# AGENDA
## Board of Directors Meeting
## Strathmore Public Utility District
## Thursday, August 13, 2026 – 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:**
a. Review of minutes from the Board meeting on Monday, July 20, 2026.
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 September 1, 2026.
Motion: ____________ Second: ____________

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**
*(a) Review of extensions or waivers of payments requested in writing by delinquent customers.*

Account # 20173-00
Motion to grant or deny customer request: ____________ Second: ____________
Description (if customer request granted):
*Customer is requesting removal of late fees, made payment on a wrong account.*

*(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 & WATER FORECAST 2026-2027:**
Monthly usage: **48** acre feet **194** Year-to-date: acre feet.
Engineer Keller will update the Board with the water supply forecast for the upcoming year 2026-2027.

8. **CROSS-CONNECTION CONTROL PROGRAM SERVICES:**
Carlos Rayas, cross-connection specialist is reaching out to inquire if the district is needing assistance managing the cross-connection program. He is offering annual program management for $400.00 per year, billed in quarterly payment of $100.00 per quarter. The board may or may not approve the request.
Motion: ___________ Second: ___________

9. **AUDIT ENDING JUNE 30, 2026:**
Jaribu Nelson has sent an engagement letter for the 2025/2026 audit. Estimated fees for the audit and other services other than the preparation of the Financial Transactions Report will be $17,000.00 and $1,500.00 for the preparation of the Financial Transactions Report. If GASB 68 implementation is required, the fee will not exceed $1,200.00. $8,500 will be dup with the signing of the engagement letter. The Board may or may not authorize signing of the engagement letter.
Motion: ___________ Second: ___________

10. **DIRECTOR SEAT 1:**
One candidate signed up to run for the Strathmore PUD Board, Director Seat 1. Naomi Rodriguez, will be appointed by the Tulare County Board to replace director Lightner. Director Lightner's final month as a board member will be December 2026.

11. **UTILITY BILL DISCOUNT/STAND-BY REQUEST:**
Darrell Levasseur has requested for the board to consider the possibility of reducing the cost of water and sewer service charge for senior citizens and veterans. Other customers have inquired about a stand-by fee for services not being utilized. The Board can discuss the possibility of making the requested changes.
Motion: ___________ Second: ___________

12. **LEGAL SERVICES AGREEMENT:**
Legal counsel Lew has provided an agreement for legal services between McCormick, Kabot & Lew and Strathmore Public Utility District. The term of the agreement will begin August 13, 2026 through August 31, 2029. General counsel services will be at the rate of $200/hr for the first year, through August 31, 2027; at the rate of $210/hr through August 31, 2028; and at the rate of $220/hr thereafter. Paralegal services at the rate of $125/hr. All billing will be in one-tenth (1/10) hour increments. The board may or may not enter into the agreement.
Motion: ___________ Second: ___________

13. **RESOLUTION FOR PAYMENT FROM WATER TO SEWER:**
Resolution No. 2026-7-20-13 to pay back sewer from water for payment of monies borrowed. The board may or may not authorize the payment.
Motion: ___________ Second: ___________

14. **WATER TREATMENT PLANT STORAGE TANK REPAIR:**
Engineer Keller is requesting direction on searching for financial help to make repairs or replacement of the storage tank at the water treatment plant. Engineer Keller has drafted the letter for technical assistance request to the State.

15. **CONFLICT-OF-INTEREST CODE REVIEW:**
County of Tulare is requiring special districts to review their conflict-of-interest code. Action must be taken no later than October 1, 2026. The board can discuss and make amendments if necessary.
Motion: ___________ Second: ___________

16. **RATE FEE SCHEDULE:**
The board will review the rate fee schedule and make changes if necessary. Motion to approve or deny the rate fee schedule. Customer is requesting a stand-by rate for dwellings not being utilized.
Motion: ____________ Second: ___________

17. **RESOLUTION NO. 2026-9-13-17 BUDGET AMENDMENT:**
District staff will comment on an amendment needed to the budget. The board may or may not approve the resolution to make changes to the current budget.
Motion: ____________ Second: ___________

18. **RESOLUTION FOR TOWERPOINT WATER TOWER PURCHASE:**
Resolution No. 2026-7-20-20 authorizing the wireless communications facilities Easement and Purchase Agreements with Towerpoint Communications and approval of the agreement.
Motion: ____________ Second: ___________

19. **CV-SALTS PARTICIPATION FEE:**
Central Valley Salinity Coalition has sent out a reminder to renew the districts participation in the CV-SALTS Program by August 31, 2026. The board may or may not authorize payment for the program.
Motion: __________ Second: ___________

20. **HIRING OF OFFICE ASSISTANT:**
The board can discuss and give direction for hiring of an office assistant. Starting pay rate $20.00/hr to 24.00/hr depending on experience.
Motion: ___________ Second: ____________

21. **EMPLOYEE COMPENSATION:**
District manager has provided employee evaluations and is requesting a 5% salary increase. The Board may or may not approve the request.
Motion: ___________ Second: ____________

22. **UPDATE/ REPORTS:**
Will-Not-Serve letter was provided for APN 215-250-014. The parcel is outside of Strathmore PUD boundaries.

Public records request for the groundwater monitor well installation project at the wastewater was provided to DG Construction, Inc. by manager Ordonez via email.

23. **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)] 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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]
Property: 22235 Ave 196, Strathmore California.
Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and Steve Perigo.
Under Negotiation: Terms for lease 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: ____________ 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
## Monday, July 20, 2026 – 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
Nicholas Martinez, Vice President
Adrian Ordonez, Manager/Board Clerk
Adele Sanchez, Bookkeeper/Secretary
Dennis Keller, District Engineer
Julia Lew, District Counsel
Darrell Levasseur, Customer (item 11)
Susan Newsom, Customer (item 18)
Candelario Moran, Customer (item 8)
Laura Mandoton, (item 8)
Charlie Isquierdo, Customer
Edgar Garcia, Customer
Glenda Gonzalez, Customer
Macrina Martinez, Customer
Naomi Rodriguez, Customer

Absent: Allaney Briggs, Board Treasurer

**QUORUM? YES**

**1. CALL TO ORDER: 6:32 P.M.**

**2. PUBLIC COMMENT:**

Naomi read a letter to the Board in regards to removing the district engineer.
Charlie affirmed what Naomi said and stated he has been in the district for a number of years and nothing has grown or happened in Strathmore. We have been given opportunity to grow and nothing has happened. We need to seek opportunities to look for water and grow.
Edgar, what is the reason for the raise in fees? I see the workers and they are not doing anything. What is the money going to improve? When it rains, it gets flooded in the streets and nothing is done.
Glenda, we have nothing in Strathmore. We need a park or something for the kids. We need water for everything.
Susan asked for clarification if we had a water shortage? She has been here for a long time and its not just the city stopping development, the county has a lot to do with it also.

3. **APPROVAL OF MINUTES:**

a. Review of minutes from the Board's special meeting/Public Hearing on Thursday, June 25, 2026.
Motion to approve minutes: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

b. Review of minutes from the Board's regular meeting on Thursday, June 11, 2026.
Motion to approve minutes: LIGHTNER Second: MARTINEZ 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 August 1, 2026.
Motion: LIGHTNER Second: MARTINEZ 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.*

Account # 20149C-00
Motion to deny customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS
Description (if customer request granted):
*Customer is requesting removal of late fees in the amount of $7.26.*

Account # 30122M-00
Motion to deny customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS
Description (if customer request granted):
*Customer is requesting removal of late fees due to receiving invoice late in the month. Water $39.86 Sewer $19.48.*

Account # 10160-00
Motion to grant customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS
Description (if customer request granted):
*Customer is requesting removal of late fee in the amount of $7.83. She came by on June 19 which was a holiday and was not able to return to make payment until June 24 due to living out of town.*

*(b)* Review list of customers with delinquent accounts.
Motion to terminate services: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

7. **WATER USAGE/SUPPLY 2025-2026 & WATER FORECAST 2026-2027:**

Monthly usage: **43** acre feet **146** Year-to-date: acre feet.

8. **VIOLATION NOTICES EXCESSIVE WATER USAGE:**

Property 23101 Ave 194, APN: 215-025-012-000 Staff continued monitoring the property for excessive water consumption throughout May, 2026. Total monthly usage reached 84,400 gallons, which is approximately ten times the standard residential rate, but represents a nearly 50% reduction from April, 2026, levels. Staff delivered a 48 hour shut-off notice and service was terminated. The renter reached out to Tulare County Health Department and notified them services had been terminated. Tulare County and the homeowner requested the water service be turned on until they could get a well drilled. District staff, Tulare County health department and code enforcement did an onsite inspection Tuesday July 7, 2026. The parcel in question is outside of Strathmore PUD boundaries, APN 215-250-014-000. Based on code enforcement, a reminiscence of a marijuana growth took place at some point due to the lights, cloth and wood, and bamboo still on the property. The homeowner is requesting a will not serve letter to allow a drilling of a well on parcel APN 215-250-014-000. Motion to provide will not serve letter for APN 215-250-014-000. The board motioned to allow customer to remain on district water for the extra-territorial

service parcel in the district with an extension until the September meeting to see if the usage has gone down to a normal residential level.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

9. **PLAINVIEW MUTUAL WATER COMPANY BILLING SERVICE AGREEMENT TERMINATION:**
Strathmore PUD and Plainview MWC entered into a billing and collection services agreement on February 24, 2014. Per the final 5-year extension, the Agreement was effective through February 24, 2024, but the District has continued to provide the services. On the June 11th board meeting, the district voted to discontinue services with PMWC. PWMC was notified and given written notice on June 12, 2026 stating effective August 12, 2026, the district will terminate the agreement.

10. **19635 BALFOUR DRIVE WATER REQUEST:**
Property owner Cresendiano Macias is requesting water service for his property located at 19635 Balfour Drive. The Board motioned to place customer on the waiting list.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

11. **UTILITY BILL DISCOUNT REQUEST:**
Darrell Levasseur has requested for the board to consider the possibility of reducing the cost of water and sewer service charge for senior citizens and veterans. The Board can discuss the possibility of making the requested changes. The board can look into programs that subsidize the cost for veterans and seniors. The money can not be paid through other rate payers in the district. Direction given to counsel Lew to look for programs that can subsidize bill payments for senior and veterans.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

12. **19715 GUTHRIE WATER CAPACITY:**
19715 Guthrie Drive, which has rights to two (2) services, was abandoned earlier this year due to non-payment. The new property owner, Evan Bustamante, has paid for the capacity rights to the main house but not for the second smaller dwelling on the back portion of the property. The abandonment has not been released on the property yet. Motion to receive payment for the second dwelling before the abandonment is released.
Motion: MARTINEZ Second: LIGHTNER 2-0 PASSED UNANIMOUS

13. **RESOLUTION FOR PAYMENT FROM WATER TO SEWER:**
Resolution No. 2026-7-20-13 to pay back sewer from water for payment of monies borrowed. The board may or may not authorize the payment.
**TABLED**

14. **WATER TREATMENT PLANT STORAGE TANK REPAIR:**
Engineer Keller is requesting direction on searching for financial help to make repairs or replacement of the storage tank at the water treatment plant. Motion to request technical assistance for repair of the storage tank.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

15. **PORTERVILLE CITRUS:**
Engineer Keller is requesting the board to consider placing a memorandum of understanding or annexation into effect with Porterville Citrus. The Board will discuss the two options. We have a formal request from PCI to annex into the district. We do not have a definitive amount of land they would like to annex. Lindmore has agreed to supply water for Porterville Citrus. Counsel Lew will need an outline on how the agreement will need to be written out. Engineer Keller, counsel Lew and manager Ordonez will have a staff meeting to discuss and bring back to the board.

16. **ORANGEWORKS FIRE HYDRANT REQUEST:**
Orangeworks Café has requested a fire hydrant be placed outside of their property. They have provided an email from 2006 where they were communicating with Sunnyside Elementary School. The district will look at the Sunnyside Elementary agreement and see if the district owns that portion of the line.

17. **CONFLICT-OF-INTEREST CODE REVIEW:**
County of Tulare is requiring special districts to review their conflict-of-interest code. Action must be taken no later than October 1, 2026. Counsel Lew will review the conflict-of-interest and notify district staff if any changes are needed.

18. **RATE FEE SCHEDULE:**
The board will review the rate fee schedule and make changes if necessary. Motion to approve or deny the rate fee schedule. Susan Newsom is requesting the board to approve a stand-by rate for customers not utilizing the water and sewer services. Customer is requesting a stand-by rate for a second dwelling that has not been utilized for years.
Motion: ___________ Second: ___________

19. **BUDGET AMENDMENT:**
District staff will comment on an amendment needed to the budget. The board may or may not make changes to the current budget. Direct counsel Lew to draft a resolution to amend the budget for the August meeting.

20. **RESOLUTION FOR TOWERPOINT WATER TOWER PURCHASE:**
Resolution No. 2026-7-20-20 authorizing the wireless communications facilities Easement and Purchase Agreements with Towerpoint Communications and approval of the agreement. Motion to authorize signing the letter of intent and records authorization.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

21. **HIRING OF OFFICE ASSISTANT:**
The board can discuss and give direction for hiring of an office assistant.
TABLED- include set recommendation for salary.

22. **UPDATE/ REPORTS:**
Repair of Well #2 has been completed. Prieto well drilling completed the work of filling in hole with benzonite chips then pouring cement into cavity.

19670 Road 230 has paid 1/3 of the capacity right fees to restore service to the property.

23. **CLOSED SESSION ITEM:**
Time in: 9:08 p.m. Time out: 9:36 p.m.

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)] 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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]
Property: 22235 Ave 196, Strathmore California.
Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and Steve Perigo.
Under Negotiation: Terms for lease 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: Nothing to report.

