	800.00
t5-pwb - Title V Op/Revolving	6012	ewing - Ewing Irrigation Products Inc.	2/4/2026	02-2026	145.42
t5-pwb - Title V Op/Revolving	6013	lamsan - Lamont Sanitation, Inc.	2/4/2026	02-2026	5,156.98
t5-pwb - Title V Op/Revolving	6014	moudis - Mountainside Disposal	2/4/2026	02-2026	5,500.21
t5-pwb - Title V Op/Revolving	6015	oilmut - Oildale Mutual Water Company	2/4/2026	02-2026	1,265.80
t5-pwb - Title V Op/Revolving	6016	pge - Pacific Gas And Electric	2/4/2026	02-2026	14,314.99
t5-pwb - Title V Op/Revolving	6017	pridis - Price Disposal Inc.	2/4/2026	02-2026	6,078.03
t5-pwb - Title V Op/Revolving	6018	soucaled - Southern California Edison	2/4/2026	02-2026	3,685.11
t5-pwb - Title V Op/Revolving	6019	soucaled - Southern California Edison	2/4/2026	02-2026	652.32
t5-pwb - Title V Op/Revolving	6020	t0011789 - Jackson	2/4/2026	02-2026	175.00
t5-pwb - Title V Op/Revolving	6021	varbro - Varner Bros. Inc.	2/4/2026	02-2026	2,826.62
t5-pwb - Title V Op/Revolving	6022	varson - BURRTEC-KERN LLC	2/4/2026	02-2026	1,190.56
t5-pwb - Title V Op/Revolving	6023	zimrea - Zimmerman Real Estate Services, Inc	2/4/2026	02-2026	2,150.00
t5-pwb - Title V Op/Revolving	6024	t0060741 - BOWEN	2/11/2026	02-2026	695.67
t5-pwb - Title V Op/Revolving	6025	t0087431 - Boles	2/11/2026	02-2026	349.28
t5-pwb - Title V Op/Revolving	6028	amerea - American Real Estate Property Management	2/11/2026	02-2026	1,076.00
t5-pwb - Title V Op/Revolving	6029	calwat - California Water Service Co.	2/11/2026	02-2026	29,779.32
t5-pwb - Title V Op/Revolving	6030	citbak - City Of Bakersfield	2/11/2026	02-2026	49,666.01
t5-pwb - Title V Op/Revolving	6031	citmcf - City Of McFarland Water Dept.	2/11/2026	02-2026	228.91
t5-pwb - Title V Op/Revolving	6032	citsha - City Of Shafter	2/11/2026	02-2026	15,698.98
t5-pwb - Title V Op/Revolving	6033	flobak - Flood Bakersfield Ministries, Inc.	2/11/2026	02-2026	1,050.00
t5-pwb - Title V Op/Revolving	6034	gascom - So Cal Gas	2/11/2026	02-2026	4,847.39
t5-pwb - Title V Op/Revolving	6035	jpglu - JG Plumbing Inc.	2/11/2026	02-2026	520.00

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6036	lampub - Lamont Public Utility Dist	2/11/2026	02-2026	15,222.90
t5-pwb - Title V Op/Revolving	6037	pge - Pacific Gas And Electric	2/11/2026	02-2026	25,694.20
t5-pwb - Title V Op/Revolving	6038	aflac - AFLAC	2/12/2026	02-2026	352.33
t5-pwb - Title V Op/Revolving	6039	cescha - Cesar Chavez Foundation Attn:Amelia Flores	2/12/2026	02-2026	107,856.35
t5-pwb - Title V Op/Revolving	6040	empdev5 - Empl Devlpmt Dept Attn:Wage Garnishment	2/12/2026	02-2026	142.20
t5-pwb - Title V Op/Revolving	6041	fratax7 - Franchise Tax Board	2/12/2026	02-2026	200.00
t5-pwb - Title V Op/Revolving	6042	kercof - K.C. Fire Dept/Office of the Fire Marshal	2/12/2026	02-2026	435.00
t5-pwb - Title V Op/Revolving	6043	stadisu - State Disbursement Unit	2/12/2026	02-2026	884.28
t5-pwb - Title V Op/Revolving	6044	trasys - Transworld Systems Inc.	2/12/2026	02-2026	274.58
t5-pwb - Title V Op/Revolving	6045	bargab - Gabriela Barraza	2/18/2026	02-2026	1,261.37
t5-pwb - Title V Op/Revolving	6046	t0060167 - Aguilar	2/19/2026	02-2026	473.41
t5-pwb - Title V Op/Revolving	6047	t0087416 - County Of Kern	2/19/2026	02-2026	180.00
t5-pwb - Title V Op/Revolving	6048	t0087566 - Rugley	2/19/2026	02-2026	301.78
t5-pwb - Title V Op/Revolving	6049	t0087680 - Ramos	2/19/2026	02-2026	215.00
t5-pwb - Title V Op/Revolving	6050	t0095983 - Ruiz	2/19/2026	02-2026	380.00
t5-pwb - Title V Op/Revolving	6051	t0098241 - County of Kern	2/19/2026	02-2026	14.00
t5-pwb - Title V Op/Revolving	6052	t0102181 - Services	2/19/2026	02-2026	975.00
t5-pwb - Title V Op/Revolving	6053	calwat - California Water Service Co.	2/19/2026	02-2026	20,384.50
t5-pwb - Title V Op/Revolving	6054	ewing - Ewing Irrigation Products Inc.	2/19/2026	02-2026	506.61
t5-pwb - Title V Op/Revolving	6055	flobak - Flood Bakersfield Ministries, Inc.	2/19/2026	02-2026	2,900.00
t5-pwb - Title V Op/Revolving	6056	gascom - So Cal Gas	2/19/2026	02-2026	2,925.61
t5-pwb - Title V Op/Revolving	6057	herleo - Leonardo Hernandez Sr.	2/19/2026	02-2026	52.76
t5-pwb - Title V Op/Revolving	6058	indliv - Independent Living	2/19/2026	02-2026	150.00
t5-pwb - Title V Op/Revolving	6059	infgarser - Luis Armando Banuelos	2/19/2026	02-2026	350.00
t5-pwb - Title V Op/Revolving	6060	kerhea - Kern Health Systems	2/19/2026	02-2026	85.00
t5-pwb - Title V Op/Revolving	6061	mrvsr - MRV Service Air, Inc.	2/19/2026	02-2026	480.00
t5-pwb - Title V Op/Revolving	6062	pge - Pacific Gas And Electric	2/19/2026	02-2026	54,295.91
t5-pwb - Title V Op/Revolving	6063	pge - Pacific Gas And Electric	2/19/2026	02-2026	37,945.78
t5-pwb - Title V Op/Revolving	6064	pge - Pacific Gas And Electric	2/19/2026	02-2026	17,625.14
t5-pwb - Title V Op/Revolving	6065	pge - Pacific Gas And Electric	2/19/2026	02-2026	4,213.39
t5-pwb - Title V Op/Revolving	6066	pge - Pacific Gas And Electric	2/19/2026	02-2026	2,636.82
t5-pwb - Title V Op/Revolving	6067	soucaled - Southern California Edison	2/19/2026	02-2026	3,493.00
t5-pwb - Title V Op/Revolving	6068	att7 - AT&T Mobility	2/19/2026	02-2026	2,433.20
t5-pwb - Title V Op/Revolving	6069	bakrub - Bakersfield Rubber Stamp	2/19/2026	02-2026	230.52
t5-pwb - Title V Op/Revolving	6070	coreng - Cornerstone Engineering, Inc.	2/19/2026	02-2026	19,500.00
t5-pwb - Title V Op/Revolving	6071	hack - Housing Authority of the County of Kern	2/19/2026	02-2026	30,789.00
t5-pwb - Title V Op/Revolving	6072	herros6 - Ross Hernandez	2/19/2026	02-2026	1,000.00
t5-pwb - Title V Op/Revolving	6073	kerapp - Kern Appraisal Company	2/19/2026	02-2026	2,800.00
t5-pwb - Title V Op/Revolving	6074	pncbank - PNC Bank National Association/AssetMgmt	2/19/2026	02-2026	6,851.00
t5-pwb - Title V Op/Revolving	6075	tmob - T-Mobile	2/19/2026	02-2026	401.80
t5-pwb - Title V Op/Revolving	6076	usban2 - U.S. Bank (CM-9690)	2/19/2026	02-2026	37.50
t5-pwb - Title V Op/Revolving	6077	verwir - Verizon Wireless	2/19/2026	02-2026	781.48
t5-pwb - Title V Op/Revolving	6078	whimea - Monterey Bakersfield Limited Partnership	2/19/2026	02-2026	2,250.00
t5-pwb - Title V Op/Revolving	6079	wjvaco - WJV Acoustic Inc.	2/19/2026	02-2026	6,450.00
t5-pwb - Title V Op/Revolving	6080	yesenv - YES Environmental, Inc.	2/19/2026	02-2026	720.00
t5-pwb - Title V Op/Revolving	6081	hardan - Daniel T Hardy	2/24/2026	02-2026	429.84
t5-pwb - Title V Op/Revolving	6082	firnat - First National Bank	2/24/2026	02-2026	13,105.45
t5-pwb - Title V Op/Revolving	6083	arvmad - Arvind and Madhu Patel Family Trust	2/3/2026	02-2026	2,309.85
t5-pwb - Title V Op/Revolving	6083	barale - Alexandria Barnes	2/24/2026	02-2026	482.27
t5-pwb - Title V Op/Revolving	6084	aflac - AFLAC	2/26/2026	02-2026	352.33

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6084	bonmul - Bonneville Multifamily	2/3/2026	02-2026	14,544.40
t5-pwb - Title V Op/Revolving	6085	becmar2 - Maritza Becerra	2/26/2026	02-2026	1,475.00
t5-pwb - Title V Op/Revolving	6085	calgar2 - California Gardens HOA	2/3/2026	02-2026	507.60
t5-pwb - Title V Op/Revolving	6086	ccrc - CCRC	2/3/2026	02-2026	9,940.16
t5-pwb - Title V Op/Revolving	6086	empdev5 - Empl Devlpmt Dept Attn:Wage Garnishment	2/26/2026	02-2026	142.20
t5-pwb - Title V Op/Revolving	6087	ccrc2 - CCRC	2/3/2026	02-2026	13,979.08
t5-pwb - Title V Op/Revolving	6087	fratax5 - Franchise Tax Board	2/26/2026	02-2026	800.00
t5-pwb - Title V Op/Revolving	6088	ccrc3 - CCRC	2/3/2026	02-2026	10,727.03
t5-pwb - Title V Op/Revolving	6088	fratax7 - Franchise Tax Board	2/26/2026	02-2026	200.00
t5-pwb - Title V Op/Revolving	6089	ccrc4 - CCRC	2/3/2026	02-2026	15,638.37
t5-pwb - Title V Op/Revolving	6089	stadisu - State Disbursement Unit	2/26/2026	02-2026	884.28
t5-pwb - Title V Op/Revolving	6090	ccrc5 - CCRC	2/3/2026	02-2026	7,467.95
t5-pwb - Title V Op/Revolving	6090	trasys - Transworld Systems Inc.	2/26/2026	02-2026	274.58
t5-pwb - Title V Op/Revolving	6091	amerea - American Real Estate Property Management	2/26/2026	02-2026	2,003.00
t5-pwb - Title V Op/Revolving	6091	citbus - Citizen's Business Bank	2/3/2026	02-2026	3,483.82
t5-pwb - Title V Op/Revolving	6092	affur - Tom Gross	2/4/2026	02-2026	744.22
t5-pwb - Title V Op/Revolving	6092	atapro - ATA Properties LLC	2/26/2026	02-2026	1,064.00
t5-pwb - Title V Op/Revolving	6093	airkin - Air King Heating & Cooling Inc.	2/4/2026	02-2026	1,235.00
t5-pwb - Title V Op/Revolving	6093	comcle - Clemmer And Company Real Estate Services	2/26/2026	02-2026	925.00
t5-pwb - Title V Op/Revolving	6094	allaroplu - ALL AROUND PLUMBING	2/4/2026	02-2026	975.00
t5-pwb - Title V Op/Revolving	6094	comcle - Clemmer And Company Real Estate Services	2/26/2026	02-2026	1,098.00
t5-pwb - Title V Op/Revolving	6095	amefir - American Fire Safety, Inc.	2/4/2026	02-2026	105.00
t5-pwb - Title V Op/Revolving	6095	ewing - Ewing Irrigation Products Inc.	2/26/2026	02-2026	121.89
t5-pwb - Title V Op/Revolving	6096	ameref - American Refuse Inc.	2/4/2026	02-2026	9,811.79
t5-pwb - Title V Op/Revolving	6096	fircam - Fire Camp Property LLC	2/26/2026	02-2026	1,074.00
t5-pwb - Title V Op/Revolving	6097	arvcom - Arvin Community Services District	2/4/2026	02-2026	7,249.77
t5-pwb - Title V Op/Revolving	6097	flobak - Flood Bakersfield Ministries, Inc.	2/26/2026	02-2026	200.00
t5-pwb - Title V Op/Revolving	6098	bakcal - The Bakersfield Californian	2/4/2026	02-2026	151.98
t5-pwb - Title V Op/Revolving	6098	hackfhl - FHL - Housing Authority County of Kern	2/26/2026	02-2026	770.00
t5-pwb - Title V Op/Revolving	6099	baklig - Bakersfield Lighting, Inc	2/4/2026	02-2026	199.99
t5-pwb - Title V Op/Revolving	6099	hackhkc - Housing Authority County of Kern-HKC	2/26/2026	02-2026	550.00
t5-pwb - Title V Op/Revolving	6100	brihou - Charter Communications	2/4/2026	02-2026	287.49
t5-pwb - Title V Op/Revolving	6100	panjos - Jose Pantoja	2/26/2026	02-2026	1,100.00
t5-pwb - Title V Op/Revolving	6101	brihou1 - Charter Communications Holdings, LLC	2/4/2026	02-2026	419.67
t5-pwb - Title V Op/Revolving	6101	pge - Pacific Gas And Electric	2/26/2026	02-2026	21,837.69
t5-pwb - Title V Op/Revolving	6102	brihou2 - CHARTER COMMUNICATIONS	2/4/2026	02-2026	7,350.00
t5-pwb - Title V Op/Revolving	6102	pge - Pacific Gas And Electric	2/26/2026	02-2026	1,224.57
t5-pwb - Title V Op/Revolving	6103	cencal4 - Cen-Cal Construction, Inc.	2/4/2026	02-2026	7,896.85
t5-pwb - Title V Op/Revolving	6103	pospla - F & Poso Street Investors	2/26/2026	02-2026	600.00
t5-pwb - Title V Op/Revolving	6104	chahar - Champion Hardware, Inc.	2/4/2026	02-2026	1,143.16
t5-pwb - Title V Op/Revolving	6104	sunapa - FS Fortieth LP	2/26/2026	02-2026	1,200.00
t5-pwb - Title V Op/Revolving	6105	chalan - Chavez Landscaping	2/4/2026	02-2026	17,850.00
t5-pwb - Title V Op/Revolving	6105	t0041808 - Licea	2/26/2026	02-2026	771.60
t5-pwb - Title V Op/Revolving	6106	citdel - City Of Delano	2/4/2026	02-2026	10,013.63
t5-pwb - Title V Op/Revolving	6106	t0049026 - Vidal Perez	2/26/2026	02-2026	567.60
t5-pwb - Title V Op/Revolving	6107	coaapp - Coast Appliance Parts Co	2/4/2026	02-2026	642.24
t5-pwb - Title V Op/Revolving	6107	t0075230 - Silva	2/26/2026	02-2026	380.67
t5-pwb - Title V Op/Revolving	6108	conele - Consolidated Electrical Distributors, In	2/4/2026	02-2026	16.10
t5-pwb - Title V Op/Revolving	6108	t0091041 - County of Kern	2/26/2026	02-2026	600.00
t5-pwb - Title V Op/Revolving	6109	confir - Control Fire Protection, Inc.	2/4/2026	02-2026	240.00

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6109	t0102179 - Munoz	2/26/2026	02-2026	90.00
t5-pwb - Title V Op/Revolving	6110	diait - DiamondIT	2/4/2026	02-2026	14,440.25
t5-pwb - Title V Op/Revolving	6110	t0102503 - Services	2/26/2026	02-2026	1,000.00
t5-pwb - Title V Op/Revolving	6111	dynair - Dynamic Air Solutions Inc	2/4/2026	02-2026	305.00
t5-pwb - Title V Op/Revolving	6111	t0102570 - Whaley	2/26/2026	02-2026	1,080.96
t5-pwb - Title V Op/Revolving	6112	easnil - East Niles Community Services Dist.	2/4/2026	02-2026	1,486.40
t5-pwb - Title V Op/Revolving	6112	t0103285 - Services	2/26/2026	02-2026	1,000.00
t5-pwb - Title V Op/Revolving	6113	geappl - GE Appliances	2/4/2026	02-2026	3,165.23
t5-pwb - Title V Op/Revolving	6114	dephou2 - Dept Of Housing & Community Dev	2/27/2026	02-2026	28,525.50
t5-pwb - Title V Op/Revolving	6114	golsta - Golden Star Pest Control	2/4/2026	02-2026	5,150.00
t5-pwb - Title V Op/Revolving	6115	dephou2 - Dept Of Housing & Community Dev	2/27/2026	02-2026	53,563.81
t5-pwb - Title V Op/Revolving	6115	grager - Grainger	2/4/2026	02-2026	110.91
t5-pwb - Title V Op/Revolving	6116	dephou2 - Dept Of Housing & Community Dev	2/27/2026	02-2026	30,190.83
t5-pwb - Title V Op/Revolving	6116	hdsup - HD Supply Facilities Maintenance	2/4/2026	02-2026	11,541.52
t5-pwb - Title V Op/Revolving	6117	indfir - Independent Fire And Safety	2/4/2026	02-2026	582.52
t5-pwb - Title V Op/Revolving	6118	johgar - Johnnys Garden & Lawn	2/4/2026	02-2026	24,492.50
t5-pwb - Title V Op/Revolving	6119	kertur - Kern Turf Supply Inc.	2/4/2026	02-2026	1,745.34
t5-pwb - Title V Op/Revolving	6120	kindoo - King Door Co.	2/4/2026	02-2026	281.00
t5-pwb - Title V Op/Revolving	6121	loshil - Lost Hills Utility District	2/4/2026	02-2026	5,002.39
t5-pwb - Title V Op/Revolving	6122	lowes - LOWE'S COMPANIES, INC	2/4/2026	02-2026	6,929.64
t5-pwb - Title V Op/Revolving	6123	moumec - Daniel Housh	2/4/2026	02-2026	3,850.00
t5-pwb - Title V Op/Revolving	6124	opeshu - Open & Shut Enterprises	2/4/2026	02-2026	340.00
t5-pwb - Title V Op/Revolving	6125	pacsup - Pace Supply Corp.	2/4/2026	02-2026	1,284.05
t5-pwb - Title V Op/Revolving	6126	plcsys - PLC System Services	2/4/2026	02-2026	706.98
t5-pwb - Title V Op/Revolving	6127	rlhfr - RLH Fire Protection	2/4/2026	02-2026	571.50
t5-pwb - Title V Op/Revolving	6128	ronspe - Ron's Speedy Rooter &	2/4/2026	02-2026	494.00
t5-pwb - Title V Op/Revolving	6129	supgla - Superior Glass Inc	2/4/2026	02-2026	1,225.00
t5-pwb - Title V Op/Revolving	6130	teltec - Tel Tec Incorporated	2/4/2026	02-2026	200.00
t5-pwb - Title V Op/Revolving	6131	tkele - TK ELEVATOR CORPORATION	2/4/2026	02-2026	1,631.00
t5-pwb - Title V Op/Revolving	6132	wesext - Western Exterminator Company	2/4/2026	02-2026	15,782.00
t5-pwb - Title V Op/Revolving	6133	weswas - Westside Waste Management Co Inc	2/4/2026	02-2026	2,301.85
t5-pwb - Title V Op/Revolving	6134	abcocc - ABC Health Professionals, Inc.	2/5/2026	02-2026	480.00
t5-pwb - Title V Op/Revolving	6135	acccon - Access Control Security, Inc.	2/5/2026	02-2026	32,016.00
t5-pwb - Title V Op/Revolving	6136	bigrcar - Big R's Carpet	2/5/2026	02-2026	11,596.67
t5-pwb - Title V Op/Revolving	6137	blakni - Black Knight Technologies	2/5/2026	02-2026	294.60
t5-pwb - Title V Op/Revolving	6138	citbak11 - City of Bakersfield	2/5/2026	02-2026	852.00
t5-pwb - Title V Op/Revolving	6139	citbus2 - Citizens Business Bank	2/5/2026	02-2026	5,396.76
t5-pwb - Title V Op/Revolving	6140	comhar - Complete Hardware Store	2/5/2026	02-2026	177.13
t5-pwb - Title V Op/Revolving	6141	exasta - Exact Staff, Inc.	2/5/2026	02-2026	12,888.99
t5-pwb - Title V Op/Revolving	6142	ferent - Ferguson Enterprises, Inc. #1350	2/5/2026	02-2026	4,295.52
t5-pwb - Title V Op/Revolving	6143	funerg - Functional Ergonomics, Inc.	2/5/2026	02-2026	1,000.00
t5-pwb - Title V Op/Revolving	6144	harsof - Hart Software, Inc.	2/5/2026	02-2026	34.95
t5-pwb - Title V Op/Revolving	6145	inshap - In-Shape Solutions, LLC	2/5/2026	02-2026	120.00
t5-pwb - Title V Op/Revolving	6146	jlrsr - JLR Services	2/5/2026	02-2026	260.00
t5-pwb - Title V Op/Revolving	6147	johaxt - John Axts Auto Service	2/5/2026	02-2026	567.92
t5-pwb - Title V Op/Revolving	6148	johsup - Johnstone Supply Of Bksfld	2/5/2026	02-2026	2,282.97
t5-pwb - Title V Op/Revolving	6149	gorinc - Jordano's Inc.	2/5/2026	02-2026	1,452.74
t5-pwb - Title V Op/Revolving	6150	lamgen - Lamont General Store	2/5/2026	02-2026	52.09
t5-pwb - Title V Op/Revolving	6151	midval - Richard W. Jackson	2/5/2026	02-2026	30.00
t5-pwb - Title V Op/Revolving	6152	mssec - M&S Security Services, Inc.	2/5/2026	02-2026	390.00

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6153	otis - Otis Elevator Company	2/5/2026	02-2026	13,566.00
t5-pwb - Title V Op/Revolving	6154	sanjoat - Rivera Enterprises Inc.	2/5/2026	02-2026	843.52
t5-pwb - Title V Op/Revolving	6155	secsys - Molly and Bruce Busacca, Inc.	2/5/2026	02-2026	50.00
t5-pwb - Title V Op/Revolving	6156	seqpai - Sequoia Paint	2/5/2026	02-2026	417.48
t5-pwb - Title V Op/Revolving	6157	shatru - Shafter True Value	2/5/2026	02-2026	188.03
t5-pwb - Title V Op/Revolving	6158	shewil - Sherwin-Williams	2/5/2026	02-2026	1,201.31
t5-pwb - Title V Op/Revolving	6159	sysco - Sysco USA I, Inc.	2/5/2026	02-2026	6,812.96
t5-pwb - Title V Op/Revolving	6160	vercon - Verizon Connect Fleet USA LLC	2/5/2026	02-2026	2,539.30
t5-pwb - Title V Op/Revolving	6161	walwal - Wall Wall & Peake a Partnership	2/5/2026	02-2026	15,593.80
t5-pwb - Title V Op/Revolving	6162	washar - Wasco Hardware & AG LLC	2/5/2026	02-2026	100.20
t5-pwb - Title V Op/Revolving	6163	winsup - Winsupply of Bakersfield	2/5/2026	02-2026	1,059.55
t5-pwb - Title V Op/Revolving	6164	bansie - Bank of the Sierra	2/10/2026	02-2026	3,287.15
t5-pwb - Title V Op/Revolving	6165	kutroc2 - Kutak Rock LLP	2/10/2026	02-2026	7,500.00
t5-pwb - Title V Op/Revolving	6166	ahrp - Affordable Housing Risk Pool	2/11/2026	02-2026	27,293.00
t5-pwb - Title V Op/Revolving	6167	danphi - Daniells, Phillips, Vaughan & Bock	2/11/2026	02-2026	98,025.00
t5-pwb - Title V Op/Revolving	6168	3dcons - 3D Construction And Landscaping	2/11/2026	02-2026	250.00
t5-pwb - Title V Op/Revolving	6169	actrep - Active Electric & Home Improvements	2/11/2026	02-2026	1,350.00
t5-pwb - Title V Op/Revolving	6170	afffur - Tom Gross	2/11/2026	02-2026	16,527.17
t5-pwb - Title V Op/Revolving	6171	airkin - Air King Heating & Cooling Inc.	2/11/2026	02-2026	9,880.00
t5-pwb - Title V Op/Revolving	6172	alajac - Alan Jacks Landscaping, Inc.	2/11/2026	02-2026	1,400.00
t5-pwb - Title V Op/Revolving	6173	allaroplu - ALL AROUND PLUMBING	2/11/2026	02-2026	97.50
t5-pwb - Title V Op/Revolving	6174	arvcom - Arvin Community Services District	2/11/2026	02-2026	231.54
t5-pwb - Title V Op/Revolving	6175	bakarc - Bakersfield ARC, Inc	2/11/2026	02-2026	728.50
t5-pwb - Title V Op/Revolving	6176	bakplu - Bakersfield Plumbing Co, Inc.	2/11/2026	02-2026	390.00
t5-pwb - Title V Op/Revolving	6177	brihou1 - Charter Communications Holdings, LLC	2/11/2026	02-2026	7,942.84
t5-pwb - Title V Op/Revolving	6178	brihou2 - CHARTER COMMUNICATIONS	2/11/2026	02-2026	7,344.79
t5-pwb - Title V Op/Revolving	6179	c2kern1 - C2 Kern LLC c/o Live Oak Bank	2/11/2026	02-2026	4,310.34
t5-pwb - Title V Op/Revolving	6180	c2kern2 - C2 KernII LLC c/o Live Oak Bank	2/11/2026	02-2026	7,712.12
t5-pwb - Title V Op/Revolving	6181	cencal4 - Cen-Cal Construction, Inc.	2/11/2026	02-2026	4,562.27
t5-pwb - Title V Op/Revolving	6182	chahar - Champion Hardware, Inc.	2/11/2026	02-2026	681.58
t5-pwb - Title V Op/Revolving	6183	citwas - City of Wasco	2/11/2026	02-2026	26,837.77
t5-pwb - Title V Op/Revolving	6184	coaapp - Coast Appliance Parts Co	2/11/2026	02-2026	183.14
t5-pwb - Title V Op/Revolving	6185	conele - Consolidated Electrical Distributors, In	2/11/2026	02-2026	1,041.86
t5-pwb - Title V Op/Revolving	6186	diait - DiamondIT	2/11/2026	02-2026	6,738.85
t5-pwb - Title V Op/Revolving	6187	dynair - Dynamic Air Solutions Inc	2/11/2026	02-2026	1,309.00
t5-pwb - Title V Op/Revolving	6188	easnil - East Niles Community Services Dist.	2/11/2026	02-2026	483.51
t5-pwb - Title V Op/Revolving	6189	geappl - GE Appliances	2/11/2026	02-2026	238.06
t5-pwb - Title V Op/Revolving	6190	golsta - Golden Star Pest Control	2/11/2026	02-2026	3,446.00
t5-pwb - Title V Op/Revolving	6191	grager - Grainger	2/11/2026	02-2026	98.87
t5-pwb - Title V Op/Revolving	6192	greeld - Grey Elder Company	2/11/2026	02-2026	6,910.00
t5-pwb - Title V Op/Revolving	6193	hdsup - HD Supply Facilities Maintenance	2/11/2026	02-2026	8,637.56
t5-pwb - Title V Op/Revolving	6194	kindoo - King Door Co.	2/11/2026	02-2026	11,948.94
t5-pwb - Title V Op/Revolving	6195	mapcom - MAP Communications Inc.	2/11/2026	02-2026	2,003.29
t5-pwb - Title V Op/Revolving	6196	newima - New Image Enterprises, Inc.	2/11/2026	02-2026	103.92
t5-pwb - Title V Op/Revolving	6197	offdep2 - ODP Business Solutions LLC	2/11/2026	02-2026	3,922.77
t5-pwb - Title V Op/Revolving	6198	rlhfir - RLH Fire Protection	2/11/2026	02-2026	7,845.00
t5-pwb - Title V Op/Revolving	6199	serplu - Serda's Plumbing	2/11/2026	02-2026	604.40
t5-pwb - Title V Op/Revolving	6200	soutul - South Tulare-Richgrove Refuse, Inc.	2/11/2026	02-2026	8,141.09
t5-pwb - Title V Op/Revolving	6201	supgla - Superior Glass Inc	2/11/2026	02-2026	900.00
t5-pwb - Title V Op/Revolving	6202	unwire - unWired Broadband, LLC	2/11/2026	02-2026	75.99

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6203	wesext - Western Exterminator Company	2/11/2026	02-2026	583.85
t5-pwb - Title V Op/Revolving	6204	ahrp - Affordable Housing Risk Pool	2/12/2026	02-2026	6,229.00
t5-pwb - Title V Op/Revolving	6205	harrp - Housing Authorities Risk Retention Pool	2/12/2026	02-2026	239.00
t5-pwb - Title V Op/Revolving	6206	acccon - Access Control Security, Inc.	2/18/2026	02-2026	16,296.00
t5-pwb - Title V Op/Revolving	6207	alptec - Alpha Technologies & Alarm Systems, Inc.	2/18/2026	02-2026	437.50
t5-pwb - Title V Op/Revolving	6208	balcar - Carlos Baldovinos	2/18/2026	02-2026	50.84
t5-pwb - Title V Op/Revolving	6209	beacar - Carter Beardsley	2/18/2026	02-2026	56.30
t5-pwb - Title V Op/Revolving	6210	danphi - Daniells, Phillips, Vaughan & Bock	2/18/2026	02-2026	20,000.00
t5-pwb - Title V Op/Revolving	6211	empdev3 - Employment Development Dept	2/18/2026	02-2026	233.01
t5-pwb - Title V Op/Revolving	6212	exasta - Exact Staff, Inc.	2/18/2026	02-2026	18,085.37
t5-pwb - Title V Op/Revolving	6213	flobak - Flood Bakersfield Ministries, Inc.	2/18/2026	02-2026	33,903.64
t5-pwb - Title V Op/Revolving	6214	geahi - Golden Empire Affordable Housing, Inc	2/18/2026	02-2026	13,700.00
t5-pwb - Title V Op/Revolving	6215	gollip - Goldfarb & Lipman LLP	2/18/2026	02-2026	6,651.50
t5-pwb - Title V Op/Revolving	6216	hpiarc - The Hill Partnership	2/18/2026	02-2026	25,612.16
t5-pwb - Title V Op/Revolving	6217	janjes - Jessica Janssen	2/18/2026	02-2026	57.56
t5-pwb - Title V Op/Revolving	6218	jasraj - Jassar	2/18/2026	02-2026	62.11
t5-pwb - Title V Op/Revolving	6219	jrser - JLR Services	2/18/2026	02-2026	260.00
t5-pwb - Title V Op/Revolving	6220	gorinc - Jordano's Inc.	2/18/2026	02-2026	4,505.06
t5-pwb - Title V Op/Revolving	6221	kersec - Kern Security Systems, Inc.	2/18/2026	02-2026	921.48
t5-pwb - Title V Op/Revolving	6222	kinval - Kinetic Valuation Group, Inc.	2/18/2026	02-2026	11,750.00
t5-pwb - Title V Op/Revolving	6223	legshi - Pre-Paid LegalServices, Inc. dba LegalShield	2/18/2026	02-2026	530.60
t5-pwb - Title V Op/Revolving	6224	libden - Liberty Dental Plan	2/18/2026	02-2026	2,882.97
t5-pwb - Title V Op/Revolving	6225	otis - Otis Elevator Company	2/18/2026	02-2026	27,090.00
t5-pwb - Title V Op/Revolving	6226	parene - Partner Assessment Corporation	2/18/2026	02-2026	5,600.00
t5-pwb - Title V Op/Revolving	6227	pareng - Partner Assessment Corporation	2/18/2026	02-2026	1,200.00
t5-pwb - Title V Op/Revolving	6228	pavele - Pavletich Electric & Communications	2/18/2026	02-2026	410.00
t5-pwb - Title V Op/Revolving	6229	premau - Maurice Preston	2/18/2026	02-2026	54.41
t5-pwb - Title V Op/Revolving	6230	secsys - Molly and Bruce Busacca, Inc.	2/18/2026	02-2026	50.00
t5-pwb - Title V Op/Revolving	6231	shewil - Sherwin-Williams	2/18/2026	02-2026	1,126.21
t5-pwb - Title V Op/Revolving	6232	staplu - Standard Plumbing Supply Company, Inc.	2/18/2026	02-2026	288.37
t5-pwb - Title V Op/Revolving	6233	sysco - Sysco USA I, Inc.	2/18/2026	02-2026	5,752.32
t5-pwb - Title V Op/Revolving	6234	uniurg - Universal Urgent Care & Occupational	2/18/2026	02-2026	193.00
t5-pwb - Title V Op/Revolving	6235	usban3 - U.S. Bank St. Paul	2/18/2026	02-2026	22,837.38
t5-pwb - Title V Op/Revolving	6236	usban4 - U.S. Bank	2/18/2026	02-2026	22,202.74
t5-pwb - Title V Op/Revolving	6237	advdat - Advanced Data Storage, Inc.	2/18/2026	02-2026	267.24
t5-pwb - Title V Op/Revolving	6238	affur - Tom Gross	2/18/2026	02-2026	247.41
t5-pwb - Title V Op/Revolving	6239	airkin - Air King Heating & Cooling Inc.	2/18/2026	02-2026	8,900.00
t5-pwb - Title V Op/Revolving	6240	amebus - Jones Walbaum Corporation	2/18/2026	02-2026	3,992.04
t5-pwb - Title V Op/Revolving	6241	amefir - American Fire Safety, Inc.	2/18/2026	02-2026	495.00
t5-pwb - Title V Op/Revolving	6242	brihou - Charter Communications	2/18/2026	02-2026	827.59
t5-pwb - Title V Op/Revolving	6243	brihou2 - CHARTER COMMUNICATIONS	2/18/2026	02-2026	753.48
t5-pwb - Title V Op/Revolving	6244	canfin - Canon Financial Services, Inc.	2/18/2026	02-2026	940.28
t5-pwb - Title V Op/Revolving	6245	cencal4 - Cen-Cal Construction, Inc.	2/18/2026	02-2026	1,992.36
t5-pwb - Title V Op/Revolving	6246	chalan - Chavez Landscaping	2/18/2026	02-2026	180.00
t5-pwb - Title V Op/Revolving	6247	chemfe - NCH Corporation dba:CHEMSEARCH FE	2/18/2026	02-2026	893.06
t5-pwb - Title V Op/Revolving	6248	coaapp - Coast Appliance Parts Co	2/18/2026	02-2026	272.31
t5-pwb - Title V Op/Revolving	6249	golsta - Golden Star Pest Control	2/18/2026	02-2026	6,350.00
t5-pwb - Title V Op/Revolving	6250	grager - Grainger	2/18/2026	02-2026	443.81
t5-pwb - Title V Op/Revolving	6251	greeld - Grey Elder Company	2/18/2026	02-2026	6,875.00
t5-pwb - Title V Op/Revolving	6252	gshoove - Golden State Hood and Vent LLC	2/18/2026	02-2026	600.00

