

AGENDA
Board of Directors Meeting
Strathmore Public Utility District
Thursday, July 10, 2025 – 6:30 P.M.
19626 Orange Belt Drive, Strathmore, CA 93267
P.O. Box 425 Strathmore, CA 93267

Meeting in person at:

Strathmore Public Utility District Office: 19626 Orange Belt Dr. Strathmore, CA 93267

ATTENDEES:

QUORUM? Y__ N__

1. **CALL TO ORDER:** _____ P.M.

2. **PUBLIC COMMENT:**

Members of the public may comment at this time. The Board President may set a time limit for the public comment period, as well as time limits for individual customer comments. This is the only time during the meeting that members of the public may make direct comments to the Board.

3. **APPROVAL OF MINUTES:**

Review of minutes from the Board's regular meeting on Thursday, June 12, 2025.

Motion to approve minutes: _____ Second: _____

4. **FINANCIAL REPORT:**

Presented by MRS. SANCHEZ.

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**

Review of district bills and payroll through August 1, 2025.

Motion: _____ Second: _____

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**

(a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*

Account # _____

Motion to grant or deny customer request: _____ Second: _____

Description (if customer request granted): _____

(b) *Review list of customers with delinquent accounts.*

Motion to terminate services: _____ Second: _____

(c) *Review of accounts eligible for initiation of abandonment proceedings.*

Account No. _____

Motion to initiate abandonment proceedings: _____ Second: _____

7. **WATER USAGE/SUPPLY 2025-2026:**
Monthly usage: 44 acre feet 138 Year-to-date: acre feet.
Engineer Keller will update the Board with the water supply forecast for the upcoming year 2025-2026.
8. **SIERRA VIEW WATER CAPACITY RIGHT TRANSFER:**
Sierra View and Freddie Espinoza have agreed to transfer the water capacity right fee within a property located within the Strathmore PUD boundaries. The water capacity transfer will go from Sierra View to Freddie Espinoza, property 23070 Lawson Ave, Strathmore CA 93267 APN 215-071-010-000. Mr. Espinoza and Sierra View have signed the transfer agreement. Authorization for the District to enter into an agreement with property Freddie Espinoza and Sierra View.
9. **STRATHMORE MOBILE HOME PARK WATER VIOLATION DISPUTE:**
R.S.P. Management, representatives for the Strathmore Mobile Home Park have sent a letter to the District for multiple violations received. The violations have been for different units within the park. District staff is requesting direction since the mobile home park receives only one bill but has multiple units. Please see attached email.
Motion: _____ Second: _____
10. **STRATHMORE MACHINERY PROPERTY PURCHASE AGREEMENT:**
District counsel Lew will update the Board with information. The closing of the transaction has been recorded with the County of Tulare and a refunded was returned to the District in the amount of \$1,133.81.
11. **WASTEWATER TREATMENT PLANT UPDATE:**
Manager Ordonez met with P&P representatives and Self-Help to discuss the project. P&P has requested information from the district which staff is working to compile. The next staff meeting will be in August which P&P hopes to have the preliminary engineering report ready for review.
12. **STORAGE TANK ROOF REPAIR PROJECT:**
LiquiVision Technology inspected the storage tank on July 2, 2025. They will have a final report submitted later in the month. The project will most likely go out to bid in the month of July.
13. **STRATHMORE PUD AND LINDSAY-STRATHMORE IRRIGATION DISTRICT AGREEMENT DISCUSSION:**
Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District.
Motion: _____ Second: _____
14. **PERSONNEL POLICY REVIEW:**
Discussion regarding review of District personnel policy and addition of holidays. Management has requested additional holiday: Columbus Day and Juneteenth.
Motion: _____ Second: _____
15. **RESOLUTION FOR ADOPTION OF FEE SCHEDULE:**
Approval for adoption of resolution for fee schedule. Motion to approve or deny the fee schedule.
Motion: _____ Second: _____
16. **WATER TOWER LEASE/EASMENT:**
District counsel Lew will update the Board with information on the water tower lease and easement.
Motion: _____ Second: _____

17. **WATER TREATMENT PLANT INTERNET SERVICE:**

District staff is requesting internet service for the water treatment plant. The current internet service is slow and the equipment being used is aged. The internet service is used for computer work in the water treatment plant and for the remote connection to the scada system.

Motion: _____ Second: _____

18. **CLOSED SESSION ITEM:**

Time in: _____ Time out: _____

CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): One case, facts not known to potential plaintiff

CONFERENCE WITH LEGAL COUNSEL CONCERNING POTENTIAL INITIATION OF LITIGATION. [GC 54956.9(d)(4)] One case.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]

Property: Water Tower, Strathmore California.

Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and TowerPoint.

Under Negotiation: Terms for purchase agreement.

Action taken: _____

19. **ADJOURNMENT:**

Motion: _____ Second: _____

Time: _____ p.m.

Note: California Government Code § 54957.5 requires all public agencies to make available to the public any documents provided to at least a majority of the agency's elected officials or distributed to those officials within seventy-two hours of a regular meeting. Copies of such documents shall be made available to the public no later than the time they are distributed at the following address: 19626 Orange Belt Drive, Strathmore, CA 93267.

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Thursday, June 12, 2025 – 6:30 P.M.
19626 Orange Belt Drive, Strathmore, CA 93267
P.O. Box 425 Strathmore, CA 93267

Meeting in person at:

Strathmore Public Utility District Office: 19626 Orange Belt Dr. Strathmore, CA 93267

ATTENDEES:

Christina Lightner, President
Allaney Briggs, Treasurer
Adrian Ordonez, Board Clerk/Manager
Adele Sanchez, Bookkeeper/Secretary
Dennis Keller, District Engineer
Julia Lew, District Counsel

ABSENT: Nicholas Martinez

QUORUM? Yes

1. **CALL TO ORDER: 6:37 P.M.**

2. **PUBLIC COMMENT:**
None.

3. **APPROVAL OF MINUTES:**
Review of minutes from the Board's regular meeting on Thursday, May 8, 2025.
Motion to approve minutes: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

4. **FINANCIAL REPORT:**
Presented by MRS. SANCHEZ.

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**
Approval of district bills and payroll through July 1, 2025.
Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**
(a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*
(b) *Review list of customers with delinquent accounts.*
Motion to terminate services: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS
(c) *Review of accounts eligible for initiation of abandonment proceedings.*

7. **WATER USAGE/SUPPLY 2025-2026:**
Monthly usage: 40 acre feet 94 Year-to-date: acre feet.
The Board will consider moving to phase 2 if high water usage continues.
8. **SIERRA VIEW WATER CAPACITY RIGHT TRANSFER:**
Sierra View and Freddie Espinoza have agreed to transfer the water capacity right fee within a property located within the Strathmore PUD boundaries. The water capacity transfer will go from Sierra View to Freddie Espinoza, property 23070 Lawson Ave, Strathmore CA 93267 APN 215-071-010-000. Mr Espinoza and Sierra View have signed the transfer agreement. Authorization for the District to enter into an agreement with property Freddie Espinoza and Sierra View. Mr. Espinoza advised manager Ordonez that the documents between him and Sierra View have been signed.
9. **CROSS-CONNECTION CONTROL POLICY:**
The District has provided Mountain Valley the requested information for the cross-connection control policy. They are working on a draft report to provide to the District. Motion to authorize manager Ordonez to approve and sign the document.
Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS
10. **STRATHMORE MACHINERY PROPERTY PURCHASE AGREEMENT:**
District counsel Lew updated the Board with information. Legal counsel is waiting on a response from the escrow agent for finalization of the sale. District staff will void the check and reissue for payment.
11. **WASTEWATER TREATMENT PLANT UPDATE:**
Manager Ordonez met with P&P representatives and Self-Help to discuss the project. P&P has requested information from the district which staff is working to compile. The next staff meeting will be in August which P&P hopes to have the preliminary engineering report ready for review.
12. **STORAGE TANK ROOF REPAIR PROJECT:**
Engineer Keller updated the Board on the progress of the project. Engineer Keller is working on scheduling a structural engineer to inspect the storage tank. LiquiVision will inspect the interior of the tank with a water drone and a penetrating machine will check the welds and condition of the metal. The project will most likely go out to bid in the month of July. Motion to authorize engineer Keller to send the bypass portion of the project to bid.
Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS
13. **STRATHMORE PUD AND LINDSAY-STRATHMORE IRRIGATION DISTRICT AGREEMENT DISCUSSION:**
Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District. District counsel Lew will provide a draft agreement to LSID for their review and comment.
TABLED
14. **PERSONNEL POLICY REVIEW:**
Discussion regarding review of District personnel policy and addition of holidays. Management has requested additional holiday: Columbus Day and Juneteenth. Motion to approve Juneteenth as a District holiday.
Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS
15. **RESOLUTION FOR ADOPTION OF FEE SCHEDULE:**
Approval for adoption of resolution for fee schedule. Motion to approve or deny the fee schedule.
Motion: _____ Second: _____

16. 2024-2025 AUDIT ENGAGEMENT LETTER:

Jaribu Nelson has provided the District with an engagement letter for the 2024-2025 audit. The audit is estimated not to exceed \$17,000.00, the Financial Transactions Report not to exceed \$1500.00 and GASB not to exceed \$1200.00. \$8000.00 due upon agreement. The Board may or may not sign the letter of engagement.

Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

17. 19535 RICHARDSON ROAD SERVICE REQUEST:

The water and sewer capacity rights for the property located on 19535 Richardson Rd. have been abandoned since November 23, 1999. Lorraine Newkirk has made a request to be placed on the waiting list for water and sewer capacity. Motion to add Lorraine Newkirk to the water capacity right waiting list.

Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

18. WATER TREATMENT PLANT INTERNET SERVICE:

District staff is requesting internet service for the water treatment plant. The current internet service is slow and the equipment being used is aged. The internet service is used for computer work in the water treatment plant and for the remote connection to the scada system.

TABLED

19. TEMPORARY CONTRACT EMPLOYEE:

Mark McElhaney's temporary contract will expire on June 30, 2025, the Board may or may not renew the terms of the contract. Motion to extend the contract until December 31, 2025.

Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

20. CMC PROPANE LEASE RENEWAL:

The lease agreement between the District and CMC Propane will terminate on November 30, 2025.

21. UPDATE REPORTS / INFORMATION ONLY:

JWC has provided a shipping date of July 7, 2025 for the muffin monster.

22. EMPLOYEE COMPENSATION INCREASE:

Consideration of approving increases in annual compensation for and/or all District employment positions. Motion to increase employee Sanchez and Ordonez to 5% hourly increase. In the same motion to allow manager Ordonez to take work truck home contingent to permission from the insurance company.

Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

23. CLOSED SESSION ITEM:

Time in: 7:50 p.m. Time out: 9:05 p.m.

CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): Three cases, facts not known to potential plaintiff

CONFERENCE WITH LEGAL COUNSEL CONCERNING POTENTIAL INITIATION OF LITIGATION. [GC 54956.9(d)(4)] Three cases.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]

Property: Water Tower, Strathmore California.

Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and TowerPoint.

Under Negotiation: Terms for purchase agreement.

Annual Personnel Evaluations (Gov. Code Section 54957). Positions: all District employment positions

Conference with Labor Negotiators (Gov. Code Section 54957.6), Agency Representatives: Adrian Ordonez and Julia Lew. Employee groups: all unrepresented employees

Action taken: _____

24. ADJOURNMENT:

Motion: LIGHTNER Second: BRIGGS 2-0 PASSED UNANIMOUS

Time: 9:07 p.m.

Note: California Government Code § 54957.5 requires all public agencies to make available to the public any documents provided to at least a majority of the agency's elected officials or distributed to those officials within seventy-two hours of a regular meeting. Copies of such documents shall be made available to the public no later than the time they are distributed at the following address: 19626 Orange Belt Drive, Strathmore, CA 93267.

ITEM #4 FINANCIAL REPORT**JUNE 2025
Financial Report**

Previous Month Bank / Cash Balance \$839,004.18

Deposits

Water & Sewer Service Income & Misc.	78,343.65
Billing Plainview	1,000.00
Interest Income	57.00
Ameripride Settlement	20.23

Total Deposits 79,420.88

Withdrawals

Checks	119,167.99
BANK CARD FEE	0.67

(119,168.66)

Bank Balance End of Month 799,256.40

Bank / Cash Balances

Cash on Hand	250.00
LAIF	3,826.52
Cash at County	0.00
Checking Citizens Business Bank	123,974.26
Money Market Account (Citizens Business Bank)	671,205.62

Total 799,256.40

Available for Use

Total End of Month Balance	799,256.40
Reserve Funds balance	588,202.60
Available for Use	<u>211,053.80</u>

Difference 0.00

Strathmore Public Utility District

FINANCIAL REPORT

Check/Payment Register Report (BK3030)

10-Jul-25

From Bank Code [1020] To [1020]

ITEM # 4

From Payment Date [6/1/2025] To [6/30/2025]

Payment Number	Payment/ Reversal Da	Rec. Status	Payee Name		Bank Payment Amount
Bank: 1020 - Citizens Bank Checking					
Payment Type: Check					
32152	6/12/2025	CL	BRIGGS ALLANEY	Director Stipend	205.09
32153	6/12/2025	CL	LIGHTNER CHRISTINA	Director Stipend	182.30
32154	6/12/2025	CL	MARTINEZ NICHOLAS I	Director Stipend	182.30
32155	6/13/2025	CL	Mc ELHANEY MARK A	Wages Employees	1,393.49
32156	6/13/2025	CL	ORDONEZ ADRIAN I	Wages Employees	2,950.24
32157	6/13/2025	CL	SANCHEZ ADELAIDA	Wages Employees	1,926.64
32158	6/13/2025	CL	VALLES ROMAN	Wages Employees	0.00
32159	6/15/2025	CL	AT&T Mobility	Cell & iPad Service	210.45
32160	6/12/2025	CL	Internal Revenue Service	Payroll tax on employee wages	2,464.52
32161	6/12/2025	CL	ANTHEM BLUE CROSS	Employee Health Care	4,832.49
32162	6/12/2025	CL	BSK Associates	Lab Testing	1,697.18
32163	6/12/2025	CL	Cline's Business Equipment, Inc	CCR REPORT / Copy service co	237.30
32164	6/12/2025	CL	Crouzet Irrigation Supply, Inc.	MISC REPAIR	47.61
32165	6/12/2025	CL	DAVID & SONS BACKHOE SERVICE	CUSTOMER SEWER LINE REP	1,000.00
32166	6/12/2025	CL	DENNIS R. KELLER CONSULTING CIVIL ENGIN	ENGINEERING FEES	4,991.45
32167	6/12/2025	CL	Department of Water Resources	DAVIS GRUNSKY INT PAYMEN	3,000.90
32168	6/12/2025	CL	DIRK HARTLEY	REPAIR IRRIGATION PUMP	225.00
32169	6/12/2025	CL	JACK GRIGGS INC	VEHICLE FUEL	635.62
32170	6/12/2025	CL	LOWE'S	JANITORIAL	76.76
32171	6/12/2025	CL	McCormick, Kabot & Lew	LEGAL FEES MARCH 2025	1,210.64
32172	6/12/2025	CL	National Bank of Arizona	ACCOUNTING SOFTWARE RE	6,090.51
32173	6/12/2025	CL	PRINCIPAL LIFE INSURANCE COMPANY	EMPLOYEE DENTAL / VISION	375.10
32174	6/12/2025	CL	San Joaquin Pest Control	PEST CONTROL	91.00
32175	6/12/2025	CL	Southern California Edison	UTILITY LIGHTS	5,139.99
32176	6/12/2025	CL	CHARTER COMMUNICATIONS	INTERNET & TELEPHONE SER	280.00
32177	6/13/2025	CL	TCERA	RETIREMENT	2,593.01
32178	6/30/2025	OS	TCERA	RETIREMENT	2,593.01
32179	6/12/2025	CL	So Cal Gas	WATER PLANT UTILITY LIGHT	40.31
32180	6/12/2025	CL	USA STAFFING INC	EXTRA HELP	583.44
32181	6/12/2025	CL	Waste Management	TRASH SERVICE	275.86
32182	6/12/2025	CL	PACIFIC UTILITY PIPELINE INC	WATER LINE REPAIR HWY 65	44,926.27
32183	6/12/2025	CL	BSK Associates	LAB FEE, WATER TESTING	302.98
32184	6/12/2025	CL	Lynn S. Conley, CPA	ACCOUNTING SUPPORT	195.00
32185	6/12/2025	CL	National Bank of Arizona	CONTINUED EDUCATION	729.24
32186	6/12/2025	CL	TULARE COUNTY TAX COLLECTOR	STRATHMORE DUMP	3,070.62
32187	6/12/2025	CL	USA STAFFING INC	EXTRA HELP	632.06
32188	6/12/2025	CL	First American Title Company	STRATHMORE MACHINERY L/	5,950.81
32189	6/30/2025	CL	Mc ELHANEY MARK A	Wages Employees	1,459.08
32190	6/30/2025	OS	ORDONEZ ADRIAN I	Wages Employees	2,715.84
32191	6/30/2025	OS	SANCHEZ ADELAIDA	Wages Employees	1,792.78
32192	6/30/2025	CL	VALLES ROMAN	Wages Employees	0.00
32193	6/25/2025	OS	ADVANCE BUILDING MAINTENANCE INC	FLOOR CLEANING	676.25
32194	6/25/2025	CL	HELEN SANCHEZ	EXTRA HELP	276.38
32195	6/25/2025	OS	State Water Resources Control Board	LOAN WATERLINE PROJECT	7,525.00
32196	6/25/2025	OS	TCERA	RETIREMENT SALARY ADJ	101.60
32197	6/30/2025	CL	Employment Development Department	STATE PAYROLL TAX	1,049.17
32198	6/25/2025	CL	Internal Revenue Service	FEDERAL PAYROLL TAX	2,232.70
Total for Payment Type:					119,167.99