**24. ADJOURNMENT:**
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS
Time: 9:37 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.

# July 2026
# Financial Report

| | | |
|---|---|---|
| **Previous Month Bank / Cash Balance** | | $825,598.27 |
| **Deposits** | | |
| Water & Sewer Service Income & Misc. | 89,138.06 | |
| Billing Plainview | 1,000.00 | |
| Interest Income | 57.06 | |
| Property Tax Revenue | 2,677.72 | |
| Capacity Rights | 5,100.00 | |
| **Total Deposits** | | 97,972.84 |
| **Withdrawals** | | |
| Checks | 97,509.92 | |
| BANK CARD FEE | 0.85 | |
| Deposit Slip Order | 152.36 | |
| | | (97,663.13) |
| **Bank Balance End of Month** | | 825,907.98 |

| | |
|---|---|
| **Bank / Cash Balances** | |
| Cash on Hand | 250.00 |
| LAIF | 4,081.68 |
| Cash at County | 0.00 |
| Checking Citizens Business Bank | 149,642.10 |
| Money Market Account (Citizens Business Bank) | 671,934.20 |
| **Total** | 825,907.98 |
| **Available for Use** | |
| Total End of Month Balance | 825,907.98 |
| Reserve Funds balance | 588,202.60 |
| Available for Use | 237,705.38 |
| Difference | 0.00 |

**Strathmore Public Utility District**

FINANCIAL REPORT
ITEM #4

**Check/Payment Register Report (BK3030)**
**From Bank Code** [1020] To [1020]
**From Payment Dat** [7/1/2026] To [7/31/2026]

**Bank:** 1020 - Citizens Bank Checking
**Payment Type:** Check

| Payment Number | Payment/ Reversal D | Srce App | Rec. Status | Payee Name | | Bank Payment Amount |
|---|---|---|---|---|---|---|
| 32732 | 7/9/2026 | UP | CL | BRIGGS ALLANEY | DIRECTOR STIPEND | 204.86 |
| 32733 | 7/9/2026 | UP | RV | LIGHTNER CHRISTINA | DIRECTOR STIPEND | 182.10 |
| 32733 | 7/9/2026 | UP | RV | LIGHTNER CHRISTINA | VOID MISPRINT | -182.10 |
| 32734 | 7/9/2026 | UP | RV | MARTINEZ NICHOLAS I | DIRECTOR STIPEND | 182.10 |
| 32734 | 7/9/2026 | UP | RV | MARTINEZ NICHOLAS I | VOID MISPRINT | -182.10 |
| 32735 | 7/15/2026 | UP | CL | Mc ELHANEY MARK A | WAGES | 970.48 |
| 32736 | 7/15/2026 | UP | CL | ORDONEZ ADRIAN I | WAGES | 2,831.67 |
| 32737 | 7/15/2026 | UP | CL | SANCHEZ ADELAIDA | WAGES | 2,127.43 |
| 32738 | 7/15/2026 | UP | CL | VALLES ROMAN | WAGES | 1,427.87 |
| 32739 | 7/15/2026 | AP | CL | AT&T Mobility | CELL & IPAD SERVICE | 197.48 |
| 32740 | 7/15/2026 | AP | CL | Internal Revenue Service | PAYROLL TAX JULY 15 | 3,121.92 |
| 32741 | 7/10/2026 | AP | CL | ANTHEM BLUE CROSS | EMPLOYEE HEALTH CARE | 5,447.96 |
| 32742 | 7/10/2026 | AP | CL | ANTHONY J PRIETO WATER WELL DRILLING | FILL SINKHOLE @ WELL #2 | 5,000.00 |
| 32743 | 7/10/2026 | AP | CL | BSK Associates | WATER /WASTEWATER SAI | 2,305.60 |
| 32744 | 7/10/2026 | AP | CL | CALIFORNIA STATE DISBURSMENT UNIT | CHILD SUPPORT ORDER | 814.94 |
| 32745 | 7/10/2026 | AP | CL | Cline's Business Equipment, Inc | MAINTENANCE CONTRACT | 97.27 |
| 32746 | 7/10/2026 | AP | CL | Crouzet Irrigation Supply, Inc. | MISC REPAIR | 11.74 |
| 32747 | 7/10/2026 | AP | CL | DAVID & SONS BACKHOE SERVICE | SEWER & WATER LINE REP | 3,800.00 |
| 32748 | 7/10/2026 | AP | CL | JACK GRIGGS INC | FUEL VEHICLE & EQUIPMEI | 1,284.39 |
| 32749 | 7/10/2026 | AP | CL | LOWE'S | MISC REPAIR | 72.59 |
| 32750 | 7/10/2026 | AP | CL | McCormick, Kabot & Lew | LEGAL APRIL 2026 | 3,325.43 |
| 32751 | 7/10/2026 | AP | CL | National Bank of Arizona | SAGE LIC/ STAMPS | 2,207.15 |
| 32752 | 7/10/2026 | AP | CL | PRINCIPAL LIFE INSURANCE COMPANY | EMPLOYEE VISION / DENTA | 396.19 |
| 32753 | 7/10/2026 | AP | CL | HELEN SANCHEZ | EXTRA HELP COVER FOR A | 157.50 |
| 32754 | 7/10/2026 | AP | CL | Southern California Edison | UTILITY ELECTRICITY | 6,774.49 |
| 32755 | 7/10/2026 | AP | CL | STATE COMPENSATION INSURANCE FUND | | 1,139.83 |
| 32756 | 7/10/2026 | AP | CL | Stop Alarm Inc | ALARM MONITORING | 541.50 |
| 32757 | 7/15/2026 | AP | CL | TCERA | RETIREMENT | 2,860.62 |
| 32758 | 7/31/2026 | AP | OS | TCERA | RETIREMENT | 2,860.62 |
| 32759 | 7/10/2026 | AP | CL | THATCHER COMPANY OF CAIFORNIA | CHLORINE | 10,260.22 |
| 32760 | 7/10/2026 | AP | CL | So Cal Gas | WTP UTLITY GAS | 18.46 |
| 32761 | 7/10/2026 | AP | CL | USA STAFFING INC | EXTRA HELP | 3,106.35 |
| 32762 | 7/10/2026 | AP | CL | Waste Management | TRASH SERVICE | 295.52 |
| 32763 | 7/9/2026 | UP | CL | LIGHTNER CHRISTINA | DIRECTOR STIPEND | 182.10 |
| 32764 | 7/9/2026 | UP | CL | MARTINEZ NICHOLAS I | DIRECTOR STIPEND | 182.10 |
| 32765 | 7/20/2026 | AP | CL | CAL.NET INC | WTP INTERNET SERVICE | 144.86 |
| 32766 | 7/20/2026 | AP | CL | Cline's Business Equipment, Inc | COPIES WATER REPORT | 388.06 |
| 32767 | 7/20/2026 | AP | CL | DENNIS R. KELLER CONSULTING CIVIL ENG | NOVEMEBER / DECEMBER | 17,785.85 |
| 32768 | 7/20/2026 | AP | CL | PORTERVILLE RECORDER | ELECTION POSTING | 117.18 |
| 32769 | 7/20/2026 | AP | CL | PRINCIPAL LIFE INSURANCE COMPANY | EMPLOYEE VISION / DENTA | 396.19 |
| 32770 | 7/20/2026 | AP | CL | San Joaquin Pest Control | PEST CONTROL | 91.00 |
| 32771 | 7/20/2026 | AP | CL | CHARTER COMMUNICATIONS | INTERNET / TELEPHONE BC | 112.92 |
| 32772 | 7/20/2026 | AP | CL | STATE COMPENSATION INSURANCE FUND | | 1,139.83 |
| 32773 | 7/20/2026 | AP | OS | Total Knowledge Computer Service | VIRUS CLEARING | 510.00 |
| 32774 | 7/20/2026 | AP | CL | Under Ground Service Alert of Northern Califorr | MEMBERSHIP | 300.00 |
| 32775 | 7/20/2026 | AP | CL | USA STAFFING INC | EXTRA HELP | 613.23 |
| 32776 | 7/31/2026 | UP | CL | Mc ELHANEY MARK A | WAGES | 849.35 |
| 32777 | 7/31/2026 | UP | OS | ORDONEZ ADRIAN I | WAGES | 3,043.44 |
| 32778 | 7/31/2026 | UP | OS | SANCHEZ ADELAIDA | WAGES | 1,784.24 |
| 32779 | 7/31/2026 | UP | OS | VALLES ROMAN | WAGES | 1,427.87 |
| 32780 | 7/31/2026 | AP | OS | CALIFORNIA STATE DISBURSMENT UNIT | CHILD SUPPORT ORDER | 696.90 |
| 32781 | 7/31/2026 | AP | CL | Employment Development Department | PAYROLL TAX JULY 31 | 1,267.27 |
| 32782 | 7/31/2026 | AP | CL | Internal Revenue Service | PAYROLL TAX JULY 31 | 2,817.45 |
| | | | | **Total for Payment Type:** | | **97,509.92** |

Strathmore Public Utility District
Balance Sheet
July 31, 2026

FINANCIAL REPORT
ITEM #4

## ASSETS

| | Total | Water | Sewer | WTP | Unallocated |
|---|---|---|---|---|---|
| **Cash & Cash Equivalents** | | | | | |
| Cash on Hand | 250.00 | 162.50 | 87.50 | 0.00 | 0.00 |
| Citizen's Business Bank Checking | 149,642.10 | 87,159.77 | 17,883.36 | 44,598.97 | 0.00 |
| Local Agency Investment Fund | 4,081.68 | 4,081.68 | 0.00 | 0.00 | 0.00 |
| Investment Accounts | 671,934.20 | 260,069.56 | 407,805.24 | 4,059.40 | (0.00) |
| Total Cash & Cash Equivalents | 825,907.98 | 351,473.51 | 425,776.10 | 48,658.37 | (0.00) |
| **Other Current Assets** | | | | | |
| Accounts Receivable Utility Star | 24,473.65 | 5,072.77 | 19,400.88 | 0.00 | 0.00 |
| Accounts Receivable LSID | 15,593.52 | 0.00 | 0.00 | 15,593.52 | 0.00 |
| Accounts Receivable | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 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 | 21,526.04 | 6,286.49 | 7,220.97 | 8,018.58 | 0.00 |
| Clearing Transfers to/from Other Services | 0.00 | 1,645,073.88 | 68,359.99 | (1,713,433.87) | 0.00 |
| Total Other Current Assets | 29,599.49 | 1,624,511.93 | 94,909.33 | (1,689,821.77) | (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** | | | | | |
| 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 | 154,194.10 | 99,204.10 | 54,990.00 | 0.00 | 0.00 |
| **Total Assets** | 3,529,328.13 | 4,272,785.27 | 875,261.59 | (1,618,718.73) | 0.00 |

## LIABILITIES AND EQUITY

| | Total | Water | Sewer | WTP | Unallocated |
|---|---|---|---|---|---|
| **Current Liablilities** | | | | | |
| Accounts Payable | 22,629.34 | 2,392.52 | 9,467.27 | 10,769.55 | 0.00 |
| Accrued Expenses | 141,418.02 | 75,396.78 | 66,021.24 | 0.00 | 0.00 |
| Other Current Liabilties | 383,407.22 | 204,337.22 | 179,070.00 | 0.00 | 0.00 |
| Total Current Liabilities | 547,454.58 | 282,126.52 | 254,558.51 | 10,769.55 | 0.00 |
| **Long-Term Liabilities** | | | | | |
| Davis/Grunksky Loan | 163,358.48 | 163,358.48 | 0.00 | 0.00 | 0.00 |
| Waterline Project | 165,550.00 | 165,550.00 | 0.00 | 0.00 | 0.00 |
| Canal Storage | 68,356.24 | 68,356.24 | 0.00 | 0.00 | 0.00 |
| Total Long-Term Liabilities | 397,264.72 | 397,264.72 | 0.00 | 0.00 | 0.00 |
| **Fund Balances** | | | | | |
| Closing Account | 100,206.34 | (1,146.89) | (996.92) | (5,483.56) | (107,833.71) |
| 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 | (299,430.57) | 1,165,827.64 | (27,512.26) | (1,437,745.95) | 0.00 |
| Restricted for Debt Service | 120,372.44 | 120,372.44 | 0.00 | 0.00 | 0.00 |
| Profit (loss) for period | 30,636.11 | 42,489.85 | 7,600.51 | (19,454.25) | 0.00 |
| Total Equity | 2,584,608.83 | 3,230,529.41 | 681,183.51 | (1,434,937.80) | (107,833.71) |
| **Total Liabilities & Fund Balances** | 3,529,328.13 | 3,909,920.65 | 935,742.02 | (1,424,168.25) | (107,833.71) |