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6253	hdsup - HD Supply Facilities Maintenance	2/18/2026	02-2026	5,828.91
t5-pwb - Title V Op/Revolving	6254	kcpowe - KC Power Clean Inc.	2/18/2026	02-2026	2,500.00
t5-pwb - Title V Op/Revolving	6255	lowes - LOWE'S COMPANIES, INC	2/18/2026	02-2026	7,457.64
t5-pwb - Title V Op/Revolving	6256	mdfloo - MD Flooring	2/18/2026	02-2026	2,200.00
t5-pwb - Title V Op/Revolving	6257	moumec - Daniel Housh	2/18/2026	02-2026	16,802.00
t5-pwb - Title V Op/Revolving	6258	newima - New Image Enterprises, Inc.	2/18/2026	02-2026	444.52
t5-pwb - Title V Op/Revolving	6259	opeshu - Open & Shut Enterprises	2/18/2026	02-2026	170.00
t5-pwb - Title V Op/Revolving	6260	pacsup - Pace Supply Corp.	2/18/2026	02-2026	1,662.94
t5-pwb - Title V Op/Revolving	6261	rlhfir - RLH Fire Protection	2/18/2026	02-2026	2,135.00
t5-pwb - Title V Op/Revolving	6262	ronspe - Ron's Speedy Rooter &	2/18/2026	02-2026	9,116.86
t5-pwb - Title V Op/Revolving	6263	sunmec - Sunset Mechanical & Construction	2/18/2026	02-2026	885.00
t5-pwb - Title V Op/Revolving	6264	supgla - Superior Glass Inc	2/18/2026	02-2026	1,410.00
t5-pwb - Title V Op/Revolving	6265	tecxpr - Tech Express	2/18/2026	02-2026	375.00
t5-pwb - Title V Op/Revolving	6266	teltec - Tel Tec Incorporated	2/18/2026	02-2026	182.48
t5-pwb - Title V Op/Revolving	6267	thepludoc - The Plumbing Doc	2/18/2026	02-2026	15,029.00
t5-pwb - Title V Op/Revolving	6268	wesext - Western Exterminator Company	2/18/2026	02-2026	570.00
t5-pwb - Title V Op/Revolving	6269	wexban - Wex Bank/Chevron	2/18/2026	02-2026	8,786.13
t5-pwb - Title V Op/Revolving	6270	gollip - Goldfarb & Lipman LLP	2/19/2026	02-2026	15,660.00
t5-pwb - Title V Op/Revolving	6271	actrep - Active Electric & Home Improvements	2/25/2026	02-2026	380.00
t5-pwb - Title V Op/Revolving	6272	airkin - Air King Heating & Cooling Inc.	2/25/2026	02-2026	410.00
t5-pwb - Title V Op/Revolving	6273	allaroplu - ALL AROUND PLUMBING	2/25/2026	02-2026	1,896.50
t5-pwb - Title V Op/Revolving	6274	bakplu - Bakersfield Plumbing Co, Inc.	2/25/2026	02-2026	275.00
t5-pwb - Title V Op/Revolving	6275	brihou - Charter Communications	2/25/2026	02-2026	577.07
t5-pwb - Title V Op/Revolving	6276	brihou2 - CHARTER COMMUNICATIONS	2/25/2026	02-2026	423.99
t5-pwb - Title V Op/Revolving	6277	canfin - Canon Financial Services, Inc.	2/25/2026	02-2026	3,005.51
t5-pwb - Title V Op/Revolving	6278	carout - Carpet Outlet Plus, Inc	2/25/2026	02-2026	4,441.05
t5-pwb - Title V Op/Revolving	6279	cencal4 - Cen-Cal Construction, Inc.	2/25/2026	02-2026	4,794.59
t5-pwb - Title V Op/Revolving	6280	chahar - Champion Hardware, Inc.	2/25/2026	02-2026	125.99
t5-pwb - Title V Op/Revolving	6281	chalan - Chavez Landscaping	2/25/2026	02-2026	330.00
t5-pwb - Title V Op/Revolving	6282	coaapp - Coast Appliance Parts Co	2/25/2026	02-2026	256.56
t5-pwb - Title V Op/Revolving	6283	conele - Consolidated Electrical Distributors, In	2/25/2026	02-2026	1,022.50
t5-pwb - Title V Op/Revolving	6284	golsta - Golden Star Pest Control	2/25/2026	02-2026	8,300.00
t5-pwb - Title V Op/Revolving	6285	grager - Grainger	2/25/2026	02-2026	842.70
t5-pwb - Title V Op/Revolving	6286	greeld - Grey Elder Company	2/25/2026	02-2026	2,125.00
t5-pwb - Title V Op/Revolving	6287	hdsup - HD Supply Facilities Maintenance	2/25/2026	02-2026	11,052.30
t5-pwb - Title V Op/Revolving	6288	hpsmec2 - HPS Mechanical, Inc.	2/25/2026	02-2026	450.00
t5-pwb - Title V Op/Revolving	6289	indfir - Independent Fire And Safety	2/25/2026	02-2026	1,418.94
t5-pwb - Title V Op/Revolving	6290	lanwar - Landscape Warehouse III, Inc.	2/25/2026	02-2026	196.03
t5-pwb - Title V Op/Revolving	6291	lowes - LOWE'S COMPANIES, INC	2/25/2026	02-2026	4,261.80
t5-pwb - Title V Op/Revolving	6292	margar - Maranatha Gardening & Landscaping Inc.	2/25/2026	02-2026	9,845.00
t5-pwb - Title V Op/Revolving	6293	mdfloo - MD Flooring	2/25/2026	02-2026	6,350.00
t5-pwb - Title V Op/Revolving	6294	mircar - Anacleto Mireles	2/25/2026	02-2026	250.00
t5-pwb - Title V Op/Revolving	6295	newima - New Image Enterprises, Inc.	2/25/2026	02-2026	2,940.65
t5-pwb - Title V Op/Revolving	6296	opeshu - Open & Shut Enterprises	2/25/2026	02-2026	595.00
t5-pwb - Title V Op/Revolving	6297	pacsup - Pace Supply Corp.	2/25/2026	02-2026	88.69
t5-pwb - Title V Op/Revolving	6298	rlhfir - RLH Fire Protection	2/25/2026	02-2026	9,694.08
t5-pwb - Title V Op/Revolving	6299	ronspe - Ron's Speedy Rooter &	2/25/2026	02-2026	10,199.96
t5-pwb - Title V Op/Revolving	6300	serplu - Serda's Plumbing	2/25/2026	02-2026	2,267.61
t5-pwb - Title V Op/Revolving	6301	strmec - Strategic Mechanical Inc	2/25/2026	02-2026	737.00
t5-pwb - Title V Op/Revolving	6302	supgla - Superior Glass Inc	2/25/2026	02-2026	1,635.00

Payment Summary

Bank=t5-pwb AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6303	trehom - Tres Hombres Fence Co.	2/25/2026	02-2026	2,082.00
t5-pwb - Title V Op/Revolving	6304	wesext - Western Exterminator Company	2/25/2026	02-2026	1,228.00
t5-pwb - Title V Op/Revolving	6305	bansie - Bank of the Sierra	2/26/2026	02-2026	3,287.15
t5-pwb - Title V Op/Revolving	6306	mutoma - Mutual of Omaha	2/26/2026	02-2026	11,034.11
t5-pwb - Title V Op/Revolving	6307	prilif - Principal Life Insurance Company	2/26/2026	02-2026	8,089.20
					1,894,587.02

PR04-2026

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
COMPANY CODE						
TWN	14,315.00 REG 73.50 O/T 1,548.30 HOURS 3 .00 HOURS 4	413,362.53 REG 53,216.04 EARNINGS 3 .00 EARNINGS 5	3,663.02 O/T .00 EARNINGS 4 470,241.59 GROSS	22,097.12 FIT 27,653.87 SS 6,467.53 MED 8,357.57 STATE 5,846.08 SDI	399,819.42 TOTAL DEDUCTIONS	204 Pays <input type="checkbox"/> .00

HOURS ANALYSIS:	188.00	P PERS	928.68	S SICK	371.62	V VAC	60.00	EEN EXERN
EARNINGS ANALYSIS:	4,631.24	P PERS	27,521.88	S SICK	9,248.10	V VAC	275.00	SP SPAN
	1,575.49	EEN EXERN	7,716.72	HOU HOU	2,247.61	RET RETRO		
MEMO ANALYSIS:	1,220.99	\$R FDQOT	1,390.00	EDN	2,095.83	ELI	54,097.38	EM1
	47,041.50	EM2	59,115.34	EM3	83,312.07	ERT	1,667.57	EVM ERPRV
	16,819.23	FIE	3,611.66	OFF	2,005.84	OUT	4,964.46	RTE
STATUTORY DED. ANALYSIS:	8,357.57	25 CA						
	5,846.08	25 CA SDI						
VOLUNTARY DED. ANALYSIS:	1,138.15	P RETPRE	29,071.58	Q RTNPRE	884.28	CS CHILD	440.00	EA EMPASS
	265.33	LS LegShl	4.50	UW UNTWAY	121.56	ACD ACDIS	348.45	AN4 Medica
	232.30	AN5 Medica	403.32	BS1 BLUESD	228.84	BS5 BSTRIO	305.12	BS6 BSTRIO
	129.58	CAN CANCER	639.66	CI1 CriIll	295,618.00	CK1 DD	25,468.26	CK2 DD 2
	2,000.00	CK3 DD 3	12.28	DIS DIS(A)	707.00	DM1 DENT1	597.00	DM2 DENT2
	350.40	DM3 DENT3	789.90	DM4 DENT4	19.40	DS1 DENSEQ	18.36	DS2 DENSEQ
	12.03	DS3 DENSEQ	248.17	DV1 DENVAN	330.66	DV2 DENVAN	410.88	DV3 DENVAN
	142.20	EDD EDD	200.00	FTB FTB	1,051.16	HM1 SYMEE	859.86	HM2 SYM+1
	1,117.89	HM3 SYMFAM	34.29	HOS HOSP(A)	7,716.72	HOU HOSEXP	6.73	INT INT(A)
	1,833.12	KA1 KAISER	1,221.98	KA2 KAISER	3,177.12	KA3 KAISER	185.02	K32 K3 EE1
	11.45	LFE LIFE(A)	1,234.94	LOA	1,922.80	MLI	547.64	MLT
	822.81	MST	551.50	MVA MVA	27.90	PER PERSRC	1,378.08	PG1 PERGLD
	1,378.08	PG2 PERGLD	1,343.64	PG3 PERGLD	350.00	RTH ROTH	8.54	SIR A SICK
	2,581.01	SV1 SAV 1	274.58	TSI TSI	333.92	UC1 UHC1	667.84	UC2 UHC2
	434.12	UC3 UHC3	114.00	VP2 VSP2	95.00	VP3 VSP3	265.47	VP4 VSP4
	7,135.00	457						

NET PAYROLL:	.00	CHECKS:	FLAGGED:	183	STARTING CHECK NUMBER:	
TOTAL DEPOSITS:	325,667.27	VOUCHERS:	204 NET CASH PAYS 1,000.00 OR MORE	192	ENDING CHECK NUMBER:	
NET VOIDS:	.00	ADJUSTMENTS:			eVOUCHERS:	204
NET CASH:	325,667.27				PAPER VOUCHERS PRINTED:	0

PR05-2026

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
TWN	14,677.38 REG 59.50 O/T 1,382.28 HOURS 3 .00 HOURS 4	424,901.19 REG 52,382.99 EARNINGS 3 .00 EARNINGS 5	2,918.38 O/T .00 EARNINGS 4 480,202.56 GROSS	22,545.73 FIT 28,279.00 SS 6,613.61 MED 8,578.07 STATE 5,979.69 SDI	406,945.09 TOTAL DEDUCTIONS	208 Pays <input type="checkbox"/> 1,261.37

HOURS ANALYSIS: 128.00 P PERS 815.32 S SICK 400.96 V VAC 38.00 EEN EXERN

EARNINGS ANALYSIS: 3,468.28 P PERS 23,864.26 S SICK 10,833.97 V VAC 275.00 SP SPAN
592.50 CUS CAR US 1,003.88 EEN EXERN 7,925.28 HOU HOU 4,265.25 RET RETRO
154.57 VPO VPO

MEMO ANALYSIS: 972.77 \$R FDQOT 10.00 EDN 31.50 ELI 784.02 EM1
2,038.46 EM3 84,655.95 ERT 10.00 EVM ERPRV 16,838.20 FIE
3,713.74 OFF 2,069.47 OUT 4,871.38 RTE

STATUTORY DED. ANALYSIS: 8,578.07 25 CA
5,979.69 25 CA SDI

VOLUNTARY DED. ANALYSIS: 1,138.15 P RETPRE 29,773.49 Q RTNPRE 884.28 CS CHILD 450.00 EA EMPASS
265.33 LS LegShl 4.50 UW UNTWAY 121.56 ACD ACDIS 348.45 AN4 Medica
232.30 AN5 Medica 403.32 BS1 BLUESD 228.84 BS5 BSTRIO 305.12 BS6 BSTRIO
129.58 CAN CANCER 687.26 C11 CriIII 299,655.63 CK1 DD 27,622.46 CK2 DD 2
2,000.00 CK3 DD 3 592.50 CUS CAR US 12.28 DIS DIS(A) 757.50 DM1 DENT1
597.00 DM2 DENT2 350.40 DM3 DENT3 776.70 DM4 DENT4 19.40 DS1 DENSEQ
18.36 DS2 DENSEQ 12.03 DS3 DENSEQ 248.17 DV1 DENVAN 300.60 DV2 DENVAN
410.88 DV3 DENVAN 142.20 EDD EDD 200.00 FTB FTB 1,051.16 HM1 SYMEE
859.86 HM2 SYM+1 1,117.89 HM3 SYMFAM 34.29 HOS HOSP(A) 7,925.28 HOU HOSEXP
6.73 INT INT(A) 2,036.80 KA1 KAISER 814.64 KA2 KAISER 3,177.12 KA3 KAISER
185.02 K32 K3 EE1 11.45 LFE LIFE(A) 1,234.94 LOA 1,934.40 MLI
581.64 MLT 877.49 MST 577.50 MVA MVA 27.90 PER PERSRC
1,378.08 PG1 PERGLD 1,378.08 PG2 PERGLD 1,343.64 PG3 PERGLD 350.00 RTH ROTH
8.54 SIR A SICK 2,155.98 SV1 SAV 1 274.58 TSI TSI 333.92 UC1 UHC1
667.84 UC2 UHC2 312.06 UC3 UHC3 114.00 VP2 VSP2 95.00 VP3 VSP3
255.97 VP4 VSP4 7,135.00 457

NET PAYROLL: 1,261.37 CHECKS: FLAGGED: 184 STARTING CHECK NUMBER:
TOTAL DEPOSITS: 331,434.07 VOUCHERS: 208 NET CASH PAYS 1,000.00 OR MORE 194 ENDING CHECK NUMBER:
NET VOIDS: 1,261.37 ADJUSTMENTS: 1 eVOUCHERS: 208
NET CASH: 331,434.07 PAPER VOUCHERS PRINTED: 0

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
vou-pwb - Voucher Operating	22548	80000001 - Bell	2/2/2026	02-2026	70.00	
vou-pwb - Voucher Operating	22549	80000003 - Mediano	2/2/2026	02-2026	1,243.00	
vou-pwb - Voucher Operating	22550	80000017 - WMD Properties & Construction Inc	2/2/2026	02-2026	2,192.00	
vou-pwb - Voucher Operating	22551	80000020 - Williams and Associates Inc	2/2/2026	02-2026	791.00	
vou-pwb - Voucher Operating	22552	80000029 - Totton	2/2/2026	02-2026	1,626.00	
vou-pwb - Voucher Operating	22553	80000032 - Carroll	2/2/2026	02-2026	1,262.00	
vou-pwb - Voucher Operating	22554	80000066 - Villa Hermosa Partners	2/2/2026	02-2026	530.00	
vou-pwb - Voucher Operating	22555	80000081 - Ventura Garden Homes LLC	2/2/2026	02-2026	1,524.00	
vou-pwb - Voucher Operating	22556	80000092 - Tropicana Village Apts	2/2/2026	02-2026	902.00	
vou-pwb - Voucher Operating	22557	80000101 - Avalos	2/2/2026	02-2026	765.00	
vou-pwb - Voucher Operating	22558	80000106 - Williams	2/2/2026	02-2026	1,290.00	
vou-pwb - Voucher Operating	22559	80000115 - Bell IV	2/2/2026	02-2026	755.00	
vou-pwb - Voucher Operating	22560	80000120 - Ny	2/2/2026	02-2026	454.00	
vou-pwb - Voucher Operating	22561	80000130 - Anderson	2/2/2026	02-2026	397.00	
vou-pwb - Voucher Operating	22562	80000137 - Nighbert	2/2/2026	02-2026	2,471.00	
vou-pwb - Voucher Operating	22563	80000139 - Taft Enterprises LP	2/2/2026	02-2026	1,190.00	
vou-pwb - Voucher Operating	22564	80000162 - Franklin	2/2/2026	02-2026	309.00	
vou-pwb - Voucher Operating	22565	80000163 - Stanton	2/2/2026	02-2026	1,352.00	
vou-pwb - Voucher Operating	22566	80000176 - Lee	2/2/2026	02-2026	1,346.00	
vou-pwb - Voucher Operating	22567	80000184 - Singh Transport LLC	2/2/2026	02-2026	7,570.00	
vou-pwb - Voucher Operating	22568	80000188 - Shiva Enterprises	2/2/2026	02-2026	17,466.00	
vou-pwb - Voucher Operating	22569	80000198 - Shafter Housing Development LP	2/2/2026	02-2026	487.00	
vou-pwb - Voucher Operating	22570	80000200 - Sewco Real Estate Holdings LLC	2/2/2026	02-2026	3,810.00	
vou-pwb - Voucher Operating	22571	80000203 - Banuelos	2/2/2026	02-2026	381.00	
vou-pwb - Voucher Operating	22572	80000211 - Ramirez	2/2/2026	02-2026	1,884.00	
vou-pwb - Voucher Operating	22573	80000212 - Gonzalez	2/2/2026	02-2026	1,127.00	
vou-pwb - Voucher Operating	22574	80000213 - Singh	2/2/2026	02-2026	2,530.00	
vou-pwb - Voucher Operating	22575	80000239 - Ramirez	2/2/2026	02-2026	612.00	
vou-pwb - Voucher Operating	22576	80000243 - Ross Properties	2/2/2026	02-2026	1,011.00	
vou-pwb - Voucher Operating	22577	80000247 - Rosamond Hills Inc	2/2/2026	02-2026	1,791.00	
vou-pwb - Voucher Operating	22578	80000266 - Esqueda-Martinez	2/2/2026	02-2026	369.00	
vou-pwb - Voucher Operating	22579	80000269 - Aguirre	2/2/2026	02-2026	681.00	
vou-pwb - Voucher Operating	22580	80000279 - Anderson	2/2/2026	02-2026	2,803.00	
vou-pwb - Voucher Operating	22581	80000288 - Yacoub	2/2/2026	02-2026	1,529.00	
vou-pwb - Voucher Operating	22582	80000303 - RN Investment and Community Services Inc	2/2/2026	02-2026	1,274.00	
vou-pwb - Voucher Operating	22583	80000310 - Parra	2/2/2026	02-2026	406.00	
vou-pwb - Voucher Operating	22584	80000315 - Boden	2/2/2026	02-2026	624.00	
vou-pwb - Voucher Operating	22585	80000316 - Maruyama	2/2/2026	02-2026	4,748.00	
vou-pwb - Voucher Operating	22586	80000341 - Ornelas Jr	2/2/2026	02-2026	4,196.00	
vou-pwb - Voucher Operating	22587	80000360 - Pioneer Associates	2/2/2026	02-2026	3,411.00	
vou-pwb - Voucher Operating	22588	80000392 - Brley Jr	2/2/2026	02-2026	395.00	
vou-pwb - Voucher Operating	22589	80000395 - Haushalter	2/2/2026	02-2026	1,307.00	
vou-pwb - Voucher Operating	22590	80000398 - Murphy	2/2/2026	02-2026	1,032.00	
vou-pwb - Voucher Operating	22591	80000400 - Mosley	2/2/2026	02-2026	377.00	
vou-pwb - Voucher Operating	22592	80000404 - Starling-Cox	2/2/2026	02-2026	609.00	
vou-pwb - Voucher Operating	22593	80000405 - Silva	2/2/2026	02-2026	665.00	
vou-pwb - Voucher Operating	22594	80000420 - Orange Mesa LLC	2/2/2026	02-2026	2,513.00	
vou-pwb - Voucher Operating	22595	80000427 - Oakwood Financial LLC	2/2/2026	02-2026	1,914.00	

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22596	80000433 - Northwest Kern Investors	2/2/2026	02-2026	4,695.00
vou-pwb - Voucher Operating	22597	80000434 - North Park Apts HSG Corp	2/2/2026	02-2026	780.00
vou-pwb - Voucher Operating	22598	80000438 - Alexander	2/2/2026	02-2026	426.00
vou-pwb - Voucher Operating	22599	80000444 - Nighbert Group	2/2/2026	02-2026	931.00
vou-pwb - Voucher Operating	22600	80000449 - Galvan	2/2/2026	02-2026	1,399.00
vou-pwb - Voucher Operating	22601	80000486 - Griffith	2/2/2026	02-2026	339.00
vou-pwb - Voucher Operating	22602	80000487 - Garone	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	22603	80000498 - Daillak	2/2/2026	02-2026	7,089.00
vou-pwb - Voucher Operating	22604	80000518 - Clearview Real Estate	2/2/2026	02-2026	1,017.00
vou-pwb - Voucher Operating	22605	80000519 - MB Free LLC	2/2/2026	02-2026	13,637.00
vou-pwb - Voucher Operating	22606	80000522 - Gonzalez	2/2/2026	02-2026	227.00
vou-pwb - Voucher Operating	22607	80000523 - Cole	2/2/2026	02-2026	1,585.00
vou-pwb - Voucher Operating	22608	80000527 - Fabbian	2/2/2026	02-2026	917.00
vou-pwb - Voucher Operating	22609	80000534 - Sawyer	2/2/2026	02-2026	983.00
vou-pwb - Voucher Operating	22610	80000540 - McConnell	2/2/2026	02-2026	1,329.00
vou-pwb - Voucher Operating	22611	80000548 - Robinson	2/2/2026	02-2026	2,221.00
vou-pwb - Voucher Operating	22612	80000581 - Mares	2/2/2026	02-2026	751.00
vou-pwb - Voucher Operating	22613	80000582 - Acuna	2/2/2026	02-2026	499.00
vou-pwb - Voucher Operating	22614	80000596 - Almaguer	2/2/2026	02-2026	920.00
vou-pwb - Voucher Operating	22615	80000610 - Fabbian	2/2/2026	02-2026	878.00
vou-pwb - Voucher Operating	22616	80000621 - MSPV Properties	2/2/2026	02-2026	6,481.00
vou-pwb - Voucher Operating	22617	80000623 - M and O Real Estate Holdings	2/2/2026	02-2026	1,726.00
vou-pwb - Voucher Operating	22618	80000635 - Rivera	2/2/2026	02-2026	2,471.00
vou-pwb - Voucher Operating	22619	80000645 - Duarte Sadjas Investments LLC	2/2/2026	02-2026	197.00
vou-pwb - Voucher Operating	22620	80000650 - Venters	2/2/2026	02-2026	1,641.00
vou-pwb - Voucher Operating	22621	80000653 - Lopez Housing LLC	2/2/2026	02-2026	10,767.00
vou-pwb - Voucher Operating	22622	80000661 - Smith	2/2/2026	02-2026	449.00
vou-pwb - Voucher Operating	22623	80000692 - Flores Sr	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	22624	80000720 - Snelling	2/2/2026	02-2026	714.00
vou-pwb - Voucher Operating	22625	80000735 - Kal El Housing LLC	2/2/2026	02-2026	1,598.00
vou-pwb - Voucher Operating	22626	80000738 - Vazquez	2/2/2026	02-2026	1,651.00
vou-pwb - Voucher Operating	22627	80000765 - Sloan	2/2/2026	02-2026	719.00
vou-pwb - Voucher Operating	22628	80000767 - Moreno	2/2/2026	02-2026	1,242.00
vou-pwb - Voucher Operating	22629	80000830 - Gilligan	2/2/2026	02-2026	1,029.00
vou-pwb - Voucher Operating	22630	80000839 - Fuentes	2/2/2026	02-2026	2,015.00
vou-pwb - Voucher Operating	22631	80000854 - Fuller	2/2/2026	02-2026	1,995.00
vou-pwb - Voucher Operating	22632	80000866 - Landeros	2/2/2026	02-2026	1,548.00
vou-pwb - Voucher Operating	22633	80000885 - Cheek	2/2/2026	02-2026	776.00
vou-pwb - Voucher Operating	22634	80000921 - Intercontinental Realty Inc	2/2/2026	02-2026	1,789.00
vou-pwb - Voucher Operating	22635	80000953 - Sidhu	2/2/2026	02-2026	2,315.00
vou-pwb - Voucher Operating	22636	80000978 - Gonzales & Company LLC	2/2/2026	02-2026	18,318.00
vou-pwb - Voucher Operating	22637	80001007 - Diaz	2/2/2026	02-2026	1,075.00
vou-pwb - Voucher Operating	22638	80001016 - Ethier	2/2/2026	02-2026	5.00
vou-pwb - Voucher Operating	22639	80001017 - Blackburn	2/2/2026	02-2026	965.00
vou-pwb - Voucher Operating	22640	80001032 - St Clair Property Management	2/2/2026	02-2026	18,741.00
vou-pwb - Voucher Operating	22641	80001033 - St Clair	2/2/2026	02-2026	1,708.00
vou-pwb - Voucher Operating	22642	80001062 - Kennedy	2/2/2026	02-2026	1,037.00
vou-pwb - Voucher Operating	22643	80001088 - Dave-Burnett	2/2/2026	02-2026	1,143.00
vou-pwb - Voucher Operating	22644	80001105 - Elnetta Johnson Survivors Trust	2/2/2026	02-2026	7,204.00
vou-pwb - Voucher Operating	22645	80001106 - Johnson	2/2/2026	02-2026	511.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22646	80001108 - Elmer F Karpe LLC	2/2/2026	02-2026	4,309.00
vou-pwb - Voucher Operating	22647	80001120 - Johnson	2/2/2026	02-2026	683.00
vou-pwb - Voucher Operating	22648	80001131 - Bermudez	2/2/2026	02-2026	585.00
vou-pwb - Voucher Operating	22649	80001150 - Meier	2/2/2026	02-2026	1,625.00
vou-pwb - Voucher Operating	22650	80001160 - Hall	2/2/2026	02-2026	950.00
vou-pwb - Voucher Operating	22651	80001161 - Stennett	2/2/2026	02-2026	860.00
vou-pwb - Voucher Operating	22652	80001165 - Dobbs Realty Group and Associates, Inc.	2/2/2026	02-2026	2,380.00
vou-pwb - Voucher Operating	22653	80001170 - Diego Montoya PTD LLC	2/2/2026	02-2026	3,139.00
vou-pwb - Voucher Operating	22654	80001186 - Delano Villas Santa Fe Apts LP	2/2/2026	02-2026	298.00
vou-pwb - Voucher Operating	22655	80001197 - Daybreak Apartments Housing Investors LP	2/2/2026	02-2026	481.00
vou-pwb - Voucher Operating	22656	80001201 - Trujillo	2/2/2026	02-2026	903.00
vou-pwb - Voucher Operating	22657	80001209 - Kenyon	2/2/2026	02-2026	767.00
vou-pwb - Voucher Operating	22658	80001211 - Bonner	2/2/2026	02-2026	747.00
vou-pwb - Voucher Operating	22659	80001250 - Comunidad Housing Development LP	2/2/2026	02-2026	3,574.00
vou-pwb - Voucher Operating	22660	80001275 - Chateau North Townhomes	2/2/2026	02-2026	914.00
vou-pwb - Voucher Operating	22661	80001282 - Unger	2/2/2026	02-2026	816.00
vou-pwb - Voucher Operating	22662	80001290 - Gaona	2/2/2026	02-2026	3,556.00
vou-pwb - Voucher Operating	22663	80001293 - Casitas 80 LP	2/2/2026	02-2026	2,470.00
vou-pwb - Voucher Operating	22664	80001319 - California Avenue Senior HSG LP	2/2/2026	02-2026	39,436.00
vou-pwb - Voucher Operating	22665	80001322 - BSLM LLC	2/2/2026	02-2026	23,570.00
vou-pwb - Voucher Operating	22666	80001326 - Brooks Brothers Enterprises	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	22667	80001330 - Lasater	2/2/2026	02-2026	750.00
vou-pwb - Voucher Operating	22668	80001331 - Smith	2/2/2026	02-2026	680.00
vou-pwb - Voucher Operating	22669	80001336 - Brandywine Apartments	2/2/2026	02-2026	3,131.00
vou-pwb - Voucher Operating	22670	80001341 - Hernandez	2/2/2026	02-2026	1,308.00
vou-pwb - Voucher Operating	22671	80001356 - Sepulveda	2/2/2026	02-2026	1,361.00
vou-pwb - Voucher Operating	22672	80001370 - Belmont Meadows of Delano LP	2/2/2026	02-2026	2,054.00
vou-pwb - Voucher Operating	22673	80001386 - Bakersfield Affordable Hsg LP	2/2/2026	02-2026	638.00
vou-pwb - Voucher Operating	22674	80001388 - Kurian	2/2/2026	02-2026	892.00
vou-pwb - Voucher Operating	22675	80001396 - ATA Properties LLC	2/2/2026	02-2026	39,250.00
vou-pwb - Voucher Operating	22676	80001409 - Teliz	2/2/2026	02-2026	1,019.00
vou-pwb - Voucher Operating	22677	80001422 - Servin	2/2/2026	02-2026	910.00
vou-pwb - Voucher Operating	22678	80001428 - HACK - Transitional Hsg	2/2/2026	02-2026	9,079.00
vou-pwb - Voucher Operating	22679	80001458 - Davies	2/2/2026	02-2026	950.00
vou-pwb - Voucher Operating	22680	80001461 - Nobregas-Perez	2/2/2026	02-2026	697.00
vou-pwb - Voucher Operating	22681	80001468 - Rodriguez	2/2/2026	02-2026	500.00
vou-pwb - Voucher Operating	22682	80001477 - Onofre	2/2/2026	02-2026	507.00
vou-pwb - Voucher Operating	22683	80001514 - 850 Descano Place LP	2/2/2026	02-2026	1,973.00
vou-pwb - Voucher Operating	22684	80001516 - 710 Brundage Lane LP	2/2/2026	02-2026	17,288.00
vou-pwb - Voucher Operating	22685	80001517 - 4 Season Realty	2/2/2026	02-2026	570.00
vou-pwb - Voucher Operating	22686	80001519 - 2901 Center Street LP	2/2/2026	02-2026	5,013.00
vou-pwb - Voucher Operating	22687	80001522 - 217 N Derby LP	2/2/2026	02-2026	356.00
vou-pwb - Voucher Operating	22688	80001523 - 1775 S. Poplar Ave LP (Poplar Village)	2/2/2026	02-2026	910.00
vou-pwb - Voucher Operating	22689	80001526 - 1264 W Rosamond Blvd LP	2/2/2026	02-2026	682.00
vou-pwb - Voucher Operating	22690	80001527 - 1140 Cottonwood Road LP	2/2/2026	02-2026	3,197.00
vou-pwb - Voucher Operating	22691	80001528 - 1130 Cottonwood Road LP	2/2/2026	02-2026	16,433.00
vou-pwb - Voucher Operating	22692	80001529 - 1110 Cottonwood Road LP	2/2/2026	02-2026	4,782.00
vou-pwb - Voucher Operating	22693	80001530 - 1100 Cottonwood Road LP	2/2/2026	02-2026	1,397.00
vou-pwb - Voucher Operating	22694	80001538 - Anderson	2/2/2026	02-2026	11,274.00
vou-pwb - Voucher Operating	22695	80001554 - Delgadillo	2/2/2026	02-2026	1,073.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22696	80001579 - JIT Equity LLC	2/2/2026	02-2026	5,261.00
vou-pwb - Voucher Operating	22697	80001584 - Kumar	2/2/2026	02-2026	1,693.00
vou-pwb - Voucher Operating	22698	80001586 - Locator Property Management	2/2/2026	02-2026	1,482.00
vou-pwb - Voucher Operating	22699	80001615 - Oubsuntia	2/2/2026	02-2026	722.00
vou-pwb - Voucher Operating	22700	80001616 - Paniagua	2/2/2026	02-2026	694.00
vou-pwb - Voucher Operating	22701	80001627 - Ridgecrest Housing Investors LP	2/2/2026	02-2026	4,345.00
vou-pwb - Voucher Operating	22702	80001628 - Ritchey	2/2/2026	02-2026	3,027.00
vou-pwb - Voucher Operating	22703	80001648 - Torres	2/2/2026	02-2026	863.00
vou-pwb - Voucher Operating	22704	80001701 - Palacio	2/2/2026	02-2026	1,329.00
vou-pwb - Voucher Operating	22705	80001739 - McCollough	2/2/2026	02-2026	498.00
vou-pwb - Voucher Operating	22706	80001741 - Nahavand LLC	2/2/2026	02-2026	797.00
vou-pwb - Voucher Operating	22707	80001755 - Housing Authority of the City of Dallas	2/2/2026	02-2026	3,171.14
vou-pwb - Voucher Operating	22708	80001762 - Orange County Housing Authority	2/2/2026	02-2026	26,140.40
vou-pwb - Voucher Operating	22709	80001779 - Flores Wasco Realty	2/2/2026	02-2026	1,207.00
vou-pwb - Voucher Operating	22710	80001785 - Cuevas	2/2/2026	02-2026	1,083.00
vou-pwb - Voucher Operating	22711	80001798 - Luis Miguel Perez Gonzalez	2/2/2026	02-2026	4,428.00
vou-pwb - Voucher Operating	22711	80001798 - Luis Miguel Perez Gonzalez	2/3/2026	02-2026	-4,428.00
vou-pwb - Voucher Operating	22712	80001808 - Zimmerman Real Estate Services Inc	2/2/2026	02-2026	24,379.00
vou-pwb - Voucher Operating	22713	80001839 - California Capital Equities LLC	2/2/2026	02-2026	4,442.00
vou-pwb - Voucher Operating	22714	80001845 - Mettler	2/2/2026	02-2026	762.00
vou-pwb - Voucher Operating	22715	80001851 - Forouzanfar	2/2/2026	02-2026	2,636.00
vou-pwb - Voucher Operating	22716	80001853 - Griffith	2/2/2026	02-2026	156.00
vou-pwb - Voucher Operating	22717	80001863 - Crawford	2/2/2026	02-2026	2,851.00
vou-pwb - Voucher Operating	22718	80001866 - Aaires	2/2/2026	02-2026	492.00
vou-pwb - Voucher Operating	22719	80001921 - HACK Belle Terrace Foster Care Hsg	2/2/2026	02-2026	8,569.00
vou-pwb - Voucher Operating	22720	80001922 - HACK Village Park Senior Apts LP	2/2/2026	02-2026	26,752.00
vou-pwb - Voucher Operating	22721	80001923 - HACK Park Place	2/2/2026	02-2026	31,992.00
vou-pwb - Voucher Operating	22722	80001924 - GEAAHI-Golden Empire Affordable Hsg	2/2/2026	02-2026	6,024.00
vou-pwb - Voucher Operating	22723	80001927 - San Luis Obispo Housing Authority	2/2/2026	02-2026	1,376.14
vou-pwb - Voucher Operating	22724	80001929 - MIDCAL LLC	2/2/2026	02-2026	554.00
vou-pwb - Voucher Operating	22725	80001937 - Bolillo Holdings LLC	2/2/2026	02-2026	713.00
vou-pwb - Voucher Operating	22726	80001947 - King County Housing Authority	2/2/2026	02-2026	1,042.14
vou-pwb - Voucher Operating	22727	80001969 - Expressions Inc	2/2/2026	02-2026	1,508.00
vou-pwb - Voucher Operating	22728	80001976 - Gimbarti	2/2/2026	02-2026	464.00
vou-pwb - Voucher Operating	22729	80002050 - Magic Property Management Inc	2/2/2026	02-2026	1,959.00
vou-pwb - Voucher Operating	22730	80002054 - Tran	2/2/2026	02-2026	1,649.00
vou-pwb - Voucher Operating	22731	80002080 - Deltoro	2/2/2026	02-2026	990.00
vou-pwb - Voucher Operating	22732	80002085 - Camellia PI LP	2/2/2026	02-2026	2,324.00
vou-pwb - Voucher Operating	22733	80002090 - Mayfair Investment And Realty LLC	2/2/2026	02-2026	527.00
vou-pwb - Voucher Operating	22734	80002103 - Phillips Investment Co	2/2/2026	02-2026	833.00
vou-pwb - Voucher Operating	22735	80002104 - Bal Pal LLC	2/2/2026	02-2026	2,977.00
vou-pwb - Voucher Operating	22736	80002105 - Miller	2/2/2026	02-2026	1,372.00
vou-pwb - Voucher Operating	22737	80002114 - Hernandez	2/2/2026	02-2026	774.00
vou-pwb - Voucher Operating	22738	80002139 - G&H Rentals GP	2/2/2026	02-2026	5,729.00
vou-pwb - Voucher Operating	22739	80002144 - Dalton	2/2/2026	02-2026	1,581.00
vou-pwb - Voucher Operating	22740	80002162 - Williams	2/2/2026	02-2026	273.00
vou-pwb - Voucher Operating	22741	80002173 - Farr	2/2/2026	02-2026	587.00
vou-pwb - Voucher Operating	22742	80002176 - Granich	2/2/2026	02-2026	1,112.00
vou-pwb - Voucher Operating	22743	80002187 - Wati	2/2/2026	02-2026	566.00
vou-pwb - Voucher Operating	22744	80002190 - Kern Senior Housing LP	2/2/2026	02-2026	613.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22745	80002194 - Landon Zachary LLC	2/2/2026	02-2026	4,042.00
vou-pwb - Voucher Operating	22746	80002208 - Anderson	2/2/2026	02-2026	218.00
vou-pwb - Voucher Operating	22747	80002229 - Aguirre	2/2/2026	02-2026	1,598.00
vou-pwb - Voucher Operating	22748	80002244 - M Bros Properties LLC	2/2/2026	02-2026	1,119.00
vou-pwb - Voucher Operating	22749	80002250 - AMCAL Santa Fe Fund LP	2/2/2026	02-2026	6,578.00
vou-pwb - Voucher Operating	22750	80002256 - 20TH & 18TH Avenue Associates LP	2/2/2026	02-2026	1,158.00
vou-pwb - Voucher Operating	22751	80002267 - Ehrlich	2/2/2026	02-2026	1,971.00
vou-pwb - Voucher Operating	22752	80002272 - Homes R Us Realty Inc	2/2/2026	02-2026	27,603.00
vou-pwb - Voucher Operating	22753	80002288 - Headspeth	2/2/2026	02-2026	601.00
vou-pwb - Voucher Operating	22754	80002292 - HACK - NSPOP2	2/2/2026	02-2026	2,234.00
vou-pwb - Voucher Operating	22755	80002294 - Singh	2/2/2026	02-2026	1,007.00
vou-pwb - Voucher Operating	22756	80002300 - Hendrix	2/2/2026	02-2026	823.00
vou-pwb - Voucher Operating	22757	80002302 - Bases-Properties Company, LLC	2/2/2026	02-2026	1,329.00
vou-pwb - Voucher Operating	22758	80002307 - Ortiz	2/2/2026	02-2026	299.00
vou-pwb - Voucher Operating	22759	80002314 - Sanchez	2/2/2026	02-2026	346.00
vou-pwb - Voucher Operating	22760	80002329 - 1047 Rosamond Blvd. LP	2/2/2026	02-2026	899.00
vou-pwb - Voucher Operating	22761	80002347 - Jenkins	2/2/2026	02-2026	2,145.00
vou-pwb - Voucher Operating	22762	80002383 - Realty Management Services	2/2/2026	02-2026	7,297.00
vou-pwb - Voucher Operating	22763	80002387 - SHALEEN	2/2/2026	02-2026	965.00
vou-pwb - Voucher Operating	22764	80002392 - PANAMA PARK TOWNHOMES LLC	2/2/2026	02-2026	14,325.00
vou-pwb - Voucher Operating	22765	80002394 - SNOW	2/2/2026	02-2026	1,781.00
vou-pwb - Voucher Operating	22766	80002404 - BHANGU	2/2/2026	02-2026	2,470.00
vou-pwb - Voucher Operating	22767	80002424 - STEWART	2/2/2026	02-2026	1,371.00
vou-pwb - Voucher Operating	22768	80002439 - Allred & Assoc Inc	2/2/2026	02-2026	720.00
vou-pwb - Voucher Operating	22769	80002453 - Cherry Mountain LP	2/2/2026	02-2026	1,005.00
vou-pwb - Voucher Operating	22770	80002459 - Edwards	2/2/2026	02-2026	548.00
vou-pwb - Voucher Operating	22771	80002462 - Equity Tr Co dba Sterling Tr Custodian	2/2/2026	02-2026	1,618.00
vou-pwb - Voucher Operating	22772	80002474 - CIC South Mill Creek, LP	2/2/2026	02-2026	10,258.00
vou-pwb - Voucher Operating	22773	80002477 - Gill	2/2/2026	02-2026	6,488.00
vou-pwb - Voucher Operating	22774	80002508 - Interstate 2010-1 LLC	2/2/2026	02-2026	49,954.00
vou-pwb - Voucher Operating	22775	80002517 - Flanigan	2/2/2026	02-2026	650.00
vou-pwb - Voucher Operating	22776	80002519 - Pal-Bona Investments LLC	2/2/2026	02-2026	2,365.00
vou-pwb - Voucher Operating	22777	80002523 - 508 Dublin Manor Ct LP	2/2/2026	02-2026	4,412.00
vou-pwb - Voucher Operating	22778	80002528 - Anderson	2/2/2026	02-2026	763.00
vou-pwb - Voucher Operating	22779	80002566 - More Than One Dimension Inc	2/2/2026	02-2026	214.00
vou-pwb - Voucher Operating	22780	80002607 - Okekenta	2/2/2026	02-2026	1,396.00
vou-pwb - Voucher Operating	22781	80002612 - Behl	2/2/2026	02-2026	456.00
vou-pwb - Voucher Operating	22782	80002631 - Jassar	2/2/2026	02-2026	1,303.00
vou-pwb - Voucher Operating	22783	80002641 - Castillo Trust	2/2/2026	02-2026	2,152.00
vou-pwb - Voucher Operating	22784	80002644 - Hernandez	2/2/2026	02-2026	5,104.00
vou-pwb - Voucher Operating	22785	80002648 - Sigla Concepts Inc	2/2/2026	02-2026	689.00
vou-pwb - Voucher Operating	22786	80002653 - Nguyen	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	22787	80002663 - HACK Monterey	2/2/2026	02-2026	3,600.00
vou-pwb - Voucher Operating	22788	80002678 - 640 Meadows Street LP	2/2/2026	02-2026	6,005.00
vou-pwb - Voucher Operating	22789	80002679 - Skyline Equities LLC	2/2/2026	02-2026	2,125.00
vou-pwb - Voucher Operating	22790	80002683 - Clerico	2/2/2026	02-2026	2,872.00
vou-pwb - Voucher Operating	22791	80002704 - Michael McCracken	2/2/2026	02-2026	1,260.00
vou-pwb - Voucher Operating	22792	80002720 - Housing Authority of Dekalb County	2/2/2026	02-2026	3,510.28
vou-pwb - Voucher Operating	22793	80002725 - Perez	2/2/2026	02-2026	1,145.00
vou-pwb - Voucher Operating	22794	80002726 - Duong	2/2/2026	02-2026	3,305.00