Strathmore Public Utility District
Balance Sheet
June 30, 2025

FINANCIAL REPORT
ITEM #4

ASSETS

	<u>Total</u>	<u>Water</u>	<u>Sewer</u>	<u>WTP</u>	<u>Unallocated</u>
Cash & Cash Equivalents					
Cash on Hand	250.00	162.50	87.50	0.00	0.00
Citizen's Business Bank Checking	123,974.26	41,823.11	61,884.16	20,266.99	0.00
Local Agency Investment Fund	3,826.52	3,826.52	0.00	0.00	0.00
Investment Accounts	671,205.62	259,787.53	407,363.09	4,055.00	(0.00)
Total Cash & Cash Equivalents	799,256.40	305,599.66	469,334.75	24,321.99	(0.00)
Other Current Assets					
Accounts Receivable Utility Star	12,189.99	6,763.23	5,426.76	0.00	0.00
Accounts Receivable LSI/D	15,593.52	0.00	0.00	15,593.52	0.00
Receivable	(227.77)	(155.26)	(72.51)	0.00	(0.00)
Grant Receivable	(32,765.95)	(32,765.95)	0.00	0.00	0.00
Prepaid Insurance	20,276.18	6,024.32	6,947.89	7,303.97	0.00
Clearing Transfers to/from Other Services	0.00	1,385,059.01	86,016.06	(1,471,075.07)	0.00
Total Other Current Assets	15,065.97	1,364,925.35	98,318.20	(1,448,177.58)	(0.00)
Fixed Assets					
Land	56,204.54	46,798.00	9,406.54	0.00	0.00
Buildings	383,135.82	168,222.92	214,912.90	0.00	0.00
Disposal Plant	133,421.06	0.00	133,421.06	0.00	0.00
Sewer Main	383,774.83	0.00	383,774.83	0.00	0.00
Water Tank	111,570.00	111,570.00	0.00	0.00	0.00
Pumps & Sand Traps	84,570.32	5,690.57	78,879.75	0.00	0.00
Meters	7,202.52	7,202.52	0.00	0.00	0.00
Water Mains	875,022.88	875,022.88	0.00	0.00	0.00
Wells / Well Pipes & Casing	70,527.00	70,527.00	0.00	0.00	0.00
Office Equipment	44,521.24	25,626.16	18,895.08	0.00	(0.00)
Furniture & Fixtures	9,122.77	4,964.39	4,158.38	0.00	0.00
Canal Storage Project	704,545.00	704,545.00	0.00	0.00	0.00
Autos, Trucks & Trailers	104,004.80	57,285.08	46,719.72	0.00	0.00
Shop Equipment	109,105.21	19,664.00	76,166.21	13,275.00	0.00
Landscaping	1,999.83	999.92	999.91	0.00	0.00
Water Treatment Plant	2,864,496.37	2,838,376.50	0.00	26,119.87	0.00
Community Development	1,390.03	695.02	695.01	0.00	0.00
Waterline Project	1,306,275.77	1,306,275.77	0.00	0.00	0.00
Accumulated Depreciation	(4,731,263.43)	(4,045,870.00)	(668,443.23)	(16,950.20)	0.00
Total Fixed Assets	2,519,626.56	2,197,595.73	299,586.16	22,444.67	0.00
Other Assets					
Deposits Paid	5,266.61	1,103.04	2,302.27	1,861.30	0.00
Cross Valley Capacity Rights	117,000.00	62,010.00	54,990.00	0.00	0.00
Cross Valley Capacity Rights	37,194.10	37,194.10	0.00	0.00	0.00
Total Other Assets	159,460.71	100,307.14	57,292.27	1,861.30	0.00
Total Assets	3,493,409.64	3,968,427.88	924,531.38	(1,399,549.62)	0.00

LIABILITIES AND EQUITY

Current Liabilities					
Accounts Payable	11,870.52	1,943.83	3,324.87	6,601.82	(0.00)
Accrued Expenses	134,035.91	71,167.73	62,868.18	0.00	(0.00)
Other Current Liabilities	384,092.10	205,022.10	179,070.00	0.00	0.00
Total Current Liabilities	529,998.53	278,133.66	245,263.05	6,601.82	0.00
Long-Term Liabilities					
Davis/Grunsky Loan	242,061.70	242,061.70	0.00	0.00	0.00
Waterline Project	180,600.00	180,600.00	0.00	0.00	0.00
Canal Storage	73,419.68	73,419.68	0.00	0.00	0.00
Total Long-Term Liabilities	496,081.38	496,081.38	0.00	0.00	0.00
Fund Balances					
Closing Account	(476,875.20)	106,207.26	(55,267.25)	(527,815.21)	0.00
Prior Year Adjustment	3,460.12	795.58	1,711.96	952.58	0.00
Invested in Capital Assets	1,906,996.28	1,518,161.14	361,089.18	27,745.96	(0.00)
Restricted for Plant Expansion	725,828.23	384,825.23	341,003.00	0.00	0.00
Unreserved, Undesignated	99,076.31	693,190.54	52,313.66	(646,427.89)	0.00
Restricted for Debt Service	120,372.44	120,372.44	0.00	0.00	0.00
Profit (loss) for period	88,471.55	370,660.65	(21,582.22)	(260,606.88)	0.00
Total Equity	2,467,329.73	3,194,212.84	679,268.33	(1,406,151.44)	(0.00)
Total Liabilities & Fund Balances	3,493,409.64	3,968,427.88	924,531.38	(1,399,549.62)	(0.00)

Strathmore Public Utility District					ITEM #4 FINANCIAL REPORT			
Statement of Earnings - Accrual Basis								
For The Period Ending June 30, 2025								
	Month to Date				Year to Date			
	Total	Water	Sewer	WTP	Total	Water	Sewer	WTP
Revenues								
Service Income	51,984.64	35,152.01	16,832.63	0.00	623,469.02	421,680.52	201,788.50	0.00
Penalty Income	1,291.79	894.07	397.72	0.00	14,210.66	9,777.23	4,433.43	0.00
Check Return Fee	0.00	0.00	0.00	0.00	50.00	32.50	17.50	0.00
Turn On/Turn Off Income	25.00	16.25	8.75	0.00	707.00	459.50	247.50	0.00
Hand Delivered Income Charges	200.00	130.00	70.00	0.00	2,600.00	1,673.75	926.25	0.00
Other Sales	25.00	25.00	0.00	0.00	205.00	205.00	0.00	0.00
Drought Violation	0.08	0.08	0.00	0.00	2,801.63	2,801.63	0.00	0.00
Legal Fees Billed	0.00	0.00	0.00	0.00	585.00	585.00	0.00	0.00
Billing Services for Plainview	1,000.00	1,000.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00
Rental Income	10,251.96	2,203.03	8,048.93	0.00	121,370.16	26,164.70	95,205.46	0.00
LSID Water Treatment Reimb	8,882.20	0.00	0.00	8,882.20	96,907.00	0.00	0.00	96,907.00
LSID WTP Deprec Reimb	1,143.04	0.00	0.00	1,143.04	6,858.24	0.00	0.00	6,858.24
Total Revenues	74,803.71	39,420.44	25,358.03	10,025.24	881,763.71	475,379.83	302,618.64	103,765.24
Salaries & Employee Benefits								
Wages	17,634.13	3,869.62	7,556.83	6,207.68	213,730.23	46,655.94	91,400.97	75,673.32
Director Fees	625.00	208.31	208.31	208.38	7,500.00	2,499.74	2,499.74	2,500.52
Payroll Taxes	1,407.82	315.62	597.71	494.49	16,735.45	3,169.09	7,384.74	6,181.62
Health Insurance	5,207.59	1,084.72	2,174.32	1,948.55	60,371.97	12,566.10	25,197.62	22,608.25
Retirement	4,174.82	912.63	1,787.40	1,474.79	49,072.68	10,740.62	21,251.05	17,081.01
Workers Compensation Ins	1,190.53	214.88	468.10	507.55	10,942.84	2,031.70	4,264.01	4,647.13
Total Salaries & Emp Ben	30,239.89	6,605.78	12,792.67	10,841.44	358,353.17	77,663.19	151,998.13	128,691.85
Services & Supplies								
Accounting	195.00	65.00	65.00	65.00	4,265.05	1,452.95	1,452.93	1,359.17
Audit	0.00	0.00	0.00	0.00	18,700.00	6,233.34	6,233.32	6,233.34
Bank Charges	0.67	0.33	0.34	0.00	447.90	230.34	207.56	10.00
Chloration / Chemicals	0.00	0.00	0.00	0.00	47,314.50	0.00	0.00	47,314.50
Computer Support	0.00	0.00	0.00	0.00	425.00	141.67	141.66	141.67
Computer Software	1,559.32	519.77	519.78	519.77	7,293.31	3,089.43	3,089.45	1,114.43
Contracted Services	2,950.48	737.63	1,475.25	737.60	34,786.38	8,900.93	17,325.20	8,560.25
Dues & Subscriptions	0.00	0.00	0.00	0.00	5,887.02	370.67	5,295.68	220.67
Engineering	0.00	0.00	0.00	0.00	66,976.42	14,850.40	10,803.05	41,322.97
Fuel - Equipment	0.00	0.00	0.00	0.00	1,337.56	0.00	417.60	919.96
Insurance - General	2,637.25	597.83	888.25	1,151.17	29,513.81	6,638.49	9,712.85	13,162.47
Interest Expense	3,000.90	3,000.90	0.00	0.00	7,008.25	7,008.25	0.00	0.00
Janitorial Supplies	0.00	0.00	0.00	0.00	469.79	86.13	86.13	297.53
Legal	0.00	0.00	0.00	0.00	12,826.57	6,751.84	3,407.89	2,666.84
Miscellaneous	230.00	100.00	20.00	110.00	3,901.50	1,622.62	475.76	1,803.12
Office Expenses	3,638.59	2,279.01	1,163.46	196.12	11,067.67	6,125.05	3,714.15	1,228.47
Permits, Licenses, Fees	3,070.62	1,535.31	1,535.31	0.00	41,968.68	5,080.28	35,041.77	1,846.63
Professional	0.00	0.00	0.00	0.00	19,842.34	0.00	14,534.32	5,308.02
Repair & Maint - Equipment	1,127.35	793.41	104.48	229.46	30,783.18	2,040.09	9,202.97	19,540.12
Repair & Maint - Vehicles	373.62	124.54	124.54	124.54	8,180.07	2,726.66	2,726.71	2,726.70
Repair & Maint - Structures	1,134.11	259.42	285.42	589.27	77,687.12	47,277.73	22,731.45	7,677.94
Small Tools	658.55	209.11	312.12	137.32	6,812.13	1,367.48	2,571.83	2,872.82
Special Expenses	0.00	0.00	0.00	0.00	5,950.81	5,950.81	0.00	0.00
Telephone	462.47	130.82	130.83	200.82	5,615.41	1,591.87	1,591.84	2,431.70
Testing Fees Laboratory	1,426.88	107.12	937.18	382.58	16,031.44	2,615.34	6,555.72	6,860.38
Travel & Conventions	0.00	0.00	0.00	0.00	744.80	678.13	33.34	33.33
Utilities	6,485.03	77.04	1,239.30	5,168.69	74,387.34	1,121.23	13,721.26	59,544.85
Total Services & Supplies	28,950.84	10,537.24	8,801.26	9,612.34	540,224.05	133,951.73	171,074.44	235,197.88
Net Operating Income (Loss)	15,612.98	22,277.42	3,764.10	(10,428.54)	(16,813.51)	263,764.91	(20,453.93)	(260,124.49)
Other Income (Expense)								
Property Taxes	0.00	0.00	0.00	0.00	107,193.20	108,745.73	(1,552.53)	0.00
Property Taxes - Admin Fees	0.00	0.00	0.00	0.00	(2,201.00)	(2,201.00)	0.00	0.00
Interest Income	57.00	22.06	34.60	0.34	785.36	351.01	424.24	10.11
Total other Income (Expenses)	57.00	22.06	34.60	0.34	105,777.56	106,895.74	(1,128.29)	10.11
Net Income (Loss)	15,669.98	22,299.48	3,798.70	(10,428.20)	88,964.05	370,660.65	(21,582.22)	(260,114.38)

Strathmore Public Utility District					ITEM #4 FINANCIAL REPORT			
Cash Flow								
For The Year Ending June 30, 2025								
	Month to Date					Year to Date		
	Total	Water	Sewer	WTP	Total	Water	Sewer	WTP
Net Income (Loss)	15,669.98	22,299.48	3,798.70	(10,428.20)	88,964.05	370,660.65	(21,582.22)	(260,114.38)
Add Items in Operations no Requiring Cash								
Cash Provided by								
Decrease (Increase) Receivables	4,539.94	1,344.49	3,195.45	0.00	20,743.59	29,917.46	(9,173.87)	0.00
Decrease (Increase) Prepaids	3,827.78	812.71	1,356.35	1,658.72	(6,421.32)	(1,389.21)	(1,876.13)	(3,155.98)
Intercompany Change	0.00	(14,035.86)	0.00	14,035.86	0.00	(273,431.46)	60,996.22	212,435.24
Increase (Decrease) Payables	(56,260.48)	(53,777.15)	(1,144.84)	(1,338.49)	(32,268.67)	(16,039.75)	712.54	(16,941.46)
Increase (Decrease) Deposits from Oth	0.00	0.00	0.00	0.00	155.69	155.69	0.00	0.00
Less								
Cash Expended for								
Fixed Assets								
Loan Principal Payments								
Differed Interest Payable, Water	0.00	0.00	0.00	0.00	(539.88)	(539.88)	0.00	0.00
Davis/Grunsky Loan	0.00	0.00	0.00	0.00	(76,783.62)	(76,783.62)	0.00	0.00
Waterline Project	(7,525.00)	(7,525.00)	0.00	0.00	(15,050.00)	(15,050.00)	0.00	0.00
Canal Storage	0.00	0.00	0.00	0.00	(5,063.44)	(5,063.44)	0.00	0.00
Cash Increase (Decrease) for Period	(39,747.78)	(50,881.33)	7,205.66	3,927.89	(26,263.60)	12,436.44	29,076.54	(67,776.58)
Beginning Cash Balances	839,004.18	356,480.99	462,129.09	20,394.10	826,012.50	292,889.28	439,534.61	93,588.61
Ending Cash Balances	799,256.40	305,599.66	469,334.75	24,321.99	799,748.90	305,325.72	468,611.15	25,812.03
Available Cash Balance	799,256.40	305,599.66	469,334.75	24,321.99	799,748.90	305,325.72	468,611.15	25,812.03
Reserve Funds								
Davis Grunsky	(78,967.22)	(78,967.22)	0.00	0.00	(78,967.22)	(78,967.22)	0.00	0.00
Customer Deposits	(1,416.75)	(1,416.75)	0.00	0.00	(1,416.75)	(1,416.75)	0.00	0.00
Sewer Depreciation Reserve	(48,169.61)	0.00	(48,169.61)	0.00	(48,169.61)	0.00	(48,169.61)	0.00
Capacity Rights Fees	(440,952.34)	(157,599.07)	(283,353.27)	0.00	(440,952.34)	(157,599.07)	(283,353.27)	0.00
Canal Storage	(5,063.45)	(5,063.45)	0.00	0.00	(5,063.45)	(5,063.45)	0.00	0.00
Waterline	(15,050.00)	(15,050.00)	0.00	0.00	(15,050.00)	(15,050.00)	0.00	0.00
Total Reserve Funds	(589,619.37)	(258,096.49)	(331,522.88)	0.00	(589,619.37)	(258,096.49)	(331,522.88)	0.00
Cash Balance Available for Use	209,637.03	47,503.17	137,811.87	24,321.99	210,129.53	47,229.23	137,088.27	25,812.03
Bank Balance End of Period	Total				Total			
Cash on Hand	250.00				250.00			
LAIF	3,826.52				3,826.52			
Checking - Citizen's Business Bank	123,974.26				123,974.26			
Money Market Account - Citizen's Busines	671,205.62				671,205.62			
Ending Cash Balances	799,256.40				799,256.40			

Bank Reconciliation Posting Journal (BK1470)

-- Bank Reconciliation Summary --

Bank 1020 Citizens Bank Checking
Reconciliation Date 6/30/2025
Reconciliation Year-Period 2025-12
Statement Date 6/30/2025
Statement Currency USD U.S. Dollars
Reconciliation Description JUNE 30, 2025 GENERAL CHECKING

Statement Balance	139,378.74	Book Balance	123,974.26
+ Deposits Outstanding	0.00	+/- Bank Entries Not Posted	0.00
- Withdrawals Outstanding	15,404.48	+/- Write-Offs	0.00
+ Deposit Bank Errors	0.00	- Credit Card Charges	0.00
- Withdrawal Bank Errors	0.00		
Adjusted Statement Balance	123,974.26	Adjusted Book Balance	123,974.26
		Out of Balance by	0.00

Bank Reconciliation Posting Journal (BK1470)

From Posting Sequence [2] To [1464]
 Reprint Previously Printed Journals [No]
 Print Deposit Details [No]
 Print G/L Summary [Yes]

Transaction Number	Srce.	Appl. Date	Reconciliation Status	Outstanding Amount	Cleared Amount	Difference
Posting Sequence:	1,464					
Bank:	1020 - Citizens Bank Checking					
Deposits:						
97	AR	6/17/2025	Cleared	1,000.00	1,000.00	0.00
98	AR	6/20/2025	Cleared	1,000.00	1,000.00	0.00
TR00000000000000003661	BK	6/1/2025	Cleared	4,789.84	4,789.84	0.00
TR00000000000000003662	BK	6/1/2025	Cleared	78.93	78.93	0.00
TR00000000000000003663	BK	6/2/2025	Cleared	1,665.98	1,665.98	0.00
TR00000000000000003664	BK	6/2/2025	Cleared	361.51	361.51	0.00
TR00000000000000003665	BK	6/3/2025	Cleared	3,797.74	3,797.74	0.00
TR00000000000000003666	BK	6/3/2025	Cleared	811.57	811.57	0.00
TR00000000000000003667	BK	6/4/2025	Cleared	1,944.29	1,944.29	0.00
TR00000000000000003668	BK	6/4/2025	Cleared	332.21	332.21	0.00
TR00000000000000003669	BK	6/5/2025	Cleared	1,197.55	1,197.55	0.00
TR00000000000000003670	BK	6/5/2025	Cleared	117.29	117.29	0.00
TR00000000000000003671	BK	6/9/2025	Cleared	8,363.97	8,363.97	0.00
TR00000000000000003672	BK	6/6/2025	Cleared	184.27	184.27	0.00
TR00000000000000003673	BK	6/6/2025	Cleared	105.09	105.09	0.00
TR00000000000000003674	BK	6/7/2025	Cleared	88.34	88.34	0.00
TR00000000000000003675	BK	6/9/2025	Cleared	246.61	246.61	0.00
TR00000000000000003676	BK	6/10/2025	Cleared	1,723.47	1,723.47	0.00
TR00000000000000003677	BK	6/10/2025	Cleared	511.73	511.73	0.00
TR00000000000000003678	BK	6/11/2025	Cleared	2,354.72	2,354.72	0.00
TR00000000000000003679	BK	6/11/2025	Cleared	218.70	218.70	0.00
TR00000000000000003680	BK	6/12/2025	Cleared	2,644.28	2,644.28	0.00
TR00000000000000003681	BK	6/12/2025	Cleared	229.67	229.67	0.00
TR00000000000000003682	BK	6/13/2025	Cleared	2,057.47	2,057.47	0.00
TR00000000000000003683	BK	6/13/2025	Cleared	49.75	49.75	0.00
TR00000000000000003684	BK	6/14/2025	Cleared	107.93	107.93	0.00
TR00000000000000003685	BK	6/16/2025	Cleared	5,434.71	5,434.71	0.00
TR00000000000000003686	BK	6/16/2025	Cleared	72.50	72.50	0.00
TR00000000000000003687	BK	6/16/2025	Cleared	228.22	228.22	0.00
TR00000000000000003688	BK	6/17/2025	Cleared	237.31	237.31	0.00
TR00000000000000003689	BK	6/17/2025	Cleared	77.15	77.15	0.00
TR00000000000000003691	BK	6/17/2025	Cleared	217.72	217.72	0.00
TR00000000000000003692	BK	6/18/2025	Cleared	75.37	75.37	0.00
TR00000000000000003693	BK	6/18/2025	Cleared	1,678.87	1,678.87	0.00
TR00000000000000003694	BK	6/19/2025	Cleared	438.08	438.08	0.00
TR00000000000000003695	BK	6/20/2025	Cleared	20,459.71	20,459.71	0.00
TR00000000000000003696	BK	6/20/2025	Cleared	1,414.80	1,414.80	0.00
TR00000000000000003697	BK	6/21/2025	Cleared	165.26	165.26	0.00
TR00000000000000003698	BK	6/22/2025	Cleared	76.50	76.50	0.00
TR00000000000000003699	BK	6/23/2025	Cleared	1,818.26	1,818.26	0.00
TR00000000000000003700	BK	6/23/2025	Cleared	520.66	520.66	0.00
TR00000000000000003701	BK	6/23/2025	Cleared	3,146.05	3,146.05	0.00
TR00000000000000003702	BK	6/24/2025	Cleared	811.76	811.76	0.00
TR00000000000000003703	BK	6/25/2025	Cleared	4,975.86	4,975.86	0.00
TR00000000000000003704	BK	6/24/2025	Cleared	239.36	239.36	0.00
TR00000000000000003705	BK	6/25/2025	Cleared	100.98	100.98	0.00
TR00000000000000003706	BK	6/26/2025	Cleared	243.92	243.92	0.00

Bank Reconciliation Posting Journal (BK1470)

Transaction Number	Srce. Appl.	Date	Reconciliation Status	Outstanding Amount	Cleared Amount	Difference
TR000000000000000003707	BK	6/26/2025	Cleared	20.23	20.23	0.00
TR000000000000000003708	BK	6/28/2025	Cleared	85.25	85.25	0.00
TR000000000000000003709	BK	6/27/2025	Cleared	842.44	842.44	0.00
Deposits Total:				79,363.88	79,363.88	0.00
Withdrawals:						
TR000000000000000003690	BK	6/5/2025	Cleared	0.67	0.67	0.00
32021	AP	2/12/2025	Reversed	5,950.81	5,950.81	0.00
32134	AP	5/30/2025	Cleared	2,593.01	2,593.01	0.00
32142	AP	5/8/2025	Cleared	425.00	425.00	0.00
32144	UP	5/30/2025	Cleared	1,712.37	1,712.37	0.00
32145	UP	5/30/2025	Cleared	3,035.78	3,035.78	0.00
32146	UP	5/30/2025	Cleared	2,135.42	2,135.42	0.00
32148	AP	5/30/2025	Cleared	136.13	136.13	0.00
32149	AP	5/30/2025	Cleared	1,993.42	1,993.42	0.00
32152	UP	6/12/2025	Cleared	205.09	205.09	0.00
32153	UP	6/12/2025	Cleared	182.30	182.30	0.00
32154	UP	6/12/2025	Cleared	182.30	182.30	0.00
32155	UP	6/13/2025	Cleared	1,393.49	1,393.49	0.00
32156	UP	6/13/2025	Cleared	2,950.24	2,950.24	0.00
32157	UP	6/13/2025	Cleared	1,926.64	1,926.64	0.00
32158	UP	6/13/2025	Cleared	0.00	0.00	0.00
32159	AP	6/15/2025	Cleared	210.45	210.45	0.00
32160	AP	6/12/2025	Cleared	2,464.52	2,464.52	0.00
32161	AP	6/12/2025	Cleared	4,832.49	4,832.49	0.00
32162	AP	6/12/2025	Cleared	1,697.18	1,697.18	0.00
32163	AP	6/12/2025	Cleared	237.30	237.30	0.00
32164	AP	6/12/2025	Cleared	47.61	47.61	0.00
32165	AP	6/12/2025	Cleared	1,000.00	1,000.00	0.00
32166	AP	6/12/2025	Cleared	4,991.45	4,991.45	0.00
32167	AP	6/12/2025	Cleared	3,000.90	3,000.90	0.00
32168	AP	6/12/2025	Cleared	225.00	225.00	0.00
32169	AP	6/12/2025	Cleared	635.62	635.62	0.00
32170	AP	6/12/2025	Cleared	76.76	76.76	0.00
32171	AP	6/12/2025	Cleared	1,210.64	1,210.64	0.00
32172	AP	6/12/2025	Cleared	6,090.51	6,090.51	0.00
32173	AP	6/12/2025	Cleared	375.10	375.10	0.00
32174	AP	6/12/2025	Cleared	91.00	91.00	0.00
32175	AP	6/12/2025	Cleared	5,139.99	5,139.99	0.00
32176	AP	6/12/2025	Cleared	280.00	280.00	0.00
32177	AP	6/13/2025	Cleared	2,593.01	2,593.01	0.00
32179	AP	6/12/2025	Cleared	40.31	40.31	0.00
32180	AP	6/12/2025	Cleared	583.44	583.44	0.00
32181	AP	6/12/2025	Cleared	275.86	275.86	0.00
32182	AP	6/12/2025	Cleared	44,926.27	44,926.27	0.00
32183	AP	6/12/2025	Cleared	302.98	302.98	0.00
32184	AP	6/12/2025	Cleared	195.00	195.00	0.00
32185	AP	6/12/2025	Cleared	729.24	729.24	0.00

Bank Reconciliation Posting Journal (BK1470)

Transaction Number	Sree. Appl.	Date	Reconciliation Status	Outstanding Amount	Cleared Amount	Difference
32186	AP	6/12/2025	Cleared	3,070.62	3,070.62	0.00
32187	AP	6/12/2025	Cleared	632.06	632.06	0.00
32188	AP	6/12/2025	Cleared	5,950.81	5,950.81	0.00
32189	UP	6/30/2025	Cleared	1,459.08	1,459.08	0.00
32192	UP	6/30/2025	Cleared	0.00	0.00	0.00
32194	AP	6/25/2025	Cleared	276.38	276.38	0.00
32197	AP	6/30/2025	Cleared	1,049.17	1,049.17	0.00
32198	AP	6/25/2025	Cleared	2,232.70	2,232.70	0.00
Withdrawals Total:				121,746.12	121,746.12	0.00
Bank Total:				-42,382.24	-42,382.24	

-- Bank Reconciliation Summary --

Bank1090 Citizens Business Bank Money Market

Reconciliation Date6/30/2025

Reconciliation Year-Period2025-12

Statement Date6/30/2025

Statement CurrencyUSD U.S. Dollars

Reconciliation DescriptionMM Bank Reconciliation June 30, 2025

Statement Balance	671,205.63	Book Balance	671,205.63
+ Deposits Outstanding	0.00	+/- Bank Entries Not Posted	0.00
- Withdrawals Outstanding	0.00	+/- Write-Offs	0.00
+ Deposit Bank Errors	0.00	- Credit Card Charges	0.00
- Withdrawal Bank Errors	0.00		
Adjusted Statement Balance	671,205.63	Adjusted Book Balance	671,205.63
		Out of Balance by	0.00

Bank Reconciliation Posting Journal (BK1470)

From Posting Sequence [2] To [1466]
Reprint Previously Printed Journals [No]
Print Deposit Details [No]
Print G/L Summary [Yes]

Transaction Number	Srce.	Appl.	Date	Reconciliation Status	Outstanding Amount	Cleared Amount	Difference
Posting Sequence:	1,466						
Bank:	1090	Citizens Business Bank Money Market					
Deposits:							
TR0000000000000000003710	BK	6/30/2025	Cleared		57.00	57.00	0.00
Deposits Total:					57.00	57.00	0.00
Bank Total:					57.00	57.00	

FRIANT WATER AUTHORITY

354 N. HARVARD AVE. LINDSAY, CA 93247-1715 (559) 562-6305 FAX (559) 562-3496

REPORT OF WATER DELIVERIES

Deliveries to Strathmore Public Utility District for the period ending

6/30/25

Date	Meters A.F.
1	1
2	2
3	1
4	1
5	2
6	2
7	1
8	1
9	1
10	2
11	1
12	1
13	2
14	2
15	1
16	1
17	2
18	2
19	2
20	2
21	1
22	1
23	2
24	1
25	1
26	1
27	2
28	2
29	1
30	2
31	0
A.F.	44

Email to : SPUD and Adrian Ordonez
LSID (Craig Wallace)

Total Acre-Feet, This report	44
Acre-Feet Previously Reported	94
Total Acre-Feet Deliveries to Date	138

From: R.S.P. Management <r.s.p.management@att.net>
Sent: Saturday, June 21, 2025 10:48 AM
To: strathmore spudh20.org
Subject: Water Violations for Strathmore MHP
Attachments: Strathmore PUD Water Violations.pdf

Hello,

I feel like the Strathmore PUD is targeting our park. We pay for 41 separate water and sewer services, yet we are being charged violations like we are one customer. The warning we received was for unit 2, and then we received a first violation for unit 23 - so I am going to have to charge them the \$100, because all fees are passed directly onto the tenants. Unit 23 did not receive a warning, and then what, the next tenant that violates is going to have to pay \$200? I have as difficult a time controlling my tenants as I am sure you have controlling the PUD district customers - yet I cannot charge for administering a water system, I can only pass through charges per CA law. You would not charge a customer for a second violation when his neighbor committed the first violation - yet that is what is happening to us.

Please send me a copy of ordinance No. 2021-03-11-08 ASAP in both English and Spanish, as most of our tenants only speak Spanish. I will post the ordinance around the park and make sure everyone receives a copy. These are hard working low income families that just want to have a few plants around their trailers, they are not watering big lawns. And actually we are paying for 41 hookups, yet currently we only have 37 tenants - so we are paying for 4 extra hookups that are not being used.

I just did the math based on our last bill meter reads, and we used $2,106 \text{ CF} \times 7.48 = 15,753$ gallons for the entire park divided by our current 37 tenants = on average 426 gallons per month per tenant. The CA water resource board states that the average indoor use for a family in the state is 42 gallons per day $\times 30 = 1,260$ gallons per month - and that is indoor use. Our park is using much less water than most of the other homes in the area - and we are already paying over \$3K per month for water and sewer. Most districts have a tier system, and charge for actual usage - that way the charges for excessive usage are fairly charged to the offenders through actual usage, by having a higher tier charge for excessive use per gallon.

Thank you for your time and consideration, I look forward to receiving a copy of your ordinance promptly so that I can get it distributed to our tenants immediately.

Michele Houseman, CPA
Manager, Chief Financial Officer

Rymber, LLC
R.S.P. Investments, LLC
LOWMAC, LLC
Lowery Family LP
BKMMMHP, LLC
P.O. Box 919
Elk Rapids, MI 49629

AGREEMENT FOR PURCHASE AND SALE OF WILL SERVE RIGHT

This Agreement made and entered into this 27 day of May, 2025, by and between SIERRA VIEW LOCAL HEALTH CARE DISTRICT, dba SIERRA VIEW MEDICAL CENTER (hereinafter referred to as "Seller") and FREDDIE ESPINOZA (hereinafter referred to as "Buyer").

WHEREAS, Seller owns that certain real property located at that portion of Lot 8 of McMurdo's subdivision in Strathmore, California, referred to as Tulare County Assessor's Parcel Numbers ("APN") 215-330-064 (formerly 215-330-057), and that portion of Parcel 1 of Parcel Map No. 2436, referred to as APN 215-330-060 (hereinafter collectively referred to as the "Sierra View Property", as more specifically described in Exhibit "A" attached hereto), located outside the boundaries of the Strathmore Public Utility District (the "District"); and

WHEREAS, Buyer is purchasing that certain real property located at 23070 Lawson Ave, Strathmore, California 93267, also referred to as Tulare County APN 215-071-010-000 (the "Buyer's Property") as more specifically described in Exhibit "B" attached hereto); and

WHEREAS, the prior owner of Buyer's Property, Thomas Lucas (referred to herein as "Lucas") owned a right to one connection to the District's water and sewer system (hereinafter "Will Serve Right"); and

WHEREAS, as of September 8, 2017, and June 14, 2018, the District reached capacity and was no longer offering new water or sewer connections; and

WHEREAS, on September 8, 2017, Seller and Lucas entered into an Agreement for Transfer of Rights in which Seller agreed to purchase that Will Serve Right from Lucas; and

WHEREAS, on June 14, 2018, Lucas executed an Agreement for Transfer of Rights, whereby Lucas transferred to Seller the Will Serve Right; and

WHEREAS, the District's Board of Directors determined it is in the best interest of the District for the Will Serve Right to be established at Buyer's Property, and District and Buyer intend to enter an agreement wherein District approves of the transfer of the Will Serve Right to Buyer's Property; and

WHEREAS, Seller now intends to convey to Buyer the Will Serve Right for the benefit of Buyer's Property.

NOW, THEREFORE, for good and valuable consideration, it is mutually understood and agreed as follows:

1. The purchase price for the Will Serve Right is Twenty-Five Thousand and NO/100 Dollars (\$25,000.00) ("Total Purchase Price"). Payment shall be due within fifteen (15) calendar days after the last party executes this Agreement.
2. Seller is conveying the Will Serve Right "as is" and makes no assurances or warranties regarding the Will Serve Right.

3. Buyer is responsible for all paperwork and compliance with District policies and local, state, and federal laws regarding the transfer of this Will Serve Right.

4. Possession of the Will Serve Right will be transferred upon the execution of this Agreement by both parties and payment in full of the Total Purchase Price.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement on the date first above written.

SELLER:

SIERRA VIEW LOCAL HEALTH CARE
DISTRICT, dba SIERRA VIEW MEDICAL
CENTER

By:

Name:

Title:


Donna J. Hetner
CEO/President

BUYER:

FREDDIE ESPINOZA

By:

Name:


Freddie Espinoza

EXHIBIT "A"

SIERRA VIEW PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 8 OF MCMURDO'S SUBDIVISION, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9, PAGE 34 OF MAPS, TULARE COUNTY RECORDS, LYING EAST OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 13, 1957 IN BOOK 1993, PAGE 632 OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF TULARE BY DEED DATED APRIL 13, 1959 RECORDED APRIL 24, 1959 IN BOOK 2121, PAGE 82, FILE NO. 14278 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 18, 1994, FILE NO. 94-004367 OF OFFICIAL RECORDS.

APN 215-330-064, formerly 215-330-057 (PORTION)

PARCEL 2:

THAT PORTION OF LOT 8 OF MCMURDO'S SUBDIVISION, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9, PAGE 34 OF MAPS, TULARE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE (1) ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 01°08'50" WEST, 110.00 FEET;

THENCE (2) SOUTH 88°51'10" WEST, 30.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE (3) ALONG SAID WEST LINE, SOUTH 01°08'50" EAST, 23.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE (4) SOUTH 02°04'22" WEST, 44.06 FEET;

THENCE (5) NORTH 89°58'45" WEST, 26.84 FEET;

THENCE (6) NORTH 34°09'54" WEST, 51.14 FEET TO THE NORTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MAY 13, 1957 IN BOOK 1993, PAGE 632 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING COURSES;

(7) SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 43°42'22" WEST, WITH A RADIUS OF 160.01 FEET, A CENTRAL ANGLE OF 08°00'27" AND AN ARC DISTANCE OF 22.36 FEET;

(8) NORTH 68°12'24" EAST, 43.04 FEET TO THE TRUE POINT OF BEGINNING.

APN 215-330-064, formerly 215-330-057 (PORTION)

PARCEL 3:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 2436, RECORDED FEBRUARY 21, 1980 IN BOOK 25, PAGE 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN,

THENCE (1) ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, SOUTH 01° 08' 50" EAST, 2381.75 FEET TO THE TRUE POINT OF BEGINNING,

THENCE (2) CONTINUING SOUTH 01° 08' 50" EAST, 214.39 FEET;

THENCE (3) SOUTH 89° 58' 45" EAST, 113.02 FEET,

THENCE (4) NORTH 08° 36' 10" WEST, 85.84 FEET;

THENCE (5) NORTH 44° 59' 31" WEST, 59.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 324.37 FEET AND A CENTRAL ANGLE OF 19° 00' 30";

THENCE (6) NORTHWESTERLY ALONG SAID CURVE 107.61 FEET TO THE TRUE POINT OF BEGINNING.

APN 215-330-060

EXHIBIT "B"

BUYER'S PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 16 in Block A of Park Addition to the Town of Strathmore in the County of Tulare, State of California, as per Map recorded in Book 12 at page 16 of Maps in the office of the County Recorder of said County.

APN: 215-071-010-000

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare

On June 6, 2025

Date

before me, Terry Villareal

Here Insert Name and Title of the Officer

personally appeared Freddie Espinoza & Donna Hegner

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Terry Villareal

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agreement for purchase

Document Date: May 27, 2025

Number of Pages: _____

Signer(s) Other Than Named Above: Freddie Espinoza & Donna Hegner

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



First American Title™

First American Title Company
3000 W. Main St
Visalia, CA 93291
(559)635-6803
Fax: (866)590-2167

June 30, 2025

Strathmore Public Utility District
PO Box 425
Strathmore, CA 93267

RE: File No.: 5405-7199862
Property: 22395 Avenue 196 Strathmore, CA 93267
Seller: Strathmore Machinery Inc
Buyer: Strathmore Public Utility District

The closing of the above referenced transaction is now complete. For your records we enclose the following (If checks are included in this package, please negotiate as soon as possible):

Check in the amount of \$1,133.81

Final Settlement Statement

Additional documents, if applicable

Keep these instruments secure as some of them **cannot** be replaced. Any recorded documents to which you may be entitled, and your policy of title insurance, will follow shortly.

The property tax year runs from July 1 through June 30. The first installment of taxes is due November 1 and delinquent December 10. The second installment of taxes is due February 1 and delinquent April 10. If you do not receive a TAX BILL one (1) month prior to the delinquency date, a written request that includes the property address and/or assessor's parcel number should be made to the County Tax Collector. You may also receive a supplemental bill for increase in value if any.

Should you have any questions or need further assistance, please contact the undersigned. Thank you for working with First American Title. We look forward to serving you in the future.

Ann Kay
Escrow Officer
akay@firstam.com

First American Title Company, Visalia
PR. 06243Ofc. 5405(746) (AK/dg)

CHECK NO. 746345906

DATE: 6/30/2025

FILE NO. 5405-7199862

SETTLEMENT DATE: 6/30/2025

CHECK AMOUNT: \$1,133.81

BUYER: Strathmore Public Utility District

SELLER: Strathmore Machinery Inc

Property Address: 22395 Avenue 196, Strathmore, CA 93267

Funds Due

Re:

Charge Details:

Refund after closing: 1133.81

Thank you for doing business with First American Title Company

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

First American Title Company
3000 W. Main St
Visalia, CA 93291
(559) 625-1550

PR: 06243
Ofc. 5405(746)

First American Trust, FSB -
5 First American Way
Santa Ana CA 92707

746345906

80-4125/1222

FILE NO. 5405-7199862
Re:

Date 6/30/2025

PAY One thousand, one hundred thirty-three and 81/100

DOLLARS \$*****1,133.81

TO THE
ORDER
OF Strathmore Public Utility District
PO Box 425
Strathmore, CA 93267

Escrow Trust Account
Void after 150 days

Matthew Tugue

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD - DO NOT CASH IF THE WORD VOID IS VISIBLE

746345906 122241255 3007460000



First American Title™

First American Title Company

3000 W. Main St • Visalia, CA 93291

Office Phone: (559) 625-1550 Office Fax: (866) 590-2167

Buyer's Final Settlement Statement

Property Address: 22395 Avenue 196, Strathmore, CA 93267
File No: 5405-7199862
Officer: Ann Kay/dg
Settlement Date: 06/30/2025
Disbursement Date: 06/30/2025
Print Date: 06/30/2025, 4:28 PM

Buyer: Strathmore Public Utility District
Address: PO Box 425, Strathmore, CA 93267
Seller: Strathmore Machinery Inc
Address: PO Box 11, Strathmore, CA 93267

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	3,500.00	
Deposits in Escrow:		
Receipt No. 746192202 on 06/20/2025 by Strathmore Public Utility District		5,950.81
Title/Escrow Charges to:		
Recording Services to First American Title Company	26.00	
Escrow Fee to First American Title Company	775.00	
Notary Fee S to First American Title Company	116.00	
CLTA Standard Coverage Owners Policy to First American Title Company	400.00	
Disbursements Paid:		
Refund after closing to Strathmore Public Utility District	1,133.81	
Totals	5,950.81	5,950.81

First American Title Company

By _____
Ann Kay

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Strathmore Public Utility District
PO Box 425
Strathmore, CA 93267

DOC# 2025-0030925

06/30/2025

Titles: 1 Pages: 6

02:07 PM

Fees	\$0.00
Transfer Tax	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

Exempt From Fees: Gov't Code 6103

Space Above This Line for Recorder's Use Only

A.P.N.: 215-290-010-000

File No.: 5405-7199862 (AK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$; **Governmental agency acquiring title. R&T 11922**
SURVEY MONUMENT FEE \$

[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [☐] City of **Strathmore**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Strathmore Machinery Inc, a California corporation**

hereby GRANTS to **Strathmore Public Utility District, a California Public Utility District**

the following described property in the unincorporated area of **Strathmore**, County of **Tulare**, State of **California**:

As more particularly described in Exhibit "A" and "B" attached hereto and made a part thereof...

Dated: March 03, 2025

Strathmore Machinery Inc, a California corporation

By: *James Robert Campbell III*
Name: James Robert Campbell III
Title: Chief Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SSCOUNTY OF Tulare)

On March 5, 2025 before me, *J. M. Vetterick*, Notary Public, personally appeared James Robert Campbell III

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Signature

This area for official notarial seal.

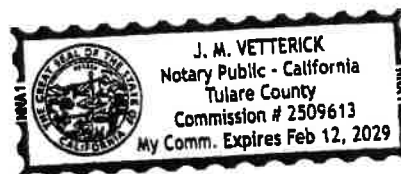


EXHIBIT A

Legal Description

That parcel in the North half of the Southwest quarter of Section 32, Township 20 South, Range 27 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the official plat thereof, described as follows:

BEGINNING at the Southwest corner of that parcel granted to Strathmore Machinery, Inc. by the Grant Deed recorded October 2, 1979 in Book 3700, Page 761 of Official Records of Tulare County, being a point that lies 345.00 feet South of the North line of said Southwest quarter, and 670.00 feet West of the East line of said Southwest quarter, measured at right-angles from each respective line; thence

North $1^{\circ}08'56''$ West, along the West line of said parcel granted to Strathmore Machinery, Inc., a distance of 99.53 feet; thence

South $10^{\circ}51'53''$ East, 28.33 feet; thence

South $0^{\circ}07'08''$ East, 50.16 feet, more or less, to a point on the South line of said parcel granted to Strathmore Machinery, Inc.; thence

North $89^{\circ}58'42''$ West, along said South line, 7.85 feet, more or less, to the POINT OF BEGINNING.

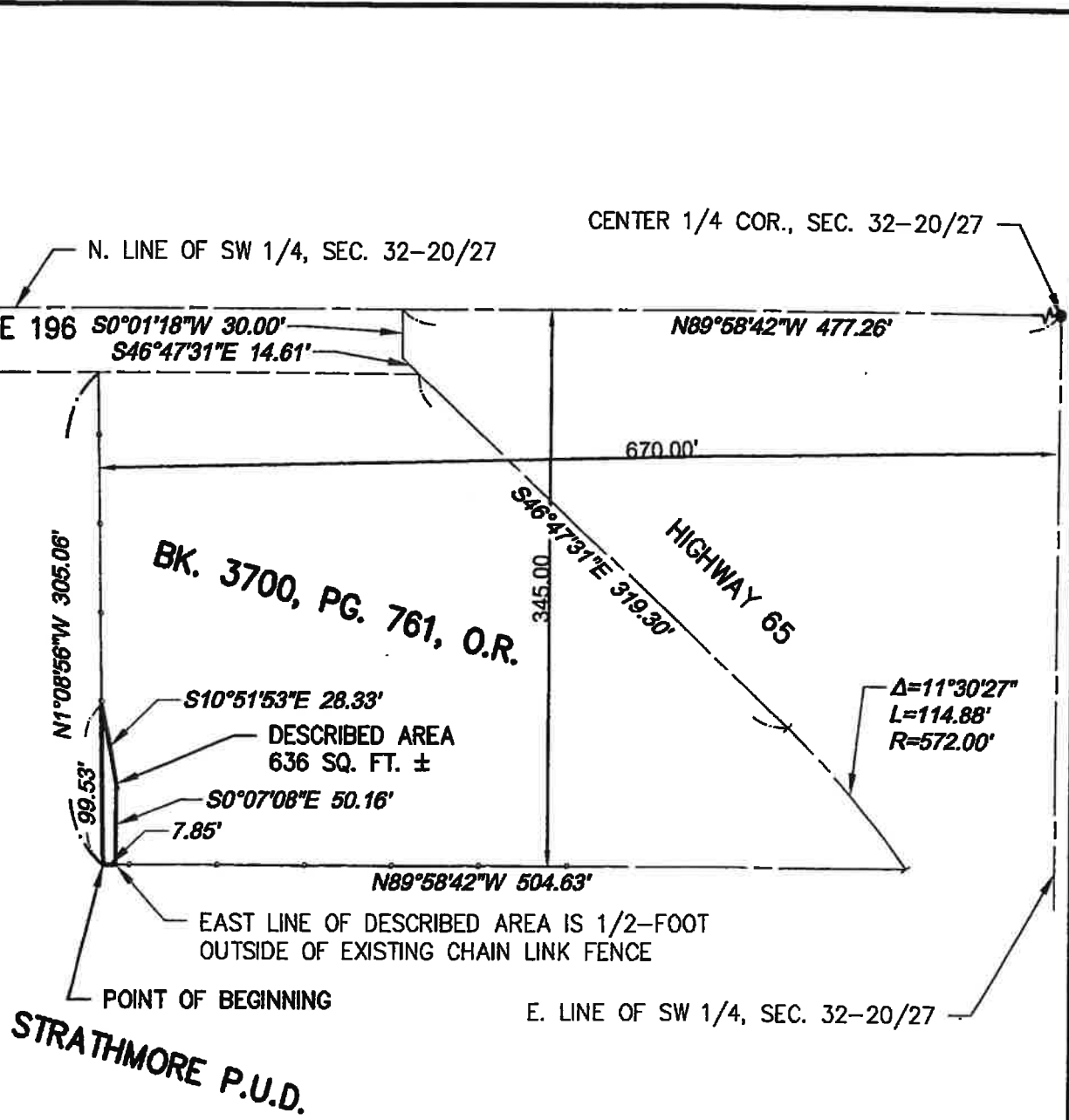
Containing an area of approximately 636 square feet.

END OF DESCRIPTION

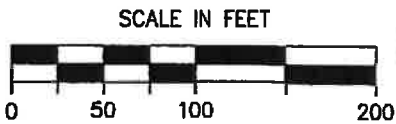


5/27/22

6/27/2022 11:29 PM C:\Users\Keller\OneDrive\Documents\Provost & Pritchard\Survey\404622001-Strathmore P.U.D\Survey\404622001-Strathmore P.U.D.dwg



5/27/22



EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

A PORTION OF THE N 1/2 OF THE SW 1/4 OF SEC. 32,
T. 20 S., R. 27 E., M.D.B.&M.
STRATHMORE P.U.D.
COUNTY OF TULARE, CALIFORNIA

EXHIBIT B

LAND SURVEYOR:
TIMOTHY M. ODOM
DATE: 5/27/22
JOB NO: 404622001
1 OF 1

**BEFORE THE BOARD OF DIRECTORS
OF THE
STRATHMORE PUBLIC UTILITY DISTRICT
STATE OF CALIFORNIA**

-oOo-

IN THE MATTER OF AUTHORIZING	)	
ACCEPTANCE OF A PORTION OF	)	
REAL PROPERTY LOCATED AT	)	RESOLUTION NO. 2024-10-10-16
APN 215-290-010, STRATHMORE,	)	
CALIFORNIA FROM STRATHMORE	)	
MACHINERY, INC., A CALIFORNIA	)	
CORPORATION, TO STRATHMORE	)	
PUBLIC UTILITY DISTRICT	)	

-oOo-

At a duly constituted meeting of the Board of Directors of the Strathmore Public Utility District, a public body corporate and politic (the "District"), held on October 10, 2024, the District Board authorized the following:

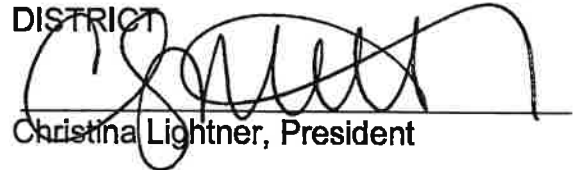
Authorization of acceptance of approximately 636 sq. feet of real property located at APN 215-290-010, Strathmore, California from Strathmore Machinery, Inc., in exchange for valuable consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Strathmore Public Utility District as follows:

1. The District does herewith confirm that it agrees to accept that certain portion of real property located at APN 215-290-010, Strathmore, California.
2. The District confirms that the District Board President and the General Manager are authorized and directed to take all necessary steps and complete and execute all necessary documents to complete the transfer of the subject property.

The foregoing resolution was adopted upon a motion presented by Director **LIGHTNER**, and seconded by Director **BRIGGS** at a regular meeting of the Board of Directors held on the 10th day of October 10, 2024. Motion carried by the following vote:

AYES: 2
NAYES: None
ABSTAIN: None
ABSENT: 1

STRATHMORE PUBLIC UTILITY
DISTRICT

Christina Lightner, President