ITEM #4 FINANCIAL REPORT

## Strathmore Public Utility District ........

### Statement of Earnings - Accrual Basis

### For The Period Ending July 31, 2026

| | Month to Date | | | | Year to Date | | | |
|---|---|---|---|---|---|---|---|---|
| | Total | Water | Sewer | WTP | Total | Water | Sewer | WTP |
| **Revenues** | | | | | | | | |
| Service Income | 72,007.97 | 44,551.81 | 27,456.16 | 0.00 | 72,007.97 | 44,551.81 | 27,456.16 | 0.00 |
| Capacity Rights Fees | 5,100.00 | 3,433.34 | 1,666.66 | 0.00 | 5,100.00 | 3,433.34 | 1,666.66 | 0.00 |
| Penalty Income | 1,874.81 | 1,169.08 | 705.73 | 0.00 | 1,874.81 | 1,169.08 | 705.73 | 0.00 |
| Check Return Fee | 25.00 | 16.25 | 8.75 | 0.00 | 25.00 | 16.25 | 8.75 | 0.00 |
| Turn On/Turn Off Income | 25.00 | 14.75 | 10.25 | 0.00 | 25.00 | 14.75 | 10.25 | 0.00 |
| Hand Delivered Income Charges | 300.00 | 177.00 | 123.00 | 0.00 | 300.00 | 177.00 | 123.00 | 0.00 |
| Other Sales | 20.00 | 20.00 | 0.00 | 0.00 | 20.00 | 20.00 | 0.00 | 0.00 |
| Drought Violation | 100.18 | 100.18 | 0.00 | 0.00 | 100.18 | 100.18 | 0.00 | 0.00 |
| Billing Services for Plainview | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 0.00 |
| Rental Income | 10,597.11 | 2,269.12 | 8,327.99 | 0.00 | 10,597.11 | 2,269.12 | 8,327.99 | 0.00 |
| LSID Water Treatment Reimb | 6,702.29 | 0.00 | 0.00 | 6,702.29 | 6,702.29 | 0.00 | 0.00 | 6,702.29 |
| **Total Revenues** | 97,752.36 | 52,751.53 | 38,298.54 | 6,702.29 | 97,752.36 | 52,751.53 | 38,298.54 | 6,702.29 |
| **Salaries & Employee Benefits** | | | | | | | | |
| Wages | 22,767.42 | 5,154.40 | 10,104.78 | 7,508.24 | 22,767.42 | 5,154.40 | 10,104.78 | 7,508.24 |
| Director Fees | 625.00 | 208.31 | 208.31 | 208.38 | 625.00 | 208.31 | 208.31 | 208.38 |
| Payroll Taxes | 1,847.75 | 423.82 | 812.71 | 611.22 | 1,847.75 | 423.82 | 812.71 | 611.22 |
| Health Insurance | 5,844.15 | 1,216.21 | 2,438.53 | 2,189.41 | 5,844.15 | 1,216.21 | 2,438.53 | 2,189.41 |
| Retirement | 4,230.96 | 913.17 | 1,805.17 | 1,512.62 | 4,230.96 | 913.17 | 1,805.17 | 1,512.62 |
| Workers Compensation Ins | 1,139.83 | 205.17 | 444.53 | 490.13 | 1,139.83 | 205.17 | 444.53 | 490.13 |
| **Total Salaries & Emp Ben** | 36,455.11 | 8,121.08 | 15,814.03 | 12,520.00 | 36,455.11 | 8,121.08 | 15,814.03 | 12,520.00 |
| **Services & Supplies** | | | | | | | | |
| Bank Charges | 0.85 | 0.43 | 0.42 | 0.00 | 0.85 | 0.43 | 0.42 | 0.00 |
| Computer Support | 510.00 | 170.00 | 170.00 | 170.00 | 510.00 | 170.00 | 170.00 | 170.00 |
| Computer Software | 908.99 | 303.00 | 303.00 | 302.99 | 908.99 | 303.00 | 303.00 | 302.99 |
| Contracted Services | 3,837.49 | 959.39 | 1,918.74 | 959.36 | 3,837.49 | 959.39 | 1,918.74 | 959.36 |
| Dues & Subscriptions | 5,498.63 | 150.00 | 5,348.63 | 0.00 | 5,498.63 | 150.00 | 5,348.63 | 0.00 |
| Insurance - General | 2,637.24 | 597.83 | 888.24 | 1,151.17 | 2,637.24 | 597.83 | 888.24 | 1,151.17 |
| Miscellaneous | 515.93 | 168.74 | 88.45 | 258.74 | 515.93 | 168.74 | 88.45 | 258.74 |
| Office Expenses | 1,687.11 | 664.38 | 664.39 | 358.34 | 1,687.11 | 664.38 | 664.39 | 358.34 |
| Repair & Maint - Equipment | 418.06 | 348.06 | 20.00 | 50.00 | 418.06 | 348.06 | 20.00 | 50.00 |
| Repair & Maint - Vehicles | 686.73 | 228.91 | 228.91 | 228.91 | 686.73 | 228.91 | 228.91 | 228.91 |
| Repair & Maint - Structures | 5,073.14 | 908.50 | 3,255.00 | 909.64 | 5,073.14 | 908.50 | 3,255.00 | 909.64 |
| Telephone | 423.34 | 113.48 | 113.48 | 196.38 | 423.34 | 113.48 | 113.48 | 196.38 |
| Testing Fees Laboratory | 1,625.71 | 116.66 | 720.29 | 788.76 | 1,625.71 | 116.66 | 720.29 | 788.76 |
| Utilities | 9,572.70 | 111.03 | 1,199.08 | 8,262.59 | 9,572.70 | 111.03 | 1,199.08 | 8,262.59 |
| **Total Services & Supplies** | 33,395.92 | 4,840.41 | 14,918.63 | 13,636.88 | 33,395.92 | 4,840.41 | 14,918.63 | 13,636.88 |
| **Net Operating Income (Loss)** | 27,901.33 | 39,790.04 | 7,565.88 | (19,454.59) | 27,901.33 | 39,790.04 | 7,565.88 | (19,454.59) |
| **Other Income (Expense)** | | | | | | | | |
| Property Taxes | 2,677.72 | 2,677.72 | 0.00 | 0.00 | 2,677.72 | 2,677.72 | 0.00 | 0.00 |
| Interest Income | 57.06 | 22.09 | 34.63 | 0.34 | 57.06 | 22.09 | 34.63 | 0.34 |
| **Total other Income (Expenses)** | 2,734.78 | 2,699.81 | 34.63 | 0.34 | 2,734.78 | 2,699.81 | 34.63 | 0.34 |
| **Net Income (Loss)** | 30,636.11 | 42,489.85 | 7,600.51 | (19,454.25) | 30,636.11 | 42,489.85 | 7,600.51 | (19,454.25) |

ITEM #4 FINANCIAL REPORT

## Strathmore Public Utility District ........
### Cash Flow
### For The Year Ending July 31, 2026

| | Month to Date | | | | Year to Date | | | |
|---|---|---|---|---|---|---|---|---|
| | Total | Water | Sewer | WTP | Total | Water | Sewer | WTP |
| Net Income (Loss) | 30,636.11 | 42,489.85 | 7,600.51 | (19,454.25) | 30,636.11 | 42,489.85 | 7,600.51 | (19,454.25) |
| Add Items in Operations no Requiring Cash | | | | | | | | |
| Cash Provided by | | | | | | | | |
| Decrease (Increase) Receivables | (2,514.30) | (4,081.23) | 1,566.93 | 0.00 | (2,514.30) | (4,081.23) | 1,566.93 | 0.00 |
| Decrease (Increase) Prepaids | 2,637.24 | 597.83 | 888.24 | 1,151.17 | 2,637.24 | 597.83 | 888.24 | 1,151.17 |
| Increase (Decrease) Payables | (30,449.34) | (11,997.09) | (1,278.01) | (17,174.24) | (30,449.34) | (11,997.09) | (1,278.01) | (17,174.24) |
| Less | | | | | | | | |
| Cash Expended for | | | | | | | | |
| Fixed Assets | | | | | | | | |
| Loan Principal Payments | | | | | | | | |
| Cash Increase (Decrease) for Period | 309.71 | 27,009.36 | 8,777.67 | (35,477.32) | 309.71 | 27,009.36 | 8,777.67 | (35,477.32) |
| Beginning Cash Balances | 825,598.27 | 351,325.09 | 425,615.15 | 48,658.03 | 825,598.27 | 351,325.09 | 425,615.15 | 48,658.03 |
| Ending Cash Balances | 825,907.98 | 378,334.45 | 434,392.82 | 13,180.71 | 825,907.98 | 378,334.45 | 434,392.82 | 13,180.71 |
| **Available Cash Balance** | 825,907.98 | 378,334.45 | 434,392.82 | 13,180.71 | 825,907.98 | 378,334.45 | 434,392.82 | 13,180.71 |
| **Reserve Funds** | | | | | | | | |
| Davis Grunsky | (78,967.23) | (78,967.23) | 0.00 | 0.00 | (78,967.23) | (78,967.23) | 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 Reservie | (48,221.90) | 0.00 | (48,221.90) | 0.00 | (48,221.90) | 0.00 | (48,221.90) | 0.00 |
| Capacity Rights Fees | (441,430.96) | (157,770.13) | (283,660.83) | 0.00 | (441,430.96) | (157,770.13) | (283,660.83) | 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 | (590,150.29) | (258,267.56) | (331,882.73) | 0.00 | (590,150.29) | (258,267.56) | (331,882.73) | 0.00 |
| **Cash Balance Available for Use** | 235,757.69 | 120,066.89 | 102,510.09 | 13,180.71 | 235,757.69 | 120,066.89 | 102,510.09 | 13,180.71 |
| **Bank Balance End of Period** | Total | | | | Total | | | |
| Cash on Hand | 250.00 | | | | 250.00 | | | |
| LAIF | 4,081.68 | | | | 4,081.68 | | | |
| Checking - Citizen's Business Bank | 149,642.10 | | | | 149,642.10 | | | |
| Money Market Account - Citizen's Busines | 671,934.20 | | | | 671,934.20 | | | |
| Ending Cash Balances | 825,907.98 | | | | 825,907.98 | | | |

-- Bank Reconciliation Summary --

| | |
|---|---|
| **Bank** | 1020 Citizens Bank Checking |
| **Reconciliation Date** | 7/31/2026 |
| **Reconciliation Year-Period** | 2027-01 |
| **Statement Date** | 7/31/2026 |
| **Statement Currency** | USD U.S. Dollars |
| **Reconciliation Description** | RECONCILE JULY 31, 2026 |

| | | | |
|---|---|---|---|
| **Statement Balance** | 159,965.17 | **Book Balance** | 149,642.10 |
| **+ Deposits Outstanding** | 0.00 | **+/- Bank Entries Not Posted** | 0.00 |
| **- Withdrawals Outstanding** | 10,323.07 | **+/- Write-Offs** | 0.00 |
| **+ Deposit Bank Errors** | 0.00 | **- Credit Card Charges** | 0.00 |
| **- Withdrawal Bank Errors** | 0.00 | | |
| **Adjusted Statement Balance** | 149,642.10 | **Adjusted Book Balance** | 149,642.10 |
| | | **Out of Balance by** | 0.00 |

**Bank Reconciliation Posting Journal (BK1470)**

**From Posting Sequence** [2] To [1612]
**Reprint Previously Printed Journals** [No]
**Print Deposit Details** [No]
**Print G/L Summary** [Yes]

**Posting Sequence:** 1,612
**Bank:** 1020 - Citizens Bank Checking

**Deposits:**

| Transaction Number | Srce. Appl. | Date | Reconciliation Status | Outstanding Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|
| TF00000000000000000088 | BK | 7/27/2026 | Cleared | 2,677.72 | 2,677.72 | 0.00 |
| TR00000000000000004342 | BK | 7/1/2026 | Cleared | 3,072.76 | 3,072.76 | 0.00 |
| TR00000000000000004343 | BK | 7/1/2026 | Cleared | 73.58 | 73.58 | 0.00 |
| TR00000000000000004344 | BK | 7/3/2026 | Cleared | 425.87 | 425.87 | 0.00 |
| TR00000000000000004345 | BK | 7/4/2026 | Cleared | 181.16 | 181.16 | 0.00 |
| TR00000000000000004346 | BK | 7/5/2026 | Cleared | 205.53 | 205.53 | 0.00 |
| TR00000000000000004347 | BK | 7/6/2026 | Cleared | 273.50 | 273.50 | 0.00 |
| TR00000000000000004349 | BK | 7/7/2026 | Cleared | 2,220.67 | 2,220.67 | 0.00 |
| TR00000000000000004350 | BK | 7/7/2026 | Cleared | 399.40 | 399.40 | 0.00 |
| TR00000000000000004351 | BK | 7/7/2026 | Cleared | 269.13 | 269.13 | 0.00 |
| TR00000000000000004352 | BK | 7/8/2026 | Cleared | 2,267.70 | 2,267.70 | 0.00 |
| TR00000000000000004353 | BK | 7/8/2026 | Cleared | 893.43 | 893.43 | 0.00 |
| TR00000000000000004354 | BK | 7/8/2026 | Cleared | 98.00 | 98.00 | 0.00 |
| TR00000000000000004355 | BK | 7/9/2026 | Cleared | 4,742.87 | 4,742.87 | 0.00 |
| TR00000000000000004356 | BK | 7/9/2026 | Cleared | 599.89 | 599.89 | 0.00 |
| TR00000000000000004357 | BK | 7/10/2026 | Cleared | 2,610.67 | 2,610.67 | 0.00 |
| TR00000000000000004358 | BK | 7/10/2026 | Cleared | 87.20 | 87.20 | 0.00 |
| TR00000000000000004359 | BK | 7/13/2026 | Cleared | 6,054.62 | 6,054.62 | 0.00 |
| TR00000000000000004360 | BK | 7/13/2026 | Cleared | 274.77 | 274.77 | 0.00 |
| TR00000000000000004361 | BK | 7/14/2026 | Cleared | 9,114.34 | 9,114.34 | 0.00 |
| TR00000000000000004362 | BK | 7/14/2026 | Cleared | 107.62 | 107.62 | 0.00 |
| TR00000000000000004363 | BK | 7/15/2026 | Cleared | 3,925.91 | 3,925.91 | 0.00 |
| TR00000000000000004364 | BK | 7/6/2026 | Cleared | 6,526.03 | 6,526.03 | 0.00 |
| TR00000000000000004368 | BK | 7/15/2026 | Cleared | 158.00 | 158.00 | 0.00 |
| TR00000000000000004369 | BK | 7/15/2026 | Cleared | 188.26 | 188.26 | 0.00 |
| TR00000000000000004370 | BK | 7/16/2026 | Cleared | 755.91 | 755.91 | 0.00 |
| TR00000000000000004371 | BK | 7/17/2026 | Cleared | 3,826.53 | 3,826.53 | 0.00 |
| TR00000000000000004372 | BK | 7/17/2026 | Cleared | 97.33 | 97.33 | 0.00 |
| TR00000000000000004373 | BK | 7/17/2026 | Cleared | 693.61 | 693.61 | 0.00 |
| TR00000000000000004374 | BK | 7/18/2026 | Cleared | 476.88 | 476.88 | 0.00 |
| TR00000000000000004375 | BK | 7/19/2026 | Cleared | 393.83 | 393.83 | 0.00 |
| TR00000000000000004376 | BK | 7/22/2026 | Cleared | 21,325.19 | 21,325.19 | 0.00 |
| TR00000000000000004377 | BK | 7/20/2026 | Cleared | 1,683.80 | 1,683.80 | 0.00 |
| TR00000000000000004378 | BK | 7/21/2026 | Cleared | 1,616.43 | 1,616.43 | 0.00 |
| TR00000000000000004379 | BK | 7/21/2026 | Cleared | 1,010.64 | 1,010.64 | 0.00 |
| TR00000000000000004380 | BK | 7/21/2026 | Cleared | 1,013.11 | 1,013.11 | 0.00 |
| TR00000000000000004382 | BK | 7/22/2026 | Cleared | 1,351.80 | 1,351.80 | 0.00 |
| TR00000000000000004383 | BK | 7/22/2026 | Cleared | 94.72 | 94.72 | 0.00 |
| TR00000000000000004384 | BK | 7/23/2026 | Cleared | 2,040.46 | 2,040.46 | 0.00 |
| TR00000000000000004385 | BK | 7/23/2026 | Cleared | 111.33 | 111.33 | 0.00 |
| TR00000000000000004386 | BK | 7/24/2026 | Cleared | 1,387.02 | 1,387.02 | 0.00 |
| TR00000000000000004387 | BK | 7/24/2026 | Cleared | 332.54 | 332.54 | 0.00 |
| TR00000000000000004388 | BK | 7/27/2026 | Cleared | 10,981.19 | 10,981.19 | 0.00 |
| TR00000000000000004390 | BK | 7/27/2026 | Cleared | 274.00 | 274.00 | 0.00 |
| TR00000000000000004391 | BK | 7/28/2026 | Cleared | 449.97 | 449.97 | 0.00 |
| TR00000000000000004392 | BK | 7/28/2026 | Cleared | 664.64 | 664.64 | 0.00 |
| TR00000000000000004393 | BK | 7/29/2026 | Cleared | 23.47 | 23.47 | 0.00 |