Payment Summary

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vou-pwb - Voucher Operating	22795	80002734 - Rodriguez	2/2/2026	02-2026	361.00
vou-pwb - Voucher Operating	22796	80002744 - Jassar	2/2/2026	02-2026	347.00
vou-pwb - Voucher Operating	22797	80002745 - Lai	2/2/2026	02-2026	3,019.00
vou-pwb - Voucher Operating	22798	80002748 - TNT Western Homes Inc	2/2/2026	02-2026	3,450.00
vou-pwb - Voucher Operating	22799	80002759 - PAL-SHANT PROPERTY MANAGEMENT INC	2/2/2026	02-2026	646.00
vou-pwb - Voucher Operating	22800	80002766 - Ebeid	2/2/2026	02-2026	2,567.00
vou-pwb - Voucher Operating	22801	80002781 - Vaziri	2/2/2026	02-2026	2,321.00
vou-pwb - Voucher Operating	22802	80002788 - Clowers	2/2/2026	02-2026	1,023.00
vou-pwb - Voucher Operating	22802	80002788 - Clowers	2/3/2026	02-2026	-1,023.00
vou-pwb - Voucher Operating	22803	80002797 - Tehachapi Housing Investors LP	2/2/2026	02-2026	3,034.00
vou-pwb - Voucher Operating	22804	80002807 - Huynh	2/2/2026	02-2026	279.00
vou-pwb - Voucher Operating	22805	80002835 - HACK - RWC	2/2/2026	02-2026	14,514.00
vou-pwb - Voucher Operating	22806	80002836 - HACK - RWCT	2/2/2026	02-2026	17,241.00
vou-pwb - Voucher Operating	22807	80002841 - Rojas	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	22808	80002845 - G I M O S A S	2/2/2026	02-2026	678.00
vou-pwb - Voucher Operating	22809	80002847 - Kimm	2/2/2026	02-2026	329.00
vou-pwb - Voucher Operating	22810	80002850 - Reed Jr.	2/2/2026	02-2026	695.00
vou-pwb - Voucher Operating	22811	80002854 - Gonsalves	2/2/2026	02-2026	4,191.00
vou-pwb - Voucher Operating	22812	80002876 - Rodriguez	2/2/2026	02-2026	1,486.00
vou-pwb - Voucher Operating	22813	80002912 - Mission Real Estate & Property Mgmt Inc	2/2/2026	02-2026	2,919.00
vou-pwb - Voucher Operating	22814	80002918 - Nichols	2/2/2026	02-2026	580.00
vou-pwb - Voucher Operating	22815	80002920 - Moss Team Corp	2/2/2026	02-2026	433.00
vou-pwb - Voucher Operating	22816	80002952 - Ray	2/2/2026	02-2026	1,225.00
vou-pwb - Voucher Operating	22817	80002966 - Cope Property Management	2/2/2026	02-2026	694.00
vou-pwb - Voucher Operating	22818	80003002 - Brandysky	2/2/2026	02-2026	742.00
vou-pwb - Voucher Operating	22819	80003009 - Collins	2/2/2026	02-2026	630.00
vou-pwb - Voucher Operating	22820	80003033 - Concise Image Inc	2/2/2026	02-2026	352.00
vou-pwb - Voucher Operating	22821	80003051 - Interstate 2014 LLC	2/2/2026	02-2026	11,429.00
vou-pwb - Voucher Operating	22822	80003064 - Lin	2/2/2026	02-2026	1,028.00
vou-pwb - Voucher Operating	22823	80003075 - Pacific Integral Holdings Inc	2/2/2026	02-2026	341.00
vou-pwb - Voucher Operating	22824	80003086 - Haynes	2/2/2026	02-2026	1,752.00
vou-pwb - Voucher Operating	22825	80003091 - Santa Rosa Apartments LP	2/2/2026	02-2026	1,264.00
vou-pwb - Voucher Operating	22826	80003093 - HACK - Rancho Algodon LP	2/2/2026	02-2026	39,094.00
vou-pwb - Voucher Operating	22827	80003106 - KKB LLC	2/2/2026	02-2026	786.00
vou-pwb - Voucher Operating	22828	80003111 - Gomez	2/2/2026	02-2026	933.00
vou-pwb - Voucher Operating	22829	80003113 - GEHI - Auburn Heights Apts LP	2/2/2026	02-2026	30,222.00
vou-pwb - Voucher Operating	22830	80003118 - HACK - Rio Vista RAD LP	2/2/2026	02-2026	46,026.00
vou-pwb - Voucher Operating	22831	80003126 - Arenas	2/2/2026	02-2026	1,224.00
vou-pwb - Voucher Operating	22832	80003129 - Tale Properties #7 Inc	2/2/2026	02-2026	977.00
vou-pwb - Voucher Operating	22833	80003136 - Woods	2/2/2026	02-2026	56.00
vou-pwb - Voucher Operating	22834	80003147 - Amparo Gonzalez	2/2/2026	02-2026	1,479.00
vou-pwb - Voucher Operating	22835	80003157 - Cohanim	2/2/2026	02-2026	571.00
vou-pwb - Voucher Operating	22836	80003159 - Daniels	2/2/2026	02-2026	1,686.00
vou-pwb - Voucher Operating	22837	80003189 - Watson Property Management	2/2/2026	02-2026	8,303.00
vou-pwb - Voucher Operating	22838	80003192 - Tesoro Del Sol II LLC	2/2/2026	02-2026	2,026.00
vou-pwb - Voucher Operating	22839	80003196 - HACK-ITF Old Town Kern LP	2/2/2026	02-2026	36,370.00
vou-pwb - Voucher Operating	22840	80003199 - Westside Shafter AR LP	2/2/2026	02-2026	836.00
vou-pwb - Voucher Operating	22841	80003205 - James	2/2/2026	02-2026	818.00
vou-pwb - Voucher Operating	22842	80003211 - Nielsen II	2/2/2026	02-2026	808.00
vou-pwb - Voucher Operating	22843	80003227 - Dole Properties LLC	2/2/2026	02-2026	953.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22844	80003237 - At Home Property Mgmt	2/2/2026	02-2026	4,052.00
vou-pwb - Voucher Operating	22845	80003247 - Santa Catalina Company LP	2/2/2026	02-2026	1,068.00
vou-pwb - Voucher Operating	22846	80003248 - Haven Cottages LLC	2/2/2026	02-2026	931.00
vou-pwb - Voucher Operating	22847	80003252 - Puhek Family Trust	2/2/2026	02-2026	79.00
vou-pwb - Voucher Operating	22848	80003254 - 4401 Belle Terrace Partners LLC	2/2/2026	02-2026	1,233.00
vou-pwb - Voucher Operating	22849	80003256 - Villa	2/2/2026	02-2026	890.00
vou-pwb - Voucher Operating	22850	80003267 - Powell	2/2/2026	02-2026	1,142.00
vou-pwb - Voucher Operating	22851	80003278 - Newton Lee LLC	2/2/2026	02-2026	11,399.00
vou-pwb - Voucher Operating	22852	80003284 - O'Malley	2/2/2026	02-2026	1,088.00
vou-pwb - Voucher Operating	22853	80003311 - Dunn SEP IRA	2/2/2026	02-2026	2,500.00
vou-pwb - Voucher Operating	22854	80003322 - Plascencia	2/2/2026	02-2026	559.00
vou-pwb - Voucher Operating	22855	80003328 - Mares	2/2/2026	02-2026	569.00
vou-pwb - Voucher Operating	22856	80003332 - David	2/2/2026	02-2026	1,114.00
vou-pwb - Voucher Operating	22857	80003334 - Mill Creek Courtyard CIC LP	2/2/2026	02-2026	8,591.00
vou-pwb - Voucher Operating	22858	80003335 - Mendoza	2/2/2026	02-2026	849.00
vou-pwb - Voucher Operating	22859	80003342 - San Diego	2/2/2026	02-2026	1,407.00
vou-pwb - Voucher Operating	22860	80003345 - HACK - Park 20th LP	2/2/2026	02-2026	37,288.00
vou-pwb - Voucher Operating	22861	80003347 - Rentsource Corporation	2/2/2026	02-2026	1,196.00
vou-pwb - Voucher Operating	22861	80003347 - Rentsource Corporation	2/3/2026	02-2026	-1,196.00
vou-pwb - Voucher Operating	22862	80003351 - Manara Inc	2/2/2026	02-2026	2,358.00
vou-pwb - Voucher Operating	22863	80003353 - Choyce	2/2/2026	02-2026	1,119.00
vou-pwb - Voucher Operating	22864	80003354 - JK Honeyman	2/2/2026	02-2026	723.00
vou-pwb - Voucher Operating	22865	80003356 - Ascend Property Management Inc	2/2/2026	02-2026	32,638.00
vou-pwb - Voucher Operating	22866	80003365 - Lisec	2/2/2026	02-2026	1,039.00
vou-pwb - Voucher Operating	22867	80003366 - Yang	2/2/2026	02-2026	1,109.00
vou-pwb - Voucher Operating	22868	80003380 - Larsen	2/2/2026	02-2026	234.00
vou-pwb - Voucher Operating	22869	80003381 - 625 Rembrandt St., L.P.	2/2/2026	02-2026	3,046.00
vou-pwb - Voucher Operating	22870	80003386 - Wu	2/2/2026	02-2026	639.00
vou-pwb - Voucher Operating	22871	80003390 - Garcia	2/2/2026	02-2026	542.00
vou-pwb - Voucher Operating	22872	80003396 - 650 Hail Ln LP	2/2/2026	02-2026	826.00
vou-pwb - Voucher Operating	22873	80003401 - Callahan	2/2/2026	02-2026	2,298.00
vou-pwb - Voucher Operating	22874	80003405 - Benford	2/2/2026	02-2026	1,300.00
vou-pwb - Voucher Operating	22875	80003413 - Alfieri	2/2/2026	02-2026	2,385.00
vou-pwb - Voucher Operating	22876	80003414 - Martinez-Tate	2/2/2026	02-2026	1,241.00
vou-pwb - Voucher Operating	22877	80003423 - Camou	2/2/2026	02-2026	1,098.00
vou-pwb - Voucher Operating	22878	80003426 - Hernandez	2/2/2026	02-2026	183.00
vou-pwb - Voucher Operating	22879	80003429 - Chakhnazarian	2/2/2026	02-2026	549.00
vou-pwb - Voucher Operating	22880	80003430 - RCCB Holdings LLC	2/2/2026	02-2026	800.00
vou-pwb - Voucher Operating	22881	80003433 - Musselman	2/2/2026	02-2026	3,262.00
vou-pwb - Voucher Operating	22882	80003437 - Dawson Sr	2/2/2026	02-2026	1,110.00
vou-pwb - Voucher Operating	22883	80003465 - Sycamore Bakersfield AR, LP	2/2/2026	02-2026	12,181.00
vou-pwb - Voucher Operating	22884	80003470 - Ochoa	2/2/2026	02-2026	6,242.00
vou-pwb - Voucher Operating	22885	80003477 - Molina	2/2/2026	02-2026	499.00
vou-pwb - Voucher Operating	22886	80003478 - Central Valley Holdings Corp.	2/2/2026	02-2026	819.00
vou-pwb - Voucher Operating	22887	80003488 - Dacar, LLC	2/2/2026	02-2026	4,214.00
vou-pwb - Voucher Operating	22888	80003489 - Bender	2/2/2026	02-2026	712.00
vou-pwb - Voucher Operating	22889	80003491 - Tong	2/2/2026	02-2026	688.00
vou-pwb - Voucher Operating	22890	80003492 - Burnett Properties LLC	2/2/2026	02-2026	1,117.00
vou-pwb - Voucher Operating	22891	80003497 - Vermeer & Goedhart Dairy	2/2/2026	02-2026	624.00
vou-pwb - Voucher Operating	22892	80003499 - Kelly	2/2/2026	02-2026	13,560.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	22893	80003507 - La Mirage Condos LLC	2/2/2026	02-2026	3,133.00
vou-pwb - Voucher Operating	22894	80003512 - Kern 2008 Community Partners LP	2/2/2026	02-2026	648.00
vou-pwb - Voucher Operating	22895	80003518 - Jassar	2/2/2026	02-2026	925.00
vou-pwb - Voucher Operating	22896	80003526 - Solution West Management Inc	2/2/2026	02-2026	797.00
vou-pwb - Voucher Operating	22897	80003543 - West Valley Real Estate	2/2/2026	02-2026	1,206.00
vou-pwb - Voucher Operating	22898	80003553 - Vezina	2/2/2026	02-2026	1,375.00
vou-pwb - Voucher Operating	22899	80003558 - Ny	2/2/2026	02-2026	2,685.00
vou-pwb - Voucher Operating	22900	80003560 - Mendez	2/2/2026	02-2026	1,414.00
vou-pwb - Voucher Operating	22901	80003567 - Nonnette	2/2/2026	02-2026	1,100.00
vou-pwb - Voucher Operating	22902	80003569 - Group IX BP Properties LP	2/2/2026	02-2026	839.00
vou-pwb - Voucher Operating	22903	80003643 - Financial Fitness LLC	2/2/2026	02-2026	665.00
vou-pwb - Voucher Operating	22904	80003645 - Osborne	2/2/2026	02-2026	681.00
vou-pwb - Voucher Operating	22905	80003653 - Clemmer & Company Real Estate Services	2/2/2026	02-2026	227,106.00
vou-pwb - Voucher Operating	22906	80003701 - Fitzpatrick	2/2/2026	02-2026	370.00
vou-pwb - Voucher Operating	22907	80003707 - Scott	2/2/2026	02-2026	715.00
vou-pwb - Voucher Operating	22908	80003710 - Harmony Bakersfield AR, L P	2/2/2026	02-2026	14,654.00
vou-pwb - Voucher Operating	22909	80003711 - Summerhill Bakersfield AR, LP	2/2/2026	02-2026	10,189.00
vou-pwb - Voucher Operating	22910	80003727 - Mastrocinque	2/2/2026	02-2026	685.00
vou-pwb - Voucher Operating	22911	80003733 - ML Rental Properties Inc	2/2/2026	02-2026	831.00
vou-pwb - Voucher Operating	22912	80003734 - Raya	2/2/2026	02-2026	1,202.00
vou-pwb - Voucher Operating	22913	80003739 - Steverson	2/2/2026	02-2026	1,796.00
vou-pwb - Voucher Operating	22914	80003742 - Mill Creek Village CIC, LP	2/2/2026	02-2026	7,149.00
vou-pwb - Voucher Operating	22915	80003759 - Cobra 28 NO. 8, LP	2/2/2026	02-2026	8,348.00
vou-pwb - Voucher Operating	22916	80003763 - Midnight Spindrift LLC	2/2/2026	02-2026	8,766.00
vou-pwb - Voucher Operating	22917	80003769 - Baxter	2/2/2026	02-2026	4,280.00
vou-pwb - Voucher Operating	22918	80003770 - Pampas Del Cielo, LLC	2/2/2026	02-2026	2,321.00
vou-pwb - Voucher Operating	22919	80003782 - Bakersfield Assoc dba Bakersfield Family	2/2/2026	02-2026	437.00
vou-pwb - Voucher Operating	22920	80003790 - Starlite Mgmt-IX, LP	2/2/2026	02-2026	2,969.00
vou-pwb - Voucher Operating	22921	80003792 - Solinas / Almond, LP	2/2/2026	02-2026	1,603.00
vou-pwb - Voucher Operating	22922	80003795 - Serena Vista Apartments LLC	2/2/2026	02-2026	12,891.00
vou-pwb - Voucher Operating	22923	80003796 - Zhou	2/2/2026	02-2026	610.00
vou-pwb - Voucher Operating	22924	80003797 - Gipson	2/2/2026	02-2026	2,283.00
vou-pwb - Voucher Operating	22925	80003802 - Tull Family Trust	2/2/2026	02-2026	1,250.00
vou-pwb - Voucher Operating	22926	80003818 - San Joaquin Real Estate Investments Corp	2/2/2026	02-2026	528.00
vou-pwb - Voucher Operating	22927	80003819 - Ellis	2/2/2026	02-2026	486.00
vou-pwb - Voucher Operating	22928	80003837 - Olyaei	2/2/2026	02-2026	892.00
vou-pwb - Voucher Operating	22929	80003839 - Gudino	2/2/2026	02-2026	422.00
vou-pwb - Voucher Operating	22930	80003854 - Korin 5 LLC	2/2/2026	02-2026	716.00
vou-pwb - Voucher Operating	22931	80003857 - Sokoloff	2/2/2026	02-2026	1,028.00
vou-pwb - Voucher Operating	22932	80003860 - IRC Group LLC	2/2/2026	02-2026	837.00
vou-pwb - Voucher Operating	22933	80003863 - Wikoff	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	22934	80003866 - Carabajal	2/2/2026	02-2026	3,028.00
vou-pwb - Voucher Operating	22935	80003868 - Alnajjar	2/2/2026	02-2026	856.00
vou-pwb - Voucher Operating	22936	80003870 - Lugo	2/2/2026	02-2026	633.00
vou-pwb - Voucher Operating	22937	80003871 - Reyes	2/2/2026	02-2026	478.00
vou-pwb - Voucher Operating	22938	80003876 - Singh	2/2/2026	02-2026	1,752.00
vou-pwb - Voucher Operating	22939	80003887 - Menjivar	2/2/2026	02-2026	644.00
vou-pwb - Voucher Operating	22940	80003894 - Brannon	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	22941	80003900 - Melgoza-Herrera	2/2/2026	02-2026	462.00
vou-pwb - Voucher Operating	22942	80003902 - East Side Homes, LLC	2/2/2026	02-2026	1,101.00

Payment Summary

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vou-pwb - Voucher Operating	22943	80003905 - Donate Investments, LLC	2/2/2026	02-2026	277.00
vou-pwb - Voucher Operating	22944	80003907 - Utley	2/2/2026	02-2026	637.00
vou-pwb - Voucher Operating	22945	80003908 - KAA Properties, LP	2/2/2026	02-2026	4,571.00
vou-pwb - Voucher Operating	22946	80003909 - E-Realty Corp.	2/2/2026	02-2026	1,440.00
vou-pwb - Voucher Operating	22947	80003919 - Halbrook	2/2/2026	02-2026	1,191.00
vou-pwb - Voucher Operating	22948	80003932 - DSI ENT dba CalWestern Property Manager	2/2/2026	02-2026	1,737.00
vou-pwb - Voucher Operating	22949	80003938 - Divmans, LLC	2/2/2026	02-2026	1,795.00
vou-pwb - Voucher Operating	22950	80003949 - TruStar Properties	2/2/2026	02-2026	21,597.00
vou-pwb - Voucher Operating	22951	80003952 - Pogosyan	2/2/2026	02-2026	730.00
vou-pwb - Voucher Operating	22952	80003955 - White	2/2/2026	02-2026	589.00
vou-pwb - Voucher Operating	22953	80003963 - Correa	2/2/2026	02-2026	1,700.00
vou-pwb - Voucher Operating	22954	80003966 - FS FORTIETH ST LP	2/2/2026	02-2026	17,780.00
vou-pwb - Voucher Operating	22955	80003969 - Moreno	2/2/2026	02-2026	575.00
vou-pwb - Voucher Operating	22956	80003977 - BK Rental Properties Inc	2/2/2026	02-2026	560.00
vou-pwb - Voucher Operating	22957	80004000 - Garcia	2/2/2026	02-2026	707.00
vou-pwb - Voucher Operating	22958	80004001 - Delgado	2/2/2026	02-2026	7,724.00
vou-pwb - Voucher Operating	22959	80004003 - Sabrina Richardson	2/2/2026	02-2026	517.00
vou-pwb - Voucher Operating	22960	80004006 - 7250 DiGiorgio Rd LP	2/2/2026	02-2026	889.00
vou-pwb - Voucher Operating	22961	80004013 - Gutierrez	2/2/2026	02-2026	378.00
vou-pwb - Voucher Operating	22962	80004015 - HACK- Villa San Dimas	2/2/2026	02-2026	6,642.00
vou-pwb - Voucher Operating	22963	80004021 - Roldan	2/2/2026	02-2026	1,081.00
vou-pwb - Voucher Operating	22964	80004022 - Iaquone	2/2/2026	02-2026	743.00
vou-pwb - Voucher Operating	22965	80004023 - Chavez	2/2/2026	02-2026	610.00
vou-pwb - Voucher Operating	22966	80004027 - Orellana	2/2/2026	02-2026	524.00
vou-pwb - Voucher Operating	22967	80004030 - Olvera	2/2/2026	02-2026	568.00
vou-pwb - Voucher Operating	22968	80004031 - Mores	2/2/2026	02-2026	1,536.00
vou-pwb - Voucher Operating	22969	80004032 - Martinez	2/2/2026	02-2026	1,434.00
vou-pwb - Voucher Operating	22970	80004034 - Smith	2/2/2026	02-2026	923.00
vou-pwb - Voucher Operating	22971	80004040 - MCL PROPERTIES LP	2/2/2026	02-2026	1,169.00
vou-pwb - Voucher Operating	22972	80004042 - Lam	2/2/2026	02-2026	707.00
vou-pwb - Voucher Operating	22973	80004044 - Ramstetter-Balluck	2/2/2026	02-2026	403.00
vou-pwb - Voucher Operating	22974	80004045 - Goyeneche	2/2/2026	02-2026	1,666.00
vou-pwb - Voucher Operating	22975	80004047 - Bartha	2/2/2026	02-2026	1,941.00
vou-pwb - Voucher Operating	22976	80004054 - REW Investment LLC	2/2/2026	02-2026	1,028.00
vou-pwb - Voucher Operating	22977	80004057 - Oasis Village Multi Family LLC	2/2/2026	02-2026	950.00
vou-pwb - Voucher Operating	22978	80004066 - Wulff	2/2/2026	02-2026	749.00
vou-pwb - Voucher Operating	22979	80004074 - Ward	2/2/2026	02-2026	522.00
vou-pwb - Voucher Operating	22980	80004077 - Martinez	2/2/2026	02-2026	602.00
vou-pwb - Voucher Operating	22981	80004083 - RAMA3 LLC	2/2/2026	02-2026	2,953.00
vou-pwb - Voucher Operating	22982	80004092 - Galvez	2/2/2026	02-2026	341.00
vou-pwb - Voucher Operating	22983	80004103 - Sandoval	2/2/2026	02-2026	498.00
vou-pwb - Voucher Operating	22984	80004105 - Tegeler House Investments	2/2/2026	02-2026	112.00
vou-pwb - Voucher Operating	22985	80004111 - Boozer Family Limited Partnership	2/2/2026	02-2026	450.00
vou-pwb - Voucher Operating	22986	80004113 - GEAHI Jasmine Heights LTD	2/2/2026	02-2026	6,644.00
vou-pwb - Voucher Operating	22987	80004115 - Lucid Investment LLC	2/2/2026	02-2026	1,097.00
vou-pwb - Voucher Operating	22988	80004118 - Saeed	2/2/2026	02-2026	3,934.00
vou-pwb - Voucher Operating	22989	80004124 - Guerrero	2/2/2026	02-2026	864.00
vou-pwb - Voucher Operating	22990	80004125 - Alexander	2/2/2026	02-2026	913.00
vou-pwb - Voucher Operating	22991	80004127 - Acosta	2/2/2026	02-2026	686.00
vou-pwb - Voucher Operating	22992	80004138 - Yuan	2/2/2026	02-2026	995.00

Payment Summary

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vou-pwb - Voucher Operating	22993	80004142 - Bender III	2/2/2026	02-2026	315.00
vou-pwb - Voucher Operating	22994	80004146 - SVP7 LLC	2/2/2026	02-2026	3,670.00
vou-pwb - Voucher Operating	22995	80004152 - Virginia Ave. Affordable Housing	2/2/2026	02-2026	1,487.00
vou-pwb - Voucher Operating	22996	80004156 - Hund	2/2/2026	02-2026	959.00
vou-pwb - Voucher Operating	22997	80004158 - Lockhart Investments	2/2/2026	02-2026	30,823.00
vou-pwb - Voucher Operating	22998	80004163 - Saucedo	2/2/2026	02-2026	1,598.00
vou-pwb - Voucher Operating	22999	80004165 - Peraza	2/2/2026	02-2026	1,620.00
vou-pwb - Voucher Operating	23000	80004172 - Playa Azul Property Management	2/2/2026	02-2026	6,892.00
vou-pwb - Voucher Operating	23001	80004174 - Skiffer	2/2/2026	02-2026	998.00
vou-pwb - Voucher Operating	23002	80004176 - Herrera	2/2/2026	02-2026	729.00
vou-pwb - Voucher Operating	23003	80004178 - Welch	2/2/2026	02-2026	498.00
vou-pwb - Voucher Operating	23004	80004186 - Garcia	2/2/2026	02-2026	2,068.00
vou-pwb - Voucher Operating	23005	80004195 - Torres Martinez	2/2/2026	02-2026	899.00
vou-pwb - Voucher Operating	23006	80004197 - FLPLarcus LLC	2/2/2026	02-2026	1,371.00
vou-pwb - Voucher Operating	23007	80004201 - Chavez	2/2/2026	02-2026	736.00
vou-pwb - Voucher Operating	23008	80004204 - VB CDT Meadows LP	2/2/2026	02-2026	6,275.00
vou-pwb - Voucher Operating	23009	80004205 - VB CDT Pineview LP	2/2/2026	02-2026	3,706.00
vou-pwb - Voucher Operating	23010	80004209 - Bako Holdings LLC	2/2/2026	02-2026	4,605.00
vou-pwb - Voucher Operating	23011	80004213 - Sandifer	2/2/2026	02-2026	698.00
vou-pwb - Voucher Operating	23012	80004214 - Peterson	2/2/2026	02-2026	1,180.00
vou-pwb - Voucher Operating	23013	80004217 - HACK - RLV2	2/2/2026	02-2026	6,307.00
vou-pwb - Voucher Operating	23014	80004223 - Santiago	2/2/2026	02-2026	592.00
vou-pwb - Voucher Operating	23015	80004224 - Richard	2/2/2026	02-2026	1,484.00
vou-pwb - Voucher Operating	23016	80004236 - Ngo	2/2/2026	02-2026	2,410.00
vou-pwb - Voucher Operating	23017	80004242 - Golden Opportunity No. 28 LP	2/2/2026	02-2026	6,957.00
vou-pwb - Voucher Operating	23018	80004245 - Powell	2/2/2026	02-2026	1,355.00
vou-pwb - Voucher Operating	23019	80004251 - BBK & BZT LLC	2/2/2026	02-2026	1,015.00
vou-pwb - Voucher Operating	23020	80004256 - Banducci & Associates	2/2/2026	02-2026	9,949.00
vou-pwb - Voucher Operating	23021	80004258 - Village Lane LLC	2/2/2026	02-2026	10,891.00
vou-pwb - Voucher Operating	23022	80004267 - Zabat	2/2/2026	02-2026	434.00
vou-pwb - Voucher Operating	23023	80004268 - Dumse	2/2/2026	02-2026	1,701.00
vou-pwb - Voucher Operating	23024	80004269 - Central Cal Management Inc	2/2/2026	02-2026	20,580.00
vou-pwb - Voucher Operating	23025	80004276 - Liberty One Real Estate	2/2/2026	02-2026	732.00
vou-pwb - Voucher Operating	23026	80004285 - Lyons	2/2/2026	02-2026	1,333.00
vou-pwb - Voucher Operating	23027	80004287 - Kern Property Management	2/2/2026	02-2026	1,719.00
vou-pwb - Voucher Operating	23028	80004289 - Hancock Investment Group LLC	2/2/2026	02-2026	1,717.00
vou-pwb - Voucher Operating	23029	80004299 - Hoa T. Tran Ngo	2/2/2026	02-2026	410.00
vou-pwb - Voucher Operating	23030	80004300 - Golden Opportunity Investments	2/2/2026	02-2026	3,855.00
vou-pwb - Voucher Operating	23031	80004305 - HACK- CitySide Operating	2/2/2026	02-2026	1,629.00
vou-pwb - Voucher Operating	23032	80004312 - Eccleston & Associates, Inc	2/2/2026	02-2026	515.00
vou-pwb - Voucher Operating	23033	80004317 - Mendoza	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	23034	80004320 - McDonald Rev Liv Trust	2/2/2026	02-2026	4,725.00
vou-pwb - Voucher Operating	23035	80004343 - Willis	2/2/2026	02-2026	1,139.00
vou-pwb - Voucher Operating	23036	80004345 - 900 Baker St LLC	2/2/2026	02-2026	11,261.00
vou-pwb - Voucher Operating	23037	80004347 - Caba Investment, LLC	2/2/2026	02-2026	484.00
vou-pwb - Voucher Operating	23038	80004348 - Frontier Real Estate services, Inc.	2/2/2026	02-2026	2,137.00
vou-pwb - Voucher Operating	23039	80004349 - Paz	2/2/2026	02-2026	5,376.00
vou-pwb - Voucher Operating	23040	80004351 - The John E. And Margaret A. Boydston Irrev	2/2/2026	02-2026	1,689.00
vou-pwb - Voucher Operating	23041	80004365 - Morales	2/2/2026	02-2026	722.00
vou-pwb - Voucher Operating	23042	80004366 - Fry	2/2/2026	02-2026	644.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23043	80004369 - Donayre	2/2/2026	02-2026	1,585.00
vou-pwb - Voucher Operating	23044	80004387 - Lomeli	2/2/2026	02-2026	1,519.00
vou-pwb - Voucher Operating	23045	80004394 - Sanchez Family Business Corp	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23046	80004406 - Park Villa Apartments LLC	2/2/2026	02-2026	1,908.00
vou-pwb - Voucher Operating	23047	80004407 - Martini Jr	2/2/2026	02-2026	794.00
vou-pwb - Voucher Operating	23048	80004408 - Galovan	2/2/2026	02-2026	1,805.00
vou-pwb - Voucher Operating	23049	80004409 - Jimenez	2/2/2026	02-2026	804.00
vou-pwb - Voucher Operating	23050	80004410 - Bergeron	2/2/2026	02-2026	964.00
vou-pwb - Voucher Operating	23051	80004412 - Taylor Manor LLC	2/2/2026	02-2026	1,986.00
vou-pwb - Voucher Operating	23052	80004413 - Flores	2/2/2026	02-2026	1,420.00
vou-pwb - Voucher Operating	23053	80004419 - Cal World Village Lakeside LP	2/2/2026	02-2026	17,623.00
vou-pwb - Voucher Operating	23054	80004431 - Ideal Property Holdings LLC	2/2/2026	02-2026	8,832.00
vou-pwb - Voucher Operating	23055	80004434 - HACK - HKC	2/2/2026	02-2026	28,812.00
vou-pwb - Voucher Operating	23056	80004438 - Lau	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	23057	80004439 - Gutierrez	2/2/2026	02-2026	894.00
vou-pwb - Voucher Operating	23058	80004441 - Boosalis	2/2/2026	02-2026	900.00
vou-pwb - Voucher Operating	23059	80004443 - DHA Opportunity 1 LLC	2/2/2026	02-2026	5,786.00
vou-pwb - Voucher Operating	23060	80004445 - Martinez	2/2/2026	02-2026	850.00
vou-pwb - Voucher Operating	23061	80004449 - Rest Easy Properties LLC	2/2/2026	02-2026	1,008.00
vou-pwb - Voucher Operating	23062	80004450 - Martinez	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23063	80004454 - Orozco	2/2/2026	02-2026	1,457.00
vou-pwb - Voucher Operating	23064	80004457 - Sanchez	2/2/2026	02-2026	3,129.00
vou-pwb - Voucher Operating	23065	80004458 - Flower Street LLC	2/2/2026	02-2026	626.00
vou-pwb - Voucher Operating	23066	80004464 - Catalan	2/2/2026	02-2026	1,090.00
vou-pwb - Voucher Operating	23067	80004465 - Ross Family Trust	2/2/2026	02-2026	450.00
vou-pwb - Voucher Operating	23068	80004469 - Arguello	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23069	80004472 - Campos	2/2/2026	02-2026	1,546.00
vou-pwb - Voucher Operating	23070	80004475 - Byrnes	2/2/2026	02-2026	736.00
vou-pwb - Voucher Operating	23071	80004480 - Lake LP	2/2/2026	02-2026	432.00
vou-pwb - Voucher Operating	23072	80004485 - DGH Country Club Villas LLC	2/2/2026	02-2026	2,158.00
vou-pwb - Voucher Operating	23073	80004489 - Serrano	2/2/2026	02-2026	734.00
vou-pwb - Voucher Operating	23074	80004490 - Nava	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23075	80004493 - HACK- HKU	2/2/2026	02-2026	44,549.00
vou-pwb - Voucher Operating	23076	80004507 - BPM Real Estate	2/2/2026	02-2026	1,397.00
vou-pwb - Voucher Operating	23077	80004519 - MHMH Investment Group LLC	2/2/2026	02-2026	2,619.00
vou-pwb - Voucher Operating	23078	80004520 - Huggins	2/2/2026	02-2026	429.00
vou-pwb - Voucher Operating	23079	80004521 - McKenna	2/2/2026	02-2026	570.00
vou-pwb - Voucher Operating	23080	80004524 - All Property Management & Sales	2/2/2026	02-2026	6,142.00
vou-pwb - Voucher Operating	23081	80004528 - American Real Estate & Property Manageme	2/2/2026	02-2026	550,278.00
vou-pwb - Voucher Operating	23082	80004530 - McGhee	2/2/2026	02-2026	577.00
vou-pwb - Voucher Operating	23083	80004533 - Castro	2/2/2026	02-2026	2,220.00
vou-pwb - Voucher Operating	23084	80004537 - Naji - W/O 12/2023 Reso 2572 See Account	2/2/2026	02-2026	694.00
vou-pwb - Voucher Operating	23085	80004542 - Guillen	2/2/2026	02-2026	1,135.00
vou-pwb - Voucher Operating	23086	80004543 - GEAHI GG LP	2/2/2026	02-2026	55,623.00
vou-pwb - Voucher Operating	23087	80004548 - Tolkmitt Trust	2/2/2026	02-2026	825.00
vou-pwb - Voucher Operating	23088	80004549 - Kenneth Ricks Properties	2/2/2026	02-2026	814.00
vou-pwb - Voucher Operating	23089	80004550 - Boyd	2/2/2026	02-2026	737.00
vou-pwb - Voucher Operating	23090	80004553 - HACK - INFILL	2/2/2026	02-2026	9,872.00
vou-pwb - Voucher Operating	23091	80004566 - Vermeer & Goedhart Dairy LLC	2/2/2026	02-2026	967.00
vou-pwb - Voucher Operating	23092	80004574 - BTS Holding LLC	2/2/2026	02-2026	684.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23093	80004575 - Kulwant Kaur	2/2/2026	02-2026	578.00
vou-pwb - Voucher Operating	23094	80004576 - Wyatt	2/2/2026	02-2026	1,993.00
vou-pwb - Voucher Operating	23095	80004577 - The Thomas W. Morreale Trust	2/2/2026	02-2026	1,239.00
vou-pwb - Voucher Operating	23096	80004579 - Mosleh	2/2/2026	02-2026	671.00
vou-pwb - Voucher Operating	23097	80004581 - Goedhart	2/2/2026	02-2026	945.00
vou-pwb - Voucher Operating	23098	80004583 - Wilson Family Trust of 1981	2/2/2026	02-2026	263.00
vou-pwb - Voucher Operating	23099	80004584 - Secured Marketing Concepts	2/2/2026	02-2026	470.00
vou-pwb - Voucher Operating	23100	80004585 - Munoz Rodriguez	2/2/2026	02-2026	1,065.00
vou-pwb - Voucher Operating	23101	80004590 - Espindola	2/2/2026	02-2026	729.00
vou-pwb - Voucher Operating	23102	80004594 - 706 East 21ST LLC	2/2/2026	02-2026	10,946.00
vou-pwb - Voucher Operating	23103	80004600 - Barrientos	2/2/2026	02-2026	1,062.00
vou-pwb - Voucher Operating	23104	80004602 - HACK - REH	2/2/2026	02-2026	30,048.00
vou-pwb - Voucher Operating	23105	80004603 - Barbara L. Demeter	2/2/2026	02-2026	1,048.00
vou-pwb - Voucher Operating	23106	80004604 - 2224 Casa Real Investments LP	2/2/2026	02-2026	4,357.00
vou-pwb - Voucher Operating	23107	80004608 - Miranda Andrade	2/2/2026	02-2026	1,200.00
vou-pwb - Voucher Operating	23108	80004610 - MPSN Holdings No. 1 LP	2/2/2026	02-2026	7,635.00
vou-pwb - Voucher Operating	23109	80004612 - KIMBERLY ALEXANDER	2/2/2026	02-2026	1,400.00
vou-pwb - Voucher Operating	23110	80004614 - Godinez Hernandez	2/2/2026	02-2026	641.00
vou-pwb - Voucher Operating	23111	80004618 - Golden Opportunity No 17 LP	2/2/2026	02-2026	1,654.00
vou-pwb - Voucher Operating	23112	80004621 - Lifetime Holdings LLC	2/2/2026	02-2026	1,715.00
vou-pwb - Voucher Operating	23113	80004623 - HD Properties & Management LLC	2/2/2026	02-2026	676.00
vou-pwb - Voucher Operating	23114	80004625 - Cervantes	2/2/2026	02-2026	543.00
vou-pwb - Voucher Operating	23115	80004628 - HARO, SAUL	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	23116	80004634 - Carbany Baker LLC	2/2/2026	02-2026	739.00
vou-pwb - Voucher Operating	23117	80004639 - Stine Country Apartments LLC	2/2/2026	02-2026	109.00
vou-pwb - Voucher Operating	23118	80004640 - ACMB Properties LLC	2/2/2026	02-2026	1,010.00
vou-pwb - Voucher Operating	23119	80004647 - Morales	2/2/2026	02-2026	1,335.00
vou-pwb - Voucher Operating	23120	80004650 - Ramos Guerra	2/2/2026	02-2026	476.00
vou-pwb - Voucher Operating	23121	80004653 - Golden Opportunity III Holdings LP	2/2/2026	02-2026	732.00
vou-pwb - Voucher Operating	23122	80004662 - Chin	2/2/2026	02-2026	918.00
vou-pwb - Voucher Operating	23123	80004663 - Pacific Valley Properties Inc	2/2/2026	02-2026	2,122.00
vou-pwb - Voucher Operating	23124	80004664 - Magana	2/2/2026	02-2026	1,317.00
vou-pwb - Voucher Operating	23125	80004665 - KEG Holdings LLC	2/2/2026	02-2026	2,783.00
vou-pwb - Voucher Operating	23126	80004667 - NB Opportunity LP	2/2/2026	02-2026	456.00
vou-pwb - Voucher Operating	23127	80004671 - John Adams	2/2/2026	02-2026	803.00
vou-pwb - Voucher Operating	23128	80004672 - Freedom Realty & Property Management	2/2/2026	02-2026	1,773.00
vou-pwb - Voucher Operating	23129	80004676 - Desert Oasis Apts LLC	2/2/2026	02-2026	2,295.00
vou-pwb - Voucher Operating	23130	80004682 - SMCRSL LLC	2/2/2026	02-2026	4,168.00
vou-pwb - Voucher Operating	23131	80004683 - Carl Hurley Sheppard Jr.	2/2/2026	02-2026	611.00
vou-pwb - Voucher Operating	23131	80004683 - Carl Hurley Sheppard Jr.	2/3/2026	02-2026	-611.00
vou-pwb - Voucher Operating	23132	80004684 - HACK - WSV	2/2/2026	02-2026	549.00
vou-pwb - Voucher Operating	23133	80004687 - Brijan Properties LLC	2/2/2026	02-2026	3,207.00
vou-pwb - Voucher Operating	23134	80004688 - Lenin Sanchez	2/2/2026	02-2026	1,083.00
vou-pwb - Voucher Operating	23135	80004689 - Sheena Matthews	2/2/2026	02-2026	966.00
vou-pwb - Voucher Operating	23136	80004692 - Ricardo F. Cardona	2/2/2026	02-2026	454.00
vou-pwb - Voucher Operating	23137	80004693 - Carlos Sanchez	2/2/2026	02-2026	819.00
vou-pwb - Voucher Operating	23138	80004694 - Rodney Bohannon	2/2/2026	02-2026	880.00
vou-pwb - Voucher Operating	23139	80004695 - Bak Santa Clarita Apts LP	2/2/2026	02-2026	2,039.00
vou-pwb - Voucher Operating	23140	80004696 - Omid Daragahi	2/2/2026	02-2026	720.00
vou-pwb - Voucher Operating	23141	80004697 - Giganova LP	2/2/2026	02-2026	2,411.00