| Transaction Number | Srce. Appl. | Date | Reconciliation Status | Outstanding Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|
| TR00000000000000004394 | BK | 7/30/2026 | Cleared | 585.86 | 585.86 | 0.00 |
| TR00000000000000004395 | BK | 7/30/2026 | Cleared | 106.29 | 106.29 | 0.00 |
| | | | **Deposits Total:** | 98,745.18 | 98,745.18 | 0.00 |

**Withdrawals:**

| Transaction Number | Srce. Appl. | Date | Reconciliation Status | Outstanding Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|
| TR00000000000000004365 | BK | 7/10/2026 | Cleared | 829.40 | 829.40 | 0.00 |
| TR00000000000000004366 | BK | 7/7/2026 | Cleared | 0.85 | 0.85 | 0.00 |
| TR00000000000000004367 | BK | 7/15/2026 | Cleared | 152.36 | 152.36 | 0.00 |
| 1234 | AP | 7/7/2026 | Void | 0.00 | 0.00 | 0.00 |
| 1235 | AP | 7/7/2026 | Void | 0.00 | 0.00 | 0.00 |
| 32708 | AP | 6/30/2026 | Cleared | 2,680.54 | 2,680.54 | 0.00 |
| 32723 | UP | 6/30/2026 | Cleared | 2,935.16 | 2,935.16 | 0.00 |
| 32724 | UP | 6/30/2026 | Cleared | 1,934.30 | 1,934.30 | 0.00 |
| 32725 | UP | 6/30/2026 | Cleared | 1,427.87 | 1,427.87 | 0.00 |
| 32726 | AP | 6/30/2026 | Cleared | 820.03 | 820.03 | 0.00 |
| 32732 | UP | 7/9/2026 | Void | 0.00 | 0.00 | 0.00 |
| 32732 | UP | 7/9/2026 | Cleared | 204.86 | 204.86 | 0.00 |
| 32733 | UP | 7/9/2026 | Void | 0.00 | 0.00 | 0.00 |
| 32733 | UP | 7/9/2026 | Reversed | 182.10 | 182.10 | 0.00 |
| 32734 | UP | 7/9/2026 | Void | 0.00 | 0.00 | 0.00 |
| 32734 | UP | 7/9/2026 | Reversed | 182.10 | 182.10 | 0.00 |
| 32735 | UP | 7/15/2026 | Cleared | 970.48 | 970.48 | 0.00 |
| 32736 | UP | 7/15/2026 | Cleared | 2,831.67 | 2,831.67 | 0.00 |
| 32737 | UP | 7/15/2026 | Cleared | 2,127.43 | 2,127.43 | 0.00 |
| 32738 | UP | 7/15/2026 | Cleared | 1,427.87 | 1,427.87 | 0.00 |
| 32739 | AP | 7/15/2026 | Cleared | 197.48 | 197.48 | 0.00 |
| 32740 | AP | 7/15/2026 | Cleared | 3,121.92 | 3,121.92 | 0.00 |
| 32741 | AP | 7/10/2026 | Cleared | 5,447.96 | 5,447.96 | 0.00 |
| 32742 | AP | 7/10/2026 | Cleared | 5,000.00 | 5,000.00 | 0.00 |
| 32743 | AP | 7/10/2026 | Cleared | 2,305.60 | 2,305.60 | 0.00 |
| 32744 | AP | 7/10/2026 | Cleared | 814.94 | 814.94 | 0.00 |
| 32745 | AP | 7/10/2026 | Cleared | 97.27 | 97.27 | 0.00 |
| 32746 | AP | 7/10/2026 | Cleared | 11.74 | 11.74 | 0.00 |
| 32747 | AP | 7/10/2026 | Cleared | 3,800.00 | 3,800.00 | 0.00 |
| 32748 | AP | 7/10/2026 | Cleared | 1,284.39 | 1,284.39 | 0.00 |
| 32749 | AP | 7/10/2026 | Cleared | 72.59 | 72.59 | 0.00 |
| 32750 | AP | 7/10/2026 | Cleared | 3,325.43 | 3,325.43 | 0.00 |
| 32751 | AP | 7/10/2026 | Cleared | 2,207.15 | 2,207.15 | 0.00 |
| 32752 | AP | 7/10/2026 | Cleared | 396.19 | 396.19 | 0.00 |
| 32753 | AP | 7/10/2026 | Cleared | 157.50 | 157.50 | 0.00 |
| 32754 | AP | 7/10/2026 | Cleared | 6,774.49 | 6,774.49 | 0.00 |
| 32755 | AP | 7/10/2026 | Cleared | 1,139.83 | 1,139.83 | 0.00 |
| 32756 | AP | 7/10/2026 | Cleared | 541.50 | 541.50 | 0.00 |
| 32757 | AP | 7/15/2026 | Cleared | 2,860.62 | 2,860.62 | 0.00 |
| 32759 | AP | 7/10/2026 | Cleared | 10,260.22 | 10,260.22 | 0.00 |
| 32760 | AP | 7/10/2026 | Cleared | 18.46 | 18.46 | 0.00 |
| 32761 | AP | 7/10/2026 | Cleared | 3,106.35 | 3,106.35 | 0.00 |
| 32762 | AP | 7/10/2026 | Cleared | 295.52 | 295.52 | 0.00 |

| Transaction Number | Srce. Appl. | Date | Reconciliation Status | Outstanding Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|
| 32763 | UP | 7/9/2026 | Cleared | 182.10 | 182.10 | 0.00 |
| 32764 | UP | 7/9/2026 | Cleared | 182.10 | 182.10 | 0.00 |
| 32765 | AP | 7/20/2026 | Cleared | 144.86 | 144.86 | 0.00 |
| 32766 | AP | 7/20/2026 | Cleared | 388.06 | 388.06 | 0.00 |
| 32767 | AP | 7/20/2026 | Cleared | 17,785.85 | 17,785.85 | 0.00 |
| 32768 | AP | 7/20/2026 | Cleared | 117.18 | 117.18 | 0.00 |
| 32769 | AP | 7/20/2026 | Cleared | 396.19 | 396.19 | 0.00 |
| 32770 | AP | 7/20/2026 | Cleared | 91.00 | 91.00 | 0.00 |
| 32771 | AP | 7/20/2026 | Cleared | 112.92 | 112.92 | 0.00 |
| 32772 | AP | 7/20/2026 | Cleared | 1,139.83 | 1,139.83 | 0.00 |
| 32774 | AP | 7/20/2026 | Cleared | 300.00 | 300.00 | 0.00 |
| 32775 | AP | 7/20/2026 | Cleared | 613.23 | 613.23 | 0.00 |
| 32776 | UP | 7/31/2026 | Cleared | 849.35 | 849.35 | 0.00 |
| 32781 | AP | 7/31/2026 | Cleared | 1,267.27 | 1,267.27 | 0.00 |
| 32782 | AP | 7/31/2026 | Cleared | 2,817.45 | 2,817.45 | 0.00 |
| | | | **Withdrawals Total:** | 98,331.56 | 98,331.56 | 0.00 |
| | | | **Bank Total:** | 413.62 | 413.62 | |

**-- Bank Reconciliation Summary --**

| | |
|---|---|
| **Bank** | 1090 Citizens Business Bank Money Market |
| **Reconciliation Date** | 7/31/2026 |
| **Reconciliation Year-Period** | 2027-01 |
| **Statement Date** | 7/31/2026 |
| **Statement Currency** | USD U.S. Dollars |
| **Reconciliation Description** | MONEY MARKET JULY 2026 ACCT RECONCILATION |

| | | | |
|---|---|---|---|
| **Statement Balance** | 671,934.21 | **Book Balance** | 671,934.21 |
| **+ 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** | 671,934.21 | **Adjusted Book Balance** | 671,934.21 |
| | | **Out of Balance by** | 0.00 |

**Bank Reconciliation Posting Journal (BK1470)**

| | |
|---|---|
| **From Posting Sequence** | [2] To [1614] |
| **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:** 1,614 | | | | | | |
| **Bank:** 1090 - Citizens Business Bank Money Market | | | | | | |
| **Deposits:** | | | | | | |
| TR0000000000000000004396 | BK | 7/31/2026 | Cleared | 57.06 | 57.06 | 0.00 |
| | | | **Deposits Total:** | 57.06 | 57.06 | 0.00 |
| | | | **Bank Total:** | 57.06 | 57.06 | |

## Strathmore Public Utility District

REQUEST TO BE PLACED ON BOARD AGENDA

(Requests should be made no later than the **second Monday** of each month)

REC'D STRATHMORE PUD
AUG 3 2026 PM4:16

Requestor:

Name Maria del R Cruz G.

Address 9777 Balfour dr City Strathmore

State CA Zip 93267 Contact Number (559) 359 8932

Reason for Request:

~~Porque~~ Soy Maria del R Cruz G.
Pague por error un bil Que no
era mio Espero y me quiten los
recargo Que se me muestran
enel Sistema
yo eh Pagado
Juni y Juli
Juni/30/26 Juli/20/2026

Signature ______________________ Date ______________________

## Adjustment Posting Summary By Revenue Code

Strathmore Public Utility District
8/3/2026

| User | Rev Code | Description | Amount | GL Account | GL Offset |
|---|---|---|---|---|---|
| USER | DV | DROUGHT VIOLATION | $0.01 | 1200-10 | 4150-10 |
| USER | PY | PAYMENT | ($102.23) | 1010 | 1200 |
| USER | S01 | Sewer | $38.84 | 1200-20 | 4000-20 |
| USER | WA1 | Water | $63.38 | 1200-10 | 4000-10 |
| | | **Grand Total:** | **$0.00** | | |

**trathmore PUD** **559-568-1613**

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
First Class Mail
Permit No. 16
Strathmore CA

:count: 20174-01
ervice: 19762 Balfour
nts Received 76.40
evious Balance 76.40

| /31 to 06/30 | Present | Previous | Usage | Amount |
|---|---|---|---|---|
| ater | 20444 | 20343 | 101 | 63.38 |
| ROUGHT VIOLATION | | | | 0.01 |
| ewer | | | | 38.84 |

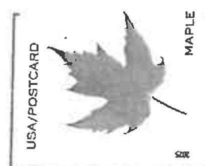
ue: July 20, 2026 Late Charge

**CURRENT AMOUNT DUE** **$102.23**

DOMINGUEZ, MARIA OR JAMIE
PO BOX 1181
Strathmore, CA 93267

REC'D STRATHMORE PUD
JUL 20 2026 AM 11:43

**Strathmore PUD** **559-568-1613**




Account: 20173-00
Service: 19777 Balfour
Pmts Received 94.73
Previous Balance 94.73

| 04/30 to 05/31 | Present | Previous | Usage | Amount |
|---|---|---|---|---|
| Water | 57588 | 57303 | 285 | 61.55 |
| LATE CHARGE SEWER | | | | 2.44 |
| LATE CHARGE: WATER | | | | 6.23 |
| Sewer | | | | 24.35 |