Payment Summary

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vou-pwb - Voucher Operating	23142	80004698 - Anthony Chau	2/2/2026	02-2026	1,565.00
vou-pwb - Voucher Operating	23143	80004699 - Jorge Ramirez	2/2/2026	02-2026	596.00
vou-pwb - Voucher Operating	23144	80004700 - LAR3 LLC	2/2/2026	02-2026	875.00
vou-pwb - Voucher Operating	23145	80004701 - Springwood Court Apts LLC	2/2/2026	02-2026	51,315.00
vou-pwb - Voucher Operating	23146	80004711 - Elizabeth Crandell	2/2/2026	02-2026	2,209.00
vou-pwb - Voucher Operating	23147	80004717 - S & H Real Estate - 1701 Owen St, LLC	2/2/2026	02-2026	1,043.00
vou-pwb - Voucher Operating	23148	80004719 - Martha Samora	2/2/2026	02-2026	498.00
vou-pwb - Voucher Operating	23149	80004720 - Euan Wade	2/2/2026	02-2026	1,954.00
vou-pwb - Voucher Operating	23150	80004723 - J Venus	2/2/2026	02-2026	664.00
vou-pwb - Voucher Operating	23151	80004725 - Leonard S Walker	2/2/2026	02-2026	517.00
vou-pwb - Voucher Operating	23152	80004727 - YPO MAN, LLC	2/2/2026	02-2026	2,282.00
vou-pwb - Voucher Operating	23153	80004728 - Martha Gonzalez	2/2/2026	02-2026	1,622.00
vou-pwb - Voucher Operating	23154	80004735 - Sam Yin	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	23155	80004737 - Adalberto Trejo Romero	2/2/2026	02-2026	596.00
vou-pwb - Voucher Operating	23156	80004739 - Duane T. Rogers, Jr.	2/2/2026	02-2026	410.00
vou-pwb - Voucher Operating	23157	80004743 - Skyline Construction Services Inc	2/2/2026	02-2026	669.00
vou-pwb - Voucher Operating	23158	80004744 - Maya Property Management	2/2/2026	02-2026	1,529.00
vou-pwb - Voucher Operating	23159	80004748 - Ruben M Gomez	2/2/2026	02-2026	1,133.00
vou-pwb - Voucher Operating	23160	80004749 - Tizoc Cruz Gonzalez	2/2/2026	02-2026	202.00
vou-pwb - Voucher Operating	23161	80004754 - Liliana Moras	2/2/2026	02-2026	831.00
vou-pwb - Voucher Operating	23162	80004756 - GON08 Properties LLC	2/2/2026	02-2026	2,928.00
vou-pwb - Voucher Operating	23163	80004757 - Mitchel Vander Wal	2/2/2026	02-2026	714.00
vou-pwb - Voucher Operating	23164	80004758 - Amrico K Sandhu	2/2/2026	02-2026	710.00
vou-pwb - Voucher Operating	23165	80004759 - Juan Hernandez	2/2/2026	02-2026	952.00
vou-pwb - Voucher Operating	23166	80004761 - Adrian Diniz	2/2/2026	02-2026	1,425.00
vou-pwb - Voucher Operating	23167	80004762 - Curtis L Cooper & Carmen J Copper	2/2/2026	02-2026	694.00
vou-pwb - Voucher Operating	23168	80004765 - Juan E Fernandez	2/2/2026	02-2026	1,588.00
vou-pwb - Voucher Operating	23169	80004768 - Teresa D Ceden Casillas	2/2/2026	02-2026	1,651.00
vou-pwb - Voucher Operating	23170	80004772 - GEAHI 22nd Street Lofts LP	2/2/2026	02-2026	13,265.00
vou-pwb - Voucher Operating	23171	80004773 - GEAHI Pioneer Cottages LP	2/2/2026	02-2026	19,767.00
vou-pwb - Voucher Operating	23172	80004778 - Anthony Shelly	2/2/2026	02-2026	1,335.00
vou-pwb - Voucher Operating	23173	80004786 - Marlene Luther	2/2/2026	02-2026	2,839.00
vou-pwb - Voucher Operating	23174	80004787 - Park Meadows, LP	2/2/2026	02-2026	3,997.00
vou-pwb - Voucher Operating	23175	80004791 - Shadow Ridge Apts LLC	2/2/2026	02-2026	1,399.00
vou-pwb - Voucher Operating	23176	80004792 - 3701 Jewett LLC	2/2/2026	02-2026	1,015.00
vou-pwb - Voucher Operating	23177	80004795 - Self Help Communities 1, LLC	2/2/2026	02-2026	3,523.00
vou-pwb - Voucher Operating	23178	80004797 - Arturo Saldana	2/2/2026	02-2026	1,482.00
vou-pwb - Voucher Operating	23179	80004804 - Samuel Andrews	2/2/2026	02-2026	776.00
vou-pwb - Voucher Operating	23180	80004807 - Blakely Investment Group, LLC	2/2/2026	02-2026	2,307.00
vou-pwb - Voucher Operating	23181	80004810 - Martha L Acosta	2/2/2026	02-2026	1,355.00
vou-pwb - Voucher Operating	23182	80004816 - Oswell Apartment Homes LLC	2/2/2026	02-2026	2,366.00
vou-pwb - Voucher Operating	23183	80004817 - Anita Reed	2/2/2026	02-2026	975.00
vou-pwb - Voucher Operating	23184	80004818 - Dexter Crowder	2/2/2026	02-2026	1,385.00
vou-pwb - Voucher Operating	23185	80004820 - Eduardo Hernandez-Farias	2/2/2026	02-2026	755.00
vou-pwb - Voucher Operating	23186	80004824 - Eric Van Denk	2/2/2026	02-2026	3,495.00
vou-pwb - Voucher Operating	23187	80004826 - Nelly Lai	2/2/2026	02-2026	988.00
vou-pwb - Voucher Operating	23188	80004827 - Francisco Saludado	2/2/2026	02-2026	1,696.00
vou-pwb - Voucher Operating	23189	80004830 - VIG Properties LLC	2/2/2026	02-2026	741.00
vou-pwb - Voucher Operating	23190	80004832 - Orlando Major	2/2/2026	02-2026	635.00
vou-pwb - Voucher Operating	23191	80004834 - CL Investors LP	2/2/2026	02-2026	2,813.00

Payment Summary

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vou-pwb - Voucher Operating	23192	80004835 - Aaron Rodriguez	2/2/2026	02-2026	779.00
vou-pwb - Voucher Operating	23193	80004839 - Patti Brunni	2/2/2026	02-2026	834.00
vou-pwb - Voucher Operating	23194	80004844 - Rental Housing Investments LLC	2/2/2026	02-2026	1,676.00
vou-pwb - Voucher Operating	23195	80004845 - Raul Moreno	2/2/2026	02-2026	1,371.00
vou-pwb - Voucher Operating	23196	80004846 - GEahi - Parkside Apartments Delano LP	2/2/2026	02-2026	17,546.00
vou-pwb - Voucher Operating	23197	80004850 - Sunset 24 Inc	2/2/2026	02-2026	1,044.00
vou-pwb - Voucher Operating	23198	80004853 - Cobra 28 No. 6, LP	2/2/2026	02-2026	2,046.00
vou-pwb - Voucher Operating	23199	80004855 - Norma Diaz, Trustee - Diaz Family Irrevocat	2/2/2026	02-2026	501.00
vou-pwb - Voucher Operating	23200	80004856 - Folake Oduntan	2/2/2026	02-2026	1,707.00
vou-pwb - Voucher Operating	23201	80004857 - Jose Sandoval Gonzalez	2/2/2026	02-2026	1,100.00
vou-pwb - Voucher Operating	23202	80004858 - ARB Enterprises Inc	2/2/2026	02-2026	1,584.00
vou-pwb - Voucher Operating	23203	80004866 - Life is Love	2/2/2026	02-2026	1,359.00
vou-pwb - Voucher Operating	23204	80004869 - JDP 3408 Ashe Rd. LLC	2/2/2026	02-2026	1,105.00
vou-pwb - Voucher Operating	23205	80004875 - GEahi - Benton Park Cottages LP	2/2/2026	02-2026	9,511.00
vou-pwb - Voucher Operating	23206	80004877 - Jasmine O. Gama	2/2/2026	02-2026	2,186.00
vou-pwb - Voucher Operating	23207	80004878 - Michael Trihey	2/2/2026	02-2026	1,097.00
vou-pwb - Voucher Operating	23208	80004882 - LRS Realty & Management, Inc	2/2/2026	02-2026	813.00
vou-pwb - Voucher Operating	23209	80004885 - 1813 Pleasant Valley LLC	2/2/2026	02-2026	840.00
vou-pwb - Voucher Operating	23210	80004891 - Ruben Heredia	2/2/2026	02-2026	1,269.00
vou-pwb - Voucher Operating	23211	80004897 - Sulaiman Abdulmalek	2/2/2026	02-2026	1,067.00
vou-pwb - Voucher Operating	23212	80004900 - NOR Valley LLC	2/2/2026	02-2026	11,379.00
vou-pwb - Voucher Operating	23213	80004901 - Mojave Valley LLC	2/2/2026	02-2026	7,837.00
vou-pwb - Voucher Operating	23214	80004902 - Arvin Valley LLC	2/2/2026	02-2026	10,442.00
vou-pwb - Voucher Operating	23215	80004904 - GEahi Glenwood Street Apartments	2/2/2026	02-2026	4,410.00
vou-pwb - Voucher Operating	23216	80004905 - MP Opportunity Partners I LP	2/2/2026	02-2026	585.00
vou-pwb - Voucher Operating	23217	80004910 - William Lamberton	2/2/2026	02-2026	692.00
vou-pwb - Voucher Operating	23218	80004912 - Horace Ng	2/2/2026	02-2026	1,310.00
vou-pwb - Voucher Operating	23219	80004913 - Jose Mendoza	2/2/2026	02-2026	662.00
vou-pwb - Voucher Operating	23220	80004914 - Christian Proctor	2/2/2026	02-2026	1,575.00
vou-pwb - Voucher Operating	23221	80004918 - May	2/2/2026	02-2026	746.00
vou-pwb - Voucher Operating	23222	80004919 - Abbas	2/2/2026	02-2026	1,462.00
vou-pwb - Voucher Operating	23223	80004922 - Bello Rosas	2/2/2026	02-2026	957.00
vou-pwb - Voucher Operating	23224	80004923 - Cenia Marin	2/2/2026	02-2026	1,568.00
vou-pwb - Voucher Operating	23225	80004926 - American Novelty LLC	2/2/2026	02-2026	725.00
vou-pwb - Voucher Operating	23226	80004927 - Martin Suarez	2/2/2026	02-2026	1,142.00
vou-pwb - Voucher Operating	23227	80004929 - Beyond Reach LLC	2/2/2026	02-2026	1,937.00
vou-pwb - Voucher Operating	23228	80004932 - Jerrilynn Shiver	2/2/2026	02-2026	691.00
vou-pwb - Voucher Operating	23229	80004941 - Summerset Estates LLC	2/2/2026	02-2026	1,595.00
vou-pwb - Voucher Operating	23230	80004943 - Summerview Estates LLC	2/2/2026	02-2026	208.00
vou-pwb - Voucher Operating	23231	80004945 - GEahi II - Stephens Drive Cottages	2/2/2026	02-2026	362.00
vou-pwb - Voucher Operating	23232	80004946 - Sarai Narinder	2/2/2026	02-2026	1,128.00
vou-pwb - Voucher Operating	23233	80004947 - Time Trial Investments	2/2/2026	02-2026	709.00
vou-pwb - Voucher Operating	23234	80004948 - Ricardo Mazariegos	2/2/2026	02-2026	990.00
vou-pwb - Voucher Operating	23235	80004950 - Chris Desborough	2/2/2026	02-2026	1,891.00
vou-pwb - Voucher Operating	23236	80004951 - Daniel Stith	2/2/2026	02-2026	409.00
vou-pwb - Voucher Operating	23236	80004951 - Daniel Stith	2/3/2026	02-2026	-409.00
vou-pwb - Voucher Operating	23237	80004956 - Jose Alberto Davila	2/2/2026	02-2026	1,050.00
vou-pwb - Voucher Operating	23238	80004959 - Abed Baig Mirza	2/2/2026	02-2026	1,259.00
vou-pwb - Voucher Operating	23239	80004960 - Gladys E. Hernandez	2/2/2026	02-2026	730.00
vou-pwb - Voucher Operating	23240	80004961 - Sixth and Union, LLC	2/2/2026	02-2026	444.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23241	80004963 - Luis Salinas	2/2/2026	02-2026	1,126.00
vou-pwb - Voucher Operating	23242	80004964 - Antonio A. Fernandez	2/2/2026	02-2026	527.00
vou-pwb - Voucher Operating	23243	80004965 - Cornell Mitchell	2/2/2026	02-2026	1,526.00
vou-pwb - Voucher Operating	23244	80004966 - Starlite MGMT-IV LP	2/2/2026	02-2026	1,037.00
vou-pwb - Voucher Operating	23245	80004967 - Mia Lankford	2/2/2026	02-2026	1,203.00
vou-pwb - Voucher Operating	23246	80004968 - Charles B. Garrison	2/2/2026	02-2026	780.00
vou-pwb - Voucher Operating	23247	80004970 - RZRG Partners, LLC	2/2/2026	02-2026	1,033.00
vou-pwb - Voucher Operating	23248	80004971 - Ann Arbor Four, LLC	2/2/2026	02-2026	521.00
vou-pwb - Voucher Operating	23249	80004972 - PBA Homes LLC	2/2/2026	02-2026	498.00
vou-pwb - Voucher Operating	23250	80004975 - Tamara Arthun	2/2/2026	02-2026	749.00
vou-pwb - Voucher Operating	23251	80004976 - Osaka Realty & Property Management LLC	2/2/2026	02-2026	1,070.00
vou-pwb - Voucher Operating	23252	80004978 - HACK - Delano RAD LP	2/2/2026	02-2026	80,027.00
vou-pwb - Voucher Operating	23253	80004979 - HACK - Adelante Vista RAD	2/2/2026	02-2026	140,746.00
vou-pwb - Voucher Operating	23254	80004982 - College Park Housing Authority	2/2/2026	02-2026	2,153.14
vou-pwb - Voucher Operating	23255	80004984 - Ayman Mohamed	2/2/2026	02-2026	1,226.00
vou-pwb - Voucher Operating	23256	80004987 - Jonathan J. Galindo	2/2/2026	02-2026	612.00
vou-pwb - Voucher Operating	23257	80004988 - Performance Property Advisors, Inc.	2/2/2026	02-2026	8,108.00
vou-pwb - Voucher Operating	23258	80004995 - 5809 Sunland Avenue LLC	2/2/2026	02-2026	1,780.00
vou-pwb - Voucher Operating	23259	80004998 - Marie R. Wiggins	2/2/2026	02-2026	679.00
vou-pwb - Voucher Operating	23260	80004999 - Jorge A. Rodriguez	2/2/2026	02-2026	1,536.00
vou-pwb - Voucher Operating	23261	80005007 - The Gibbons Family, LLC	2/2/2026	02-2026	517.00
vou-pwb - Voucher Operating	23262	80005009 - Ridge Apartments LP	2/2/2026	02-2026	2,028.00
vou-pwb - Voucher Operating	23263	80005012 - Covenant Community Services Inc	2/2/2026	02-2026	10,947.00
vou-pwb - Voucher Operating	23264	80005016 - Maria L. Martinez Mejia	2/2/2026	02-2026	920.00
vou-pwb - Voucher Operating	23265	80005017 - Debra A Pena	2/2/2026	02-2026	1,856.00
vou-pwb - Voucher Operating	23266	80005018 - Jose L Flores	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23267	80005020 - Vahe Warkes Amirian	2/2/2026	02-2026	880.00
vou-pwb - Voucher Operating	23268	80005024 - Roberto Barajas	2/2/2026	02-2026	409.00
vou-pwb - Voucher Operating	23269	80005026 - Community Property & Investments Inc	2/2/2026	02-2026	2,740.00
vou-pwb - Voucher Operating	23270	80005028 - Coventry Estates LP	2/2/2026	02-2026	10,611.00
vou-pwb - Voucher Operating	23271	80005035 - Mohammad Zohaib Akmal	2/2/2026	02-2026	869.00
vou-pwb - Voucher Operating	23272	80005038 - Rudi Rudianto	2/2/2026	02-2026	1,056.00
vou-pwb - Voucher Operating	23273	80005039 - Kern Housing XIV-6th Street Apts.	2/2/2026	02-2026	15,673.00
vou-pwb - Voucher Operating	23274	80005043 - Esther N Nguessan	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23275	80005046 - HACK - PARK REAL	2/2/2026	02-2026	15,571.00
vou-pwb - Voucher Operating	23276	80005049 - Soledad Benavides	2/2/2026	02-2026	1,537.00
vou-pwb - Voucher Operating	23277	80005052 - El Elefante LLC	2/2/2026	02-2026	3,385.00
vou-pwb - Voucher Operating	23278	80005053 - HACK - College Heights	2/2/2026	02-2026	20,744.00
vou-pwb - Voucher Operating	23279	80005054 - Tammy Brown	2/2/2026	02-2026	753.00
vou-pwb - Voucher Operating	23280	80005055 - Sneha Consulting LLC	2/2/2026	02-2026	1,376.00
vou-pwb - Voucher Operating	23281	80005056 - East Berbice LLC	2/2/2026	02-2026	755.00
vou-pwb - Voucher Operating	23282	80005057 - T&H Properties LLC	2/2/2026	02-2026	2,663.00
vou-pwb - Voucher Operating	23283	80005059 - Ridgecrest Family Associates	2/2/2026	02-2026	2,331.00
vou-pwb - Voucher Operating	23284	80005068 - James M Hart	2/2/2026	02-2026	2,547.00
vou-pwb - Voucher Operating	23285	80005069 - Weknockem LLC	2/2/2026	02-2026	931.00
vou-pwb - Voucher Operating	23286	80005074 - Merland LLC	2/2/2026	02-2026	999.00
vou-pwb - Voucher Operating	23287	80005079 - Rosa S Otob	2/2/2026	02-2026	1,262.00
vou-pwb - Voucher Operating	23288	80005081 - Daniel Aldama	2/2/2026	02-2026	1,127.00
vou-pwb - Voucher Operating	23289	80005084 - Mikaiiah D Brown	2/2/2026	02-2026	1,089.00
vou-pwb - Voucher Operating	23290	80005085 - Jeffrey M Vetter	2/2/2026	02-2026	1,768.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23291	80005086 - Alberto Hernandez	2/2/2026	02-2026	3,689.00
vou-pwb - Voucher Operating	23292	80005088 - Marisa A Cirrincione	2/2/2026	02-2026	721.00
vou-pwb - Voucher Operating	23293	80005090 - Acosta Investment Group LLC	2/2/2026	02-2026	1,716.00
vou-pwb - Voucher Operating	23294	80005091 - OG LLC	2/2/2026	02-2026	680.00
vou-pwb - Voucher Operating	23295	80005093 - Infinite Bff-Properties LLC	2/2/2026	02-2026	1,042.00
vou-pwb - Voucher Operating	23296	80005094 - Jasmine Kurian	2/2/2026	02-2026	379.00
vou-pwb - Voucher Operating	23297	80005095 - Michael Shane Bumgarner	2/2/2026	02-2026	899.00
vou-pwb - Voucher Operating	23298	80005096 - Edgar Karavardanyan	2/2/2026	02-2026	685.00
vou-pwb - Voucher Operating	23299	80005099 - Patricia M Farris	2/2/2026	02-2026	685.00
vou-pwb - Voucher Operating	23300	80005102 - Sharday Mercedes Winchester	2/2/2026	02-2026	1,580.00
vou-pwb - Voucher Operating	23301	80005105 - Adriana Aguirre	2/2/2026	02-2026	2,775.00
vou-pwb - Voucher Operating	23302	80005111 - Group XII Properties LP	2/2/2026	02-2026	685.00
vou-pwb - Voucher Operating	23303	80005113 - Chester Apartment Homes LLC	2/2/2026	02-2026	1,302.00
vou-pwb - Voucher Operating	23304	80005114 - Charles F Graham	2/2/2026	02-2026	851.00
vou-pwb - Voucher Operating	23305	80005115 - Lily Liang-Fong	2/2/2026	02-2026	11.00
vou-pwb - Voucher Operating	23306	80005116 - Miles LLC	2/2/2026	02-2026	758.00
vou-pwb - Voucher Operating	23307	80005120 - The Carlene Watson Revocable Living Trust	2/2/2026	02-2026	401.00
vou-pwb - Voucher Operating	23308	80005121 - Delores Louise Kreutzer Living Trust	2/2/2026	02-2026	1,686.00
vou-pwb - Voucher Operating	23309	80005122 - Schalonda Bell Lowe	2/2/2026	02-2026	859.00
vou-pwb - Voucher Operating	23310	80005123 - Jearlene Walker	2/2/2026	02-2026	1,143.00
vou-pwb - Voucher Operating	23311	80005125 - Romanini Investments LLC	2/2/2026	02-2026	2,676.00
vou-pwb - Voucher Operating	23312	80005132 - Raymond Espinoza	2/2/2026	02-2026	2,297.00
vou-pwb - Voucher Operating	23313	80005134 - Vaughn Realty	2/2/2026	02-2026	1,259.00
vou-pwb - Voucher Operating	23314	80005136 - Isela Cruz	2/2/2026	02-2026	839.00
vou-pwb - Voucher Operating	23315	80005139 - HACK - Oak St	2/2/2026	02-2026	2,985.00
vou-pwb - Voucher Operating	23316	80005141 - Bryan Eric-Anthony Rumbo	2/2/2026	02-2026	1,438.00
vou-pwb - Voucher Operating	23317	80005142 - Fatima Tominaga Khan	2/2/2026	02-2026	1,009.00
vou-pwb - Voucher Operating	23318	80005143 - ONC Investments LLC	2/2/2026	02-2026	729.00
vou-pwb - Voucher Operating	23319	80005145 - Craig R Miller	2/2/2026	02-2026	969.00
vou-pwb - Voucher Operating	23320	80005146 - Lucia Reed	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23321	80005148 - Presidential Real Estate Inc	2/2/2026	02-2026	2,316.00
vou-pwb - Voucher Operating	23322	80005149 - Elite Social Property Management Inc	2/2/2026	02-2026	4,884.00
vou-pwb - Voucher Operating	23323	80005155 - Olivia Abundis	2/2/2026	02-2026	1,637.00
vou-pwb - Voucher Operating	23324	80005160 - Vicente Reyna Hipolito	2/2/2026	02-2026	568.00
vou-pwb - Voucher Operating	23325	80005162 - Golden Bee Valley Inc	2/2/2026	02-2026	3,202.00
vou-pwb - Voucher Operating	23326	80005168 - Artisan Investment Holdings LLC	2/2/2026	02-2026	1,467.00
vou-pwb - Voucher Operating	23327	80005170 - Johnny C Miller	2/2/2026	02-2026	667.00
vou-pwb - Voucher Operating	23328	80005173 - Myrna Lynn Woods	2/2/2026	02-2026	1,295.00
vou-pwb - Voucher Operating	23329	80005175 - Roberts Lane Apartments LLC	2/2/2026	02-2026	4,437.00
vou-pwb - Voucher Operating	23330	80005176 - Vincent Oragwam	2/2/2026	02-2026	629.00
vou-pwb - Voucher Operating	23331	80005183 - P And T Holdings LLC	2/2/2026	02-2026	2,263.00
vou-pwb - Voucher Operating	23332	80005187 - Richard G Pitman Jr RVOC TR	2/2/2026	02-2026	6,159.00
vou-pwb - Voucher Operating	23333	80005190 - Southern California Real Estate Mgmt, Inc	2/2/2026	02-2026	1,196.00
vou-pwb - Voucher Operating	23334	80005194 - Building Investments and Commercial Ent Ir	2/2/2026	02-2026	490.00
vou-pwb - Voucher Operating	23335	80005195 - Santiago Almaguer	2/2/2026	02-2026	847.00
vou-pwb - Voucher Operating	23336	80005196 - Dana Real Estate & Investments	2/2/2026	02-2026	813.00
vou-pwb - Voucher Operating	23337	80005197 - Karin E Munoz	2/2/2026	02-2026	866.00
vou-pwb - Voucher Operating	23338	80005201 - 2601 Real Rd LP	2/2/2026	02-2026	4,105.00
vou-pwb - Voucher Operating	23339	80005202 - Maria Dolores Hernandez	2/2/2026	02-2026	620.00
vou-pwb - Voucher Operating	23340	80005204 - VRH-931Monterey-93305 LLC	2/2/2026	02-2026	1,240.00

Payment Summary

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vou-pwb - Voucher Operating	23341	80005206 - Rosalie G Jimenez	2/2/2026	02-2026	1,618.00
vou-pwb - Voucher Operating	23342	80005207 - Planet Boron LLC	2/2/2026	02-2026	970.00
vou-pwb - Voucher Operating	23343	80005212 - Zot Zot Capital LLC	2/2/2026	02-2026	5,044.00
vou-pwb - Voucher Operating	23344	80005213 - Nitin Khanna	2/2/2026	02-2026	1,727.00
vou-pwb - Voucher Operating	23345	80005216 - Aliahra Investments	2/2/2026	02-2026	1,161.00
vou-pwb - Voucher Operating	23346	80005217 - Robert De Los Santos	2/2/2026	02-2026	1,200.00
vou-pwb - Voucher Operating	23347	80005218 - Bellafonte Investment LLC	2/2/2026	02-2026	998.00
vou-pwb - Voucher Operating	23348	80005221 - Innovative Real Estate Investments LLC	2/2/2026	02-2026	1,325.00
vou-pwb - Voucher Operating	23349	80005222 - Kevin Norvel Jefferson	2/2/2026	02-2026	930.00
vou-pwb - Voucher Operating	23350	80005228 - SMIG Investments	2/2/2026	02-2026	893.00
vou-pwb - Voucher Operating	23351	80005230 - HACK - Renaissance At Baker LP	2/2/2026	02-2026	35,346.00
vou-pwb - Voucher Operating	23352	80005232 - Samuel Martinez Saucedo	2/2/2026	02-2026	1,875.00
vou-pwb - Voucher Operating	23353	80005234 - Varo-Real Investments Inc	2/2/2026	02-2026	1,281.00
vou-pwb - Voucher Operating	23354	80005237 - GEAHI - Oregon St	2/2/2026	02-2026	6,599.00
vou-pwb - Voucher Operating	23355	80005239 - Paula Marroquin	2/2/2026	02-2026	471.00
vou-pwb - Voucher Operating	23356	80005240 - Rockefeller Assests Inc	2/2/2026	02-2026	730.00
vou-pwb - Voucher Operating	23357	80005241 - Bumgarner 401K Plan	2/2/2026	02-2026	351.00
vou-pwb - Voucher Operating	23358	80005242 - Quiz Holdings LLC	2/2/2026	02-2026	759.00
vou-pwb - Voucher Operating	23359	80005245 - Valley Harmony Properties 3756 LLC	2/2/2026	02-2026	1,500.00
vou-pwb - Voucher Operating	23360	80005248 - Lucky Jade Capital LLC	2/2/2026	02-2026	873.00
vou-pwb - Voucher Operating	23361	80005249 - Olurotimi Gabriel Awoleke	2/2/2026	02-2026	885.00
vou-pwb - Voucher Operating	23362	80005251 - GEAHI - Arvin RAD LLC	2/2/2026	02-2026	60,978.00
vou-pwb - Voucher Operating	23363	80005252 - GEAHI - Niles LLC	2/2/2026	02-2026	33,405.00
vou-pwb - Voucher Operating	23364	80005253 - Edgar Benitez	2/2/2026	02-2026	765.00
vou-pwb - Voucher Operating	23365	80005255 - Janet McTeer	2/2/2026	02-2026	669.00
vou-pwb - Voucher Operating	23366	80005256 - Debra Caryl Smith	2/2/2026	02-2026	839.00
vou-pwb - Voucher Operating	23367	80005257 - David Eugene Powell	2/2/2026	02-2026	345.00
vou-pwb - Voucher Operating	23368	80005258 - Dinh T Nguyen	2/2/2026	02-2026	845.00
vou-pwb - Voucher Operating	23369	80005260 - MV & Associates	2/2/2026	02-2026	2,597.00
vou-pwb - Voucher Operating	23370	80005263 - Ana L Bulux Cua	2/2/2026	02-2026	1,481.00
vou-pwb - Voucher Operating	23371	80005264 - Marsha L Reagins	2/2/2026	02-2026	446.00
vou-pwb - Voucher Operating	23372	80005267 - 4808 Hahn Ave LLC	2/2/2026	02-2026	835.00
vou-pwb - Voucher Operating	23373	80005268 - Schulman Industries LLC	2/2/2026	02-2026	6,764.00
vou-pwb - Voucher Operating	23374	80005270 - Mary-Lou Flores	2/2/2026	02-2026	1,400.00
vou-pwb - Voucher Operating	23375	80005271 - Juana Maldonado Pineda	2/2/2026	02-2026	3,102.00
vou-pwb - Voucher Operating	23376	80005272 - Francisco Madriz-Ruelas	2/2/2026	02-2026	801.00
vou-pwb - Voucher Operating	23377	80005276 - Gerardo Padilla Villa	2/2/2026	02-2026	998.00
vou-pwb - Voucher Operating	23378	80005277 - Nina Place Apartments LP	2/2/2026	02-2026	691.00
vou-pwb - Voucher Operating	23379	80005278 - La Amistad Apartments LP	2/2/2026	02-2026	401.00
vou-pwb - Voucher Operating	23380	80005279 - Poso Place Senior Apartments LP	2/2/2026	02-2026	932.00
vou-pwb - Voucher Operating	23381	80005282 - Moiz Lakdawala	2/2/2026	02-2026	1,375.00
vou-pwb - Voucher Operating	23382	80005284 - Carla Angelica Sutton	2/2/2026	02-2026	283.00
vou-pwb - Voucher Operating	23383	80005286 - J Michael Freeman	2/2/2026	02-2026	1,751.00
vou-pwb - Voucher Operating	23384	80005287 - FYI Group LLC	2/2/2026	02-2026	2,504.00
vou-pwb - Voucher Operating	23385	80005288 - Marta D Ruiz	2/2/2026	02-2026	1,073.00
vou-pwb - Voucher Operating	23386	80005292 - Juan Lopez	2/2/2026	02-2026	1,635.00
vou-pwb - Voucher Operating	23387	80005294 - Jess Salsman	2/2/2026	02-2026	1,787.00
vou-pwb - Voucher Operating	23388	80005295 - GSF Country Club Investors	2/2/2026	02-2026	692.00
vou-pwb - Voucher Operating	23389	80005297 - Patricia Moon	2/2/2026	02-2026	468.00
vou-pwb - Voucher Operating	23390	80005298 - Takeshi Ozaki	2/2/2026	02-2026	1,235.00

Payment Summary

Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23391	80005302 - Luis Carlos Rojas Cano	2/2/2026	02-2026	1,995.00
vou-pwb - Voucher Operating	23392	80005307 - HACK - Milagro de Valle RAD	2/2/2026	02-2026	36,193.00
vou-pwb - Voucher Operating	23393	80005308 - HACK - Maganda Park RAD	2/2/2026	02-2026	24,097.00
vou-pwb - Voucher Operating	23394	80005309 - ITDRP LLC	2/2/2026	02-2026	5,509.00
vou-pwb - Voucher Operating	23395	80005312 - CVPA Management	2/2/2026	02-2026	11,719.00
vou-pwb - Voucher Operating	23396	80005313 - HACK - Douglas Place Apts	2/2/2026	02-2026	685.00
vou-pwb - Voucher Operating	23397	80005315 - Capex Property Management	2/2/2026	02-2026	5,993.00
vou-pwb - Voucher Operating	23398	80005317 - GEahi - Letzring RAD LLC	2/2/2026	02-2026	109,532.00
vou-pwb - Voucher Operating	23399	80005318 - HACK - Elevate/CityServe	2/2/2026	02-2026	39,953.00
vou-pwb - Voucher Operating	23400	80005322 - Teal Townhomes LLC	2/2/2026	02-2026	2,915.00
vou-pwb - Voucher Operating	23401	80005323 - Sheila Sheree Loera	2/2/2026	02-2026	688.00
vou-pwb - Voucher Operating	23402	80005325 - Henrik Razmik Alaverdyan	2/2/2026	02-2026	3,645.00
vou-pwb - Voucher Operating	23403	80005328 - Garcia Investment Properties LLC	2/2/2026	02-2026	770.00
vou-pwb - Voucher Operating	23404	80005330 - Deadra Marie Dellinger	2/2/2026	02-2026	1,075.00
vou-pwb - Voucher Operating	23405	80005337 - Almond C LLC	2/2/2026	02-2026	792.00
vou-pwb - Voucher Operating	23406	80005338 - MAQAM Properties	2/2/2026	02-2026	552.00
vou-pwb - Voucher Operating	23407	80005342 - VRH-729LST-93304 LLC	2/2/2026	02-2026	2,837.00
vou-pwb - Voucher Operating	23408	80005345 - Alejandro Mora	2/2/2026	02-2026	885.00
vou-pwb - Voucher Operating	23409	80005348 - Lockhart Investments dba RPM Bakersfield	2/2/2026	02-2026	12,172.00
vou-pwb - Voucher Operating	23410	80005350 - Sherwood Avenue Family Apartments LP	2/2/2026	02-2026	934.00
vou-pwb - Voucher Operating	23411	80005352 - Bedrock Property Management & Realty	2/2/2026	02-2026	2,802.00
vou-pwb - Voucher Operating	23412	80005353 - Country Club Vista Apartments LLC	2/2/2026	02-2026	2,533.00
vou-pwb - Voucher Operating	23413	80005356 - Erik D Lopez	2/2/2026	02-2026	935.00
vou-pwb - Voucher Operating	23414	80005358 - SNG Investments LLC	2/2/2026	02-2026	894.00
vou-pwb - Voucher Operating	23415	80005360 - Robert J Leone	2/2/2026	02-2026	509.00
vou-pwb - Voucher Operating	23416	80005361 - Antal Enterprises Inc	2/2/2026	02-2026	1,200.00
vou-pwb - Voucher Operating	23417	80005363 - Tyni Family Trust	2/2/2026	02-2026	958.00
vou-pwb - Voucher Operating	23418	80005367 - The Thomas & Patricia Keuhl Family Trust	2/2/2026	02-2026	900.00
vou-pwb - Voucher Operating	23419	80005368 - Kathleen Sue Rossitto	2/2/2026	02-2026	403.00
vou-pwb - Voucher Operating	23420	80005369 - Renato Mendez	2/2/2026	02-2026	1,688.00
vou-pwb - Voucher Operating	23421	80005371 - Dosen Real Estate Inc	2/2/2026	02-2026	596.00
vou-pwb - Voucher Operating	23422	80005373 - SPSSM Investments - IV LP	2/2/2026	02-2026	510.00
vou-pwb - Voucher Operating	23423	80005376 - Leopoldo A Ordaz	2/2/2026	02-2026	1,167.00
vou-pwb - Voucher Operating	23424	80005377 - Haley Housing LP	2/2/2026	02-2026	31,622.00
vou-pwb - Voucher Operating	23425	80005378 - GEahi - 800 S Baker St	2/2/2026	02-2026	3,506.00
vou-pwb - Voucher Operating	23426	80005379 - Ruben Cabrera	2/2/2026	02-2026	1,409.00
vou-pwb - Voucher Operating	23427	80005382 - Jerome Ransom	2/2/2026	02-2026	2,198.00
vou-pwb - Voucher Operating	23428	80005383 - Johnny Lopez	2/2/2026	02-2026	949.00
vou-pwb - Voucher Operating	23429	80005385 - Raymundo Juan Leal Jr	2/2/2026	02-2026	1,582.00
vou-pwb - Voucher Operating	23430	80005391 - BLT Apartments LLC	2/2/2026	02-2026	1,774.00
vou-pwb - Voucher Operating	23431	80005392 - Fidel Cordero	2/2/2026	02-2026	628.00
vou-pwb - Voucher Operating	23432	80005393 - A & M Perez LLC	2/2/2026	02-2026	1,980.00
vou-pwb - Voucher Operating	23433	80005398 - Elite Real Estate Group Inc	2/2/2026	02-2026	560.00
vou-pwb - Voucher Operating	23434	80005403 - Christopher Chigozirim Akwaja	2/2/2026	02-2026	607.00
vou-pwb - Voucher Operating	23435	80005406 - Lorenzo Gama	2/2/2026	02-2026	6,568.00
vou-pwb - Voucher Operating	23436	80005408 - Joseph Daniel Winston	2/2/2026	02-2026	1,458.00
vou-pwb - Voucher Operating	23437	80005409 - Gomez III Family Trust	2/2/2026	02-2026	499.00
vou-pwb - Voucher Operating	23438	80005410 - Jennifer J Delfino-Parks	2/2/2026	02-2026	793.00
vou-pwb - Voucher Operating	23439	80005411 - Amanda Lutz	2/2/2026	02-2026	1,578.00
vou-pwb - Voucher Operating	23440	80005413 - Patel Family Trust	2/2/2026	02-2026	3,319.00

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Bank=vou-pwb AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23441	80005414 - Joseph M Bennett	2/2/2026	02-2026	405.00
vou-pwb - Voucher Operating	23442	80005417 - Melvid Inc	2/2/2026	02-2026	707.00
vou-pwb - Voucher Operating	23443	80005420 - M&M Real Estate Services Inc	2/2/2026	02-2026	451.00
vou-pwb - Voucher Operating	23444	80005421 - Fire Camp Property LLC	2/2/2026	02-2026	465.00
vou-pwb - Voucher Operating	23445	80005424 - Carlos Echeverria & Sons Dairy	2/2/2026	02-2026	766.00
vou-pwb - Voucher Operating	23446	80005426 - Estate of Tony Garcia	2/2/2026	02-2026	800.00
vou-pwb - Voucher Operating	23447	80005428 - Leticia M Hernandez	2/2/2026	02-2026	2,086.00
vou-pwb - Voucher Operating	23448	80005429 - Rockie Lynne Mitchell	2/2/2026	02-2026	2,219.00
vou-pwb - Voucher Operating	23449	80005435 - Brenda Elizabeth Castaneda	2/2/2026	02-2026	479.00
vou-pwb - Voucher Operating	23450	80005442 - Berenice Gomez	2/2/2026	02-2026	1,220.00
vou-pwb - Voucher Operating	23451	80003653 - Clemmer & Company Real Estate Services	2/4/2026	02-2026	51,000.00
vou-pwb - Voucher Operating	23452	80004528 - American Real Estate & Property Managemen	2/4/2026	02-2026	999.00
vou-pwb - Voucher Operating	23453	80005318 - HACK - Elevate/CityServe	2/4/2026	02-2026	29,000.00
vou-pwb - Voucher Operating	23454	80001319 - California Avenue Senior HSG LP	2/9/2026	02-2026	2,000.00
vou-pwb - Voucher Operating	23455	80001396 - ATA Properties LLC	2/9/2026	02-2026	8,000.00
vou-pwb - Voucher Operating	23456	80003966 - FS FORTIETH ST LP	2/9/2026	02-2026	2,000.00
vou-pwb - Voucher Operating	23457	80004158 - Lockhart Investments	2/9/2026	02-2026	20,000.00
vou-pwb - Voucher Operating	23458	80004345 - 900 Baker St LLC	2/9/2026	02-2026	3,000.00
vou-pwb - Voucher Operating	23459	80004584 - Secured Marketing Concepts	2/9/2026	02-2026	1,000.00
vou-pwb - Voucher Operating	23460	80000005 - Schestag	2/13/2026	02-2026	169.00
vou-pwb - Voucher Operating	23461	80000006 - Peregrina	2/13/2026	02-2026	550.00
vou-pwb - Voucher Operating	23462	80000092 - Tropicana Village Apts	2/13/2026	02-2026	1,622.00
vou-pwb - Voucher Operating	23463	80000188 - Shiva Enterprises	2/13/2026	02-2026	479.00
vou-pwb - Voucher Operating	23464	80000245 - Kallenberger	2/13/2026	02-2026	387.00
vou-pwb - Voucher Operating	23465	80000635 - Rivera	2/13/2026	02-2026	717.00
vou-pwb - Voucher Operating	23466	80000854 - Fuller	2/13/2026	02-2026	393.00
vou-pwb - Voucher Operating	23467	80000978 - Gonzales & Company LLC	2/13/2026	02-2026	228.00
vou-pwb - Voucher Operating	23468	80001032 - St Clair Property Management	2/13/2026	02-2026	14.00
vou-pwb - Voucher Operating	23469	80001108 - Elmer F Karpe LLC	2/13/2026	02-2026	1,904.00
vou-pwb - Voucher Operating	23470	80001296 - Skeren	2/13/2026	02-2026	2,217.00
vou-pwb - Voucher Operating	23471	80001338 - Hendrix	2/13/2026	02-2026	399.00
vou-pwb - Voucher Operating	23472	80001525 - 1400 Hood Street LP	2/13/2026	02-2026	1,247.00
vou-pwb - Voucher Operating	23473	80001798 - Luis Miguel Perez Gonzalez	2/13/2026	02-2026	4,428.00
vou-pwb - Voucher Operating	23474	80001923 - HACK Park Place	2/13/2026	02-2026	663.00
vou-pwb - Voucher Operating	23475	80001924 - GEAHI-Golden Empire Affordable Hsg	2/13/2026	02-2026	1,024.00
vou-pwb - Voucher Operating	23476	80002090 - Mayfair Investment And Realty LLC	2/13/2026	02-2026	2,346.00
vou-pwb - Voucher Operating	23477	80002250 - AMCAL Santa Fe Fund LP	2/13/2026	02-2026	929.00
vou-pwb - Voucher Operating	23478	80002272 - Homes R Us Realty Inc	2/13/2026	02-2026	70.00
vou-pwb - Voucher Operating	23479	80002404 - BHANGU	2/13/2026	02-2026	2,420.00
vou-pwb - Voucher Operating	23480	80002508 - Interstate 2010-1 LLC	2/13/2026	02-2026	2,227.00
vou-pwb - Voucher Operating	23481	80002523 - 508 Dublin Manor Ct LP	2/13/2026	02-2026	1,036.00
vou-pwb - Voucher Operating	23482	80002678 - 640 Meadows Street LP	2/13/2026	02-2026	738.00
vou-pwb - Voucher Operating	23483	80002788 - Clowers	2/13/2026	02-2026	2,997.00
vou-pwb - Voucher Operating	23484	80002832 - Ridgecrest Pacific Associates	2/13/2026	02-2026	691.00
vou-pwb - Voucher Operating	23485	80002836 - HACK - RWCT	2/13/2026	02-2026	1,168.00
vou-pwb - Voucher Operating	23486	80003113 - GEAHI - Auburn Heights Apts LP	2/13/2026	02-2026	1,187.00
vou-pwb - Voucher Operating	23487	80003247 - Santa Catalina Company LP	2/13/2026	02-2026	1,016.00
vou-pwb - Voucher Operating	23488	80003347 - Rentsource Corporation	2/13/2026	02-2026	3,468.00
vou-pwb - Voucher Operating	23489	80003356 - Ascend Property Management Inc	2/13/2026	02-2026	5,846.00
vou-pwb - Voucher Operating	23490	80003641 - Starlite Mgmt. - VIII LP	2/13/2026	02-2026	418.00

Payment Summary

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vou-pwb - Voucher Operating	23492	80003710 - Harmony Bakersfield AR, L P	2/13/2026	02-2026	2,408.00
vou-pwb - Voucher Operating	23493	80003763 - Midnight Spindrft LLC	2/13/2026	02-2026	1,463.00
vou-pwb - Voucher Operating	23494	80003797 - Gipson	2/13/2026	02-2026	4,213.00
vou-pwb - Voucher Operating	23495	80003919 - Halbrook	2/13/2026	02-2026	92.00
vou-pwb - Voucher Operating	23496	80003940 - Ray C.	2/13/2026	02-2026	947.00
vou-pwb - Voucher Operating	23497	80003966 - FS FORTIETH ST LP	2/13/2026	02-2026	1,387.00
vou-pwb - Voucher Operating	23498	80003991 - Saiyed	2/13/2026	02-2026	503.00
vou-pwb - Voucher Operating	23499	80004015 - HACK- Villa San Dimas	2/13/2026	02-2026	1,844.00
vou-pwb - Voucher Operating	23500	80004031 - Mores	2/13/2026	02-2026	54.00
vou-pwb - Voucher Operating	23501	80004146 - SVP7 LLC	2/13/2026	02-2026	985.00
vou-pwb - Voucher Operating	23502	80004158 - Lockhart Investments	2/13/2026	02-2026	1,074.00
vou-pwb - Voucher Operating	23503	80004204 - VB CDT Meadows LP	2/13/2026	02-2026	16.00
vou-pwb - Voucher Operating	23504	80004419 - Cal World Village Lakeside LP	2/13/2026	02-2026	2,054.00
vou-pwb - Voucher Operating	23505	80004434 - HACK - HKC	2/13/2026	02-2026	792.00
vou-pwb - Voucher Operating	23506	80004471 - Stine Road Holdings LLC	2/13/2026	02-2026	850.00
vou-pwb - Voucher Operating	23507	80004524 - All Property Management & Sales	2/13/2026	02-2026	1.00
vou-pwb - Voucher Operating	23508	80004528 - American Real Estate & Property Manageme	2/13/2026	02-2026	19,890.00
vou-pwb - Voucher Operating	23509	80004594 - 706 East 21ST LLC	2/13/2026	02-2026	60.00
vou-pwb - Voucher Operating	23510	80004683 - Carl Hurley Sheppard Jr.	2/13/2026	02-2026	1,297.00
vou-pwb - Voucher Operating	23511	80004701 - Springwood Court Apts LLC	2/13/2026	02-2026	2,711.00
vou-pwb - Voucher Operating	23512	80004771 - HABASH Family Trust	2/13/2026	02-2026	1,376.00
vou-pwb - Voucher Operating	23513	80004791 - Shadow Ridge Apts LLC	2/13/2026	02-2026	1,182.00
vou-pwb - Voucher Operating	23514	80004900 - NOR Valley LLC	2/13/2026	02-2026	950.00
vou-pwb - Voucher Operating	23515	80004902 - Arvin Valley LLC	2/13/2026	02-2026	55.00
vou-pwb - Voucher Operating	23516	80004924 - HACK - CityServe Network	2/13/2026	02-2026	2,072.00
vou-pwb - Voucher Operating	23517	80004951 - Daniel Stith	2/13/2026	02-2026	607.00
vou-pwb - Voucher Operating	23518	80004978 - HACK - Delano RAD LP	2/13/2026	02-2026	606.00
vou-pwb - Voucher Operating	23519	80004979 - HACK - Adelante Vista RAD	2/13/2026	02-2026	829.00
vou-pwb - Voucher Operating	23520	80005028 - Coventry Estates LP	2/13/2026	02-2026	2,118.00
vou-pwb - Voucher Operating	23521	80005053 - HACK - College Heights	2/13/2026	02-2026	259.00
vou-pwb - Voucher Operating	23522	80005126 - Claudine Maryse Trabuc	2/13/2026	02-2026	1,396.00
vou-pwb - Voucher Operating	23523	80005225 - Gregory Evans GSTT Nonexempt Share Trus	2/13/2026	02-2026	1,999.00
vou-pwb - Voucher Operating	23524	80005230 - HACK - Renaissance At Baker LP	2/13/2026	02-2026	2,654.00
vou-pwb - Voucher Operating	23525	80005251 - GEahi - Arvin RAD LLC	2/13/2026	02-2026	2,507.00
vou-pwb - Voucher Operating	23526	80005305 - Mary Morrow DBA RAMA3, LLC	2/13/2026	02-2026	257.00
vou-pwb - Voucher Operating	23527	80005326 - Ingrid Guadalupe Oliva	2/13/2026	02-2026	2,542.00
vou-pwb - Voucher Operating	23528	80005342 - VRH-729LST-93304 LLC	2/13/2026	02-2026	2,203.00
vou-pwb - Voucher Operating	23529	80005388 - R & G Property Investments Inc	2/13/2026	02-2026	3,297.00
vou-pwb - Voucher Operating	23530	80005394 - Corina M Ramirez	2/13/2026	02-2026	3,133.00
vou-pwb - Voucher Operating	23531	80005408 - Joseph Daniel Winston	2/13/2026	02-2026	950.00
vou-pwb - Voucher Operating	23532	80005418 - Caren Carlette Williams	2/13/2026	02-2026	622.00
vou-pwb - Voucher Operating	23533	80005420 - M&M Real Estate Services Inc	2/13/2026	02-2026	508.00
vou-pwb - Voucher Operating	23534	80005446 - Carole A Noles	2/13/2026	02-2026	422.00
vou-pwb - Voucher Operating	23535	80005448 - Vinay Agrahara Ramaswamy	2/13/2026	02-2026	831.00
vou-pwb - Voucher Operating	23536	80005452 - Terrace Way Apartments LLC	2/13/2026	02-2026	3,825.00
vou-pwb - Voucher Operating	23537	80004487 - Cornell Homes LLC	2/23/2026	02-2026	3,710.00
vou-pwb - Voucher Operating	14419	80003723 - Housing Auth of the City of Santa Paula	2/2/2026	02-2026	139.18
vou-pwb - Voucher Operating	14420	80004354 - City of Flagstaff Housing Authority	2/2/2026	02-2026	1,433.14
vou-pwb - Voucher Operating	14421	80004821 - Grand Prairie Housing & Neigh Services	2/2/2026	02-2026	1,781.14
vou-pwb - Voucher Operating	14422	80005339 - State of California High-Speed Rail Authority	2/2/2026	02-2026	310.00

Payment Summary

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4,249,188.70



HOUSING AUTHORITY

OF THE COUNTY OF KERN

Creating brighter futures...one home, one family at a time

To: Stephen Pelz, Executive Director
From: Patty Fernandez, Personnel Director
Date: March 11, 2026
Re: Personnel Transactions

Recruitments

Housing Coordinator
Housing Manager I & II
Housing Specialist I – Lamont/Arvin
Office Assistant I
Office Assistant III
Supportive Housing Manager I & II

New Hires

03/02/2026 – Alexis Gutierrez, Office Assistant I
03/02/2026 – Jonah Espinoza, Maintenance Technician I
03/09/2026 – Diane Hayes, Housing Manager I

Separating Employment

02/18/2026 – Gabriela Barraza, Housing Manager I
02/28/2026 – Alexandria Barnes, Housing Manager I
02/23/2026 – Daniel Hardy, Housing Coordinator

On Leave

Robert Hurst
Yolanda Mireles
Felicia Lane



CONSENT AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Report on **Senate Bill 707 Brown Act**

Stephen M. Pelz, Executive Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

In October 2025, Senate Bill 707 (SB 707) was signed by Governor Newsom, bringing significant changes to the Ralph M. Brown Act. A summary (edited for clarity) developed by Best, Best, & Kreiger is provided below. Note the Housing Authority meets the criteria for “eligible legislative body”. We will bring another item to the Board at a future meeting to request the Board approve required updated policies to comply with these changes.

SB 707 amends numerous provisions of the Brown Act and places new restrictions, expectations and duties upon legislative bodies. The changes are best understood in terms of what only applies to “*eligible legislative bodies*” versus what generally applies to all legislative bodies.

Rules Specific to *Eligible Legislative Bodies*

The most significant changes in SB 707 will apply to an “*eligible legislative body*” which is defined as any of the following: (1) a city council of a city with a population of 30,000 or more, (2) a board of supervisors of a county, or a city and county, with a population of 30,000 or more, (3) a city council of a city located in a county with a population of 600,000 or more, and (4) a board of directors of large special districts meeting certain thresholds based on boundary areas, population, number of employees and/or revenues.

Two-Way Remote Attendance and Disruption Procedures

Unlike earlier versions of the Brown Act, the new law now requires *eligible legislative bodies* to offer hybrid meetings. This means the public must be able to participate through a two-way phone or video platform, unless the technology is not available at the meeting location or the meeting qualifies for an exemption, such as an off-site tour.

On or before July 1, 2026, an *eligible legislative body* must also approve in an open session a policy regarding disruption of the above-mentioned services or platform and efforts to restore service. If a disruption prevents the public from attending a meeting, the body must take a recess and try to restore service for at least one hour. Afterward, it must adopt a finding by roll call vote confirming that good-faith efforts were made to fix the issue and that resuming the meeting serves

the public interest more than delaying it further.

Furthermore, this bill allows a legislative body or its presiding officer to also remove or limit participation from individuals engaging in disruptive behavior, regardless of whether the individual is attending in-person or via two-way audiovisual or telephonic services.

Outreach

This bill will now require *eligible legislative bodies* to take specific actions to encourage residents to participate in public meetings, including:

- Provide a system for electronically accepting and fulfilling requests for meeting agendas;
- Have an accessible internet webpage dedicated to information concerning public meetings and how members of the public may participate, including a link to the page on the agency's home page; and
- Make reasonable efforts to invite groups that do not traditionally participate in public meetings to attend those meetings, such as outreach to media organizations serving non-English-speaking communities or civic engagement organizations. The legislative body has broad discretion to implement these efforts.

Language Translation and Interpretation

Eligible legislative bodies must also:

- Translate the agenda and instructions on how to participate in meetings into any language spoken jointly by 20 percent or more of an applicable population that also speaks English less than "very well" according to the American Community Survey;
- Provide reasonable assistance to members of the public who wish to use personal interpreters, such as arranging space for interpreters and allowing extra time for interpretation;
- The new webpage requirements for webpages dedicated to information concerning public meetings must be translated into any language spoken jointly by 20 percent or more of an applicable population that also speaks English less than "very well" according to the American Community Survey;
- Make a physical location, within reasonable proximity to the location where the agenda is posted, freely accessible to the public so the public may post additional translations of that agenda

Rules Applicable to Legislative Bodies in General

While the rules above apply to *eligible legislative bodies*, the following rules apply to legislative bodies more broadly and generally.

Teleconferencing Updates

SB 707 reorganizes and expands the teleconferencing provisions of the Brown Act, adding some

uniformity to noticing, disclosure, accessibility, and public comment requirements for certain types of teleconferencing. For example, SB 707 revises and restates the existing teleconferencing provisions for states of emergency, just cause, and emergency circumstances, and expands coverage to include: (1) states of emergency declared by localities, and (2) just cause allowances, including physical or family medical emergencies preventing in-person attendance and military service. The new law also continues the availability of teleconferencing for neighborhood councils, student body community college associations, and student-run community college organizations. In addition, SB 707 would allow agencies to permit attendance by a member of the legislative body via teleconferencing as a reasonable accommodation under applicable law, including the Americans with Disabilities Act (ADA). Those attending in accordance with this section must still disclose any present adults and their relationship to them and participate via audio and camera, unless their disability prevents such.

The new law also authorizes remote teleconference meetings by “eligible subsidiary bodies” of local agencies, as long as the subsidiary bodies comply with certain requirements. This compliance is defined as having at least one physical location for the meeting, requiring that members attending remotely appear on camera and requiring the legislative body that created the subsidiary body to make certain findings prior to authorizing fully remote meetings and at least every six months thereafter. Under SB 707, an “eligible subsidiary body” includes only advisory bodies that cannot take certain final actions and do not have primary subject matter jurisdiction on elections, budgets, police oversight, privacy, library material restrictions, or taxing or spending proposals.

Finally, SB 707 clarifies that the term “teleconference” does not apply where one or more members of a legislative body only watch or listen to a meeting via webcasting, without the ability to interactively speak and discuss.

Other Changes

Copies of the Brown Act: Existing law encourages agencies to provide copies of the Brown Act to each member of a legislative body. SB 707 will now require agencies to provide a copy of the Brown Act to any person elected or appointed as a member of a legislative body.

Harsher Restrictions: Removes a requirement that members of an appointed legislative body must be appointed by or under the authority of the elected legislative body in order for the legislative body to impose harsher open and public meeting requirements.

Special & Emergency Meetings: Removes a requirement that only specified legislative bodies must comply with the internet website posting and notice requirements for special or emergency meetings, and thus imposes the same posting and notice requirements on all legislative bodies.

Extends the Social Media Rules Indefinitely: Existing law permits a member engaging in separate conversations or communications outside of a meeting with any other person using an internet-based social media platform for specified purposes. However, this is provided that the majority of members do not use the platform to discuss business of a specific nature that falls within the subject matter jurisdiction of the legislative body. This bill makes this exception indefinite.

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Authorization to reclassify qualifying Housing Manager I & II employees managing Permanent Supportive Housing sites to the new **Supportive Housing Manager I & II classifications**

Patty Fernandez, Personnel Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

This request is to reclassify existing Housing Manager I and Housing Manager II employees that currently oversee qualifying Permanent Supportive Housing (PSH) sites into the newly established Supportive Housing Manager I and Supportive Housing Manager II classifications.

The Supportive Housing Manager series was approved by the Board on January 14, 2026, and was created to better reflect the specialized responsibilities required at PSH sites, including intensive resident support, coordination with service providers, and oversight of programmatic requirements.

The Supportive Housing Manager classification is distinct from the traditional Housing Manager series in that it applies only when 50% or more of the units assigned to the employee are designated as Permanent Supportive Housing (PSH) units.

This reclassification applies only to Housing Managers at sites where 50% or more of the units are PSH, ensuring their duties align with the correct classification and maintaining consistency across the portfolio

Approving this request will help properly align positions with the new framework and ensure staff working in PSH-focused settings are classified correctly based on the complexity of their duties.

We are requesting approval to reclassify the following employees effective 3/9/26:

Employee Name	Current Classification	New Classification
Grace Palma	Housing Manager II	Supportive Housing Manager II
Patricia Mata	Housing Manager I	Supportive Housing Manager I
Ana Polanco	Housing Manager I	Supportive Housing Manager I
Shrhonda Mathews	Housing Manager II	Supportive Housing Manager II
Jasmin Cisneros	Housing Manager I	Supportive Housing Manager I

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Report on Alternative Housing Types- 2025 to 2029 Goals: Mass Timber Construction/CLT

Tony Miranda, Planning & Dev Specialist
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Included

NARRATIVE:

Below is a summary of the mass timber construction method. This presentation is the third in a series of concise overviews of alternative construction methods, prepared in accordance with the Housing Authority of the County of Kern Board of Commissioners' 2025–2029 goals. These summaries are intended to assist the Board in evaluating innovative approaches for future developments.

Mass timber construction, and in particular cross-laminated timber (CLT), represents the modern evolution of wood as a structural building material. While wood has been used in construction for centuries, the development of engineered wood products in Europe in the 1990s transformed its structural potential. CLT is manufactured by layering dimensional lumber boards in alternating directions and bonding them under pressure to form large, solid panels capable of serving as load-bearing walls, floors, and roofs. This cross-lamination process gives the material exceptional strength, dimensional stability, and fire performance, allowing it to compete structurally with steel and concrete in mid- and even high-rise buildings. Over the past two decades, mass timber has expanded rapidly across Europe and has since gained momentum in Canada and the United States, driven by advances in building codes, sustainability goals, and prefabrication technology. Today, mass timber is recognized not as experimental construction, but as a code-compliant, engineered system that combines the renewable qualities of wood with the performance expectations of modern multifamily development.

Mass timber construction, and specifically cross-laminated timber (CLT), has moved beyond theoretical discussion and now has demonstrated applications throughout the United States. Across the country, residential and mixed-use buildings have been completed using CLT structural systems, confirming that this approach is not experimental but actively being deployed at scale. In Portland, Oregon, Carbon12 stands as one of the earliest and most widely cited examples of a mass timber residential building in the United States. Completed as an eight-story mixed-use building with condominium units, Carbon12 used CLT as a primary structural material and became a milestone for modern tall wood construction in this country. Additional residential examples include The Canyons Apartments in Portland and

Railyard Flats in Sioux Falls, South Dakota, both of which demonstrate that CLT can be successfully applied to multifamily rental housing in a variety of markets and climates.

In California, mass timber has also been implemented in completed projects. In San Francisco, 1 De Haro is widely recognized as one of the state's first fully mass timber multistory buildings. While it is a mixed-use development, it confirmed the viability of CLT under California's building codes and seismic standards. Multifamily residential applications have followed, including developments in Northern California that incorporate CLT panels as primary structural systems. In Sacramento, projects such as Sonrisa have incorporated mass timber as part of mixed-use housing strategies. These examples demonstrate that California jurisdictions are already reviewing, permitting, and occupying CLT buildings, which significantly reduces regulatory uncertainty for additional projects elsewhere in the state.

With respect to housing authorities specifically, publicly documented examples of CLT projects directly developed by U.S. housing authorities remain limited, largely because mass timber is still an emerging technology within the affordable housing sector. However, affordable housing developments using CLT have been completed or are underway through mission-driven nonprofit developers and public-private partnerships. For example, Chiles House in Portland incorporated mass timber elements in an affordable housing context. These projects demonstrate that CLT can meet the cost controls, durability expectations, and compliance standards required for regulated affordable housing. While adoption among housing authorities is still early, there is no regulatory barrier preventing its use, and the growing body of completed projects provides a template for replication.

Importantly, mass timber multifamily construction proceeds under established state and national building codes. California has adopted provisions allowing tall wood buildings, and CLT structures are reviewed under the same structural, fire-resistance, seismic, and life-safety standards applicable to other multifamily buildings. The permitting pathway does not require unique zoning classifications or special land use entitlements solely because of the structural system. Projects are entitled based on density, height, and use, not on whether the frame is steel, concrete, or engineered wood. Early coordination with building officials and fire departments is advisable, as with any mid-rise development, but additional permits or extraordinary approvals specific to CLT are generally not required. As more California jurisdictions gain experience with mass timber, plan review familiarity continues to improve.

For the Central Valley, this approach presents several practical advantages. The region's hot, dry climate creates high cooling demands for residential buildings. CLT panels, when combined with high-performance insulation and modern envelope systems, contribute to strong thermal performance and airtightness. The precision manufacturing of panels in controlled environments typically results in tighter building assemblies than traditional stick framing, which supports energy efficiency and long-term operating cost savings. Reduced cooling loads translate directly into lower utility costs for residents and more stable operating budgets for the Housing Authority.

The dry climate of the Central Valley is also generally compatible with mass timber construction when standard moisture management detailing is employed. Modern CLT buildings are designed with rainscreen systems, vapor barriers, and flashing details that protect structural components from moisture intrusion. These detailing strategies are consistent with best practices already used in conventional multifamily construction. From a wildfire standpoint, CLT panels perform predictably in fire conditions, forming a protective char layer that slows combustion and preserves structural capacity. Buildings must meet fire-resistance ratings established in the California Building Code, and mass timber assemblies are tested to comply with these requirements. In most urbanized Central Valley locations outside designated high fire severity zones, no additional wildfire-specific structural requirements would be triggered beyond those already applicable to multifamily housing.

Another advantage relevant to Central Valley development is the lighter weight of mass timber compared to concrete. Because CLT structures impose reduced loads on foundations, there can be opportunities for foundation cost savings, particularly on infill sites or parcels with moderate soil constraints. This lighter structural weight may also reduce excavation demands.

Construction timelines can be shortened because prefabricated panels are delivered ready for assembly, minimizing on-site labor exposure during extreme summer temperatures. Faster erection reduces overall construction duration, which in turn lowers financing carry costs and reduces the risk associated with market fluctuations.

From a site perspective, mass timber buildings do not require additional land area, specialized infrastructure, or unconventional utility connections. They connect to standard water, sewer, and electrical systems just as conventional multifamily buildings do. Parking ratios, setbacks, height limits, and density controls remain governed by local zoning codes independent of structural material. As such, selecting CLT does not inherently trigger additional site development costs or entitlement complexity.

The record of completed projects in the United States and California demonstrates that mass timber is a proven and code-compliant construction method. Although housing authority adoption is still emerging, affordable housing developments using CLT have shown that the model can align with regulated financing structures and long-term asset management requirements. For a Central Valley Housing Authority seeking to expand its development toolkit, mass timber offers a climate-aligned, energy-efficient, and increasingly mainstream approach that integrates into existing permitting systems without imposing fundamentally new site requirements or regulatory burdens.

Carbon12, Portland, OR





The Canyons Apartments, Portland, OR

Railyard Flats in Sioux Falls, SD





CONSENT AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Authorization to Approve **Public Housing Repositioning Plan**

Stephen M. Pelz, Executive Director

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Public Housing Repositioning Plan

NARRATIVE:

To utilize a higher ratio of Section 18 units in our upcoming RAD conversions (which is financially advantageous to the developments), the Housing Authority must submit a Board approved Public Housing Repositioning Plan. The attached plan is designed to meet HUD requirements and briefly explains the expected process and timeline for the closeout of our Public Housing program when all units are converted under RAD. As part of the plan, we reserve the right to use our Faircloth authority (the # of units we can develop under the Public Housing program – currently 178) under the Restore-Rebuild program to develop units in the future. Restore-Rebuild allows the Authority to assign project-based rental assistance without having to use existing Housing Choice Vouchers.

Therefore, we are recommending Board approval of the plan.

Housing Authority of the County of Kern Public Housing Repositioning Plan

The Housing Authority of the County of Kern (Authority) is implementing the conversion of all Public Housing units to the Rental Assistance Demonstration (RAD) program. To date, the Authority has converted 11 Public Housing properties totaling 705 units under the RAD program. There are five properties totaling 231 units left to convert:

<u>Property Name</u>	<u># Units</u>	<u>Projected Conversion Month/Year</u>
Little Village (8-5)	95	June 2026
Little Village (8-6B)	60	June 2026
Baker Street Village (8-25)	37	December 2026
Terra Vista (8-7)	35	December 2026
Greenfield Homes	4	December 2027

The Authority will use a RAD/Section 18 blend (Small PHA Blend) for the remaining conversions except for Greenfield Homes, which is expected to be Section 18 only.

In accordance with HUD requirements, the Authority will not develop additional public housing units under otherwise available Faircloth authority, and will not transfer that Faircloth authority to another PHA and will result in the closeout of the Authority's Section 9 public housing program and termination of its Section 9 ACC. This does not preclude the Authority from developing Faircloth to RAD "Restore-Rebuild" units using Faircloth authority. We expect to utilize our Faircloth Authority under Restore-Rebuild to develop units and utilize all Faircloth Authority. We will close out our Public Housing program when the Restore-Rebuild units are completed.

Approved by the Housing Authority Board of Commissioners on March 11, 2026.

Raju Jassar, Board Chairman

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Authorization for Approval of Landscape Maintenance Service Agreement with Johnny's Garden & Lawn Service at multiple properties throughout Kern County, CA; the Awarding of a Contract; & the Appointment of the Executive Director as Contract Officer

Laura Shears, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Bid Results & Agreement

NARRATIVE:

It was brought to our attention that Authority owned property landscape maintenance contracts are subject to prevailing wage labor requirements if the maintenance contract exceeds \$15,000.00 per year. Therefore, in February 2026, the Housing Authority issued an Invitation for Bids (IFB) for the Landscape Maintenance Service for 37 Authority owned properties specifying this contract is subject to the State of California General Prevailing Wages and the contractor must be registered with the Department of Industrial Relations (DIR).

We received and reviewed bids as follows:

- Alan Jacks Lawn Service is the overall low bidder, but their DIR registration expired in 2023 and therefore, we cannot accept his bid.
- Advanced Landscape is the low bidder for 1 property (Terra Vista), and they have declined to enter into a contract due to insurance issues. We are rejecting all other bids for this property as they are excessive and will maintain the landscaping in-house until the property is converted under RAD.
- Maranatha Gardening & Landscaping is the low bidder for 6 properties, and they have declined to enter into a contract. Johnny's Garden & Lawn Service is the next low bidder.
- Johnny's Garden & Lawn Services is the low bidder for 30 properties.