Due: June 20, 2026 Late Charge

**CURRENT AMOUNT DUE** **$94.57**

REC'D STRATHMORE PUD
JUN 30 2026 AM 9:38

CRUZ, MARIA DEL ROSARIO
OWNER: Soyla Alverez
PO BOX 532
Strathmore, CA 93267

UTILITY STAR

# Adjustment Posting Summary By Revenue Code

Strathmore Public Utility District

8/3/2026

| User | Rev Code | Description | Amount | GL Account | GL Offset |
|---|---|---|---|---|---|
| USER | DV | DROUGHT VIOLATION | $0.01 | 1200-10 | 4150-10 |
| USER | PY | PAYMENT | ($102.23) | 1010 | 1200 |
| USER | S01 | Sewer | $38.84 | 1200-20 | 4000-20 |
| USER | WA1 | Water | $63.38 | 1200-10 | 4000-10 |
| | | **Grand Total:** | **$0.00** | | |

UTILITY STAR

# Adjustment Posting Audit Report

Strathmore Public Utility District

8/3/2026

| Account | Name | Date | Revenue | Amount | Author | Reason | Comments | Document Reference | User Name | Authorization | Posted |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 20173-00 | Soyla Alvarez | 8/1/2026 | PY | ($102.23) | USER | OTHR | CUSTOMER PAID WRONG BILL | | USER | | ☑ |
| 20174-01 | MARIA OR JAMIE DOMINGUEZ | 8/1/2026 | WA1 | $63.38 | USER | OTHR | CUSTOMER PAID WRONG BILL | | USER | | ☑ |
| 20174-01 | MARIA OR JAMIE DOMINGUEZ | 8/1/2026 | S01 | $38.84 | USER | OTHR | CUSTOMER PAID WRONG BILL | | USER | | ☑ |
| 20174-01 | MARIA OR JAMIE DOMINGUEZ | 8/1/2026 | DV | $0.01 | USER | OTHR | CUSTOMER PAID WRONG BILL | | USER | | ☑ |
| | | **Batch Total:** | | **$0.00** | | | | | | | |

UTILITY STAR

# Bill History

Strathmore Public Utility District
8/3/2026

| | | | |
|---|---|---|---|
| **For Account** | **20173-00** | **Total Due** | **$163.24** |
| **Name** | **Soyla Alvarez** | **Current** | **$132.65** |
| **Service Address** | **19777 Balfour<br>Strathmore CA 93267** | **Past 1** | **$30.59** |
| | | **Past 2** | **$0.00** |
| | | **Past 3** | **$0.00** |

| Date | Rev Code | Type | Point Code | Amount | Running Balance |
|---|---|---|---|---|---|
| 08/01/2026 | PY | AD | | ($102.23) | $163.24 |
| 07/31/2026 | WA1 | WU | | $81.39 | $265.47 |
| 07/31/2026 | S01 | SS | | $38.84 | |
| 07/23/2026 | LCS | LS | | $3.88 | $145.24 |
| 07/23/2026 | LCW | LW | | $8.54 | |
| 07/06/2026 | PY | PY | | ($94.57) | $132.82 |
| 06/30/2026 | WA1 | WU | | $85.38 | $227.39 |
| 06/30/2026 | S01 | SS | | $38.84 | |
| 06/23/2026 | LCS | LS | | $2.44 | $103.17 |
| 06/23/2026 | LCW | LW | | $6.16 | |
| 05/31/2026 | WA1 | WU | | $61.55 | $94.57 |
| 05/31/2026 | S01 | SS | | $24.35 | |
| 05/26/2026 | PY | PY | | ($94.73) | $8.67 |
| 05/23/2026 | LCS | LS | | $2.44 | $103.40 |
| 05/23/2026 | LCW | LW | | $6.23 | |
| 04/30/2026 | WA1 | WU | | $62.34 | $94.73 |
| 04/30/2026 | S01 | SS | | $24.35 | |
| 04/24/2026 | PY | PY | | ($88.15) | $8.04 |
| 04/23/2026 | LCS | LS | | $2.44 | $96.19 |
| 04/23/2026 | LCW | LW | | $5.60 | |
| 03/31/2026 | WA1 | WU | | $55.95 | $88.15 |
| 03/31/2026 | S01 | SS | | $24.35 | |
| 03/26/2026 | PY | PY | | ($86.58) | $7.85 |
| 03/23/2026 | LCS | LS | | $2.44 | $94.43 |
| 03/23/2026 | LCW | LW | | $5.41 | |

UTILITY STAR

# Bill History

Strathmore Public Utility District
8/3/2026

| | | | |
|---|---|---|---|
| **For Account** | **20173-00** | **Total Due** | **$265.47** |
| **Name** | **Soyla Alvarez** | **Current** | **$132.65** |
| **Service Address** | **19777 Balfour Strathmore CA 93267** | **Past 1** | **$132.82** |
| | | **Past 2** | **$0.00** |
| | | **Past 3** | **$0.00** |

| Date | Rev Code | Type | Point Code | Amount | Running Balance |
|---|---|---|---|---|---|
| 07/31/2026 | WA1 | WU | | $81.39 | $265.47 |
| 07/31/2026 | S01 | SS | | $38.84 | |
| 07/23/2026 | LCS | LS | | $3.88 | $145.24 |
| 07/23/2026 | LCW | LW | | $8.54 | |
| 07/06/2026 | PY | PY | | ($94.57) | $132.82 |
| 06/30/2026 | WA1 | WU | | $85.38 | $227.39 |
| 06/30/2026 | S01 | SS | | $38.84 | |
| 06/23/2026 | LCS | LS | | $2.44 | $103.17 |
| 06/23/2026 | LCW | LW | | $6.16 | |
| 05/31/2026 | WA1 | WU | | $61.55 | $94.57 |
| 05/31/2026 | S01 | SS | | $24.35 | |
| 05/26/2026 | PY | PY | | ($94.73) | $8.67 |
| 05/23/2026 | LCS | LS | | $2.44 | $103.40 |
| 05/23/2026 | LCW | LW | | $6.23 | |
| 04/30/2026 | WA1 | WU | | $62.34 | $94.73 |
| 04/30/2026 | S01 | SS | | $24.35 | |
| 04/24/2026 | PY | PY | | ($88.15) | $8.04 |
| 04/23/2026 | LCS | LS | | $2.44 | $96.19 |
| 04/23/2026 | LCW | LW | | $5.60 | |
| 03/31/2026 | WA1 | WU | | $55.95 | $88.15 |
| 03/31/2026 | S01 | SS | | $24.35 | |
| 03/26/2026 | PY | PY | | ($86.58) | $7.85 |
| 03/23/2026 | LCS | LS | | $2.44 | $94.43 |
| 03/23/2026 | LCW | LW | | $5.41 | |
| 02/28/2026 | WA1 | WU | | $54.12 | $86.58 |
| 02/28/2026 | S01 | SS | | $24.35 | |
| 02/25/2026 | PY | PY | | ($81.01) | $8.11 |
| 02/24/2026 | LCS | LS | | $2.44 | $89.12 |
| 02/24/2026 | LCW | LW | | $5.67 | |
| 01/31/2026 | WA1 | WU | | $56.66 | $81.01 |
| 01/31/2026 | S01 | SS | | $24.35 | |
| 01/23/2026 | PY | PY | | ($74.13) | $0.00 |
| 01/21/2026 | LCS | LS | | $1.23 | $74.13 |
| 01/21/2026 | LCW | LW | | $5.51 | |
| 01/02/2026 | PY | PY | | ($100.00) | $67.39 |

# FRIANT WATER AUTHORITY

854 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: 7/31/26

| Date | Meters A.F. |
|---|---|
| 1 | 1 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 1 |
| 6 | 1 |
| 7 | 2 |
| 8 | 1 |
| 9 | 2 |
| 10 | 0 |
| 11 | 2 |
| 12 | 2 |
| 13 | 1 |
| 14 | 2 |
| 15 | 2 |
| 16 | 2 |
| 17 | 1 |
| 18 | 2 |
| 19 | 1 |
| 20 | 1 |
| 21 | 1 |
| 22 | 2 |
| 23 | 1 |
| 24 | 2 |
| 25 | 2 |
| 26 | 1 |
| 27 | 2 |
| 28 | 1 |
| 29 | 3 |
| 30 | 1 |
| 31 | 2 |
| A.F. | 48 |

| | |
|---|---|
| Total Acre-Feet, This report | 48 |
| Acre-Feet Previously Reported | 146 |
| Total Acre-Feet Deliveries to Date | 194 |

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

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**strathmore spudh20.org**

| | |
|---|---|
| **From:** | Streamline <noreply@specialdistrict.org> |
| **Sent:** | Thursday, July 30, 2026 1:06 PM |
| **To:** | strathmore spudh20.org |
| **Subject:** | New form submission received: Contact Us |

# Strathmore Public Utility District

## Contact Us

| | |
|---|---|
| **Your name:** | Carlos Rayas |
| **Your email:** | cross03550@gmail.com |
| **Subject:** | Proposal for Cross-Connection Control Program Services |
| **Message:** | Dear Board of Directors I hope you are both doing well. I wanted to reach out and see how the City's Cross-Connection Control Program is progressing. If the City needs assistance managing the program, I would be happy to provide Cross-Connection Specialist services. As part of these services, I would manage the administrative and compliance aspects of the program, including mailing initial testing notices, second notices, and final notices as needed. I would also prepare quarterly reports documenting work performed. These reports provide a defensible record of program activities and support regulatory compliance. To make this service affordable, I am offering annual program management for $400 per year, billed in quarterly payments of $100 per quarter. This fee includes administration of the annual testing cycle, maintenance of program records, quarterly activity reports, and copies of notices and correspondence sent to water users. At the conclusion of the testing cycle, all relevant program records maintained in my files would be provided to the City. If the City prefers, I am also open to discussing alternative service structures that best fit your budget and operational needs. The program is designed to help the City maintain compliance with California cross-connection control requirements while protecting the public water system through organized documentation, reporting, and administrative support. Please feel free to contact me with any questions or if you would like to discuss how I can tailor these services to meet the City's specific |



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| | |
|---|---|
| | needs. Thank you for your time and consideration. I look forward to the opportunity to work with you. Sincerely, Carlos Rayas Cross-Connection Control Specialist AWWA CCCS #03550 661-578-0944 https://www.crosscontrol03550.com/ Green Oaks * CSLB #1033067 |
| **Attachment:** | |

Reply / Manage

JWN Jaribu W. Nelson, CPA

P.O. Box 1105, Clovis, CA 93613 • Ph: (559) 286-7546 • Email: jaribucpa@gmail.com

July 27, 2026

Board of Directors and Management

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

We are pleased to confirm our understanding of the services we are to provide for Strathmore Public Utility District for the year ended June 30, 2026.

**Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Strathmore Public Utility District as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Strathmore Public Utility District's basic financial statements. Such information, 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Strathmore Public Utility District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 tour audit of the basic financial statements. We will 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. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

The objectives of our audit 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 issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. 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. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

**Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements,



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including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Organization or to acts by management or employees acting on behalf of the Organization. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

**Audit Procedures-Internal Control**

We will obtain an understanding of the Organization and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures-Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Strathmore Public Utility District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

You are also responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Organization from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Organization involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Organization received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Organization complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagement, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. The Organization is also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

**Other Services**

We will prepare the Organization's Financial Transactions Report for the year ended June 30, 2026 based on information provided by you. We will also assist in preparing the financial statements and related notes of Strathmore Public Utility District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter the services provided and our assistance with the preparation of the financial statements and related notes and that you have evaluated the adequacy of our services and have reviewed and approved the results of the services, the financial statements, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Organization; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Jaribu W. Nelson, CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the applicable oversight agency for the audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Jaribu W. Nelson, CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the applicable oversight agency for the audit. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jaribu W. Nelson, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit upon signature of this engagement letter.

We estimate that our fees for the audit and other services other than the preparation of the Financial Transactions Report will be $17,000 and $1,500 for the preparation of the Financial Transactions Report. If GASB 68 implementation is required, the fee will not exceed $1,200. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered as follows:

- $8,500 due with the signing of the engagement letter
- Remaining balance due at audit presentation

**Reporting**

We will issue a written report upon completion of our audit of Strathmore Public Utility District's financial statements. Our report will be addressed to the board of directors of Strathmore Public Utility District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

We will also provide a report (which does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards.* The report on internal control and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of 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 on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Strathmore Public Utility District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. Generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Exit Conference**

It is our intent to complete your financial statement audit as expeditiously as possible. We will set an exit conference date to be held approximately three weeks after receiving the majority of the items listed on the audit items request list, or after field work (site visit) has concluded. We will notify you of that date.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Jaribu W. Nelson, CPA

Jaribu W. Nelson, CPA

RESPONSE:

This letter correctly sets forth the understanding of Strathmore Public Utility District.