The total monthly increase in cost for the properties is \$7,205. This will have an adverse impact on some properties which we will attempt to mitigate with rent increases. We are requesting Board approval for the awarding of a contract in the monthly amount of \$21,850.00 to Johnny's Garden & Lawn Service for 36 properties.

BID RESULTS**LANDSCAPE MAINTENANCE SERVICES****Due: 02/26/2026 - 10:00am**

	Advanced Landscape	Alan Jacks Lawn Service	Johnny's Garden & Lawn Service	Maranatha Gardening & Landscaping
Administration Office		600.00	1,500.00	1,650.00
Plaza Towers	6,390.00	550.00	1,400.00	1,550.00
Pinewood Glen	7,551.00	600.00	1,400.00	1,550.00
OMS Arvin		2,450.00	1,800.00	1,925.00
Ruben Blunt		1,300.00	1,500.00	1,600.00
Sun Garden		925.00	2,000.00	2,225.00
Grove Apartments		350.00	550.00	600.00
H.R. Olson		1,500.00	2,000.00	2,325.00
Terra Vista	420.00	1,250.00	2,600.00	2,950.00
OMS Shafter	19,500.00	3,150.00	2,200.00	2,450.00
<u>NSP City Properties</u>				
5313 San Mateo		75.00	240.00	295.00
603 Broken Arrow		75.00	240.00	295.00
701 Broken Arrow		75.00	240.00	295.00
811 Broken Arrow		75.00	240.00	295.00
5611 Cascade Ridge		75.00	240.00	295.00
605 Cinder Cone		75.00	240.00	295.00
5012 Coxwold Abbey		75.00	240.00	295.00
5208 Coxwold Abbey		75.00	240.00	295.00
5305 Plute Pass		75.00	240.00	310.00
5507 Grant Grove		75.00	240.00	295.00
612 Isla Bonita		75.00	240.00	310.00
5315 Kettle Dome		75.00	240.00	295.00
4425 Parkwood A-D		75.00	400.00	345.00
<u>NSP County Properties</u>				
9144 Amistad		75.00	240.00	295.00
304 Bighorn Meadow		75.00	240.00	295.00
8925 El Besito		75.00	240.00	295.00
1613 Gargano		75.00	240.00	345.00
8930 Rhine Valley		75.00	240.00	295.00
8937 Rhine Valley		75.00	240.00	295.00
9208 Rhine Valley		75.00	240.00	295.00
8924 Sentido		75.00	240.00	295.00
1113 Mac Brady		75.00	300.00	310.00
297 Redwood Meadow		75.00	400.00	295.00
3515 Pine Meadow A-D		75.00	400.00	375.00
3733 Pine Meadow A-D		75.00	400.00	375.00
217 Hughes A-D		75.00	400.00	375.00
2566 Yellow Meadow		75.00	400.00	295.00
<u>Terra Vista Only</u>				
Unit Cost Front Yard		75.00	120.00	85.00
Unit Cost Front & Back Yard		100.00	240.00	105.00

**HOUSING AUTHORITY OF THE COUNTY OF KERN
CONTRACT FOR SERVICES FOR LANDSCAPE MAINTENANCE SERVICES**

This agreement made this 16th day of March 2026, between the Housing Authority of the County of Kern, having a principal place of business at 601 24th Street, Bakersfield, California 93301 (hereinafter Housing Authority) and Johnny's Garden & Lawn Service, having a principal place of business of P.O. Box 895, Delano, California, 93216 (hereinafter Contractor).

TERM OF CONTRACT

The period of this contract shall begin April 1, 2026, and be in effect for a period of two (2) years. The contract will continue in effect on a month-to-month basis, unless otherwise terminated in accordance with the provisions of this agreement. Either party may terminate this agreement for any reason upon 30 day written notice.

SERVICES TO BE PERFORMED BY CONTRACTOR

Contractor agrees to supply labor, equipment, and materials to provide landscape maintenance service once every week that will include:

- Mow, edge and remove grass trimmings
- Maintain flower beds free of weed, trash and any debris
- Trim all low hanging tree branches to a minimum 6' height
- Trim bushes & shrubs as needed (maintain away from buildings and fences)
- Control weeds in lawns, flower beds, sidewalks and any common areas
- Apply fertilizer every ninety days
- Blow off all hard surfaces
- Plant winter rye for winter coverage

Contractor further agrees to advise the Housing Authority of any damage to lawn sprinkler system. Any damage to flower beds sprinkler systems by contractor will be reported to the Maintenance Superintendent and contractor will be responsible for repairs.

PREVAILING WAGES

Contractor must be registered with the Department of Industrial Relations (DIR) and is responsible for submitting electronic certified payroll reports directly to the Labor Commissioner (Division of Labor Standards Enforcement). Contractor must pay the appropriate prevailing wages to all workers employed on these projects.

COMPENSATION

In consideration for the services to be performed by Contractor, Housing Authority agrees to pay Contractor per schedule below.

<u>Development</u>	<u>Total Monthly Fee</u>	<u>Development</u>	<u>Total Monthly Fee</u>
Administration Office (CO)	1,500.00	Sun Garden	2,000.00
Plaza Towers	1,400.00	Grove Apartments	550.00
Pinewood Glen	1,400.00	H.R. Olson	2,000.00
OMS Arvin	1,800.00	OMS Shafter	2,200.00
Ruben Blunt	1,500.00		
<i>NSP-City Properties:</i>		<i>NSP-County Properties:</i>	
5313 San Mateo	240.00	9144 Amistad	240.00
603 Broken Arrow	240.00	304 Bighorn Meadow	240.00
701 Broken Arrow	240.00	8925 El Besito	240.00
811 Broken Arrow	240.00	1613 Gargano	240.00
5611 Cascade Ridge	240.00	8930 Rhine Valley	240.00
605 Cinder Cone	240.00	8937 Rhine Valley	240.00
5012 Coxwold Abbey	240.00	9208 Rhine Valley	240.00
5208 Coxwold Abbey	240.00	8924 Sentido	240.00
5305 Plute Pass	240.00	1113 Mac Brady	300.00
5507 Grant Grove	240.00	297 Redwood Meadow	400.00
612 Isla Bonita	240.00	3515 Pine Meadow A-D	400.00
5315 Kettle Dome	240.00	3733 Pine Meadow A-D	400.00
4425 Parkwood A-C	400.00	217 Hughes A-D	400.00
		2566 Yellow Meadow	400.00

PAYMENT OF COMPENSATION

Contractor shall submit one invoice listing site for services rendered. Payment pursuant to said invoice shall be made by Housing Authority within 30 days of the date of receipt of said invoice.

EXPENSES

Contractor shall be responsible for all costs and expenses incident to the performance of services for Housing Authority, including but not limited to, all costs of equipment provided by Contractor, all fees, fines, licenses, bonds, or taxes required of, or imposed, against Contractor and all other costs of Contractor of doing business. Housing Authority shall be responsible for no expenses incurred by Contractor in performing services for client, except as specifically provided for herein.

TOOLS AND INSTRUMENTALITIES

Contractor shall use its best efforts in performing the services required under this contract and further agrees that any services provided will be done in a workmanlike manner. Contractor also agrees to provide the agreed lawn service on each and every week. The Housing Authority shall approve any change in schedule. Any required repair work will be done in a timely manner.

INSURANCE

Without limiting Contractor's indemnification of Authority, and prior to commencement of Work, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and, in a form satisfactory to Authority.

General Liability Insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) general aggregate. The policy shall be endorsed with Insurance Services Office (ISO) additional insured endorsement CG 20 10 04 13 adding the Authority, its officers, officials, employees, and volunteers as additional insureds.

Automobile Liability Insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit for each accident.

Workers' Compensation Insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least one million dollars (\$1,000,000)). Contractor shall submit to Authority, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Authority, its officers, agents, employees and volunteers.

Proof of Insurance. Contractor shall provide certificates of insurance to Authority as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for Workers' Compensation. Insurance certificates and endorsement must be approved by Authority's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with Authority at all times during the term of this contract. Authority reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of Coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Contractor, his agents, representatives, employees or subconsultants.

Authority's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, Authority has the right but not the duty to obtain the insurance it deems necessary and any premium paid by Authority will be promptly reimbursed by Contractor or Authority will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, Authority may cancel this Agreement.

Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State, with an AM Best Rating of A-(or higher) and Financial Size Category Class VII (or larger) unless otherwise approved by the Authority's Risk Manager.

Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against Authority, its elected or appointed

officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against Authority, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of Contract Provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the Authority to inform Contractor of non-compliance with any requirement imposes no additional obligations on the Authority nor does it waive any rights hereunder.

Specifications not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

Notice of Cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to Authority with thirty (30) days-notice of cancellation (except for nonpayment for which ten (10) days-notice is required) or nonrenewal of coverage for each required coverage.

Additional Insured Status. General liability policies shall provide or be endorsed to provide that Authority and its officers, officials, employees, and agents shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Authority's Right to Revise Specifications. The Authority reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the Authority and Contractor may renegotiate Contractor's compensation.

Self-insured Retentions. Any self-insured retentions must be declared to and approved by Authority. Authority reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by Authority.

Timely Notice of Claims. Contractor shall give Authority prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.

EQUAL EMPLOYMENT OPPORTUNITIES

During the performance of this agreement, Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.

ASSIGNMENT

Neither this agreement nor any duties or obligations under this agreement may be assigned by Contractor without the prior written consent of Housing Authority.

STATE AND FEDERAL TAXES

As Contractor is not client's employee, Contractor is responsible for paying all required state and federal taxes and withholdings for contractor and contractor's employees.

NOTICES

A notice to be given hereunder by either party to the other party, may be affected either by personal delivery in writing, or by mail, registered or certified, postage prepaid with return receipt requested.

ENTIRE AGREEMENT OF PARTIES

This is the entire agreement of the parties. This agreement supersedes any and all agreements, either oral or written, between the parties hereto with respect to the rendering of services by Contractor for Housing Authority, and contains all the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this agreement shall be valid or binding. Any modification of this agreement will be effective only if it is in writing, signed by the party to be charged.

PARTIAL INVALIDITY

If any provision in this agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

ATTORNEY FEES

If any action at law or inequity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this agreement, the prevailing party will be entitled to reasonable attorney fees, which may be set by the court in the same action or in a separate action for that purpose, in addition to any other relief to which the party may be entitled.

Dated: _____

By: _____
Johnny's Garden & Lawn Service

Dated: _____

By: _____
Housing Authority of the County of Kern

AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: Presentation of Draft **Agency Audit Report** for Fiscal Year Ending June 30, 2025

Diana Elliott, Finance Director
SUBMITTED BY:

Stephen Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Draft Audit Report will be provided prior to the meeting

NARRATIVE:

The Audit of the Agency's 2024/2025 financials is nearing completion, and a draft audit report will be provided to the Board in advance of the meeting.

A representative of the auditing firm and Diana Elliott will make brief presentations and address any questions from Board members.



HOUSING AUTHORITY

OF THE COUNTY OF KERN

Creating brighter futures...one home, one family at a time

FINANCIAL REPORT
June 30, 2025

DRAFT #3 - 03.10.2026



DANIELLS PHILLIPS
VAUGHAN & BOCK

CPAs and Advisors

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the County of Kern
Bakersfield, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the **Housing Authority of the County of Kern** (the Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as of June 30, 2025, and the changes in its net position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in the net pension liability and related ratios, schedule of pension contributions, schedule of changes in the net OPEB liability and related ratios and schedule of OPEB contributions on pages 4-7 and 38-45 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of expenditures of federal awards, as required by Title 2 *U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, financial data schedule—balance sheet, financial data schedule—income statement, and statement and certification of actual modernization costs are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated [DATE] on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

Bakersfield, California

[DATE]

DRAFT #3 - 03-10-2026

HOUSING AUTHORITY OF THE COUNTY OF KERN

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the annual financial report of the **Housing Authority of the County of Kern** (the Authority) presents management's discussion and analysis of the Housing Authority's financial performance during the fiscal year that ended on June 30, 2025. The discussion should be read in conjunction with the Authority's financial statements, accompanying notes to the financial statements, and the financial and compliance data following this section.

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements. The Authority's annual financial report is comprised of three components - this management's discussion and analysis, the financial statements, and a section of supplementary financial information. The financial statements consist of a series of financial statements. The statement of net position, the statement of revenues, expenses and changes in net position and the statement of cash flows provide information about the activities of the Authority. The financial statements also include various footnote disclosures, which further describe the Authority's activities.

Required Financial Statements

The Authority is accounted for as a Business-Type Activity and utilizes the accrual basis of accounting. This method of accounting recognizes revenues when they are earned and become measurable, and expenses when they are incurred, similar to those used by private sector companies. These statements offer short and long-term financial information about its activities. The statement of net position include all of the Authority's assets and liabilities and provide information about the nature and amounts of investments in resources (assets) and the obligations to the Authority creditors (liabilities). They also provide the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Housing Authority.

All of the current year's revenues and expenses are accounted for in the statement of revenues, expenses and changes in net position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs and its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the statement of cash flows. This statement reports cash resulting from operations, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

HOUSING AUTHORITY OF THE COUNTY OF KERN

MANAGEMENT'S DISCUSSION AND ANALYSIS

Financial Analysis

- The assets and deferred outflows of resources of the Authority exceeded liabilities and deferred inflows of resources at June 30, 2025 and 2024 by \$132.5 million and \$118.1 million, respectively (see Total Net Position). Of the amount at June 30, 2025, \$69.4 million (see Unrestricted) may be used to meet the Agency's ongoing obligations, \$8.71 million is restricted for specific purposes (see Restricted) and \$54.4 million is invested in capital assets, net of related debt.
- Restricted net position increased \$1.22 million from \$7.49 million to \$8.71 million, primarily as a result of an increase in the amount of funds held by the Authority for Housing Assistance Payment payments (see Note 11).
- Notes receivable increased \$11.26 million due to additional funding disbursed of \$11.67 million less payments received of \$415 thousand during the year ended June 30, 2025.
- Capital assets, net of depreciation, decreased \$670 thousand from \$67.9 million at June 30, 2024 to \$67.2 million at June 30, 2025. The change is primarily due to accumulated depreciation offset by improvement of properties.
- Current liabilities include liabilities due within one year, along with current portion of long-term debt. The current balance decreased \$3.03 million from \$8.22 million at June 30, 2024 to \$5.19 million at June 30, 2025. The change is primarily due to a \$1.00 million decrease in accounts payable and a \$600 thousand decrease in accrued expenses.
- Noncurrent liabilities include notes and other mortgages payable, compensated absences, net OPEB liability and net pension liability. The change is primarily due to a \$2.45 million decrease in the postemployment benefits liability and a \$2.20 million decrease in debt due to repayment and forgiveness of debt.
- Long-term debt decreased \$2.10 million from \$14.82 million at June 30, 2024 to \$12.84 million at June 30, 2025. Deletions included current year debt payments of \$2.04 million.
- The Authority's net position increased by \$14.39 million during the year ended June 30, 2025. The increase was primarily due to revenue of \$81.79 million, offset by expenses of \$67.40 million.
- Total operating revenues decreased by \$11.15 million from \$92.94 million for the year ended June 30, 2024 to \$81.79 million for the year ended June 30, 2025. Operating revenue decreased due to the reduction in one-time State grants for housing development.
- Total operating expenses decreased \$7.81 million from \$75.38 million for the year ended June 30, 2024 to \$67.40 million for the year ended June 30, 2025. The decrease is primarily due to a \$6.20 million decrease in Housing Assistance Payments (HAP) related to a shortfall in federal HAP funding, and a \$842 thousand decrease in insurance costs related to the transfer of properties to non-Authority ownership under RAD.

HOUSING AUTHORITY OF THE COUNTY OF KERN

MANAGEMENT'S DISCUSSION AND ANALYSIS

2025 and 2024 Condensed Financial Statements

	2025	2024
Current assets	\$ 26,551,293	\$ 35,230,300
Restricted cash	12,995,770	10,444,764
Capital assets, net	67,196,500	67,866,151
Other assets	59,634,454	46,303,020
Deferred outflows of resources	7,894,684	8,468,495
Total assets and deferred outflows of resources	\$ 174,272,701	\$ 168,312,730
Current liabilities	\$ 5,187,290	\$ 8,216,375
Long-term liabilities	33,337,442	38,880,303
Deferred inflows of resources	3,251,932	3,162,032
Total liabilities and deferred inflows of resources	\$ 41,776,664	\$ 50,258,710
Net Position:		
Net investment in capital assets	\$ 54,353,812	\$ 52,495,454
Restricted	8,714,870	7,493,041
Unrestricted	69,427,355	57,587,319
Total net position	\$ 132,496,037	\$ 117,575,814
Revenues:		
Operating grants	\$ 61,697,133	\$ 61,613,929
Tenant rents	8,346,404	8,249,656
Miscellaneous	3,087,956	2,049,174
Investment income	2,715,634	2,678,566
Other grants	2,419,027	2,802,540
Management fee income	1,778,993	2,870,899
Developer fees	1,745,229	3,130,072
Gain on sale of land held for development	-	9,543,304
Total revenues	81,790,376	92,938,140
Expenses:		
Housing assistance payments	43,806,810	46,535,023
Administrative	7,697,244	9,997,639
Maintenance	5,603,704	6,266,744
Tenant services	3,363,743	3,139,772
Utilities	2,217,714	1,749,109
Depreciation and amortization	2,121,346	2,124,269
General	2,029,498	5,131,919
Protective services	557,498	434,689
Total expenses	67,397,557	75,379,164
Change in net position	\$ 14,392,819	\$ 17,558,976

HOUSING AUTHORITY OF THE COUNTY OF KERN

MANAGEMENT'S DISCUSSION AND ANALYSIS

Economic Factors

Significant economic factors affecting the Housing Authority are:

- Fluctuations in federal funding from the Department of Housing and Urban Development and one-time State funding for housing development
- Local employment trends which can affect tenant rental revenue
- Inflationary pressure on utility rates, supplies, labor costs and other housing-related costs

Contacting the Authority's Financial Management

This financial report is designed to provide the Board, our residents, citizens, grantors and creditors with a general overview of the Housing Authority's finances and to demonstrate the Housing Authority's accountability for the money it receives. Questions regarding this report or requests for additional information may be directed to Diana Elliott, Finance Director, 601 24th Street, FRNT, Bakersfield, California 93301.

DRAFT #3 - 03.10.2026

HOUSING AUTHORITY OF THE COUNTY OF KERN

STATEMENT OF NET POSITION (Page 1 of 2)

June 30, 2025

ASSETS

Current Assets

Cash and cash equivalents (Note 2)	\$ 10,021,254
Receivables:	
Tenant rent, net of allowance for credit losses of \$531,048	1,057,822
Government	172,190
Other	3,436,244
Due from related party properties (Note 15)	4,664,487
Land held for development (Note 3)	7,123,514
Prepaid expenses and other	75,782
Total current assets	26,551,293

Restricted Cash (Note 2)

Escrow funds - Family Self Sufficiency Program	1,454,772
Restricted for HAP payments	7,266,418
Reserves and other (Note 10)	4,274,580
Total restricted cash	12,995,770

Capital Assets (Notes 5 and 7)

Land and improvements	23,619,140
Buildings and improvements	105,399,299
Equipment	2,538,409
Construction in progress	20,600,471
	<u>152,157,319</u>
Less accumulated depreciation	84,960,819
Total net capital assets	67,196,500

Other Assets

Notes receivable (Note 4)	52,058,583
Interest receivable	6,596,030
Investment in partnerships (Note 6)	762,941
Other	216,900
Total other assets	59,634,454

Deferred Outflows of Resources

Pension (Note 8)	4,098,306
Other postemployment benefits (Note 9)	3,796,378
Total deferred outflows of resources	7,894,684
Total assets and deferred outflows of resources	\$ 174,272,701

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE COUNTY OF KERN

STATEMENT OF NET POSITION (Page 2 of 2)

June 30, 2025

LIABILITIES AND NET POSITION

Current Liabilities

Accounts payable	\$ 1,406,631
Current portion of compensated absences (Note 7)	104,715
Accrued expenses	676,957
Current portion of long-term debt (Note 7)	952,489
Tenant security deposits	574,957
Deferred revenue	1,471,541
Total current liabilities	<u>5,187,290</u>

Long-term Liabilities

Long-term debt, less current portion (Note 7)	11,890,199
Compensated absences, less current portion (Note 7)	553,251
Accrued interest payable	2,580,367
Escrow liability - Family Self Sufficiency Program	1,454,772
Net pension liability (Notes 7 and 8)	12,143,353
Net OPEB liability (Notes 7 and 9)	4,715,500
Total long-term liabilities	<u>33,337,442</u>

Deferred Inflows of Resources

Pension (Note 8)	289,837
Other postemployment benefits (OPEB) (Note 9)	2,962,095
Total deferred inflows of resources	<u>3,251,932</u>
Total liabilities and deferred inflows of resources	<u>41,776,664</u>

Contingencies (Note 14)

Net Position (Note 11)

Net investment in capital assets	54,353,812
Restricted	8,714,870
Unrestricted	69,427,355
Total net position	<u>132,496,037</u>

Total liabilities, deferred inflows of resources and net position

\$ 174,272,701

HOUSING AUTHORITY OF THE COUNTY OF KERN

**STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
Year Ended June 30, 2025**

Operating Revenues	
Operating grants	\$ 61,697,133
Tenant rents	8,346,404
Miscellaneous	2,955,446
Other grants	2,419,027
Management fee income	1,778,993
Developer fees	1,745,229
Total operating revenues	<u>78,942,232</u>
Operating Expenses	
Housing assistance payments	43,806,810
Administrative salaries and benefits	6,335,915
Ordinary maintenance and operations	5,007,909
Tenant services	3,363,743
Utilities	2,217,714
Depreciation and amortization	2,121,346
Other administrative expenses	1,361,329
Other general expense	864,199
Extraordinary maintenance	595,795
Protective services	557,498
Insurance	460,802
Total operating expenses	<u>66,693,060</u>
Operating income	<u>12,249,172</u>
Nonoperating Revenues (Expenses)	
Investment income	2,715,634
Gain on sale of capital assets	13,885
Loss on investment in partnerships	118,625
Interest expense	(704,497)
Net nonoperating revenues	<u>2,143,647</u>
Change in net position	<u>14,392,819</u>
Net position, beginning of year, as originally stated	116,396,995
Prior period adjustment (Note 16)	1,706,223
Net position, beginning, as restated	<u>118,103,218</u>
Net position, end of year	<u>\$ 132,496,037</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE COUNTY OF KERN

STATEMENT OF CASH FLOWS (PAGE 1 OF 2)

Year Ended June 30, 2025

Operating Activities	
Cash grants received	\$ 65,780,718
Cash received from tenants	8,442,607
Other operating income	7,711,180
FSS Escrows	215,958
Payments to employees	(10,232,691)
Payments to suppliers for good and services	(17,335,167)
Housing assistance payments	(43,806,810)
Net cash provided by operating activities	<u>10,775,795</u>
Capital and Related Financing Activities	
Proceeds from sale of capital assets	13,885
Proceeds from long-term debt	59,778
Payments of interest on long-term debt	(471,125)
Repayment of long-term debt	(2,041,200)
Purchases of capital assets	(1,451,695)
Net cash (used in) capital and related financing activities	<u>(3,890,357)</u>
Investing Activities	
Disbursements on notes receivable	(11,674,560)
Payments received on note receivable	415,000
Interest payments received	712,700
Net cash (used in) investing activities	<u>(10,546,860)</u>
Net decrease in cash, cash equivalents, and restricted cash	<u>(3,661,422)</u>
Cash, cash equivalents, and restricted cash:	
Beginning of year	26,678,446
End of year	<u>\$ 23,017,024</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE COUNTY OF KERN

STATEMENT OF CASH FLOWS (PAGE 2 OF 2)

Year Ended June 30, 2025

**Reconciliation of Operating Income to Net Cash
Provided By Operating Activities**

Operating income	\$ 12,249,172
Adjustments to Reconcile Operating Income to Net Cash Provided By Operating Activities:	
Depreciation and amortization	2,121,346
Provision for uncollectible accounts	505,278
Changes in assets, deferred outflows, liabilities and deferred inflows (Increase) decrease in:	
Receivables	1,990,791
Land held for development	4,612,872
Prepaid expenses and other	(208,677)
Other assets	(216,900)
Deferred outflows of resources	573,811
Due from related party properties	(4,664,487)
Increase (decrease) in:	
Accounts payable	(4,210,379)
Accrued expenses	(620,227)
Tenant security deposits	10,308
Deferred revenue	764,719
Escrow liability - Family Self Sufficiency Program	215,957
Net pension liability	(1,293,788)
Net OPEB liability	(1,143,901)
Deferred inflows of resources	89,900
Net cash provided by operating activities	<u>\$ 10,775,795</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Activities and Significant Accounting Policies

Nature of Activities: The Housing Authority of the County of Kern ("the Authority") is a California special purpose stand-alone government organized for the purpose of providing adequate housing for qualified low-income individuals in areas where a shortage of such housing exists. To accomplish this purpose, the Authority has entered into Annual Contribution Contracts with the U.S. Department of Housing and Urban Development (HUD) to be the administrator of the Low Rent and Section 8 programs. The Authority also owns, develops or manages other housing programs in conjunction with other Federal, State or Local agencies.

A summary of the Authority's significant accounting policies follows:

Use of Estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates with respect to the Authority's financial statements include the net pension liability, the net other post-employment benefits (OPEB) liability, and the deferred outflows and inflows of resources.

Reporting Entity: The Authority's financial statements include the accounts of all the Authority's operations. The criteria for including organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include how the budget is adopted, whether debt is secured by general obligation of the Authority, the Authority's duty to cover any deficits that may occur, and supervision over the accounting functions. The Authority has no oversight responsibility for any other entity, nor is the Authority's operation a component unit of any other governmental entity. Therefore, the reporting entity consists only of Authority operations.

Basis of Presentation: The Authority accounts for its operations as an enterprise fund, and the accompanying financial statements reflect the flow of economic resources measurement focus and the full accrual basis of accounting in conformity with the Uniform System of Accounts for Special Districts as prescribed by the Controller of the State of California. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of the related cash flows.

An enterprise fund distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenue of the Authority's enterprise funds is dwelling rental income, a large portion of which is provided by operating grants. Operating expenses of the Authority include the cost of services provided, administrative expenses, depreciation and amortization on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Budget: Although a budget is adopted annually, it is used primarily as a guideline for the Board in regulating expenditures. There is no legal requirement to stay within the adopted budget in the payment or classification of expenditures.

Cash, Cash Equivalents and Restricted Cash: For purposes of reporting cash flows, the Authority considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents. In addition, included as cash and cash equivalents are funds restricted for their use, regarding liquidity, such as escrow funds, Housing Assistance Payments (HAP) payments, debt service reserve and other reserves. See additional discussion at Note 10.

Receivables: Tenant receivables are principally amounts due from tenants or claims for damage or unreported income. The Authority's reserve for uncollectable receivables is based upon its past experience.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Other receivables are principally amounts advanced to properties developed or managed by the Authority.

Land Held for Development: Land held for development consists of land and pre-development costs incurred by the Authority on future projects.

Capital Assets: Property and equipment is stated at cost with a capitalization policy of \$5,000 or greater for items that are expected to be utilized by the Authority in excess of one year. The federal government retains a reversionary interest in property and equipment acquired with federal funds. Depreciation of property and equipment is computed on the straight-line method over the following estimated useful lives:

	<u>Years</u>
Land improvements	15
Buildings and improvements	5-40
Equipment	5-10

Tenant Security Deposits: Security deposits are accounted for separately and are deposited in a segregated account for certain programs.

Compensated Absences: Full-time employees are entitled to vacation and sick leave benefits based on their length of employment. Compensated absences either vest or accumulate and are accrued when they are earned.

Pensions: For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's California Public Employees' Retirement System (CalPERS) Plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Post-Employment Benefits (OPEB): For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Authority's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Year Ended:	June 30, 2025
Valuation Date:	June 30, 2024
Measurement Date:	June 30, 2024
Measurement Period:	July 1, 2023 to June 30, 2024

Net Position: The basic financial statements utilize a net position presentation. Net position is categorized as invested in capital assets (net of related debt), restricted and unrestricted.

- *Net Investment in Capital Assets:* This category groups all capital assets, including infrastructure, into one component of net assets. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

- *Restricted Net Assets:* This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- *Unrestricted Net Assets:* This category represents net assets of the Authority not restricted for any project or other purpose.

Authoritative Pronouncements Adopted: The Authority has adopted all current Statements of Governmental Accounting Standards Board (GASB) that are applicable. For the year ended June 30, 2025, the Agency implemented the following new standards issued by GASB:

- In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this Statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

- In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures. State and local governments face a variety of risks that could negatively affect the level of service they provide or their ability to meet obligations as they come due. Although governments are required to disclose information about their exposure to some of those risks, essential information about other risks that are prevalent among state and local governments is not routinely disclosed because it is not explicitly required. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This Statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosure should include descriptions of the following:

- The concentration or constraint
- Each event associated with the concentration or constraint that could cause a substantial impact if the event had occurred or had begun to occur prior to the issuance of the financial statements
- Actions taken by the government prior to the issuance of the financial statements to mitigate the risk.

Authoritative Pronouncements Not Yet Adopted: The following statements issued by the GASB is effective for year ends after June 30, 2025 and management is evaluating the impact of the implementation of these statements on their financial statements.

- In April 2024, the GASB issued Statement No. 103, Financial Reporting Model Improvements. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

This Statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This Statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this Statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This Statement emphasizes that the analysis provided in MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this Statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

This Statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

This Statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this Statement requires that a subtotal for operating income (loss) and noncapital subsidies be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as (1) resources received from another party or fund (a) for which the proprietary fund does not provide goods and services to the other party or fund and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund (a) for which the other party or fund does not provide goods and services to the proprietary fund and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

This Statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

This Statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

- In September 2024, the GASB issued Statement No. 104, Disclosure of Certain Capital Assets. State and local governments are required to provide detailed information about capital assets in notes to financial statements. Statement No. 34, Basic Financial Statements—and Management’s Discussion and Analysis—for State and Local Governments, requires certain information regarding capital assets to be presented by major class. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets.

This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class.

This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

- In December 2025, the GASB issued Statement No. 105, Subsequent Events. The primary objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users.

This Statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This Statement describes the date the financial statements are available to be issued as the date at which (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This Statement also requires the date through which subsequent events have been evaluated to be disclosed.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

This Statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

Subsequent Events: The Authority has evaluated subsequent events through [DATE], the date on which the financial statements were available to be issued. There were no subsequent events identified by management which would require disclosure in the financial statements.

Note 2. Cash, Cash Equivalents and Restricted Cash

Cash, cash equivalents and restricted cash held by the Authority at June 30, 2025 consisted of:

Cash in bank and on hand	\$ 22,766,369
Certificates of deposit	190,392
State of California Local Agency Investment Fund (LAIF)	60,263
	<u>\$ 23,017,024</u>

Cash, cash equivalents and restricted cash are presented in the accompanying financial statements as follows:

Current	\$ 10,021,254
Restricted	12,995,770
	<u>\$ 23,017,024</u>

Disclosure Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. All Authority investments are considered short-term investments with maturities of 12 months or less.

Disclosure Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority is required to disclose the rating for all investments. Cash invested in the Local Agency Investment Fund (LAIF) is considered "exempt for disclosure" under GASB 40.

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able recover its deposits or not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Authority's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Cash equivalents in Investments in State Investment Pool

The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the Authority's investment in this pool is reported in the accompanying financial statements at amounts based upon the Authority's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to be the amortized cost of that portfolio). The balance available for withdrawal is based on the account records maintained by LAIF, which are recorded on an amortized cost basis.

Note 3. Land Held for Development

Costs incurred in conjunction with land held for development include costs associated with the purchase of the land as well as all other costs incurred to ready the land for development. All costs incurred are included in the total amount of land held for development and sold to the project at the time of development. Land held for development costs of \$7,123,514 at June 30, 2025, consists of costs related to new and ongoing developments.

Note 4. Notes Receivable

Notes receivable as of June 30, 2025 are comprised of the following:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025	Due Within One Year
Maganda Park RAD, LP (a)	\$ 2,231,261	\$ -	\$ -	\$ 2,231,261	\$ -
Greenfield Housing, LP (b)	1,278,195	-	-	1,278,195	-
Milagro del Valle RAD, LP (c)		1,574,560	-	1,574,560	-
Columbus Haven, LP (d)	650,000	-	-	650,000	-
Rancho Algodon, LP (e)	265,000	-	-	265,000	-
Rio Vista RAD, LP (f)	2,980,000	-	-	2,980,000	-
Rio Vista RAD, LP (g)	860,000	-	-	860,000	-
Sunnyslane Village Housing Partners, LP (h)	800,000	-	-	800,000	-
Almond Village, LP (i)	400,000	-	-	400,000	-
Benton Park Cottages, LP (j)	365,000	-	-	365,000	-
GEAHI Old Town Kern, LP (k)	450,000	-	-	450,000	-
North Maple Avenue Childcare Center (l)	537,567	-	-	537,567	-
North Maple Avenue 4% LP (m)	303,000	-	-	303,000	-
North Maple Avenue 9% LP (n)	375,000	-	-	375,000	-
East Hills Associates LP (o)	1,439,000	-	-	1,439,000	-
Adelante Vista RAD, LP (p)	15,460,000	-	-	15,460,000	-
Delano RAD, LP (q)	11,990,000	-	-	11,990,000	-
Golden Empire Affordable Housing, Inc. (r)	415,000	-	415,000	-	-
Letzring RAD, LP (s)	-	7,000,000	-	7,000,000	-
CityServe Kern, LP (t)	-	3,100,000	-	3,100,000	-
	\$ 40,799,023	\$ 11,674,560	\$ 415,000	\$ 52,058,583	\$ -

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

- (a) Note issued in 2024 to Maganda Park RAD, LP, a low-income tax credit project totaling \$2,231,261. Payments of accrued interest at 4.4% and then principal are required based on residual receipts of the project. The note is due on February 28, 2080. The notes are secured by a deed of trust.
- (b) Two notes issued in 2006 to Greenfield Housing, LP, a low-income tax credit project (Note 6) totaling \$1,278,195. The notes have a term of 55 years with interest at 5% and are payable out of residual receipts. The notes are secured by a deed of trust.
- (c) Two notes issued in 2024, funded in 2025, to Milagro del Valle RAD, LP, a low-income tax credit project, in the amount of \$1,154,560 at 4.4% interest and \$420,000 at 3% interest. Payments of accrued interest and then principal are required based on residual receipts of the project. The note is due February 2081. The notes are secured by a deed of trust.
- (d) Note issued in 2012 to Columbus Haven, LP, a low-income tax credit project (Note 6), for \$650,000 at 5% interest. Payments of accrued interest and then principal are required based on residual receipts of the project. The note is due December 2067 and is secured by a deed of trust.
- (e) Note issued in 2014 to Rancho Algodon, LP, a low-income tax credit project for \$265,000. Payments of accrued interest at 4% and then principal are required based on residual receipts of the project. The note is due October 2054 and is secured by a deed of trust.
- (f) Note issued in 2014 to Golden Empire Affordable Housing, Inc. and then assigned to Rio Vista RAD, LP (Note 6) for \$2,980,000. Payments of accrued interest at 3.14% and then principal are required based on residual receipts of the project. The note is due June 2070 and is secured by a deed of trust.
- (g) Note issued in 2014 to Rio Vista RAD, LP, a low-income tax credit project (Note 6) for \$860,000. Payments of accrued interest at 7% and then principal are required based on residual receipts of the project. The note is due on June 1, 2070 and is secured by a deed of trust.
- (h) Note issued in 2014 to Sunnyside Village Housing Partners, LP, a low-income tax credit project, for \$800,000. Payments of accrued interest at 4% and then principal are required based on residual receipts of the project. The note is due on December 2069 and is secured by a deed of trust.
- (i) Note issued in 2015 to Almond Village, LP, a low-income tax credit project (Note 6) for \$400,000. Payments of accrued interest at 2.19% and then principal are required based on residual receipts of the project. The note is due on December 2072 and is secured by a deed of trust.
- (j) Note issued in May 2021 to Benton Park Cottages, LP, a low-income tax credit property (Note 6), for \$365,000, with a zero interest borrowing rate. Payments towards principal are required based on residual receipts of the project commencing June 1 of the year after disbursement and on June 1 each year thereafter. The note is due December 2078 and is secured by deed of trust.
- (k) Note issued in 2015 to GEAH Old Town Kern, LP, a low-income tax credit project, for \$450,000. Payments of accrued interest at 4% and then principal are required based on residual receipts of the project. The note is due on December 2070 and is secured by a deed of trust.
- (l) Note in the amount of \$550,000 executed December 2017 with funds disbursed September 2018, of \$537,567, to North Maple Avenue Child Care Center, LLC, to finance the development of a childcare center on the property located on Maple Avenue in the City of Wasco, California. The note is non-interest bearing and principal payments are required based on residual receipts of the project. The note is due December 2092 and is secured by a deed of trust.
- (m) Note issued in May 2020 in the amount of \$303,000 to North Maple Avenue 4% LP (Note 6), to finance the installation of solar energy equipment on the property located in the City of Wasco, County of Kern. The note is non-interest bearing and no annual payments are required. Payment in full is due upon the expiration of the term. The note is due in May 2075 and is secured by a deed of trust.

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(n) Note issued in 2019 to North Maple Avenue 9%, LP, a low-income tax credit project (Note 6), for \$375,000. Payments of accrued interest at 2.5% and then principal are required based on residual receipts of the project commencing June 1 of the year after disbursement and on June 1 of each year thereafter. The note is due July 2074 and is secured by a deed of trust.

(o) Note issued in June 2020 to East Hills Associates LP, a low-income tax credit property (Note 6), for \$1,439,000. Payments of accrued interest at 3% and then principal are required based on residual receipts of the project commencing June 1 of the year after disbursement and on June 1 each year thereafter. The note is due June 2075 and is secured by deed of trust.

(p) Three notes issued in June 2023 to Adelante Vista RAD, LP, a low-income tax credit property, for \$15,460,000. Payments of accrued interest at 5% and then principal are required based on residual receipts of the project commencing June 1 of the year after disbursement and on June 1 each year thereafter. The notes are due May 2078 and is secured by deed of trust.

(q) Two notes issued in June 2023 to Delano RAD, LP, a low-income tax credit property, for \$11,990,000. Payments of accrued interest at 5% and then principal are required based on residual receipts of the project commencing June 1 of the year after disbursement and on June 1 each year thereafter. The notes are due July 2080 and is secured by deed of trust.

(r) Note issued in November 2023 in the amount of \$415,000 to Golden Empire Affordable Housing, Inc. The note bears interest at 5% and all outstanding principal and interest is due twelve months after the date of the note.

(s) Note issued in April 2025 to Letzring RAD, LP, a low-income tax credit property for \$7,000,000. Payments of accrued interest at 3% and then principal are required based on residual receipts of the project commencing June 1 of the second year after disbursement and on June 1 each year thereafter. The note is due April 2080 and is secured by deed of trust.

(t) Note in the amount of \$3.1 million executed in October 2024 with funds disbursed January 2025 to CityServe Kern, LP to finance construction funding shortfalls for the Elevate Homekey project. The note bears interest at 4.19% and principal payments are required based on residual receipts of the project. The note is due June 2027.

Note 5. Capital Assets

Capital asset activity for the year ended June 30, 2025 is comprised of the following:

	Balances June 30, 2024	Additions	Deletions	Balances June 30, 2025
Land	\$ 10,826,111	\$ -	\$ -	\$ 10,826,111
Land improvements	12,041,105	751,924	-	12,793,029
Buildings and improvements	105,399,299	-	-	105,399,299
Equipment	2,538,409	-	-	2,538,409
Construction in progress	20,449,700	699,771	549,000	20,600,471
	151,254,624	1,451,695	549,000	152,157,319
Less accumulated depreciation	82,839,473	2,121,346	-	84,960,819
	\$ 53,369,110	\$ (669,651)	\$ 549,000	\$ 67,196,500

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Note 6. Investment in Partnerships

The Authority has interests in various partnerships that develop and operate low-income projects. The projects are operated as limited partnerships and are accounted for on the equity method.

- Milagro del Valle, L.P. operates a 46-unit project in McFarland, California. The Authority has loaned \$1,200,000 to this partnership. On May 1, 2018 the Authority became the Limited Partner. In 2024, the Authority withdrew its interest and transferred it to Milagro del Valle RAD, LP.
- Greenfield Housing, L.P. operates a 35-unit project in Bakersfield, California. The Authority has loaned \$1,278,195 to this partnership (Note 4), and contributed land with a value of \$600,000 as a capital contribution. Enterprise Housing Partners XIV, LP withdrew its interest and transferred it to the Authority in 2022.
- Casas de Valle, L.P. operates a 35-unit project in Delano, California. On March 31, 2022 the Authority became the Limited Partner.
- GEahi Park Place Associates Limited Partnership operates a 80-unit project in Bakersfield, California. On December 31, 2016 the Authority became the Limited Partner.

The investments in the respective limited partnerships for the year ended June 30, 2025 are as follows:

	Balances June 30, 2024	Allocation of Income	Balances June 30, 2025
Milagro del Valle, L.P.	(118,346)	118,346	-
Greenfield Housing, L.P.	761,688	279	761,967
Casas del Valle, L.P.	11	-	11
GEahi Park Place Associates Limited Partnership	963	-	963
	<u>\$ 644,316</u>	<u>\$ 118,625</u>	<u>\$ 762,941</u>

Additionally, the Authority has formed various single member limited liability company's (LLC's) to serve as the Administrative General Partner with ownerships of 0.005% as follows:

Name of Limited Liability Company	Name of Partnership
Kern Housing, LLC	GEahi Old Town Kern, LP *
Kern Housing II, LLC	Rancho Algodon, LP *
Kern Housing III, LLC	Rio Vista RAD, LP *
Kern Housing IV, LLC	Almond Village, LP *
Kern Housing V, LLC	Plymouth Rock
Kern Housing VI, LLC	North Maple Avenue 9%, LP *
Kern Housing VII, LLC	North Maple Avenue 4%, LP *
Kern Housing VIII, LLC	Mountain View Village, LP
Kern Housing IX, LLC	East Hills Associates, LP *
Kern Housing X, LLC	Benton Park Cottages, LP *
Kern Housing XI, LLC	Parkside Apartments Delano, LP
Kern Housing XII, LLC	22nd Street Lofts, LP
Kern Housing XIII, LLC	Potomac Housing Development, LP
Kern Housing XIV, LLC	6th Street Apartments
Kern Housing XV, LLC	Wasco Senior Housing, LP
Kern Housing XVI, LLC	Pioneer Drive Apartments, LP

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Name of Limited Liability Company	Name of Partnership
Kern Housing XVII, LLC	Adelanta Vista RAD, LP *
Kern Housing XVIII, LLC	Delano RAD, LP *
Kern Housing VIX, LLC	Renaissance at Baker LP
Kern Letzring Housing, LLC	Letzring RAD LP *
Kern Maganda Park, LLC	Maganda Park RAD LP *
Kern Milagro Del Valle, LLC	Milagro del Valle RAD LP *
Kern Niles, LLC	Niles RAD LP
Kern Arvin RAD, LLC	Arvin RAD LP

* The Authority has loaned funds to these partnerships. See additional discussion at Note 4.

Note 7. Long-term Debt

Following is the activity in long-term debt during the year ended June 30, 2025:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025	Due Within One Year
Tri-Counties Bank -					
Quincy St Apartments (a)	337,947	-	43,338	294,609	45,297
USDA - RD (b)	2,060,687	-	360,404	1,700,283	211,810
USDA - County of Kern - HOME (c)	2,376,319	9,778	-	2,386,097	-
USDA - RD Grove Apartments (d)	340,220	-	8,571	331,649	3,681
Citizens Business Bank - Grove (e)	153,189	-	18,234	134,955	10,370
NSP - City of Bakersfield (f)	1,207,464	-	1,207,464	-	-
NSP - County of Kern (g)	3,081,248	-	137,588	2,943,660	-
West America Bank					
Central Office (h)	2,482,575	-	167,366	2,315,209	172,276
County of Kern:					
HOME Foster Care (i)	262,486	-	-	262,486	-
Citizens Business Bank: NSP (j)	47,461	-	20,068	27,393	21,439
Tri Counties Bank (k)	256,514	-	28,167	228,347	37,616
Mon - City of Bakersfield (l)	150,000	50,000	-	200,000	-
VSD - City of Bakersfield (l)	1,350,000	-	50,000	1,300,000	-
California Department of Housing and Community Development (m)	268,000	-	-	268,000	-
GEAHI II (n)	450,000	-	-	450,000	450,000
	14,824,110	59,778	2,041,200	12,842,688	952,489
Compensated Absences	677,728	-	19,762	657,966	104,715
Net Pension Liability	13,436,141	-	1,292,788	12,143,353	-
OPEB Liability	5,859,400	678,280	1,822,180	4,715,500	-
	<u>\$ 34,797,379</u>	<u>\$ 738,058</u>	<u>\$ 5,175,930</u>	<u>\$ 30,359,507</u>	<u>\$ 1,057,204</u>

(a) Quincy Street Apartments – Tri-Counties Bank – The note in the amount of \$462,000 was used for the purchase of the Quincy Street apartment complex. The note dated April 16, 2021, bears interest at 4.5%, is payable over 10 years in monthly installments of \$4,814, and is due May 2031. The note is secured by a deed of trust.

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(b) *USDA-RD* – The notes to USDA Rural Development (RD) were incurred for the construction or modernization of farm labor projects. The notes accrue interest at rates ranging from 1% to 4% and require monthly payments currently totaling \$20,243, due in June 2037. The notes are secured by a deed of trust.

(c) *USDA – County of Kern – HOME* – The County of Kern HOME loans were incurred for the construction or modernization of farm labor projects. The loans are payable from project cash flow as defined in the agreement, with interest at 3%, due in November 2029, March 2030, November 2030 and March 2034, and are secured by a deed of trust.

(d) *USDA Rural Development (RD)* – As part of the purchase of the Grove apartment complex, the Authority assumed an existing loan in the amount of \$373,933. The loan is payable over 30 years in monthly installments of \$1,966, and is due in December 2036 with interest at 1%, secured by a deed of trust.

(e) *Citizens Business Bank – Grove* – The note in the original amount of \$255,000 was for the purchase of the Grove apartment complex. The note dated December 1, 2006, bears interest at 7.25%, is payable over 20 years in monthly installments of \$1,617, is due in December 2026, and is secured by a deed of trust.

(f) *Neighborhood Stabilization Program (NSP) – City of Bakersfield* – A portion of the City of Bakersfield's NSP funding was allocated to the Authority to purchase and rehabilitate foreclosed units. Property restrictions include limiting sales and renting to qualified families. The loan is non-interest bearing and forgivable over the life of the loan and is secured by a deed of trust. *This loan was fully forgiven in the current year.*

(g) *NSP–County of Kern* – A portion of the County of Kern's NSP funding was allocated to Golden Empire Affordable Housing, Inc., a non-profit corporation which purchased and rehabilitated foreclosed units under the terms of the Program. In December 2010 the Authority purchased the units by assuming the loan to the County of Kern. The loan is non-interest bearing, allows for a 15-year extension and is forgivable at the end of the extension, providing affordability provisions are maintained. The loan is secured by a deed of trust and is due in June 2034.

(h) *West America Bank* – The Central Office note was issued during 2001 in the amount of \$4,200,000 for the financing of the Authority's central office complex. Principal payments on the note began in April 2004, with a 15-year term and a 25-year amortization schedule. The note is payable in semi-annual installments of \$159,393 and is due in October 2016. Per the agreement the interest rate is adjusted every five years. Interest was adjusted as of April 19, 2011 and was 5.36% at June 30, 2016. In October 2016, the terms of the note were amended, whereby the note is payable in semi-annual principal and interest installments of \$85,071 at 2.90% interest, due October 2036. The note is secured by a deed of trust.

(i) *County of Kern HOME Foster Care* – The Authority borrowed \$266,000 of HOME Program funds from the County of Kern for the acquisition and rehabilitation of the Belle Terrace Foster Care project. The note accrues interest at 3% and is payable 30 years from project completion. No payments of principal or interest are due until the maturity date. If the terms of the agreement are complied with, the note will be forgiven 30 years from the date of project completion which is February 2032. The note is secured by a deed of trust.

(j) *Citizen's Business Bank (CBB)* – The CBB loan is a refinance of a prior Rabobank loan incurred as additional funding for NSP properties. The CBB loan was dated October 3, 2011, for a new debt of \$220,000 with a 15-year term at 6% interest. The note requires monthly installments of \$1,867 and matures in September 2026. The loan is secured by a deed of trust.

(k) *Tri-Counties Bank* – The note in the original amount of \$505,000 was used for tenant improvements of the Clínica Sierra Vista commercial space. The note dated December 1, 2014 bears interest at 5%, is payable over 15 years in monthly installments of \$4,004 with a balloon payment of approximately \$6,500 due on April 5, 2030. The note is secured by a deed of trust.

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(l) *Mon – City of Bakersfield* – The note in the original amount of \$1,500,000 was used for tenant improvements of which \$1,350,000 is allocated to Villa San Dimas and \$150,000 is allocated to Monterey Street. The note was funded on October 5, 2016, bears interest at 1%, is payable over 55 years in annual installments of \$57,458, and is due on April 1, 2072. The annual payments on the Monterey portion of the loan are based on residual receipts. The note is secured by a deed of trust.

(m) *California Department of Housing and Community Development* – The note in the amount of \$470,918 was assumed by the Authority as of August 15, 2016 for the purchase of Villa San Dimas. The note bears interest at a daily rate of \$22.33 payable annually, unless deferred due to insufficient cash flow, with all principal and accrued interest due in March 2031. Prepayments of principal can be made only with HCD approval. The note is secured by a deed of trust.

(n) *Golden Empire Affordable Housing, Inc. II* – The note in the amount of \$450,000 was used for the purchase of the Bernard Street property in Bakersfield, California. The note bears interest at 3% and is due in full by June 30, 2026. The note is secured by a deed of trust.

Aggregate maturities of long-term debt as of June 30, 2025 are due in future years as follows:

Years Ended June 30,	Principal	Interest	Total
2026	\$ 952,489	\$ 185,616	\$ 1,138,105
2027	612,637	168,049	780,686
2028	493,841	152,542	646,383
2029	2,118,092	138,879	2,256,971
2030	636,300	1,733,409	2,369,709
2031 - 2035	5,738,249	1,163,139	6,901,388
2036 - 2040	546,208	277,427	823,635
2041 - 2045	51,089	235,964	287,053
2046 - 2050	68,913	199,242	268,155
2051 - 2055	92,953	153,293	246,246
2056 - 2060	31,917	104,523	136,440
2061 - 2065	-	73,453	73,453
2066 - 2070	-	39,320	39,320
2071 - 2073	1,500,000	4,980	1,504,980
	<u>\$ 12,842,688</u>	<u>\$ 4,629,836</u>	<u>\$ 17,472,524</u>

Note 8. Pension Plan

General Information about the Pension Plan

Plan Description. All qualified employees are eligible to participate in the Authority's Miscellaneous Plan, an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plan are established by State statutes and Local Government resolution. The Authority selects optional benefit provisions from the benefit menu by contract with CalPERS and adopts those benefits through a resolution of the Board of Commissioners. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

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Benefits Provided. CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following; the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan's provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Prior to July 1, 2013	On or after July 1, 2013
Hire date		
Benefit formula	2% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50-55	52-67
Monthly benefits, as a % of eligible compensation	2.0% to 2.7%	1.0% to 2.5%
Required employee contribution rates	8%	7.63%
Required employer contribution rates	8.5%	9.17%

Employees Covered: At June 30, 2025, the following employees were covered by the benefit terms for the Plan:

Inactive employees or beneficiaries currently receiving benefits	121
Inactive employees entitled to but not yet receiving benefits	-
Active employees	194
Total	315

Contributions. Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions.

Net Pension Liability

The Authority's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan for the year ended June 30, 2025 is measured as of June 30, 2024, using an annual actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. summary of principal assumptions and methods used to determine the net pension liability is shown below.

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NOTES TO FINANCIAL STATEMENTS

Actuarial Assumptions: The total pension liability in the June 30, 2025 actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry Age Actuarial Cost Method
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Payroll Growth	2.80%
Projected Salary Increase	(1)
Investment Rate of Return	6.80% (2)
Mortality	(3)

(1) Varies by entry age and service

(2) Net of pension plan investment and administrative expenses; includes inflation

(3) 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full gestational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate. The discount rate used to measure the total pension liability at the June 30, 2024 measurement date was 6.90% for the Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then set adjusted to account for assumed administrative expenses of 10 Basis points.

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The expected real rates of return by asset class are as follows:

Asset Class	Target Allocation	Real Return (1), (2)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00%	3.84
Private Equity	13.00%	7.28
Treasury	5.00%	0.27
Mortgage-backed Securities	5.00%	0.50
Investment Grade Corporates	10.00%	1.56
High Yield	5.00%	2.27
Emerging Market Debt	5.00%	2.48
Private Debt	5.00%	3.57
Real Assets	15.00%	3.21
Leverage	(5.00)	(0.59)

(1) An expected inflation of 2.30% used for this period

(2) Figures are based on the 2021 Asset Liability Management Study.

Changes in the Net Pension Liability

The changes in the Net Pension Liability for the year ended June 30, 2025 for the Plan are as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2023	\$ 51,246,060	\$ 37,808,919	\$ 13,437,141
Changes Recognized for the Measurement Period:			
Service cost	1,616,863	-	1,616,863
Interest on the total pension liability	3,477,693	-	3,477,693
Differences between expected and actual experience	(237,027)	-	(237,027)
Net plan to plan resource movement	-	-	-
Changes in assumptions	-	-	-
Changes in benefit terms	-	-	-
Contributions - employer	-	1,811,019	(1,811,019)
Contributions - employee (paid by employer)	-	797,912	(797,912)
Net investment income	-	3,573,151	(3,573,151)
Administrative expenses	-	(30,765)	30,765
Benefit payments, including refunds of employee contributions	(2,832,224)	(2,832,224)	-
Other miscellaneous income/expense	-	-	-
Net changes	2,025,305	3,319,093	(1,293,788)
Balance at June 30, 2024	\$ 53,271,365	\$ 41,128,012	\$ 12,143,353

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Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following presents the net pension liability of the Authority for the Plan, calculated using the discount rate for the Plan, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease		5.90%
Net Pension Liability	\$	19,157,243
Current Discount Rate		6.90%
Net Pension Liability	\$	12,143,353
1 % Increase		7.90%
Net Pension Liability	\$	6,357,937

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2025, the Authority had a pension (benefit) of (\$802,157). At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 2,247,472	\$ -
Changes in assumptions	553,545	-
Differences between expected and actual experience	681,834	(289,837)
Net differences between projected and actual earnings on plan investments	615,455	-
Total	<u>\$ 4,098,306</u>	<u>\$ (289,837)</u>

\$2,247,472 reported as deferred outflows of resources related to contributions subsequent to the measurement date of June 30, 2024 will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year ended June 30,	
2026	\$ 423,997
2027	1,365,317
2028	(6,039)
2029	(222,278)
	<u>\$ 1,560,997</u>

Payables to the Pension Plan

At June 30, 2025, there were no amounts payable to the pension plan.

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NOTES TO FINANCIAL STATEMENTS

Note 9. Other Postemployment Benefits (OPEB)

Plan Description. The Housing Authority of the County of Kern Postemployment Benefits Plan (the Plan) is a single-employer, defined benefit healthcare plan administered by the Authority. The Plan provides medical insurance benefits to eligible employees and their spouses. The retiree and his or her beneficiaries receive this coverage for the life of the retiree. The retiree may share premium cost, depending on the coverage choice. Retiree welfare eligibility requires active health coverage just prior to retirement and receipt of pension payments from the California Public Employees' Retirement System (CalPERS), which itself requires at least age 50 (or 52 if hired after 2012) with at least five years of service, or disabled at any age with at least five years of service. If an eligible retiree elects any of the Public Employees' Medical and Hospital Care Act (PEMHCA) HMO/PPO options, then they will receive lifetime Plan cash subsidy equal to 85% of the lowest PEMCHA Other Southern California premium for their level of coverage and Medicare status. Single retirees and surviving spouses pay any excess of their chosen plan's premium over 85% of the lowest single rate. Likewise, retirees with spouse/family coverage pay any excess of their chosen plan's premium over 85% of the lowest two-party/family rate. There is a no "cash in lieu" option for receiving the cash subsidy. Covered dependents of eligible retirees include legal spouses, domestic partners, and unmarried children under age 26 (or any age if wholly dependent on the retiree and incapable of self-support because of a mental or physical incapacity that existed prior to reaching age 19). Surviving spouses of deceased retirees are covered for life, contingent on a Joint & Survivor pension election and continued self-payments. No benefits beyond COBRA are paid to the survivor of an active, even if such active had become fully eligible for retiree benefits (by attaining age 50 or 52 with five years of service) prior to his/her death.

The Authority has joined the California Employees' Retiree Benefit Trust (CERBT), a trust maintained by CalPERS, as a retiree welfare prefunding vehicle for any California public sector employer.

Employees Covered. As of the June 30, 2024 actuarial valuation, the following current and former employees were covered by the benefit terms under the Plan.

Active employees	201
Inactive employees or beneficiaries currently receiving benefits	72
Inactive employees entitled to, but not yet receiving benefits	-
	273

Contributions. The Plan and its contribution requirements are established by the Board of Commissioners. The annual contribution is based on the actuarially determined contribution. For the fiscal year ended June 30, 2025, the Authority's cash contributions were \$500,000 in payments to the trust, plus \$486,700 cash benefit payments made outside of the trust, plus \$163,400 implied subsidy, resulting in total payments of \$1,150,100.

Net OPEB Liability. The Authority's net OPEB liability of \$4,715,500 at June 30, 2025 was measured as of June 30, 2024 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2023. The components of the net OPEB liability of the Authority at June 30, 2025 were as follows:

Total OPEB Liability	
Current Retirees	\$ 6,802,100
Active Employees	5,078,800
Total	11,880,900
Plan fiduciary net position	7,165,400
Authority's net OPEB liability	\$ 4,715,500

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Actuarial Assumptions. The total OPEB liability in the June 30, 2024 actuarial valuation was based on the following actuarial methods and assumptions.

Actuarial Assumptions:

Discount Rate	6.40%
Inflation	2.80%
Salary Increases	2.80%
Investment Rate of Return	6.40%
Mortality Rate	(1)
Pre-Retirement Turnover	(2)
Healthcare Trend Rate	(3)

(1) Rates are from the CalPERS study of Miscellaneous Public Agency experience for the twenty years ending June 30, 2019.

(2) Hired Prior to 2013: Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 55" for the twenty years ending June 30, 2019, except that rates have been rounded with each 10-year entry age bracket; Hired in 2013 or later: Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 62" for the twenty years ending June 30, 2019, except that rates have been rounded with each 10-year entry age bracket.

(3) Trend rates begin at various levels, then are graded down each year until they reach an ultimate rate of 4% by 2030/2031 (reflecting the expected long-term trend rate for the medical Consumer Price Index).

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Real Return (1), (2)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00%	3.84
Private Equity	13.00%	7.28
Treasury	5.00%	0.27
Mortgage-backed Securities	5.00%	0.50
Investment Grade Corporates	10.00%	1.56
High Yield	5.00%	2.27
Emerging Market Debt	5.00%	2.48
Private Debt	5.00%	3.57
Real Assets	15.00%	3.21
Leverage	(5.00)	(0.59)

(1) An expected inflation of 2.30% used for this period

(2) Figures are based on the 2021 Asset Liability Management study.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Discount Rate. The discount rate used to measure the total OPEB liability was 6.40 percent for the June 30, 2024 measurement date. The projection of cash flows used to determine the discount rate assumed that Authority contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Changes in the OPEB Liability

The changes in the net OPEB liability for the Plan are as follows:

	Increase (Decrease)		Net OPEB Liability/Asset (c) = (a) - (b)
	Total OPEB Liability (a)	Plan Fiduciary Net Pension (b)	
Balance at June 30, 2024 (Measurement Date June 30, 2023)	\$ 11,868,000	\$ 6,008,600	\$ 5,859,400
Changes recognized for the measurement period:			
Service cost	488,700	-	488,700
Interest cost	707,300	-	707,300
Effect of change in actuarial assumptions/methods	(539,800)	-	(539,800)
Other liability experience loss/(gain)	6,800	-	6,800
Effect of plan amendments	-	-	-
Contributions	-	1,150,100	(1,150,100)
(Benefit payments)	(650,100)	(650,100)	-
(Non-benefit-related admin expenses from plan trusts)	-	(3,059)	3,059
Expected investment return	-	375,424	(375,424)
Investment experience (loss)/gain	-	284,435	(284,435)
Net increase within fiscal 2024/25	12,900	1,156,800	(1,143,900)
Balance at June 30, 2025 (Measurement Date June 30, 2024)	\$ 11,880,900	\$ 7,165,400	\$ 4,715,500

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate. The following presents the net OPEB liability of the Authority if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

1% Decrease Net OPEB Liability	5.40% \$ 6,142,100
Current Discount Rate Net OPEB Liability	6.40% \$ 4,715,500
1% Increase Net OPEB Liability	7.40% \$ 3,521,300

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Sensitivity to the Net OPEB Liability to Changes in the Health Care Cost Trend Rates. The following presents the net OPEB liability of the Authority if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

	1% Decrease (Various initial rates grading to ultimate 3%)	Current Discount Rate (Various initial rates grading to ultimate 4%)	1% Increase (Various initial rates grading to ultimate 5%)
Net OPEB Liability - Measurement date June 30, 2024	\$ 3,348,200	\$ 4,715,500	\$ 6,390,500

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB. For the fiscal years ended June 30, 2025, the Authority recognized OPEB (benefit) of (\$471,820). At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflow of resources related to the OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to the measurement date	\$ 500,000	\$ -
Revised assumptions/methods	1,369,656	(942,318)
Other liability experience loss/(gain)	1,376,641	(1,608,532)
Investment experience loss/(gain)	550,081	(411,245)
	<u>\$ 3,796,378</u>	<u>\$ (2,962,095)</u>

There was no amount reported as deferred outflows of resources related to contributions subsequent to the June 30, 2024 measurement date to be recognized as a reduction of the net OPEB liability during the fiscal year ending June 30, 2026. The other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as expense (income) as follows:

Year ended June 30,	
2026	\$ (181,413)
2027	2,036
2028	(214,218)
2029	28,411
2030	83,268
Later years	616,199
	<u>\$ 334,283</u>

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Note 10. Other Restricted Cash

Other restricted cash at June 30, 2025 consists of the following:

USDA project replacement	\$ 1,406,868
Operating reserve	932,555
Tenant security deposits	574,957
Emergency Housing Voucher program	427,924
Reserve for replacement	423,655
Development reserve account	277,520
Standby letter of credit	229,616
Other reserves	1,485
	<u>\$ 4,274,580</u>

Note 11. Net Position

Net position is restricted for the following uses at June 30, 2025:

USDA project replacement	\$ 1,406,868
HAP payments	7,266,418
Neighborhood Stabilization Program	41,584
	<u>\$ 8,714,870</u>

The unrestricted net assets are all 100% designated for affordable housing activities either by funding source or board designation.

Note 12. Conduit Bonds

The Authority is associated with the issuance of the following tax-exempt Mortgage Revenue Bonds (Bonds) that were issued for various development firms. In the opinion of Authority officials, the Bonds are not and will never become general obligations of the issuer but are limited obligations of the issuer and are payable solely from the sources set forth in the indenture. The Bonds and the premium, if any, and interest thereon do not and never shall constitute a debt or an indebtedness or an obligation of the issuer or the State of California (State) or any other political subdivision of the State or a loan of the faith or credit or the taxing power of any of them, within the meaning of any constitutional or statutory provisions, nor shall the Bonds be construed to create any moral obligation on the part of the issuer, the State or any other political subdivision of the State with respect to the payment of the Bonds. The Bonds shall not be payable from the general revenues of the issuer and in no event shall the Bonds be payable out of any funds or properties other than those specifically pledged therefore. The issuer has no taxing power.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

As of June 30, 2025, the outstanding balances of the Revenue Bonds are as follows:

Description	Issue Date	Amount of Issue	Outstanding Balance June 30, 2025
Multifamily Housing Revenue Bonds - Rancho Algodon	2014	\$ 4,100,000	\$ 709,009
Multifamily Housing Revenue Bonds - Rio Vista RAD	2014	4,000,000	1,067,368
Tax Exempt Mortgage Obligations - 1994 Bond	1994	12,600,000	120,000
Multifamily Mortgage Revenue Note - Benton Park Cottages	2021	5,370,000	1,391,948
Multifamily Mortgage Revenue Note - Pioneer Cottages	2021	6,200,000	1,150,276
Multifamily Mortgage Revenue Note - 22nd Street Lofts	2021	4,753,844	311,631
Multifamily Mortgage Revenue Note - College Heights Cottages	2022	6,900,000	983,569
Multifamily Mortgage Revenue Note - Adelante Vista	2023	23,000,000	18,856,772
Multifamily Mortgage Revenue Note - Homer Harrison and Valle Vista	2023	17,500,000	17,500,000
Multifamily Mortgage Revenue Note - Milagro del Valle	2024	9,800,000	6,371,370
Multifamily Mortgage Revenue Note - Maganda Park	2024	5,200,000	4,799,114
Multifamily Mortgage Revenue Note - Pioneer Drive Apartments	2025	15,535,000	235,319
		<u>\$ 114,958,844</u>	<u>\$ 53,496,376</u>

Note 13. Risk Management

The Authority participates in the Housing Authorities Risk Retention Pool (HARRP), which is a public entity risk pool for housing authorities in California, Oregon, Washington, and Nevada. The Authority pays an annual premium to HARRP for property, auto and errors and omissions coverage. The pool reinsures through commercial insurance companies for excess insurance as determined by the Board.

The Authority continues to carry commercial insurance for all other risks including general liability. The settled claims have not exceeded the commercial coverage or the coverage provided by the pool in any of the past three years.

Note 14. Contingencies

The Authority has received state and federal funds for specific purposes that are subject to review and audit by the grantor agencies. Although such audits could generate expenditure disallowances under terms of the grants, it is believed that any required reimbursements will not be material.

Note 15. Transactions with Related Parties

Golden Empire Affordable Housing, Inc. II (GEAHI II), a not-for-profit corporation, is a related party through common management. The Authority provides property management services to GEAHI II and several of their affiliated entities.

GEAHI II has loaned funds to the Authority for the purchase of real property in Bakersfield, California. See additional discussion at Note 7.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NOTES TO FINANCIAL STATEMENTS

Several of the entities listed in Notes 4 and 6 are related parties, based on the above relationships. In addition to those notes receivable, transactions with related parties are reflected in the accompanying financial statements as follows:

Accounts receivable	\$ 570,475
Due from related party properties	4,664,487
Management fee revenue	1,040,643

Note 16. Prior Period Adjustments

The financial statements for the year ended Juen 30, 2024 have been restated to reflect the correction of various errors. For the year ended June 30, 2024, financial activity related to non-owned entities was improperly included in the financial statements for the Authority, notes receivable and related accrued interest receivable were not properly recorded, and liability accounts and cash was not properly reconciled. The effect of correcting these errors was as follows:

Increase in beginning net position	\$ 400,657
Increase in cash	64,691
Decrease in accounts receivable	(910,992)
Decrease in note receivable	(695,230)
Increase in accrued interest receivable	1,554,197
Decrease in accounts payable	692,900
Decrease in accrued liabilities	600,000
Increase in beginning net position at June 30, 2025	<u>\$ 1,706,223</u>

**REQUIRED
SUPPLEMENTARY INFORMATION**

DRAFT #3-03.10.2026

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS (Page 1 of 2) As of June 30, 2025

Last 10 Years

Measurement Period	2023-24	2022-23	2021-22	2020-21	2019-20
Total Pension Liability					
Service Cost	\$ 1,616,863	\$ 1,506,372	\$ 1,254,326	\$ 1,115,968	\$ 1,051,503
Interest on total pension liability	3,477,693	3,348,062	3,137,271	3,023,122	2,919,266
Differences between expected and actual experience	(237,027)	1,168,860	(169,402)	(397,902)	429,428
Changes in assumptions	-	-	1,530,390	-	-
Changes in benefit terms	-	-	-	-	-
Benefits payments, including refunds of employee contributions	(2,832,224)	(2,755,636)	(2,507,455)	(2,258,523)	(2,046,631)
Net change in total pension liability	2,025,305	3,267,658	3,245,130	1,482,665	2,353,566
Total pension liability - beginning	51,246,060	47,978,402	44,733,272	43,250,607	40,897,041
Total pension liability - ending (a)	\$ 53,271,365	\$ 51,246,060	\$ 47,978,402	\$ 44,733,272	\$ 43,250,607
Plan fiduciary net position					
Contributions - employer	\$ 1,811,019	\$ 1,806,868	\$ 1,630,594	\$ 1,360,691	\$ 1,160,752
Contributions - employee	797,912	673,379	609,715	502,959	463,404
Net investment income	3,573,151	2,220,054	(2,919,550)	7,205,152	1,526,856
Net plan to resource plan movement	-	-	-	-	-
Administrative expense	(30,765)	(26,392)	(24,358)	(32,289)	(44,074)
Other miscellaneous expense	-	-	-	-	-
Benefits payments, including refunds of employee contributions	(2,832,224)	(2,755,636)	(2,507,455)	(2,258,523)	(2,046,631)
Net change in plan fiduciary net position	3,319,093	1,918,268	(3,211,054)	6,777,990	1,060,307
Plan fiduciary net position - beginning	37,808,919	35,890,651	39,101,705	32,323,715	31,263,408
Plan fiduciary net position - ending (b)	\$ 41,128,012	\$ 37,808,919	\$ 35,890,651	\$ 39,101,705	\$ 32,323,715
Net pension liability - ending (a)-(b)	\$ 12,143,353	\$ 13,437,141	\$ 12,087,751	\$ 5,631,567	\$ 10,926,892
Plan fiduciary net position as a percentage of the total pension liability	77.20%	73.78%	74.81%	87.41%	74.74%
Covered - employee payroll	\$ 9,962,187	\$ 9,162,846	\$ 7,615,823	\$ 7,317,824	\$ 6,877,066
Net pension liability as percentage of covered-employee payroll	121.89%	146.65%	158.72%	76.96%	158.89%

Notes to Schedule:

Changes of Benefit Terms: The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

Changes of Assumptions: There were no assumption changes in 2023 or 2024. Effective with the June 30, 2021, valuation date (June 30, 2022, measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.

HOUSING AUTHORITY OF THE COUNTY OF KERN

**SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY
AND RELATED RATIOS (Page 2 of 2)**

As of June 30, 2025

Last 10 Years

Measurement Period	2018-19	2017-18	2016-17	2015-16	2014-15
Total Pension Liability					
Service Cost	\$ 1,000,788	\$ 956,258	\$ 916,334	\$ 744,359	\$ 718,456
Interest on total pension liability	2,761,682	2,615,666	2,459,889	2,317,964	2,212,630
Differences between expected and actual experience	388,056	881,528	460,258	(61,898)	(831,948)
Changes in assumptions	-	(264,955)	1,976,066	-	(521,130)
Changes in benefit terms	-	-	198,410	-	-
Benefits payments, including refunds of employee contributions	(1,979,937)	(1,900,153)	(1,767,991)	(1,590,366)	(1,420,065)
Net change in total pension liability	2,170,589	2,288,344	4,242,966	1,410,059	157,943
Total pension liability - beginning	38,726,452	36,438,108	32,195,142	30,785,083	30,627,140
Total pension liability - ending (a)	\$ 40,897,041	\$ 38,726,452	\$ 36,438,108	\$ 32,195,142	\$ 30,785,083
Plan fiduciary net position					
Contributions - employer	\$ 992,189	\$ 792,348	\$ 749,614	\$ 597,447	\$ 485,793
Contributions - employee	603,324	404,472	399,208	374,099	344,219
Net investment income	1,918,922	2,351,877	2,878,991	154,414	616,099
Net plan to resource plan movement	-	(69)	-	-	-
Administrative expense	(21,230)	(43,989)	(38,399)	(16,143)	(29,812)
Other miscellaneous expense	69	(83,535)	-	-	-
Benefits payments, including refunds of employee contributions	(1,979,937)	(1,900,153)	(1,767,991)	(1,590,366)	(1,420,065)
Net change in plan fiduciary net position	513,337	1,520,951	2,221,423	(480,549)	(3,766)
Plan fiduciary net position - beginning	29,760,071	28,229,120	26,007,697	26,488,246	26,492,012
Plan fiduciary net position - ending (b)	\$ 31,263,408	\$ 29,750,071	\$ 28,229,120	\$ 26,007,697	\$ 26,488,246
Net pension liability - ending (a)-(b)	\$ 9,633,633	\$ 8,976,381	\$ 8,208,988	\$ 6,187,445	\$ 4,296,837
Plan fiduciary net position as a percentage of the total pension liability	76.44%	76.82%	77.47%	80.78%	86.04%
Covered - employee payroll	\$ 6,415,306	\$ 6,169,007	\$ 5,817,622	\$ 5,085,466	\$ 4,932,417
Net pension liability as percentage of covered-employee payroll	150.17%	145.51%	141.11%	121.67%	87.11%

Notes to Schedule:

Changes of Benefit Terms: The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

Changes of Assumptions: The accounting discount rate was 7.15% for measurement dates June 30, 2017, through June 30, 2021, and 7.65% for measurement dates June 30, 2015, through June 30, 2016.

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF PENSION CONTRIBUTIONS (Page 1 of 2) As of June 30, 2025

Last 10 Years

	2025	2024	2023	2022	2021
Actuarial determined contributions	\$ 1,811,019	\$ 1,806,863	\$ 1,630,594	\$ 1,360,691	\$ 1,160,752
Contributions in relation to the actuarially determined contributions	(1,811,019)	(1,806,863)	(1,630,594)	(1,360,691)	(1,160,752)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 9,962,187	\$ 9,162,846	\$ 7,615,823	\$ 7,317,824	\$ 6,877,066
Contributions as a percentage of covered-employee payroll	18.18%	19.72%	21.41%	18.59%	16.88%

Notes to Schedule

Valuation date: 6/30/2023 6/30/2022 6/30/2021 6/30/2020 6/30/2019

Methods and assumptions used to determine contributions rates:

	Entry Age Actuarial Cost Method	Entry-Age Normal	Entry-Age Normal	Entry-Age Normal	Entry-Age Normal
Actuarial cost method	For details, see June 30, 2025	For details, see June 30, 2024	For details, see June 30, 2023.	For details, see June 30, 2022	For details, see June 30, 2021
Amortization method	Funding Valuation Report	Funding Valuation Report	Funding Valuation Report	Funding Valuation Report	Funding Valuation Report
Asset valuation method	Fair Value of Assets. For details, see June 30, 2021, Funding Valuation Report	Fair Value of Assets. For details, see June 30, 2020, Funding Valuation Report	Fair Value of Assets. For details, see June 30, 2019, Funding Valuation Report	Fair Value of Assets. For details, see June 30, 2018, Funding Valuation Report	Fair Value of Assets. For details, see June 30, 2017, Funding Valuation Report
Inflation	2.300%	2.500%	2.50%	2.500%	2.625%
Salary increases	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service
Investment rate of return	6.80% (1)	7.00% (1)	7.00% (1)	7.00% (1)	7.25% (1)
Retirement age	(4)	(2)	(2)	(2)	(2)
Mortality	(5)	(3)	(3)	(3)	(3)

(1) Net of pension plan investment and administrative expenses; includes inflation

(2) The probabilities of Retirement are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015.

(3) The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

(4) The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.

(5) The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

HOUSING AUTHORITY OF THE COUNTY OF KERN

**SCHEDULE OF PENSION CONTRIBUTIONS (Page 2 of 2)
As of June 30, 2025**

Last 10 Years

	2020	2019	2018	2017	2016
Actuarial determined contributions	\$ 992,189	\$ 792,348	\$ 749,614	\$ 597,447	\$ 485,793
Contributions in relation to the actuarially determined contributions	(992,189)	(792,348)	(749,614)	(597,447)	(485,793)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 6,415,306	\$ 6,169,007	\$ 5,817,622	\$ 5,085,466	\$ 4,932,417
Contributions as a percentage of covered-employee payroll	15.47%	12.84%	12.89%	11.75%	9.85%

Notes to Schedule

Valuation date: 6/30/2018 6/30/2017 6/30/2016 6/30/2015 6/30/2014

Methods and assumptions used to determine contributions rates:

Actuarial cost method	Entry-Age Normal	Entry-Age Normal	Entry-Age Normal	Entry-Age Normal	Entry-Age Normal
	For details, see June 30, 2020	For details, see June 30, 2019	For details, see June 30, 2018	For details, see June 30, 2017	For details, see June 30, 2016
Amortization method	Funding Valuation Report.	Funding Valuation Report.	Funding Valuation Report.	Funding Valuation Report.	Funding Valuation Report.
Asset valuation method	Market Value of Assets. For details, see June 30, 2016 Funding Valuation Report.	Market Value of Assets. For details, see June 30, 2015 Funding Valuation Report.	Market Value of Assets. For details, see June 30, 2014 Funding Valuation Report.	Actuarial Value of Assets. For details, see June 30, 2013 Funding Valuation Report.	Actuarial Value of Assets. For details, see June 30, 2012 Funding Valuation Report.
Inflation	2.75%	2.75%	2.75%	2.75%	2.75%
Salary increases	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service	Varies by Entry Age and Service
Investment rate of return	7.375% (1)	7.50% (1)	7.15% (1)	7.50% (1)	7.50% (1)
Retirement age	(4)	(4)	(4)	(2)	(2)
Mortality	(5)	(5)	(5)	(3)	(3)

(1) Net of pension plan investment and administrative expenses; includes inflation

(2) The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.

(3) The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

(4) The probabilities of Retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011.

(5) The probabilities of mortality are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011. Pre-retirement and Post-retirement mortality rates include 20 years of projected mortality improvement using Scale BB published by the Society of Actuaries.

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS (Page 1 of 2)

As of June 30, 2025

Last 10 Years*

Measurement Period	2024	2023	2022	2021
Total OPEB Liability				
Service cost	\$ 488,700	\$ 261,900	\$ 278,500	\$ 308,800
Interest on the total OPEB liability	707,300	613,900	613,700	702,000
Other liability experience loss/(gain)	6,800	1,630,400	60,300	(1,524,800)
Actual and expected experience difference	(539,800)	-	-	(109,700)
Changes in assumptions	-	1,709,100	(375,900)	-
Changes in benefit terms	-	-	-	-
Benefit payments	(650,100)	(603,700)	(529,100)	(520,800)
Net change in total OPEB liability	12,900	3,611,600	47,500	(1,144,500)
Total OPEB liability - beginning	11,868,000	8,256,400	8,208,900	9,353,400
Total OPEB liability - ending (a)	11,880,900	11,868,000	8,256,400	8,208,900
Plan Fiduciary Net Position				
Contributions - employer	1,150,100	803,700	729,100	701,700
Net investment income	659,859	358,833	(813,351)	1,275,521
Benefit payments	(650,100)	(603,700)	(529,100)	(520,800)
Administrative expense	(3,059)	(2,733)	(2,949)	(2,621)
Net change in plan fiduciary net position	1,156,800	556,100	(616,300)	1,453,800
Plan fiduciary net position - beginning	6,008,600	5,452,500	6,068,800	4,615,000
Plan fiduciary net position - ending (b)	7,165,400	6,008,600	5,452,500	6,068,800
Net OPEB liability - ending (a) - (b)	\$ 4,715,500	\$ 5,859,400	\$ 2,803,900	\$ 2,140,100
Plan fiduciary net position as a percentage of the total OPEB liability	60.31%	50.63%	66.04%	73.93%
Covered-employee payroll	\$ 10,665,800	\$ 10,091,000	\$ 9,607,600	\$ 7,963,400
Net OPEB liability as a percentage of covered-employ	44.21%	58.07%	29.18%	26.87%

Notes to Schedule:

Changes in assumptions: The discount rate increased from 6.00% to 6.40% for the measurement period June 30, 2024. The discount rate decreased from 7.59% to 6.00% for the measurement period June 30, 2023. The discount rate remained unchanged at 7.59% for the measurement periods June 30, 2022 through June 30, 2016.

*Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS (Page 2 of 2)

As of June 30, 2025

Last 10 Years*

Measurement Period	2020	2019	2018	2017
Total OPEB Liability				
Service cost	\$ 317,900	\$ 401,800	\$ 414,500	\$ 414,500
Interest on the total OPEB liability	663,100	780,900	733,600	688,100
Other liability experience loss/(gain)	38,600	(2,248,300)	15,400	-
Actual and expected experience difference	-	-	-	-
Changes in assumptions	-	(380,100)	-	-
Changes in benefit terms	-	-	-	-
Benefit payments	(486,200)	(519,000)	(496,200)	(460,300)
Net change in total OPEB liability	533,400	(1,964,700)	687,300	642,300
Total OPEB liability - beginning	8,820,000	10,784,700	10,117,400	9,475,100
Total OPEB liability - ending (a)	9,353,400	8,820,000	10,784,700	10,117,400
Plan Fiduciary Net Position				
Contributions - employer	728,100	871,100	810,500	774,600
Net investment income	149,528	241,841	244,848	279,041
Benefit payments	(486,200)	(519,000)	(496,200)	(460,300)
Administrative expense	(2,128)	(1,841)	(1,648)	(1,341)
Net change in plan fiduciary net position	389,300	592,100	557,500	592,000
Plan fiduciary net position - beginning	4,225,700	3,633,600	3,076,100	2,484,100
Plan fiduciary net position - ending (b)	4,615,000	4,225,700	3,633,600	3,076,100
Net OPEB liability - ending (a) - (b)	\$ 4,738,400	\$ 4,594,300	\$ 7,151,100	\$ 7,041,300
Plan fiduciary net position as a percentage of the total OPEB liability	49.34%	47.91%	33.69%	30.40%
Covered-employee payroll	\$ 7,522,500	\$ 7,137,600	\$ 6,586,200	\$ 6,778,800
Net OPEB liability as a percentage of covered-employ	62.99%	64.37%	108.58%	103.87%

Notes to Schedule:

Changes in assumptions: The discount rate remained unchanged at 7.59% for the measurement periods June 30, 2022 through June 30, 2016.

*Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF OPEB CONTRIBUTIONS As of June 30, 2025

Last Ten Fiscal Years*

Fiscal Year Ended June 30	2025	2024	2023	2022
Actuarially Determined Contribution (ADC)	\$ 937,100	\$ 493,300	\$ 867,100	\$ 676,300
Contributions in relation to the ADC	1,150,100	803,700	729,100	701,700
Contribution deficiency (excess)	\$ (213,000)	\$ (310,400)	\$ 138,000	\$ (25,400)
Covered-employee payroll	\$ 10,665,800	\$ 10,091,000	\$ 9,607,600	\$ 7,963,400
Contributions as a percentage of covered-employee p:	10.78%	7.96%	7.59%	8.81%

Notes to Schedule:

Actuarial methods and assumptions used to set the actuarially determined contributions for the Fiscal Years listed above were from the June 30 actuarial valuations with measurement period exactly one year prior to the Fiscal Year Ended date.

Methods and Assumptions used to determine contributions:

Actuarial Cost Method	Entry Age Normal cost method
Amortization Method	Amortization of rate increases over a 5 year period and amortizations all experience gains and loss over a fixed 30 year period.
Asset Valuation Method	Market value for the Fiscal Years Ended 2025-2022
Inflation	2.80%
Payroll Growth	2.80% per annum, in aggregate
Investment Rate of Return	6.40% per annum for Fiscal Year Ended 2025; 6.00% for 2024; 7.59% for 2023 and 2022
Healthcare cost-trend rates	Trend rates begin at various levels, then are graded down each year until they reach an ultimate rate of 4% by 2030/2031 (reflecting the expected long-term trend rate for the medical Consumer Price Index).
Retirement Age - Hired prior to 2013	Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 55" for the twenty years ending June 30, 2019, except that rates have been rounded within each 10-year entry age bracket for Fiscal Year Ended 2025 and all preceding years.
Retirement Age - Hired in 2013 or later	Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 62" for the eighteen years ending June 30, 2019, except that rates have been rounded with each 10-year entry age bracket for Fiscal Year Ended 2025 and all preceding years.
Mortality	Rates are from the CalPERS study of Miscellaneous Public Agency experience for the twenty years ending June 30, 2019 for Fiscal Year Ended 2025 and all preceding years.

* Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF OPEB CONTRIBUTIONS As of June 30, 2025

Last Ten Fiscal Years*

Fiscal Year Ended June 30	2021	2020	2019	2018
Actuarially Determined Contribution (ADC)	\$ 663,900	\$ 890,500	\$ 882,400	\$ 867,100
Contributions in relation to the ADC	728,100	871,100	810,500	774,600
Contribution deficiency (excess)	\$ (64,200)	\$ 19,400	\$ 71,900	\$ 92,500
Covered-employee payroll	\$ 7,522,500	\$ 7,137,600	\$ 6,586,200	\$ 6,778,800
Contributions as a percentage of covered-employee payroll	9.68%	12.20%	12.31%	11.43%

Notes to Schedule:

Actuarial methods and assumptions used to set the actuarially determined contributions for the Fiscal Years listed above were from the June 30 actuarial valuations with measurement period exactly one year prior to the Fiscal Year Ended date.

Methods and Assumptions used to determine contributions:

Actuarial Cost Method	Entry Age Normal cost method
Amortization Method	Amortization of rate increases over a 5 year period and amortizations all experience gains and loss over a fixed 30 year period.
Asset Valuation Method	Market value for the Fiscal Years Ended 2020-2018. Fair value for the Fiscal Year Ended 2021
Inflation	2.80%
Payroll Growth	2.80% per annum, in aggregate
Investment Rate of Return	7.59% for 2021 and 2020; 7.28% for 2019 and 2018
Healthcare cost-trend rates	Trend rates begin at various levels, then are graded down each year until they reach an ultimate rate of 4% by 2030/2031 (reflecting the expected long-term trend rate for the medical Consumer Price Index).
Retirement Age - Hired prior to 2013	Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 55" for the twenty years ending June 30, 2019, except that rates have been rounded within each 10-year entry age bracket for Fiscal Year Ended 2025 and all preceding years.
Retirement Age - Hired in 2013 or later	Rates are from the CalPERS study of non-industrial miscellaneous employers electing "2.0% at 62" for the eighteen years ending June 30, 2019, except that rates have been rounded with each 10-year entry age bracket for Fiscal Year Ended 2025 and all preceding years.
Mortality	Rates are from the CalPERS study of Miscellaneous Public Agency experience for the twenty years ending June 30, 2019 for Fiscal Year Ended 2025 and all preceding years.

* Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

**OTHER
SUPPLEMENTARY INFORMATION**

DRAFT #3 03.10.2026

HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2025

Page 1 of 2

Federal Grantor/Pass-Through Grantor Program Title	Federal Assistance Listing Number	Grantor's Number	Program Expenditures	Total
FEDERAL GRANTOR:				
Department of Agriculture:				
<i>Direct Program</i>				
Rural Rental Housing Loans	10.415	659303605	\$ 2,480,110	
Rural Rental Assistance Payments	10.427	659303605	385,174	
<i>Total Department of Agriculture</i>				<u>\$ 2,865,284</u>
Department of Housing and Urban Development:				
<i>Direct Program</i>				
Section 8 Housing Choice Vouchers	14.871	CA008	7,080,266	
Emergency Housing Vouchers Funding	14.871	CA008	1,992,544	
Mainstream Vouchers	14.879	CA008	694,143	
<i>Total Housing Voucher Cluster</i>				9,766,953
Moving to Work Demonstration Program	14.881	CA008	44,834,026	44,834,026
Continuum of Care Program	14.267	CA008	4,914,413	4,914,413
Resident Opportunity and Supportive Services	14.870	CA008	33,955	33,955
Family Self-Sufficiency Program	14.869	CA008	225,113	225,113
<i>Passed through the County of Kern</i>				
Housing Opportunities for Persons with AIDS	14.241	29-2021 / R214716	425,576	425,576
<i>Total Department of Housing and Urban Development</i>				<u>60,200,036</u>
Department of Health and Human Services				
<i>Direct Award</i>				
Housing Plus Project - HIV Cares Formula	93.917	678-2020	193,099	
<i>Total Department of Health and Human Services</i>				193,099
TOTAL EXPENDITURES OF FEDERAL AWARDS				<u><u>\$ 63,258,419</u></u>

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HOUSING AUTHORITY OF THE COUNTY OF KERN

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2025

Page 2 of 2

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of **Housing Authority of the County of Kern** (the Authority) under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

Note 2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3. Indirect Cost Rate

The Authority has elected to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 4. Loan Outstanding

The U.S. Department of Agriculture made loans to the Authority under its Rural Rental Housing Loan Program. These loans had a balance outstanding at June 30, 2025 as follows. This loan program is included in the federal expenditures presented in the Schedule of Expenditures of Federal Awards.

Cluster/Program Title Outstanding	Federal Assistance Listing Number	Beginning Balance	Additions	Deletions	Ending Balance
Rural Rental Housing Loans	10.415	\$ 2,400,907	\$ -	\$ 368,975	\$ 2,031,932

- Open pending REAC submission -

DRAFT #3 10.2026

- Open pending REAC submission -

DRAFT #303.10.2026

- Open pending REAC submission -

DRAFT 03.10.2026

- Open pending REAC submission -

DRAFT 03.10.2026

- Open pending REAC submission -

DRAFT 03.10.2026

HOUSING AUTHORITY OF THE COUNTY OF KERN

**STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
Year Ended June 30, 2025**

	CA16P008601-				
	23*	22*	21*	20*	19*
Funds Approved	\$ 2,756,841	\$ 2,675,222	\$ 2,184,750	\$ 2,098,244	\$ 1,942,048
Funds Expended	2,756,841	2,675,222	2,184,750	2,098,244	1,942,048
Excess of Funds Approved	\$ -	\$ -	\$ -	\$ -	\$ -
Funds Advanced (HUD Grant)	\$ 2,756,841	\$ 2,675,222	\$ 2,184,750	\$ 2,098,244	\$ 1,942,048
Funds Expended	2,756,841	2,675,222	2,184,750	2,098,244	1,942,048
Excess of Funds Advanced	\$ -	\$ -	\$ -	\$ -	\$ -

*The distribution of costs as shown on the Financial Statement of Costs accompanying the Actual Cost Certificate submitted to HUD for approval, is in agreement with the Authority's records.

Note: For the above completed grants, all costs have been paid and all related liabilities have been discharged through payment.

DRAFT #3 - 03.10.2025

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Housing Authority of the County of Kern
Bakersfield, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the **Housing Authority of the County of Kern** (the Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which comprise the Authority's financial statements, and have issued our report thereon dated [DATE].

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we identified a deficiency in internal control that we consider to be material weakness, which is described in the accompanying schedule of findings and questioned costs as item FS-2025-001. We did not identify any deficiencies in internal control that we consider to be significant deficiencies.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Housing Authority of the County of Kern's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bakersfield, California

DATE

DRAFT #3 - 03.10.2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Housing Authority of the County of Kern
Bakersfield, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the County of Kern's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2025. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item FA-2025-001. Our opinion on each major federal program is not modified with respect to this matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Bakersfield, California

DATE

DRAFT #3 - 03.10.2026

HOUSING AUTHORITY FOR THE COUNTY OF KERN

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025**

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified? Yes No

Significant deficienc(ies) identified? Yes No

Noncompliance material to financial statements noted? Yes None reported

Federal Awards

Internal control over major programs:

Material weakness(es) identified? Yes No

Significant deficienc(ies) identified? Yes None reported

Type of auditor’s report issued on compliance for Major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)?

Yes No

Identification of major programs:

Federal Assistance Listing Number	Name of Federal Program or Cluster
14.881	Moving to Work Demonstration Program
14.261	Special Needs Assessment (Continuum of Care)

Dollar threshold used to distinguish between Type A and Type B programs:

\$1,897,753

Auditee qualified as low-risk auditee?

Yes No

HOUSING AUTHORITY FOR THE COUNTY OF KERN

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2025

SECTION II. FINANCIAL STATEMENT FINDINGS

FS-2025-001 Condition: Management posted a total of twenty-nine journal entries, subsequent to the auditor receiving the initial trial balance to begin the audit, to reconcile cash, receivables, accounts payable and accrued liabilities as well as to reclassify expenses between the proper expense accounts, as a result of inquiries made by the independent auditor during the annual audit process. Additionally, the auditor recorded an additional ten journal entries to reconcile various receivables and payables.

Criteria: The Authority has various accounting policies and procedures, documented in their Accounting Policies Manual, regarding account reconciliations, recording of transactions as well as the review and approval of account balances and classes of transactions to ensure accounts are properly recorded, reconciled and reviewed and approved.

Cause: The Authority did not follow their documented accounting policies and procedures in order to ensure transactions are recorded in accordance with the Authority's policies and procedures, reconciled on a monthly basis and reviewed and approved for reasonableness.

Effect: The effect of not following their documented policies and procedures resulted in twenty-nine journal entries, resulting in a net increase to the Authority's change in net position of approximately \$786 thousand, to reconcile asset and liability accounts as well as revenue and expense accounts. Additionally, the entries posted by the auditor during the audit process resulted in a decrease in the Authority's change in net position of approximately \$5.03 million. Lastly, the Authority's failure to follow their documented policies and procedures led to a failure in the Authority's internal controls.

Recommendation: Management should review and adhere to their currently documented accounting policies and procedures. Additionally, management should develop monthly and year-end close processes and procedures whereby all cash accounts and all other material accounts are reviewed to ensure the balances reconcile to supporting documentation and are collectable.

Management's Response/Planned Corrective Action: The Authority acknowledges and agrees with the finding related to the excessive number of journal entries made after the financial statements were provided to the auditor. This occurred due to the lack of written month-end and year-end closing processes and procedures, coupled with recent turnover in the Finance Director position.

Management will review the Authority's current accounting policies and procedures and develop formal month-end and year-end closing processes and procedures. The Authority is currently working with CliftonLarsonAllen LLP (CLA), an independent consulting firm, to assist in the development and implementation of these closing processes and procedures. Additionally, the finalized procedures will be reviewed by a Certified Public Accountant (CPA) to ensure they are consistent with Government Auditing Standards (GAAS) and the requirements of the Governmental Accounting Standards Board (GASB), where applicable.

Anticipated Completion Date: All corrective actions described above will be implemented by July 1, 2026. In the interim, management will ensure that necessary entries and reconciliations are completed prior to providing the trial balance and adjustments to the auditors for the fiscal year ending 2026.

HOUSING AUTHORITY FOR THE COUNTY OF KERN

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2025

Responsible Officials:

- *Accounting Manager* – Responsible for implementing the Authority's accounting policies and procedures and the month-end and year-end closing processes.
- *Finance Director* – Responsible for monitoring compliance with accounting policies and procedures and overseeing the month-end and year-end closing processes

SECTION III. COMPLIANCE FINDINGS

FA-2025-001 *Moving to Work Demonstration Program, United States Department of Housing and Urban Development, Federal Assistance listing number #14.881.*

Condition: The Authority did not complete the annual Housing Quality Standard (HQS) Inspection within the required time frame for twenty of forty residents tested. The annual HQS Inspection was not completed for eight of the twenty residence and for the remaining twelve residence the HQS Inspections were completed by were not timely as they were performed subsequent to the required date of completion.

Criteria: The Housing Choice Voucher program regulations at 24 CFR sections 982.401 through 982.405 set forth basic housing quality standards (HQS) which all units must meet, and the Authority must verify by inspection, before initial assistance can be paid on behalf of a family and at least annually throughout the terms of the assisted tenancy..

Cause: Per the Authority's Section 8 Administrative Plan, Section 7A, Inspection of Units "The Authority will inspect all units to ensure that they meet HQS. No unit will be initially placed on the Section 8 Existing program unless HQS is met. Units will be inspected at least biennially, and at other times as needed, to determine if the units meet HQS." The Authority's Section 8 Administrative Plan does not comply with the requirements of 24 CFR sections 982.401 through 982.405.

Effect: The error could result in the loss or reduction of funding for failure to comply with the requirements set forth by the funding agency.

Recommendation: Management should review their current Section 8 Administrative Plan, Section 7A, Inspection of Units to ensure that the policies and procedures adopted and enforced by the Authority comply with the program regulations.

Management's Response/Planned Corrective Action: The Authority acknowledges the finding related to untimely and incomplete Housing Quality Standards (HQS) inspections under the Moving to Work Demonstration Program (Assistance Listing #14.881). To correct the deficiencies noted and ensure full alignment with HUD regulatory requirements, the Authority has undertaken the following corrective actions:

1. *Immediate Staffing Intervention and Backlog Elimination:* To address the substantial number of past-due inspections, the Authority hired two temporary inspectors dedicated exclusively to completing all overdue HQS inspections. This focused initiative was active from June 2025 through December 2025 and successfully brought delinquent inspections current.

HOUSING AUTHORITY FOR THE COUNTY OF KERN

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2025

2. *Establishment of Permanent Oversight Structure:* In December 2025, the Authority hired a full-time Lead Inspector to oversee all aspects of the HQS process. This position is responsible for:
 - Ensuring compliance with **24 CFR §§ 982.401–982.405**
 - Implementing quality control measures
 - Monitoring inspection timeliness
 - Supervising inspection staff and coordinating workload assignments
 - Ensuring that internal policies fully align with HUD requirements, including correction of Administrative Plan Section 7A
3. *Implementation of Bi-Weekly Internal Compliance Audits:* To ensure ongoing adherence to HQS requirements, the Authority has instituted bi-weekly internal audits. Under this process:
 - A program administrator reviews a sample of completed HQS inspections
 - Timeliness, accuracy, documentation, and system entries are verified
 - Any identified deficiencies are corrected immediately and used for staff retraining
4. *Ongoing Training and Compliance Reinforcement:* All inspection staff have received updated training on HQS requirements, inspection timelines, documentation standards, and the Administrative Plan. Additional refresher training will be conducted at least annually or whenever regulatory guidance is updated.

Anticipated Completion Date: All corrective actions described above have already been implemented or are currently in the final stages of implementation.

Responsible Officials

- *Housing Administrator over Voucher Programs* – Oversight of HQS compliance and policy revision
- *Lead Inspector (HQS)* – Daily operational management of inspections
- *Assistant Executive Director* – Monitoring of audit controls and QA reviews

HOUSING AUTHORITY FOR THE COUNTY OF KERN

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

Year Ended June 30, 2025

- 2024-001 The Financial Data Schedule unaudited submission is a significant internal control over financial reporting. HUD and the auditors rely on the unaudited submission as the unaudited financial reporting of the agency. The auditor as well as management posted numerous significant journal entries to the financial information initially provided for audit in order to fairly present the financial statements of the Authority. *Similar item noted in the current year. See FS-2025-001.*
- 2024-002 The Authority failed to timely inspect units to ensure the units met the Housing Quality Standards (HQS). The Authority HQS's that did not receive a pass for several months and no rent abatement process was started or enforced during that time period. *Similar item noted in the current year. See FA-2025-001.*

DRAFT #3 - 03.10.2026

AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: **Resolution No. 2668** Authorization to Approve the Allocation of _____
Project-Based Vouchers for the _____ Development

Eric Colocho, Administrative Coordinator

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Resolution No. 2668

NARRATIVE:

The Authority issued a request for proposals for Project-Based Vouchers for new construction units intended to serve farmworker labor households. The selection is to be made on March 10, 2026. An updated submission sheet and resolution will be provided at the Board meeting.

**RESOLUTION NO. 2668
AUTHORIZATION TO APPROVE THE
ALLOCATION OF _____ PROJECT-
BASED VOUCHERS FOR THE
_____ DEVELOPMENT**

I, Stephen Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following Resolution, proposed by Commissioner _____, and seconded by Commissioner _____, was duly passed and adopted by said Board of Commissioners at an official Meeting thereof this 11th day of March, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

Stephen M. Pelz, Secretary of the Board of
Commissioners of the Housing Authority
of the County of Kern

RESOLUTION NO. 2668

WHEREAS, the Housing Authority of the County of Kern (Authority) administers the Housing Choice Voucher Program which provides rental assistance to low-income households in Kern County;

WHEREAS, the United State Department of Housing and Urban Development (HUD) authorizes Housing Authorities to allocate Housing Choice Vouchers as Project-Based Vouchers (PBVs) assigned to specific properties;

WHEREAS, the Authority issued a request for responses for PBVs with a selection date of March 10, 2026, for an affordable housing development targeting farmworker labor households;

WHEREAS, the Authority submitted a proposal for _____ PBVs as the developer for the proposed _____ development;

WHEREAS, the Authority reviewed the PBV proposal and selected it for an award of Project-Based Vouchers, subject to approval by HUD; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

1. The Authority hereby allocates _____ Project-based Vouchers to the proposed _____ development, subject to HUD approval and final Subsidy Layering Review by the California Tax Credit Allocation Committee.

AGENDA ITEM SUBMISSION SHEET

Date: March 11, 2026

TITLE: **Resolution No. 2669** of the Housing Authority of the County of Kern Approving the Formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the Proposed **Pistachio Village Development**

Eric Colocho, Administrative Coordinator

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Resolution No. 2669

NARRATIVE:

Pistachio Village (aka Almond Village II) is a proposed twenty-eight (28)-home affordable housing development located at 14869 Lamberson Avenue in Lost Hills, California. This development will provide a combination of 10, two-bedroom, one bath homes, 17 three-bedroom, two bath homes, and 1 manager's live-in home. All homes will be equipped with a refrigerator, dishwasher, garbage disposal, stove, and washer and dryer hook-ups. It will also feature approximately 1,000 square feet of community space, that includes a community room, restroom, laundry facilities, mechanical room, service office, and rental office. Community facilities will be available to all residents. Additionally, residents will have access to a playground and a half-basketball court.

The attached resolution reaffirms that on April 9, 2025 the Board of Commissioners approved the formation of a limited liability company (the "LLC"), with the Authority as the sole member and manager, which will serve as the administrative general partner. Additionally, this resolution reaffirms the Authority to establish and to enter into a limited partnership ("Partnership") that will own the development. To advance the funding activities necessary for the Pistachio Village, the resolution authorizes activities related to entering into a joint development agreement with WAHI wherein the developer fee is split 50/50, the financing of a \$1,000,000 Housing Authority loan to be paid from the developer fees, syndication, and execution of contracts on behalf of the Partnership. The Authority will also serve as the guarantor for the development.

A variety of funding sources will be used for both construction and permanent financing for Pistachio Village. The total cost of the new construction is anticipated to be \$13,062,520.

The projected permanent financing sources currently include:

- Federal Tax Credit Equity: \$6,396,267
- County of Kern HOME Loan: \$3,600,000
- Housing Authority Loan: \$1,000,000
- Permanent Bank Loan: \$1,400,000
- Deferred Developer Fee: \$666,252

RESOLUTION NO. 2669 OF THE HOUSING AUTHORITY OF THE COUNTY OF KERN APPROVING THE FORMATION OF A LIMITED PARTNERSHIP, ACQUISITION, FINANCING, SYNDICATION, GUARANTOR, AND CONTRACTING ACTIVITY FOR THE PROPOSED PISTACHIO VILLAGE DEVELOPMENT

I, Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, certify that the following Resolution, proposed by Commissioner _____, and seconded by Commissioner _____, was duly passed and adopted by the Board of Commissioners at an official Meeting of the Board of Commissioners on this 11th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern.

RESOLUTION NO. 2669

WHEREAS, the Housing Authority of the County of Kern ("Authority") is a duly formed housing authority of the State of California, and is vested with the responsibilities set forth in Division 24, Part 2, Article 4 (Sections 34310-34334) of the California Health and Safety Code, which include providing low-and-moderate income housing within its jurisdiction, and is governed by the Board;

WHEREAS, the Authority is a government agency formed to assist in providing affordable housing;

WHEREAS, the Authority has the authority to provide such housing within the jurisdiction of the County of Kern ("County"), pursuant to a cooperative agreement between the County and the Authority;

WHEREAS, the Authority will act as co-developer for the construction and operation of up to twenty-seven (27) affordable rental units plus one (1) manager's unit, as well as community/administration space to be known as Pistachio Village (the "Project") and to be located in the County of Kern on that certain real property identified

as 14869 Lamberson Avenue in Lost Hills, California (the "Property");

WHEREAS, on April 9, 2025, the Board of Commissioners approved the Authority to form a Limited Liability Company in which the Authority is the sole member and manager (the "Authority LLC") and to enter into a to-be-formed Limited Partnership (the "Partnership");

WHEREAS, the Authority LLC entered into a formed Partnership as the Administrative General Partner;

WHEREAS, Wasco Affordable Housing, Inc. ("WAHI"), or a Limited Liability Company of which WAHI is the sole member and manager (the "WAHI LLC"), will act as Managing General Partner;

WHEREAS, WAHI, will act as the Initial Limited Partner in the Partnership that will acquire the Property and construct, own and operate the Project;

WHEREAS, the Authority and WAHI intend to enter into a joint development agreement, wherein the developer fee is split 50/50 after funding a loan from the Authority to the Partnership.

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to secure predevelopment, construction, and permanent financing for the Project, with a combination of funding sources in an amount of approximately Thirteen Million, Sixty-two Thousand, Five Hundred Twenty Dollars (\$13,062,520);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership for the Partnership to purchase the Property for the current appraised value, which is estimated at Two Hundred Ten Thousand Dollars (\$210,000) (the "Purchase Price"), plus any additional holding costs of the Property;

WHEREAS, the Authority supports the applications by the Authority and the Partnership for various additional funding sources, including but not limited to, an application to obtain an allocation of low income housing tax credits ("Tax Credits") from the California Tax Credit Allocation Committee ("TCAC"), a construction loan from a bank (the "Bank Construction Loan"), a bank permanent loan ("Bank Perm Loan"), County of Kern HOME funds ("HOME Loan"), and a loan from the Authority (the "Authority Loan");

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into agreements with third parties to provide certain other services required in connection with the Project, including but not limited to: (a) a Legal Services Agreement with Goldfarb & Lipman, LLP, (b) a Property Management Agreement with the Authority, (c) an Architect Contract, and (d) a Construction Contract;

WHEREAS, the Authority deems it to be in the best interests of the Authority to assign to the Partnership, upon its formation, agreements entered into by the Authority

related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Partnership for the Partnership to accept assignment of agreements entered into by the Authority related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Authority LLC to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership;

WHEREAS, the Partnership intends to secure Tax Credits, including Federal and Solar tax credits in an amount not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents necessary to consummate the Tax Credits;

WHEREAS, the Partnership intends to secure the Bank Construction Loan in of approximately Six Million Five Hundred Thousand Dollars (\$6,500,000) to assist in the construction of the Project;

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Construction Loan, and to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Construction Loan;

WHEREAS, the Partnership intends to secure a Bank Perm Loan from a bank in an amount of approximately One Million Four Hundred Thousand Dollars (\$1,400,000); and;

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Perm Loan, and to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Perm Loan;

WHEREAS, the Partnership intends to secure the HOME Loan in an amount of approximately Three Million Six Hundred Thousand Dollars (\$3,600,000);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to secure the HOME Loan for the Project, and to execute any and all documents necessary to consummate the HOME Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, a regulatory agreement, financing statements, guarantees, escrow instructions, and any and all

other types of agreements or documents necessary to consummate the HOME Loan;

WHEREAS, the Authority deems it in the best interest of the Authority provide a loan to the Partnership, an Authority Loan, which is to be funded from developer fees in an amount of approximately One Million Dollars (\$1,000,000);

WHEREAS, the Authority deems it to be in the best interest of the Authority, that the Authority and WAHI execute any and all documents necessary to consummate the Authority Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, a regulatory agreement, financing statements, guarantees, escrow instructions, and any and all other types of agreements or documents necessary to consummate the Authority Loan; and

NOW, THEREFORE, BE IT RESOLVED: That the Board of Commissioners authorized the formation of the Authority LLC and to enter into a Partnership as the administrative general partner.

FURTHER RESOLVED: That Stephen M. Pelz, Executive Director, (the "Executive Director") acting alone, has been authorized and directed to execute any and all documents necessary to form the Authority LLC and the Partnership, including, but not limited to, Articles of Organization, an Operating Agreement, a Certificate of Limited Partnership and an Agreement of Limited Partnership, and any other documents related to the formation of the Authority LLC and the Partnership (collectively, the "Formation Documents").

FURTHER RESOLVED: That the Authority authorizes the acquisition of the Property by the Partnership.

FURTHER RESOLVED: That the Authority is authorized to enter into a joint development agreement with WAHI.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the acquisition of the Property by the Partnership, including, but not limited to, an option agreement, a purchase and sale agreement, escrow instructions, a grant deed, a preliminary change of ownership report form, transfer tax affidavit, and any other documents related to the acquisition of the Property by the Partnership (collectively, the "Purchase and Sale Documents").

FURTHER RESOLVED: That the Authority approves the applications for the various funding sources for the Project, including but not limited to, a TCAC application for Tax Credits, an application for the Bank Construction Loan, an application for the Bank Perm Loan, and an application for the HOME Loan.

FURTHER RESOLVED: That the Authority, acting as developer, shall enter into a Legal Services Agreement with Goldfarb & Lipman LLP, a Property Management Agreement with the Housing Authority of the County of Kern, an Architect Agreement, a Construction Contract Agreement and any other services agreements required for the

development and construction of the Project (collectively, the "Project Third Party Contracts").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority and the Authority LLC shall be authorized and directed to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership (the "Syndication Documents").

FURTHER RESOLVED: That the Authority shall act as a guarantor for the Partnership and the Project and enter into the Guaranteed Obligations.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Tax Credits for the Project (the "Tax Credit Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Bank Construction Loan for the purpose of providing construction financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Construction Loan (collectively, the "Bank Construction Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Bank Perm Loan for the purpose of providing permanent financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Perm Loan (collectively, the "Bank Perm Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the HOME Loan for the purpose of providing permanent financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the HOME Loan, including, but not limited to, loan agreements, Standard Agreement, regulatory agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the HOME Loan (collectively, the "HOME Loan Documents"), and any amendments or modifications thereto.

FURTHER RESOLVED: That the Authority authorizes the Authority Loan and the Partnership to borrow the Authority Loan for the purpose of providing financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Authority Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Authority Loan (collectively, the "Authority Loan Documents")

FURTHER RESOLVED: That the Authority shall be authorized to assign, and the Partnership shall be authorized to accept, any and all agreements, contracts, loans, notes, and all other documents, rights and obligations to the Partnership in order to consummate the transactions contemplated by this Resolution.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Property Management Documents.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Developer Documents.

FURTHER RESOLVED: That the Executive Director, with the advice and assistance of legal counsel, hereby is authorized, empowered and directed, acting alone on behalf of the Authority as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, to (i) execute any and all necessary documents listed in and/or contemplated by this resolution, and (ii) take any and all other actions contemplated by this resolution.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all necessary documents, agreements, and certificates, including, but not limited to, the Formation Documents, the Purchase and Sale Documents, the Project Third Party Contracts, the Syndication Documents, the Tax Credit Documents, the Bank Construction Loan Documents, the Bank Perm Loan Documents, the HOME Loan Documents and Authority Loan documents, and to do all such acts and things that may be necessary to form the Authority LLC and the Partnership, consummate the acquisition of the Property by the Authority and the sale of the Property to the Partnership, consummate the development of the Project, consummate the Tax Credits, the Bank Construction Loan, the Bank Perm Loan, the HOME Loan, the Authority Loan, syndicate the limited partner interests in the Partnership, and admit an Investor Limited Partner to the Partnership, and to do all other activities contemplated by this Resolution.

FURTHER RESOLVED: That the Executive Director, acting alone on behalf of the Authority acting as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, shall be authorized to execute and

certify any other form of resolution required by any lender, investor, regulator or other third party involved in the transaction, so long as the Executive Director and counsel to the Authority determine that the substance of such resolution does not materially conflict with the substance of this resolution.

RESOLVED FURTHER: That to the extent that any actions authorized in this Resolution have already been performed, such actions are ratified and approved.

NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on Wednesday, **April 8, 2026**, at 2:00 p.m. at the Housing Authority's Central Office Board Room, located at 601 24th Street, Bakersfield, California.