Management signature: ______________________________

Title: ______________________________

Date: ______________________________

Governance signature: ______________________________

Title: ______________________________

Date: ______________________________

**J Nelson & Company**
PO Box 1105
Clovis, CA 93613-1105 USA
5592867546
jaribucpa@gmail.com
jwncompany.com

# Invoice

BILL TO
Strathmore Public Utility District
19626 Orange Belt Dr
Strathmore, Ca 93267

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 2821 | 07/23/2026 | $8,000.00 | 08/01/2026 | Due on receipt | |

| SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| **AUD** | Preparation of Audited Financial Statements - Progress Billing 1 of 2 | 1 | 8,000.00 | 8,000.00 |

| | |
|---|---|
| SUBTOTAL | 8,000.00 |
| TAX | 0.00 |
| TOTAL | 8,000.00 |
| BALANCE DUE | **$8,000.00** |

## Ways to pay

Pay DISCOVER VISA AMEX BANK PayPal venmo

View and pay

**Non-Partisan District Strathmore Public Utility District Director Seat 1**

*** 6771 Strathmore PUD, Director Seat 1** — **SPPG1 Strathmore Public Utility District** — **1 1 1** — **NOT ON BALLOT**

*Shared with:* (none)

Incumbent(s): Christina Lynn Lightner — Appointed in Lieu

Candidate(s): **Naomi Rodriguez**
No Ballot Designation

*Qualified Date:* 8/3/2026
*User Codes:*
*Cand ID:* 1

*Filing Fee:* $0.00 *Fees Paid (1) & (2):* $0.00 $0.00

**Requirements Status**

| | | | | | |
|---|---|---|---|---|---|
| *Sigs In Lieu Issued* | | *Sigs In Lieu Filed* | | *Declaration of Intention* | |
| *Nomination Petition Issued* | | *Filing Fee Paid* | | *Nomination Petition Filed* | |
| *Code of Fair Campaign Practices Filed* | 08/03/2026 | *Candidate Statement Filed* | | *Declaration of Candidacy Issued* | 08/03/2026 |
| *Declaration of Candidacy Filed* | 08/03/2026 | | | | |

ITEM 10

# LEGAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into as of the 13th day of August, 2026, by and between the STRATHMORE PUBLIC UTILITY DISTRICT, hereinafter referred to as DISTRICT, and McCORMICK, KABOT & LEW, a professional law corporation, and JULIA M. LEW, hereinafter referred to as ATTORNEYS, and based upon the exchange of mutual promises hereinafter contained, the parties agree as follows:

1. The DISTRICT hereby hires JULIA M. LEW as its General Counsel, to serve as such legal officer at the pleasure of the Board of Directors of the DISTRICT. The compensation to be paid JULIA M. LEW for her services as General Counsel shall be included in and made a part of the compensation arrangement herein provided for as it relates to other legal services to performed for and on behalf of the DISTRICT.

2. The DISTRICT hereby hires McCORMICK, KABOT & LEW, a professional law corporation, to do and perform legal services for and on behalf of the DISTRICT, together with such legal services as may be required of the General Counsel for the DISTRICT.

3. This Agreement may be terminated by either party upon thirty (30) days written notice to the other. The term of this Agreement shall begin on August 13, 2026, and extend through August 31, 2029.

4. The DISTRICT shall pay ATTORNEYS, as and for compensation for their general legal services rendered on behalf of the DISTRICT, legal services at the following hourly rates of compensation:



ITEM 12

(a) For all general counsel services, at the rate of $200.00 per hour, for the first year, through August 31, 2027; at the rate of $210.00 per hour through August 31, 2028, and at the rate of $220.00 per hour thereafter.

(b) For paralegal services, at the rate of $125.00 per hour.

(d) All billings will be in one-tenth (1/10) hour increments.

5. Such representation shall include, but not be limited to, attendance at Board meetings of the DISTRICT; regular meetings with staff; and all such other legal matters as deemed necessary and appropriate by the General Manager or the Board of Directors of the DISTRICT.

6. This firm shall provide monthly billings to the DISTRICT reflecting a detailed breakdown of legal services provided by date, amount of time, attorney providing the services, and nature of services provided. Said billings shall be paid by the DISTRICT within thirty (30) days of receipt.

7. The DISTRICT shall further agree to pay to the law firm such incidental and related costs associated with the provision of such legal services, including, but not limited to, mileage reimbursement (other than within the city limits of the City of Visalia) at the then current rate authorized and allowed under the Internal Revenue Code, copying costs at the rate of 20 cents per page (for large copying projects), filing fees, extraordinary postage costs and all costs associated with litigation matters.

8. The law firm shall maintain errors and omissions and malpractice insurance coverage in amounts sufficient to protect the interest and rights of the DISTRICT and shall, upon request, provide copies of such insurance to the DISTRICT.

9. As and when necessary, JULIA M. LEW or another attorney of the firm shall meet with employees and representatives of the DISTRICT at any of the various offices and facilities of the DISTRICT, as directed.

10. It is not the intention of the parties to preclude the DISTRICT from hiring or engaging other attorneys to act on its behalf in any area of concern to DISTRICT.

11. The ATTORNEYS will provide all reasonable and necessary facilities, equipment, books, supplies, stenographic and secretarial services, insurance policies and other property or services necessary to carry out and provide the required legal services pursuant to this Agreement.

12. It is understood that this Agreement provides for the services by the ATTORNEYS as the General Counsel for the DISTRICT on a contractual basis and not upon an employer/employee basis.

13. From time to time, the individual named in this Agreement as the General Counsel may designate other attorneys within the Law Firm to act in her place or stead in matters relating to affairs of the DISTRICT. Additionally, General Counsel may recommend to the Board the services of third party special legal counsel for particular matters, and for which the DISTRICT shall maintain full discretion to retain.

14. In addition to the requirements in Section 7 above, the DISTRICT agrees to reimburse the ATTORNEYS for any and all out-of-pocket expenses incurred on behalf of the DISTRICT, including but not limited to, court reporter fees and charges, title company fees and charges, court costs, costs of outside investigators or experts pertaining to DISTRICT litigation, telephone expenses, meals and lodging, mileage, and travel expenses outside the corporate limits of the County of Tulare. Use of personal automobiles shall be reimbursed at the standard IRS rate.

All such costs and expenses to be reimbursed by DISTRICT shall be billed from time to time and paid by DISTRICT in due course after receipt of billing.

15. The General Counsel and law firm shall not accept new private cases or clients which will or in the reasonable exercise of their judgment may, in the future, create conflict of interest between the DISTRICT and such clients or cases and shall not be involved in legal matters which, by reason of this Agreement, violate any state law or court holding. Notwithstanding this statement, the DISTRICT recognizes that the law firm contracts with other regional public agencies for general legal counsel services.

This Agreement is entered into as of the date first mentioned above.

STRATHMORE PUBLIC UTILITY DISTRICT

BY______________________________
CHRISTINA LIGHTNER, BOARD PRESIDENT

McCORMICK, KABOT & LEW
A Professional Law Corporation

BY______________________________
JULIA M. LEW
General Counsel

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**ITEM# 15**
**2024 CONFLICT OF INTEREST CODE REVIEW**

# 2024 Local Agency Biennial Notice

Name of Agency: Strathmore Public Utility District

Mailing Address: PO Box 425, Strathmore, Ca. 93267

Contact Person: Adele Sanchez Phone No. 559-568-1613

Email: strathmore@spudh20.org Alternate Email: strathmoreh2o@gmail.com

**Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.**

This agency has reviewed its conflict of interest code and has determined that *(check one BOX)*:

☐ **An amendment is required. The following amendments are necessary:**

*(Check all that apply.)*

- ☐ Include new positions
- ☐ Revise disclosure categories
- ☐ Revise the titles of existing positions
- ☐ Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- ☐ Other *(describe)* ______

☐ **The code is currently under review by the code reviewing body.**

☒ **No amendment is required.** (If your code is over five years old, amendments may be necessary.)

---

**Verification** **(to be completed if no amendment is required)**

*This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.*

*Signature of Chief Executive Officer* — 06/13/2024 *Date*

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 1, 2024**, or by the date specified by your agency, if earlier, to:

*(PLACE RETURN ADDRESS OF CODE REVIEWING BODY HERE)*

**PLEASE DO NOT RETURN THIS FORM TO THE FPPC.**

ITEM 15

## CHECKLIST TO ADOPT OR AMEND CONFLICT OF INTEREST CODE

| |
|---|
| This "checklist" is provided as a convenience to local governmental agencies, and does not constitute legal advice. If you have any questions regarding your agency's conflict of interest code review obligations or the process for adopting or amending your agency's code, please contact your legal counsel or the FPPC. |

☐ 1. Fill in the name of your agency in the blank space of the form titled **"CONFLICT-OF-INTEREST CODE."** This form along with **"APPENDIX A"** and **"APPENDIX B"** constitutes your agency's conflict-of-interest code.

☐ 2. List the board member, employee and consultant positions within your agency that make or participate in the making of decisions, and include those positions in **APPENDIX A**. Determine the "Disclosure Categories" described in **APPENDIX B** that apply to these positions based on the duties of the position.[1]

☐ 3. Set a time and date for your governing board to consider adoption of your code or amendment.

☐ 4. Have the governing body of your agency adopt the code or amended code at a properly noticed board meeting.

A proposed code or amendment that has been changed or modified after being made available to the public may be adopted if the revised code or amendment is substantially similar to the code or amendment initially proposed. If the code or amendment is *not* substantially similar to the initial code, then your agency will need to give a new public notice and establish a new time period to allow for affected persons and the public opportunity to respond to the revised code.

☐ 5. Prepare a document that shows the entire code and amendments in ~~strikeout~~/underscore format.

☐ 6. Have the appropriate officer complete a REQUEST FOR APPROVAL AND DECLARATION OF COMPLIANCE FOR CONFLICT-OF-INTEREST CODE AMENDMENT/ADOPTION.

☐ 7. Forward the above documents along with your conflict-of-interest code or amendment, including **APPENDIX A** and **APPENDIX B,** via email to ClerkoftheBoard@tularecounty.ca.gov or US Mail:

**Clerk of the Board of Supervisors**
**Attn: Melinda Benton**
**2800 West Burrel Avenue**
**Visalia, California 93291**

In the transmittal letter, discuss areas of controversy, if any, and manner of resolution. Also, include a written explanation of all changes, the duty statements/job descriptions of newly-designated positions, and an organizational chart for your agency.

A conflict-of-interest code or amendment is not effective until it has been approved by its code reviewing body.[2] The Tulare County Board of Supervisors is the code reviewing body for all local agencies whose territorial jurisdiction is located *entirely* within Tulare County.[3] The Fair Political Practices Commission is the code reviewing body for all local agencies whose territorial jurisdiction is within two or more counties.[4] A new agency must submit its conflict-of-interest code no later than 6 months after it comes into existence.[5] Amendments or revisions of your code must be submitted to the code reviewing body within 90 days after changed circumstances necessitating amendments have become apparent.[6]

Your code or amendment will become effective upon approval by the Board of Supervisors.[7] After approval, provide those employees in new designated positions, if any, with the Statement of Economic Interests (Form 700) and the employee's disclosure category. Such employees must file an "initial" statement within 30 days of the effective date. Also, provide those employees holding deleted positions with the Form 700 and their disclosure categories, as they must file a "leaving office" statement within 30 days of the effective date. Those employees holding designated positions with title changes, reclassifications, or disclosure category changes do not have additional filing obligations, other than the annual filing obligation.

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[1] See Gov. Code, § 87309, subd. (c).
[2] Gov. Code, § 87303.
[3] Gov. Code, § 82011.
[4] *Id.*
[5] Gov. Code, § 87303.
[6] Gov. Code, § 87306.
[7] Gov. Code, § 87303.

## APPENDIX A
## DESIGNATED POSITIONS

| Designated Positions | Disclosure Categories |
|---|---|
| Members of the Board of Directors | 1 |
| General Manager | 1 |
| Office Manager | 1 |
| General Legal Counsel | |
| Professional consultants | ** |

[** Consultants shall disclose pursuant to the broadest disclosure category in the Code subject to any determination by the Board of Directors or General Manager that a particular consultant was hired to perform a range of duties that is limited in scope and this is not required to fully comply with the disclosure requirements described in this Code. Such written determination shall include a description of the consultant's duties and a statement of the extent of disclosure requirements. This determination is a public record and shall be retained for public inspection requirements consistent with the requirements for retention and disclosure of the Code.]

The proposed code amendment provides that the members of the Board of Directors, the General Manager, the Office Manager, the District's legal counsel, and the District's consultants are "designated officials" that are subject to the Fair Political Practices Commission "Statement of Economic Interests" (Form 700) filing requirements.

## APPENDIX B

DISCLOSURE CATEGORY 1 – FULL DISCLOSURE

All officials designated pursuant to the Code must disclose interests in real property located entirely or partly within the jurisdiction or within two miles of any land owned or used by the District. Such interests include any leasehold, ownership interest or option to acquire such interest in real property.

Furthermore, all designated officials must disclose all investments, business positions, ownership and sources of income, including gifts, loans, and travel payments.

DISCLOSURE CATEGORY 2 – FULL DISCLOSURE EXCLUDING REAL PROPERTY INTERESTS

All investments, business positions, ownership and sources of income, including gifts, loans and travel payments.

DISCLOSURE CATEGORY 3 – INTERESTS IN REAL PROPERTY

All investments in real property located entirely or partly within this Agency's jurisdiction or boundaries, or within 2 miles of this Agency's jurisdiction or boundaries or of any land owned or used by the Agency. Such interests include any leasehold, ownership interest or option to acquire such interest in real property.

DISCLOSURE CATEGORY 4 - GENERAL CONTRACTING (TWO OPTIONS)

A. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, from sources that provide, or have provided in the last two years, leased facilities, goods, supplies, materials, equipment, vehicles, machinery, services or the like, including training or consulting services, of the type utilized by the Agency. *(Intended for employees whose duties and decisions involve contracting and purchasing for the entire Agency.)*
B. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, from sources that provide, or have provided in the last two years, leased facilities, goods, supplies, materials, equipment, vehicles, machinery, services or the like, including training or consulting services, of the type utilized by the employee's department. *(Intended for employees whose duties and decisions involve contracting and purchasing for a specific department or area of authority.)*

DISCLOSURE CATEGORY 5 – REGULATORY, PERMIT OR LICENSING (TWO OPTIONS)

A. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, from sources that are subject to the regulatory, permit or licensing authority of, or have an application for a license or permit pending before this Agency. *(Intended for employees of agencies that license or regulate.)*

ADOPTED JAN 12, 2023

B. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, from sources that either contract to provide education or training required by this Agency to qualify for or maintain a license, or entities that provide education or training services which courses or curricula are approved by this Agency. *(Intended for employees of agencies that license occupations or approve classes or curricula to obtain or maintain any occupational license.)*

DISCLOSURE CATEGORY 6 – GRANT/SERVICE PROVIDERS/AGENCIES THAT OVERSEE PROGRAMS (TWO OPTIONS)

A. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, or income from a nonprofit organization, if the source is of the type to receive grants or other monies from or through this Agency. *(Intended for employees whose duties and decisions involve awards of monies or grants to organizations or individuals)*
B. All investments, business positions, ownership and sources of income, including gifts, loans and travel payments, or income from a nonprofit organization, if the source is of the type to offer or provide consulting, rehabilitative or educational services concerning the prevention, treatment or rehabilitation of persons. *(Intended for employees who also approve programs of rehabilitative services.)*

ADOPTED JAN 24 2023

Record and Return to:
Becky Allsbury
TitleVest Agency, LLC
110 E. 42nd Street, 10th Floor
New York, NY 10017
TitleVest Title No.:__________

Prepared by:
Jon L. Lober, Esq.
TPA VIII, LLC
3715 Northside Parkway
Building 2, Suite 400
Atlanta, GA 30327

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

# EASEMENT AGREEMENT

This telecommunication easement and lease assignment agreement ("Agreement") is made and shall be effective on the ____ day of ____________________, 2026 ("Effective Date"), by and between STRATHMORE PUBLIC UTILITY DISTRICT ("Grantor") and TPA VIII, LLC, a Delaware limited liability company ("Grantee").

1. **Grantor's Property and the Telecom Tenant Lease.** Grantor represents and warrants that it holds fee simple title to certain real property located at 19642 Meredith Drive, Strathmore, California 93267, as more fully described in the legal description attached hereto as Exhibit A (the "Parent Property"), and which includes a Water Tower (hereinafter defined) that is no longer used by Grantor for water storage purposes that is subject to a telecommunications lease. Grantor and T-Mobile West, LLC, a Delaware limited liability company (the "Telecom Tenant") are parties to that certain lease agreement, including all amendments and modifications thereto, cited in Exhibit B and incorporated by reference herein (the "Telecom Tenant Lease").

2. **Grant of Easement.** For the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge as paid on or about the Effective Date along with the purchase price pursuant to the settlement statement executed contemporaneously with this Agreement ("Purchase Price"), Grantor grants and conveys unto Grantee, its successors and assigns, an exclusive easement (subject to the Telecom Tenant Lease) for the Permitted Use defined herein, together with a non-exclusive access easement for ingress and egress to

ITEM B1

and from the exclusive easement, seven days per week, twenty-four hours per day and a non-exclusive utility easement to install, replace and maintain utilities servicing the exclusive easement, including, but not limited to the installation of power and telephone service cable, wires, switches, boxes and the like as may be required by the Permitted Use (collectively "Easement" as further described in Exhibit C). Grantor shall permit Grantee, Easement Tenant(s) (as hereinafter defined), and any of their affiliates, customers, tenants, subtenants, lessees, sublessees, licensees, successors and/or assigns together with any of the employees, contractors, consultants, and or agents of the foregoing to use the Easement for the installation, construction, operation, maintenance, repair, modification, relocation, replacement and removal of improvements and equipment ("Equipment") for the facilitation of telecommunications and other related uses, including, but not limited to, any uses permitted by the Telecom Tenant Lease ("Permitted Use"). Grantor represents that there is no pending or threatened action that would adversely affect Grantor's ability to enter into this Agreement or grant the Easement and that entering into this Agreement will not violate or conflict with any provision of Grantor's organizational documents (if Grantor is an organization) or conflict with the provisions of any agreement to which Grantor is a party. Grantor further represents and warrants that Grantee shall have peaceful and quiet possession and enjoyment of the Easement during the term of this Agreement without any disturbance of Grantee's possession or Permitted Use hereunder.

3. **Grantee's Inspection of Easement and Facilities.** Grantee acknowledges that the water tower structure located within the Easement (the "Tower") is Owned by Grantor, has inspected the Parent Property, Easement and current uses, has satisfied itself that the current fixtures and facilities, including the Tower, will structurally support the Permitted Use described above, together with all existing equipment and utilities thereon, and accepts the Water Tower, Easement and Uses "as is." Grantor makes no representation or warranty, express or implied, regarding the structural integrity, fitness for purpose, or suitability of the Tower for Grantee's intended use. Grantee assumes all risk associated with the structural adequacy of the Tower for the Permitted Use and shall be solely responsible for conducting any all inspections, assessments and evaluations it deems necessary prior to installation of any Equipment.

4. **Term.** Commencing on the Effective Date, the term of this Agreement and the Easement shall be for fifty-five (55) years (the "Term") and this Agreement and the Easement shall terminate on ______________, 2081. Upon notice to Grantor as provided herein, Grantee may surrender the Easement to Grantor and execute such documents reasonably required to terminate the Agreement and the Easement. Grantor may not unilaterally terminate the Agreement or Easement, except as permitted or required pursuant to California Eminent Domain and other applicable law, but if the Easement is not used for the Permitted Use for a period of five (5) years the Easement shall be deemed abandoned and shall terminate upon Grantor's notice of such default to Grantee as provided herein. **Sections 12 and 13** shall survive expiration or termination of this Agreement and shall remain in effect in perpetuity, subject to applicable law.

5. **Assignment of Lease, Renewal and Right of Replacement.** Grantor hereby assigns to Grantee all of Grantor's right, title and interest in the Telecom Tenant Lease for the Term, including the right to renew the Telecom Tenant Lease throughout the Term. Except as provided herein, Grantee agrees to assume all of Grantor's rights and obligations under the Telecom Tenant Lease. If Telecom Tenant is obligated under the Telecom Tenant Lease to pay to Grantor any fees (other than base rent and any escalations thereto) for the purpose of utility service or access or tax reimbursement, Grantor shall continue to be entitled to such fees, although Grantee may collect and distribute same to Grantor. Grantor shall continue to perform all obligations of the lessor under the Telecom Tenant Lease which relate to the use, ownership, and maintenance of the Parent Property so that Grantee may fulfill all the obligations under the Telecom Tenant Lease without breaching any provision therein, including, but not limited to, Grantor maintaining the Parent Property in a commercially reasonable condition to allow the Permitted Use of the Easement. Grantor shall not maintain the equipment or installations of any Easement Tenant (hereinafter defined), and shall not be responsible and liable for the maintenance and/or repair of the Water Tower in compliance with any and all applicable laws, statutes, rules and regulations, including

but not limited to, those rules and regulations, promulgated by the FCC and FAA regarding painting, marking and lighting of the Water Tower, it being understood that Grantee's obligations with respect to the condition of the Water Tower are set forth in Section 6 hereof.. Grantor represents and warrants that it has delivered to Grantee true and correct copies of the Telecom Tenant Lease and that Grantor owns 100% of the lessor/landlord's interest in the Telecom Tenant Lease, including the right to collect all rent thereunder. To the best of Grantor's knowledge, no party to the Telecom Tenant Lease has breached or is in default of their respective obligations under the Telecom Tenant Lease and **no party has requested or discussed a modification or termination of the Telecom Tenant Lease**. If during the Term the Telecom Tenant terminates the Telecom Tenant Lease or otherwise vacates the Parent Property, Grantee may lease all or a portion of the Easement to a replacement telecommunications tenant ("Replacement Telecom Tenant") on terms consistent with the Telecom Tenant Lease and such Replacement Telecom Tenant shall occupy the Easement rather than locating on other portions of the Parent Property ("Replacement Telecom Tenant Lease").

6. **Responsibility for condition and painting Water Tower.** Grantee shall, at its sole cost and expense, be responsible for painting, marking and lighting the Water Tower, and for maintaining, repairing, and replacing any portion of the Water Tower. Grantee acknowledges that its obligations to indemnify Grantor as set forth in Section 13 include indemnification for breaches of the aforementioned responsibilities. Grantor shall have no obligation to maintain, repair or replace the Water Tower during the term of this Easement. Grantee shall provide Grantor with thirty (30) days' prior written notice before commencing any painting or other work.

7. **Rent Sharing.** When a new telecommunications tenant ("Rent Share Tenant"), other than a Replacement Telecom Tenant, executes a lease for space within the Easement outside the Telecom Tenant or Replacement Telecom Tenant lease premises and commences rent payment, Grantee will collect such rent with Grantee retaining fifty percent (50%) of the rent collected and Grantee remitting fifty percent (50%) of the rent collected to Grantor. Notwithstanding the foregoing, Grantee shall be entitled to collect and retain rent from all telecommunications tenants within the Easement in an amount equal to the rent scheduled in the existing Telecom Tenant Lease and any Replacement Telecom Tenant Lease, including scheduled escalators ("Minimum Scheduled Rent"). Grantee is permitted and authorized to enter into leases with Rent Share Tenants subject to the requirements for leasing to Replacement Telecom Tenants as set forth in **Section 4.**

8. **Grantor Cooperation and Non-interference.** Grantor hereby agrees to cooperate with Grantee, Telecom Tenant, Rent Share Tenant and/or Replacement Telecom Tenant (collectively, "Easement Tenants") in obtaining all licenses, permits or authorizations from all applicable governmental and/or regulatory entities and in acquiring any necessary upgrades to or relocation of utility service to support the Permitted Use. In furtherance of the foregoing, Grantor hereby appoints Grantee as Grantor's attorney-in-fact to prepare and execute all land use applications, permits, licenses and other approvals on Grantor's behalf in connection with the Permitted Use. Grantor's cooperation shall be at no cost to Grantor and without requiring payment of additional rent or fees by Grantee or Easement Tenants. Grantor shall not interfere with any construction in the Easement so long as such construction is to support the Permitted Use and is proceeding pursuant to a building permit or other required municipal or governmental approvals. Grantor shall not, nor shall Grantor permit its lessees, licensees, employees, invitees or agents to, use any portion of the Parent Property or the Easement in a way which materially interferes with the operations of the Easement Tenants who shall have peaceful and quiet possession and enjoyment of the Easement. To the extent permitted by law, Grantor may not induce, invite, or conspire to induce or invite any Easement Tenants to use or lease space in direct competition with the Easement.

9. **Assignment.** Grantee may pledge, assign, mortgage, grant a security interest, or otherwise encumber its interest created by this Agreement. Grantee may freely assign this Agreement in part or in its entirety, and any or all of its rights hereunder, including the right to receive rent payments subject to the consent requirements of this section. Grantee and Grantor hereby expressly agree that Grantee has the right, (i)

in its sole discretion and without the prior consent of Grantor, to assign its interest in this Agreement to any person or entity (a) with a net worth or market capitalization comparable to that of Grantee, (b) that is a wireless telecommunications provider, (c) whose primary business is the operation of telecommunications tower sites or rooftop antenna sites on a national scale, or (d) that controls, is controlled by or is under common control with Grantee; and (ii) to assign its interest in this Easement to any other person or entity with the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. Upon the absolute assumption of such assignee of all of the obligations of Grantee under this Agreement then Grantee will be relieved of all obligations and liabilities hereunder. An assignment of this Agreement shall not be deemed a termination.

10. **Taxes and Other Obligations.** Except as provided for in the applicable Easement Tenant Lease or otherwise herein, all taxes and other obligations that are or could become liens against the Parent Property or any subdivision of the Parent Property containing the Easement, whether existing as of the Effective Date or hereafter created or imposed, shall be paid by Grantor prior to delinquency or default. Grantor shall be solely responsible for payment of all taxes and assessments now or hereafter levied, assessed or imposed upon the Parent Property, or imposed in connection with the execution, delivery, performance or recordation hereof, including without limitation any sales, income, documentary or other transfer taxes. If Grantor fails to pay when due any taxes or other obligations affecting the Parent Property, Grantee shall have the right but not the obligation to pay such and demand payment therefor from Grantor, which payment Grantor shall make within ten (10) days of such demand by Grantee. Nothing herein shall diminish any right of Grantor for tax reimbursement directly from any Easement Tenant, as may be provided for in the applicable Easement Tenant Lease. Each new Easement Tenant Lease shall require the Easement Tenant to be responsible for all ad valorum taxes, non-ad valorum assessments and personal property taxes resulting from the Easement Tenant's Lease. Notwithstanding anything here to the contrary, so long as the named Grantor Strathmore Public Utility District or any other tax-exempt agency shall be a party to this Agreement and shall be exempt from taxation, Grantor Strathmore Public Utility District or any other tax-exempt agency shall have no obligation hereunder to pay any taxes or assessments on the Parent Parcel or this Easement and nothing herein shall be deemed a waiver of the Strathmore Public Utility District's or any other tax-exempt agency's tax-exempt status.

11. **Insurance.** During the Term, Easement Tenants shall maintain general liability insurance as required under their respective lease. Grantor shall maintain any insurance policies in place on the Parent Property or as required under the Telecom Tenant Lease. Grantee shall maintain liability and property insurance covering the Easement Area and Water Tower, including physical damage to or destruction of the Water Tower in an amount sufficient to cover repair and replacement cost, and shall name Grantor as an additional insured. The parties shall provide the respective Certificates of Insurance to each other upon request no more frequently than annually.

12. **Subordination and Non-Disturbance.** Grantee agrees to subordinate this Agreement to any existing or future mortgage or deed of trust on the Parent Property ("Security Instrument"), provided the beneficiary or secured party ("Secured Party") under the Security Instrument, to the extent permitted by law, agrees for itself and its successors in interest and assigns that Grantee's rights under this Agreement and rights to the Easement shall remain in full force and effect and shall not be affected or disturbed by the Secured Party in the exercise of Secured Party's rights under the Security Instrument during the Term, including Grantee's right to collect and retain, in accordance with the terms of this Agreement, all rents, fees and other payments due from Easement Tenants. To the extent permitted by law, such non-disturbance agreement must apply whether Secured Party exercises its rights under the Security Instrument, including foreclosure, sheriff's or trustee's sale under the power of sale contained in the Security Instrument, and any other transfer, sale or conveyance of Grantor's interest in the Parent Property under peril of foreclosure, including, without limitation to the generality of the foregoing, an assignment or sale in lieu of foreclosure.

13. **Mutual General Indemnification.** Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses (including reasonable attorney's fees and disbursements) caused by or arising out of the indemnifying party's breach of this Agreement or the negligent acts or omissions or willful misconduct on the Parent Property during the term of this Easement by the indemnifying party or the employees, agents, or contractors of the indemnifying party.

14. **Environmental Representations and Indemnification.**

    a. Grantor represents and warrants that, to the best of Grantor's knowledge, no pollutants or other toxic or hazardous substances, as defined under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. 9601 et seq., or any other federal or state law, including any solid, liquid, gaseous, or thermal irritant or contaminant, such as smoke, vapor, soot, fumes, acids, alkalis, chemicals or waste (including materials to be recycled, reconditioned or reclaimed) (collectively, "Hazardous Substances") have been, or shall be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape or migrate (collectively referred to as the "Release") on or from the Parent Property. Neither Grantor nor Grantee shall introduce or use any Hazardous Substances on the Parent Property or the Easement in violation of any applicable federal, state or local environmental laws.

    b. Grantor and Grantee each agree to defend, indemnify, and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, cleanup, remedial, removal or restoration work required by any governmental authority, losses, judgments and reasonable attorneys' fees that the indemnified party may suffer or incur due to the existence or discovery of any Hazardous Substances on the Parent Property caused by the other party. Grantee shall not be responsible for and shall not defend, indemnify or hold harmless Grantor for any Release of Hazardous Substances on or before the Effective Date.

15. **Dispute Resolution and Notice.**

    a. Jurisdiction and venue under this Agreement shall be in the state and county where the Parent Property is located. The parties may enforce this Agreement and their rights under applicable law, and may seek specific performance, injunction, appointment of a receiver and any other equitable rights and remedies available under applicable law. Money damages may not be an adequate remedy for the harm caused to a party by a breach or default by the other party hereunder, and the non-defaulting party waives the posting of a bond. The prevailing party shall be entitled to an award of its reasonable attorneys' fees and costs. Neither party shall be liable to the other for consequential, indirect, speculative or punitive damages.

    b. The non-defaulting party shall provide written notice of a default under this Agreement or under an Easement Tenants' lease, not more than thirty (30) days from discovery of the default. Grantor shall have thirty (30) days to cure the default. Grantee shall have thirty (30) days to commence cure of the default.

    c. All communications shall be delivered by certified mail, return receipt requested or a nationally recognized overnight courier to the address beneath each party's signature block or such other address as advised to the other party pursuant to this Section. Notice shall be deemed given upon receipt if by certified mail, return receipt requested or one (1) business day following the date of sending, if sent by nationally recognized overnight courier service or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery.

**16. Miscellaneous.**

a. The terms and conditions of the existing Telecom Tenant Lease shall govern over any conflicting term of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, Grantor and Grantee acknowledge that this Agreement is subject and subordinate to the Telecom Tenant Lease.

b. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors and assigns of the parties to this Agreement. It is the intention of the parties hereto that all of the various rights, obligations, restrictions and easements created in this Agreement shall run with the Parent Property upon which the Easement is located and be binding upon all future owners and lessees of the Parent Property and all persons claiming under them for the Term.

c. Casualty and Condemnation. In the event of any casualty or condemnation of the Easement in whole or in part, Grantee shall be entitled to receive any insurance proceeds or condemnation award attributable to the value of the Easement.

d. Bankruptcy. Grantee does not consent to rejection in bankruptcy, and Grantor shall provide notice and a copy of any bankruptcy or related filing to Grantee and Grantee's Lender.

d. Severability. If any provision contained in this Agreement (or any portion of such provision) shall be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement (or any portion of any such provision.)

e. Counterparts. This Agreement may be executed in separate counterparts with each counterpart deemed an original and all of which together shall constitute a single agreement.

f. Entire Agreement. This Agreement and any documents, certificates, instruments and agreements referred to herein constitute the entire agreement between Grantor and Grantee. Without limiting the generality of the foregoing, Grantor acknowledges that it has not received or relied upon any advice of Grantee or its representatives regarding the merits or tax consequences of this Agreement.

*[Signature pages and exhibits follow.]*

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date on page one above.

GRANTOR: STRATHMORE PUBLIC UTILITY DISTRICT

By: ______________________________

Christinia Lightner, President, Board of Directors

Grantor Notice Address:
19626 Orange Belt Drive
Strathmore, CA 93267

## ACKNOWLEDGMENT

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 ____________________

On ______________________ before me, _______________________________________
(insert name and title of the officer)

personally appeared _____________________________________________________,
who proved to me through 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 ______________________________ (Seal)

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date on page one above.

GRANTEE: TPA VIII. LLC

______________________________________

Jon L. Lober, General Counsel

Grantee Notice Address:
TPA IX. LLC
1170 Peachtree Street, Suite 1650
Atlanta, GA 30309
Attn: Chief Executive Officer

*With a copy to:*
TPA VIII. LLC
3715 Northside Parkway
Building 2, Suite 400
Atlanta, GA 30327
Attn: General Counsel

STATE OF GEORGIA

} ss.

COUNTY OF FULTON

On this ____ day of __________________, 2026, before me, the undersigned notary public, personally appeared Jon L. Lober, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license/passport/ ________ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as General Counsel of TPA VIII, LLC.

{affix notary seal or stamp}

______________________________________
Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF THE PARENT PROPERTY

THAT PORTION OF BLOCKS "K" AND "L" IN THE TOWN OF STRATHMORE, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 PAGE 68 OF MAPS, TULARE COUNTY RECORDS, LYING WESTERLY OF THE LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 1747 PAGE 539, TULARE COUNTY RECORDS AND NORTHERLY OF THE LAND DESCRIBED IN THE DEED RECORDED APRIL 14, 2003, FILE NO. 2003-0032805, OFFICIAL RECORDS.

EXCEPTING THEREFROM THE WESTERLY 40 FEET OF SAID LAND.

Commonly known as: 19642 Meredith Drive (a.k.a. Road 228), Strathmore, CA 93267
Tulare APN: 215-091-003

## EXHIBIT B

## TELECOM TENANT LEASE

That certain Communications Site Lease Agreement dated December 16, 2003, by and between Pacific Bell Wireless, LLC, a Nevada limited liability company dba Cingular Wireless and Strathmore Public Utility District; as amended by that certain First Amendment to Communications Site Lease Agreement dated September 14, 2017, by and between Strathmore Public Utility District, a California Public Utilities District and T-Mobile West, LLC, a Delaware limited liability company; as amended by that certain Second Amendment to Communications Site Lease Agreement dated November 8, 2018, by and between Strathmore Public Utility District, a California Public Utilities District and T-Mobile West, LLC, a Delaware limited liability company; as amended by that certain Third Amendment to Communications Site Lease Agreement dated July 2, 2019, by and between Strathmore Public Utility District, a California Public Utilities District and T-Mobile West, LLC, a Delaware limited liability company.

## EXHIBIT C

## EASEMENT AREA DESCRIPTION

In the event of a discrepancy between the area actually occupied by the existing Telecom Tenant's equipment and the area described below, the described area shall be understood to also include any portion of the actual used area not captured by the description or as may have been granted to the existing Telecom Tenant that is currently outlined in each Telecom Tenant Lease referenced in Exhibit B. Grantor or Grantee may elect to engage a professional surveyor, the product of which may be substituted upon Grantor acceptance for the contents herein. The part of the Parent Property described in Exhibit A hereto, on which any equipment exists on the Effective Date together with the portion of the Parent Property used and leased by Grantor as the existing Telecom Tenant lease premises under the Telecom Tenant Lease including but not limited as follows:

Exclusive Easement Area:

Water Tower Location:
Upon that certain property identified on Exhibit A attached hereto, installed and attached to the land and property is that certain existing ninety (90) foot water tower ("Water Tower"). The Easement area shall include the entire exterior of the water tower.

T-Mobile Ground Equipment
The Easement shall also include that certain ground space leased to T-Mobile beneath those certain existing T-Mobile ground lease areas including a fenced equipment compound and a generator.

Expanded Easement Area for Additional Telecommunications Tenant(s)
That certain additional easement area for attachment of antennas to the exterior of the Water Tower along with equipment ground space measuring the equivalent total of five hundred (500) square feet in a location to be approved by the Grantor, such approval not to be unreasonably withheld, conditioned or delayed.

NON-EXCLUSIVE UTILITY EASEMENT and NON-EXCLUSIVE ACCESS EASEMENT SPACE
The part of the Parent Property, described in Exhibit B hereto, on which any equipment exists on the Effective Date together with the portion of the Parent Property used by utility providers and leased by Landlord as the existing Telecom Tenant lease premises under each Telecom Tenant Lease including but not limited as follows:

**Utilities and Telecommunications.** Grantee is herein granted a non-exclusive easement in, to, under, and over those portions of the Parent Property as necessary to access and utilize the Easement, including, but not limited to, the areas and pathways referenced in the applicable Telecom Tenant Lease, for ingress and egress to the Easement and for the use of shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, and other service pathways for the installation, placement, repair, maintenance, and removal of cables, wiring, fiber-optic lines, conduits, and other utilities serving the Easement, together with all related activities and uses.

**Access.** Grantee is herein granted, consistent with the existing Telecom Tenant Lease, all rights of ingress and egress to and from the Easement, across the Parent Property described in Exhibit A hereto, providing access to a publicly dedicated roadway, including but not limited to Meredith Drive, Strathmore, California, along with the right to use such access easement for the development, repair, maintenance and removal of utilities providing service to the Easement and any related activities and uses.

**strathmore spudh20.org**

**From:** CV-SALTS <rgray-cvsalinity.org@shared1.ccsend.com>
**Sent:** Thursday, July 23, 2026 2:08 PM
**To:** strathmore spudh20.org
**Subject:** REMINDER: CV-SALTS 2026 Fees Payment

CENTRAL VALLEY
SALINITY
COALITION

---

**Contact Name: Adrian I Ordonez**
**Email on Record: strathmore@spudh20.org**

**This is a reminder that the deadline to renew your participation in the CV-SALTS Program without a late fee is August 31, 2026.** The initial notices were emailed to participants on May 6, 2026. Below are the renewal details for your **CV-SALTS ID #**2731.

This NOTICE is for the facility below:
**Facility Name: Strathmore WWTF**
**CV-SALTS ID No.: 2731**
**Address: 19481 Road 224**
**City: Strathmore**

**If you have other CV-SALTS IDs** please visit the payment portal at https://www.cvsalinity.org/fees/ before the August 31st deadline and enter your CV-SALTS ID numbers to obtain fee payment information for each facility or permit.

Fees collected through the payment portal support two programs, the Prioritization and Optimization Study, and the Surveillance and Monitoring Program. The CV-SALTS Program applies a collaborative approach to establish shared understanding of water quality challenges based on scientific studies and develops flexible, practical solutions that can be implemented collectively and cost-effectively. For more information on these two programs, please visit the following pages on the CV-SALTS website:

ITEM 9

## Prioritization and Optimization (P&O) Study
## Surveillance & Monitoring Program (SAMP)

**Pay your 2026 fees at** https://www.cvsalinity.org/fees/.

The payment portal has been redesigned to make it easier for you to process your payment. At the top of the payment page you can now find step-by-step instructions on how to pay your fees, look up specific permit information, and if paying by check, how to generate an invoice.

If you are simply renewing, you **DO NOT** have to send the certificate of participation to the Water Board or complete a new Notice of Intent.

**All charges must be paid by August 31 to avoid paying late fees. After August 31, a late fee will apply and be automatically added to the invoice until October 31, when you will be removed from the program and have to be reinstated with an additional fee.**

Please review the fee requirements and timeline, and update contact information as necessary.

If you have questions on the billing and payment process, please contact the Central Valley Salinity Coalition (CVSC) at rgray@cvsalinity.org, **or call (888) 826-3635**

**We appreciate your participation in the Central Valley Salinity Alternatives for Long-Term Sustainability Program.**

SALINITY COALITION

CV SALTS

## CV-SALTS Fee Requirements

Prioritization and Optimization (P&O) Fees:

**By selecting the Alternative Compliance Pathway, you have committed to participating in the Prioritization and Optimization (P&O) Study. This collaborative effort is essential for developing a comprehensive Salinity Management Plan to address long-term salt accumulation throughout the Central Valley.**

Annual P&O fees are due by August 31, of each year to support development of the Salinity Management Plan.

SAMP Fees Start 2026:

**To support the Salt and Nitrate Control Programs, a Surveillance and Monitoring Program (SAMP) is required for surface waters and groundwater to develop statistically-representative ambient water quality determinations and trend analyses for Total Dissolved Salts (TDS)/Electrical Conductivity (EC) and Nitrate as Nitrogen.**

**SAMP Fees Start 2026: These will be added to the existing CV-SALTS ID for your facility.**

Important CV-SALTS Dates & Deadlines

- Early Spring 2026: Payment portal opens for annual fees.
- August 31, 2026: Deadline to pay without penalty. A 15% late fee is applied after this date.
- October 31, 2026: Final cutoff. Failure to pay by this date may result in a "lapsed" status and require a reinstatement fee.
- It is the responsibility of permitted dischargers to ensure all contact information is valid/up-to-date.

Pay Online: When the window opens, visit the Salt Permittee Portal to complete your payment: https://www.cvsalinity.org/fees/

Contact the Central Valley Salinity Coalition (CVSC) at rgray@cvsalinity.org or call at (888) 826-3635.

RETURN ADDRESS:
CVSC
1540 RIVER PARK DR
#211, SACRAMENTO,
CA 95815

ADDRESS: