



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

INFORMATION PACKET FOR THE PIERCE COUNTY BOARD OF COMMISSIONERS MARCH 2025 REGULAR MEETING

26 MARCH 2025



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

REGULAR MEETING AGENDA

MARCH 26, 2025 – 3:30 PM

PCHA CAMPUS CONFERENCE ROOM & ONLINE VIA ZOOM

ROLL CALL

REGULAR MEETING AGENDA 2

PUBLIC COMMENT (5 MINUTES PER SPEAKER) 2

OLD BUSINESS..... 3

MINUTES FROM THE FEBRUARY 26TH, 2025, REGULAR MEETING4

MINUTES FROM THE FEBRUARY, 26TH, 2025, HOUSING SUCCESSES MEETING8

FEBRUARY 2025 CASH DISBURSEMENTS & CHECK REGISTER 10

NEW BUSINESS 47

3:35 PM — HPC BRAND STRATEGY, M AGENCY 47

RESOLUTION 1964: ADOPT BRAND STRATEGY 48

4:00 PM — TALENT ACQUISITION FIRM, GMP CONSULTANTS 49

RESOLUTION 1965: CERTIFICATE OF DEPOSIT, KITSAP BANK 49

OPENING DOORS 50

PARTICIPANT SPOTLIGHT 51

STRATEGIC FOCUS 52

2025 ADMIN PLAN 53

EXECUTIVE REPORT & DIVISION UPDATES 54

AFFORDABLE HOUSING DIVISION REPORT 55

FINANCE REPORT 58

JANUARY 2025 FINANCIAL STATEMENTS 60

FEBRUARY 2025 FINANCIAL STATEMENTS 105

HUMAN RESOURCES REPORT 179

MAINTENANCE DIVISION REPORT 181

PLANNING, POLICY, AND COMMUNITY ENGAGEMENT REPORT 182

PROJECT MANAGEMENT DIVISION REPORT 186

SUPPORTED HOUSING DIVISION REPORT 188

TWO-YEAR TOOL 190

COMMISSIONERS CORNER

EXECUTIVE SESSION (IF APPLICABLE)

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee, consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

ADJOURNMENT



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

OLD BUSINESS



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

MINUTES FOR THE FEBRUARY 26, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: FEBRUARY 26, 2025
3:30 PM

Location: Virtual Meeting via Zoom

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Stewart
Commissioner Winship

In Absence: Commissioner Blaksley

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Business Development Coordinator

CALL TO ORDER

With the presence of a quorum, Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:32 PM. Commissioner Winship joined shortly at 3:33 PM. Commissioner Blaksley was absent for the duration of the meeting.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Commissioner Martinez asked for any changes to the Agenda. Hearing none, a vocal vote was called with the following result.

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☐	☐	☐	☒
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was made. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the February 5th, 2025, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The minutes were so approved.

Chairperson Martinez called for a motion to approve the minutes of the February 5th, 2025, Annual Meeting as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for January 2025. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that he was pleased with the report and the situation we are in.

Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The cash disbursements from January 2024 were so approved.

NEW BUSINESS

Resolution 1962

Chairperson Martinez called for a motion to approve Resolution 1962, to Amend the Minutes of Board Meeting of 2024. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Manager Guerrero presented Resolution 1962. Commissioner Walton confirmed the language was used to amend the minutes. Commissioner Winship stated that while he was not opposed to the resolution, he disagreed with the need for the amendment, noting that the SAO's recommendation is not distinctly specified in RCW 42.30.110. Chair Martinez stated that there was no violation in utilizing the Executive Session, emphasizing that the resolution solely addresses the SAO's recommendation to format the minutes accordingly. He further noted that since all meetings are recorded, there is no violation of the Public Meetings Act or any other law. With no further comment, a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

Resolution 1962 was so approved.

EXECUTIVE AND DIRECTOR REPORTS

Director Christina McLeod presented the Affordable Housing Division Report, as written on page 96 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Manager Ney Calhoun presented the Human Resources Report, as written on page 99 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Director Victor Lovelace presented the Maintenance Report, as written on page 101 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Manager Riley Guerrero presented the Planning, Policy, and Community Engagement Report, as written on page 102 of the Regular Board Meeting Packet. Manager Guerrero added that PCHA was awarded funding from the County for the acquisition of Hidden Firs. No questions or comments from commissioners.

Director Sean McKenna presented the Project Management Report, as written on page 106 of the Regular Board Meeting Packet. Director McKenna added insights to additional closings currently scheduled for sale of PCHA properties. No questions or comments from commissioners.

Deputy Director Tamara Meade presented the Supported Housing Division Report as written on page 108 the Regular Board Meeting Packet

COMMISSIONERS CORNER

Chair Martinez called the commissioners' corner. Commissioners checked in regarding their progress in completing the Open Public Meeting Act Training. With no additional comments from commissioners, Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

The Board of Commissioners went into Executive Session at 3:49 PM for 10 minutes to review negotiations of publicly bid contracts. The Executive Session was concluded and the Regular Session resumed at 3:59 PM. Coming out of Executive Session no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. All were in favor and with none opposed, the meeting was adjourned at 4:00 PM.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

MINUTES FOR THE FEBRUARY 26TH, 2025, HOUSING SUCCESSES MEETING OF THE BOARD OF COMMISSIONERS

Date: FEBRUARY 26, 2025
3:30 PM

Location: Virtual Meeting via Zoom

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Stewart
Commissioner Winship

In Absence: Commissioner Blaksley

Also in Attendance: Jim Stretz
Tamara Meade
Christina McLeod
Sean McKenna
Victor Lovelace
Riley Guerrero
Ney Calhoun
Joanna Nieto
Darcy Erwin

CALL TO ORDER

With the presence of a quorum, Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 4:00 PM. Commissioner Blaksley was absent for the duration of the meeting.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Commissioner Martinez asked for any changes to the Agenda. Hearing none, a vocal vote was called with the following result.

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☐	☐	☐	☒
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The agenda was so approved.

NEW BUSINESS

Resolution HS-01

Chairperson Martinez called for a motion to approve Resolution HS-01, to authorize Housing Successes to participate in the formation of and become the initial limited partner of a Washington Limited Liability Partnership for the Chateau Rainier Renovation Project. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

Pierce County Housing Authority (PCHA) Executive Director Jim Stretz presented Resolution HS-01 as written on page 3 of the Housing Successes Meeting Packet. Commissioner Winship inquired about the responses from tenants regarding the tenant meetings. PCHA Director McLeod responded that 23 households were represented at the virtual and in-person meetings where residents were open to the situation and were open to the idea of improvements. PCHA was provided with an opportunity to address current concerns during the two meetings. Director McLeod reported that some of the biggest feedback from residents was that they were looking for improved accessibility and disability access on the site and in units. With no further comment, a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☐	☐	☐	☒
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☒	☐	☐	☐
<i>Chairperson Martinez</i>	☒	☐	☐	☐

Resolution HS-01 was so approved.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Walton seconded the motion. With all in favor and none opposed, the meeting was so adjourned at 4:09 PM.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

Voucher Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Pierce County Housing Authority, and that I am authorized to authenticate and certify to said claim in the amount of:

\$6,977,442.29

This 26th day of March 2025

Date Range	Transaction ID#	Bank Account	Total February 2025	Total January 2025	Change in Disbursements Month over Month	Notes
February 1-28, 2025	Check#	LIPH Mgmt.	\$0.00	\$291.00	(\$291.00)	
February 1-28, 2025	EFT# 1160-1166	LIPH Mgmt.	\$765.00	\$872.00	(\$107.00)	
February 1-28, 2025	VOID Check #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
February 1-28, 2025	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
February 1-28, 2025	Check# 356699-356824	Section 8	\$346,854.44	\$448,680.46	(\$101,826.02)	HAP Prior period payments
February 1-28, 2025	EFT# 301772-302933	Section 8	\$3,424,596.05	\$3,562,683.91	(\$138,087.86)	HAP Prior period payments
February 1-28, 2025	VOID Check # 356181,356539	Section 8	-\$5,338.00	\$0.00	(\$5,338.00)	
February 1-28, 2025	VOID EFT # 302356	Section 8	-\$13,494.00	(\$3,512.00)	(\$9,982.00)	
February 1-28, 2025	Check# 91434-91551	Gen Ops	\$463,645.44	\$571,302.47	(\$107,657.03)	
February 1-28, 2025	EFT # 9637-9688	Gen Ops	\$2,322,006.73	\$282,835.28	\$2,039,171.45	LIPH Section 18 mvmt of funds to investment LGIP
February 1-28, 2025	VOID Check #	Gen Ops	\$0.00	\$0.00	\$0.00	
February 1-28, 2025	VOID EFT #9665	Gen Ops	-\$2,762.85	\$0.00	(\$2,762.85)	
1-Feb-25	Greystone Transfers	Gen Ops	\$137,939.00	\$124,842.00	\$13,097.00	Increase in insurance
7-Feb-25	Payroll Period 2/1	Payroll	\$144,978.11	\$146,318.33	(\$1,340.22)	
21-Feb-25	Payroll Period 2/15	Payroll	\$158,252.37	\$146,209.69	\$12,042.68	Employee terminations/Signing bonuses
	Payroll Period	Payroll			\$0.00	
	Totals		\$6,977,442.29	\$5,280,523.14	\$1,696,919.15	

Auditing Officer: _____

Date

Payment Summary

Bank=genops AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
genops - General Operating	9637	vapclean - APL Cleaning Service LLC	2/7/2025	02-2025	5,610.00
genops - General Operating	9638	vcarahsoftte - Carahsoft Technology Corporation	2/7/2025	02-2025	4,511.99
genops - General Operating	9639	vgreatfloors - Great Floors LLC	2/7/2025	02-2025	4,473.80
genops - General Operating	9640	vgreeneffect - Green Effects Inc	2/7/2025	02-2025	5,471.44
genops - General Operating	9641	vhdsupplyfac - HD Supply Facilities Maintenance LTD	2/7/2025	02-2025	3,928.53
genops - General Operating	9642	vlakewoodhar - Lakewood Hardware & Paint Inc	2/7/2025	02-2025	1,975.72
genops - General Operating	9643	v0000313 - Maid 2 Clean, E.E. Marchan LLC	2/7/2025	02-2025	697.00
genops - General Operating	9644	vwestsoundwo - MB Squared Inc	2/7/2025	02-2025	2,151.86
genops - General Operating	9645	vopticfu - Optic Fusion, Inc.	2/7/2025	02-2025	7,246.25
genops - General Operating	9646	vreliablepar - Reliable Parts Inc.	2/7/2025	02-2025	763.52
genops - General Operating	9647	vstaples - Staples Business Advantage	2/7/2025	02-2025	505.53
genops - General Operating	9648	vtuelyoung - Tuell & Young PS	2/7/2025	02-2025	1,309.50
genops - General Operating	9649	v0000481 - Washington State Treasurer	2/7/2025	02-2025	2,134,455.86
genops - General Operating	9650	vgreeneffect - Green Effects Inc	2/11/2025	02-2025	5,581.26
genops - General Operating	9651	v0000225 - AA Decon	2/14/2025	02-2025	12,268.50
genops - General Operating	9652	vaaafireprot - AAA Fire Protection Inc	2/14/2025	02-2025	3,120.00
genops - General Operating	9653	vallstream - Allstream	2/14/2025	02-2025	5,391.63
genops - General Operating	9654	vgreatfloors - Great Floors LLC	2/14/2025	02-2025	10,188.81
genops - General Operating	9655	vgreeneffect - Green Effects Inc	2/14/2025	02-2025	3,112.74
genops - General Operating	9656	vhdsupplyfac - HD Supply Facilities Maintenance LTD	2/14/2025	02-2025	6,533.96
genops - General Operating	9657	vlakewoodhar - Lakewood Hardware & Paint Inc	2/14/2025	02-2025	4,378.35
genops - General Operating	9658	vmrisoft - MRI Software LLC	2/14/2025	02-2025	288.80
genops - General Operating	9659	vmiraclemeth - Murphy's Refinishing LLC	2/14/2025	02-2025	1,975.00
genops - General Operating	9660	vnanmcka - Nan McKay & Associates Inc	2/14/2025	02-2025	4,059.00
genops - General Operating	9661	vnewlifefloo - New Life Flooring Inc	2/14/2025	02-2025	7,554.80
genops - General Operating	9662	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	2/14/2025	02-2025	1,940.46
genops - General Operating	9663	vreliablepar - Reliable Parts Inc.	2/14/2025	02-2025	303.51
genops - General Operating	9664	vserendipity - Serendipity Cleaning Services	2/14/2025	02-2025	1,990.00
genops - General Operating	9665	parkwestapar - UP Apts 1 LLC	2/14/2025	02-2025	2,762.85
genops - General Operating	9666	canyonpark56 - Canyon Park 5617 Apartments LLC	2/18/2025	02-2025	140.00
genops - General Operating	9667	vhdsupplyfac - HD Supply Facilities Maintenance LTD	2/21/2025	02-2025	4,253.70
genops - General Operating	9668	v0000313 - Maid 2 Clean, E.E. Marchan LLC	2/21/2025	02-2025	1,060.00
genops - General Operating	9669	vmiraclemeth - Murphy's Refinishing LLC	2/21/2025	02-2025	1,900.00
genops - General Operating	9670	vnewlifefloo - New Life Flooring Inc	2/21/2025	02-2025	1,110.00
genops - General Operating	9671	vopticfu - Optic Fusion, Inc.	2/21/2025	02-2025	403.75
genops - General Operating	9672	vreliablepar - Reliable Parts Inc.	2/21/2025	02-2025	95.14
genops - General Operating	9673	vserendipity - Serendipity Cleaning Services	2/21/2025	02-2025	650.00
genops - General Operating	9674	vstaples - Staples Business Advantage	2/21/2025	02-2025	61.50
genops - General Operating	9675	vstateaudito - State Auditors Office	2/21/2025	02-2025	6,676.80
genops - General Operating	9676	vyardisystem - Yardi Systems Inc	2/21/2025	02-2025	133.62
genops - General Operating	9677	vfirstcbtc - First-Citizens Bank & Trust Company	2/28/2025	02-2025	16,136.70
genops - General Operating	9678	vhdsupplyfac - HD Supply Facilities Maintenance LTD	2/28/2025	02-2025	3,171.59

Payment Summary

Bank=genops AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	9679	vlakewoodhar - Lakewood Hardware & Paint Inc	2/28/2025	02-2025	2,682.62
genops - General Operating	9680	vmagencyinc - M Agency Inc	2/28/2025	02-2025	5,000.00
genops - General Operating	9681	v0000313 - Maid 2 Clean, E.E. Marchan LLC	2/28/2025	02-2025	250.00
genops - General Operating	9682	vwestsoundwo - MB Squared Inc	2/28/2025	02-2025	3,490.80
genops - General Operating	9683	vreliablepar - Reliable Parts Inc.	2/28/2025	02-2025	41.85
genops - General Operating	9684	vstaples - Staples Business Advantage	2/28/2025	02-2025	393.58
genops - General Operating	9685		2/28/2025	02-2025	414.00
genops - General Operating	9686	vtuelyoung - Tuell & Young PS	2/28/2025	02-2025	1,593.55
genops - General Operating	9687	vfleetservic - Wex Bank	2/28/2025	02-2025	2,796.86
genops - General Operating	9688	vphilinsuran - Philadelphia Insurance Companies	3/3/2025	02-2025	25,000.00
genops - General Operating	91434	v0000687 - Kitsap Bank	2/4/2025	02-2025	10,000.00
genops - General Operating	91435	v0000179 - A-Advanced Septic Services	2/7/2025	02-2025	2,666.90
genops - General Operating	91436	vabatementds - Abatement and Decontamination Special	2/7/2025	02-2025	67,220.10
genops - General Operating	91437	vallseaso - All Seasons Pest Control	2/7/2025	02-2025	650.00
genops - General Operating	91438	v0000278 - Bob Larson Plumbing	2/7/2025	02-2025	119.00
genops - General Operating	91439		2/7/2025	02-2025	227.75
genops - General Operating	91440	vcintas461 - Cintas Corporation #461	2/7/2025	02-2025	13.16
genops - General Operating	91441	vcityoftacom - City of Tacoma	2/7/2025	02-2025	631.11
genops - General Operating	91442	vcopiers - Copiers Northwest, Inc.	2/7/2025	02-2025	52.98
genops - General Operating	91443	vdmdispo - DM Disposal Co Inc	2/7/2025	02-2025	137.92
genops - General Operating	91444	vdmdispo - DM Disposal Co Inc	2/7/2025	02-2025	248.00
genops - General Operating	91445	vfreewaytra - Freeway Trailer Sales	2/7/2025	02-2025	77.98
genops - General Operating	91446	vlakewoodref - Harold Lemay Enterprises	2/7/2025	02-2025	19,403.05
genops - General Operating	91447	vhomedep - Home Depot (Commerical Account)	2/7/2025	02-2025	2,937.66
genops - General Operating	91448	vjustjunkit - Just Junk It LLC	2/7/2025	02-2025	1,880.34
genops - General Operating	91449	vlakeviewlig - Lakeview Light & Power Co.	2/7/2025	02-2025	326.49
genops - General Operating	91450	vlowes - Lowe's Companies, Inc.	2/7/2025	02-2025	59.55
genops - General Operating	91451	vmclendon - McLendon Hardware Inc	2/7/2025	02-2025	7.99
genops - General Operating	91452	vmurreys - Murrey's Disposal Company, Inc.	2/7/2025	02-2025	14,065.80
genops - General Operating	91453	vparklandlig - Parkland Light & Water Company	2/7/2025	02-2025	874.04
genops - General Operating	91454	vpcrefus - Pierce County Refuse	2/7/2025	02-2025	5,257.21
genops - General Operating	91455	vpse - Puget Sound Energy	2/7/2025	02-2025	106.82
genops - General Operating	91456	v0000281 - Rodda Paint	2/7/2025	02-2025	493.86
genops - General Operating	91457	v0000693 - Bladimir Recinos	2/11/2025	02-2025	783.32
genops - General Operating	91458	vcityoftacom - City of Tacoma	2/11/2025	02-2025	5,082.18
genops - General Operating	91459	vjbohorquez - JBohorquez Cleaning Services LLC	2/11/2025	02-2025	3,200.00
genops - General Operating	91460	v0000179 - A-Advanced Septic Services	2/14/2025	02-2025	41,466.20
genops - General Operating	91461	vaflac - AFLAC Incorporated	2/14/2025	02-2025	414.22
genops - General Operating	91462	vallseaso - All Seasons Pest Control	2/14/2025	02-2025	2,870.00
genops - General Operating	91463	v0000205 - Beacon Plumbing & Mech	2/14/2025	02-2025	1,452.50
genops - General Operating	91464	v0000278 - Bob Larson Plumbing	2/14/2025	02-2025	654.40
genops - General Operating	91465		2/14/2025	02-2025	196.65
genops - General Operating	91466	vcenturyl - Centurylink	2/14/2025	02-2025	423.23
genops - General Operating	91467	vcityofortin - City of Orting	2/14/2025	02-2025	2,288.34

Payment Summary

Bank=genops AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	91468	vcityoftacom - City of Tacoma	2/14/2025	02-2025	40.00
genops - General Operating	91469	vcopiers - Copiers Northwest, Inc.	2/14/2025	02-2025	7,836.60
genops - General Operating	91470	vlanguag - Corporate Trans Serv Inc	2/14/2025	02-2025	32.88
genops - General Operating	91471	velmhurst - Elmhurst Mutual Power & Light	2/14/2025	02-2025	816.81
genops - General Operating	91472	v0000692 - Fields Roof Service, Inc.	2/14/2025	02-2025	890.00
genops - General Operating	91473	vhomedep - Home Depot (Commerical Account)	2/14/2025	02-2025	352.94
genops - General Operating	91474	vjetdoorl - Jet Door LLC	2/14/2025	02-2025	684.08
genops - General Operating	91475	vjustjunkit - Just Junk It LLC	2/14/2025	02-2025	1,098.16
genops - General Operating	91476	vlemaymob - LeMay Mobile Shredding	2/14/2025	02-2025	153.85
genops - General Operating	91477	vlowes - Lowe's Companies, Inc.	2/14/2025	02-2025	178.52
genops - General Operating	91478	vmclendon - McLendon Hardware Inc	2/14/2025	02-2025	7.78
genops - General Operating	91479	v0000691 - Meridian Security & Electric, Inc.	2/14/2025	02-2025	158.54
genops - General Operating	91480	vnasimlandsc - Nasim and Sons, Inc	2/14/2025	02-2025	3,815.75
genops - General Operating	91481	v0000395 - Paint Pros NW LLC	2/14/2025	02-2025	1,910.00
genops - General Operating	91482	vparklandlig - Parkland Light & Water Company	2/14/2025	02-2025	181.14
genops - General Operating	91483	vpcsewer - PC Sewer	2/14/2025	02-2025	22,214.04
genops - General Operating	91484	vpcrcdllc - Pierce County Recycling Composting and Disp	2/14/2025	02-2025	81.51
genops - General Operating	91485	vpcsecur - Pierce County Security, Inc.	2/14/2025	02-2025	1,105.00
genops - General Operating	91486	vpse - Puget Sound Energy	2/14/2025	02-2025	2,746.32
genops - General Operating	91487	robblees - Robblee's Total Security Inc	2/14/2025	02-2025	142.99
genops - General Operating	91488	roberthalf - Robert Half International Inc	2/14/2025	02-2025	14,671.81
genops - General Operating	91489	v0000281 - Rodda Paint	2/14/2025	02-2025	987.72
genops - General Operating	91490	vsparawaywat - Spanaway Water Company	2/14/2025	02-2025	825.41
genops - General Operating	91491	vsummitwater - Summit Water & Supply Co.	2/14/2025	02-2025	3,926.99
genops - General Operating	91492	vvonagebusin - Vonage Business Solutions Inc	2/14/2025	02-2025	1,548.15
genops - General Operating	91493	vwsp - Washington State Patrol	2/14/2025	02-2025	572.00
genops - General Operating	91494		2/14/2025	02-2025	2,000.00
genops - General Operating	91495	vallseaso - All Seasons Pest Control	2/21/2025	02-2025	780.00
genops - General Operating	91496	vautozone - AutoZone	2/21/2025	02-2025	27.43
genops - General Operating	91497	vbestchoic - Best Choice Heating LLC	2/21/2025	02-2025	175.00
genops - General Operating	91498	vcityoftacom - City of Tacoma	2/21/2025	02-2025	2,722.80
genops - General Operating	91499	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	491.02
genops - General Operating	91500	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	254.47
genops - General Operating	91501	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	165.84
genops - General Operating	91502	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	165.84
genops - General Operating	91503	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	224.47
genops - General Operating	91504	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	163.27
genops - General Operating	91505	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	539.11
genops - General Operating	91506	vcomcastcorp - Comcast Corporation	2/21/2025	02-2025	454.96
genops - General Operating	91507	vcopiers - Copiers Northwest, Inc.	2/21/2025	02-2025	107.61
genops - General Operating	91508	vdoorling - DoorKing Inc	2/21/2025	02-2025	269.75
genops - General Operating	91509	vdswaters - DS Waters of America Inc	2/21/2025	02-2025	189.81
genops - General Operating	91510	vjetdoorl - Jet Door LLC	2/21/2025	02-2025	183.16
genops - General Operating	91511	vlakeviewlig - Lakeview Light & Power Co.	2/21/2025	02-2025	1,681.87

Payment Summary

Bank=genops AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	91512	vlakewoodcou - Lakewood Countertops Inc	2/21/2025	02-2025	2,488.00
genops - General Operating	91513	vlakewoodwat - Lakewood Water District	2/21/2025	02-2025	6,436.17
genops - General Operating	91514	v0000395 - Paint Pros NW LLC	2/21/2025	02-2025	4,475.00
genops - General Operating	91515	vpcsewer - PC Sewer	2/21/2025	02-2025	4,459.73
genops - General Operating	91516	vprincipalli - Principal Life Insurance Company	2/21/2025	02-2025	775.76
genops - General Operating	91517	vpse - Puget Sound Energy	2/21/2025	02-2025	2,797.34
genops - General Operating	91518	roberthalf - Robert Half International Inc	2/21/2025	02-2025	8,511.00
genops - General Operating	91519	vspanawaywat - Spanaway Water Company	2/21/2025	02-2025	329.32
genops - General Operating	91520	vspartans - Spartan Services, Inc.	2/21/2025	02-2025	4,252.35
genops - General Operating	91521	v0000344 - Speedy Novus Glass LLC	2/21/2025	02-2025	548.00
genops - General Operating	91522	vverizon - Verizon Wireless	2/21/2025	02-2025	2,521.52
genops - General Operating	91523	vverizon - Verizon Wireless	2/21/2025	02-2025	606.51
genops - General Operating	91524	v0000179 - A-Advanced Septic Services	2/28/2025	02-2025	15,545.89
genops - General Operating	91525	vallseaso - All Seasons Pest Control	2/28/2025	02-2025	895.00
genops - General Operating	91526	vautozone - AutoZone	2/28/2025	02-2025	69.84
genops - General Operating	91527		2/28/2025	02-2025	625.00
genops - General Operating	91528	v0000205 - Beacon Plumbing & Mech	2/28/2025	02-2025	1,651.50
genops - General Operating	91529	vbuncerental - Bunce Rental, Inc.	2/28/2025	02-2025	116.25
genops - General Operating	91530	vcityoftacom - City of Tacoma	2/28/2025	02-2025	2,042.15
genops - General Operating	91531	vclearwater - Clearwater Leak Detection, Inc.	2/28/2025	02-2025	1,150.00
genops - General Operating	91532	vcomcastcorp - Comcast Corporation	2/28/2025	02-2025	566.32
genops - General Operating	91533	vdswaters - DS Waters of America Inc	2/28/2025	02-2025	1,018.22
genops - General Operating	91534	vjetdoorl - Jet Door LLC	2/28/2025	02-2025	667.65
genops - General Operating	91535	vjustjunkit - Just Junk It LLC	2/28/2025	02-2025	1,253.56
genops - General Operating	91536	vlakeviewlig - Lakeview Light & Power Co.	2/28/2025	02-2025	2,250.71
genops - General Operating	91537	vlakewoodcou - Lakewood Countertops Inc	2/28/2025	02-2025	6,365.00
genops - General Operating	91538		2/28/2025	02-2025	1,800.00
genops - General Operating	91539	v0000696 - McKinstry Co. LLC	2/28/2025	02-2025	774.00
genops - General Operating	91540	vmclendon - McLendon Hardware Inc	2/28/2025	02-2025	35.98
genops - General Operating	91541	vpse - Puget Sound Energy	2/28/2025	02-2025	920.61
genops - General Operating	91542	vsentinel - Sentinel Pest Control	2/28/2025	02-2025	80.33
genops - General Operating	91543	vspanawaywat - Spanaway Water Company	2/28/2025	02-2025	4.10
genops - General Operating	91544	vspartans - Spartan Services, Inc.	2/28/2025	02-2025	1,721.80
genops - General Operating	91545	v0000344 - Speedy Novus Glass LLC	2/28/2025	02-2025	414.00
genops - General Operating	91546	vusbank - US Bank Corporate Payment Systems	2/28/2025	02-2025	13,425.71
genops - General Operating	91547	vwasthealth - Washington State Health Care Authority	2/28/2025	02-2025	98,828.98
genops - General Operating	91548	vwawater - Washington Water Service Co	2/28/2025	02-2025	42.48
genops - General Operating	91549	vwiseconsult - Wise Consulting Services	2/28/2025	02-2025	2,960.00
genops - General Operating	91550	v0000662 - Zillow, Inc.	2/28/2025	02-2025	1,104.00
genops - General Operating	91551	vlakeviewlig - Lakeview Light & Power Co.	2/28/2025	02-2025	5,251.51
					2,785,652.17

*Identifying tenant information in the vendor column has been redacted for privacy concerns.

Payment Summary

Bank=lipmngmt AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
lipmngmt - LIPH Management	1160		2/1/2025	02-2025	81.00
lipmngmt - LIPH Management	1161		2/1/2025	02-2025	202.00
lipmngmt - LIPH Management	1162		2/1/2025	02-2025	1.00
lipmngmt - LIPH Management	1163		2/1/2025	02-2025	34.00
lipmngmt - LIPH Management	1164		2/1/2025	02-2025	53.00
lipmngmt - LIPH Management	1165		2/1/2025	02-2025	291.00
lipmngmt - LIPH Management	1166		2/1/2025	02-2025	103.00
					765.00

*Identifying tenant information in the vendor column has been redacted for privacy concerns.

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
sect8 - Section 8	1160	brynmarvilla - Bryn Mar Village LLC	2/5/2025	02-2025	0.00
sect8 - Section 8	1161	hiddenvillaa - Jiaqi Zhang	2/5/2025	02-2025	0.00
sect8 - Section 8	1162	tuscanycourt - 68th Street TNC LLC	2/5/2025	02-2025	0.00
sect8 - Section 8	1163	umpinvestmen - UMP Investment Properties	2/5/2025	02-2025	0.00
sect8 - Section 8	1164	v0000155 - 5 Star Real Estate Services, INC	2/5/2025	02-2025	0.00
sect8 - Section 8	1165		2/13/2025	02-2025	0.00
sect8 - Section 8	1166		2/13/2025	02-2025	0.00
sect8 - Section 8	1167		2/13/2025	02-2025	0.00
sect8 - Section 8	1168	townhomesmou - TA Sumner Fee Owner LLC	2/14/2025	02-2025	0.00
sect8 - Section 8	1169	pacificvilla - Van Buskirk Pacific Village Apts LLC	2/14/2025	02-2025	0.00
sect8 - Section 8	1170	sumnercommon - Archdiocesan Housing Authority	2/14/2025	02-2025	0.00
sect8 - Section 8	1171	v0000605 - Germain Frantz	2/14/2025	02-2025	0.00
sect8 - Section 8	1178	nexthomeprop - Larsen Property Group LLC	3/5/2025	02-2025	0.00
sect8 - Section 8	301772	1020orentals - 1020 O Rentals LLC	2/5/2025	02-2025	2,200.00
sect8 - Section 8	301773		2/5/2025	02-2025	37.00
sect8 - Section 8	301774	1130210thave - 11302 10th Ave LLC	2/5/2025	02-2025	6,926.00
sect8 - Section 8	301775	11507_174th - Nancy Dumon	2/5/2025	02-2025	3,205.00
sect8 - Section 8	301776		2/5/2025	02-2025	95.00
sect8 - Section 8	301777	12001cstllc - 12001 C St LLC	2/5/2025	02-2025	1,081.00
sect8 - Section 8	301778		2/5/2025	02-2025	186.00
sect8 - Section 8	301779		2/5/2025	02-2025	298.00
sect8 - Section 8	301780		2/5/2025	02-2025	226.00
sect8 - Section 8	301781		2/5/2025	02-2025	78.00
sect8 - Section 8	301782		2/5/2025	02-2025	69.00
sect8 - Section 8	301783		2/5/2025	02-2025	136.00
sect8 - Section 8	301784		2/5/2025	02-2025	213.00
sect8 - Section 8	301785		2/5/2025	02-2025	213.00
sect8 - Section 8	301786		2/5/2025	02-2025	164.00
sect8 - Section 8	301787		2/5/2025	02-2025	254.00
sect8 - Section 8	301788	1314mapleapa - Meridian Group LLC	2/5/2025	02-2025	1,387.00
sect8 - Section 8	301789		2/5/2025	02-2025	184.00
sect8 - Section 8	301790		2/5/2025	02-2025	36.00
sect8 - Section 8	301791		2/5/2025	02-2025	220.00
sect8 - Section 8	301792		2/5/2025	02-2025	40.00
sect8 - Section 8	301793		2/5/2025	02-2025	86.00
sect8 - Section 8	301794		2/5/2025	02-2025	213.00
sect8 - Section 8	301795		2/5/2025	02-2025	251.00
sect8 - Section 8	301796		2/5/2025	02-2025	245.00
sect8 - Section 8	301797		2/5/2025	02-2025	66.00
sect8 - Section 8	301798		2/5/2025	02-2025	44.00
sect8 - Section 8	301799		2/5/2025	02-2025	297.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	301800		2/5/2025	02-2025 213.00
sect8 - Section 8	301801		2/5/2025	02-2025 97.00
sect8 - Section 8	301802		2/5/2025	02-2025 98.00
sect8 - Section 8	301803		2/5/2025	02-2025 59.00
sect8 - Section 8	301804		2/5/2025	02-2025 291.00
sect8 - Section 8	301805		2/5/2025	02-2025 112.00
sect8 - Section 8	301806		2/5/2025	02-2025 79.00
sect8 - Section 8	301807	15113_74th - Nancy Dumon	2/5/2025	02-2025 638.00
sect8 - Section 8	301808	1517148thst - 1517 148th St LLC	2/5/2025	02-2025 2,298.00
sect8 - Section 8	301809	15519garden - Nancy Dumon	2/5/2025	02-2025 2,681.00
sect8 - Section 8	301810	175208thave - 17520 8th Ave LLC	2/5/2025	02-2025 1,429.00
sect8 - Section 8	301811	193mashellav - Herman Perkins	2/5/2025	02-2025 2,300.00
sect8 - Section 8	301812	20171ihborro - 2017-1 IH Borrower LP	2/5/2025	02-2025 5,125.00
sect8 - Section 8	301813	20172ihborro - 2017-2 IH Borrower LP	2/5/2025	02-2025 3,062.00
sect8 - Section 8	301814	20182ihborro - 2018-2 IH Borrower LP	2/5/2025	02-2025 23,815.00
sect8 - Section 8	301815	20183ihborro - 2018-3 IH Borrower LP	2/5/2025	02-2025 15,905.00
sect8 - Section 8	301816	2064s56thst - 2064 S 56th St LLC	2/5/2025	02-2025 1,089.00
sect8 - Section 8	301817	2dillc - 2DI, LLC	2/5/2025	02-2025 911.00
sect8 - Section 8	301818	408128thst - 408 128th St LLC	2/5/2025	02-2025 1,125.00
sect8 - Section 8	301819	6135steilaco - 6135 Steilacoom LLC	2/5/2025	02-2025 737.00
sect8 - Section 8	301820	73058jevons - 7305 8th Ave, LLC	2/5/2025	02-2025 1,493.00
sect8 - Section 8	301821	88148815loc - 8814-8815 Lochburn Lane SW Lakewood	2/5/2025	02-2025 272.00
sect8 - Section 8	301822	absolorjames - James Absolor	2/5/2025	02-2025 4,061.00
sect8 - Section 8	301823	adamsliya - Liya Adams	2/5/2025	02-2025 1,827.00
sect8 - Section 8	301824	adamsphyllis - Phyllis Adams	2/5/2025	02-2025 1,925.00
sect8 - Section 8	301825	addisonapart - Addison Apartments LLC	2/5/2025	02-2025 1,187.00
sect8 - Section 8	301826	aeroapartmen - GRE Waverly LLC	2/5/2025	02-2025 3,551.00
sect8 - Section 8	301827	affinityreal - Affinity Real Estate Mangement	2/5/2025	02-2025 11,704.00
sect8 - Section 8	301828	agarwalabhis - Abhishek Agarwal	2/5/2025	02-2025 2,584.00
sect8 - Section 8	301829	aladdincamel - Aladdin Camelot Apartments LLC	2/5/2025	02-2025 619.00
sect8 - Section 8	301830	alamedawest - J Alameda West LLC	2/5/2025	02-2025 982.00
sect8 - Section 8	301831	alderlakeren - Alder Lake Rentals LLC	2/5/2025	02-2025 1,080.00
sect8 - Section 8	301832	alderraapart - ALS Springhaven Village LLC	2/5/2025	02-2025 3,162.00
sect8 - Section 8	301833	alfonsolouis - Louis Alfonso	2/5/2025	02-2025 2,040.00
sect8 - Section 8	301834	alleglaterra - 3125 West Associates	2/5/2025	02-2025 2,524.00
sect8 - Section 8	301835	allenmorehei - Allenmore Brownstones LLC	2/5/2025	02-2025 876.00
sect8 - Section 8	301836	alpineapartm - Boyd Daniels	2/5/2025	02-2025 2,722.00
sect8 - Section 8	301837	alpinevistas - Alpine Vistas Apartments	2/5/2025	02-2025 12,327.00
sect8 - Section 8	301838	amarnadhared - Pagidela Amarnadha Reddy	2/5/2025	02-2025 2,180.00
sect8 - Section 8	301839	americanhome - American Homes 4 Rent LP	2/5/2025	02-2025 2,037.00
sect8 - Section 8	301840	antocicarusi - Ruslan Antocica	2/5/2025	02-2025 2,702.00
sect8 - Section 8	301841	applerealty - Apple Realty Inc	2/5/2025	02-2025 4,243.00
sect8 - Section 8	301842	araviaasset - Aravia Asset Management LLC	2/5/2025	02-2025 4,665.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	301843	arborcrestap - Arbor Crest Apartments LLC	2/5/2025	02-2025	6,305.00
sect8 - Section 8	301844	arborpointe - GRE Chateau LLC	2/5/2025	02-2025	6,378.00
sect8 - Section 8	301845	arborpropert - Arbor Properties LLC	2/5/2025	02-2025	2,508.00
sect8 - Section 8	301846	arlandrichar - Richard Arland	2/5/2025	02-2025	2,162.00
sect8 - Section 8	301847	avanachestnu - Greystar Equity Partners X REIT LLC	2/5/2025	02-2025	4,102.00
sect8 - Section 8	301848	avanahampton - Greystar Equity Partners X REIT LLC	2/5/2025	02-2025	2,169.00
sect8 - Section 8	301849	aycoxursheil - Ursheila Aycox	2/5/2025	02-2025	230.00
sect8 - Section 8	301850	baileychrist - Christopher Bailey	2/5/2025	02-2025	1,893.00
sect8 - Section 8	301851	baldiejon - Jon Baldie	2/5/2025	02-2025	1,900.00
sect8 - Section 8	301852	barayugaroll - Rolly Barayuga	2/5/2025	02-2025	1,204.00
sect8 - Section 8	301853	barnerkennet - Barner, Kenneth	2/5/2025	02-2025	3,140.00
sect8 - Section 8	301854	barnetsteve - Double B & G LLC	2/5/2025	02-2025	400.00
sect8 - Section 8	301855	barnettholli - Barnett, Hollis H	2/5/2025	02-2025	713.00
sect8 - Section 8	301856	barryenterpr - Barry Enterprises	2/5/2025	02-2025	2,095.00
sect8 - Section 8	301857	baudendistel - Gail Baudendistel	2/5/2025	02-2025	763.00
sect8 - Section 8	301858	bellamyparka - GRE Stoneridge LLC	2/5/2025	02-2025	7,178.00
sect8 - Section 8	301859	bellaoncanyo - Bella Investor JV LLC	2/5/2025	02-2025	6,751.00
sect8 - Section 8	301860	bellasonoma - KW Fife LLC	2/5/2025	02-2025	3,430.00
sect8 - Section 8	301861	bellerudthom - Thomas M Bellerud	2/5/2025	02-2025	1,474.00
sect8 - Section 8	301862	belleterrac - Rowland Trust	2/5/2025	02-2025	1,131.00
sect8 - Section 8	301863	beskoppropert - Besko Properties LLC	2/5/2025	02-2025	1,495.00
sect8 - Section 8	301864	bissondarlen - Darlene Bisson	2/5/2025	02-2025	1,912.00
sect8 - Section 8	301865	blsdevelopme - BLS Development LLC	2/5/2025	02-2025	1,091.00
sect8 - Section 8	301866	blueemerald - Blue Emerald Real Estate Co	2/5/2025	02-2025	8,903.00
sect8 - Section 8	301867	bodinegary - Bodine, Gary	2/5/2025	02-2025	1,336.00
sect8 - Section 8	301868	boirejohn - John Boire	2/5/2025	02-2025	2,635.00
sect8 - Section 8	301869	bonvouloirja - Jack Bonvouloir	2/5/2025	02-2025	1,217.00
sect8 - Section 8	301870	boucheecarl - Carl Bouchee	2/5/2025	02-2025	1,167.00
sect8 - Section 8	301871	boulderparka - John Mark Co	2/5/2025	02-2025	7,905.00
sect8 - Section 8	301872	bounkeuaphou - Phoumy Bobby Bounkeua	2/5/2025	02-2025	1,265.00
sect8 - Section 8	301873	bowenkellyde - Kelly Dean Bowen	2/5/2025	02-2025	715.00
sect8 - Section 8	301874	bowenroydsr - Roy D Bowen Sr	2/5/2025	02-2025	312.00
sect8 - Section 8	301875	boydrobert - Robert Boyd	2/5/2025	02-2025	1,386.00
sect8 - Section 8	301876	bradleygeorg - George Bradley	2/5/2025	02-2025	1,795.00
sect8 - Section 8	301877	bradleyparka - MIG RE Investors 1 LLC	2/5/2025	02-2025	5,448.00
sect8 - Section 8	301878	bramschedavi - David R Bramsche	2/5/2025	02-2025	1,002.00
sect8 - Section 8	301879	braythomas - Thomas Bray	2/5/2025	02-2025	1,496.00
sect8 - Section 8	301880	brazelrowele - Rowelette C Brazel	2/5/2025	02-2025	510.00
sect8 - Section 8	301881	bredlbrett - Brett Bredl	2/5/2025	02-2025	850.00
sect8 - Section 8	301882	briarviewapa - Briarview Assoc Ltd Ptrp	2/5/2025	02-2025	10,813.00
sect8 - Section 8	301883	bridgeportap - Boyd Daniels	2/5/2025	02-2025	7,495.00
sect8 - Section 8	301884	brightonplac - Brighton Place Ltd Partnership	2/5/2025	02-2025	2,502.00
sect8 - Section 8	301885	brookdalemhp - MHP Partners 2022 LLC	2/5/2025	02-2025	4,193.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	301886	brookridgeap - Brookridge Apartments,	2/5/2025	02-2025	6,398.00
sect8 - Section 8	301887	brooksidegar - Brookside Gardens Apartment Homes	2/5/2025	02-2025	3,762.00
sect8 - Section 8	301888	brookstone - Brookstone Venture LLC	2/5/2025	02-2025	5,406.00
sect8 - Section 8	301889	browndeborah - Deborah Kaye Brown	2/5/2025	02-2025	524.00
sect8 - Section 8	301890	brownleslie - Leslie Brown	2/5/2025	02-2025	272.00
sect8 - Section 8	301891	bryantproper - Bryant Properties	2/5/2025	02-2025	354.00
sect8 - Section 8	301892	bulkhakgeorg - Georgiy Bulhak	2/5/2025	02-2025	494.00
sect8 - Section 8	301893	calcotepatri - Patrick Calcote	2/5/2025	02-2025	1,200.00
sect8 - Section 8	301894	caleythornel - Lesley Caley-Thorne	2/5/2025	02-2025	1,876.00
sect8 - Section 8	301895	cambridgeapa - Cambridge Apartments LP	2/5/2025	02-2025	3,913.00
sect8 - Section 8	301896	canterbrookv - Canterbrook Village Apts, LLC	2/5/2025	02-2025	28,399.00
sect8 - Section 8	301897	canterburyap - Canterbury Apartments LLC	2/5/2025	02-2025	4,354.00
sect8 - Section 8	301898	cantonejill - Jill Cantone	2/5/2025	02-2025	3,527.00
sect8 - Section 8	301899	canyonpark56 - Canyon Park 5617 Apartments LLC	2/5/2025	02-2025	6,725.00
sect8 - Section 8	301900	canyonridge - Canyon Ridge Apartments LLC	2/5/2025	02-2025	2,260.00
sect8 - Section 8	301901	caparentals - C.A.P.A. Rentals	2/5/2025	02-2025	1,166.00
sect8 - Section 8	301902	carlsendorot - Dorothy Carlsen	2/5/2025	02-2025	1,090.00
sect8 - Section 8	301903	carpenterdav - David Carpenter	2/5/2025	02-2025	1,300.00
sect8 - Section 8	301904	carriagehous - 27th And Grandview	2/5/2025	02-2025	4,126.00
sect8 - Section 8	301905	castellanwap - Castellan West Apartments LLC	2/5/2025	02-2025	1,040.00
sect8 - Section 8	301906	cedarcourtco - Antonio Redoblado	2/5/2025	02-2025	1,312.00
sect8 - Section 8	301907	cedarcrestap - Ricardo Lockhart	2/5/2025	02-2025	3,329.00
sect8 - Section 8	301908	cedronacommu - Hurst & Son LLC	2/5/2025	02-2025	764.00
sect8 - Section 8	301909	centenorober - Robert Centeno	2/5/2025	02-2025	1,056.00
sect8 - Section 8	301910	chamberscree - Randall Realty Corp	2/5/2025	02-2025	19,724.00
sect8 - Section 8	301911	chamberspoin - Mork Family Limited Partnership	2/5/2025	02-2025	973.00
sect8 - Section 8	301912	chandlerjosh - Josh Chandler Jr	2/5/2025	02-2025	1,285.00
sect8 - Section 8	301913	chandlersvil - Chandlers Village	2/5/2025	02-2025	4,099.00
sect8 - Section 8	301914	chateauraini - Chateau Rainier Apts	2/5/2025	02-2025	38,653.00
sect8 - Section 8	301915	chaunaldkh - Ronald Khai Chau	2/5/2025	02-2025	627.00
sect8 - Section 8	301916	chensara - Affinity Real Estate Management Inc	2/5/2025	02-2025	887.00
sect8 - Section 8	301917	cherrytreeap - Lobs Lakewood, LLC	2/5/2025	02-2025	11,556.00
sect8 - Section 8	301918	chinookapart - Chinook Apartments	2/5/2025	02-2025	2,036.00
sect8 - Section 8	301919	christensenj - Christensen, Jeff	2/5/2025	02-2025	985.00
sect8 - Section 8	301920	cirquewestap - Cirque West Apartments LLC	2/5/2025	02-2025	4,256.00
sect8 - Section 8	301921	citizenooke - CLPF C&O Lakewood LLC	2/5/2025	02-2025	17,483.00
sect8 - Section 8	301922	clairestover - Claire Stover RVOC Living Trust	2/5/2025	02-2025	617.00
sect8 - Section 8	301923	clemonsarlis - Arlisa A. Clemons	2/5/2025	02-2025	1,428.00
sect8 - Section 8	301924	clevelandmar - Marilyn Cleveland	2/5/2025	02-2025	2,100.00
sect8 - Section 8	301925	coffeecreek - Coffee Creek TNC LLC	2/5/2025	02-2025	3,858.00
sect8 - Section 8	301926	coldwellbain - Landover Corporation	2/5/2025	02-2025	2,528.00
sect8 - Section 8	301927	colemanricha - Richard Coleman	2/5/2025	02-2025	541.00
sect8 - Section 8	301928	colonialcour - Sage-Lakewood LLC	2/5/2025	02-2025	1,983.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	301929	contrerasles - Lesman Contreras	2/5/2025	02-2025	4,084.00
sect8 - Section 8	301930	coonleykelly - Kelly Coonley	2/5/2025	02-2025	103.00
sect8 - Section 8	301931	coppervalley - Copper Valley Apartments LLC	2/5/2025	02-2025	34,597.00
sect8 - Section 8	301932	cornerstonea - Cornerstone Apartments LLC	2/5/2025	02-2025	1,958.00
sect8 - Section 8	301933	corvinproper - Corvin Properties LLC	2/5/2025	02-2025	734.00
sect8 - Section 8	301934	cottonwoodda - Cottonwood Davis LLC	2/5/2025	02-2025	3,903.00
sect8 - Section 8	301935	countryestat - Country Estates Apartments	2/5/2025	02-2025	1,863.00
sect8 - Section 8	301936	countrygable - Country Gables LLC	2/5/2025	02-2025	3,065.00
sect8 - Section 8	301937	crescentpark - Woodbrook TNC LLC	2/5/2025	02-2025	1,093.00
sect8 - Section 8	301938	crestwoodcd - Crestwood CD LLC	2/5/2025	02-2025	912.00
sect8 - Section 8	301939	croweronald - Ronald Crowe	2/5/2025	02-2025	1,741.00
sect8 - Section 8	301940	crownpointe - Crown Pointe Apartments LP	2/5/2025	02-2025	2,356.00
sect8 - Section 8	301941	crownpropt - WCW Management Inc	2/5/2025	02-2025	5,982.00
sect8 - Section 8	301942	daleychristi - Christian Daley	2/5/2025	02-2025	4,524.00
sect8 - Section 8	301943	damthomas - Thomas Dam	2/5/2025	02-2025	559.00
sect8 - Section 8	301944	daniellecolb - Danielle K. Colburn	2/5/2025	02-2025	12,412.00
sect8 - Section 8	301945	davisfrances - Frances L Davis	2/5/2025	02-2025	992.00
sect8 - Section 8	301946	davisronald - Ronald Davis	2/5/2025	02-2025	2,400.00
sect8 - Section 8	301947	dawnapartmen - IVYHUT Realty LLC	2/5/2025	02-2025	8,810.00
sect8 - Section 8	301948	deercreekapa - GRE Deer Creek LLC	2/5/2025	02-2025	18,520.00
sect8 - Section 8	301949	demarkapartm - Demark Apartments	2/5/2025	02-2025	24,624.00
sect8 - Section 8	301950	dillejacob - Jacob Dille	2/5/2025	02-2025	1,825.00
sect8 - Section 8	301951	dimensiontow - Dimension Townhouses LLC	2/5/2025	02-2025	16,004.00
sect8 - Section 8	301952	dkcmanagemen - DKC Management, LLC	2/5/2025	02-2025	825.00
sect8 - Section 8	301953	doanmona - Mona Doan	2/5/2025	02-2025	639.00
sect8 - Section 8	301954	dollarsun - Sun Dollar	2/5/2025	02-2025	1,276.00
sect8 - Section 8	301955	dormanjohn - John Dorman	2/5/2025	02-2025	1,689.00
sect8 - Section 8	301956	dowellrobert - Robert Dowell	2/5/2025	02-2025	2,921.00
sect8 - Section 8	301957	drexelinvest - Drexel Investments LLC	2/5/2025	02-2025	665.00
sect8 - Section 8	301958	dunbartrust - John Dunbar Trust	2/5/2025	02-2025	1,150.00
sect8 - Section 8	301959	dupage - DuPage Housing Authority	2/5/2025	02-2025	1,437.13
sect8 - Section 8	301960	dutkavadim - Vadim Dutka	2/5/2025	02-2025	398.00
sect8 - Section 8	301961	duvallcraig - Craig Duvall	2/5/2025	02-2025	8,638.00
sect8 - Section 8	301962	duxburyapart - St Helens LTD Partnership	2/5/2025	02-2025	1,120.00
sect8 - Section 8	301963	eagleslair - James Lee LLC	2/5/2025	02-2025	6,487.00
sect8 - Section 8	301964	eagleslandin - GRE Eagles Landing LLC	2/5/2025	02-2025	7,882.00
sect8 - Section 8	301965	echelonapart - ITF Lakewood Project LLC	2/5/2025	02-2025	11,348.00
sect8 - Section 8	301966	edgewoodheig - Edgewood Heights LLC	2/5/2025	02-2025	18,044.00
sect8 - Section 8	301967	edgewoodinve - Edgewood Investors LLC	2/5/2025	02-2025	1,934.00
sect8 - Section 8	301968	edmondsrandy - Randy A Edmonds	2/5/2025	02-2025	1,167.00
sect8 - Section 8	301969	eganscott - Scott Egan	2/5/2025	02-2025	1,167.00
sect8 - Section 8	301970	eilliswangjo - Jocelyn Eillis Wang	2/5/2025	02-2025	989.00
sect8 - Section 8	301971	ellwangersie - Siegfried H. Ellwanger	2/5/2025	02-2025	2,138.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	301972	elmvalleyapa - Curtis Clemons	2/5/2025	02-2025	2,268.00
sect8 - Section 8	301973	emeraldvilla - Smaragdiproperties LLC	2/5/2025	02-2025	1,023.00
sect8 - Section 8	301974	emersonapart - Emerson TNC LLC	2/5/2025	02-2025	3,236.00
sect8 - Section 8	301975	enslowken - Ken Enslow	2/5/2025	02-2025	3,888.00
sect8 - Section 8	301976	epistolagide - Gideon Epistola	2/5/2025	02-2025	1,221.00
sect8 - Section 8	301977	erickinney - Eric A Kinney	2/5/2025	02-2025	2,113.00
sect8 - Section 8	301978	eustishuntap - Daniel Robert Reebs	2/5/2025	02-2025	340.00
sect8 - Section 8	301979	ewainvestmen - EWA Investments LLC	2/5/2025	02-2025	14,254.00
sect8 - Section 8	301980	fairmontpark - Fairmont Park Apts	2/5/2025	02-2025	9,751.00
sect8 - Section 8	301981	fandgllc - F and G LLC	2/5/2025	02-2025	656.00
sect8 - Section 8	301982	farhadfaghih - Farhad Faghihi	2/5/2025	02-2025	3,459.00
sect8 - Section 8	301983	faulkrobert - Robert Faulk Jr	2/5/2025	02-2025	1,587.00
sect8 - Section 8	301984	fernandezand - Andre Fernandez	2/5/2025	02-2025	800.00
sect8 - Section 8	301985	fetterlydani - Daniel Fetterly	2/5/2025	02-2025	1,225.00
sect8 - Section 8	301986	fidelitygrou - Fidelity Group LLC	2/5/2025	02-2025	1,508.00
sect8 - Section 8	301987	fietzmauroin - Fietz Mauro Investments	2/5/2025	02-2025	1,103.00
sect8 - Section 8	301988	fircrestfami - Fircrest Family Townhomes	2/5/2025	02-2025	535.00
sect8 - Section 8	301989	fircrestwell - Fircrest Wellington Apts. LLC	2/5/2025	02-2025	2,744.00
sect8 - Section 8	301990	firparkapart - Brink Investment Group LLC	2/5/2025	02-2025	10,471.00
sect8 - Section 8	301991	firstpointre - First Point Real Estate	2/5/2025	02-2025	3,031.00
sect8 - Section 8	301992	firviewmanor - Firview Manor LLC	2/5/2025	02-2025	2,645.00
sect8 - Section 8	301993	flommargaret - Margaret Flom	2/5/2025	02-2025	226.00
sect8 - Section 8	301994	foifualouisa - Louisa Foifua	2/5/2025	02-2025	2,658.00
sect8 - Section 8	301995	foresthillsa - Batea LLC	2/5/2025	02-2025	3,141.00
sect8 - Section 8	301996	foresthillvi - Als Pac Heights LLC	2/5/2025	02-2025	1,455.00
sect8 - Section 8	301997	forestviewap - Jennifer Young	2/5/2025	02-2025	923.00
sect8 - Section 8	301998	forestvillag - Forest Village Apartments	2/5/2025	02-2025	961.00
sect8 - Section 8	301999	fortinonicol - Nicole Fortino	2/5/2025	02-2025	1,393.00
sect8 - Section 8	302000	fowlerannie - 3508 LLC	2/5/2025	02-2025	1,660.00
sect8 - Section 8	302001	frazierrenee - Renee Lynn Frazier	2/5/2025	02-2025	1,021.00
sect8 - Section 8	302002	fruitlandapa - Fruitland Apartments LLC	2/5/2025	02-2025	2,632.00
sect8 - Section 8	302003	gardencourt - Black Rock Communities	2/5/2025	02-2025	13,784.00
sect8 - Section 8	302004	gardensquare - Garden Square LLC	2/5/2025	02-2025	1,134.00
sect8 - Section 8	302005	gatewaybyvin - Gateway By Vintage LP	2/5/2025	02-2025	35,099.00
sect8 - Section 8	302006	gatlinguy - Guy R Gatlin	2/5/2025	02-2025	2,307.00
sect8 - Section 8	302007	gebreselassi - 4715 Lakewood LLC	2/5/2025	02-2025	1,332.00
sect8 - Section 8	302008	georgeshanma - Marin Georgeshan	2/5/2025	02-2025	4,928.00
sect8 - Section 8	302009	gettysean - Sean Getty	2/5/2025	02-2025	1,530.00
sect8 - Section 8	302010	gfirealestat - GFI Real Estate LLC	2/5/2025	02-2025	1,282.00
sect8 - Section 8	302011	gibsonchilio - Chilion Gibson	2/5/2025	02-2025	3,246.00
sect8 - Section 8	302012	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	2/5/2025	02-2025	1,399.00
sect8 - Section 8	302013	gilbertsonro - Ronald L Gilbertson	2/5/2025	02-2025	367.00
sect8 - Section 8	302014	glenbrookapa - Fair Ave Delaware LLC	2/5/2025	02-2025	44,986.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302015	gnapartments - G & N Apartments LLC	2/5/2025	02-2025	1,549.00
sect8 - Section 8	302016	goethalsdebr - Simple Spaces LLC	2/5/2025	02-2025	849.00
sect8 - Section 8	302017	goldengiven - Commodore Investments LLC	2/5/2025	02-2025	6,869.00
sect8 - Section 8	302018	goldenvally - Golden Valley MHC LLC	2/5/2025	02-2025	1,029.00
sect8 - Section 8	302019	grandberryja - James Grandberry	2/5/2025	02-2025	1,203.00
sect8 - Section 8	302020	grandpacific - Grand Pacific Apartments LLC	2/5/2025	02-2025	2,678.00
sect8 - Section 8	302021	gravellylake - Gravelly Lake Townhomes	2/5/2025	02-2025	7,792.00
sect8 - Section 8	302022	gurchetanlal - Lalli Gurchetan	2/5/2025	02-2025	3,449.00
sect8 - Section 8	302023	hadoanhtriet - Doanh-Triet Tan Ha	2/5/2025	02-2025	2,555.00
sect8 - Section 8	302024	hairedan - Mary Haire	2/5/2025	02-2025	1,350.00
sect8 - Section 8	302025	hansenbrett - Brett Hansen	2/5/2025	02-2025	1,097.00
sect8 - Section 8	302026	harborclubap - Place Properties LLC	2/5/2025	02-2025	8,781.00
sect8 - Section 8	302027	harboroakapa - Harbor Oaks Investors LLC	2/5/2025	02-2025	6,004.00
sect8 - Section 8	302028	harborviewea - Harborview East Apartments LLC	2/5/2025	02-2025	1,445.00
sect8 - Section 8	302029	harborwoodap - Park Place Asset Management	2/5/2025	02-2025	3,920.00
sect8 - Section 8	302030	harrisdavid - David E Harris	2/5/2025	02-2025	1,023.00
sect8 - Section 8	302031	harrisvictor - Victor J Harris	2/5/2025	02-2025	1,797.00
sect8 - Section 8	302032	havenpropert - Haven Property Management LLC	2/5/2025	02-2025	10,647.00
sect8 - Section 8	302033	hawthornlane - Hawthorne Lane Graham Associates LLP	2/5/2025	02-2025	630.00
sect8 - Section 8	302034	heathercourt - HC 12712C LLC	2/5/2025	02-2025	1,300.00
sect8 - Section 8	302035	hectorcortez - Hector Cortez dba H&I Cortez LLC	2/5/2025	02-2025	2,037.00
sect8 - Section 8	302036	heitmanbrend - Brenden Heitman	2/5/2025	02-2025	1,331.00
sect8 - Section 8	302037	heldrobert - Robert Held	2/5/2025	02-2025	691.00
sect8 - Section 8	302038	helpinghand - Helping Hand House	2/5/2025	02-2025	16,631.00
sect8 - Section 8	302039	hendersonjam - James Henderson	2/5/2025	02-2025	813.00
sect8 - Section 8	302040	hengrithy - Rithy Heng	2/5/2025	02-2025	2,242.00
sect8 - Section 8	302041	henkelmark - Mark S Henkel	2/5/2025	02-2025	816.00
sect8 - Section 8	302042	heritageapar - Rhonda Wilson	2/5/2025	02-2025	5,142.00
sect8 - Section 8	302043	hidalgocarli - Carlito Hidalgo	2/5/2025	02-2025	2,696.00
sect8 - Section 8	302044	hiddenfirsap - Hidden Firs Apartment Association	2/5/2025	02-2025	2,119.00
sect8 - Section 8	302045	hiddenhills - Hidden Hills 2001 LP	2/5/2025	02-2025	32,342.00
sect8 - Section 8	302046	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	2/5/2025	02-2025	6,000.00
sect8 - Section 8	302047	hiddenvale - Hiddenvale Apartments LLC	2/5/2025	02-2025	1,102.00
sect8 - Section 8	302048	hiddenvillag - Hidden Village Apts	2/5/2025	02-2025	3,153.00
sect8 - Section 8	302049	highlandcres - Housing Authority City of Tacoma	2/5/2025	02-2025	821.00
sect8 - Section 8	302050	ho-apotheres - Theresa Marie Apo	2/5/2025	02-2025	1,733.00
sect8 - Section 8	302051	hobaconrache - Rachel Bacon	2/5/2025	02-2025	796.00
sect8 - Section 8	302052	hoblaksleyta - Tausha A. Blaksley	2/5/2025	02-2025	1,492.00
sect8 - Section 8	302053	hobraymarque - Marquesa Louise Bray	2/5/2025	02-2025	1,287.00
sect8 - Section 8	302054	hochernichen - Anna Chernichenko	2/5/2025	02-2025	1,810.00
sect8 - Section 8	302055	hoconradloui - Louise Conrad	2/5/2025	02-2025	896.00
sect8 - Section 8	302056	hocovingtonc - Chanelle Covington	2/5/2025	02-2025	1,643.00
sect8 - Section 8	302057	hodagostinor - Rebecca DAgostino	2/5/2025	02-2025	727.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302058	hoguemark - Mark Hogue	2/5/2025	02-2025	2,864.00
sect8 - Section 8	302059	hokwanglee - Lee Ho Kwang	2/5/2025	02-2025	761.00
sect8 - Section 8	302060	hollowayalla - Allan Holloway	2/5/2025	02-2025	1,235.00
sect8 - Section 8	302061	holmesjonath - Jonathan Holmes	2/5/2025	02-2025	1,450.00
sect8 - Section 8	302062	homccalester - Cindy McCalester	2/5/2025	02-2025	1,403.00
sect8 - Section 8	302063	homckeeverca - Carla McKeever	2/5/2025	02-2025	1,409.00
sect8 - Section 8	302064	homeforward - Home Forward	2/5/2025	02-2025	3,599.68
sect8 - Section 8	302065	hometownprop - Hometown Property Management Inc	2/5/2025	02-2025	2,100.00
sect8 - Section 8	302066	homichelstep - Stephen Michel	2/5/2025	02-2025	942.00
sect8 - Section 8	302067	homnyagoncha - Ivan & Galina Mnyagonchak - HO	2/5/2025	02-2025	1,324.00
sect8 - Section 8	302068	hongjames - James S Hong	2/5/2025	02-2025	2,500.00
sect8 - Section 8	302069	hoosmoreshel - Shelley Osmore	2/5/2025	02-2025	476.00
sect8 - Section 8	302070	hooverrodrig - Bertha R Hoover Rodriguez	2/5/2025	02-2025	423.00
sect8 - Section 8	302071	horanmarie - Marie Horan	2/5/2025	02-2025	1,590.00
sect8 - Section 8	302072	horeadfarra - Farra Leroy Read III	2/5/2025	02-2025	730.00
sect8 - Section 8	302073	horeitmajerm - Michelle Lynn Reitmajer	2/5/2025	02-2025	640.00
sect8 - Section 8	302074	hoszynkowska - Maggie Szykowska	2/5/2025	02-2025	787.00
sect8 - Section 8	302075	hotelolympus - M&M Hotel Olympus LP	2/5/2025	02-2025	1,694.00
sect8 - Section 8	302076	hovinogradov - Yelena Vinogradova	2/5/2025	02-2025	943.00
sect8 - Section 8	302077	hrussellchri - Christina Russell	2/5/2025	02-2025	804.00
sect8 - Section 8	302078	hudsoncourt - VDA LLC	2/5/2025	02-2025	3,153.00
sect8 - Section 8	302079	huffmasterda - Daniel Huffmaster	2/5/2025	02-2025	1,770.00
sect8 - Section 8	302080	huynhhue - Hue Huynh	2/5/2025	02-2025	1,147.00
sect8 - Section 8	302081	huynhphat - Village Court LLC	2/5/2025	02-2025	5,868.00
sect8 - Section 8	302082	hyattlinda - Linda Hyatt	2/5/2025	02-2025	1,020.00
sect8 - Section 8	302083	idlewildapar - Idlewild Apartments LLC	2/5/2025	02-2025	737.00
sect8 - Section 8	302084	ih3property - IH3 Property Borrower LP	2/5/2025	02-2025	17,384.00
sect8 - Section 8	302085	ih3propertyw - IH3 Property Washington L.P	2/5/2025	02-2025	9,499.00
sect8 - Section 8	302086	ih4propborro - IH4 Property Borrower LP	2/5/2025	02-2025	20,631.00
sect8 - Section 8	302087	ih4propwa - IH4 Property Washington LP	2/5/2025	02-2025	3,307.00
sect8 - Section 8	302088	ih5propborro - IH5 Property Borrower LP	2/5/2025	02-2025	11,125.00
sect8 - Section 8	302089	ih6propborro - IH6 Property Borrower LP	2/5/2025	02-2025	34,340.00
sect8 - Section 8	302090	inglecollc - Ingleco LLC	2/5/2025	02-2025	3,071.00
sect8 - Section 8	302091	jaindivya - Divya Jain	2/5/2025	02-2025	2,265.00
sect8 - Section 8	302092	jamesapartme - James Apartments Lakewood Owner LL	2/5/2025	02-2025	2,630.00
sect8 - Section 8	302093	janutoje - Jenet Januto	2/5/2025	02-2025	269.00
sect8 - Section 8	302094	jasb161 - JASB 161 Apartments LLC	2/5/2025	02-2025	995.00
sect8 - Section 8	302095	jchiggins - DNA Investments	2/5/2025	02-2025	3,956.00
sect8 - Section 8	302096	jensonjareda - Jared Andrew Jensen	2/5/2025	02-2025	1,252.00
sect8 - Section 8	302097	jessicaalonz - Breit ACG MF River Trail LLC	2/5/2025	02-2025	6,619.00
sect8 - Section 8	302098	johnsoncolle - Colleen Johnson	2/5/2025	02-2025	1,031.00
sect8 - Section 8	302099	johnsonlowel - Parkwood Property Management	2/5/2025	02-2025	5,085.00
sect8 - Section 8	302100	johnsonmyria - Myria Johnson	2/5/2025	02-2025	1,291.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302101	johnstonjacq - Jacqueline Johnston	2/5/2025	02-2025	648.00
sect8 - Section 8	302102	jolusoproper - Gladeview Management LLC	2/5/2025	02-2025	2,500.00
sect8 - Section 8	302103	jonesmarshal - Marshall Jones	2/5/2025	02-2025	5,416.00
sect8 - Section 8	302104	kaedingr - Michelle Kaeding	2/5/2025	02-2025	305.00
sect8 - Section 8	302105	kallespr - Kalles Properties Inc	2/5/2025	02-2025	7,551.00
sect8 - Section 8	302106	kekelmichael - Michael C Kekel	2/5/2025	02-2025	1,034.00
sect8 - Section 8	302107	kemperdi - Kemper, Diane	2/5/2025	02-2025	1,037.00
sect8 - Section 8	302108	kensingt - Kensington Gate Apartments LLC	2/5/2025	02-2025	4,150.00
sect8 - Section 8	302109	keystoneridg - O'Hare Keystone Ridge Apts LLC	2/5/2025	02-2025	461.00
sect8 - Section 8	302110	kimyongs - Yong Suk Kim	2/5/2025	02-2025	2,613.00
sect8 - Section 8	302111	kingcountyho - King County Housing Authority	2/5/2025	02-2025	250,525.63
sect8 - Section 8	302112	kingeryj - John Kingery	2/5/2025	02-2025	815.00
sect8 - Section 8	302113	kodavati - Venkata Kodavati Satyanrayana	2/5/2025	02-2025	984.00
sect8 - Section 8	302114	kohlenbe - Jeremy Kohlenberg	2/5/2025	02-2025	2,820.00
sect8 - Section 8	302115	kopmarva - Vasilij Kopmar	2/5/2025	02-2025	480.00
sect8 - Section 8	302116	koreanwo - Korean Women's Association	2/5/2025	02-2025	3,230.00
sect8 - Section 8	302117	kosiugaa - Alex Kosiuga	2/5/2025	02-2025	3,550.00
sect8 - Section 8	302118	kosiugap - Pavel Kosiuga	2/5/2025	02-2025	1,449.00
sect8 - Section 8	302119	krishhol - Krish Holdings, LLC	2/5/2025	02-2025	2,133.00
sect8 - Section 8	302120	krishnam - Mani Krishnamurthy	2/5/2025	02-2025	2,086.00
sect8 - Section 8	302121	kudrayur - Yuri Kudra	2/5/2025	02-2025	502.00
sect8 - Section 8	302122	kwichan - Lee Kwi-Chan	2/5/2025	02-2025	482.00
sect8 - Section 8	302123	laclefza - Zaire Laclef	2/5/2025	02-2025	1,503.00
sect8 - Section 8	302124	lakebowmanmh - Lake Bowman MHC LLC	2/5/2025	02-2025	849.00
sect8 - Section 8	302125	lakecenterpr - Kathleen Gano	2/5/2025	02-2025	2,001.00
sect8 - Section 8	302126	lakeland - Kenwood Drive TNC LLC	2/5/2025	02-2025	1,286.00
sect8 - Section 8	302127	lakeshoreapa - Lakeshore Apartments LLC	2/5/2025	02-2025	1,309.00
sect8 - Section 8	302128	lakeside - Lakeside Landing LLC	2/5/2025	02-2025	4,475.00
sect8 - Section 8	302129	lakeviewsout - Lakewood 92 Associates LLC	2/5/2025	02-2025	7,825.00
sect8 - Section 8	302130	lakewood16 - Lakewood 16, LLC	2/5/2025	02-2025	2,529.00
sect8 - Section 8	302131	lakewoodmead - Fairfield Lakewood Meadows LP	2/5/2025	02-2025	21,375.00
sect8 - Section 8	302132	lakewoodvill - Lakewood Village Apts	2/5/2025	02-2025	49,017.00
sect8 - Section 8	302133	lakhsupwitar - Lakhupwitar Pal Singh Gill	2/5/2025	02-2025	2,408.00
sect8 - Section 8	302134	lambmary - Mary Lamb	2/5/2025	02-2025	921.00
sect8 - Section 8	302135	lanaivil - Lanai Village Apts LLC	2/5/2025	02-2025	656.00
sect8 - Section 8	302136	lancaster - Lancaster Associates LLC	2/5/2025	02-2025	1,611.00
sect8 - Section 8	302137	landmarkcour - Landmark Court Associates	2/5/2025	02-2025	1,046.00
sect8 - Section 8	302138	lanemarc - Marcus Lane	2/5/2025	02-2025	3,000.00
sect8 - Section 8	302139	larsonedward - Edward Larson	2/5/2025	02-2025	142.00
sect8 - Section 8	302140	laurelcourt - Laurel Court LLC	2/5/2025	02-2025	1,813.00
sect8 - Section 8	302141	laveyjack - Jack B Lavey	2/5/2025	02-2025	703.00
sect8 - Section 8	302142	lazarevichtr - Baker Rentals LLC	2/5/2025	02-2025	1,336.00
sect8 - Section 8	302143	lchenjie - Jie Chen	2/5/2025	02-2025	3,668.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302144	leejames - James K Lee	2/5/2025	02-2025	734.00
sect8 - Section 8	302145	leekento - Kenton Lee	2/5/2025	02-2025	1,082.00
sect8 - Section 8	302146	legacyparkap - Silverwood Alliance Apartments LLC	2/5/2025	02-2025	6,235.00
sect8 - Section 8	302147	leightonchri - Christopher L Leighton	2/5/2025	02-2025	1,377.00
sect8 - Section 8	302148	letuyet - Tuyet Le	2/5/2025	02-2025	2,100.00
sect8 - Section 8	302149	lihipuyallup - Low Income Housing Institute	2/5/2025	02-2025	346.00
sect8 - Section 8	302150	lihisunsetme - LIHI Sunset Meadows LLC	2/5/2025	02-2025	2,751.00
sect8 - Section 8	302151	loetesteven - Steven D Loete	2/5/2025	02-2025	1,270.00
sect8 - Section 8	302152	loganalvin - Logan Realty Partners LLC	2/5/2025	02-2025	783.00
sect8 - Section 8	302153	louveresean - Sean Louviere	2/5/2025	02-2025	942.00
sect8 - Section 8	302154	loweddie - Eddie Low	2/5/2025	02-2025	345.00
sect8 - Section 8	302155	macintoshcou - Pacific Avenue TNC LLC	2/5/2025	02-2025	4,745.00
sect8 - Section 8	302156	mackeytodd - Todd Mackey	2/5/2025	02-2025	1,052.00
sect8 - Section 8	302157	mackterrance - Terrance L Mack	2/5/2025	02-2025	1,489.00
sect8 - Section 8	302158	madronapark - Azzurri Pueblo LLC	2/5/2025	02-2025	1,399.00
sect8 - Section 8	302159	madronapoint - GRE Madrona LLC	2/5/2025	02-2025	15,411.00
sect8 - Section 8	302160	majesticfirs - Hwa Sun So	2/5/2025	02-2025	1,237.00
sect8 - Section 8	302161	malanli - Lanli Ma	2/5/2025	02-2025	1,866.00
sect8 - Section 8	302162	malibuapartm - KCF Investments LLC	2/5/2025	02-2025	1,516.00
sect8 - Section 8	302163	malichcarla - Carla Malich	2/5/2025	02-2025	869.00
sect8 - Section 8	302164	maplesgrove - BESS Company	2/5/2025	02-2025	4,469.00
sect8 - Section 8	302165	maradasunil - MMI LLC	2/5/2025	02-2025	835.00
sect8 - Section 8	302166	marchenkotim - Timofey Marchenko	2/5/2025	02-2025	1,644.00
sect8 - Section 8	302167	marcoeastval - Marse McNaughton	2/5/2025	02-2025	6,054.00
sect8 - Section 8	302168	martinproper - Martin Properties NW	2/5/2025	02-2025	1,995.00
sect8 - Section 8	302169	masseyjim - Jim Massey	2/5/2025	02-2025	1,105.00
sect8 - Section 8	302170	matchettchri - Christina Matchett	2/5/2025	02-2025	2,021.00
sect8 - Section 8	302171	matusaka - Archdiocesan Housing Authority	2/5/2025	02-2025	6,901.00
sect8 - Section 8	302172	mccollybrian - Brian McColly	2/5/2025	02-2025	863.00
sect8 - Section 8	302173	mccoymichael - Michael McCoy	2/5/2025	02-2025	1,068.00
sect8 - Section 8	302174	mcelhanoncha - Charlie McElhanon	2/5/2025	02-2025	2,086.00
sect8 - Section 8	302175	mcgeealvin - Alvin McGee	2/5/2025	02-2025	1,342.00
sect8 - Section 8	302176	mcnaughtmar - Marco One LLC	2/5/2025	02-2025	1,725.00
sect8 - Section 8	302177	mcphersondon - Donn C McPherson	2/5/2025	02-2025	1,937.00
sect8 - Section 8	302178	mctrealestat - MCT Real Estate	2/5/2025	02-2025	2,624.00
sect8 - Section 8	302179	meachamcharl - Parkwood Property Management Inc	2/5/2025	02-2025	1,485.00
sect8 - Section 8	302180	meadowbrooka - Yuan Zhang's Meadowbrook Apartmen	2/5/2025	02-2025	3,279.00
sect8 - Section 8	302181	meridianfirs - Meridian Firs LLC	2/5/2025	02-2025	8,625.00
sect8 - Section 8	302182	meridianpoin - The Farrell Group LLC	2/5/2025	02-2025	13,413.00
sect8 - Section 8	302183	merrillcreek - Canal Office Limited Partnership	2/5/2025	02-2025	6,283.00
sect8 - Section 8	302184	metropol - Metropolitan Development Council	2/5/2025	02-2025	3,146.00
sect8 - Section 8	302185	millergary - Gary Miller	2/5/2025	02-2025	1,365.00
sect8 - Section 8	302186	montgomeeryn - Naomi Montgomery	2/5/2025	02-2025	2,000.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302187	montgrove - Montgrove Manor	2/5/2025	02-2025	9,400.00
sect8 - Section 8	302188	moranscott - Scott Moran	2/5/2025	02-2025	1,774.00
sect8 - Section 8	302189	morningtree - Morningtree Park Apts LLC	2/5/2025	02-2025	35,448.00
sect8 - Section 8	302190	motewellimeh - Mehdi Motewelli	2/5/2025	02-2025	745.00
sect8 - Section 8	302191	mountainaire - Mountaire LLC	2/5/2025	02-2025	1,273.00
sect8 - Section 8	302192	mountainpark - Mountain Park Townhomes LLC	2/5/2025	02-2025	914.00
sect8 - Section 8	302193	mountainvist - Parker Road TNC LLC	2/5/2025	02-2025	2,267.00
sect8 - Section 8	302194	mttaborbapti - Mt Tabor Baptist Church	2/5/2025	02-2025	726.00
sect8 - Section 8	302195	mullenryan - Ryan Mullen	2/5/2025	02-2025	1,420.00
sect8 - Section 8	302196	narrowspoint - Narrows Pointe Aparrtments LLC	2/5/2025	02-2025	1,181.00
sect8 - Section 8	302197	narrowsridge - Narrows Ridge Apts	2/5/2025	02-2025	6,132.00
sect8 - Section 8	302198	neebenterpri - Neeb Enterprises	2/5/2025	02-2025	6,409.00
sect8 - Section 8	302199	nelsonedward - Edward J. Nelson	2/5/2025	02-2025	968.00
sect8 - Section 8	302200	newmanpatch - Affinity Equity LLC	2/5/2025	02-2025	1,339.00
sect8 - Section 8	302201	nguyendungv - Dung V Nguyen	2/5/2025	02-2025	2,850.00
sect8 - Section 8	302202	nguyenhau - Hau D Nguyen	2/5/2025	02-2025	1,235.00
sect8 - Section 8	302203	nguyenhuong - Huong Nguyen	2/5/2025	02-2025	958.00
sect8 - Section 8	302204	nguyenkhoa - Khoa Nguyen	2/5/2025	02-2025	1,460.00
sect8 - Section 8	302205	nguyenletram - Tram T Nguyen-Le	2/5/2025	02-2025	653.00
sect8 - Section 8	302206	nguyenthanh - Thanh N Nguyen	2/5/2025	02-2025	2,650.00
sect8 - Section 8	302207	nguyenthilem - Minh Nguyen Thi Le	2/5/2025	02-2025	483.00
sect8 - Section 8	302208	nguyentoha - Toha Nguyen	2/5/2025	02-2025	4,934.00
sect8 - Section 8	302209	north33rdst - North 33rd Street LLC Tacoma Gardens	2/5/2025	02-2025	903.00
sect8 - Section 8	302210	notch8apartm - GRE Springhaven LLC	2/5/2025	02-2025	2,690.00
sect8 - Section 8	302211	nwbaptistchu - NW Baptist Church	2/5/2025	02-2025	1,005.00
sect8 - Section 8	302212	oakleafapart - Oakleaf Apartments	2/5/2025	02-2025	2,177.00
sect8 - Section 8	302213	oakparkapart - B & P Investments I LLC	2/5/2025	02-2025	3,703.00
sect8 - Section 8	302214	oakridgeapar - MOD 83 Apartments	2/5/2025	02-2025	2,612.00
sect8 - Section 8	302215	oakterraceap - Oak Terrace SS LLC	2/5/2025	02-2025	3,684.00
sect8 - Section 8	302216	oaktraceapar - VBT Oak Trace LP	2/5/2025	02-2025	2,470.00
sect8 - Section 8	302217	obrienjanetl - Janet L O'Brien	2/5/2025	02-2025	1,133.00
sect8 - Section 8	302218	oehlerrichar - Richard W. Oehler	2/5/2025	02-2025	397.00
sect8 - Section 8	302219	ogienkoprope - Ogienko Properties LLC	2/5/2025	02-2025	632.00
sect8 - Section 8	302220	ohanaestates - Ohana Estates Associates	2/5/2025	02-2025	608.00
sect8 - Section 8	302221	oldfieldvirg - Virginia Oldfield	2/5/2025	02-2025	170.00
sect8 - Section 8	302222	olimbrettpat - Brett Patrick Olim	2/5/2025	02-2025	2,444.00
sect8 - Section 8	302223	oluwaleyeolu - Oluwaleye	2/5/2025	02-2025	4,274.00
sect8 - Section 8	302224	olympicterra - Targa Real Estate Services Inc	2/5/2025	02-2025	2,126.00
sect8 - Section 8	302225	olympicviewa - Drake Family Ltd Partnership	2/5/2025	02-2025	2,677.00
sect8 - Section 8	302226	onecanyonpla - Delta II LLC	2/5/2025	02-2025	3,229.00
sect8 - Section 8	302227	oneillryan - Wellington Court North LLC	2/5/2025	02-2025	4,393.00
sect8 - Section 8	302228	orchardcrest - 5802 Hannah Pierce LLC	2/5/2025	02-2025	1,378.00
sect8 - Section 8	302229	orchardterra - Orchard Terrace Apartments	2/5/2025	02-2025	9,424.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302230	orloffwalter - Walter Orloff	2/5/2025	02-2025	1,946.00
sect8 - Section 8	302231	ottvesley - Vesley Ott	2/5/2025	02-2025	1,890.00
sect8 - Section 8	302232	ourwaverly - Terrence A. Galligan	2/5/2025	02-2025	1,729.00
sect8 - Section 8	302233	outriggerapa - City Of Tacoma Housing Authority	2/5/2025	02-2025	1,051.00
sect8 - Section 8	302234	pacificarbor - Pacific Arbor Apts LLC	2/5/2025	02-2025	2,917.00
sect8 - Section 8	302235	pacificpoint - Pacific Pointe TNC LLC	2/5/2025	02-2025	914.00
sect8 - Section 8	302236	pacificridge - Thai And Truong General Partnership	2/5/2025	02-2025	4,744.00
sect8 - Section 8	302237	pacificvilla - Van Buskirk Pacific Village Apts LLC	2/5/2025	02-2025	2,058.00
sect8 - Section 8	302238	pacificwalkt - Park Chase Associates LP	2/5/2025	02-2025	5,654.00
sect8 - Section 8	302239	palebluedot - Pale Blue Dot LLC	2/5/2025	02-2025	804.00
sect8 - Section 8	302240	palisadesapa - Thomas Graf	2/5/2025	02-2025	3,555.00
sect8 - Section 8	302241	palomocharit - Charito Palomo	2/5/2025	02-2025	949.00
sect8 - Section 8	302242	park19apartm - Park 19 Apartments LLC	2/5/2025	02-2025	975.00
sect8 - Section 8	302243	parklandmano - Metropolitan Development Council	2/5/2025	02-2025	18,261.00
sect8 - Section 8	302244	parklandmobi - Parkland LLC	2/5/2025	02-2025	718.00
sect8 - Section 8	302245	parkplaceapa - Park 6100 Apartments LLC	2/5/2025	02-2025	1,552.00
sect8 - Section 8	302246	parkwestapar - UP Apts 1 LLC	2/5/2025	02-2025	2,508.00
sect8 - Section 8	302247	pattersonjos - T Joseph Patterson	2/5/2025	02-2025	713.00
sect8 - Section 8	302248	petersaj - AJ Peters	2/5/2025	02-2025	2,730.00
sect8 - Section 8	302249	petersonbria - Brian Peterson	2/5/2025	02-2025	2,195.00
sect8 - Section 8	302250	petlovanycar - Cari Rae Petlovany	2/5/2025	02-2025	4,054.00
sect8 - Section 8	302251	phanquan - Quan Phan	2/5/2025	02-2025	814.00
sect8 - Section 8	302252	phasayvilayv - Vilayvanh Phasay	2/5/2025	02-2025	802.00
sect8 - Section 8	302253	phuaraymond - Raymond Li-Ming Phua	2/5/2025	02-2025	510.00
sect8 - Section 8	302254	pienfrancis - WPI Real Estate Services	2/5/2025	02-2025	1,633.00
sect8 - Section 8	302255	poolkristin - Kristin J Pool	2/5/2025	02-2025	1,211.00
sect8 - Section 8	302256	portugalmarg - Margie Portugal	2/5/2025	02-2025	2,175.00
sect8 - Section 8	302257	pringlejoan - Joan Rae Pringle	2/5/2025	02-2025	1,170.00
sect8 - Section 8	302258	prosperprop - Prosper Property Management LLC	2/5/2025	02-2025	2,745.00
sect8 - Section 8	302259	pspc Coventry - Pacific Shoreline Properties LLC	2/5/2025	02-2025	7,766.00
sect8 - Section 8	302260	purvismaryan - Mary Anne Purvis	2/5/2025	02-2025	955.00
sect8 - Section 8	302261	quistchrste - Christel Quist	2/5/2025	02-2025	5,218.00
sect8 - Section 8	302262	quixotecommu - Panza	2/5/2025	02-2025	23,400.00
sect8 - Section 8	302263	rabiahmad - Tubaas Apartments LLC	2/5/2025	02-2025	1,008.00
sect8 - Section 8	302264	rabiferas - Feras Rabi	2/5/2025	02-2025	2,877.00
sect8 - Section 8	302265	rainiermeado - Rainier Meadow LLC	2/5/2025	02-2025	1,379.00
sect8 - Section 8	302266	rainierpoint - Rise Properties Rainier Pointe	2/5/2025	02-2025	5,973.00
sect8 - Section 8	302267	rainierrenta - Rainier Rentals	2/5/2025	02-2025	4,255.00
sect8 - Section 8	302268	rainierview - Rainier View Senior LLC	2/5/2025	02-2025	4,531.00
sect8 - Section 8	302269	randentmdc - MDC Housing LLC	2/5/2025	02-2025	12,296.00
sect8 - Section 8	302270	randevpearl - Pearl Randev	2/5/2025	02-2025	2,511.00
sect8 - Section 8	302271	rappjustins - Justin S Rapp	2/5/2025	02-2025	1,075.00
sect8 - Section 8	302272	rattysham - Sham Ratty	2/5/2025	02-2025	2,620.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302273	raychenllc - Ray Chen LLC	2/5/2025	02-2025	1,817.00
sect8 - Section 8	302274	rdp1llc - RDP1 LLC	2/5/2025	02-2025	1,800.00
sect8 - Section 8	302275	redwoodjunip - Redwood Juniper Tacoma Apartments LI	2/5/2025	02-2025	1,092.00
sect8 - Section 8	302276	reedermanage - Reeder Management Inc	2/5/2025	02-2025	8,011.00
sect8 - Section 8	302277	reisprofessi - Professional Property Management LLC	2/5/2025	02-2025	6,241.00
sect8 - Section 8	302278	reiysparklan - Reiys Parkland LLC	2/5/2025	02-2025	4,645.00
sect8 - Section 8	302279	rentalsnorth - Rentals Northwest LLC	2/5/2025	02-2025	9,252.00
sect8 - Section 8	302280	rentonhousin - Renton Housing Authority	2/5/2025	02-2025	10,276.07
sect8 - Section 8	302281	renwoodllc - Renwood LLC	2/5/2025	02-2025	1,599.00
sect8 - Section 8	302282	rescuemissio - The Rescue Mission	2/5/2025	02-2025	1,764.00
sect8 - Section 8	302283	rhpartners - Amherst Residential LLC	2/5/2025	02-2025	1,153.00
sect8 - Section 8	302284	ridgedaleapa - Ridgedale Associates LLC	2/5/2025	02-2025	1,182.00
sect8 - Section 8	302285	ridgefirllc - Ridge Fir LLC	2/5/2025	02-2025	1,778.00
sect8 - Section 8	302286	ridgelanelc - Ridge Lane LLC	2/5/2025	02-2025	846.00
sect8 - Section 8	302287	ridgewood - Ridge Wood LLC	2/5/2025	02-2025	677.00
sect8 - Section 8	302288	riverglenapa - Tang LLC	2/5/2025	02-2025	2,568.00
sect8 - Section 8	302289	riversidepar - Riverside Park Apartments LLC	2/5/2025	02-2025	15,226.00
sect8 - Section 8	302290	robinsonraym - Raymond Fred Robinson	2/5/2025	02-2025	1,650.00
sect8 - Section 8	302291	rogersduane - Duane Rogers	2/5/2025	02-2025	2,120.00
sect8 - Section 8	302292	rollinsmicha - Michael Rollins	2/5/2025	02-2025	1,087.00
sect8 - Section 8	302293	rosesylveste - Rose, Sylvester Henry	2/5/2025	02-2025	1,683.00
sect8 - Section 8	302294	rupppatricia - Patricia J Rupp	2/5/2025	02-2025	1,423.00
sect8 - Section 8	302295	samanciouglu - Pinar Samanciouglu	2/5/2025	02-2025	2,458.00
sect8 - Section 8	302296	sandhuma - Manjit K Sandhu	2/5/2025	02-2025	2,940.00
sect8 - Section 8	302297	sandman4apar - The Stratford Company	2/5/2025	02-2025	1,582.00
sect8 - Section 8	302298	sandovaleras - Erasmo Sandoval	2/5/2025	02-2025	3,816.00
sect8 - Section 8	302299	santanaplais - Annette Santana-Plaisant	2/5/2025	02-2025	1,353.00
sect8 - Section 8	302300	santosabelar - The Ronin Company Ltd I.L.P.	2/5/2025	02-2025	776.00
sect8 - Section 8	302301	saransajeshk - Your Property Shop LLC	2/5/2025	02-2025	2,389.00
sect8 - Section 8	302302	sawyertrail - Sawyer Trail Apartments LLC	2/5/2025	02-2025	11,954.00
sect8 - Section 8	302303	sawyertrll - Sawyer Trail Apartments II LLC	2/5/2025	02-2025	5,040.00
sect8 - Section 8	302304	scenicpines - VBT Scenic Pines LLC	2/5/2025	02-2025	13,415.00
sect8 - Section 8	302305	schatzcorey - Corey Schatz	2/5/2025	02-2025	1,521.00
sect8 - Section 8	302306	schlumpfjrr - Jacob F. Schlumpf JR	2/5/2025	02-2025	713.00
sect8 - Section 8	302307	schmidtalice - Alice Schmidt	2/5/2025	02-2025	1,766.00
sect8 - Section 8	302308	schmittj - Jeffrey Schmitt	2/5/2025	02-2025	2,825.00
sect8 - Section 8	302309	seattlehousi - Seattle Housing Authority	2/5/2025	02-2025	10,392.91
sect8 - Section 8	302310	sebastianpro - Sebastian Properties - Sumner LLC	2/5/2025	02-2025	1,325.00
sect8 - Section 8	302311	serranogarde - Serrano Garden Apartments LLC	2/5/2025	02-2025	2,019.00
sect8 - Section 8	302312	sheridanstre - Sheridan Street Duplexes LLC	2/5/2025	02-2025	836.00
sect8 - Section 8	302313	sherwoodterr - 42FIVE Sherwood LLC	2/5/2025	02-2025	5,506.00
sect8 - Section 8	302314	shiplett - Rhonda Shiplett	2/5/2025	02-2025	1,535.00
sect8 - Section 8	302315	shockleywill - Willis Shockley Jr	2/5/2025	02-2025	1,373.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302316	siennaapartm - GRE Ainsworth LLC	2/5/2025	02-2025	3,940.00
sect8 - Section 8	302317	siennaparkap - GFS Sienna LLC	2/5/2025	02-2025	18,641.00
sect8 - Section 8	302318	simonlinda - Linda Ann Simon	2/5/2025	02-2025	1,743.00
sect8 - Section 8	302319	simpsonricha - Richard R. Simpson Jr.	2/5/2025	02-2025	857.00
sect8 - Section 8	302320	singhsandeep - Sandeep Singh	2/5/2025	02-2025	3,647.00
sect8 - Section 8	302321	singhtarloch - Kindred Property Management	2/5/2025	02-2025	34,842.00
sect8 - Section 8	302322	sitkaheigtsa - Sitka Heights Milton 54 LLC	2/5/2025	02-2025	4,306.00
sect8 - Section 8	302323	sjcmanagemen - NW Community Brokers	2/5/2025	02-2025	7,931.00
sect8 - Section 8	302324	smentynaandr - American Remodeling & Construction In	2/5/2025	02-2025	3,449.00
sect8 - Section 8	302325	smentynayuli - Aleksandr Smentyna	2/5/2025	02-2025	1,671.00
sect8 - Section 8	302326	smithivana - Ivana Smith	2/5/2025	02-2025	1,789.00
sect8 - Section 8	302327	smithmatthew - Matthew R Smith	2/5/2025	02-2025	1,324.00
sect8 - Section 8	302328	smithnichola - Nicholas M Smith	2/5/2025	02-2025	1,641.00
sect8 - Section 8	302329	snodgrasscec - Snodgrass Retirement Investment LLC	2/5/2025	02-2025	2,100.00
sect8 - Section 8	302330	snohomishcou - Snohomish County Housing Authority	2/5/2025	02-2025	7,631.07
sect8 - Section 8	302331	soenterprise - S&O Enterprise LLC	2/5/2025	02-2025	1,058.00
sect8 - Section 8	302332	southcrestap - James Lee	2/5/2025	02-2025	511.00
sect8 - Section 8	302333	southhillbyv - South Hill By Vintage LLC	2/5/2025	02-2025	27,859.00
sect8 - Section 8	302334	southridgeap - Southridge Apts	2/5/2025	02-2025	12,722.00
sect8 - Section 8	302335	spanawaydupl - Deed Properties	2/5/2025	02-2025	1,374.00
sect8 - Section 8	302336	spandelellen - Ellen Spandel	2/5/2025	02-2025	708.00
sect8 - Section 8	302337	spanishhills - Spanish Hills Apartments LLP	2/5/2025	02-2025	3,506.00
sect8 - Section 8	302338	spinnakerpro - Spinnaker Property Management LLC	2/5/2025	02-2025	15,943.00
sect8 - Section 8	302339	spradleycath - Catherine M Spradley	2/5/2025	02-2025	1,800.00
sect8 - Section 8	302340	springtreeap - James Lee LLC	2/5/2025	02-2025	8,191.00
sect8 - Section 8	302341	sshpropertie - Michael A Heard	2/5/2025	02-2025	1,939.00
sect8 - Section 8	302342	stainbrookro - Ronald Dean Stainbrook	2/5/2025	02-2025	777.00
sect8 - Section 8	302343	stamfordhous - Stamford Housing Authority	2/5/2025	02-2025	3,016.13
sect8 - Section 8	302344	starksandra - Sandra Stark	2/5/2025	02-2025	414.00
sect8 - Section 8	302345	starviewapar - Jenaer International Corporation	2/5/2025	02-2025	1,495.00
sect8 - Section 8	302346	steilacoomwo - Kurtis R Mayer & Pamela R Mayer	2/5/2025	02-2025	2,597.00
sect8 - Section 8	302347	stepinvasily - VD Holdings LLC	2/5/2025	02-2025	1,276.00
sect8 - Section 8	302348	sterlingvero - Veronica Sterling	2/5/2025	02-2025	2,140.00
sect8 - Section 8	302349	stewartglenn - Glenn M Stewart	2/5/2025	02-2025	2,250.00
sect8 - Section 8	302350	stewartlena - Lena Stewart	2/5/2025	02-2025	2,000.00
sect8 - Section 8	302351	stillwoodapa - Thomas Graf	2/5/2025	02-2025	2,731.00
sect8 - Section 8	302352	stilnovichge - George R Stilnovich	2/5/2025	02-2025	794.00
sect8 - Section 8	302353	stinsonave - BESS Company	2/5/2025	02-2025	993.00
sect8 - Section 8	302354	stockkevin - Kevin Stock	2/5/2025	02-2025	878.00
sect8 - Section 8	302355	stonegateass - Stonegate Associates LLC	2/5/2025	02-2025	4,731.00
sect8 - Section 8	302356	stonepointe - BREIT Operating Partnership LP	2/5/2025	02-2025	13,494.00
sect8 - Section 8	302356	stonepointe - BREIT Operating Partnership LP	2/6/2025	02-2025	-13,494.00
sect8 - Section 8	302357	stonerrental - Stoner Rentals LLC	2/5/2025	02-2025	1,742.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302358	stroupehowar - Stroupe Family LP	2/5/2025	02-2025	1,600.00
sect8 - Section 8	302359	stuttskim - Kim Stutts	2/5/2025	02-2025	1,434.00
sect8 - Section 8	302360	summitapartm - WYOSEA Summit Associate LLC	2/5/2025	02-2025	20,725.00
sect8 - Section 8	302361	sumnercommon - Archdiocesan Housing Authority	2/5/2025	02-2025	32,844.00
sect8 - Section 8	302362	sumnerparkap - Jayson Agana	2/5/2025	02-2025	1,475.00
sect8 - Section 8	302363	sundanceapar - Drake Family Ltd Partnership	2/5/2025	02-2025	10,153.00
sect8 - Section 8	302364	sunriseterra - 8819 Pacific LLC	2/5/2025	02-2025	4,184.00
sect8 - Section 8	302365	sunsetgarden - Senior Housing Assistance Group	2/5/2025	02-2025	10,492.00
sect8 - Section 8	302366	sunsetridge - Sunset Ridge Investors	2/5/2025	02-2025	2,290.00
sect8 - Section 8	302367	sunsetviewap - Sunset View Apartments	2/5/2025	02-2025	3,606.00
sect8 - Section 8	302368	swarthoutrea - Swarthout Realty, Inc.	2/5/2025	02-2025	943.00
sect8 - Section 8	302369		2/5/2025	02-2025	229.00
sect8 - Section 8	302370		2/5/2025	02-2025	254.00
sect8 - Section 8	302371		2/5/2025	02-2025	94.00
sect8 - Section 8	302372		2/5/2025	02-2025	52.00
sect8 - Section 8	302373		2/5/2025	02-2025	138.00
sect8 - Section 8	302374		2/5/2025	02-2025	213.00
sect8 - Section 8	302375		2/5/2025	02-2025	42.00
sect8 - Section 8	302376		2/5/2025	02-2025	114.00
sect8 - Section 8	302377		2/5/2025	02-2025	16.00
sect8 - Section 8	302378		2/5/2025	02-2025	24.00
sect8 - Section 8	302379		2/5/2025	02-2025	47.00
sect8 - Section 8	302380		2/5/2025	02-2025	291.00
sect8 - Section 8	302381		2/5/2025	02-2025	66.00
sect8 - Section 8	302382		2/5/2025	02-2025	142.00
sect8 - Section 8	302383		2/5/2025	02-2025	218.00
sect8 - Section 8	302384		2/5/2025	02-2025	295.00
sect8 - Section 8	302385		2/5/2025	02-2025	95.00
sect8 - Section 8	302386		2/5/2025	02-2025	213.00
sect8 - Section 8	302387		2/5/2025	02-2025	116.00
sect8 - Section 8	302388		2/5/2025	02-2025	79.00
sect8 - Section 8	302389		2/5/2025	02-2025	92.00
sect8 - Section 8	302390		2/5/2025	02-2025	148.00
sect8 - Section 8	302391		2/5/2025	02-2025	311.00
sect8 - Section 8	302392		2/5/2025	02-2025	14.00
sect8 - Section 8	302393		2/5/2025	02-2025	16.00
sect8 - Section 8	302394		2/5/2025	02-2025	6.00
sect8 - Section 8	302395		2/5/2025	02-2025	281.00
sect8 - Section 8	302396		2/5/2025	02-2025	233.00
sect8 - Section 8	302397		2/5/2025	02-2025	291.00
sect8 - Section 8	302398		2/5/2025	02-2025	241.00
sect8 - Section 8	302399		2/5/2025	02-2025	2.00
sect8 - Section 8	302400		2/5/2025	02-2025	120.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302401	2/5/2025	02-2025	97.00
sect8 - Section 8	302402	2/5/2025	02-2025	95.00
sect8 - Section 8	302403	2/5/2025	02-2025	207.00
sect8 - Section 8	302404	2/5/2025	02-2025	311.00
sect8 - Section 8	302405	2/5/2025	02-2025	117.00
sect8 - Section 8	302406	2/5/2025	02-2025	8.00
sect8 - Section 8	302407	2/5/2025	02-2025	165.00
sect8 - Section 8	302408	2/5/2025	02-2025	279.00
sect8 - Section 8	302409	2/5/2025	02-2025	236.00
sect8 - Section 8	302410	2/5/2025	02-2025	66.00
sect8 - Section 8	302411	2/5/2025	02-2025	98.00
sect8 - Section 8	302412	2/5/2025	02-2025	233.00
sect8 - Section 8	302413	2/5/2025	02-2025	253.00
sect8 - Section 8	302414	2/5/2025	02-2025	17.00
sect8 - Section 8	302415	2/5/2025	02-2025	75.00
sect8 - Section 8	302416	2/5/2025	02-2025	297.00
sect8 - Section 8	302417	2/5/2025	02-2025	182.00
sect8 - Section 8	302418	2/5/2025	02-2025	189.00
sect8 - Section 8	302419	2/5/2025	02-2025	19.00
sect8 - Section 8	302420	2/5/2025	02-2025	184.00
sect8 - Section 8	302421	2/5/2025	02-2025	233.00
sect8 - Section 8	302422	2/5/2025	02-2025	171.00
sect8 - Section 8	302423	2/5/2025	02-2025	91.00
sect8 - Section 8	302424	2/5/2025	02-2025	166.00
sect8 - Section 8	302425	2/5/2025	02-2025	274.00
sect8 - Section 8	302426	2/5/2025	02-2025	129.00
sect8 - Section 8	302427	2/5/2025	02-2025	304.00
sect8 - Section 8	302428	2/5/2025	02-2025	233.00
sect8 - Section 8	302429	2/5/2025	02-2025	251.00
sect8 - Section 8	302430	2/5/2025	02-2025	228.00
sect8 - Section 8	302431	2/5/2025	02-2025	213.00
sect8 - Section 8	302432	2/5/2025	02-2025	139.00
sect8 - Section 8	302433	2/5/2025	02-2025	279.00
sect8 - Section 8	302434	2/5/2025	02-2025	337.00
sect8 - Section 8	302435	2/5/2025	02-2025	74.00
sect8 - Section 8	302436	2/5/2025	02-2025	92.00
sect8 - Section 8	302437	2/5/2025	02-2025	213.00
sect8 - Section 8	302438	2/5/2025	02-2025	156.00
sect8 - Section 8	302439	2/5/2025	02-2025	60.00
sect8 - Section 8	302440	2/5/2025	02-2025	63.00
sect8 - Section 8	302441	2/5/2025	02-2025	29.00
sect8 - Section 8	302442	2/5/2025	02-2025	82.00
sect8 - Section 8	302443	2/5/2025	02-2025	152.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302444	2/5/2025	02-2025	44.00
sect8 - Section 8	302445	2/5/2025	02-2025	29.00
sect8 - Section 8	302446	2/5/2025	02-2025	64.00
sect8 - Section 8	302447	2/5/2025	02-2025	88.00
sect8 - Section 8	302448	2/5/2025	02-2025	38.00
sect8 - Section 8	302449	2/5/2025	02-2025	44.00
sect8 - Section 8	302450	2/5/2025	02-2025	113.00
sect8 - Section 8	302451	2/5/2025	02-2025	62.00
sect8 - Section 8	302452	2/5/2025	02-2025	23.00
sect8 - Section 8	302453	2/5/2025	02-2025	32.00
sect8 - Section 8	302454	2/5/2025	02-2025	36.00
sect8 - Section 8	302455	2/5/2025	02-2025	48.00
sect8 - Section 8	302456	2/5/2025	02-2025	172.00
sect8 - Section 8	302457	2/5/2025	02-2025	52.00
sect8 - Section 8	302458	2/5/2025	02-2025	233.00
sect8 - Section 8	302459	2/5/2025	02-2025	82.00
sect8 - Section 8	302460	2/5/2025	02-2025	6.00
sect8 - Section 8	302461	2/5/2025	02-2025	233.00
sect8 - Section 8	302462	2/5/2025	02-2025	33.00
sect8 - Section 8	302463	2/5/2025	02-2025	67.00
sect8 - Section 8	302464	2/5/2025	02-2025	79.00
sect8 - Section 8	302465	2/5/2025	02-2025	32.00
sect8 - Section 8	302466	2/5/2025	02-2025	233.00
sect8 - Section 8	302467	2/5/2025	02-2025	193.00
sect8 - Section 8	302468	2/5/2025	02-2025	144.00
sect8 - Section 8	302469	2/5/2025	02-2025	76.00
sect8 - Section 8	302470	2/5/2025	02-2025	11.00
sect8 - Section 8	302471	2/5/2025	02-2025	105.00
sect8 - Section 8	302472	2/5/2025	02-2025	18.00
sect8 - Section 8	302473	2/5/2025	02-2025	87.00
sect8 - Section 8	302474	2/5/2025	02-2025	75.00
sect8 - Section 8	302475	2/5/2025	02-2025	104.00
sect8 - Section 8	302476	2/5/2025	02-2025	32.00
sect8 - Section 8	302477	2/5/2025	02-2025	29.00
sect8 - Section 8	302478	2/5/2025	02-2025	66.00
sect8 - Section 8	302479	2/5/2025	02-2025	248.00
sect8 - Section 8	302480	2/5/2025	02-2025	118.00
sect8 - Section 8	302481	2/5/2025	02-2025	233.00
sect8 - Section 8	302482	2/5/2025	02-2025	12.00
sect8 - Section 8	302483	2/5/2025	02-2025	254.00
sect8 - Section 8	302484	2/5/2025	02-2025	121.00
sect8 - Section 8	302485	2/5/2025	02-2025	15.00
sect8 - Section 8	302486	2/5/2025	02-2025	242.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302487	2/5/2025	02-2025	90.00
sect8 - Section 8	302488	2/5/2025	02-2025	125.00
sect8 - Section 8	302489	2/5/2025	02-2025	44.00
sect8 - Section 8	302490	2/5/2025	02-2025	49.00
sect8 - Section 8	302491	2/5/2025	02-2025	260.00
sect8 - Section 8	302492	2/5/2025	02-2025	45.00
sect8 - Section 8	302493	2/5/2025	02-2025	4.00
sect8 - Section 8	302494	2/5/2025	02-2025	201.00
sect8 - Section 8	302495	2/5/2025	02-2025	364.00
sect8 - Section 8	302496	2/5/2025	02-2025	233.00
sect8 - Section 8	302497	2/5/2025	02-2025	2.00
sect8 - Section 8	302498	2/5/2025	02-2025	57.00
sect8 - Section 8	302499	2/5/2025	02-2025	173.00
sect8 - Section 8	302500	2/5/2025	02-2025	179.00
sect8 - Section 8	302501	2/5/2025	02-2025	75.00
sect8 - Section 8	302502	2/5/2025	02-2025	254.00
sect8 - Section 8	302503	2/5/2025	02-2025	337.00
sect8 - Section 8	302504	2/5/2025	02-2025	245.00
sect8 - Section 8	302505	2/5/2025	02-2025	168.00
sect8 - Section 8	302506	2/5/2025	02-2025	47.00
sect8 - Section 8	302507	2/5/2025	02-2025	100.00
sect8 - Section 8	302508	2/5/2025	02-2025	196.00
sect8 - Section 8	302509	2/5/2025	02-2025	79.00
sect8 - Section 8	302510	2/5/2025	02-2025	107.00
sect8 - Section 8	302511	2/5/2025	02-2025	48.00
sect8 - Section 8	302512	2/5/2025	02-2025	126.00
sect8 - Section 8	302513	2/5/2025	02-2025	164.00
sect8 - Section 8	302514	2/5/2025	02-2025	152.00
sect8 - Section 8	302515	2/5/2025	02-2025	192.00
sect8 - Section 8	302516	2/5/2025	02-2025	39.00
sect8 - Section 8	302517	2/5/2025	02-2025	274.00
sect8 - Section 8	302518	2/5/2025	02-2025	1.00
sect8 - Section 8	302519	2/5/2025	02-2025	292.00
sect8 - Section 8	302520	2/5/2025	02-2025	137.00
sect8 - Section 8	302521	2/5/2025	02-2025	71.00
sect8 - Section 8	302522	2/5/2025	02-2025	33.00
sect8 - Section 8	302523	2/5/2025	02-2025	156.00
sect8 - Section 8	302524	2/5/2025	02-2025	233.00
sect8 - Section 8	302525	2/5/2025	02-2025	58.00
sect8 - Section 8	302526	2/5/2025	02-2025	120.00
sect8 - Section 8	302527	2/5/2025	02-2025	15.00
sect8 - Section 8	302528	2/5/2025	02-2025	21.00
sect8 - Section 8	302529	2/5/2025	02-2025	45.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302530	2/5/2025	02-2025	74.00
sect8 - Section 8	302531	2/5/2025	02-2025	31.00
sect8 - Section 8	302532	2/5/2025	02-2025	76.00
sect8 - Section 8	302533	2/5/2025	02-2025	99.00
sect8 - Section 8	302534	2/5/2025	02-2025	29.00
sect8 - Section 8	302535	2/5/2025	02-2025	240.00
sect8 - Section 8	302536	2/5/2025	02-2025	83.00
sect8 - Section 8	302537	2/5/2025	02-2025	176.00
sect8 - Section 8	302538	2/5/2025	02-2025	233.00
sect8 - Section 8	302539	2/5/2025	02-2025	14.00
sect8 - Section 8	302540	2/5/2025	02-2025	94.00
sect8 - Section 8	302541	2/5/2025	02-2025	184.00
sect8 - Section 8	302542	2/5/2025	02-2025	3.00
sect8 - Section 8	302543	2/5/2025	02-2025	66.00
sect8 - Section 8	302544	2/5/2025	02-2025	245.00
sect8 - Section 8	302545	2/5/2025	02-2025	95.00
sect8 - Section 8	302546	2/5/2025	02-2025	88.00
sect8 - Section 8	302547	2/5/2025	02-2025	141.00
sect8 - Section 8	302548	2/5/2025	02-2025	329.00
sect8 - Section 8	302549	2/5/2025	02-2025	238.00
sect8 - Section 8	302550	2/5/2025	02-2025	10.00
sect8 - Section 8	302551	2/5/2025	02-2025	41.00
sect8 - Section 8	302552	2/5/2025	02-2025	121.00
sect8 - Section 8	302553	2/5/2025	02-2025	160.00
sect8 - Section 8	302554	2/5/2025	02-2025	19.00
sect8 - Section 8	302555	2/5/2025	02-2025	274.00
sect8 - Section 8	302556	2/5/2025	02-2025	291.00
sect8 - Section 8	302557	2/5/2025	02-2025	128.00
sect8 - Section 8	302558	2/5/2025	02-2025	162.00
sect8 - Section 8	302559	2/5/2025	02-2025	59.00
sect8 - Section 8	302560	2/5/2025	02-2025	6.00
sect8 - Section 8	302561	2/5/2025	02-2025	233.00
sect8 - Section 8	302562	2/5/2025	02-2025	66.00
sect8 - Section 8	302563	2/5/2025	02-2025	82.00
sect8 - Section 8	302564	2/5/2025	02-2025	103.00
sect8 - Section 8	302565	2/5/2025	02-2025	233.00
sect8 - Section 8	302566	2/5/2025	02-2025	108.00
sect8 - Section 8	302567	2/5/2025	02-2025	66.00
sect8 - Section 8	302568	2/5/2025	02-2025	74.00
sect8 - Section 8	302569	2/5/2025	02-2025	188.00
sect8 - Section 8	302570	2/5/2025	02-2025	76.00
sect8 - Section 8	302571	2/5/2025	02-2025	148.00
sect8 - Section 8	302572	2/5/2025	02-2025	66.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302573	2/5/2025	02-2025	233.00
sect8 - Section 8	302574	2/5/2025	02-2025	100.00
sect8 - Section 8	302575	2/5/2025	02-2025	66.00
sect8 - Section 8	302576	2/5/2025	02-2025	226.00
sect8 - Section 8	302577	2/5/2025	02-2025	36.00
sect8 - Section 8	302578	2/5/2025	02-2025	89.00
sect8 - Section 8	302579	2/5/2025	02-2025	213.00
sect8 - Section 8	302580	2/5/2025	02-2025	205.00
sect8 - Section 8	302581	2/5/2025	02-2025	29.00
sect8 - Section 8	302582	2/5/2025	02-2025	204.00
sect8 - Section 8	302583	2/5/2025	02-2025	78.00
sect8 - Section 8	302584	2/5/2025	02-2025	42.00
sect8 - Section 8	302585	2/5/2025	02-2025	67.00
sect8 - Section 8	302586	2/5/2025	02-2025	337.00
sect8 - Section 8	302587	2/5/2025	02-2025	80.00
sect8 - Section 8	302588	2/5/2025	02-2025	311.00
sect8 - Section 8	302589	2/5/2025	02-2025	204.00
sect8 - Section 8	302590	2/5/2025	02-2025	256.00
sect8 - Section 8	302591	2/5/2025	02-2025	142.00
sect8 - Section 8	302592	2/5/2025	02-2025	4.00
sect8 - Section 8	302593	2/5/2025	02-2025	207.00
sect8 - Section 8	302594	2/5/2025	02-2025	163.00
sect8 - Section 8	302595	2/5/2025	02-2025	213.00
sect8 - Section 8	302596	2/5/2025	02-2025	66.00
sect8 - Section 8	302597	2/5/2025	02-2025	205.00
sect8 - Section 8	302598	2/5/2025	02-2025	70.00
sect8 - Section 8	302599	2/5/2025	02-2025	213.00
sect8 - Section 8	302600	2/5/2025	02-2025	14.00
sect8 - Section 8	302601	2/5/2025	02-2025	103.00
sect8 - Section 8	302602	2/5/2025	02-2025	213.00
sect8 - Section 8	302603	2/5/2025	02-2025	257.00
sect8 - Section 8	302604	2/5/2025	02-2025	209.00
sect8 - Section 8	302605	2/5/2025	02-2025	63.00
sect8 - Section 8	302606	2/5/2025	02-2025	58.00
sect8 - Section 8	302607	2/5/2025	02-2025	226.00
sect8 - Section 8	302608	2/5/2025	02-2025	84.00
sect8 - Section 8	302609	2/5/2025	02-2025	117.00
sect8 - Section 8	302610	2/5/2025	02-2025	194.00
sect8 - Section 8	302611	2/5/2025	02-2025	311.00
sect8 - Section 8	302612	2/5/2025	02-2025	213.00
sect8 - Section 8	302613	2/5/2025	02-2025	40.00
sect8 - Section 8	302614	2/5/2025	02-2025	205.00
sect8 - Section 8	302615	2/5/2025	02-2025	78.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302616		2/5/2025	02-2025	45.00
sect8 - Section 8	302617		2/5/2025	02-2025	213.00
sect8 - Section 8	302618		2/5/2025	02-2025	98.00
sect8 - Section 8	302619		2/5/2025	02-2025	74.00
sect8 - Section 8	302620		2/5/2025	02-2025	125.00
sect8 - Section 8	302621		2/5/2025	02-2025	99.00
sect8 - Section 8	302622		2/5/2025	02-2025	135.00
sect8 - Section 8	302623		2/5/2025	02-2025	46.00
sect8 - Section 8	302624		2/5/2025	02-2025	66.00
sect8 - Section 8	302625		2/5/2025	02-2025	231.00
sect8 - Section 8	302626		2/5/2025	02-2025	205.00
sect8 - Section 8	302627		2/5/2025	02-2025	74.00
sect8 - Section 8	302628		2/5/2025	02-2025	74.00
sect8 - Section 8	302629		2/5/2025	02-2025	274.00
sect8 - Section 8	302630		2/5/2025	02-2025	231.00
sect8 - Section 8	302631		2/5/2025	02-2025	251.00
sect8 - Section 8	302632		2/5/2025	02-2025	15.00
sect8 - Section 8	302633		2/5/2025	02-2025	74.00
sect8 - Section 8	302634		2/5/2025	02-2025	337.00
sect8 - Section 8	302635		2/5/2025	02-2025	34.00
sect8 - Section 8	302636		2/5/2025	02-2025	45.00
sect8 - Section 8	302637		2/5/2025	02-2025	213.00
sect8 - Section 8	302638		2/5/2025	02-2025	49.00
sect8 - Section 8	302639		2/5/2025	02-2025	57.00
sect8 - Section 8	302640		2/5/2025	02-2025	5.00
sect8 - Section 8	302641		2/5/2025	02-2025	291.00
sect8 - Section 8	302642		2/5/2025	02-2025	78.00
sect8 - Section 8	302643		2/5/2025	02-2025	45.00
sect8 - Section 8	302644		2/5/2025	02-2025	238.00
sect8 - Section 8	302645		2/5/2025	02-2025	5.00
sect8 - Section 8	302646		2/5/2025	02-2025	58.00
sect8 - Section 8	302647		2/5/2025	02-2025	233.00
sect8 - Section 8	302648		2/5/2025	02-2025	237.00
sect8 - Section 8	302649		2/5/2025	02-2025	37.00
sect8 - Section 8	302650		2/5/2025	02-2025	66.00
sect8 - Section 8	302651		2/5/2025	02-2025	74.00
sect8 - Section 8	302652		2/5/2025	02-2025	236.00
sect8 - Section 8	302653		2/5/2025	02-2025	78.00
sect8 - Section 8	302654		2/5/2025	02-2025	99.00
sect8 - Section 8	302655	tabachnayaly - Lyudmila Tabachnaya	2/5/2025	02-2025	1,216.00
sect8 - Section 8	302656	tahomaviewap - Mercy Housing Washington III	2/5/2025	02-2025	2,067.00
sect8 - Section 8	302657	talkingtonsh - Shannon Talkington	2/5/2025	02-2025	972.00
sect8 - Section 8	302658	taojin - Jin Tao	2/5/2025	02-2025	3,160.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302659	taoquanzhous - Quan Zhou Tao	2/5/2025	02-2025	1,632.00
sect8 - Section 8	302660	targarealest - Targa Real Estate Services	2/5/2025	02-2025	1,126.00
sect8 - Section 8	302661	tdhometeam - TD Home Team Inc	2/5/2025	02-2025	2,472.00
sect8 - Section 8	302662	terraheights - Terra Heights Apartments LLC	2/5/2025	02-2025	8,254.00
sect8 - Section 8	302663	thearborsat - EPF Reit Corp	2/5/2025	02-2025	7,047.00
sect8 - Section 8	302664	theboulders - Westridges Apartments Property Owner LL	2/5/2025	02-2025	11,085.00
sect8 - Section 8	302665	thecrossing - Parkwood WPIG, LLC	2/5/2025	02-2025	12,424.00
sect8 - Section 8	302666	theharrison - The Harrison TNC LLC	2/5/2025	02-2025	4,788.00
sect8 - Section 8	302667	thejosephgro - Cedar One LLC	2/5/2025	02-2025	2,427.00
sect8 - Section 8	302668	theoryllc - Theory LLC	2/5/2025	02-2025	946.00
sect8 - Section 8	302669	theparkatfif - The Park At Fife LLC	2/5/2025	02-2025	1,464.00
sect8 - Section 8	302670	thepointeat - The Pointe TNC LLC	2/5/2025	02-2025	1,572.00
sect8 - Section 8	302671	thewillows - Willow WPIG LLC	2/5/2025	02-2025	6,347.00
sect8 - Section 8	302672	thodaydavid - David V. Thoday	2/5/2025	02-2025	1,484.00
sect8 - Section 8	302673	thurston - Thurston County Housing Authority	2/5/2025	02-2025	2,901.01
sect8 - Section 8	302674	timberlaneap - Timberlane Apartments LLC	2/5/2025	02-2025	1,393.00
sect8 - Section 8	302675	timbreapartm - GRE Medical Dental Building LLC	2/5/2025	02-2025	11,743.00
sect8 - Section 8	302676	tmtimeillc - Marlena Ma	2/5/2025	02-2025	4,032.00
sect8 - Section 8	302677	totalpro - LAO LLC	2/5/2025	02-2025	947.00
sect8 - Section 8	302678	towncentre - PUG Investments LLC	2/5/2025	02-2025	1,066.00
sect8 - Section 8	302679	trangpoukun - Pou Kun Trang	2/5/2025	02-2025	1,522.00
sect8 - Section 8	302680	tranly - Ly Tran	2/5/2025	02-2025	881.00
sect8 - Section 8	302681	trantuananh - Tuan Anh H Tran	2/5/2025	02-2025	533.00
sect8 - Section 8	302682	trinhthanhlo - Thanh-Loan Trinh	2/5/2025	02-2025	1,461.00
sect8 - Section 8	302683	triparkresid - Tri-Park Residential Assoc LP	2/5/2025	02-2025	427.00
sect8 - Section 8	302684	troungsat - Sat Troung	2/5/2025	02-2025	2,303.00
sect8 - Section 8	302685	truongkevin - Kevin Truong	2/5/2025	02-2025	1,287.00
sect8 - Section 8	302686	twinbridgesp - XARP Enterprises	2/5/2025	02-2025	1,214.00
sect8 - Section 8	302687	universityco - University Commons	2/5/2025	02-2025	2,919.00
sect8 - Section 8	302688	universitygl - University Glen Apartments One LLC	2/5/2025	02-2025	1,276.00
sect8 - Section 8	302689	unjufincham - Un Ju Fincham	2/5/2025	02-2025	2,014.00
sect8 - Section 8	302690	v0000006 - Starboard Real Estate	2/5/2025	02-2025	6,496.00
sect8 - Section 8	302691	v0000008 - Lakeside Landing Apartments LLC	2/5/2025	02-2025	2,597.00
sect8 - Section 8	302692	v0000011 - Sawyer Trail Townhomes Phase I LLV	2/5/2025	02-2025	9,354.00
sect8 - Section 8	302693	v0000014 - Red Roof Rentals LLC	2/5/2025	02-2025	1,981.00
sect8 - Section 8	302694	v0000019 - Lisa Mclemore	2/5/2025	02-2025	2,138.00
sect8 - Section 8	302695	v0000023 - American Homes 4 Rent, L.P.	2/5/2025	02-2025	36,966.00
sect8 - Section 8	302696	v0000029 - JCL Management Inc., DBA Real Property M	2/5/2025	02-2025	22,805.00
sect8 - Section 8	302697	v0000032 - Suburban Realty INC	2/5/2025	02-2025	2,953.00
sect8 - Section 8	302698	v0000039 - Beanetta Roberts	2/5/2025	02-2025	2,406.00
sect8 - Section 8	302699	v0000040 - Glacier Management Group LLC	2/5/2025	02-2025	1,338.00
sect8 - Section 8	302700	v0000042 - Mikhail Georgeshan	2/5/2025	02-2025	1,679.00
sect8 - Section 8	302701	v0000044 - Heather Fantasia	2/5/2025	02-2025	1,679.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302702	v0000051 - Wildaire Court LLC	2/5/2025	02-2025	1,792.00
sect8 - Section 8	302703	v0000057 - Fife 96, LLC	2/5/2025	02-2025	6,808.00
sect8 - Section 8	302704	v0000060 - Dan VanGasken	2/5/2025	02-2025	2,898.00
sect8 - Section 8	302705	v0000061 - The Manchester Apartments	2/5/2025	02-2025	4,872.00
sect8 - Section 8	302706	v0000064 - SP/RGA Brookstone LP	2/5/2025	02-2025	11,111.00
sect8 - Section 8	302707	v0000066 - QBM LLC	2/5/2025	02-2025	817.00
sect8 - Section 8	302708	v0000084 - Andrey Smentyna	2/5/2025	02-2025	1,140.00
sect8 - Section 8	302709	v0000090 - Joseph Atkinson	2/5/2025	02-2025	2,087.00
sect8 - Section 8	302710	v0000091 - Steve Ludden	2/5/2025	02-2025	2,465.00
sect8 - Section 8	302711	v0000092 - Inception Real Estate LLC	2/5/2025	02-2025	1,028.00
sect8 - Section 8	302712	v0000093 - Jain	2/5/2025	02-2025	1,159.00
sect8 - Section 8	302713	v0000098 - Park 52 INC	2/5/2025	02-2025	10,467.00
sect8 - Section 8	302714	v0000124 - Janell Mitton	2/5/2025	02-2025	1,639.00
sect8 - Section 8	302715	v0000134 - Great West Management	2/5/2025	02-2025	1,218.00
sect8 - Section 8	302716	v0000135 - Homes Plus Property Management LLC	2/5/2025	02-2025	1,874.00
sect8 - Section 8	302717	v0000137 - Yashwanth Kamalanath	2/5/2025	02-2025	2,200.00
sect8 - Section 8	302718	v0000138 - Sagareus Group LLC	2/5/2025	02-2025	1,683.00
sect8 - Section 8	302719	v0000145 - BCI Properties LLC	2/5/2025	02-2025	12,210.00
sect8 - Section 8	302720	v0000149 - Frank Chavez	2/5/2025	02-2025	2,549.00
sect8 - Section 8	302721	v0000150 - Anuradha Agarwal	2/5/2025	02-2025	2,400.00
sect8 - Section 8	302722	v0000159 - Housing Authority of City of Tacoma	2/5/2025	02-2025	823.00
sect8 - Section 8	302723	v0000165 - Srinivasan Varippreddy	2/5/2025	02-2025	1,759.00
sect8 - Section 8	302724	v0000167 - Mohammed Anas Shaikh	2/5/2025	02-2025	1,989.00
sect8 - Section 8	302725	v0000170 - Canyon Grove Townhomes, LLC	2/5/2025	02-2025	1,877.00
sect8 - Section 8	302726	v0000171 - Jevons Property Management	2/5/2025	02-2025	3,369.00
sect8 - Section 8	302727	v0000173 - Lee Colonial Village LLC	2/5/2025	02-2025	3,505.00
sect8 - Section 8	302728	v0000177 - Royal 2 NWI TIC, LLC	2/5/2025	02-2025	1,295.00
sect8 - Section 8	302729	v0000181 - Manresa - Archdiocesan Housing Authority	2/5/2025	02-2025	2,890.00
sect8 - Section 8	302730	v0000182 - Eldredge NW, LLC	2/5/2025	02-2025	2,551.00
sect8 - Section 8	302731	v0000190 - 9707 Patterson LLC	2/5/2025	02-2025	2,004.00
sect8 - Section 8	302732	v0000191 - Jordan Epistola	2/5/2025	02-2025	2,935.00
sect8 - Section 8	302733	v0000197 - PURE Property Management of WA	2/5/2025	02-2025	21,925.00
sect8 - Section 8	302734	v0000200 - Mark Holman	2/5/2025	02-2025	1,425.00
sect8 - Section 8	302735	v0000207 - NW Area LLC	2/5/2025	02-2025	1,167.00
sect8 - Section 8	302736	v0000209 - Johnnie Horn	2/5/2025	02-2025	2,795.00
sect8 - Section 8	302737	v0000210 - Oudomsouk Vongthavady	2/5/2025	02-2025	2,525.00
sect8 - Section 8	302738	v0000213 - Ninth Street Apartments LLC	2/5/2025	02-2025	3,320.00
sect8 - Section 8	302739	v0000227 - Westmall Court Pine St LLC	2/5/2025	02-2025	1,274.00
sect8 - Section 8	302740	v0000230 - Narrows Property Management	2/5/2025	02-2025	7,366.00
sect8 - Section 8	302741	v0000235 - ACA WA, LLC	2/5/2025	02-2025	5,726.00
sect8 - Section 8	302742	v0000237 - Pacific Meridian WA, LLC	2/5/2025	02-2025	7,624.00
sect8 - Section 8	302743	v0000239 - Murray Road Apartments LLC	2/5/2025	02-2025	2,500.00
sect8 - Section 8	302744	v0000240 - Jessica Vasquez-Soltero	2/5/2025	02-2025	1,188.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302745	v0000241 - Edgar Esquivel Canales	2/5/2025	02-2025	2,089.00
sect8 - Section 8	302746	v0000242 - Tarmigan at Wapato Creek	2/5/2025	02-2025	964.00
sect8 - Section 8	302747	v0000245 - Imran Farhat	2/5/2025	02-2025	1,686.00
sect8 - Section 8	302748	v0000250 - The Making A Difference Foundation	2/5/2025	02-2025	2,387.00
sect8 - Section 8	302749	v0000251 - Renters Warehouse Washington, LLC	2/5/2025	02-2025	1,139.00
sect8 - Section 8	302750	v0000256 - Patricia Gilliland & Christopher Smith	2/5/2025	02-2025	3,745.00
sect8 - Section 8	302751	v0000259 - Donald W Bruner JR	2/5/2025	02-2025	1,123.00
sect8 - Section 8	302752	v0000265 - Thomas Moetaz	2/5/2025	02-2025	2,155.00
sect8 - Section 8	302753	v0000268 - Tiffany Johnson	2/5/2025	02-2025	2,835.00
sect8 - Section 8	302754	v0000270 - Bella SPE Owner LLC	2/5/2025	02-2025	5,823.00
sect8 - Section 8	302755	v0000271 - Nathan Hutchison	2/5/2025	02-2025	1,772.00
sect8 - Section 8	302756	v0000275 - Sandesh Sadalge	2/5/2025	02-2025	2,882.00
sect8 - Section 8	302757	v0000282 - Highland Manor Apartments LP	2/5/2025	02-2025	474.00
sect8 - Section 8	302758	v0000285 - Operation Red Dot, LLC	2/5/2025	02-2025	4,120.00
sect8 - Section 8	302759	v0000287 - Rainier Ridge Owner LLC	2/5/2025	02-2025	2,595.00
sect8 - Section 8	302760	v0000292 - Heather Clark	2/5/2025	02-2025	201.00
sect8 - Section 8	302761	v0000294 - De La Vision LLC	2/5/2025	02-2025	2,750.00
sect8 - Section 8	302762	v0000302 - Pacific Apartment Investors LLC	2/5/2025	02-2025	1,011.00
sect8 - Section 8	302763	v0000303 - D2 Commercial Lending, LLC	2/5/2025	02-2025	1,295.00
sect8 - Section 8	302764	v0000307 - Mohamed Dobashi	2/5/2025	02-2025	1,714.00
sect8 - Section 8	302765	v0000310 - Double Z Inc. Property Management	2/5/2025	02-2025	10,645.00
sect8 - Section 8	302766	v0000311 - Arrowhead Park Lakewood LLC	2/5/2025	02-2025	13,148.00
sect8 - Section 8	302767	v0000319 - Spencer	2/5/2025	02-2025	2,199.00
sect8 - Section 8	302768	v0000323 - Meadow Park Brownstones LLC	2/5/2025	02-2025	6,886.00
sect8 - Section 8	302769	v0000324 - KT DV LLC	2/5/2025	02-2025	1,895.00
sect8 - Section 8	302770	v0000337 - Hall Northwest LLC	2/5/2025	02-2025	1,145.00
sect8 - Section 8	302771	v0000339 - Amoriss PNW Inc.	2/5/2025	02-2025	6,079.00
sect8 - Section 8	302772	v0000341 - Skyliner LLC	2/5/2025	02-2025	1,251.00
sect8 - Section 8	302773	v0000343 - MacPherson's IV LLC	2/5/2025	02-2025	803.00
sect8 - Section 8	302774	v0000351 - Leopold Dudley	2/5/2025	02-2025	760.00
sect8 - Section 8	302775	v0000353 - Lori Bish	2/5/2025	02-2025	1,575.00
sect8 - Section 8	302776	v0000354 - Abbey Lane Apartments LLC	2/5/2025	02-2025	1,087.00
sect8 - Section 8	302777	v0000355 - Raynee Branch	2/5/2025	02-2025	663.00
sect8 - Section 8	302778	v0000357 - Octavio Serrano	2/5/2025	02-2025	1,410.00
sect8 - Section 8	302779	v0000360 - Harinath Babu Sakamuri	2/5/2025	02-2025	3,384.00
sect8 - Section 8	302780	v0000364 - TLUS RISE Milton Copper Limited Partnershi	2/5/2025	02-2025	4,892.00
sect8 - Section 8	302781	v0000368 - Allenmore Brownstones LLC	2/5/2025	02-2025	1,927.00
sect8 - Section 8	302782	v0000372 - Rito G Ponce	2/5/2025	02-2025	1,186.00
sect8 - Section 8	302783	v0000375 - Orchard View	2/5/2025	02-2025	1,288.00
sect8 - Section 8	302784	v0000382 - Gravelly Lake Gardens LLC	2/5/2025	02-2025	1,410.00
sect8 - Section 8	302785	v0000383 - Spartan Agency	2/5/2025	02-2025	4,086.00
sect8 - Section 8	302786	v0000389 - Nicholas Schwartz	2/5/2025	02-2025	881.00
sect8 - Section 8	302787	v0000390 - Correne Hall	2/5/2025	02-2025	1,266.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302788	v0000392 - Ragaey Elbasiony	2/5/2025	02-2025	2,300.00
sect8 - Section 8	302789	v0000398 - Century 21 North Homes Realty	2/5/2025	02-2025	1,800.00
sect8 - Section 8	302790	v0000399 - University Crossings LLC	2/5/2025	02-2025	1,321.00
sect8 - Section 8	302791	v0000407 - Boylston WPIG LLC	2/5/2025	02-2025	3,642.00
sect8 - Section 8	302792	v0000408 - Andre Kravchenko	2/5/2025	02-2025	1,163.00
sect8 - Section 8	302793	v0000410 - Yanka Boyadzhieva	2/5/2025	02-2025	1,869.00
sect8 - Section 8	302794	v0000416 - Fircrest Star LLC	2/5/2025	02-2025	2,824.00
sect8 - Section 8	302795	v0000419 - Fairways TIC Manager LLC	2/5/2025	02-2025	4,662.00
sect8 - Section 8	302796	v0000421 - Tajinder Singh Dhillon	2/5/2025	02-2025	2,824.00
sect8 - Section 8	302797	v0000428 - Plateau 176 LLC	2/5/2025	02-2025	4,534.00
sect8 - Section 8	302798	v0000431 - Spanaway Collective Estates LLC	2/5/2025	02-2025	1,326.00
sect8 - Section 8	302799	v0000433 - Amyson Varughese	2/5/2025	02-2025	1,872.00
sect8 - Section 8	302800	v0000438 - SG MF Sierra Sun Investors LLC	2/5/2025	02-2025	5,307.00
sect8 - Section 8	302801	v0000444 - Lena M Williams	2/5/2025	02-2025	2,520.00
sect8 - Section 8	302802	v0000445 - RGPD LLC dba Ruby Apartments	2/5/2025	02-2025	2,823.00
sect8 - Section 8	302803	v0000446 - Jonathan Clark	2/5/2025	02-2025	1,163.00
sect8 - Section 8	302804	v0000449 - Rayco Alliance Company LLC	2/5/2025	02-2025	1,286.00
sect8 - Section 8	302805	v0000453 - Valentin Vakebila	2/5/2025	02-2025	1,678.00
sect8 - Section 8	302806	v0000455 - Rochelle Dabney	2/5/2025	02-2025	2,392.00
sect8 - Section 8	302807	v0000461 - Winsor Square Apartments LLC	2/5/2025	02-2025	1,287.00
sect8 - Section 8	302808	v0000465 - Aster Townhomes LLC	2/5/2025	02-2025	2,764.00
sect8 - Section 8	302809	v0000466 - Arav Ventures LLC	2/5/2025	02-2025	2,616.00
sect8 - Section 8	302810	v0000479 - Kenneth R Ferguson	2/5/2025	02-2025	3,083.00
sect8 - Section 8	302811	v0000484 - Vicky L Wyatt	2/5/2025	02-2025	1,368.00
sect8 - Section 8	302812	v0000486 - Peoples Real Estate	2/5/2025	02-2025	1,808.00
sect8 - Section 8	302813	v0000490 - Mark C Reid	2/5/2025	02-2025	756.00
sect8 - Section 8	302814	v0000503 - Utopia Property Management	2/5/2025	02-2025	7,794.00
sect8 - Section 8	302815	v0000504 - Hong Phuong Truong	2/5/2025	02-2025	2,968.00
sect8 - Section 8	302816	v0000509 - GRE Shirley Tacoma LLC	2/5/2025	02-2025	2,036.00
sect8 - Section 8	302817	v0000515 - Douglas Haugh	2/5/2025	02-2025	1,578.00
sect8 - Section 8	302818	v0000517 - LASA	2/5/2025	02-2025	15,047.00
sect8 - Section 8	302819	v0000532 - Alik Gushevatty	2/5/2025	02-2025	1,420.00
sect8 - Section 8	302820	v0000537 - Gael Yimen Yimga	2/5/2025	02-2025	2,419.00
sect8 - Section 8	302821	v0000539 - Roxanne Metcalf	2/5/2025	02-2025	3,232.00
sect8 - Section 8	302822	v0000544 - Bella Vista Business	2/5/2025	02-2025	1,695.00
sect8 - Section 8	302823	v0000549 - Foothill Properties Management LLC	2/5/2025	02-2025	1,126.00
sect8 - Section 8	302824	v0000553 - Country Mobile MHC LLC	2/5/2025	02-2025	1,872.00
sect8 - Section 8	302825	v0000564 - Nordic Real Estate LLC	2/5/2025	02-2025	6,331.00
sect8 - Section 8	302826	v0000566 - PPS Homes LLC	2/5/2025	02-2025	3,025.00
sect8 - Section 8	302827	v0000577 - Mahmoud Ahmed	2/5/2025	02-2025	1,360.00
sect8 - Section 8	302828	v0000591 - ELink Realty	2/5/2025	02-2025	2,171.00
sect8 - Section 8	302829	v0000604 - Xun Kang	2/5/2025	02-2025	2,456.00
sect8 - Section 8	302830	v0000605 - Germain Frantz	2/5/2025	02-2025	1,660.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302831	v0000620 - Deborah Simpson	2/5/2025	02-2025	3,116.00
sect8 - Section 8	302832	v0000621 - JD & JB Enterprises LLC	2/5/2025	02-2025	2,113.00
sect8 - Section 8	302833	v0000628 - Tam Mai	2/5/2025	02-2025	2,593.00
sect8 - Section 8	302834	v0000629 - John Brodie	2/5/2025	02-2025	2,682.00
sect8 - Section 8	302835	v0000637 - Twenty Four Apartments LLC	2/5/2025	02-2025	10,928.00
sect8 - Section 8	302836	v0000642 - Sage Lakewood LLC	2/5/2025	02-2025	962.00
sect8 - Section 8	302837	valleyviewap - Dominion Valley View Associates	2/5/2025	02-2025	4,868.00
sect8 - Section 8	302838	vanbuskirkfa - Van Buskirk Family LLC	2/5/2025	02-2025	1,139.00
sect8 - Section 8	302839	vancouve - Vancouver Housing Authority	2/5/2025	02-2025	11,022.42
sect8 - Section 8	302840	vanessaview - KEI Apartment Fund 6 LLC	2/5/2025	02-2025	5,129.00
sect8 - Section 8	302841	vhcresidenti - VHC Residential LLC	2/5/2025	02-2025	564.00
sect8 - Section 8	302842	viewbyvintag - View By Vintage LP	2/5/2025	02-2025	19,588.00
sect8 - Section 8	302843	villageatsee - Inland Residential Real Estate Services	2/5/2025	02-2025	23,487.00
sect8 - Section 8	302844	villageglen - 202 Village Glen LLC	2/5/2025	02-2025	721.00
sect8 - Section 8	302845	villagesquar - Village Square Apartments	2/5/2025	02-2025	1,689.00
sect8 - Section 8	302846	villaplazaap - Villa Plaza Apartments	2/5/2025	02-2025	891.00
sect8 - Section 8	302847	vintageattac - Vintage At Tacoma, LLC	2/5/2025	02-2025	9,395.00
sect8 - Section 8	302848	vistapropert - Vista Property Management LLC	2/5/2025	02-2025	7,243.00
sect8 - Section 8	302849	vistaviewtow - Puget Sound TNC LLC	2/5/2025	02-2025	3,397.00
sect8 - Section 8	302850	waichanleung - Leung Wai Chan	2/5/2025	02-2025	1,629.00
sect8 - Section 8	302851	waldmeister - Robert Bonneville	2/5/2025	02-2025	1,066.00
sect8 - Section 8	302852	waterfallapa - Jacob Cohen	2/5/2025	02-2025	1,284.00
sect8 - Section 8	302853	waverlymanor - BESS Company Inc	2/5/2025	02-2025	3,287.00
sect8 - Section 8	302854	weidenbacher - Kum Cha Weidenbacher	2/5/2025	02-2025	1,330.00
sect8 - Section 8	302855	westmainapar - Northshore Associates LLC	2/5/2025	02-2025	845.00
sect8 - Section 8	302856	westminstert - PCS Kent LP	2/5/2025	02-2025	11,571.00
sect8 - Section 8	302857	westsidestat - North Pearl Street Limited Partnership	2/5/2025	02-2025	3,035.00
sect8 - Section 8	302858	westwoodapar - Northshore Associates LLC	2/5/2025	02-2025	1,164.00
sect8 - Section 8	302859	westwoodpark - Westwood Park 815 LLC	2/5/2025	02-2025	1,293.00
sect8 - Section 8	302860	westwoodsqua - Peninsula Properties LLC	2/5/2025	02-2025	3,356.00
sect8 - Section 8	302861	wetmoremerce - Mercedes Wetmore	2/5/2025	02-2025	1,103.00
sect8 - Section 8	302862	whalenmichae - Michael Whalen	2/5/2025	02-2025	4,904.00
sect8 - Section 8	302863	wiedersc - Scott Wieder	2/5/2025	02-2025	1,753.00
sect8 - Section 8	302864	wilcoxnck - Nick Wilcox	2/5/2025	02-2025	2,147.00
sect8 - Section 8	302865	williamsmarc - Williams, Marcy A.	2/5/2025	02-2025	252.00
sect8 - Section 8	302866	williamsmark - Mark Williams	2/5/2025	02-2025	488.00
sect8 - Section 8	302867	williamsrene - Renee Williams-Ivery	2/5/2025	02-2025	1,702.00
sect8 - Section 8	302868	willowgreenv - Willow Green Village Apartments LLC	2/5/2025	02-2025	4,708.00
sect8 - Section 8	302869	willowhill - Willow Hill LLC	2/5/2025	02-2025	1,473.00
sect8 - Section 8	302870	willowspring - Willow Diamond LLC	2/5/2025	02-2025	988.00
sect8 - Section 8	302871	wilsondave - Dave Wilson	2/5/2025	02-2025	2,319.00
sect8 - Section 8	302872	windermere - View Road LLC	2/5/2025	02-2025	1,476.00
sect8 - Section 8	302873	windridgeapa - Windridge Apartment, LLC	2/5/2025	02-2025	2,401.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302874	wisteriawalk - Wisteria Housing LP	2/5/2025	02-2025	18,870.00
sect8 - Section 8	302875	wonderlandap - Yuan Zhang	2/5/2025	02-2025	1,655.00
sect8 - Section 8	302876	wongdaniel - Daniel Wong	2/5/2025	02-2025	3,958.00
sect8 - Section 8	302877	woodlakeesta - Williamswood Estates LLC	2/5/2025	02-2025	1,528.00
sect8 - Section 8	302878	woodmarkapar - CR Woodmark Communities LLC	2/5/2025	02-2025	40,075.00
sect8 - Section 8	302879	woodshireapa - S & B Rental Properties LLC	2/5/2025	02-2025	1,854.00
sect8 - Section 8	302880	wrightcarl - Carl Wright	2/5/2025	02-2025	1,342.00
sect8 - Section 8	302881	wrightmark - Mark Wright	2/5/2025	02-2025	637.00
sect8 - Section 8	302882	yichung - Chung H Yi	2/5/2025	02-2025	2,284.00
sect8 - Section 8	302883	yokestimothy - Timothy Yokes	2/5/2025	02-2025	879.00
sect8 - Section 8	302884	yorkerbrian - Brian Yorker	2/5/2025	02-2025	1,341.00
sect8 - Section 8	302885	yzinternatio - Hailing Zhang	2/5/2025	02-2025	1,107.00
sect8 - Section 8	302886	zaverijesal - Jesal Zaveri	2/5/2025	02-2025	1,400.00
sect8 - Section 8	302887	zessindebbie - Debbie M Zessin	2/5/2025	02-2025	1,047.00
sect8 - Section 8	302888	zurichhouse - Penninsula Properties LLC	2/5/2025	02-2025	3,465.00
sect8 - Section 8	302889		2/14/2025	02-2025	18.00
sect8 - Section 8	302890	15113_74th - Nancy Dumon	2/14/2025	02-2025	113.00
sect8 - Section 8	302891	araviaasset - Aravia Asset Management LLC	2/14/2025	02-2025	6,225.00
sect8 - Section 8	302892	b0003703 - Clemons	2/14/2025	02-2025	45.00
sect8 - Section 8	302893	barryenterpr - Barry Enterprises	2/14/2025	02-2025	209.00
sect8 - Section 8	302894	baudendistel - Gail Baudendistel	2/14/2025	02-2025	175.00
sect8 - Section 8	302895	chateauraini - Chateau Rainier Apts	2/14/2025	02-2025	853.00
sect8 - Section 8	302896	cherrytreeap - Lobs Lakewood, LLC	2/14/2025	02-2025	1,195.00
sect8 - Section 8	302897	coppervalley - Copper Valley Apartments LLC	2/14/2025	02-2025	3,332.00
sect8 - Section 8	302898	edgewoodheig - Edgewood Heights LLC	2/14/2025	02-2025	4,962.00
sect8 - Section 8	302899	ewainvestmen - EWA Investments LLC	2/14/2025	02-2025	1,606.00
sect8 - Section 8	302900	fairmontpark - Fairmont Park Apts	2/14/2025	02-2025	3,566.00
sect8 - Section 8	302901	firparkapart - Brink Investment Group LLC	2/14/2025	02-2025	30.00
sect8 - Section 8	302902	firviewmanor - Firview Manor LLC	2/14/2025	02-2025	596.00
sect8 - Section 8	302903	foresthillvi - Als Pac Heights LLC	2/14/2025	02-2025	1,658.00
sect8 - Section 8	302904	glenbrookapa - Fair Ave Delaware LLC	2/14/2025	02-2025	2,952.00
sect8 - Section 8	302905	hadoanhtriet - Doanh-Triet Tan Ha	2/14/2025	02-2025	2,613.00
sect8 - Section 8	302906	harboroakapa - Harbor Oaks Investors LLC	2/14/2025	02-2025	5,680.00
sect8 - Section 8	302907	havenpropert - Haven Property Management LLC	2/14/2025	02-2025	854.00
sect8 - Section 8	302908	ih6propborro - IH6 Property Borrower LP	2/14/2025	02-2025	519.00
sect8 - Section 8	302909	lakewoodvill - Lakewood Village Apts	2/14/2025	02-2025	1,300.00
sect8 - Section 8	302910	malanli - Lanli Ma	2/14/2025	02-2025	750.00
sect8 - Section 8	302911	merrillcreek - Canal Office Limited Partnership	2/14/2025	02-2025	2,153.00
sect8 - Section 8	302912	neebenterpri - Neeb Enterprises	2/14/2025	02-2025	1,966.00
sect8 - Section 8	302913	parklandmano - Metropolitan Development Council	2/14/2025	02-2025	222.00
sect8 - Section 8	302914	phanquan - Quan Phan	2/14/2025	02-2025	678.00
sect8 - Section 8	302915	quixoteccommu - Panza	2/14/2025	02-2025	1,682.00
sect8 - Section 8	302916	sawyertrail - Sawyer Trail Apartments LLC	2/14/2025	02-2025	374.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	302917	sawyertrll - Sawyer Trail Apartments II LLC	2/14/2025	02-2025	163.00
sect8 - Section 8	302918	siennaparkap - GFS Sienna LLC	2/14/2025	02-2025	1,550.00
sect8 - Section 8	302919	stillwaterap - Stillwater Apts	2/14/2025	02-2025	2,911.00
sect8 - Section 8	302920	sunsetgarden - Senior Housing Assistance Group	2/14/2025	02-2025	4,928.00
sect8 - Section 8	302921		2/14/2025	02-2025	97.00
sect8 - Section 8	302922		2/14/2025	02-2025	225.00
sect8 - Section 8	302923	theboulders - Westridges Apartments Property Owner LL	2/14/2025	02-2025	3,498.00
sect8 - Section 8	302924	twinbridgesp - XARP Enterprises	2/14/2025	02-2025	186.00
sect8 - Section 8	302925	v0000131 - Jennifer Zehrung	2/14/2025	02-2025	2,162.00
sect8 - Section 8	302926	v0000135 - Homes Plus Property Management LLC	2/14/2025	02-2025	2,254.00
sect8 - Section 8	302927	v0000145 - BCI Properties LLC	2/14/2025	02-2025	6,032.00
sect8 - Section 8	302928	v0000181 - Manresa - Archdiocesan Housing Authority	2/14/2025	02-2025	1,098.00
sect8 - Section 8	302929	v0000213 - Ninth Street Apartments LLC	2/14/2025	02-2025	1,563.00
sect8 - Section 8	302930	v0000343 - MacPherson's IV LLC	2/14/2025	02-2025	697.00
sect8 - Section 8	302931	v0000419 - Fairways TIC Manager LLC	2/14/2025	02-2025	531.00
sect8 - Section 8	302932	v0000517 - LASA	2/14/2025	02-2025	1,116.00
sect8 - Section 8	302933	woodmarkapar - CR Woodmark Communities LLC	2/14/2025	02-2025	2,109.00
sect8 - Section 8	356181	v0000438 - SG MF Sierra Sun Investors LLC	2/19/2025	02-2025	-2,532.00
sect8 - Section 8	356539	v0000570 - CR Hanna Midtown Communities	2/19/2025	02-2025	-2,806.00
sect8 - Section 8	356699		2/5/2025	02-2025	158.00
sect8 - Section 8	356700		2/5/2025	02-2025	84.00
sect8 - Section 8	356701	belaraapartm - KW Lakeland LLC	2/5/2025	02-2025	2,477.00
sect8 - Section 8	356702	harborviewma - Harbor View Manor LLP	2/5/2025	02-2025	1,907.00
sect8 - Section 8	356703	harriscounty - Harris County Housing Authority	2/5/2025	02-2025	5,529.68
sect8 - Section 8	356704	hochahalbalb - Balbir Chahal	2/5/2025	02-2025	968.00
sect8 - Section 8	356705	homeandland - Homes and Land LLC	2/5/2025	02-2025	3,459.00
sect8 - Section 8	356706	johnsonfrank - Frank Johnson	2/5/2025	02-2025	1,450.00
sect8 - Section 8	356707	legacyapartm - The Legacy Associates	2/5/2025	02-2025	886.00
sect8 - Section 8	356708	marcosouthwe - Marse McNaughton	2/5/2025	02-2025	1,130.00
sect8 - Section 8	356709	montgom - HOC Of Montgomery County	2/5/2025	02-2025	624.13
sect8 - Section 8	356710	swidaho - SW Idaho Coop., H A	2/5/2025	02-2025	1,743.34
sect8 - Section 8	356711		2/5/2025	02-2025	101.00
sect8 - Section 8	356712		2/5/2025	02-2025	474.00
sect8 - Section 8	356713	towncentrevi - Rob Gasca Real Estate Group LLC	2/5/2025	02-2025	1,171.00
sect8 - Section 8	356714	townhomesmou - TA Sumner Fee Owner LLC	2/5/2025	02-2025	2,309.00
sect8 - Section 8	356715	v0000003 - CJK Property Management	2/5/2025	02-2025	476.00
sect8 - Section 8	356716	v0000010 - Grand Prairie Housing	2/5/2025	02-2025	1,416.34
sect8 - Section 8	356717	v0000013 - KTM Properties	2/5/2025	02-2025	420.00
sect8 - Section 8	356718	v0000033 - Hidden Villa Apartments LLC	2/5/2025	02-2025	877.00
sect8 - Section 8	356719	v0000048 - Glacier Run Partners II L.L.C	2/5/2025	02-2025	2,378.00
sect8 - Section 8	356720	v0000080 - Re/Max Northwest	2/5/2025	02-2025	1,639.00
sect8 - Section 8	356720	v0000080 - Re/Max Northwest	2/25/2025	02-2025	-1,639.00
sect8 - Section 8	356721	v0000102 - Avana Chestnut Hills	2/5/2025	02-2025	1,482.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	356722	v0000132 - Randall Realty Corp	2/5/2025	02-2025	1,343.00
sect8 - Section 8	356723	v0000144 - Melissa Koenig	2/5/2025	02-2025	3,007.00
sect8 - Section 8	356724	v0000151 - One Way Properties, LLC	2/5/2025	02-2025	2,595.00
sect8 - Section 8	356725	v0000152 - Sylvia Hinckley	2/5/2025	02-2025	1,397.00
sect8 - Section 8	356726	v0000162 - Windermere Property Management	2/5/2025	02-2025	2,200.00
sect8 - Section 8	356727	v0000164 - Big Sis Little Sis Enterprises, LLC	2/5/2025	02-2025	1,668.00
sect8 - Section 8	356728	v0000169 - Curtis Clemons	2/5/2025	02-2025	492.00
sect8 - Section 8	356729	v0000183 - IH6 Property Borrower LP - AP	2/5/2025	02-2025	5,500.00
sect8 - Section 8	356730	v0000189 - ADN Assets LLC	2/5/2025	02-2025	2,550.00
sect8 - Section 8	356731	v0000202 - Richard Rolle	2/5/2025	02-2025	1,466.00
sect8 - Section 8	356732	v0000215 - Remax Honors	2/5/2025	02-2025	3,144.00
sect8 - Section 8	356733	v0000223 - 40th Street TNC LLC	2/5/2025	02-2025	1,490.00
sect8 - Section 8	356734	v0000224 - Key Renter Tacoma Property Management	2/5/2025	02-2025	6,609.00
sect8 - Section 8	356735	v0000248 - Eagle Mountain Properties LLC	2/5/2025	02-2025	2,352.00
sect8 - Section 8	356736	v0000258 - Pacific Ridge CMS LLC	2/5/2025	02-2025	1,516.00
sect8 - Section 8	356737	v0000260 - Wilber Land Company	2/5/2025	02-2025	1,104.00
sect8 - Section 8	356738	v0000264 - Latitude 47 Mixed Use Building LLC	2/5/2025	02-2025	2,067.00
sect8 - Section 8	356739	v0000272 - Mark Twain Apartments LLC	2/5/2025	02-2025	989.00
sect8 - Section 8	356740	v0000274 - Vista Del Rey Apartments	2/5/2025	02-2025	903.00
sect8 - Section 8	356741	v0000279 - Property Management Group LLC	2/5/2025	02-2025	1,148.00
sect8 - Section 8	356742	v0000283 - Calfield LLC	2/5/2025	02-2025	1,100.00
sect8 - Section 8	356743	v0000288 - Solace at Rainier Ridge	2/5/2025	02-2025	3,194.00
sect8 - Section 8	356744	v0000295 - 140th St LLC	2/5/2025	02-2025	1,121.00
sect8 - Section 8	356745	v0000305 - Yong Ahn	2/5/2025	02-2025	3,339.00
sect8 - Section 8	356746	v0000309 - Tecton Corporation	2/5/2025	02-2025	1,536.00
sect8 - Section 8	356747	v0000322 - Palermo at Lakeland LLC	2/5/2025	02-2025	2,191.00
sect8 - Section 8	356748	v0000331 - Trimark-Hoyt Road, LLC	2/5/2025	02-2025	1,509.00
sect8 - Section 8	356749	v0000346 - Hidden Glen MHC LLC	2/5/2025	02-2025	556.00
sect8 - Section 8	356750	v0000349 - NWI R1, LLC	2/5/2025	02-2025	2,019.00
sect8 - Section 8	356751	v0000358 - Mica Bay Investments LLC	2/5/2025	02-2025	2,600.00
sect8 - Section 8	356752	v0000361 - W & W Investment Properties	2/5/2025	02-2025	1,288.00
sect8 - Section 8	356753	v0000363 - Surat Chatha	2/5/2025	02-2025	1,015.00
sect8 - Section 8	356754	v0000367 - Sandco Properties, Inc	2/5/2025	02-2025	3,420.00
sect8 - Section 8	356754	v0000367 - Sandco Properties, Inc	2/26/2025	02-2025	-3,420.00
sect8 - Section 8	356755	v0000374 - MJ Development LLC	2/5/2025	02-2025	1,204.00
sect8 - Section 8	356756	v0000376 - Dolores Levet	2/5/2025	02-2025	747.00
sect8 - Section 8	356757	v0000379 - Denton Housing Authority	2/5/2025	02-2025	1,433.13
sect8 - Section 8	356758	v0000387 - Guide Property Management LLC	2/5/2025	02-2025	19,891.00
sect8 - Section 8	356759	v0000401 - Deerfield LLC	2/5/2025	02-2025	1,573.00
sect8 - Section 8	356760	v0000405 - Lawndale Apartments LLC	2/5/2025	02-2025	1,357.00
sect8 - Section 8	356761	v0000415 - McKinney Housing Authority	2/5/2025	02-2025	1,268.00
sect8 - Section 8	356762	v0000418 - Christina M Campbell	2/5/2025	02-2025	2,300.00
sect8 - Section 8	356763	v0000426 - American Lake Townhomes, LLLP	2/5/2025	02-2025	1,249.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	356764	v0000437 - Fort Worth Housing Solutions	2/5/2025	02-2025	1,950.34
sect8 - Section 8	356765	v0000451 - Evergreen Acres Family LLC	2/5/2025	02-2025	1,800.00
sect8 - Section 8	356766	v0000457 - Radimir Mandzyuk	2/5/2025	02-2025	813.00
sect8 - Section 8	356767	v0000460 - Giovanna Iovino	2/5/2025	02-2025	1,140.00
sect8 - Section 8	356768	v0000473 - Lincoln Court TNC LLC	2/5/2025	02-2025	1,016.00
sect8 - Section 8	356769	v0000487 - Four Lakes Apartments LLC	2/5/2025	02-2025	991.00
sect8 - Section 8	356770	v0000510 - Marco Sound LLC	2/5/2025	02-2025	3,043.00
sect8 - Section 8	356771	v0000511 - Copper Way Apartments LLC	2/5/2025	02-2025	3,989.00
sect8 - Section 8	356772	v0000513 - Marc Jerry Estinville	2/5/2025	02-2025	3,395.00
sect8 - Section 8	356773	v0000522 - VBC Mason Avenue III LP	2/5/2025	02-2025	1,246.00
sect8 - Section 8	356774	v0000525 - Vacation Villas LLC	2/5/2025	02-2025	5,007.00
sect8 - Section 8	356775	v0000529 - TA Main Fee Owner LLC	2/5/2025	02-2025	2,422.00
sect8 - Section 8	356776	v0000536 - Marqise Allen	2/5/2025	02-2025	2,710.00
sect8 - Section 8	356777	v0000538 - Sasikanth Reddy	2/5/2025	02-2025	1,530.00
sect8 - Section 8	356778	v0000541 - BNB Securities LLC	2/5/2025	02-2025	990.00
sect8 - Section 8	356778	v0000541 - BNB Securities LLC	2/25/2025	02-2025	-990.00
sect8 - Section 8	356779	v0000543 - Margarita Sedrakyan	2/5/2025	02-2025	1,723.00
sect8 - Section 8	356780	v0000545 - Sparq Living LLC	2/5/2025	02-2025	14,145.00
sect8 - Section 8	356781	v0000547 - Mynd Management Inc	2/5/2025	02-2025	3,676.00
sect8 - Section 8	356782	v0000561 - 2024-1 IH Borrower LP	2/5/2025	02-2025	1,396.00
sect8 - Section 8	356783	v0000563 - Brandee Percosky	2/5/2025	02-2025	1,563.00
sect8 - Section 8	356784	v0000570 - CR Hanna Midtown Communities	2/5/2025	02-2025	1,403.00
sect8 - Section 8	356785	v0000576 - Parkside Realty	2/5/2025	02-2025	1,373.00
sect8 - Section 8	356786	v0000579 - Josephine Heany	2/5/2025	02-2025	1,634.00
sect8 - Section 8	356787	v0000587 - Cavalier Park Investment Homes LLC	2/5/2025	02-2025	1,333.00
sect8 - Section 8	356788	v0000590 - Jen Family Properties LLC	2/5/2025	02-2025	2,791.00
sect8 - Section 8	356789	v0000593 - Targa Real Estate	2/5/2025	02-2025	2,382.00
sect8 - Section 8	356790	v0000594 - HPA II Borrower 2021-1LLC	2/5/2025	02-2025	2,945.00
sect8 - Section 8	356791	v0000596 - Condo Group One LLC	2/5/2025	02-2025	1,800.00
sect8 - Section 8	356792	v0000598 - GRE River Grove LLC	2/5/2025	02-2025	1,423.00
sect8 - Section 8	356793	v0000600 - Fircrest Gardens Apartments LLC	2/5/2025	02-2025	1,321.00
sect8 - Section 8	356794	v0000602 - Tony & Barbara Patrinicola	2/5/2025	02-2025	4,908.00
sect8 - Section 8	356795	v0000607 - TA Pearl Fee Owner LLC	2/5/2025	02-2025	4,259.00
sect8 - Section 8	356796	v0000609 - Sundance 7427 LLC	2/5/2025	02-2025	1,266.00
sect8 - Section 8	356797	v0000610 - The Landing at Lake Tapps LLC	2/5/2025	02-2025	1,523.00
sect8 - Section 8	356798	v0000612 - GRE Northpoint LLC	2/5/2025	02-2025	1,102.00
sect8 - Section 8	356799	v0000614 - The Douglas at Sunrise	2/5/2025	02-2025	2,335.00
sect8 - Section 8	356800	v0000619 - Ad-West Realty Service	2/5/2025	02-2025	1,521.00
sect8 - Section 8	356801	v0000625 - Renew Property Management	2/5/2025	02-2025	2,343.00
sect8 - Section 8	356802	v0000632 - Davon Jones	2/5/2025	02-2025	4,133.00
sect8 - Section 8	356803	v0000636 - Justin Yu	2/5/2025	02-2025	4,825.00
sect8 - Section 8	356804	v0000638 - Pa-Foday Jaiteh	2/5/2025	02-2025	1,700.00
sect8 - Section 8	356805	v0000640 - Pathfinder Milton Holdings LLC	2/5/2025	02-2025	3,944.00

Payment Summary

Bank=sect8 AND mm/yy=02/2025-02/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	356806	v0000646 - 11216 18th Ave S Owner LLC	2/5/2025	02-2025	9,171.00
sect8 - Section 8	356807	v0000647 - 1809 105th St Ct S Owner LLC	2/5/2025	02-2025	18,678.00
sect8 - Section 8	356808	v0000648 - 416 111th St Ct E Owner LLC	2/5/2025	02-2025	40,578.00
sect8 - Section 8	356809	v0000650 - Gams Creekside 2 LLC	2/5/2025	02-2025	1,107.00
sect8 - Section 8	356810	v0000656 - Garden Square	2/5/2025	02-2025	1,047.00
sect8 - Section 8	356811	v0000664 - Beyond Seattle Realty LLC	2/5/2025	02-2025	724.00
sect8 - Section 8	356812	vaz028 - City of Chandler Housing and Redev.	2/5/2025	02-2025	2,397.34
sect8 - Section 8	356813	vfl201 - Osceola County Human Services Department	2/5/2025	02-2025	1,150.14
sect8 - Section 8	356814	vynguyen - Vy Nguyen	2/5/2025	02-2025	1,725.00
sect8 - Section 8	356815		2/14/2025	02-2025	233.00
sect8 - Section 8	356816		2/14/2025	02-2025	61.00
sect8 - Section 8	356817	v0000003 - CJK Property Management	2/14/2025	02-2025	12,500.00
sect8 - Section 8	356818	v0000035 - Skyline Property Management LLC	2/14/2025	02-2025	4,301.00
sect8 - Section 8	356819	v0000183 - IH6 Property Borrower LP - AP	2/14/2025	02-2025	5,380.00
sect8 - Section 8	356820	v0000529 - TA Main Fee Owner LLC	2/14/2025	02-2025	2,909.00
sect8 - Section 8	356821	v0000641 - Tapps Rentals LLC	2/14/2025	02-2025	5,234.00
sect8 - Section 8	356822	v0000646 - 11216 18th Ave S Owner LLC	2/14/2025	02-2025	823.00
sect8 - Section 8	356823	v0000648 - 416 111th St Ct E Owner LLC	2/14/2025	02-2025	3,945.00
sect8 - Section 8	356824	v0000698 - Lobs Tacoma LLC	2/14/2025	02-2025	1,521.00
					3,766,112.49

*Identifying tenant information in the vendor column has been redacted for privacy concerns.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

NEW BUSINESS



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

RESOLUTION 1964

TO ADOPT THE BRAND STRATEGY AND LOGO
FOR HOUSING PIERCE COUNTY

WHEREAS, Pierce County Housing Authority (PCHA) has a mission to provide safe, decent, and affordable housing, free from discrimination in Pierce County, and;

WHEREAS, on November 5, 2024, during a Special Meeting, PCHA resolved to adopt the new “Doing-Business-As” (DBA) name, Housing Pierce County, and;

WHEREAS, the current logo of PCHA was created in 2019, and;

WHEREAS, PCHA appointed a logo committee and engaged the contracted firm, M Agency, to develop and present a Brand Strategy, and;

WHEREAS, PCHA’s logo committee has reviewed and approved the Brand Strategy Guidebook, and;

WHEREAS, the Board of Commissioners has evaluated the new logo;

NOW THEREFORE LET IT BE RESOLVED THAT the Board of Commissioners hereby approves and adopts the new logo for Housing Pierce County.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

RESOLUTION 1965

TO ESTABLISH AUTHORITY REGARDING OPENING A CERTIFICATE OF
DEPOSIT ACCOUNT IN CONNECTION WITH THE HIDDEN FIRS
APARTMENT COMMUNITY FINANCING

WHEREAS, Pierce County Housing Authority (PCHA) is committed to providing safe,
decent, and affordable housing in Pierce County, and;

WHEREAS, on February 5th, 2025, the Board of Commissioners adopted Resolution 1961,
authorizing the Executive Director to secure financing from Kitsap Bank for the
purchase of the Hidden Firs Apartment Community, located at 15008 A St S,
Tacoma, WA 98444, and;

WHEREAS, in accordance with the financing requirements, PCHA intends to establish a
Certificate of Deposit (CD) account with Kitsap Bank using non-federal monies;

WHEREAS, the Board of Commissioners granted the Executive Director the authority to
execute all required banking items related to the financing of the Hidden Firs
Community under Resolution 1961;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Pierce County
Housing Authority that the Executive Director is authorized to execute a Certificate of
Deposit (CD) account at Kitsap Bank in connection with the loan financing of the Hidden
Firs Apartment Community.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

OPENING DOORS

PARTICIPANT SPOTLIGHT



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.PCHAWA.org

OPENING DOORS: PARTICIPANT AND PROGRAM SPOTLIGHT

PCHA is proud to be a pathway to success for our participants. The programs we offer, from our Emergency Housing Vouchers to our Affordable Housing units to our Homeownership Program, work to ensure local families have the reliable, safe, and affordable home they need to not just achieve stability, but also reach forward and accomplish their dreams. Below is one of their stories.

PARTICIPANT SUCCESS STORY: ALICE K.

Our spotlight participant for this month is Alice K, who moved into LIPH Unit #109 on the 27th of December in 2013. She lived in her home for 11 years before purchasing it in February of 2025.

Alice began growing her income as a caregiver over time as she lived in Unit #109, while simultaneously providing deeply-needed services for elderly and disabled members of our community. Alice went from an annual household income of less than \$30,000 in 2018 – including the income of her teenage daughter - to over \$119,000 in 2024.

Because of her independent income growth, she didn't qualify for the Family Self-Sufficiency Program or the Tenant Protection Vouchers provided in the Section 18 Disposition, but when the Disposition process began in early 2023, Alice reached out to the PCHA team to see if she would be able to purchase her unit. Our FSS Coordinator Keyla Moore worked with Alice and her two children – now both young adults – over the last year and a half to repair their credit and to overcome other lending barriers that could have stood in their way to securing a loan,.

Initially, Alice was hoping to buy jointly with her daughter and son, but though their income theoretically qualified for a larger loan, they faced credit age barriers and complications from her daughter's change into a higher-paying nursing job – despite her success in growing her career, the recent change to her job created a difficulty in securing a lender. After several rounds of strategizing with PCHA's FSS Coordinator Keyla Moore, our Director of Project Management Sean McKenna, and our outside partners, Alice was able to get approved for a loan to cover the purchase of her home alone, with \$70,000 down-payment assistance from HomeSight, a local nonprofit supporting first-time and disadvantaged homebuyers. The total home price came to \$335,000.

Alice is now the proud owner of her long-time home, and extends her appreciation to the PCHA Board of Commissioners for this opportunity to share her story and experience on the program. The money spent purchasing this home will go on to generate more affordable housing opportunities in Pierce County for other families just like theirs, and Alice's daughter is able to stay in the same house she grew up in as she follows her mother's footsteps into the medical profession – a home made possible by the Low-Income Public Housing Program, which will now create generational wealth for a participating family for decades to come.



1 - LIPH #109 in 2021, located just south of the old PCHA Main Campus in Parkland.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

STRATEGIC FOCUS



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400 | www.PCHAWA.org

2025 Administrative Plan

BACKGROUND

Pierce County Housing Authority (PCHA), as a traditional public housing authority (PHA), is required to maintain and regularly update an Administrative Plan in accordance with federal regulations under [24 CFR Part 982](#). The purpose of the Administrative Plan is to establish policies for carrying out the Housing Choice Voucher (HCV) program in a manner consistent with HUD requirements along with local goals and objectives and is to be available for public review as required by [24 CFR Part 903](#). As of March 2025, PCHA's Administrative Plan has been reviewed and updated and is now ready to undergo Board approval before entering its public review process. The updated Administrative Plan must be made available for public comment for a period of 45 days before finalization ([24 CFR 903.17](#)). Upon Board approval and completion of the public review period, as required, the updated Administrative Plan is scheduled for implementation in June 2025.

SUMMARY

Federal regulations mandate that PHAs review and update their Administrative Plan periodically to reflect changes in laws, policies, and best practices. This ensures that PCHA's operations remain compliant with HUD requirements and effectively serve the needs of the community. As required by [24 CFR § 982.54](#), the Administrative Plan must outline policies on waiting list management, voucher issuance and denials, occupancy and subsidy standards, informal reviews and hearings, rent reasonableness determinations, and housing quality inspections. It must also distinguish between mandatory policies, dictated by federal regulations, and discretionary policies—where PCHA has flexibility to tailor procedures to best meet the needs of their jurisdiction. In 2016, the Housing Opportunity Through Modernization Act (HOTMA) was enacted to streamline and enhance federal housing assistance programs. HOTMA introduced significant changes, including modifications to income calculations and eligibility criteria for federal housing programs, as outlined in the statutory amendments to Sections 3, 8, and 16 of the U.S. Housing Act of 1937 (HUD.gov). PCHA's 2025 Administrative Plan has been updated to reflect the changes in HOTMA.

Methodology

To update the Administrative Plan, PCHA conducted a thorough policy review. To ensure alignment with federal regulations and the effective implementation of HOTMA within PCHA's Supported Housing Division, PCHA utilized language and materials provided by Nan McKay & Associates, a leading provider of compliance guidance for PHAs. PCHA has historically utilized materials provided by Nan McKay & Associates to guide the development and updates of its Administrative Plan. These materials have ensured that PCHA's policies align with federal regulations and industry best practices.

The update of the Administrative Plan was a collaborative effort led by Deputy Director Tamara Meade, HCV Department Coordinators Shauntae Coley and Ariel Daniels, Planning, Policy, and Community Engagement Manager Riley Guerrero, and Business Development Coordinator Darcy Erwin and included numerous frontline staff for their expertise. By integrating these updates, PCHA remains committed to regulatory compliance and operational excellence in serving the community's housing needs.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

EXECUTIVE AND DIVISION REPORTS



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

AFFORDABLE HOUSING DIVISION REPORT

Christina McLeod, Director of Operations

RESIDENTS/TENANCIES

Move-Ins (February 2025)

- 0 new move-ins
- 1 move-in/transfer for disability reasonable accommodation to ground floor apartment
- Applications = 11 of which there were 6 approvals with March move-in dates, 4 denials, 1 cancellation

Move-Outs (February 2025)

- 8 apartments were vacated
 - Reasons for vacating: Purchased home (1), Relocation (2), Skip (1), and Other (4).
 - Skip – Resident at Oakleaf vacated “skipped” without notice. Vacated owing \$6905 and remainder of lease (May 2025)
 - Other – one household vacated Lakewood Village after two years due to smoke/odor from neighboring unit as landlord lease enforcement (with the 30-Day Comply or Vacate Notice) was not moving at the speed household wanted.
 - Other – Disability Reasonable Accommodation transfer from 3rd floor to ground floor apartment
 - Homeownership – A Brookridge resident purchased home

Now Renting (as of this report 3/19/2025)

- 9 apartments being marketed to the public as of this report, see Unit Availability List included with this report. 2 apartments had approved applications, and 2 apartments had applications being processed at the time of this report.

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	671	10	88.7	94	9 Apts “For Rent”	59 vacant/ being turned (8.8%)
Brookridge	68	1	91.2%	--	2	
Chateau Rainier	248	0	93.2%	22	2	
DeMark	93	1-Admin	78.5%	18	3	
Hidden Village	30	4	86.7%	--	0	4 ‘down’ apts
Lakewood Village	136	0	92.6%	24	0	
Montgrove Manor	32 SROs	2=Office	87.5%	30	2*	All apartments are PVB; 2 ready For move-in; 1 in turn
Oakleaf	26	1	76.9%	--	1	
Village Square	38	1=Office	76.3%	--	1	

- Vacancy rate for entire portfolio of 8.8% is greater than the average for Pierce County of 5.5% which the University of Washington’s Washington Center for Real Estate reported for 4th Quarter of 2024 and reported the following: “Apartment rents decreased across the state during Q4 2024, with the quarterly rate of growth at -0.44%. Average rents changed by -0.46% in the Puget Sound region and -0.28% in the rest of the state. Vacancy rates increased by 0.1 percentage point in the Puget Sound region and remained stable in the rest of the state. They averaged 5.3% statewide, 5.5% in the Puget Sound region, and 4.9% elsewhere in the state.” Our higher vacancy rate is impacted by Project B ased Voucher (PBV) units that are rent-ready and waiting for placement of new PBV participants, numerous evictions over the past months which have created a back-log for maintenance turns, and available For Rent Apartments at DeMark and Hidden Village still on the market.
- “Down” units represent admin/offices, manager/employee non-rentable, and offline due to conditions that require extensive work (a work plan is being developed to get these units back online).
- There are 59 units in the turn process, which represents 8.8% of portfolio



HIGHLIGHTS IN THE PAST MONTH

Chateau Rainier

- **Rehabilitation Project** – Brawner & Company staff, accompanied by PCHA property management staff, conducted internal inspections of a majority of the 248 apartments on March 13 & 14, 2025. Before the inspections, four Brawner staff met with nine PCHA maintenance, property management, and admin staff to hear of internal and external conditions, concerns, and of wants and needs in a renovation.

Yardi Voyager and RentCafe Set-Up Continues

- **Late Fees** – ongoing open support ticket and work over past few months for late fees to be automatically charged by system. Unfortunately, when the automation ran in February 2025, there were more errors than correct charge. Continuing to work with Yardi support to identify issue(s) so system can be correctly set for accurate automated charges.
- **Online Leasing in RentCafe** - in final steps of completing online leasing application and screening; anticipated go-live within next four weeks.

Lease Enforcement. Comply or Vacate Notice Restored to 10-Day Notice – in alignment with the state landlord-tenant law (RCW 59.18), the Washington Supreme Court confirmed that the CARES Act requirement of 30-day notices only applies to pay or vacate notices. On February 20, 2025, the court handed down its opinion in the case of *King County Housing Authority v. Knight*. Thus, PCHA Affordable Housing Division has returned to the 10-Day notice. This reasonable time allows us/landlords to better ensure compliance with rental/lease agreement and state landlord-tenant law.

STAFFING

The Affordable Housing Division continues to work to build a stable team for quality, productivity, and longevity.

- 7 on-site property management staff and 1 senior property manager

1	2	3
Chateau Rainier* – 248	Lakewood Village* – 136	DeMark* – 93
	Village Square* – 38	Hidden Village – 30
	Oakleaf – 26	Brookridge* – 68
	Montgrove Manor – 30	
Total Units = 248	Total Units = 230	Total Units = 191
	*=offices open to public	*=offices open to public
George Ren – Assistant Property Manager (lead)	Kiesha Triplett – Property Manager	Patti Carson-Property Manager
Maria Samifua -Assistant Property Manager	Marie Fallon – Assistant Property Manager	Juan Hernandez-Assistant Property Manager
	Isela Cardenas – Assistant Property Manager	

- Recruitment opened internally on 3/18/2025 for one Property Manager and one Assistant Property Manager or Resident Services Specialist to meet immediate needs at Chateau Rainier and for the anticipated acquisition of an additional 56 unit property at end of March 2025. Anticipated external recruitment to start 3/24/2025.

Report Date: 3/19/2025, McLeod – Director of Operations

APARTMENTS FOR RENTMarch 19th, 2025

	Date Entered	Complex	Size	Location & Floor	Rent	WSG	Features	Status
1	1/9/2025	Brookridge	2x1	2 nd floor	\$1,300.00	\$120.00	2 nd floor, new flooring, AC / Heat pump, new appliances, on-site laundry.	
2	2/24/2025	Brookridge	1x1	Ground floor	\$1,050.00	\$70.00	New Flooring, newer cabinets, laundry-onsite.	Application pending 3/18/2025
3	1/30/2025	Chateau Rainier	3x2	2 nd floor	\$2,300.00	\$200.00	W/D in unit, newly updated, 1150 sq. ft., dishwasher, garbage disposal, covered parking included, fireplace, new appliances, new carpet and vinyl.	Approved 3/5/2025, HQS inspection pending 3/18/2025
4	1/30/2025	Chateau Rainier	2x1	2 nd floor	\$1,600.00	\$150.00	W/D in unit, newly updated, 880 sq. ft., dishwasher, garbage disposal, covered parking included, fireplace, new appliances, new carpet and vinyl.	Application pending 3/17/2025
5	3/12/2025	DeMark	2x1	Ground floor	\$1,600.00	\$150.00	New planking floor, washer/dryer, garbage disposal.	
6	10/22/2024	DeMark	2x1	2 nd floor	\$1,600.00	\$150.00	Washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl.	
7	12/16/2024	DeMark	2x1	2 nd floor	\$1,600.00	\$150.00	Washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl.	
8	2/6/2025	Village Square	1x1	Ground floor; 4-plex; no upstairs neighbor	\$1,000.00	\$70.00	Ground level, new flooring, laundry on site, dishwasher.	Application approved 3/14/2025
9	3/17/2025	Oakleaf	1x1	Ground floor	\$1,000.00	\$100.00	Freshly painted, luxury vinyl planking, small community, onsite laundry.	



FINANCE REPORT

Joanna Nieto, Controller

DISCUSSION

Overview

January 2025 –Financial Statements

February 2025 – Financial Statements

- Finance staff continue working on several bank reconciliations. We are seeing errors that have been brought forward month to month for different reasons. Mainly due to issues during the Yardi software conversion. PCHA has contracted with Clifton Larsen Allen CPA firm to assist with properly reconciling these accounts and other clean-ups because of the conversion process.

Statement of Net Position

- Collections
 - Amount Sent to collections – No collections were sent. Details were still being finalized
 - Nothing Collected in January/February
- Cash Position \$10.6M
 - Unrestricted Cash and Equivalents \$7.5M
 - Restricted Cash and Equivalents \$3.1M
 - Includes funds Held by Greystone for Chateau, Demark, Lakewood Village
 - \$817k Reserve for replacement
 - \$106k Restabilization
 - \$99k Taxes and Insurance
 - Tenant Security Deposits \$496K
- Accounts Receivable \$1.7M with
 - Tenant Receivable Net \$786M (allowance was increase \$408k)
 - Rural Development Receivable Net \$20k
 - Homeownership Receivable Net \$930k – outstanding loans
- Other Current Assets \$19.6M
 - Prepaid Expenses \$1.3M – includes amortized expenses for insurance and taxes
 - Restricted investments \$17.4M – moved from LIPH Section 18
- Unearned Revenue \$236k – tenant prepaid rents balance from 2022 in still being reviewed. Access is needed to HAB for further research and application of rents.

Statement of Revenue, Expenses, and Changes

- Total Expenses year to date as compared to the previous year are up by \$814k or 25% mainly due to an increase in HAP and legal expenses:
 - Maintenance Costs are lower YTD compared with the previous year by \$32k or 20%.
 - Wages and Benefits are down 16% year to date compared to last year at this time.
- YTD Net Operating Income After Non-Operating Costs is \$374k.

Statement of Net Position

Currently PCHA has sufficient cash to pay vendors as their invoices come due and meet the salary and benefit liability of the current staff, basically maintain day-to-day operations.

Investments

The LIPH Section 18 funds are invested with the Washington State Local Government Investment pool with a current return rate of 5.4%. There is approximately \$17M in the investment account.

Budget

The 2025 Annual has been approved and will be added to Yardi for Q1 2025 financial statements. Finance staff have been undergoing training on the Yardi Advanced Budgeting & Forecasting module in Voyager and will be able to provide budget comparisons for the March financials.

Other Issues Impacting the Finance Department

- Finance has hired a full-time Accounting Specialist who will start April 1 and a temp Staff Accountant who will start March 25th.
- Purchase Orders and inventory are needed to better control expenses.

Pierce County Housing Authority
Cash Position
Period Ending January 2025

Account Name	Bank	Balance		
		January	December	Variance
General Operating Accounts				
Apartments General	US Bank	2,604,243.37	2,660,334.31	(56,090.94)
Payroll Account	US Bank	187,826.21	187,826.21	-
General Operating	US Bank	697,917.16	727,093.43	(29,176.27)
PHA Reserve	US Bank	1,419,025.36	1,418,916.90	108.46
Homeownership	US Bank	566,649.31	566,465.31	184.00
Tenant Trust Accounts				
Tenant Trust Security Deposit	First Citizens/US Bank	494,659.00	472,509.86	22,149.14
HUD Trust Accounts				
Section 8	US Bank	2,424,055.48	2,919,866.89	(495,811.41)
Low Income Public Housing Management	US Bank	443,802.07	182,214.43	261,587.64
Low Income Public Housing Damage Security	US Bank	13,700.00	14,900.00	(1,200.00)
Family Self Sufficiency	US Bank	505,959.54	529,355.07	(435,960.38)
LIPH Family Self Sufficiency	US Bank	93,394.69	97,235.27	
Low Income Public Housing Section 18	US Bank	2,134,455.86	635.80	2,133,820.06
Local Government Investment Pool	WSIB	15,252,233.52	15,194,796.78	57,436.74
Rural Development Funds				
Orting Reserve	US Bank	94,345.54	94,338.33	7.21
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	549,765.38	541,753.24	8,012.14
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,309.98	60,279.35	30.63
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	25,346.66	22,102.09	3,244.57
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	65,720.53	65,687.15	33.38
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,122.71	19,113.00	9.71
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	21,957.00	17,801.71	4,155.29
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	99,984.33	99,933.54	50.79
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,581.85	26,568.35	13.50
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	25,795.09	20,208.55	5,586.54
FNMA Reserve Total				-
TOTAL PCHA CASH		27,826,850.64	25,939,935.57	1,886,915.07

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	700,266	1,210,544	-510,278
LIPH Management	412,806	70,565	342,241
Apartments General	2,500,158	2,360,355	139,803
Section 8 General	3,693,536	3,547,448	146,088
Payroll Cash	187,826	187,826	0
Total Unrestricted Cash	7,494,592	7,376,738	117,853
Restricted Cash			
Cash Restricted-Security Deposits	511,284	490,089	21,195
Cash Restricted-FSS Escrow	459,038	529,923	-70,885
Cash Restricted-HAP	-1,441,898	-943,446	-498,452
Cash Restricted-Reserve for Replacement	809,816	801,712	8,104
Cash Restricted- Reserve for Restabilization	106,015	105,961	54
Cash Restricted-T & I	73,099	60,112	12,986
Restricted Escrow Forfeiture	85,623	74,009	11,615
Homeownership 2nd Mortgage-Restricted Cas	566,650	566,465	184
Cash - Reserve by PHA	1,419,042	1,418,934	108
LIPH Section 18 - Restricted	2,135,251	818	2,134,433
Total Restricted Cash	4,723,919	3,104,577	1,619,342
TOTAL CASH	12,218,510	10,481,315	1,737,195
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	1,703,835	1,660,780	43,055
Allowance for Doubtful Accounts-Tenants	-991,676	-991,676	0
A/R - Tenant Payment Agreement (TPA)	45,830	33,423	12,407
Allowance for Fraud Recovery	-154,383	-154,383	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -Rental Assistance	17,471	17,471	0
A/R Port Ins	283,260	285,861	-2,601
A/R Port In Suspense	-81,337	-79,260	-2,077
A/R -HAP	155,963	610,064	-454,101
A/R -Other Government	0	73,722	-73,722
HAP or Subsidy Suspense Receivable	-265,380	-311,912	46,532
A/R - USDA	20,087	19,667	420
Notes and Loans Receivable-Current	2,760	2,760	0
Notes Receivable 2nd Mortgages	930,105	930,246	-141
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,665,581	2,095,809	-430,228
OTHER CURRENT ASSETS			
Investments-Restricted	15,252,234	15,194,797	57,437
Prepaid Expenses and Other Assets	1,285,439	1,298,329	-12,891
Inventories-Materials	0	0	0
Interprogram-Due From	581,233	294,923	286,310
TOTAL OTHER CURRENT ASSETS	17,118,905	16,788,049	330,856
TOTAL CURRENT ASSETS	31,002,996	29,365,173	1,637,823
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	199,935	199,935	0
Land	6,132,767	6,218,484	-85,717
Buildings	34,461,719	34,777,061	-315,342
Furniture and Equipment-Dwelling	3,050,890	3,050,890	0
Furniture and Equipment-Admin.	665,829	665,829	0
Leasehold Improvements	26,663	26,663	0
Site Improvement	511,009	511,009	0
SBITA Asset GASB 96	504,261	504,261	0
Intangible Assets	416,623	416,623	0
Accum Depreciation-Buildings	-24,337,685	-24,491,373	153,688
Accum Depreciation-Furn & Equip Dwellings	-3,066,104	-3,058,206	-7,898
Accum Depreciation-Furn & Equip Admin	-584,489	-584,050	-439
Accum Amortization for intangibles	-327,399	-327,399	0
Accumulated Amort SBITA	-336,174	-336,174	0
Pension Asset-GASB 68 Actuarial Determined	789,532	789,532	0
TOTAL FIXED ASSETS	18,107,377	18,363,085	-255,708
TOTAL NONCURRENT ASSETS	18,107,377	18,363,085	-255,708
DEFERRED OUTFLOW PENSIONS			

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Deferred Outflow-Pensions GASB 68	997,345	997,345	0
Deferred Outflow OPEB GASB 75	1,313	1,313	0
TOTAL DEFERRED OUTFLOW-PENSIONS	998,658	998,658	0
TOTAL ASSETS	50,109,032	48,726,917	1,382,115
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	268,075	901,239	-633,164
Tenant Security Deposits	513,504	512,715	789
Security Deposit Clearing Account	11,247	10,627	620
Security Deposit-Pet	-7,800	-7,800	0
A/P-Payroll Wages Payable	81,697	81,697	0
A/P-Misc. Payroll Withholdings	355	355	0
Federal Tax Withholding	9,577	9,577	0
A/P PERS 1, 2, and 3	-2,080	91,624	-93,704
Employee FICA Withholding	3,139	3,139	0
FUTA Tax	1,343	1,343	0
State Unemployment Tax	1,964	1,964	0
Workers Compensation	1,615	1,615	0
A/P Medical/Vision Ins	1,087	260	827
A/P Union Dues	710	710	0
A/P Garnishments	147	147	0
Other Current Liabilities	61,318	61,318	0
Accrued Payable	0	182,074	-182,074
Current Portion of LT Debt	359,950	391,758	-31,808
Accrued Interest Payable	72,460	72,460	0
Accrued Liabilities-Other	199,623	199,623	0
Accrued PILOT	113,821	113,821	0
Interprogram-Due To	581,233	294,923	286,310
HAP Suspense Clearing	-15,436	-15,436	0
Rural Development Overage	-4,861	-4,743	-118
Tenant Prepaid Rents	249,859	236,626	13,234
FSS Undistributed Interest Account	41	40	1
Accrued Compensated Absences-Current	170,813	170,813	0
TOTAL CURRENT LIABILITIES	2,673,401	3,312,488	-639,087
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	25,163	25,163	0
FSS Escrow	470,937	477,198	-6,260
Notes Payable - LT	2,230,484	2,247,428	-16,944
Note Payable - RD #1	188,469	190,168	-1,700
Note Payable - RD #2	59,814	60,354	-539
ST Loan Payable - 1	24,848	24,848	0
ST Loan Payable - 2	7,886	7,886	0
Bonds Payable - LT	15,004,070	15,004,070	0
OPEB Liabilities	969,032	969,032	0
Accrued Pension Liabilities GASB 68	336,570	336,570	0
TOTAL NONCURRENT LIABILITIES	19,317,274	19,342,717	-25,443
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	532,284	532,284	0
TOTAL DEFERRED INFLOW-PENSIONS	532,284	532,284	0
TOTAL LIABILITIES	22,522,958	23,187,489	-664,531
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	27,586,074	25,539,428	2,046,645
TOTAL RETAINED EARNINGS:	27,586,074	25,539,428	2,046,645
TOTAL EQUITY	27,586,074	25,539,428	2,046,645
TOTAL LIABILITIES AND EQUITY	50,109,032	48,726,917	1,382,115

PCHA All Properties (.all)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	%Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	542,114	525,754	16,360	3
HAP Subsidy	159,664	153,968	5,696	4
Rural Dev Subsidy	6,747	5,968	779	13
Tenant Based Subsidy	0	1,958	-1,958	-100
Utility Reimbursement Payments	-1,163	-3,247	2,084	64
Less: Concessions	-700	-5,170	4,470	86
Total Rental Income	706,662	679,231	27,431	4
Other Tenant Income				
Cleaning Fee	1,155	2,240	-1,085	
Damages	3,882	1,198	2,684	224
Late Charges	161	0	161	N/A
Legal Fees - Tenant	8,786	0	8,786	N/A
NSF Charges	40	40	0	0
Tenant Owed Utilities	1,367	4,803	-3,435	-72
Tenant Owed Water/Sewer/Garbage	69,950	70,166	-216	0
Tenant Screening	320	506	-186	-37
Misc.Tenant Income	12,409	-41	12,450	30,130
Tenant Payment Agreement (TPA) Rent	-400	0	-400	N/A
Tenant Payment Agreement (TPA) Fraud	14,729	0	14,729	N/A
Tenant Payment Agreement (TPA) Other	0	-25	25	100
Total Other Tenant Income	112,398	78,887	33,512	42
TOTAL TENANT INCOME	819,061	758,118	60,943	8
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	45,332	18,842	26,490	141
Section 8 HAP Earned	3,094,548	2,957,751	136,797	5
Section 8 Admin. Fee Income	262,480	243,500	18,980	8
Section 8 FSS Grant Income	13,169	0	13,169	N/A
Port-In Admin Fees Earned	218	82	137	167
Port In HAP Earned	-752	2,994	-3,746	-125
FSS Forfeiture Income	11,615	0	11,615	N/A
Other Government Grants	0	-80,000	80,000	100
Capital Fund Grants-Soft Costs	436,291	62,518	373,773	598
Interest Subsidy	2,334	2,334	0	0
TOTAL GRANT INCOME	3,865,235	3,208,022	657,214	20
OTHER INCOME				
Investment Income - Unrestricted	330	640	-310	-48
Investment Income - Restricted	58,040	1,139	56,901	4,996
Management Fee Income - RD	1,566	0	1,566	N/A
2nd Mortgages	0	-294	294	100
Miscellaneous Other Income	0	-2,691	2,691	100
Operating Transfers IN	436,291	62,518	373,773	598
Transfers between Properties - in	144,705	52,813	91,892	174
TOTAL OTHER INCOME	640,933	114,126	526,807	462
TOTAL INCOME	5,325,229	4,080,265	1,244,963	31
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	239,048	152,570	-86,478	-57
Administrative Staff Medical Insurance	68,853	54,648	-14,205	-26
Administrative Staff Life Insurance	747	581	-166	-29
PERS1 and 2-Admin	28,614	17,882	-10,732	-60
Unemployment Compensation-Adm	4,313	2,074	-2,239	-108
FICA/Medicare-Admin	3,451	2,250	-1,202	-53
Workers Comp L&I-Admin	2,049	1,208	-841	-70
Total Administrative Salaries	347,076	231,214	-115,862	-50
Legal Expense				
Criminal Background Checks	11	0	-11	N/A
Tenant Screening	8,215	0	-8,215	N/A
General Legal Expense	2,619	0	-2,619	N/A
Total Legal Expense	10,845	0	-10,845	N/A
Other Admin Expenses				
Staff Training	903	1,838	935	51
Travel	698	467	-231	-50
Port Out Admin Fee Paid	17,500	13,705	-3,795	-28

PCHA All Properties (.all)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	%Change
Management Fee	1,566	0	-1,566	N/A
Consultants	4,965	5,997	1,032	17
Total Other Admin Expenses	25,633	22,006	-3,626	-16
Miscellaneous Admin Expenses				
Membership and Fees	5,209	295	-4,914	-1,666
Office Supplies	2,813	3,726	912	24
Fuel-Administrative	-1,415	-238	1,177	495
Computer Parts	868	0	-868	N/A
Telephone	11,665	9,180	-2,485	-27
Postage	3,052	274	-2,779	-1,015
Software Lisenze Fees	3,302	536	-2,766	-516
Printer Supplies	193	0	-193	N/A
Software	12,597	1,509	-11,088	-735
Internet/Cable	4,752	1,242	-3,509	-282
Temporary Administrative Labor	31,010	27,381	-3,629	-13
Small Office Equipment	435	0	-435	N/A
Bank Fees	-14	0	14	N/A
Other Misc Admin Expenses	6,116	18,559	12,443	67
Total Miscellaneous Admin Expenses	427,660	293,678	-133,982	-46
TOTAL ADMINISTRATIVE EXPENSES	464,138	315,684	-148,454	-47
TENANT SERVICES				
Tenant Services Salaries	9,797	3,317	-6,480	-195
Tenant Services Medical Insurance	1,777	1,646	-131	-8
Tenant Services Staff Life Insurance	33	30	-3	-9
Tenant Services PERS Expense	893	343	-550	-160
Unemployment Compensation Tenant Services/FSS	177	60	-117	-196
Tenant Services FICA/Medicare	141	48	-93	-193
FSS Workers Comp	20	12	-8	-67
Tenant Relocation-Rent/Security Deposit Assistance	0	24,286	24,286	100
Tenant Relocation-Moving Expenses	1,500	2,819	1,319	47
TOTAL TENANT SERVICES EXPENSES	14,337	32,561	18,224	56
UTILITY EXPENSES				
Water	5,868	5,540	-327	-6
Electricity	10,180	16,447	6,267	38
Electricity-Vacant Units	17,302	9,499	-7,802	-82
Gas	503	0	-503	N/A
Garbage/Trash Removal	43,428	25,557	-17,870	-70
Sewer	27,076	26,753	-323	-1
TOTAL UTILITY EXPENSES	104,356	83,797	-20,559	-25
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	60,032	40,850	-19,182	-47
Maintenance Staff Medical Insurance	24,587	17,618	-6,968	-40
Maintenance Staff Life Insurance	147	164	16	10
PERS1 and 2-Maint	6,506	4,813	-1,693	-35
Unemployment Compensation-Maint	1,083	1,418	335	24
FICA/Medicare-Maint	862	558	-304	-55
Workers Comp L&I-Maintenance	1,982	1,309	-673	-51
Maintenance Uniforms	367	233	-134	-57
Maintenance Travel/Training	76	0	-76	N/A
Vehicle Gas, Oil, Grease	1,959	1,153	-806	-70
Total General Maint Expense	95,620	66,808	-28,812	-43
Materials				
Supplies-Grounds	0	261	261	100
Supplies-Appliance	2,234	790	-1,444	-183
Supplies-Decorating	4,233	0	-4,233	N/A
Supplies-Electrical	9,832	5,638	-4,194	-74
Supplies-Janitorial/Cleaning	1,218	446	-773	-173
Supplies-Maint/Repairs	9,791	9,462	-329	-3
Supplies-Plumbing	3,803	3,522	-280	-8
Tools and Equipment	108	0	-108	N/A
Total Materials	31,220	20,119	-11,100	-55
Contract Costs				
Contract-Appliance	11,648	12,185	537	4
Contract-Building Repairs	0	24,016	24,016	100
Contract-Carpet Cleaning	669	10,618	9,949	94
Contract-Decorating/Painting	1,850	4,240	2,390	56
Contract-Electrical	430	4,675	4,245	91
Contract-Pest Control	1,075	4,317	3,241	75
Contract-Floor Covering	17,435	23,664	6,229	26
Contract-Grounds	14,165	14,409	243	2
Contract-Janitorial/Cleaning	18,779	10,913	-7,866	-72
Contract-Plumbing	48,944	17,872	-31,072	-174

PCHA All Properties (.all)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	%Change
Contract-Window Covering	3,615	498	-3,116	-625
Contract-Vehicle Maintenance	160	3,497	3,336	95
Contract-Maintenance Consultants	29,634	78,904	49,270	62
Contract-Alarm Monitoring	159	15,077	14,918	99
Contract-Sprinkler Monitoring	0	1,064	1,064	100
Contract-Consultants	3,006	5,065	2,059	41
Contract-Fee For Service	0	-27	-27	-100
Total Contract Costs	151,569	230,985	79,416	34
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	280,391	319,221	38,830	12
GENERAL EXPENSES				
Property Insurance	8,011	12,218	4,207	34
State Industrial Insurance-Admin	0	3	3	100
Liability Insurance	3,043	7,516	4,473	60
Misc. Taxes/Licenses/Insurance	2,559	2,559	0	0
Security/Law Enforcement	865	0	-865	N/A
Port-In HAP Expense	3,925	2,994	-931	-31
Other General Expense	0	55	55	100
TOTAL GENERAL EXPENSES	18,404	25,345	6,941	27
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	3,194,445	2,715,313	-479,132	-18
Tenant Utility Payments-Voucher	42,889	38,111	-4,778	-13
Port Out HAP Payments	305,950	285,170	-20,780	-7
FSS Escrow Payments	5,331	18,044	12,713	70
EHV HAP Expense	70,698	76,960	6,262	8
EHV Admin Fee Expense	231	294	63	21
EHV Other Eligible Service Expenses	466	0	-466	N/A
TOTAL HOUSING ASSISTANCE PAYMENTS	3,620,009	3,133,892	-486,118	-16
FINANCING EXPENSE				
Interest Expense-Bond 1	74,645	2,193	-72,452	-3,303
TOTAL FINANCING EXPENSES	74,645	2,193	-72,452	-3,303
NON-OPERATING ITEMS				
Depreciation -Buildings	103,326	105,457	2,130	2
Depreciation -Furn,Equip,Machinery-Dwellings	7,898	13,031	5,133	39
Depreciation -Furn,Equip,Machinery-Admin.	439	1,096	657	60
Operating Transfers OUT	580,996	62,518	-518,478	-829
Transfer between Properties - out	0	52,813	52,813	100
Gain/Loss from Sale Disposition of Real Property	-2,008,955	-757,187	1,251,769	165
Title and Closing Fees	18,598	54,594	35,996	66
TOTAL NON-OPERATING ITEMS	-1,297,698	-467,677	830,020	177
TOTAL EXPENSES	3,278,583	3,445,017	166,433	5
NET INCOME	2,046,645	635,249	1,411,397	222

PCHA Affordable Properties (.aff)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-33,511	-7,160	-26,351
Apartments General	2,306,955	2,169,734	137,221
Total Unrestricted Cash	2,273,444	2,162,574	110,871
Restricted Cash			
Cash Restricted-Security Deposits	488,666	466,271	22,395
Cash Restricted-Reserve for Replacement	715,470	707,374	8,096
Cash Restricted- Reserve for Restabilization	106,015	105,961	54
Cash Restricted-T & I	73,099	60,112	12,986
Total Restricted Cash	1,383,250	1,339,718	43,532
TOTAL CASH	3,656,694	3,502,292	154,402
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	1,248,629	1,209,857	38,772
Allowance for Doubtful Accounts-Tenants	-940,111	-940,111	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -HAP	155,963	203,033	-47,070
HAP or Subsidy Suspense Receivable	-218,904	-265,436	46,532
TOTAL ACCOUNTS AND NOTES RECEIVABLE	244,624	206,390	38,234
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	783,676	785,258	-1,582
Inventories-Materials	-11,068	-11,068	0
Interprogram-Due From	-7,073	-7,073	0
TOTAL OTHER CURRENT ASSETS	765,536	767,118	-1,582
TOTAL CURRENT ASSETS	4,666,854	4,475,799	191,054
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	199,935	199,935	0
Land	2,499,000	2,499,000	0
Buildings	24,806,781	24,806,781	0
Furniture and Equipment-Dwelling	2,481,611	2,481,611	0
Leasehold Improvements	26,663	26,663	0
Site Improvement	186,336	186,336	0
Intangible Assets	61,861	61,861	0
Accum Depreciation-Buildings	-17,621,329	-17,545,755	-75,573
Accum Depreciation-Furn & Equip Dwellings	-2,405,887	-2,400,797	-5,090
Accum Amortization for intangibles	-61,861	-61,861	0
Pension Asset-GASB 68 Actuarial Determined	20,249	20,249	0
TOTAL FIXED ASSETS	10,193,358	10,274,022	-80,664
TOTAL NONCURRENT ASSETS	10,193,358	10,274,022	-80,664
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	42,367	42,367	0
Deferred Outflow OPEB GASB 75	24	24	0
TOTAL DEFERRED OUTFLOW-PENSIONS	42,391	42,391	0
TOTAL ASSETS	14,902,602	14,792,211	110,391
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	37,391	225,595	-188,205
Tenant Security Deposits	489,454	487,765	1,689
Security Deposit Clearing Account	10,647	10,027	620
Security Deposit-Pet	-3,000	-3,000	0
A/P-Misc. Payroll Withholdings	784	784	0
A/P Union Dues	0	0	0
Other Current Liabilities	15,698	15,698	0
Current Portion of LT Debt	359,950	391,758	-31,808
Accrued Interest Payable	72,460	72,460	0
Accrued Liabilities-Other	17,248	17,248	0
Interprogram-Due To	255,114	87,993	167,121
HAP Suspense Clearing	1,117	1,117	0
Tenant Prepaid Rents	202,839	189,117	13,722

PCHA Affordable Properties (.aff)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Accrued Compensated Absences-Current	19,741	19,741	0
TOTAL CURRENT LIABILITIES	1,479,442	1,516,303	-36,860
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	2,908	2,908	0
Bonds Payable - LT	15,004,070	15,004,070	0
OPEB Liabilities	133,712	133,712	0
Accrued Pension Liabilities GASB 68	3,523	3,523	0
TOTAL NONCURRENT LIABILITIES	15,144,214	15,144,214	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-1,028	-1,028	0
TOTAL DEFERRED INFLOW-PENSIONS	-1,028	-1,028	0
TOTAL LIABILITIES	16,622,628	16,659,488	-36,860
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	-1,720,026	-1,867,277	147,251
TOTAL RETAINED EARNINGS:	-1,720,026	-1,867,277	147,251
TOTAL EQUITY	-1,720,026	-1,867,277	147,251
TOTAL LIABILITIES AND EQUITY	14,902,602	14,792,211	110,391

PCHA Affordable Properties (.aff)
Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	514,860	470,195	44,665	9
HAP Subsidy	159,664	153,968	5,696	4
Tenant Based Subsidy	0	1,958	-1,958	-100
Less: Concessions	-700	-5,170	4,470	86
Total Rental Income	673,824	620,951	52,873	9
Other Tenant Income				
Cleaning Fee	1,155	2,240	-1,085	-48
Damages	3,882	1,198	2,684	224
Late Charges	-75	0	-75	N/A
Legal Fees - Tenant	8,786	0	8,786	
NSF Charges	40	40	0	0
Tenant Owed Utilities	0	2,109	-2,109	-100
Tenant Owed Water/Sewer/Garbage	69,950	70,310	-360	-1
Tenant Screening	320	440	-120	-27
Misc.Tenant Income	12,409	1,424	10,985	772
Total Other Tenant Income	96,466	77,761	18,705	24
TOTAL TENANT INCOME	770,290	698,712	71,579	10
GRANT INCOME				
Other Government Grants	0	-80,000	80,000	100
TOTAL GRANT INCOME	0	-80,000	80,000	100
OTHER INCOME				
Investment Income - Unrestricted	0	155	-155	-100
Investment Income - Restricted	413	383	30	8
TOTAL OTHER INCOME	413	538	-125	-23
TOTAL INCOME	770,704	619,250	151,454	24
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	27,284	17,858	-9,426	-53
Administrative Staff Medical Insurance	11,657	6,318	-5,339	-84
Administrative Staff Life Insurance	83	57	-26	-45
PERS1 and 2-Admin	2,486	1,479	-1,007	-68
Unemployment Compensation-Adm	492	331	-161	-49
FICA/Medicare-Admin	394	259	-135	-52
Workers Comp L&I-Admin	1,040	423	-617	-146
Total Administrative Salaries	43,436	26,725	-16,711	-63
Legal Expense				
Tenant Screening	169	0	-169	N/A
General Legal Expense	2,619	0	-2,619	N/A
Total Legal Expense	2,788	0	-2,788	N/A
Other Admin Expenses				
Staff Training	0	65	65	100
Travel	199	0	-199	N/A
Total Other Admin Expenses	199	65	-134	-206
Miscellaneous Admin Expenses				
Membership and Fees	2,010	0	-2,010	N/A
Office Supplies	295	1,364	1,069	78
Fuel-Administrative	0	-122	-122	-100
Telephone	6,523	4,538	-1,985	-44
Postage	52	274	221	81
Software	729	694	-35	-5
Internet/Cable	1,415	0	-1,415	N/A
Temporary Administrative Labor	6,620	0	-6,620	N/A
Bank Fees	-14	0	14	N/A
Other Misc Admin Expenses	840	12,660	11,820	93
Allocated Overhead	166,299	126,219	-40,079	-32
Total Miscellaneous Admin Expenses	228,206	172,352	-55,854	-32
TOTAL ADMINISTRATIVE EXPENSES	231,192	172,417	-58,775	-34
UTILITY EXPENSES				

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Water	4,434	4,412	-22	0
Electricity	8,330	12,161	3,831	32
Electricity-Vacant Units	8,256	4,641	-3,615	-78
Garbage/Trash Removal	40,860	24,150	-16,710	-69
Sewer	24,249	23,291	-959	-4
TOTAL UTILITY EXPENSES	86,130	68,655	-17,475	-25
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	32,962	25,902	-7,060	-27
Maintenance Staff Medical Insurance	16,527	12,716	-3,811	-30
Maintenance Staff Life Insurance	114	122	8	6
PERS1 and 2-Maint	3,359	2,994	-365	-12
Unemployment Compensation-Maint	595	466	-128	-28
FICA/Medicare-Maint	472	376	-97	-26
Workers Comp L&I-Maintenance	1,357	879	-477	-54
Maintenance Travel/Training	18	0	-18	N/A
Vehicle Gas, Oil, Grease	1,107	0	-1,107	N/A
Total General Maint Expense	55,155	42,576	-12,579	-30
Materials				
Supplies-Grounds	0	261	261	100
Supplies-Appliance	1,384	649	-735	-113
Supplies-Decorating	4,233	0	-4,233	N/A
Supplies-Electrical	9,649	4,891	-4,757	-97
Supplies-Janitorial/Cleaning	501	446	-56	-12
Supplies-Maint/Repairs	6,783	7,947	1,164	15
Supplies-Plumbing	3,554	3,252	-302	-9
Tools and Equipment	108	0	-108	N/A
Total Materials	26,213	17,446	-8,767	-50
Contract Costs				
Contract-Appliance	10,899	10,128	-771	-8
Contract-Building Repairs	0	8,612	8,612	100
Contract-Carpet Cleaning	669	9,868	9,199	93
Contract-Decorating/Painting	1,850	4,240	2,390	56
Contract-Electrical	185	4,675	4,490	96
Contract-Pest Control	570	3,590	3,020	84
Contract-Floor Covering	12,962	21,314	8,353	39
Contract-Grounds	13,131	13,131	0	0
Contract-Janitorial/Cleaning	9,580	6,141	-3,439	-56
Contract-Plumbing	2,140	3,933	1,793	46
Contract-Window Covering	2,270	498	-1,771	-355
Contract-Maintenance Consultants	15,324	76,054	60,730	80
Contract-Alarm Monitoring	0	13,327	13,327	100
Contract-Sprinkler Monitoring	0	1,064	1,064	100
Contract-Consultants	0	3,440	3,440	100
Total Contract Costs	69,579	180,015	110,436	61
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	152,303	240,917	88,613	37
GENERAL EXPENSES				
State Industrial Insurance-Admin	0	3	3	100
Misc. Taxes/Licenses/Insurance	853	853	0	0
TOTAL GENERAL EXPENSES	853	856	3	0
FINANCING EXPENSE				
Interest Expense-Bond 1	72,310	-141	-72,452	-51,337
TOTAL FINANCING EXPENSES	72,310	-141	-72,452	-51,337
NON-OPERATING ITEMS				
Depreciation -Buildings	75,573	75,573	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	5,090	9,414	4,324	46
TOTAL NON-OPERATING ITEMS	80,664	84,987	4,324	5
TOTAL EXPENSES	623,452	567,691	-55,761	-10
NET INCOME	147,251	51,559	95,692	186

PCHA Hidden Village (hv021)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-808	0	-808
Apartments General	-76,903	-91,160	14,257
Total Unrestricted Cash	-77,711	-91,160	13,449
Restricted Cash			
Cash Restricted-Security Deposits	17,301	15,931	1,370
Total Restricted Cash	17,301	15,931	1,370
TOTAL CASH	-60,409	-75,229	14,820
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	9,802	9,379	423
Allowance for Doubtful Accounts-Tenants	-8,762	-8,762	0
A/R -HAP	1,411	1,383	28
HAP or Subsidy Suspense Receivable	-1,877	-1,788	-89
TOTAL ACCOUNTS AND NOTES RECEIVABLE	574	212	362
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	2,135	2,371	-236
Inventories-Materials	-491	-491	0
Interprogram-Due From	-316	-316	0
TOTAL OTHER CURRENT ASSETS	1,327	1,563	-236
TOTAL CURRENT ASSETS	-58,508	-73,454	14,945
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	81,000	81,000	0
Buildings	756,239	756,239	0
Furniture and Equipment-Dwelling	67,881	67,881	0
Site Improvement	10,933	10,933	0
Intangible Assets	2,770	2,770	0
Accum Depreciation-Buildings	-641,751	-636,547	-5,204
Accum Depreciation-Furn & Equip Dwellings	-64,807	-64,568	-239
Accum Amortization for intangibles	-2,770	-2,770	0
Pension Asset-GASB 68 Actuarial Determined	630	630	0
TOTAL FIXED ASSETS	210,125	215,568	-5,443
TOTAL NONCURRENT ASSETS	210,125	215,568	-5,443
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	657	657	0
Deferred Outflow OPEB GASB 75	-10	-10	0
TOTAL DEFERRED OUTFLOW-PENSIONS	647	647	0
TOTAL ASSETS	152,264	142,761	9,502
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	1,509	1,781	-272
Tenant Security Deposits	15,350	16,400	-1,050
A/P-Misc. Payroll Withholdings	8	8	0
Other Current Liabilities	426	426	0
Accrued Liabilities-Other	2,450	2,450	0
Interprogram-Due To	10,592	3,063	7,529
Tenant Prepaid Rents	2,260	2,180	80
TOTAL CURRENT LIABILITIES	32,596	26,308	6,288
NONCURRENT LIABILITIES:			
OPEB Liabilities	-1,059	-1,059	0
Accrued Pension Liabilities GASB 68	75	75	0
TOTAL NONCURRENT LIABILITIES	-984	-984	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-229	-229	0
TOTAL DEFERRED INFLOW-PENSIONS	-229	-229	0
TOTAL LIABILITIES	31,383	25,095	6,288

PCHA Hidden Village (hv021)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	120,881	117,666	3,215
TOTAL RETAINED EARNINGS:	120,881	117,666	3,215
TOTAL EQUITY	120,881	117,666	3,215
TOTAL LIABILITIES AND EQUITY	152,264	142,761	9,502

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	19,108	16,957	2,151	13
HAP Subsidy	2,942	3,143	-201	-6
Total Rental Income	22,050	20,100	1,950	10
Other Tenant Income				
Legal Fees - Tenant	70	0	70	N/A
Tenant Owed Utilities	0	72	-72	-100
Tenant Owed Water/Sewer/Garbage	1,680	1,750	-70	-4
Tenant Screening	40	0	40	N/A
Total Other Tenant Income	1,790	1,822	-32	-2
TOTAL TENANT INCOME	23,840	21,922	1,918	
TOTAL INCOME	23,840	21,922	1,918	9
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	660	1,462	802	55
PERS1 and 2-Admin	60	60	0	0
Unemployment Compensation-Adm	12	26	14	55
FICA/Medicare-Admin	10	21	12	55
Workers Comp L&I-Admin	27	6	-21	-347
Total Administrative Salaries	769	1,577	807	51
Legal Expense				
Tenant Screening	21	0	-21	N/A
Total Legal Expense	21	0	-21	N/A
Other Admin Expenses				
Travel	5	0	-5	N/A
Total Other Admin Expenses	5	0	-5	N/A
Miscellaneous Admin Expenses				
Membership and Fees	90	0	-90	N/A
Telephone	70	163	93	57
Software	32	30	-2	-5
Internet/Cable	93	0	-93	N/A
Other Misc Admin Expenses	253	178	-75	-42
Allocated Overhead	7,482	5,682	-1,800	-32
Total Miscellaneous Admin Expenses	8,789	7,630	-1,159	-15
TOTAL ADMINISTRATIVE EXPENSES	8,815	7,630	-1,185	-16
UTILITY EXPENSES				
Water	859	1,161	302	26
Electricity	80	128	48	38
Electricity-Vacant Units	539	516	-23	-5
Garbage/Trash Removal	954	1,140	186	16
Sewer	1,646	1,582	-64	-4
TOTAL UTILITY EXPENSES	4,077	4,526	449	10
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	0	89	89	100
PERS1 and 2-Maint	0	16	16	100
Unemployment Compensation-Maint	0	2	2	100
FICA/Medicare-Maint	0	1	1	100
Total General Maint Expense	0	108	108	100
Materials				
Supplies-Maint/Repairs	60	0	-60	N/A
Total Materials	60	0	-60	N/A
Contract Costs				
Contract-Appliance	729	0	-729	N/A
Contract-Pest Control	0	76	76	100
Contract-Grounds	1,056	1,056	0	0
Contract-Janitorial/Cleaning	240	320	80	25
Total Contract Costs	2,025	1,453	-573	-39
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,086	1,560	-525	-34
GENERAL EXPENSES				
State Industrial Insurance-Admin	0	3	3	100
Misc. Taxes/Licenses/Insurance	204	204	0	0
TOTAL GENERAL EXPENSES	204	207	3	1

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
NON-OPERATING ITEMS				
Depreciation -Buildings	5,204	5,204	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	239	319	80	25
TOTAL NON-OPERATING ITEMS	5,443	5,523	80	1
TOTAL EXPENSES	20,625	19,446	-1,179	-6
NET INCOME	3,215	2,476	739	30

PCHA liph liph18

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-12,345	-2,391	-9,954
LIPH Management	412,805	70,565	342,240
Total Unrestricted Cash	400,461	68,174	332,286
Restricted Cash			
Cash Restricted-Security Deposits	14,000	15,200	-1,200
Cash Restricted-FSS Escrow	37,062	40,903	-3,841
Restricted Escrow Forfeiture	21,057	21,057	0
LIPH Section 18 - Restricted	2,135,251	818	2,134,433
Total Restricted Cash	2,207,370	77,978	2,129,392
TOTAL CASH	2,607,831	146,152	2,461,679
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	231,951	230,441	1,510
Allowance for Doubtful Accounts-Tenants	-47,935	-47,935	0
A/R - Tenant Payment Agreement (TPA)	10,015	10,415	-400
A/R -Other Government	0	105	-105
TOTAL ACCOUNTS AND NOTES RECEIVABLE	194,032	193,027	1,005
OTHER CURRENT ASSETS			
Investments-Restricted	15,252,234	15,194,797	57,437
Prepaid Expenses and Other Assets	14,234	15,892	-1,659
Interprogram-Due From	-3,358	-3,358	0
TOTAL OTHER CURRENT ASSETS	15,263,109	15,207,331	55,778
TOTAL CURRENT ASSETS	18,064,972	15,546,510	2,518,462
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	1,238,359	1,324,076	-85,717
Buildings	7,108,677	7,424,019	-315,342
Furniture and Equipment-Dwelling	539,459	539,459	0
Site Improvement	322,323	322,323	0
Intangible Assets	11,449	11,449	0
Accum Depreciation-Buildings	-5,750,540	-5,986,071	235,531
Accum Depreciation-Furn & Equip Dwellings	-506,158	-504,349	-1,809
Accum Amortization for intangibles	-11,449	-11,449	0
Pension Asset-GASB 68 Actuarial Determined	62,478	62,478	0
TOTAL FIXED ASSETS	3,014,598	3,181,934	-167,336
TOTAL NONCURRENT ASSETS	3,014,598	3,181,934	-167,336
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	78,923	78,923	0
Deferred Outflow OPEB GASB 75	121	121	0
TOTAL DEFERRED OUTFLOW-PENSIONS	79,044	79,044	0
TOTAL ASSETS	21,158,614	18,807,489	2,351,126
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	122,134	171,723	-49,589
Tenant Security Deposits	18,350	19,250	-900
Security Deposit Clearing Account	600	600	0
Security Deposit-Pet	-4,200	-4,200	0
A/P-Misc. Payroll Withholdings	1,022	1,022	0
Other Current Liabilities	14,350	14,350	0
Accrued PILOT	113,821	113,821	0
Interprogram-Due To	81,556	26,456	55,100
Tenant Prepaid Rents	24,194	25,436	-1,243
FSS Undistributed Interest Account	10	10	0
Accrued Compensated Absences-Current	13,736	13,736	0
TOTAL CURRENT LIABILITIES	385,573	382,204	3,368
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	2,024	2,024	0
FSS Escrow	40,175	41,671	-1,496

PCHA liph liph18

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
OPEB Liabilities	89,335	89,335	0
Accrued Pension Liabilities GASB 68	26,634	26,634	0
TOTAL NONCURRENT LIABILITIES	158,168	159,664	-1,496
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	42,121	42,121	0
TOTAL DEFERRED INFLOW-PENSIONS	42,121	42,121	0
TOTAL LIABILITIES	585,862	583,989	1,873
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	20,572,752	18,223,499	2,349,253
TOTAL RETAINED EARNINGS:	20,572,752	18,223,499	2,349,253
TOTAL EQUITY	20,572,752	18,223,499	2,349,253
TOTAL LIABILITIES AND EQUITY	21,158,614	18,807,489	2,351,126

PCHA liph liph18

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	22,931	51,072	-28,141	-55
Utility Reimbursement Payments	-1,163	-3,247	2,084	64
Total Rental Income	21,768	47,825	-26,057	-54
Other Tenant Income				
Tenant Owed Utilities	533	1,738	-1,206	-69
Tenant Owed Water/Sewer/Garbage	0	-144	144	100
Misc.Tenant Income	0	-1,465	1,465	100
Tenant Payment Agreement (TPA) Rent	-400	0	-400	N/A
Tenant Payment Agreement (TPA) Other	0	-25	25	100
Total Other Tenant Income	133	105	28	
TOTAL TENANT INCOME	21,901	47,930	-26,029	-54
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	45,332	18,842	26,490	141
Capital Fund Grants-Soft Costs	436,291	62,518	373,773	598
TOTAL GRANT INCOME	481,623	81,360	400,263	492
OTHER INCOME				
Investment Income - Unrestricted	14	59	-45	-76
Investment Income - Restricted	57,468	297	57,170	19,230
Miscellaneous Other Income	0	-5	5	100
Operating Transfers IN	436,291	62,518	373,773	598
Transfers between Properties - in	144,705	52,813	91,892	174
TOTAL OTHER INCOME	638,478	115,683	522,795	452
TOTAL INCOME	1,142,002	244,973	897,029	366
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	24,596	14,481	-10,115	-70
Administrative Staff Medical Insurance	5,376	2,686	-2,690	-100
Administrative Staff Life Insurance	68	59	-9	-15
PERS1 and 2-Admin	2,952	2,272	-680	-30
Unemployment Compensation-Adm	444	261	-183	-70
FICA/Medicare-Admin	355	210	-145	-69
Workers Comp L&I-Admin	159	45	-114	-254
Total Administrative Salaries	33,950	20,014	-13,936	-70
Legal Expense				
Tenant Screening	760	0	-760	N/A
Total Legal Expense	760	0	-760	N/A
Other Admin Expenses				
Travel	51	0	-51	N/A
Total Other Admin Expenses	51	0	-51	N/A
Miscellaneous Admin Expenses				
Membership and Fees	22	0	-22	N/A
Office Supplies	0	153	153	100
Fuel-Administrative	46	0	-46	N/A
Telephone	449	223	-226	-101
Postage	290	0	-290	N/A
Software	222	211	-11	-5
Other Misc Admin Expenses	168	146	-21	-14
Allocated Overhead	55,100	31,021	-24,079	-78
Total Miscellaneous Admin Expenses	90,246	51,770	-38,477	-74
TOTAL ADMINISTRATIVE EXPENSES	91,057	51,770	-39,287	-76
TENANT SERVICES				
Tenant Relocation-Rent/Security Deposit Assistance	0	23,786	23,786	100
Tenant Relocation-Moving Expenses	1,500	2,819	1,319	47
TOTAL TENANT SERVICES EXPENSES	1,500	26,605	25,105	94
UTILITY EXPENSES				
Water	522	338	-184	-55
Electricity	308	846	539	64
Electricity-Vacant Units	8,911	4,410	-4,500	-102
Garbage/Trash Removal	800	40	-760	-1,904
Sewer	1,074	1,394	320	23
TOTAL UTILITY EXPENSES	11,614	7,028	-4,586	-65

PCHA liph liph18

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	0	6,697	6,697	100
PERS1 and 2-Maint	0	952	952	100
Unemployment Compensation-Maint	0	121	121	100
FICA/Medicare-Maint	0	97	97	100
Workers Comp L&I-Maintenance	0	312	312	100
Vehicle Gas, Oil, Grease	196	54	-142	-263
Total General Maint Expense	196	7,921	7,725	98
Materials				
Supplies-Appliance	781	118	-663	-563
Supplies-Electrical	0	747	747	100
Supplies-Maint/Repairs	2,318	1,405	-913	-65
Supplies-Plumbing	248	270	22	8
Total Materials	3,347	2,540	-807	-32
Contract Costs				
Contract-Appliance	749	2,057	1,308	64
Contract-Building Repairs	0	15,404	15,404	100
Contract-Carpet Cleaning	0	750	750	100
Contract-Electrical	245	0	-245	N/A
Contract-Pest Control	270	495	225	45
Contract-Floor Covering	4,474	2,350	-2,124	-90
Contract-Grounds	0	243	243	100
Contract-Janitorial/Cleaning	3,782	474	-3,308	-698
Contract-Plumbing	46,804	13,939	-32,865	-236
Contract-Window Covering	1,345	0	-1,345	N/A
Contract-Vehicle Maintenance	82	1,088	1,006	92
Contract-Maintenance Consultants	13,420	2,850	-10,570	-371
Total Contract Costs	71,171	39,650	-31,521	-79
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	74,714	50,423	-24,291	-48
GENERAL EXPENSES				
Misc. Taxes/Licenses/Insurance	1,437	1,437	0	0
TOTAL GENERAL EXPENSES	1,437	1,437	0	0
HOUSING ASSISTANCE PAYMENTS				
FSS Escrow Payments	-1,503	1,758	3,261	185
TOTAL HOUSING ASSISTANCE PAYMENTS	-1,503	1,758	3,261	185
NON-OPERATING ITEMS				
Depreciation -Buildings	21,483	26,906	5,423	20
Depreciation -Furn,Equip,Machinery-Dwellings	1,809	2,591	783	30
Operating Transfers OUT	580,996	62,518	-518,478	-829
Transfer between Properties - out	0	52,813	52,813	100
Gain/Loss from Sale Disposition of Real Property	-2,008,955	-757,187	1,251,769	165
Title and Closing Fees	18,598	54,594	35,996	66
TOTAL NON-OPERATING ITEMS	-1,386,069	-557,764	828,306	149
TOTAL EXPENSES	-1,207,251	-418,743	788,508	188
NET INCOME	2,349,253	663,716	1,685,537	254

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-873	-1	-872
Apartments General	-3,100	-3,100	0
Section 8 General	3,719,523	3,573,697	145,827
Total Unrestricted Cash	3,715,550	3,570,596	144,955
Restricted Cash			
Cash Restricted-FSS Escrow	421,973	489,018	-67,045
Cash Restricted-HAP	-1,441,898	-943,446	-498,452
Restricted Escrow Forfeiture	64,566	52,952	11,615
Total Restricted Cash	-955,359	-401,477	-553,882
TOTAL CASH	2,760,191	3,169,119	-408,928
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	154,636	153,420	1,216
A/R - Tenant Payment Agreement (TPA)	35,815	23,008	12,807
Allowance for Fraud Recovery	-154,383	-154,383	0
A/R Port Ins	283,260	285,861	-2,601
A/R Port In Suspense	-81,337	-79,260	-2,077
A/R -HAP	0	407,031	-407,031
A/R -Other Government	0	66,820	-66,820
HAP or Subsidy Suspense Receivable	-17,184	-17,184	0
TOTAL ACCOUNTS AND NOTES RECEIVABLE	220,806	685,313	-464,506
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	-6,819	-6,185	-634
Interprogram-Due From	-3,317	-3,317	0
TOTAL OTHER CURRENT ASSETS	-10,136	-9,502	-634
TOTAL CURRENT ASSETS	2,970,861	3,844,929	-874,068
NONCURRENT ASSETS:			
FIXED ASSETS			
Furniture and Equipment-Admin.	136,961	136,961	0
Intangible Assets	250,674	250,674	0
Accum Depreciation-Furn & Equip Dwellings	-125,640	-124,802	-839
Accum Amortization for intangibles	-250,674	-250,674	0
Pension Asset-GASB 68 Actuarial Determined	259,549	259,549	0
TOTAL FIXED ASSETS	270,871	271,709	-839
TOTAL NONCURRENT ASSETS	270,871	271,709	-839
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	331,299	331,299	0
Deferred Outflow OPEB GASB 75	221	221	0
TOTAL DEFERRED OUTFLOW-PENSIONS	331,520	331,520	0
TOTAL ASSETS	3,573,252	4,448,158	-874,906
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-252,848	49,976	-302,824
A/P-Misc. Payroll Withholdings	33	33	0
Other Current Liabilities	24,743	24,743	0
Accrued Payable	0	182,074	-182,074
Interprogram-Due To	239,841	174,877	64,964
Tenant Prepaid Rents	16,373	15,655	718
FSS Undistributed Interest Account	28	27	1
Accrued Compensated Absences-Current	5,428	5,428	0
TOTAL CURRENT LIABILITIES	33,598	452,813	-419,215
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	800	800	0
FSS Escrow	430,762	435,527	-4,765
OPEB Liabilities	186,118	186,118	0
Accrued Pension Liabilities GASB 68	108,164	108,164	0
TOTAL NONCURRENT LIABILITIES	725,843	730,608	-4,765
DEFERRED INFLOWS			

PCHA All Section 8 Properties (.alls8)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Deferred Inflow Pension GASB 68	167,267	167,267	0
TOTAL DEFERRED INFLOW-PENSIONS	167,267	167,267	0
TOTAL LIABILITIES	926,708	1,350,688	-423,980
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	2,646,544	3,097,470	-450,927
TOTAL RETAINED EARNINGS:	2,646,544	3,097,470	-450,927
TOTAL EQUITY	2,646,544	3,097,470	-450,927
TOTAL LIABILITIES AND EQUITY	3,573,252	4,448,158	-874,906

PCHA All Section 8 Properties (.alls8)
Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Other Tenant Income				
Tenant Payment Agreement (TPA) Fraud	14,729	0	14,729	N/A
Total Other Tenant Income	14,729	0	14,729	N/A
TOTAL TENANT INCOME	14,729	0	14,729	N/A
GRANT INCOME				
Section 8 HAP Earned	3,094,548	2,957,751	136,797	5
Section 8 Admin. Fee Income	262,480	243,500	18,980	8
Port-In Admin Fees Earned	218	82	137	167
Port In HAP Earned	-752	2,994	-3,746	-125
FSS Forfeiture Income	11,615	0	11,615	
TOTAL GRANT INCOME	3,368,109	3,204,327	163,782	5
OTHER INCOME				
Investment Income - Unrestricted	255	344	-89	-26
Miscellaneous Other Income	0	-2,685	2,685	100
TOTAL OTHER INCOME	255	-2,342	2,596	111
TOTAL INCOME	3,383,093	3,201,985	181,107	6
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	74,818	43,201	-31,617	-73
Administrative Staff Medical Insurance	24,361	21,373	-2,987	-14
Administrative Staff Life Insurance	207	173	-33	-19
PERS1 and 2-Admin	8,474	5,809	-2,665	-46
Unemployment Compensation-Adm	1,350	95	-1,255	-1,317
FICA/Medicare-Admin	1,080	627	-454	-72
Workers Comp L&I-Admin	362	359	-4	-1
Total Administrative Salaries	110,652	71,637	-39,014	-54
Legal Expense				
Tenant Screening	7,242	0	-7,242	N/A
Total Legal Expense	7,242	0	-7,242	N/A
Other Admin Expenses				
Staff Training	0	750	750	100
Travel	112	0	-112	N/A
Port Out Admin Fee Paid	17,500	13,705	-3,795	-28
Consultants	0	239	239	100
Total Other Admin Expenses	17,612	14,694	-2,918	-20
Miscellaneous Admin Expenses				
Office Supplies	0	408	408	100
Fuel-Administrative	0	-20	-20	-100
Telephone	967	502	-464	-92
Postage	255	0	-255	N/A
Software	634	604	-30	-5
Temporary Administrative Labor	0	7,290	7,290	100
Other Misc Admin Expenses	613	0	-613	N/A
Allocated Overhead	64,893	69,925	5,031	7
Total Miscellaneous Admin Expenses	178,013	150,345	-27,668	-18
TOTAL ADMINISTRATIVE EXPENSES	202,867	165,039	-37,828	-23
TENANT SERVICES				
Tenant Services Staff Life Insurance	0	15	15	100
Tenant Relocation-Rent/Security Deposit Assistance	0	500	500	100
TOTAL TENANT SERVICES EXPENSES	0	515	515	100
UTILITY EXPENSES				
Electricity	0	124	124	100
TOTAL UTILITY EXPENSES	0	124	124	100
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Staff Life Insurance	0	12	12	100
Unemployment Compensation-Maint	0	683	683	100
Vehicle Gas, Oil, Grease	35	0	-35	N/A
Total General Maint Expense	35	695	660	95
Contract Costs				
Contract-Janitorial/Cleaning	2,067	0	-2,067	N/A
Contract-Consultants	2,775	969	-1,806	-186

PCHA All Section 8 Properties (.alls8)
Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Contract-Fee For Service	0	-20	-20	-100
Total Contract Costs	4,842	949	-3,893	-410
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,876	1,644	-3,233	-197
GENERAL EXPENSES				
Port-In HAP Expense	3,925	2,994	-931	-31
Other General Expense	0	55	55	100
TOTAL GENERAL EXPENSES	3,925	3,049	-876	-29
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	3,194,445	2,715,313	-479,132	-18
Tenant Utility Payments-Voucher	42,889	38,111	-4,778	-13
Port Out HAP Payments	305,950	285,170	-20,780	-7
FSS Escrow Payments	6,834	16,286	9,452	58
EHV HAP Expense	70,698	76,960	6,262	8
EHV Admin Fee Expense	231	294	63	21
EHV Other Eligible Service Expenses	466	0	-466	N/A
TOTAL HOUSING ASSISTANCE PAYMENTS	3,621,512	3,132,134	-489,379	-16
NON-OPERATING ITEMS				
Depreciation -Furn,Equip,Machinery-Dwellings	839	839	0	0
TOTAL NON-OPERATING ITEMS	839	839	0	0
TOTAL EXPENSES	3,834,020	3,303,343	-530,676	-16
NET INCOME	-450,927	-101,358	-349,569	-345

PCHA Brookridge (br025)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
All			
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-1,165	0	-1,165
Apartments General	650,721	626,503	24,218
Total Unrestricted Cash	649,556	626,503	23,053
Restricted Cash			
Cash Restricted-Security Deposits	60,163	56,163	4,000
Total Restricted Cash	60,163	56,163	4,000
TOTAL CASH	709,719	682,665	27,053
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	110,091	109,270	821
Allowance for Doubtful Accounts-Tenants	-44,824	-44,824	0
A/R -HAP	2,746	1,463	1,283
HAP or Subsidy Suspense Receivable	-8,180	-7,366	-814
TOTAL ACCOUNTS AND NOTES RECEIVABLE	59,833	58,543	1,290
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	3,358	3,763	-405
Inventories-Materials	-1,048	-1,048	0
Interprogram-Due From	-717	-717	0
TOTAL OTHER CURRENT ASSETS	1,593	1,998	-405
TOTAL CURRENT ASSETS	771,145	743,207	27,938
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	207,000	207,000	0
Buildings	2,606,567	2,606,567	0
Furniture and Equipment-Dwelling	242,381	242,381	0
Site Improvement	2,088	2,088	0
Intangible Assets	6,371	6,371	0
Accum Depreciation-Buildings	-1,752,129	-1,741,448	-10,680
Accum Depreciation-Furn & Equip Dwellings	-234,845	-234,226	-619
Accum Amortization for intangibles	-6,371	-6,371	0
Pension Asset-GASB 68 Actuarial Determined	2,857	2,857	0
TOTAL FIXED ASSETS	1,073,919	1,085,219	-11,299
TOTAL NONCURRENT ASSETS	1,073,919	1,085,219	-11,299
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	4,820	4,820	0
Deferred Outflow OPEB GASB 75	-11	-11	0
TOTAL DEFERRED OUTFLOW-PENSIONS	4,810	4,810	0
TOTAL ASSETS	1,849,874	1,833,236	16,639
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	1,708	14,162	-12,454
Tenant Security Deposits	59,480	59,121	358
Security Deposit Clearing Account	-600	-600	0
Security Deposit-Pet	-600	-600	0
A/P-Misc. Payroll Withholdings	26	26	0
Other Current Liabilities	2,909	2,909	0
Accrued Liabilities-Other	3,998	3,998	0
Interprogram-Due To	25,794	8,870	16,924
Tenant Prepaid Rents	29,886	30,524	-638
Accrued Compensated Absences-Current	2,228	2,228	0
TOTAL CURRENT LIABILITIES	124,829	120,639	4,190
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	328	328	0
OPEB Liabilities	8,312	8,312	0
Accrued Pension Liabilities GASB 68	436	436	0
TOTAL NONCURRENT LIABILITIES	9,077	9,077	0
DEFERRED INFLOWS			

PCHA Brookridge (br025)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Deferred Inflow Pension GASB 68	-489	-489	0
TOTAL DEFERRED INFLOW-PENSIONS	-489	-489	0
TOTAL LIABILITIES	133,416	129,227	4,190
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	1,716,458	1,704,009	12,449
TOTAL RETAINED EARNINGS:	1,716,458	1,704,009	12,449
TOTAL EQUITY	1,716,458	1,704,009	12,449
TOTAL LIABILITIES AND EQUITY	1,849,874	1,833,236	16,639

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	59,138	46,513	12,625	27
HAP Subsidy	7,842	2,962	4,880	165
Less: Concessions	-600	0	-600	N/A
Total Rental Income	66,380	49,475	16,905	34
Other Tenant Income				
Cleaning Fee	0	1,455	-1,455	-100
NSF Charges	0	40	-40	-100
Tenant Owed Water/Sewer/Garbage	5,930	5,220	710	14
Tenant Screening	40	40	0	0
Misc.Tenant Income	150	197	-47	
Total Other Tenant Income	6,120	6,952	-832	-12
TOTAL TENANT INCOME	72,500	56,427	16,073	28
OTHER INCOME				
Investment Income - Unrestricted	0	155	-155	-100
TOTAL OTHER INCOME	0	155	-155	-100
TOTAL INCOME	72,500	56,582	15,918	28
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	2,201	2,211	9	0
PERS1 and 2-Admin	201	99	-102	-103
Unemployment Compensation-Adm	40	40	0	0
FICA/Medicare-Admin	32	32	0	1
Workers Comp L&I-Admin	91	9	-82	-903
Total Administrative Salaries	2,564	2,391	-174	-7
Legal Expense				
Tenant Screening	21	0	-21	N/A
Total Legal Expense	21	0	-21	N/A
Other Admin Expenses				
Travel	16	0	-16	N/A
Total Other Admin Expenses	16	0	-16	N/A
Miscellaneous Admin Expenses				
Membership and Fees	207	0	-207	N/A
Office Supplies	52	37	-15	-41
Telephone	157	254	96	38
Postage	0	66	66	100
Software	63	60	-3	-5
Internet/Cable	134	0	-134	N/A
Other Misc Admin Expenses	46	468	422	90
Allocated Overhead	16,924	11,206	-5,718	-51
Total Miscellaneous Admin Expenses	20,149	14,481	-5,668	-39
TOTAL ADMINISTRATIVE EXPENSES	20,185	14,481	-5,704	-39
UTILITY EXPENSES				
Electricity	4,207	4,258	51	1
Electricity-Vacant Units	808	883	75	9
Garbage/Trash Removal	3,076	2,898	-178	-6
Sewer	4,187	4,024	-163	-4
TOTAL UTILITY EXPENSES	12,278	12,063	-215	-2
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	4,943	3,603	-1,339	-37
Maintenance Staff Medical Insurance	1,117	1,036	-81	-8
PERS1 and 2-Maint	747	613	-134	-22
Unemployment Compensation-Maint	89	65	-24	-37
FICA/Medicare-Maint	71	52	-19	-36
Workers Comp L&I-Maintenance	151	114	-38	-33
Total General Maint Expense	6,967	5,369	-1,597	-30
Materials				
Supplies-Grounds	0	74	74	100
Supplies-Appliance	0	426	426	100
Supplies-Electrical	482	688	206	30
Supplies-Janitorial/Cleaning	0	16	16	100
Supplies-Maint/Repairs	44	-1,340	-1,385	-103
Supplies-Plumbing	0	1,205	1,205	100

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Total Materials	527	1,068	541	51
Contract Costs				
Contract-Appliance	0	1,119	1,119	100
Contract-Decorating/Painting	0	815	815	100
Contract-Electrical	0	3,926	3,926	100
Contract-Pest Control	380	0	-380	N/A
Contract-Floor Covering	0	6,218	6,218	100
Contract-Grounds	2,793	2,793	0	0
Contract-Janitorial/Cleaning	630	860	230	27
Contract-Window Covering	0	498	498	100
Contract-Maintenance Consultants	4,499	1,100	-3,399	-309
Contract-Alarm Monitoring	0	1,292	1,292	100
Total Contract Costs	8,302	18,622	10,320	55
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,947	25,173	9,226	37
GENERAL EXPENSES				
Misc. Taxes/Licenses/Insurance	341	341	0	0
TOTAL GENERAL EXPENSES	341	341	0	0
NON-OPERATING ITEMS				
Depreciation -Buildings	10,680	10,680	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	619	903	284	31
TOTAL NON-OPERATING ITEMS	11,299	11,584	284	2
TOTAL EXPENSES	60,051	63,642	3,591	6
NET INCOME	12,449	-7,060	19,509	276

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
All			
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-7,559	-52	-7,507
Apartments General	1,128,146	1,120,128	8,018
Total Unrestricted Cash	1,120,587	1,120,076	511
Restricted Cash			
Cash Restricted-Security Deposits	174,594	170,640	3,954
Cash Restricted-Reserve for Replacement	549,765	541,753	8,012
Cash Restricted- Reserve for Restabilization	60,310	60,279	31
Cash Restricted-T & I	25,347	22,102	3,245
Total Restricted Cash	810,016	794,775	15,241
TOTAL CASH	1,930,602	1,914,850	15,752
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	397,146	389,677	7,469
Allowance for Doubtful Accounts-Tenants	-235,806	-235,806	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -HAP	62,560	60,993	1,567
HAP or Subsidy Suspense Receivable	-49,604	-48,320	-1,284
TOTAL ACCOUNTS AND NOTES RECEIVABLE	173,344	165,592	7,752
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	390,894	391,132	-238
Inventories-Materials	-4,060	-4,060	0
Interprogram-Due From	-2,614	-2,614	0
TOTAL OTHER CURRENT ASSETS	384,220	384,458	-238
TOTAL CURRENT ASSETS	2,488,166	2,464,900	23,266
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	1,000,000	1,000,000	0
Buildings	9,188,407	9,188,407	0
Furniture and Equipment-Dwelling	943,191	943,191	0
Leasehold Improvements	5,922	5,922	0
Site Improvement	160,352	160,352	0
Intangible Assets	22,898	22,898	0
Accum Depreciation-Buildings	-6,783,490	-6,758,950	-24,540
Accum Depreciation-Furn & Equip Dwellings	-925,522	-923,981	-1,541
Accum Amortization for intangibles	-22,898	-22,898	0
Pension Asset-GASB 68 Actuarial Determined	8,439	8,439	0
TOTAL FIXED ASSETS	3,597,300	3,623,381	-26,081
TOTAL NONCURRENT ASSETS	3,597,300	3,623,381	-26,081
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	19,935	19,935	0
Deferred Outflow OPEB GASB 75	27	27	0
TOTAL DEFERRED OUTFLOW-PENSIONS	19,962	19,962	0
TOTAL ASSETS	6,105,428	6,108,243	-2,815
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	16,975	135,165	-118,190
Tenant Security Deposits	176,542	177,987	-1,445
Security Deposit Clearing Account	4,269	3,649	620
Security Deposit-Pet	-750	-750	0
A/P-Misc. Payroll Withholdings	232	232	0
Other Current Liabilities	7,804	7,804	0
Current Portion of LT Debt	204,770	222,865	-18,095
Accrued Interest Payable	41,221	41,221	0
Accrued Liabilities-Other	11,428	11,428	0
Interprogram-Due To	92,752	31,365	61,387
Tenant Prepaid Rents	71,771	69,847	1,924
Accrued Compensated Absences-Current	12,856	12,856	0
TOTAL CURRENT LIABILITIES	639,871	713,670	-73,799

PCHA Chateau Rainier (cr074)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	1,894	1,894	0
Bonds Payable - LT	8,498,605	8,498,605	0
OPEB Liabilities	57,516	57,516	0
Accrued Pension Liabilities GASB 68	1,588	1,588	0
TOTAL NONCURRENT LIABILITIES	8,559,603	8,559,603	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	250	250	0
TOTAL DEFERRED INFLOW-PENSIONS	250	250	0
TOTAL LIABILITIES	9,199,723	9,273,522	-73,799
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	-3,094,296	-3,165,280	70,984
TOTAL RETAINED EARNINGS:	-3,094,296	-3,165,280	70,984
TOTAL EQUITY	-3,094,296	-3,165,280	70,984
TOTAL LIABILITIES AND EQUITY	6,105,428	6,108,243	-2,815

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	225,487	214,654	10,833	5
HAP Subsidy	45,905	39,830	6,075	15
Tenant Based Subsidy	0	1,958	-1,958	-100
Less: Concessions	0	-1,800	1,800	100
Total Rental Income	271,392	254,642	16,750	7
Other Tenant Income				
Cleaning Fee	475	415	60	14
Damages	292	0	292	N/A
Legal Fees - Tenant	1,540	0	1,540	N/A
NSF Charges	40	0	40	
Tenant Owed Utilities	0	963	-963	-100
Tenant Owed Water/Sewer/Garbage	30,700	31,100	-400	-1
Tenant Screening	40	280	-240	-86
Misc.Tenant Income	2,459	332	2,127	641
Total Other Tenant Income	35,546	33,090	2,455	7
TOTAL TENANT INCOME	306,938	287,733	19,205	7
OTHER INCOME				
Investment Income - Restricted	306	271	35	13
TOTAL OTHER INCOME	306	271	35	13
TOTAL INCOME	307,244	288,003	19,240	7
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	12,051	9,101	-2,949	-32
Administrative Staff Medical Insurance	5,110	3,879	-1,230	-32
Administrative Staff Life Insurance	53	44	-9	-22
PERS1 and 2-Admin	1,098	941	-157	-17
Unemployment Compensation-Adm	218	164	-54	-33
FICA/Medicare-Admin	174	132	-42	-32
Workers Comp L&I-Admin	412	304	-107	-35
Total Administrative Salaries	19,115	14,565	-4,549	-31
Legal Expense				
Tenant Screening	21	0	-21	N/A
General Legal Expense	1,310	0	-1,310	N/A
Total Legal Expense	1,331	0	-1,331	N/A
Other Admin Expenses				
Travel	92	0	-92	N/A
Total Other Admin Expenses	92	0	-92	N/A
Miscellaneous Admin Expenses				
Membership and Fees	744	0	-744	N/A
Office Supplies	86	335	249	74
Fuel-Administrative	0	-68	-68	-100
Telephone	613	-10	-623	-6,212
Postage	21	132	111	84
Software	238	226	-11	-5
Internet/Cable	287	0	-287	N/A
Temporary Administrative Labor	3,359	0	-3,359	N/A
Bank Fees	-14	0	14	N/A
Other Misc Admin Expenses	282	10,083	9,801	97
Allocated Overhead	61,387	41,305	-20,082	-49
Total Miscellaneous Admin Expenses	86,117	66,569	-19,549	-29
TOTAL ADMINISTRATIVE EXPENSES	87,540	66,569	-20,971	-32
UTILITY EXPENSES				
Electricity	670	1,962	1,292	66
Electricity-Vacant Units	1,839	744	-1,096	-147
Garbage/Trash Removal	14,897	1,334	-13,562	-1,017
TOTAL UTILITY EXPENSES	17,406	4,040	-13,366	-331
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	12,331	7,940	-4,391	-55
Maintenance Staff Medical Insurance	7,842	5,296	-2,546	-48
Maintenance Staff Life Insurance	50	55	5	8
PERS1 and 2-Maint	1,123	828	-296	-36
Unemployment Compensation-Maint	222	143	-80	-56

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
FICA/Medicare-Maint	178	115	-63	-54
Workers Comp L&I-Maintenance	591	252	-338	-134
Vehicle Gas, Oil, Grease	571	0	-571	N/A
Total General Maint Expense	22,319	14,377	-7,941	-55
Materials				
Supplies-Appliance	979	0	-979	N/A
Supplies-Decorating	947	0	-947	N/A
Supplies-Electrical	6,229	1,256	-4,973	-396
Supplies-Janitorial/Cleaning	273	172	-101	-59
Supplies-Maint/Repairs	3,510	1,048	-2,462	-235
Supplies-Plumbing	1,820	641	-1,179	-184
Total Materials	13,758	3,117	-10,641	-341
Contract Costs				
Contract-Appliance	5,662	3,145	-2,517	-80
Contract-Carpet Cleaning	389	0	-389	N/A
Contract-Decorating/Painting	945	3,425	2,480	72
Contract-Electrical	185	0	-185	N/A
Contract-Pest Control	0	663	663	100
Contract-Floor Covering	7,555	8,469	914	11
Contract-Grounds	3,113	3,113	0	0
Contract-Janitorial/Cleaning	1,580	1,190	-390	-33
Contract-Plumbing	0	3,901	3,901	100
Contract-Maintenance Consultants	8,000	74,479	66,479	89
Contract-Alarm Monitoring	0	4,175	4,175	100
Contract-Consultants	0	3,440	3,440	100
Total Contract Costs	27,428	105,999	78,571	74
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	64,096	123,746	59,650	48
GENERAL EXPENSES				
TOTAL GENERAL EXPENSES	0	0	0	N/A
FINANCING EXPENSE				
Interest Expense-Bond 1	41,136	-80	-41,217	-51,335
TOTAL FINANCING EXPENSES	41,136	-80	-41,217	-51,335
NON-OPERATING ITEMS				
Depreciation -Buildings	24,540	24,540	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	1,541	2,647	1,105	42
TOTAL NON-OPERATING ITEMS	26,081	27,187	1,105	4
TOTAL EXPENSES	236,260	221,461	-14,799	-7
NET INCOME	70,984	66,542	4,442	7

PCHA Lakewood Village (lv078)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
All			
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-7,637	-2,464	-5,173
Apartments General	831,599	784,872	46,728
Total Unrestricted Cash	823,962	782,407	41,555
Restricted Cash			
Cash Restricted-Security Deposits	112,200	105,329	6,871
Cash Restricted-Reserve for Replacement	99,984	99,934	51
Cash Restricted- Reserve for Restabilization	26,582	26,568	14
Cash Restricted-T & I	25,795	20,209	5,587
Total Restricted Cash	264,561	252,040	12,522
TOTAL CASH	1,088,524	1,034,447	54,077
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	228,456	220,568	7,888
Allowance for Doubtful Accounts-Tenants	-218,271	-218,271	0
A/R -HAP	45,306	94,751	-49,445
HAP or Subsidy Suspense Receivable	-58,874	-107,850	48,976
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-3,384	-10,803	7,419
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	232,585	232,759	-174
Inventories-Materials	-2,227	-2,227	0
Interprogram-Due From	-1,433	-1,433	0
TOTAL OTHER CURRENT ASSETS	228,925	229,099	-174
TOTAL CURRENT ASSETS	1,314,065	1,252,744	61,321
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	660,000	660,000	0
Buildings	6,455,755	6,455,755	0
Furniture and Equipment-Dwelling	596,703	596,703	0
Leasehold Improvements	20,741	20,741	0
Site Improvement	4,823	4,823	0
Intangible Assets	12,557	12,557	0
Accum Depreciation-Buildings	-3,752,237	-3,730,435	-21,802
Accum Depreciation-Furn & Equip Dwellings	-576,615	-575,553	-1,062
Accum Amortization for intangibles	-12,557	-12,557	0
Pension Asset-GASB 68 Actuarial Determined	2,257	2,257	0
TOTAL FIXED ASSETS	3,411,426	3,434,290	-22,864
TOTAL NONCURRENT ASSETS	3,411,426	3,434,290	-22,864
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	7,002	7,002	0
Deferred Outflow OPEB GASB 75	51	51	0
TOTAL DEFERRED OUTFLOW-PENSIONS	7,053	7,053	0
TOTAL ASSETS	4,732,544	4,694,087	38,457
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	1,295	36,205	-34,910
Tenant Security Deposits	119,251	115,260	3,991
Security Deposit Clearing Account	5,516	5,516	0
Security Deposit-Pet	-600	-600	0
A/P-Misc. Payroll Withholdings	74	74	0
A/P Union Dues	0	0	0
Other Current Liabilities	954	954	0
Current Portion of LT Debt	90,253	98,229	-7,976
Accrued Interest Payable	18,168	18,168	0
Accrued Liabilities-Other	2,705	2,705	0
Interprogram-Due To	54,326	20,434	33,892
Tenant Prepaid Rents	23,168	17,602	5,566
Accrued Compensated Absences-Current	2,733	2,733	0
TOTAL CURRENT LIABILITIES	317,844	317,280	563

PCHA Lakewood Village (lv078)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	403	403	0
Bonds Payable - LT	3,745,785	3,745,785	0
OPEB Liabilities	50,548	50,548	0
Accrued Pension Liabilities GASB 68	512	512	0
TOTAL NONCURRENT LIABILITIES	3,797,249	3,797,249	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	565	565	0
TOTAL DEFERRED INFLOW-PENSIONS	565	565	0
TOTAL LIABILITIES	4,115,657	4,115,094	563
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	616,887	578,993	37,894
TOTAL RETAINED EARNINGS:	616,887	578,993	37,894
TOTAL EQUITY	616,887	578,993	37,894
TOTAL LIABILITIES AND EQUITY	4,732,544	4,694,087	38,457

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Janaury 2024	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	102,473	94,170	8,303	9
HAP Subsidy	58,464	54,899	3,565	6
Less: Concessions	0	-3,370	3,370	100
Total Rental Income	160,937	145,699	15,238	10
Other Tenant Income				
Cleaning Fee	130	150	-20	-13
Damages	0	599	-599	-100
Late Charges	-75	0	-75	N/A
Tenant Owed Utilities	0	279	-279	-100
Tenant Owed Water/Sewer/Garbage	18,200	17,700	500	
Tenant Screening	80	80	0	0
Misc.Tenant Income	1,696	-946	2,642	279
Total Other Tenant Income	20,031	17,862	2,170	12
TOTAL TENANT INCOME	180,968	163,561	17,408	11
OTHER INCOME				
Investment Income - Restricted	64	67	-3	-4
TOTAL OTHER INCOME	64	67	-3	-4
TOTAL INCOME	181,033	163,628	17,405	11
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	6,017	840	-5,177	-616
Administrative Staff Medical Insurance	3,808	0	-3,808	N/A
Administrative Staff Life Insurance	16	0	-16	N/A
PERS1 and 2-Admin	548	87	-462	-533
Unemployment Compensation-Adm	109	25	-84	-336
FICA/Medicare-Admin	87	12	-75	-613
Workers Comp L&I-Admin	249	29	-220	-769
Total Administrative Salaries	10,835	992	-9,842	-992
Legal Expense				
Tenant Screening	42	0	-42	N/A
Total Legal Expense	42	0	-42	N/A
Other Admin Expenses				
Travel	42	0	-42	N/A
Total Other Admin Expenses	42	0	-42	N/A
Miscellaneous Admin Expenses				
Membership and Fees	408	0	-408	N/A
Office Supplies	156	412	256	62
Fuel-Administrative	0	-25	-25	-100
Telephone	382	985	603	61
Software	174	166	-8	-5
Internet/Cable	290	0	-290	N/A
Temporary Administrative Labor	3,261	0	-3,261	N/A
Other Misc Admin Expenses	150	804	654	81
Allocated Overhead	33,892	29,642	-4,250	-14
Total Miscellaneous Admin Expenses	49,548	32,976	-16,572	-50
TOTAL ADMINISTRATIVE EXPENSES	49,633	32,976	-16,657	-51
UTILITY EXPENSES				
Electricity	668	826	158	19
Electricity-Vacant Units	2,227	1,001	-1,226	-122
Garbage/Trash Removal	13,913	13,183	-730	-6
Sewer	8,400	8,023	-377	-5
TOTAL UTILITY EXPENSES	25,208	23,034	-2,175	-9
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	8,708	10,001	1,293	13
Maintenance Staff Medical Insurance	6,467	5,364	-1,102	-21
Maintenance Staff Life Insurance	29	40	10	26
PERS1 and 2-Maint	793	1,054	261	25
Unemployment Compensation-Maint	157	180	23	13
FICA/Medicare-Maint	123	145	23	16
Workers Comp L&I-Maintenance	398	356	-42	-12
Vehicle Gas, Oil, Grease	483	0	-483	N/A
Total General Maint Expense	16,759	16,784	25	0

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Janaury 2024	Change	% Change
Materials				
Supplies-Grounds	0	170	170	100
Supplies-Appliance	48	52	4	8
Supplies-Decorating	753	0	-753	N/A
Supplies-Electrical	2,058	2,214	156	7
Supplies-Janitorial/Cleaning	0	66	66	100
Supplies-Maint/Repairs	670	4,167	3,497	84
Supplies-Plumbing	904	105	-799	-758
Tools and Equipment	108	0	-108	N/A
Total Materials	4,541	6,774	2,233	33
Contract Costs				
Contract-Appliance	1,886	2,523	638	25
Contract-Carpet Cleaning	0	9,868	9,868	100
Contract-Electrical	0	749	749	100
Contract-Pest Control	0	183	183	100
Contract-Floor Covering	0	850	850	100
Contract-Grounds	2,789	2,789	0	0
Contract-Janitorial/Cleaning	930	680	-250	-37
Contract-Maintenance Consultants	0	475	475	100
Contract-Alarm Monitoring	0	6,543	6,543	100
Contract-Sprinkler Monitoring	0	1,064	1,064	100
Total Contract Costs	5,604	25,723	20,119	78
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	27,303	49,638	22,335	45
GENERAL EXPENSES				
TOTAL GENERAL EXPENSES	0	0	0	N/A
FINANCING EXPENSE				
Interest Expense-Bond 1	18,131	-35	-18,166	-51,346
TOTAL FINANCING EXPENSES	18,131	-35	-18,166	-51,346
NON-OPERATING ITEMS				
Depreciation -Buildings	21,802	21,803	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	1,062	2,455	1,393	57
TOTAL NON-OPERATING ITEMS	22,864	24,257	1,393	6
TOTAL EXPENSES	143,139	129,870	-13,269	-10
NET INCOME	37,894	33,758	4,136	12

PCHA Montgrove (mg023)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
All			
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-2,279	-400	-1,879
Apartments General	239,232	231,513	7,719
Total Unrestricted Cash	236,953	231,113	5,840
Restricted Cash			
Cash Restricted-Security Deposits	8,286	6,186	2,100
Total Restricted Cash	8,286	6,186	2,100
TOTAL CASH	245,239	237,299	7,940
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	9,020	6,854	2,166
Allowance for Doubtful Accounts-Tenants	-13,235	-13,235	0
A/R -HAP	6,193	9,338	-3,145
HAP or Subsidy Suspense Receivable	-20,098	-23,608	3,510
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-18,121	-20,652	2,531
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	469	569	-100
Inventories-Materials	-491	-491	0
Interprogram-Due From	-337	-337	0
TOTAL OTHER CURRENT ASSETS	-360	-260	-100
TOTAL CURRENT ASSETS	226,758	216,387	10,371
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	54,000	54,000	0
Buildings	538,938	538,938	0
Furniture and Equipment-Dwelling	45,274	45,274	0
Intangible Assets	2,770	2,770	0
Accum Depreciation-Buildings	-406,741	-404,609	-2,132
Accum Depreciation-Furn & Equip Dwellings	-43,213	-43,040	-173
Accum Amortization for intangibles	-2,770	-2,770	0
Pension Asset-GASB 68 Actuarial Determined	634	634	0
TOTAL FIXED ASSETS	188,892	191,198	-2,305
TOTAL NONCURRENT ASSETS	188,892	191,198	-2,305
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	722	722	0
Deferred Outflow OPEB GASB 75	-8	-8	0
TOTAL DEFERRED OUTFLOW-PENSIONS	714	714	0
TOTAL ASSETS	416,364	408,299	8,065
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	438	2,256	-1,818
Tenant Security Deposits	8,762	6,787	1,975
Security Deposit Clearing Account	1,432	1,432	0
A/P-Misc. Payroll Withholdings	8	8	0
Other Current Liabilities	1,045	1,045	0
Accrued Liabilities-Other	801	801	0
Interprogram-Due To	10,947	3,086	7,861
Tenant Prepaid Rents	4,279	3,932	347
TOTAL CURRENT LIABILITIES	27,711	19,347	8,364
NONCURRENT LIABILITIES:			
Bonds Payable - LT	65,000	65,000	0
OPEB Liabilities	-534	-534	0
Accrued Pension Liabilities GASB 68	79	79	0
TOTAL NONCURRENT LIABILITIES	64,544	64,544	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-213	-213	0
TOTAL DEFERRED INFLOW-PENSIONS	-213	-213	0

PCHA Montgrove (mg023)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL LIABILITIES	92,043	83,679	8,364
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	324,321	324,620	-299
TOTAL RETAINED EARNINGS:	324,321	324,620	-299
TOTAL EQUITY	324,321	324,620	-299
TOTAL LIABILITIES AND EQUITY	416,364	408,299	8,065

PCHA Montgrove (mg023)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	9,087	5,996	3,091	52
HAP Subsidy	9,813	10,104	-291	-3
Total Rental Income	18,900	16,100	2,800	17
Other Tenant Income				
Cleaning Fee	100	100	0	0
Total Other Tenant Income	100	100	0	0
TOTAL TENANT INCOME	19,000	16,200	2,800	17
TOTAL INCOME	19,000	16,200	2,800	17
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	660	375	-286	-76
PERS1 and 2-Admin	60	39	-21	-55
Unemployment Compensation-Adm	12	7	-5	-77
FICA/Medicare-Admin	10	5	-4	-76
Workers Comp L&I-Admin	27	19	-9	-46
Total Administrative Salaries	769	444	-325	-73
Other Admin Expenses				
Travel	5	0	-5	N/A
Total Other Admin Expenses	5	0	-5	N/A
Miscellaneous Admin Expenses				
Membership and Fees	90	0	-90	N/A
Telephone	71	166	94	57
Software	32	30	-2	-5
Internet/Cable	95	0	-95	N/A
Other Misc Admin Expenses	5	94	89	95
Allocated Overhead	7,861	5,981	-1,879	-31
Total Miscellaneous Admin Expenses	8,922	6,715	-2,207	-33
TOTAL ADMINISTRATIVE EXPENSES	8,927	6,715	-2,212	-33
UTILITY EXPENSES				
Electricity	0	1,507	1,507	100
Garbage/Trash Removal	693	656	-37	-6
Sewer	971	933	-38	-4
TOTAL UTILITY EXPENSES	1,664	3,096	1,432	46
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
PERS1 and 2-Maint	0	1	1	100
Total General Maint Expense	0	1	1	100
Materials				
Supplies-Appliance	0	-128	-128	-100
Total Materials	0	-128	-128	-100
Contract Costs				
Contract-Carpet Cleaning	280	0	-280	N/A
Contract-Pest Control	95	74	-21	-28
Contract-Floor Covering	4,547	0	-4,547	N/A
Contract-Grounds	583	583	0	0
Contract-Janitorial/Cleaning	830	490	-340	-69
Total Contract Costs	6,335	1,148	-5,188	-452
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	6,335	1,020	-5,315	-521
GENERAL EXPENSES				
Misc. Taxes/Licenses/Insurance	68	68	0	0
TOTAL GENERAL EXPENSES	68	68	0	0
NON-OPERATING ITEMS				
Depreciation -Buildings	2,132	2,132	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	173	214	40	19
TOTAL NON-OPERATING ITEMS	2,305	2,346	40	2
TOTAL EXPENSES	19,299	13,246	-6,054	-46
NET INCOME	-299	2,954	-3,254	-110

PCHA Oakleaf (ol024)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
All			
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-2,021	-2,216	196
Apartments General	142,823	129,983	12,840
Total Unrestricted Cash	140,803	127,767	13,036
Restricted Cash			
Cash Restricted-Security Deposits	13,020	13,020	0
Total Restricted Cash	13,020	13,020	0
TOTAL CASH	153,823	140,787	13,036
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	112,154	113,280	-1,126
Allowance for Doubtful Accounts-Tenants	-106,903	-106,903	0
A/R -HAP	802	662	140
HAP or Subsidy Suspense Receivable	-504	-504	0
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,549	6,535	-986
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	875	1,010	-134
Inventories-Materials	-426	-426	0
Interprogram-Due From	-274	-274	0
TOTAL OTHER CURRENT ASSETS	176	310	-134
TOTAL CURRENT ASSETS	159,548	147,632	11,915
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	100,111	100,111	0
Land	40,000	40,000	0
Buildings	754,087	754,087	0
Furniture and Equipment-Dwelling	45,058	45,058	0
Intangible Assets	2,401	2,401	0
Accum Depreciation-Buildings	-754,087	-754,087	0
Accum Depreciation-Furn & Equip Dwellings	-44,936	-44,912	-24
Accum Amortization for intangibles	-2,401	-2,401	0
Pension Asset-GASB 68 Actuarial Determined	735	735	0
TOTAL FIXED ASSETS	140,969	140,993	-24
TOTAL NONCURRENT ASSETS	140,969	140,993	-24
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	969	969	0
Deferred Outflow OPEB GASB 75	-8	-8	0
TOTAL DEFERRED OUTFLOW-PENSIONS	962	962	0
TOTAL ASSETS	301,478	289,587	11,891
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	343	1,360	-1,017
Tenant Security Deposits	12,546	12,546	0
Security Deposit Clearing Account	145	145	0
A/P-Misc. Payroll Withholdings	7	7	0
Other Current Liabilities	51	51	0
Accrued Liabilities-Other	1,204	1,204	0
Interprogram-Due To	9,521	2,853	6,668
Tenant Prepaid Rents	4,520	3,837	683
TOTAL CURRENT LIABILITIES	28,337	22,003	6,334
NONCURRENT LIABILITIES:			
OPEB Liabilities	151	151	0
Accrued Pension Liabilities GASB 68	98	98	0
TOTAL NONCURRENT LIABILITIES	249	249	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-207	-207	0
TOTAL DEFERRED INFLOW-PENSIONS	-207	-207	0

PCHA Oakleaf (01024)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL LIABILITIES	28,379	22,045	6,334
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	273,099	267,542	5,557
TOTAL RETAINED EARNINGS:	273,099	267,542	5,557
TOTAL EQUITY	273,099	267,542	5,557
TOTAL LIABILITIES AND EQUITY	301,478	289,587	11,891

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	14,400	13,279	1,121	8
HAP Subsidy	2,769	1,892	877	46
Total Rental Income	17,169	15,171	1,998	13
Other Tenant Income				
Tenant Owed Utilities	0	235	-235	-100
Tenant Owed Water/Sewer/Garbage	1,870	1,770	100	6
Total Other Tenant Income	1,870	2,005	-135	-7
TOTAL TENANT INCOME	19,039	17,176	1,863	11
GRANT INCOME				
Other Government Grants	0	-80,000	80,000	100
TOTAL GRANT INCOME	0	-80,000	80,000	100
TOTAL INCOME	19,039	-62,824	81,863	130
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	742	407	-335	-82
PERS1 and 2-Admin	68	42	-26	-61
Unemployment Compensation-Adm	13	7	-6	-82
FICA/Medicare-Admin	11	6	-5	-81
Workers Comp L&I-Admin	31	21	-10	-49
Total Administrative Salaries	864	483	-381	-79
Legal Expense				
Total Legal Expense	0	0	0	N/A
Other Admin Expenses				
Travel	4	0	-4	N/A
Total Other Admin Expenses	4	0	-4	N/A
Miscellaneous Admin Expenses				
Membership and Fees	78	0	-78	N/A
Telephone	71	166	94	57
Postage	0	10	10	100
Software	32	30	-2	-5
Internet/Cable	95	0	-95	N/A
Other Misc Admin Expenses	5	152	146	96
Allocated Overhead	6,289	5,225	-1,064	-20
Total Miscellaneous Admin Expenses	7,434	6,064	-1,369	-23
TOTAL ADMINISTRATIVE EXPENSES	7,438	6,064	-1,374	-23
UTILITY EXPENSES				
Electricity	1,709	1,931	221	11
Electricity-Vacant Units	192	378	186	49
Garbage/Trash Removal	1,037	863	-174	-20
Sewer	1,578	1,516	-61	-4
TOTAL UTILITY EXPENSES	4,517	4,689	172	4
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
Maintenance Salaries	0	13	13	100
PERS1 and 2-Maint	0	2	2	100
Unemployment Compensation-Maint	0	0	0	100
FICA/Medicare-Maint	0	0	0	100
Workers Comp L&I-Maintenance	0	1	1	100
Total General Maint Expense	0	15	15	100
Materials				
Supplies-Grounds	0	17	17	100
Supplies-Electrical	150	0	-150	N/A
Supplies-Janitorial/Cleaning	0	29	29	100
Supplies-Maint/Repairs	67	14	-52	-364
Total Materials	217	60	-157	-259
Contract Costs				
Contract-Building Repairs	0	8,612	8,612	100
Contract-Pest Control	95	99	4	4
Contract-Floor Covering	0	2,726	2,726	100
Contract-Grounds	569	569	0	0
Contract-Janitorial/Cleaning	400	320	-80	-25
Contract-Plumbing	119	191	72	38
Total Contract Costs	1,183	12,517	11,334	91

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,400	12,593	11,193	89
GENERAL EXPENSES				
Misc. Taxes/Licenses/Insurance	103	103	0	0
TOTAL GENERAL EXPENSES	103	103	0	0
NON-OPERATING ITEMS				
Depreciation -Furn,Equip,Machinery-Dwellings	24	104	80	76
TOTAL NON-OPERATING ITEMS	24	104	80	76
TOTAL EXPENSES	13,482	23,553	10,071	43
NET INCOME	5,557	-86,376	91,934	106

PCHA Village Square (vs044)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-6,018	-2,441	-3,578
Apartments General	-198,334	-209,438	11,104
Total Unrestricted Cash	-204,352	-211,878	7,526
Restricted Cash			
Cash Restricted-Security Deposits	28,462	24,362	4,100
Total Restricted Cash	28,462	24,362	4,100
TOTAL CASH	-175,890	-187,516	11,626
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	140,172	136,887	3,285
Allowance for Doubtful Accounts-Tenar	-135,045	-135,045	0
A/R -HAP	9,585	9,348	237
HAP or Subsidy Suspense Receivable	-3,657	-2,402	-1,255
TOTAL ACCOUNTS AND NOTES RECEIVAB	11,055	8,788	2,267
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	1,100	1,284	-184
Inventories-Materials	-622	-622	0
Interprogram-Due From	-401	-401	0
TOTAL OTHER CURRENT ASSETS	78	261	-184
TOTAL CURRENT ASSETS	-164,757	-178,466	13,709
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	99,824	99,824	0
Land	107,000	107,000	0
Buildings	903,248	903,248	0
Furniture and Equipment-Dwelling	109,950	109,950	0
Site Improvement	8,140	8,140	0
Intangible Assets	3,508	3,508	0
Accum Depreciation-Buildings	-710,098	-707,798	-2,299
Accum Depreciation-Furn & Equip Dwe	-100,565	-100,321	-243
Accum Amortization for intangibles	-3,508	-3,508	0
Pension Asset-GASB 68 Actuarial D	1,816	1,816	0
TOTAL FIXED ASSETS	419,315	421,858	-2,543
TOTAL NONCURRENT ASSETS	419,315	421,858	-2,543
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	4,171	4,171	0
Deferred Outflow OPEB GASB 75	-21	-21	0

PCHA Village Square (vs044)

Balance Sheet (With Period Change)

Period = Jan 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL DEFERRED OUTFLOW-PENSIONS	4,150	4,150	0
TOTAL ASSETS	258,708	247,541	11,166
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	2,001	6,942	-4,941
Tenant Security Deposits	31,050	28,425	2,625
Security Deposit-Pet	-300	-300	0
A/P-Misc. Payroll Withholdings	145	145	0
Other Current Liabilities	578	578	0
Accrued Liabilities-Other	1,595	1,595	0
Interprogram-Due To	14,237	4,416	9,821
HAP Suspense Clearing	1,117	1,117	0
Tenant Prepaid Rents	6,545	5,409	1,136
Accrued Compensated Absences-Currel	391	391	0
TOTAL CURRENT LIABILITIES	57,359	48,718	8,641
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	58	58	0
OPEB Liabilities	194	194	0
Accrued Pension Liabilities GASB 68	335	335	0
TOTAL NONCURRENT LIABILITIES	587	587	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	19	19	0
TOTAL DEFERRED INFLOW-PENSIONS	19	19	0
TOTAL LIABILITIES	57,964	49,324	8,641
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	200,743	198,218	2,526
TOTAL RETAINED EARNINGS:	200,743	198,218	2,526
TOTAL EQUITY	200,743	198,218	2,526
TOTAL LIABILITIES AND EQUITY	258,708	247,541	11,166

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	23,514	21,969	1,546	7
HAP Subsidy	4,776	6,763	-1,987	-29
Less: Concessions	-100	0	-100	N/A
Total Rental Income	28,190	28,732	-541	-2
Other Tenant Income				
Cleaning Fee	150	0	150	N/A
Tenant Owed Utilities	0	353	-353	-100
Tenant Owed Water/Sewer/Garbage	2,470	2,870	-400	-14
Tenant Screening	40	40	0	0
Misc.Tenant Income	450	0	450	N/A
Total Other Tenant Income	3,110	3,263	-153	-5
TOTAL TENANT INCOME	31,300	31,995	-695	-2
TOTAL INCOME	31,300	31,995	-695	-2
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	1,283	564	-718	-127
Administrative Staff Life Insurance	14	14	0	0
PERS1 and 2-Admin	117	58	-58	-100
Unemployment Compensation-Adm	23	10	-13	-127
FICA/Medicare-Admin	18	8	-10	-126
Workers Comp L&I-Admin	52	19	-33	-173
Total Administrative Salaries	1,506	673	-833	-124
Legal Expense				
Tenant Screening	21	0	-21	N/A
Total Legal Expense	21	0	-21	N/A
Other Admin Expenses				
Travel	9	0	-9	N/A
Total Other Admin Expenses	9	0	-9	N/A
Miscellaneous Admin Expenses				
Membership and Fees	114	0	-114	N/A
Office Supplies	0	227	227	100
Telephone	208	234	26	11
Postage	10	0	-10	N/A
Software	48	45	-2	-5
Internet/Cable	104	0	-104	N/A
Other Misc Admin Expenses	9	241	232	96
Allocated Overhead	9,442	7,986	-1,455	-18
Total Miscellaneous Admin Expenses	11,441	9,407	-2,034	-22
TOTAL ADMINISTRATIVE EXPENSES	11,471	9,407	-2,064	-22
UTILITY EXPENSES				
Electricity	318	207	-111	-54
Electricity-Vacant Units	1,192	395	-797	-202
Garbage/Trash Removal	1,909	1,232	-677	-55
Sewer	2,366	2,274	-92	-4
TOTAL UTILITY EXPENSES	5,786	4,108	-1,677	-41
MAINTENANCE AND OPERATIONAL EXPENSES				
General Maint Expense				
PERS1 and 2-Maint	0	1	1	100
Total General Maint Expense	0	1	1	100
Materials				
Supplies-Appliance	0	149	149	100

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Jan 2025

Book = Accrual

	PTD	PTD		
	Jan-25	Jan-24	Change	% Change
Supplies-Decorating	619	0	-619	N/A
Supplies-Electrical	0	573	573	100
Supplies-Janitorial/Cleaning	72	94	22	23
Supplies-Maint/Repairs	872	1,281	409	32
Supplies-Plumbing	0	399	399	100
Total Materials	1,563	2,495	933	37
Contract Costs				
Contract-Appliance	1,007	0	-1,007	N/A
Contract-Decorating/Painting	905	0	-905	N/A
Contract-Grounds	540	540	0	0
Contract-Janitorial/Cleaning	580	340	-240	-71
Contract-Plumbing	0	-160	-160	-100
Contract-Window Covering	2,270	0	-2,270	N/A
Contract-Maintenance Consultants	1,975	0	-1,975	N/A
Total Contract Costs	7,276	720	-6,556	-910
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,839	3,217	-5,622	-175
GENERAL EXPENSES				
Misc. Taxes/Licenses/Insurance	136	136	0	0
TOTAL GENERAL EXPENSES	136	136	0	0
NON-OPERATING ITEMS				
Depreciation -Buildings	2,299	2,299	0	0
Depreciation -Furn,Equip,Machinery-Dwelling	243	357	114	32
TOTAL NON-OPERATING ITEMS	2,543	2,657	114	4
TOTAL EXPENSES	28,775	19,525	-9,250	-47
NET INCOME	2,526	12,470	-9,945	-80

**Pierce County Housing Authority
Cash Position
Period Ending February 2025**

Account Name	Bank	Balance		
		February	January	Variance
General Operating Accounts				
Apartments General	US Bank	2,768,364.58	2,604,243.37	(164,121.21)
Payroll Account	US Bank	187,826.21	187,826.21	-
General Operating	US Bank	592,456.43	697,917.16	105,460.73
PHA Reserve	US Bank	1,419,123.33	1,419,025.36	(97.97)
Homeownership	US Bank	566,829.73	566,649.31	(180.42)
Tenant Trust Accounts				
Tenant Trust Security Deposit	First Citizens/US Bank	497,560.15	494,659.00	(2,901.15)
HUD Trust Accounts				
Section 8	US Bank	2,431,911.02	2,424,055.48	(7,855.54)
Low Income Public Housing Management	US Bank	289,651.50	443,802.07	154,150.57
Low Income Public Housing Damage Security	US Bank	13,400.00	13,700.00	300.00
Family Self Sufficiency	US Bank	510,696.60	505,959.54	(4,737.06)
LIPH Family Self Sufficiency	US Bank	57,535.74	93,394.69	35,858.95
Low Income Public Housing Section 18	US Bank	1,525,022.84	2,134,455.86	609,433.02
Local Government Investment Pool	WSIB	17,444,194.02	15,252,233.52	(2,191,960.50)
Rural Development Funds				
Orting Reserve	US Bank	94,352.05	94,345.54	(6.51)
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	557,810.36	549,765.38	(8,044.98)
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,343.79	60,309.98	(33.81)
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	37,384.23	25,346.66	(12,037.57)
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	65,757.37	65,720.53	(36.84)
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,133.43	19,122.71	(10.72)
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	28151.29	21,957.00	(6,194.29)
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,040.38	99,984.33	(56.05)
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,596.75	26,581.85	(14.90)
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	33,646.63	25,795.09	(801.66)
FNMA Reserve Total				-
TOTAL PCHA CASH		26,559,423.85	27,826,850.64	(1,267,426.79)

PCHA All Properties (.all)
Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	556,364	529,506	26,858	5	1,098,479	1,055,260	43,219	4
HAP Subsidy	158,102	154,809	3,293	2	317,766	308,777	8,989	3
Rural Dev Subsidy	6,747	5,946	801	13	13,494	11,914	1,580	13
Tenant Based Subsidy	0	1,958	-1,958	-100	0	3,916	-3,916	-100
Utility Reimbursement Payments	-765	-3,670	2,905	79	-1,928	-6,917	4,989	72
Less: Concessions	-3,492	-1,742	-1,750	-101	-4,192	-6,912	2,720	39
Total Rental Income	716,956	686,807	30,149	4	1,423,619	1,366,038	57,580	4
Other Tenant Income								
Cleaning Fee	1,205	2,130	-925	-43	2,360	4,370	-2,010	-46
Damages	764	5,571	-4,808	-86	4,645	6,769	-2,124	-31
Late Charges	14,516	0	14,516	N/A	14,677	0	14,677	N/A
Legal Fees - Tenant	1,902	0	1,902	N/A	10,688	0	10,688	N/A
NSF Charges	0	160	-160	-100	40	200	-160	-80
Tenant Owed Utilities	1,309	4,126	-2,817	-68	2,676	8,929	-6,252	-70
Tenant Owed Water/Sewer/Garbage	70,270	70,940	-670	-1	140,220	141,106	-886	-1
Tenant Screening	640	593	47	8	960	1,099	-139	-13
Misc.Tenant Income	14,347	-17,833	32,180	180	26,756	-17,874	44,630	250
Tenant Payment Agreement (TPA) Ren	-7,082	0	-7,082	N/A	-7,482	0	-7,482	N/A
Tenant Payment Agreement (TPA) Fra	0	0	0	N/A	14,729	0	14,729	N/A
Tenant Payment Agreement (TPA) Oth	0	-25	25	100	0	-50	50	100
Total Other Tenant Income	97,870	65,663	32,207	49	210,269	144,549	65,719	45
TOTAL TENANT INCOME	814,827	752,470	62,356	8	1,633,887	1,510,588	123,299	8

GRANT INCOME

PCHA All Properties (.all)
Income Statement Period Comparison

Period = Feb 2025
Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
HUD PHA Operating Grants/Subsidy	12,702	18,842	-6,140	-33	58,035	37,684	20,351	54
Section 8 HAP Earned	3,497,213	2,919,813	577,400	20	6,591,761	5,877,564	714,197	12
Section 8 Admin. Fee Income	325,147	258,016	67,131	26	587,627	501,516	86,111	17
Section 8 FSS Grant Income	0	0	0	N/A	13,169	0	13,169	N/A
Port-In Admin Fees Earned	191	157	35	22	410	239	171	72
Port In HAP Earned	5,740	1,800	3,940	219	4,988	4,794	194	4
FSS Forfeiture Income	0	0	0	N/A	11,615	0	11,615	N/A
Other Government Grants	0	70,003	-70,003	-100	0	-9,997	9,997	100
Capital Fund Grants-Soft Costs	14,995	33,209	-18,214	-55	451,286	95,728	355,559	371
Interest Subsidy	2,334	2,334	0	0	4,669	4,669	0	0
TOTAL GRANT INCOME	3,858,323	3,304,175	554,149	17	7,723,559	6,512,196	1,211,362	19
OTHER INCOME								
Investment Income - Unrestricted	0	603	-603	-100	330	1,243	-913	-73
Investment Income - Restricted	57,918	783	57,135	7,301	115,958	1,922	114,036	5,935
Management Fee Income - RD	1,566	0	1,566	N/A	3,132	0	3,132	N/A
2nd Mortgages	0	0	0	N/A	0	-294	294	100
Miscellaneous Other Income	7,790	608	7,182	1,182	7,791	-2,083	9,874	474
Operating Transfers IN	14,995	33,209	-18,214	-55	451,286	95,728	355,559	371
Transfers between Properties - in	107,350	40,524	66,827	165	252,055	93,337	158,719	170
TOTAL OTHER INCOME	189,619	75,726	113,893	150	830,552	189,852	640,700	337
TOTAL INCOME	4,862,769	4,132,371	730,398	18	10,187,998	8,212,636	1,975,362	24
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								

PCHA All Properties (.all)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Administrative Salaries	164,994	250,113	85,119	34	404,042	402,684	-1,358	0
Administrative Staff Medical Insurance	73,757	58,748	-15,009	-26	142,611	113,396	-29,214	-26
Administrative Staff Life Insurance	595	582	-14	-2	1,342	1,162	-180	-15
PERS1 and 2-Admin	42,131	27,070	-15,061	-56	70,745	44,953	-25,793	-57
Unemployment Compensation-Adm	2,992	3,643	651	18	7,305	5,717	-1,588	-28
FICA/Medicare-Admin	2,395	3,712	1,317	35	5,846	5,962	116	2
Workers Comp L&I-Admin	1,742	2,270	528	23	3,791	3,479	-313	-9
Total Administrative Salaries	288,607	346,139	57,532	17	635,683	577,353	-58,330	-10
Legal Expense								
Criminal Background Checks	0	0	0	N/A	11	0	-11	N/A
Tenant Screening	572	7,746	7,174	93	8,787	7,746	-1,041	-13
General Legal Expense	26,594	54	-26,540	-49,561	29,213	54	-29,159	-54,452
Total Legal Expense	27,166	7,800	-19,366	-248	38,011	7,800	-30,211	-387
Other Admin Expenses								
Staff Training	0	5,780	5,780	100	903	7,618	6,715	88
Travel	1,069	0	-1,069	N/A	1,768	467	-1,301	-279
Auditing Fees	6,677	1,043	-5,634	-540	6,677	1,043	-5,634	-540
Port Out Admin Fee Paid	13,187	13,221	34	0	30,687	26,926	-3,761	-14
Management Fee	1,566	0	-1,566	N/A	3,132	0	-3,132	N/A
Marketing	1,104	0	-1,104	N/A	1,104	0	-1,104	N/A
Consultants	6,428	3,885	-2,543	-65	11,393	9,882	-1,511	-15
Total Other Admin Expenses	30,031	23,929	-6,101	-25	55,663	45,936	-9,728	-21
Miscellaneous Admin Expenses								
Membership and Fees	2,853	4,500	1,647	37	8,063	4,795	-3,268	-68
Office Supplies	1,379	8,450	7,071	84	4,193	12,176	7,983	66
Fuel-Administrative	94	-251	-345	-137	-1,321	-489	832	170
Computer Parts	1,525	0	-1,525	N/A	2,393	0	-2,393	N/A
Telephone	6,413	15,909	9,497	60	18,078	25,089	7,011	28

PCHA All Properties (.all)
Income Statement Period Comparison

Period = Feb 2025
Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Postage	155	6,500	6,345	98	3,207	6,774	3,566	53
Software Lisenze Fees	3,044	132	-2,912	-2,201	6,346	668	-5,678	-850
Printer Supplies	7,944	0	-7,944	N/A	8,137	0	-8,137	N/A
Software	2,552	1,509	-1,043	-69	15,148	3,018	-12,130	-402
Internet/Cable	4,752	1,832	-2,919	-159	9,504	3,075	-6,429	-209
Temporary Administrative Labor	26,674	2,825	-23,849	-844	57,683	30,206	-27,478	-91
Small Office Equipment	422	0	-422	N/A	856	0	-856	N/A
Bank Fees	0	0	0	N/A	-14	0	14	N/A
Sponsorships	0	2,500	2,500	100	0	2,500	2,500	100
Other Misc Admin Expenses	6,189	15,310	9,121	60	12,305	33,869	21,564	64
Total Miscellaneous Admin Expenses	352,602	405,355	52,754	13	780,262	699,033	-81,228	-12
TOTAL ADMINISTRATIVE EXPENSES	409,798	437,084	27,286	6	873,936	752,769	-121,168	-16
TENANT SERVICES								
Tenant Services Salaries	6,276	4,685	-1,591	-34	16,073	8,002	-8,071	-101
Tenant Services Medical Insurance	1,772	1,646	-126	-8	3,549	3,291	-258	-8
Tenant Services Staff Life Insurance	33	30	-3	-9	66	61	-5	-9
Tenant Services PERS Expense	572	484	-88	-18	1,464	827	-637	-77
Unemployment Compensation Tenant Serv	114	84	-30	-35	291	144	-147	-102
Tenant Services FICA/Medicare	91	68	-23	-33	231	116	-115	-99
FSS Workers Comp	13	21	9	40	33	34	0	1
Tenant Relocation-Rent/Security Deposit A	5,372	15,584	10,211	66	5,372	39,870	34,498	87
Tenant Relocation-Moving Expenses	8,000	282	-7,718	-2,739	9,500	3,101	-6,399	-206
TOTAL TENANT SERVICES EXPENSES	22,242	22,884	642	3	36,580	55,445	18,866	34
UTILITY EXPENSES								
Water	12,083	12,850	767	6	17,951	18,390	440	2
Electricity	11,593	13,227	1,634	12	21,773	29,675	7,902	27

PCHA All Properties (.all)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Electricity-Vacant Units	8,365	13,889	5,524	40	25,667	23,388	-2,278	-10
Gas	449	0	-449	N/A	953	0	-953	N/A
Gas-Vacant Units	82	0	-82	N/A	82	0	-82	N/A
Garbage/Trash Removal	41,425	11,483	-29,942	-261	84,853	37,040	-47,812	-129
Sewer	27,684	30,185	2,500	8	54,760	56,937	2,177	4
TOTAL UTILITY EXPENSES	101,682	81,634	-20,048	-25	206,038	165,431	-40,607	-25
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	38,311	57,112	18,801	33	98,343	97,962	-381	0
Maintenance Staff Medical Insurance	23,300	17,668	-5,631	-32	47,886	35,287	-12,599	-36
Maintenance Staff Life Insurance	147	164	16	10	295	327	32	10
PERS1 and 2-Maint	4,457	6,493	2,036	31	10,963	11,306	344	3
Unemployment Compensation-Maint	700	1,951	1,251	64	1,783	3,369	1,586	47
FICA/Medicare-Maint	561	779	218	28	1,423	1,337	-86	-6
Workers Comp L&I-Maintenance	1,759	2,196	437	20	3,742	3,506	-236	-7
Maintenance Uniforms	1,730	0	-1,730	N/A	2,097	233	-1,864	-799
Maintenance Travel/Training	86	0	-86	N/A	162	0	-162	N/A
Vehicle Gas, Oil, Grease	2,797	4,518	1,721	38	4,756	5,671	915	16
Total General Maint Expense	72,088	88,685	16,597	19	167,708	155,492	-12,216	-8
Materials								
Supplies-Grounds	108	918	810	88	108	1,179	1,071	91
Supplies-Appliance	711	1,704	993	58	2,945	2,493	-451	-18
Supplies-Decorating	2,822	0	-2,822	N/A	7,056	0	-7,056	N/A
Supplies-Electrical	3,571	3,720	149	4	13,404	9,358	-4,046	-43
Supplies-Janitorial/Cleaning	344	895	551	62	1,562	1,340	-222	-17
Supplies-Maint/Repairs	5,757	13,349	7,592	57	15,548	22,811	7,263	32
Supplies-Plumbing	4,044	4,865	820	17	7,847	8,387	540	6

PCHA All Properties (.all)
Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Tools and Equipment	223	0	-223	N/A	330	0	-330	N/A
Total Materials	17,580	25,450	7,870	31	48,800	45,569	-3,231	-7
Contract Costs								
Contract-Alarm/Extinguisher	3,120	137	-2,983	-2,177	3,120	137	-2,983	-2,177
Contract-Appliance	6,035	13,489	7,454	55	17,683	25,674	7,991	31
Contract-Building Repairs	0	9,015	9,015	100	0	33,030	33,030	100
Contract-Carpet Cleaning	0	12,954	12,954	100	669	23,571	22,902	97
Contract-Decorating/Painting	6,385	3,875	-2,510	-65	8,235	8,115	-120	-1
Contract-Electrical	175	8,142	7,967	98	605	12,817	12,212	95
Contract-Pest Control	4,895	2,325	-2,570	-111	5,971	6,642	671	10
Contract-Floor Covering	5,341	4,808	-533	-11	22,776	28,472	5,696	20
Contract-Grounds	17,941	19,641	1,700	9	32,107	34,050	1,943	6
Contract-Janitorial/Cleaning	1,960	5,515	3,555	64	20,739	16,428	-4,311	-26
Contract-Plumbing	31,122	20,772	-10,350	-50	80,066	38,644	-41,422	-107
Contract-Window Covering	962	1,189	227	19	4,577	1,688	-2,889	-171
Contract-Vehicle Maintenance	97	-26	-123	-476	258	3,471	3,213	93
Contract-Equipment Rental	116	0	-116	N/A	116	0	-116	N/A
Contract-Maintenance Consultants	23,872	14,319	-9,552	-67	53,506	93,223	39,718	43
Contract-Alarm Monitoring	0	5,629	5,629	100	159	20,705	20,547	99
Contract-Sprinkler Monitoring	0	785	785	100	0	1,849	1,849	100
Contract-Consultants	2,960	7,033	4,073	58	5,966	12,098	6,132	51
Contract-Fee For Service	0	0	0	N/A	0	-27	-27	-100
Total Contract Costs	104,981	129,603	24,622	19	256,551	360,589	104,038	29
TOTAL MAINTENANCE AND OPERATIONAL E	196,409	245,934	49,525	20	476,800	565,156	88,355	16
GENERAL EXPENSES								
Property Insurance	8,011	12,218	4,207	34	16,022	24,436	8,414	34
State Industrial Insurance-Admin	0	48	48	100	0	51	51	100

PCHA All Properties (.all)
Income Statement Period Comparison

Period = Feb 2025
Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Liability Insurance	3,052	7,516	4,464	59	6,095	15,032	8,937	59
Misc. Taxes/Licenses/Insurance	2,559	2,559	0	0	5,119	5,119	0	0
Collection Agency Fees	0	77	77	100	0	77	77	100
Security/Law Enforcement	1,105	3,877	2,772	71	1,970	3,877	1,907	49
Port-In HAP Expense	5,740	1,800	-3,940	-219	9,665	4,794	-4,871	-102
Other General Expense	0	265	265	100	0	320	320	100
TOTAL GENERAL EXPENSES	20,467	28,360	7,893	28	38,871	53,705	14,834	28
HOUSING ASSISTANCE PAYMENTS								
Housing Assistance Payments	3,344,260	2,830,883	-513,377	-18	6,538,705	5,546,196	-992,509	-18
Tenant Utility Payments-Voucher	41,880	41,261	-619	-2	84,769	79,372	-5,397	-7
Port Out HAP Payments	300,091	275,525	-24,566	-9	606,041	560,695	-45,346	-8
FSS Escrow Payments	5,475	18,039	12,564	70	10,806	36,083	25,277	70
EHV HAP Expense	83,718	82,194	-1,524	-2	154,416	159,154	4,738	3
EHV Admin Fee Expense	231	231	1	0	461	525	64	12
EHV Security/Utility Dep/Rental App/Holdir	0	118	118	100	0	118	118	100
EHV Other Eligible Service Expenses	0	0	0	N/A	466	0	-466	N/A
TOTAL HOUSING ASSISTANCE PAYMENTS	3,775,655	3,248,252	-527,403	-16	7,395,664	6,382,143	-1,013,521	-16
FINANCING EXPENSE								
Interest Expense-Loan 1	11,015	0	-11,015	N/A	11,015	0	-11,015	N/A
Interest Expense-Bond 1	74,495	76,249	1,755	2	149,139	78,442	-70,697	-90
TOTAL FINANCING EXPENSES	85,509	76,249	-9,260	-12	160,154	78,442	-81,712	-104
NON-OPERATING ITEMS								
Depreciation -Buildings	102,440	102,962	522	1	205,766	208,419	2,652	1
Depreciation -Furn,Equip,Machinery-Dwelli	7,624	12,506	4,881	39	15,523	25,537	10,014	39
Depreciation -Furn,Equip,Machinery-Admin	439	1,081	642	59	877	2,176	1,299	60

PCHA All Properties (.all)
Income Statement Period Comparison
Period = Feb 2025
Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Operating Transfers OUT	122,345	33,209	-89,136	-268	703,342	95,728	-607,614	-635
Transfer between Properties - out	0	40,524	40,524	100	0	93,337	93,337	100
Gain/Loss from Sale Disposition of Real Pro	-793,570	-1,085,413	-291,843	-27	-2,802,525	-1,842,600	959,925	52
Title and Closing Fees	42,713	34,357	-8,356	-24	61,311	88,951	27,640	31
TOTAL NON-OPERATING ITEMS	-518,008	-860,774	-342,767	-40	-1,815,705	-1,328,452	487,254	37
TOTAL EXPENSES	4,093,755	3,279,623	-814,132	-25	7,372,338	6,724,640	-647,699	-10
NET INCOME	769,014	852,748	-83,733	-10	2,815,660	1,487,997	1,327,663	89

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	202,637	700,266	-497,628
LIPH Management	280,588	412,806	-132,217
Apartments General	2,855,154	2,500,158	354,996
Section 8 General	3,951,238	3,693,536	257,702
Payroll Cash	187,826	187,826	0
Total Unrestricted Cash	7,477,444	7,494,592	-17,148
Restricted Cash			
Cash Restricted-Security Deposits	496,405	511,284	-14,879
Cash Restricted-FSS Escrow	463,779	459,038	4,741
Cash Restricted-HAP	-1,703,492	-1,441,898	-261,594
Cash Restricted-Reserve for Replac	817,912	809,816	8,096
Cash Restricted- Reserve for Restat	106,068	106,015	54
Cash Restricted-T & I	99,182	73,099	26,083
Restricted Escrow Forfeiture	85,623	85,623	0
Homeownership 2nd Mortgage-Resi	566,791	566,650	141
Cash - Reserve by PHA	1,419,042	1,419,042	0
LIPH Section 18 - Restricted	795,082	2,135,251	-1,340,169
Total Restricted Cash	3,146,393	4,723,919	-1,577,526
TOTAL CASH	10,623,836	12,218,510	-1,594,674
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	1,778,233	1,703,835	74,398
Allowance for Doubtful Accounts-Tenar	-991,676	-991,676	0
A/R - Tenant Payment Agreement (TPA	36,531	45,830	-9,299
Allowance for Fraud Recovery	-154,383	-154,383	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -Rental Assistance	17,471	17,471	0
A/R Port Ins	287,726	283,260	4,465
A/R Port In Suspense	-87,358	-81,337	-6,020
A/R -HAP	155,366	155,963	-597
HAP or Subsidy Suspense Receivable	-274,132	-265,380	-8,752
A/R - USDA	20,507	20,087	420
Notes and Loans Receivable-Current	2,760	2,760	0
Notes Receivable 2nd Mortgages	929,964	930,105	-141
TOTAL ACCOUNTS AND NOTES RECEIVAB	1,720,055	1,665,581	54,474
OTHER CURRENT ASSETS			
Investments-Restricted	17,444,194	15,252,234	2,191,960
Prepaid Expenses and Other Assets	1,276,675	1,285,439	-8,764

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Inventories-Materials	0	0	0
Interprogram-Due From	871,565	581,233	290,332
TOTAL OTHER CURRENT ASSETS	19,592,434	17,118,905	2,473,528
TOTAL CURRENT ASSETS	31,936,325	31,002,996	933,329
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	199,935	199,935	0
Land	6,100,091	6,132,767	-32,676
Buildings	34,390,338	34,461,719	-71,381
Furniture and Equipment-Dwelling	3,050,890	3,050,890	0
Furniture and Equipment-Admin.	665,829	665,829	0
Leasehold Improvements	26,663	26,663	0
Site Improvement	511,009	511,009	0
SBITA Asset GASB 96	504,261	504,261	0
Intangible Assets	416,623	416,623	0
Accum Depreciation-Buildings	-24,379,498	-24,337,685	-41,813
Accum Depreciation-Furn & Equip Dwe	-3,073,729	-3,066,104	-7,624
Accum Depreciation-Furn & Equip Adm	-584,928	-584,489	-439
Accum Amortization for intangibles	-327,399	-327,399	0
Accumulated Amort SBITA	-336,174	-336,174	0
Pension Asset-GASB 68 Actuarial De	789,532	789,532	0
TOTAL FIXED ASSETS	17,953,444	18,107,377	-153,933
TOTAL NONCURRENT ASSETS	17,953,444	18,107,377	-153,933
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	997,345	997,345	0
Deferred Outflow OPEB GASB 75	1,313	1,313	0
TOTAL DEFERRED OUTFLOW-PENSIONS	998,658	998,658	0
TOTAL ASSETS	50,888,427	50,109,032	779,395
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	109,730	268,075	-158,345
Tenant Security Deposits	507,689	513,504	-5,815
Security Deposit Clearing Account	21,322	11,247	10,075
Security Deposit-Pet	-8,950	-7,800	-1,150
A/P-Payroll Wages Payable	-4,561	81,697	-86,258
A/P-Misc. Payroll Withholdings	207	355	-148
Federal Tax Withholding	0	9,577	-9,577
A/P PERS 1, 2, and 3	8,613	-2,080	10,692
Employee FICA Withholding	0	3,139	-3,139

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
FUTA Tax	0	1,343	-1,343
State Unemployment Tax	0	1,964	-1,964
Workers Compensation	0	1,615	-1,615
A/P Medical/Vision Ins	1,628	1,087	541
A/P Union Dues	979	710	269
A/P Garnishments	81	147	-66
Other Current Liabilities	61,318	61,318	0
Current Portion of LT Debt	327,992	359,950	-31,958
Accrued Interest Payable	72,460	72,460	0
Accrued Liabilities-Other	199,623	199,623	0
Accrued PILOT	113,821	113,821	0
Interprogram-Due To	871,565	581,233	290,332
HAP Suspense Clearing	-15,436	-15,436	0
Rural Development Overage	-4,975	-4,861	-114
Tenant Prepaid Rents	251,670	249,859	1,811
FSS Undistributed Interest Account	41	41	0
Accrued Compensated Absences-Currel	170,813	170,813	0
TOTAL CURRENT LIABILITIES	2,685,628	2,673,401	12,228
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	25,163	25,163	0
FSS Escrow	476,452	470,937	5,514
Notes Payable - LT	2,225,362	2,230,484	-5,122
Note Payable - RD #1	186,769	188,469	-1,700
Note Payable - RD #2	59,275	59,814	-539
ST Loan Payable - 1	24,848	24,848	0
ST Loan Payable - 2	7,886	7,886	0
Bonds Payable - LT	15,004,070	15,004,070	0
OPEB Liabilities	969,032	969,032	0
Accrued Pension Liabilities GASB 68	336,570	336,570	0
TOTAL NONCURRENT LIABILITIES	19,315,427	19,317,274	-1,847
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	532,284	532,284	0
TOTAL DEFERRED INFLOW-PENSIONS	532,284	532,284	0
TOTAL LIABILITIES	22,533,339	22,522,958	10,381
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	28,355,088	27,586,074	769,014
TOTAL RETAINED EARNINGS:	28,355,088	27,586,074	769,014
TOTAL EQUITY	28,355,088	27,586,074	769,014

PCHA All Properties (.all)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL LIABILITIES AND EQUITY	50,888,427	50,109,032	779,395

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	522,018	474,582	47,436	10	1,036,878	944,777	92,101	10
HAP Subsidy	158,102	154,809	3,293	2	317,766	308,777	8,989	3
Tenant Based Subsidy	0	1,958	-1,958	-100	0	3,916	-3,916	-100
Less: Concessions	-3,492	-1,742	-1,750	-101	-4,192	-6,912	2,720	39
Total Rental Income	676,628	629,607	47,020	7	1,350,452	1,250,558	99,894	8
Other Tenant Income								
Cleaning Fee	1,205	2,130	-925	-43	2,360	4,370	-2,010	-46
Damages	764	5,571	-4,808	-86	4,645	6,769	-2,124	-31
Late Charges	14,400	0	14,400	N/A	14,325	0	14,325	N/A
Legal Fees - Tenant	75	0	75	N/A	8,861	0	8,861	N/A
NSF Charges	0	120	-120	-100	40	160	-120	-75
Tenant Owed Utilities	0	1,895	-1,895	-100	0	4,004	-4,004	-100
Tenant Owed Water/Sewer/Garbage	70,270	70,940	-670	-1	140,220	141,250	-1,030	-1
Tenant Screening	640	560	80	14	960	1,000	-40	-4
Misc.Tenant Income	11,150	-11,333	22,483	198	23,559	-9,909	33,468	338
Total Other Tenant Income	98,504	69,884	28,620	41	194,970	147,644	47,325	32
TOTAL TENANT INCOME	775,131	699,491	75,640	11	1,545,422	1,398,203	147,219	11
GRANT INCOME								
Other Government Grants	0	70,003	-70,003	-100	0	-9,997	9,997	100
TOTAL GRANT INCOME	0	70,003	-70,003	-100	0	-9,997	9,997	100
OTHER INCOME								

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Investment Income - Unrestricted	0	160	-160	-100	0	315	-315	-100
Investment Income - Restricted	413	392	21	5	826	775	51	7
TOTAL OTHER INCOME	413	552	-139	-25	826	1,090	-264	-24
TOTAL INCOME	775,545	770,046	5,498	1	1,546,248	1,389,296	156,952	11
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	26,903	28,836	1,932	7	54,187	46,693	-7,494	-16
Administrative Staff Medical Insurance	11,831	13,323	1,492	11	23,488	19,642	-3,846	-20
Administrative Staff Life Insurance	85	57	-28	-49	168	114	-54	-47
PERS1 and 2-Admin	2,544	1,525	-1,019	-67	5,030	3,004	-2,026	-67
Unemployment Compensation-Adm	486	543	56	10	978	874	-105	-12
FICA/Medicare-Admin	389	418	29	7	783	677	-106	-16
Workers Comp L&I-Admin	695	829	135	16	1,735	1,252	-483	-39
Total Administrative Salaries	42,935	45,532	2,597	6	86,370	72,256	-14,114	-20
Legal Expense								
Tenant Screening	0	211	211	100	169	211	42	20
General Legal Expense	26,540	0	-26,540	N/A	29,159	0	-29,159	N/A
Total Legal Expense	26,540	211	-26,329	-12,478	29,328	211	-29,117	-13,799
Other Admin Expenses								
Staff Training	0	0	0	N/A	0	65	65	100
Travel	-38	0	38	N/A	161	0	-161	N/A
Auditing Fees	3,435	480	-2,955	-616	3,435	480	-2,955	-616
Marketing	1,104	0	-1,104	N/A	1,104	0	-1,104	N/A
Total Other Admin Expenses	4,501	480	-4,021	-838	4,700	545	-4,155	-763
Miscellaneous Admin Expenses								

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Membership and Fees	0	0	0	N/A	2,010	0	-2,010	N/A
Office Supplies	380	1,163	783	67	675	2,527	1,852	73
Fuel-Administrative	0	-129	-129	-100	0	-251	-251	-100
Telephone	2,104	6,647	4,543	68	8,627	11,186	2,559	23
Postage	155	0	-155	N/A	207	274	66	24
Software	729	694	-35	-5	1,458	1,388	-69	-5
Internet/Cable	1,415	0	-1,415	N/A	2,831	0	-2,831	N/A
Temporary Administrative Labor	3,491	0	-3,491	N/A	10,111	0	-10,111	N/A
Bank Fees	0	0	0	N/A	-14	0	14	N/A
Other Misc Admin Expenses	764	796	33	4	1,603	13,456	11,853	88
Allocated Overhead	157,782	144,167	-13,615	-9	324,081	270,387	-53,694	-20
Total Miscellaneous Admin Expenses	209,755	198,871	-10,884	-5	437,960	371,222	-66,738	-18
TOTAL ADMINISTRATIVE EXPENSES	240,796	199,561	-41,234	-21	471,988	371,978	-100,010	-27
UTILITY EXPENSES								
Water	10,032	11,093	1,060	10	14,467	15,505	1,038	7
Electricity	9,012	9,572	560	6	17,342	21,733	4,391	20
Electricity-Vacant Units	1,628	3,937	2,309	59	9,885	8,579	-1,306	-15
Garbage/Trash Removal	39,831	9,243	-30,588	-331	80,690	33,393	-47,297	-142
Sewer	24,131	26,598	2,468	9	48,380	49,889	1,509	3
TOTAL UTILITY EXPENSES	84,634	60,443	-24,191	-40	170,763	129,098	-41,665	-32
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	20,457	38,356	17,898	47	53,420	64,258	10,838	17
Maintenance Staff Medical Insurance	15,365	12,716	-2,649	-21	31,892	25,432	-6,460	-25
Maintenance Staff Life Insurance	114	122	8	6	229	244	15	6
PERS1 and 2-Maint	2,127	4,316	2,189	51	5,486	7,311	1,824	25
Unemployment Compensation-Maint	373	691	318	46	968	1,157	189	16

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
FICA/Medicare-Maint	299	556	257	46	772	932	161	17
Workers Comp L&I-Maintenance	961	1,484	523	35	2,318	2,363	46	2
Maintenance Travel/Training	-13	0	13	N/A	5	0	-5	N/A
Vehicle Gas, Oil, Grease	1,439	2,127	688	32	2,545	2,127	-418	-20
Total General Maint Expense	40,162	58,884	18,722	32	95,316	101,460	6,144	6
Materials								
Supplies-Grounds	108	918	810	88	108	1,179	1,071	91
Supplies-Appliance	711	1,704	993	58	2,095	2,353	258	11
Supplies-Decorating	1,605	0	-1,605	N/A	5,839	0	-5,839	N/A
Supplies-Electrical	3,571	2,447	-1,125	-46	13,220	7,338	-5,882	-80
Supplies-Janitorial/Cleaning	231	540	308	57	733	986	253	26
Supplies-Maint/Repairs	7,090	12,177	5,087	42	13,873	20,124	6,251	31
Supplies-Plumbing	4,044	4,777	733	15	7,599	8,029	430	5
Tools and Equipment	70	0	-70	N/A	177	0	-177	N/A
Total Materials	17,431	22,562	5,131	23	43,644	40,008	-3,635	-9
Contract Costs								
Contract-Alarm/Extinguisher	3,120	137	-2,983	-2,177	3,120	137	-2,983	-2,177
Contract-Appliance	6,035	13,489	7,454	55	16,934	23,617	6,683	28
Contract-Building Repairs	0	9,015	9,015	100	0	17,627	17,627	100
Contract-Carpet Cleaning	0	8,535	8,535	100	669	18,402	17,734	96
Contract-Decorating/Painting	6,385	3,875	-2,510	-65	8,235	8,115	-120	-1
Contract-Electrical	175	8,142	7,967	98	360	12,817	12,457	97
Contract-Pest Control	4,210	1,035	-3,175	-307	4,780	4,625	-155	-3
Contract-Floor Covering	1,110	4,808	3,698	77	14,072	26,122	12,051	46
Contract-Grounds	13,131	18,331	5,200	28	26,262	31,462	5,200	17
Contract-Janitorial/Cleaning	650	4,990	4,340	87	10,230	11,131	901	8
Contract-Plumbing	13,376	5,025	-8,351	-166	15,516	8,958	-6,558	-73
Contract-Window Covering	962	1,189	227	19	3,232	1,688	-1,544	-91
Contract-Equipment Rental	116	0	-116	N/A	116	0	-116	N/A

PCHA Affordable Properties (.aff)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Contract-Maintenance Consultants	16,372	8,544	-7,828	-92	31,696	84,598	52,903	63
Contract-Alarm Monitoring	0	5,305	5,305	100	0	18,632	18,632	100
Contract-Sprinkler Monitoring	0	785	785	100	0	1,849	1,849	100
Contract-Consultants	0	0	0	N/A	0	3,440	3,440	100
Total Contract Costs	65,642	93,206	27,564	30	135,220	273,221	138,000	51
TOTAL MAINTENANCE AND OPERATIONAL E	124,195	176,136	51,941	29	276,498	417,052	140,555	34
GENERAL EXPENSES								
State Industrial Insurance-Admin	0	48	48	100	0	51	51	100
Misc. Taxes/Licenses/Insurance	853	853	0	0	1,706	1,706	0	0
Collection Agency Fees	0	77	77	100	0	77	77	100
Security/Law Enforcement	0	3,877	3,877	100	0	3,877	3,877	100
TOTAL GENERAL EXPENSES	853	4,855	4,002	82	1,706	5,710	4,004	70
FINANCING EXPENSE								
Interest Expense-Bond 1	72,160	73,915	1,755	2	144,471	73,774	-70,697	-96
TOTAL FINANCING EXPENSES	72,160	73,915	1,755	2	144,471	73,774	-70,697	-96
NON-OPERATING ITEMS								
Depreciation -Buildings	75,574	75,573	0	0	151,147	151,147	0	0
Depreciation -Furn,Equip,Machinery-Dwelli	4,839	9,011	4,172	46	9,929	18,425	8,496	46
TOTAL NON-OPERATING ITEMS	80,412	84,585	4,172	5	161,076	169,572	8,496	5
TOTAL EXPENSES	603,050	599,495	-3,555	-1	1,226,502	1,167,186	-59,317	-5
NET INCOME	172,494	170,551	1,943	1	319,746	222,111	97,635	44

PCHA Affordable Properties (-aff)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-88,988	-33,511	-55,477
Apartments General	2,657,120	2,306,955	350,165
Total Unrestricted Cash	2,568,132	2,273,444	294,688
Restricted Cash			
Cash Restricted-Security Deposits	474,088	488,666	-14,579
Cash Restricted-Reserve for Replace	723,567	715,470	8,096
Cash Restricted- Reserve for Restat	106,068	106,015	54
Cash Restricted-T & I	99,182	73,099	26,083
Total Restricted Cash	1,402,905	1,383,250	19,655
TOTAL CASH	3,971,037	3,656,694	314,343
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	1,304,738	1,248,629	56,108
Allowance for Doubtful Accounts-Tenar	-940,111	-940,111	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -HAP	155,366	155,963	-597
HAP or Subsidy Suspense Receivable	-227,656	-218,904	-8,752
TOTAL ACCOUNTS AND NOTES RECEIVAB	291,383	244,624	46,759
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	782,094	783,676	-1,582
Inventories-Materials	-11,068	-11,068	0
Interprogram-Due From	-7,073	-7,073	0
TOTAL OTHER CURRENT ASSETS	763,954	765,536	-1,582
TOTAL CURRENT ASSETS	5,026,374	4,666,854	359,520
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	199,935	199,935	0
Land	2,499,000	2,499,000	0
Buildings	24,806,781	24,806,781	0
Furniture and Equipment-Dwelling	2,481,611	2,481,611	0
Leasehold Improvements	26,663	26,663	0
Site Improvement	186,336	186,336	0
Intangible Assets	61,861	61,861	0
Accum Depreciation-Buildings	-17,696,902	-17,621,329	-75,574
Accum Depreciation-Furn & Equip Dwe	-2,410,726	-2,405,887	-4,839
Accum Amortization for intangibles	-61,861	-61,861	0
Pension Asset-GASB 68 Actuarial D	20,249	20,249	0

PCHA Affordable Properties (.aff)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL FIXED ASSETS	10,112,946	10,193,358	-80,412
TOTAL NONCURRENT ASSETS	10,112,946	10,193,358	-80,412
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	42,367	42,367	0
Deferred Outflow OPEB GASB 75	24	24	0
TOTAL DEFERRED OUTFLOW-PENSIONS	42,391	42,391	0
TOTAL ASSETS	15,181,710	14,902,602	279,108
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	1,841	37,391	-35,550
Tenant Security Deposits	484,539	489,454	-4,915
Security Deposit Clearing Account	12,238	10,647	1,591
Security Deposit-Pet	-3,550	-3,000	-550
A/P-Misc. Payroll Withholdings	784	784	0
A/P Union Dues	0	0	0
Other Current Liabilities	15,698	15,698	0
Current Portion of LT Debt	327,992	359,950	-31,958
Accrued Interest Payable	72,460	72,460	0
Accrued Liabilities-Other	17,248	17,248	0
Interprogram-Due To	430,408	255,114	175,293
HAP Suspense Clearing	1,117	1,117	0
Tenant Prepaid Rents	205,540	202,839	2,702
Accrued Compensated Absences-Current	19,741	19,741	0
TOTAL CURRENT LIABILITIES	1,586,055	1,479,442	106,613
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	2,908	2,908	0
Bonds Payable - LT	15,004,070	15,004,070	0
OPEB Liabilities	133,712	133,712	0
Accrued Pension Liabilities GASB 68	3,523	3,523	0
TOTAL NONCURRENT LIABILITIES	15,144,214	15,144,214	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-1,028	-1,028	0
TOTAL DEFERRED INFLOW-PENSIONS	-1,028	-1,028	0
TOTAL LIABILITIES	16,729,241	16,622,628	106,613

EQUITY

RETAINED EARNINGS:

PCHA Affordable Properties (.aff)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Retained Earnings	-1,547,531	-1,720,026	172,494
TOTAL RETAINED EARNINGS:	-1,547,531	-1,720,026	172,494
TOTAL EQUITY	-1,547,531	-1,720,026	172,494
TOTAL LIABILITIES AND EQUITY	15,181,710	14,902,602	279,108

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	19,258	14,656	4,602	31	38,366	31,613	6,753	21
HAP Subsidy	2,942	5,909	-2,967	-50	5,884	9,052	-3,168	-35
Total Rental Income	22,200	20,565	1,635	8	44,250	40,665	3,585	9
Other Tenant Income								
Cleaning Fee	0	280	-280	-100	0	280	-280	-100
Damages	0	283	-283	-100	0	283	-283	-100
Late Charges	525	0	525	N/A	525	0	525	N/A
Legal Fees - Tenant	0	0	0	N/A	70	0	70	N/A
Tenant Owed Utilities	0	142	-142	-100	0	214	-214	-100
Tenant Owed Water/Sewer/Garbage	1,680	1,610	70	4	3,360	3,360	0	0
Tenant Screening	120	0	120	N/A	160	0	160	N/A
Misc.Tenant Income	150	0	150	N/A	150	0	150	N/A
Total Other Tenant Income	2,475	2,315	160	7	4,265	4,137	128	3
TOTAL TENANT INCOME	24,675	22,880	1,795	8	48,515	44,802	3,713	8
TOTAL INCOME	24,675	22,880	1,795	8	48,515	44,802	3,713	8
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	718	1,753	1,034	59	1,379	3,215	1,836	57
PERS1 and 2-Admin	68	82	14	17	128	142	14	10

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Unemployment Compensation-Adm	13	32	19	59	25	58	33	57
FICA/Medicare-Admin	10	25	15	59	20	47	27	57
Workers Comp L&I-Admin	19	8	-11	-143	46	14	-32	-234
Total Administrative Salaries	828	1,899	1,071	56	1,598	3,475	1,878	54
Legal Expense								
Tenant Screening	0	0	0	N/A	21	0	-21	N/A
Total Legal Expense	0	0	0	N/A	21	0	-21	N/A
Other Admin Expenses								
Travel	-1	0	1	N/A	4	0	-4	N/A
Auditing Fees	154	21	-133	-636	154	21	-133	-636
Total Other Admin Expenses	153	21	-132	-631	157	21	-136	-654
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	90	0	-90	N/A
Telephone	70	173	103	60	140	336	196	58
Software	32	30	-2	-5	63	60	-3	-5
Internet/Cable	93	0	-93	N/A	187	0	-187	N/A
Other Misc Admin Expenses	253	0	-253	N/A	506	178	-328	-184
Allocated Overhead	7,093	6,601	-491	-7	14,575	12,283	-2,291	-19
Total Miscellaneous Admin Expenses	8,369	8,703	335	4	17,158	16,333	-824	-5
TOTAL ADMINISTRATIVE EXPENSES	8,521	8,724	203	2	17,336	16,354	-982	-6
UTILITY EXPENSES								
Water	0	0	0	N/A	859	1,161	302	26
Electricity	219	64	-155	-240	299	192	-107	-55
Electricity-Vacant Units	0	156	156	100	539	672	132	20
Garbage/Trash Removal	945	1,157	212	18	1,898	2,296	398	17
Sewer	1,713	1,646	-67	-4	3,359	3,227	-131	-4
TOTAL UTILITY EXPENSES	2,877	3,022	145	5	6,954	7,548	594	8

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	0	212	212	100	0	300	300	100
PERS1 and 2-Maint	0	26	26	100	0	42	42	100
Unemployment Compensation-Maint	0	4	4	100	0	5	5	100
FICA/Medicare-Maint	0	3	3	100	0	4	4	100
Total General Maint Expense	0	244	244	100	0	352	352	100
Materials								
Supplies-Electrical	0	297	297	100	0	297	297	100
Supplies-Maint/Repairs	0	659	659	100	60	659	598	91
Supplies-Plumbing	0	113	113	100	0	113	113	100
Total Materials	0	1,069	1,069	100	60	1,069	1,008	94
Contract Costs								
Contract-Appliance	0	0	0	N/A	729	0	-729	N/A
Contract-Building Repairs	0	5,026	5,026	100	0	5,026	5,026	100
Contract-Pest Control	0	0	0	N/A	0	76	76	100
Contract-Grounds	1,056	1,056	0	0	2,113	2,113	0	0
Contract-Janitorial/Cleaning	160	400	240	60	400	720	320	44
Total Contract Costs	1,216	6,482	5,266	81	3,242	7,935	4,693	59
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,216	7,795	6,579	84	3,302	9,355	6,053	65
GENERAL EXPENSES								
State Industrial Insurance-Admin	0	10	10	100	0	12	12	100
Misc. Taxes/Licenses/Insurance	204	204	0	0	408	408	0	0
TOTAL GENERAL EXPENSES	204	214	10	4	408	421	12	3
NON-OPERATING ITEMS								
Depreciation -Buildings	5,204	5,204	0	0	10,408	10,408	0	0
Depreciation -Furn,Equip,Machinery-Dwellings	239	319	80	25	478	638	160	25

PCHA Hidden Village (hv021)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
TOTAL NON-OPERATING ITEMS	5,443	5,523	80	1	10,886	11,046	160	1
TOTAL EXPENSES	18,262	25,278	7,016	28	38,887	44,724	5,837	13
NET INCOME	6,413	-2,398	8,811	367	9,628	78	9,550	12,267

PCHA Hidden Village (hv021)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-219	-808	589
Apartments General	-59,688	-76,903	17,215
Total Unrestricted Cash	-59,908	-77,711	17,803
Restricted Cash			
Cash Restricted-Security Deposits	16,251	17,301	-1,050
Total Restricted Cash	16,251	17,301	-1,050
TOTAL CASH	-43,656	-60,409	16,753
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	12,177	9,802	2,375
Allowance for Doubtful Accounts-Tenar	-8,762	-8,762	0
A/R -HAP	1,430	1,411	19
HAP or Subsidy Suspense Receivable	-2,107	-1,877	-230
TOTAL ACCOUNTS AND NOTES RECEIVAB	2,738	574	2,164
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	1,899	2,135	-236
Inventories-Materials	-491	-491	0
Interprogram-Due From	-316	-316	0
TOTAL OTHER CURRENT ASSETS	1,092	1,327	-236
TOTAL CURRENT ASSETS	-39,827	-58,508	18,681
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	81,000	81,000	0
Buildings	756,239	756,239	0
Furniture and Equipment-Dwelling	67,881	67,881	0
Site Improvement	10,933	10,933	0
Intangible Assets	2,770	2,770	0
Accum Depreciation-Buildings	-646,955	-641,751	-5,204
Accum Depreciation-Furn & Equip Dwe	-65,046	-64,807	-239
Accum Amortization for intangibles	-2,770	-2,770	0
Pension Asset-GASB 68 Actuarial Dc	630	630	0
TOTAL FIXED ASSETS	204,682	210,125	-5,443
TOTAL NONCURRENT ASSETS	204,682	210,125	-5,443
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	657	657	0
Deferred Outflow OPEB GASB 75	-10	-10	0
TOTAL DEFERRED OUTFLOW-PENSIONS	647	647	0

PCHA Hidden Village (hv021)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL ASSETS	165,502	152,264	13,238
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-50	1,509	-1,560
Tenant Security Deposits	16,400	15,350	1,050
A/P-Misc. Payroll Withholdings	8	8	0
Other Current Liabilities	426	426	0
Accrued Liabilities-Other	2,450	2,450	0
Interprogram-Due To	18,006	10,592	7,414
Tenant Prepaid Rents	2,181	2,260	-79
TOTAL CURRENT LIABILITIES	39,421	32,596	6,825
NONCURRENT LIABILITIES:			
OPEB Liabilities	-1,059	-1,059	0
Accrued Pension Liabilities GASB 68	75	75	0
TOTAL NONCURRENT LIABILITIES	-984	-984	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-229	-229	0
TOTAL DEFERRED INFLOW-PENSIONS	-229	-229	0
TOTAL LIABILITIES	38,208	31,383	6,825
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	127,294	120,881	6,413
TOTAL RETAINED EARNINGS:	127,294	120,881	6,413
TOTAL EQUITY	127,294	120,881	6,413
TOTAL LIABILITIES AND EQUITY	165,502	152,264	13,238

PCHA liph liph18

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	30,024	50,415	-20,391	-40	52,955	101,487	-48,532	-48
Utility Reimbursement Payments	-765	-3,670	2,905	79	-1,928	-6,917	4,989	72
Total Rental Income	29,259	46,745	-17,486	-37	51,027	94,570	-43,543	-46
Other Tenant Income								
Legal Fees - Tenant	1,826	0	1,826	N/A	1,826	0	1,826	N/A
NSF Charges	0	40	-40	-100	0	40	-40	-100
Tenant Owed Utilities	474	1,341	-867	-65	1,007	3,079	-2,072	-67
Tenant Owed Water/Sewer/Garbage	0	0	0	N/A	0	-144	144	100
Misc.Tenant Income	3,197	-6,500	9,697	149	3,197	-7,965	11,162	140
Tenant Payment Agreement (TPA) Rer	-7,082	0	-7,082	N/A	-7,482	0	-7,482	N/A
Tenant Payment Agreement (TPA) Oth	0	-25	25	100	0	-50	50	100
Total Other Tenant Income	-1,584	-5,144	3,560	69	-1,452	-5,040	3,588	71
TOTAL TENANT INCOME	27,674	41,601	-13,926	-33	49,575	89,530	-39,955	-45
GRANT INCOME								
HUD PHA Operating Grants/Subsidy	12,702	18,842	-6,140	-33	58,035	37,684	20,351	54
Capital Fund Grants-Soft Costs	14,995	33,209	-18,214	-55	451,286	95,728	355,559	371
TOTAL GRANT INCOME	27,698	52,051	-24,353	-47	509,321	133,412	375,909	282
OTHER INCOME								
Investment Income - Unrestricted	0	54	-54	-100	14	113	-99	-87
Investment Income - Restricted	57,505	338	57,166	16,902	114,972	636	114,337	17,991
Miscellaneous Other Income	0	0	0	N/A	0	-5	5	100

PCHA liph liph18

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Operating Transfers IN	14,995	33,209	-18,214	-55	451,286	95,728	355,559	371
Transfers between Properties - in	107,350	40,524	66,827	165	252,055	93,337	158,719	170
TOTAL OTHER INCOME	179,850	74,125	105,725	143	818,328	189,808	628,520	331
TOTAL INCOME	235,222	167,777	67,445	40	1,377,224	412,750	964,474	234
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	10,634	21,545	10,911	51	35,230	36,026	796	2
Administrative Staff Medical Insurance	5,364	2,686	-2,677	-100	10,740	5,373	-5,367	-100
Administrative Staff Life Insurance	11	59	48	81	80	118	39	33
PERS1 and 2-Admin	1,561	2,930	1,370	47	4,512	5,202	689	13
Unemployment Compensation-Adm	194	388	194	50	637	649	11	2
FICA/Medicare-Admin	155	313	158	51	510	523	13	3
Workers Comp L&I-Admin	269	76	-193	-253	427	121	-306	-253
Total Administrative Salaries	18,186	27,998	9,812	35	52,136	48,012	-4,124	-9
Legal Expense								
Tenant Screening	220	1,613	1,393	86	980	1,613	633	39
Total Legal Expense	220	1,613	1,393	86	980	1,613	633	39
Other Admin Expenses								
Travel	0	0	0	N/A	51	0	-51	N/A
Auditing Fees	1,631	146	-1,485	-1,017	1,631	146	-1,485	-1,017
Total Other Admin Expenses	1,631	146	-1,485	-1,017	1,682	146	-1,536	-1,051
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	22	0	-22	N/A
Office Supplies	0	111	111	100	0	264	264	100
Fuel-Administrative	94	0	-94	N/A	140	0	-140	N/A

PCHA liph liph18

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Telephone	440	529	89	17	889	753	-136	-18
Postage	0	290	290	100	290	290	0	0
Software	222	211	-11	-5	444	423	-21	-5
Other Misc Admin Expenses	204	69	-135	-196	371	215	-156	-72
Allocated Overhead	46,167	27,434	-18,733	-68	101,267	58,456	-42,811	-73
Total Miscellaneous Admin Expenses	65,313	56,643	-8,670	-15	155,559	108,412	-47,146	-43
TOTAL ADMINISTRATIVE EXPENSES	67,163	58,402	-8,761	-15	158,220	110,172	-48,049	-44
TENANT SERVICES								
Tenant Relocation-Rent/Security Deposit A	5,327	15,584	10,256	66	5,327	39,370	34,043	86
Tenant Relocation-Moving Expenses	8,000	282	-7,718	-2,739	9,500	3,101	-6,399	-206
TOTAL TENANT SERVICES EXPENSES	13,327	15,866	2,538	16	14,827	42,470	27,643	65
UTILITY EXPENSES								
Water	1,363	1,149	-215	-19	1,885	1,486	-399	-27
Electricity	305	618	312	51	613	1,464	851	58
Electricity-Vacant Units	6,555	9,220	2,665	29	15,466	13,631	-1,835	-13
Gas-Vacant Units	82	0	-82	N/A	82	0	-82	N/A
Garbage/Trash Removal	40	1,806	1,766	98	840	1,846	1,006	54
Sewer	1,175	1,451	276	19	2,250	2,846	596	21
TOTAL UTILITY EXPENSES	9,521	14,243	4,722	33	21,135	21,272	137	1
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	0	10,262	10,262	100	0	16,958	16,958	100
PERS1 and 2-Maint	0	1,299	1,299	100	0	2,251	2,251	100
Unemployment Compensation-Maint	0	185	185	100	0	305	305	100
FICA/Medicare-Maint	0	149	149	100	0	246	246	100
Workers Comp L&I-Maintenance	0	478	478	100	0	790	790	100

PCHA liph liph18

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change	
Vehicle Gas, Oil, Grease	240	106	-134	-126	436	160	-276	-173	
Total General Maint Expense	240	12,000	11,760	98	436	19,921	19,485	98	
Materials									
Supplies-Appliance	0	0	0	N/A	781	118	-663	-563	
Supplies-Decorating	1,217	0	-1,217	N/A	1,217	0	-1,217	N/A	
Supplies-Electrical	0	1,039	1,039	100	0	1,786	1,786	100	
Supplies-Maint/Repairs	-1,126	-20	1,106	5,448	1,192	1,385	193	14	
Supplies-Plumbing	0	0	0	N/A	248	270	22	8	
Total Materials	91	1,019	928	91	3,438	3,559	121	3	
Contract Costs									
Contract-Appliance	0	0	0	N/A	749	2,057	1,308	64	
Contract-Building Repairs	0	0	0	N/A	0	15,404	15,404	100	
Contract-Carpet Cleaning	0	4,419	4,419	100	0	5,169	5,169	100	
Contract-Electrical	0	0	0	N/A	245	0	-245	N/A	
Contract-Pest Control	450	675	225	33	720	1,170	450	38	
Contract-Floor Covering	4,231	0	-4,231	N/A	8,704	2,350	-6,354	-270	
Contract-Grounds	-40	0	40	N/A	-40	243	283	116	
Contract-Janitorial/Cleaning	1,060	525	-535	-102	4,842	999	-3,843	-385	
Contract-Plumbing	17,746	15,590	-2,156	-14	64,550	29,530	-35,020	-119	
Contract-Window Covering	0	0	0	N/A	1,345	0	-1,345	N/A	
Contract-Vehicle Maintenance	0	266	266	100	82	1,354	1,271	94	
Contract-Maintenance Consultants	7,500	5,775	-1,725	-30	20,920	8,625	-12,295	-143	
Total Contract Costs	30,947	27,250	-3,697	-14	102,118	66,900	-35,218	-53	
TOTAL MAINTENANCE AND OPERATIONAL E	31,278	40,747	9,469	23	105,992	91,170	-14,822	-16	
GENERAL EXPENSES									
Misc. Taxes/Licenses/Insurance	1,437	1,437	0	0	2,873	2,873	0	0	
Security/Law Enforcement	880	0	-880	N/A	880	0	-880	N/A	
TOTAL GENERAL EXPENSES	2,317	1,437	-880	-61	3,753	2,873	-880	-31	

PCHA liph liph18

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
HOUSING ASSISTANCE PAYMENTS								
FSS Escrow Payments	773	3,576	2,803	78	-730	5,334	6,064	114
TOTAL HOUSING ASSISTANCE PAYMENTS	773	3,576	2,803	78	-730	5,334	6,064	114
NON-OPERATING ITEMS								
Depreciation -Buildings	20,596	24,411	3,815	16	42,079	51,317	9,238	18
Depreciation -Furn,Equip,Machinery-Dwelli	1,786	2,476	690	28	3,595	5,067	1,472	29
Operating Transfers OUT	122,345	33,209	-89,136	-268	703,342	95,728	-607,614	-635
Transfer between Properties - out	0	40,524	40,524	100	0	93,337	93,337	100
Gain/Loss from Sale Disposition of Real Pr	-793,570	-1,085,413	-291,843	-27	-2,802,525	-1,842,600	959,925	52
Title and Closing Fees	42,713	34,357	-8,356	-24	61,311	88,951	27,640	31
TOTAL NON-OPERATING ITEMS	-606,128	-950,436	-344,307	-36	-1,992,198	-1,508,199	483,999	32
TOTAL EXPENSES	-481,749	-816,165	-334,416	-41	-1,689,000	-1,234,908	454,092	37
NET INCOME	716,971	983,942	-266,971	-27	3,066,224	1,647,658	1,418,566	86

PCHA liph liph18

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-26,656	-12,345	-14,311
LIPH Management	280,588	412,805	-132,217
Total Unrestricted Cash	253,932	400,461	-146,529
Restricted Cash			
Cash Restricted-Security Deposits	13,700	14,000	-300
Cash Restricted-FSS Escrow	37,066	37,062	4
Restricted Escrow Forfeiture	21,057	21,057	0
LIPH Section 18 - Restricted	795,082	2,135,251	-1,340,169
Total Restricted Cash	866,905	2,207,370	-1,340,465
TOTAL CASH	1,120,837	2,607,831	-1,486,994
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	247,787	231,951	15,836
Allowance for Doubtful Accounts-Tenar	-47,935	-47,935	0
A/R - Tenant Payment Agreement (TPA	2,933	10,015	-7,082
TOTAL ACCOUNTS AND NOTES RECEIVAB	202,786	194,032	8,754
OTHER CURRENT ASSETS			
Investments-Restricted	17,444,194	15,252,234	2,191,960
Prepaid Expenses and Other Assets	12,575	14,234	-1,659
Interprogram-Due From	-3,358	-3,358	0
TOTAL OTHER CURRENT ASSETS	17,453,411	15,263,109	2,190,302
TOTAL CURRENT ASSETS	18,777,034	18,064,972	712,062
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	1,205,683	1,238,359	-32,676
Buildings	7,037,296	7,108,677	-71,381
Furniture and Equipment-Dwelling	539,459	539,459	0
Site Improvement	322,323	322,323	0
Intangible Assets	11,449	11,449	0
Accum Depreciation-Buildings	-5,710,509	-5,750,540	40,031
Accum Depreciation-Furn & Equip Dwe	-507,944	-506,158	-1,786
Accum Amortization for intangibles	-11,449	-11,449	0
Pension Asset-GASB 68 Actuarial D	62,478	62,478	0
TOTAL FIXED ASSETS	2,948,785	3,014,598	-65,813
TOTAL NONCURRENT ASSETS	2,948,785	3,014,598	-65,813
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	78,923	78,923	0

PCHA liph liph18

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
Deferred Outflow OPEB GASB 75	121	121	0
TOTAL DEFERRED OUTFLOW-PENSIONS	79,044	79,044	0
TOTAL ASSETS	21,804,863	21,158,614	646,249
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-3,773	122,134	-125,907
Tenant Security Deposits	17,450	18,350	-900
Security Deposit Clearing Account	9,084	600	8,484
Security Deposit-Pet	-4,800	-4,200	-600
A/P-Misc. Payroll Withholdings	1,022	1,022	0
Other Current Liabilities	14,350	14,350	0
Accrued PILOT	113,821	113,821	0
Interprogram-Due To	129,078	81,556	47,521
Tenant Prepaid Rents	24,096	24,194	-98
FSS Undistributed Interest Account	10	10	0
Accrued Compensated Absences-Curre	13,736	13,736	0
TOTAL CURRENT LIABILITIES	314,074	385,573	-71,499
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	2,024	2,024	0
FSS Escrow	40,953	40,175	777
OPEB Liabilities	89,335	89,335	0
Accrued Pension Liabilities GASB 68	26,634	26,634	0
TOTAL NONCURRENT LIABILITIES	158,945	158,168	777
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	42,121	42,121	0
TOTAL DEFERRED INFLOW-PENSIONS	42,121	42,121	0
TOTAL LIABILITIES	515,140	585,862	-70,722
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	21,289,723	20,572,752	716,971
TOTAL RETAINED EARNINGS:	21,289,723	20,572,752	716,971
TOTAL EQUITY	21,289,723	20,572,752	716,971
TOTAL LIABILITIES AND EQUITY	21,804,863	21,158,614	646,249

PCHA All Section 8 Properties (.alls8)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Other Tenant Income								
Tenant Payment Agreement (TPA) Fra	0	0	0	N/A	14,729	0	14,729	N/A
Total Other Tenant Income	0	0	0	N/A	14,729	0	14,729	N/A
TOTAL TENANT INCOME	0	0	0	N/A	14,729	0	14,729	N/A
GRANT INCOME								
Section 8 HAP Earned	3,497,213	2,919,813	577,400	20	6,591,761	5,877,564	714,197	12
Section 8 Admin. Fee Income	325,147	258,016	67,131	26	587,627	501,516	86,111	17
Port-In Admin Fees Earned	191	157	35	22	410	239	171	72
Port In HAP Earned	5,740	1,800	3,940	219	4,988	4,794	194	4
FSS Forfeiture Income	0	0	0	N/A	11,615	0	11,615	N/A
TOTAL GRANT INCOME	3,828,291	3,179,786	648,506	20	7,196,400	6,384,113	812,288	13
OTHER INCOME								
Investment Income - Unrestricted	0	336	-336	-100	255	680	-425	-63
Miscellaneous Other Income	0	0	0	N/A	0	-2,685	2,685	100
TOTAL OTHER INCOME	0	336	-336	-100	255	-2,005	2,260	113
TOTAL INCOME	3,828,291	3,180,122	648,170	20	7,211,384	6,382,107	829,277	13
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								

PCHA All Section 8 Properties (.alls8)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Administrative Salaries	61,410	54,673	-6,737	-12	136,228	97,874	-38,354	-39
Administrative Staff Medical Insurance	24,677	20,369	-4,307	-21	49,037	41,743	-7,294	-17
Administrative Staff Life Insurance	209	186	-22	-12	415	360	-56	-15
PERS1 and 2-Admin	6,868	7,050	182	3	15,342	12,859	-2,483	-19
Unemployment Compensation-Adm	1,114	62	-1,053	-1,703	2,465	157	-2,307	-1,469
FICA/Medicare-Admin	892	793	-99	-12	1,972	1,420	-553	-39
Workers Comp L&I-Admin	379	630	251	40	741	988	248	25
Total Administrative Salaries	95,548	83,763	-11,785	-14	206,200	155,400	-50,799	-33
Legal Expense								
Tenant Screening	352	5,443	5,091	94	7,594	5,443	-2,150	-40
Total Legal Expense	352	5,443	5,091	94	7,594	5,443	-2,150	-40
Other Admin Expenses								
Staff Training	0	0	0	N/A	0	750	750	100
Travel	-24	0	24	N/A	88	0	-88	N/A
Auditing Fees	1,611	417	-1,194	-286	1,611	417	-1,194	-286
Port Out Admin Fee Paid	13,187	13,221	34	0	30,687	26,926	-3,761	-14
Consultants	0	2,639	2,639	100	0	2,878	2,878	100
Total Other Admin Expenses	14,774	16,277	1,503	9	32,386	30,971	-1,415	-5
Miscellaneous Admin Expenses								
Office Supplies	0	408	408	100	0	816	816	100
Fuel-Administrative	0	-22	-22	-100	0	-42	-42	-100
Telephone	960	1,340	381	28	1,926	1,842	-84	-5
Postage	0	3,755	3,755	100	255	3,755	3,500	93
Software	634	604	-30	-5	1,268	1,207	-60	-5
Temporary Administrative Labor	0	6,237	6,237	100	0	13,527	13,527	100
Other Misc Admin Expenses	484	462	-22	-5	1,097	462	-635	-137
Allocated Overhead	42,315	67,281	24,966	37	107,208	137,206	29,998	22
Total Miscellaneous Admin Expenses	139,940	163,828	23,888	15	317,954	314,174	-3,780	-1
TOTAL ADMINISTRATIVE EXPENSES	155,066	185,549	30,482	16	357,933	350,588	-7,345	-2

PCHA All Section 8 Properties (.alls8)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
TENANT SERVICES								
Tenant Services Staff Life Insurance	0	15	15	100	0	30	30	100
Tenant Relocation-Rent/Security Deposit A	45	0	-45	N/A	45	500	455	91
TOTAL TENANT SERVICES EXPENSES	45	15	-30	-197	45	530	485	92
UTILITY EXPENSES								
Electricity	0	0	0	N/A	0	124	124	100
TOTAL UTILITY EXPENSES	0	0	0	N/A	0	124	124	100
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Staff Life Insurance	0	12	12	100	0	25	25	100
Unemployment Compensation-Maint	0	923	923	100	0	1,605	1,605	100
Vehicle Gas, Oil, Grease	190	412	222	54	225	412	187	45
Total General Maint Expense	190	1,347	1,157	86	225	2,041	1,817	89
Contract Costs								
Contract-Janitorial/Cleaning	0	0	0	N/A	2,067	0	-2,067	N/A
Contract-Consultants	0	1,156	1,156	100	2,775	2,125	-650	-31
Contract-Fee For Service	0	0	0	N/A	0	-20	-20	-100
Total Contract Costs	0	1,156	1,156	100	4,842	2,105	-2,737	-130
TOTAL MAINTENANCE AND OPERATIONAL E	190	2,503	2,313	92	5,066	4,146	-920	-22
GENERAL EXPENSES								
Port-In HAP Expense	5,740	1,800	-3,940	-219	9,665	4,794	-4,871	-102
Other General Expense	0	265	265	100	0	320	320	100
TOTAL GENERAL EXPENSES	5,740	2,065	-3,675	-178	9,665	5,114	-4,551	-89
HOUSING ASSISTANCE PAYMENTS								

PCHA All Section 8 Properties (.alls8)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Housing Assistance Payments	3,344,260	2,830,883	-513,377	-18	6,538,705	5,546,196	-992,509	-18
Tenant Utility Payments-Voucher	41,880	41,261	-619	-2	84,769	79,372	-5,397	-7
Port Out HAP Payments	300,091	275,525	-24,566	-9	606,041	560,695	-45,346	-8
FSS Escrow Payments	4,702	14,463	9,761	67	11,536	30,749	19,213	62
EHV HAP Expense	83,718	82,194	-1,524	-2	154,416	159,154	4,738	3
EHV Admin Fee Expense	231	231	1	0	461	525	64	12
EHV Security/Utility Dep/Rental App/Holdi	0	118	118	100	0	118	118	100
EHV Other Eligible Service Expenses	0	0	0	N/A	466	0	-466	N/A
TOTAL HOUSING ASSISTANCE PAYMENTS	3,774,882	3,244,676	-530,206	-16	7,396,394	6,376,809	-1,019,585	-16
NON-OPERATING ITEMS								
Depreciation -Furn,Equip,Machinery-Dwelli	839	839	0	0	1,677	1,677	0	0
TOTAL NON-OPERATING ITEMS	839	839	0	0	1,677	1,677	0	0
TOTAL EXPENSES	3,936,761	3,435,646	-501,116	-15	7,770,781	6,738,989	-1,031,792	-15
NET INCOME	-108,470	-255,524	147,054	58	-559,397	-356,882	-202,515	-57

PCHA All Section 8 Properties (.alls8)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-24,912	-873	-24,039
Apartments General	-3,100	-3,100	0
Section 8 General	3,982,786	3,719,523	263,263
Total Unrestricted Cash	3,954,774	3,715,550	239,223
Restricted Cash			
Cash Restricted-FSS Escrow	426,710	421,973	4,737
Cash Restricted-HAP	-1,703,492	-1,441,898	-261,594
Restricted Escrow Forfeiture	64,566	64,566	0
Total Restricted Cash	-1,212,216	-955,359	-256,857
TOTAL CASH	2,742,558	2,760,191	-17,634
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	156,945	154,636	2,309
A/R - Tenant Payment Agreement (TPA	33,598	35,815	-2,217
Allowance for Fraud Recovery	-154,383	-154,383	0
A/R Port Ins	287,726	283,260	4,465
A/R Port In Suspense	-87,358	-81,337	-6,020
HAP or Subsidy Suspense Receivable	-17,184	-17,184	0
TOTAL ACCOUNTS AND NOTES RECEIVAB	219,343	220,806	-1,463
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	-7,452	-6,819	-634
Interprogram-Due From	-3,317	-3,317	0
TOTAL OTHER CURRENT ASSETS	-10,770	-10,136	-634
TOTAL CURRENT ASSETS	2,951,131	2,970,861	-19,730
NONCURRENT ASSETS:			
FIXED ASSETS			
Furniture and Equipment-Admin.	136,961	136,961	0
Intangible Assets	250,674	250,674	0
Accum Depreciation-Furn & Equip Dwe	-126,479	-125,640	-839
Accum Amortization for intangibles	-250,674	-250,674	0
Pension Asset-GASB 68 Actuarial De	259,549	259,549	0
TOTAL FIXED ASSETS	270,032	270,871	-839
TOTAL NONCURRENT ASSETS	270,032	270,871	-839
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	331,299	331,299	0
Deferred Outflow OPEB GASB 75	221	221	0
TOTAL DEFERRED OUTFLOW-PENSIONS	331,520	331,520	0

PCHA All Section 8 Properties (.alls8)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL ASSETS	3,552,683	3,573,252	-20,569
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-234,600	-252,848	18,248
A/P-Misc. Payroll Withholdings	33	33	0
Other Current Liabilities	24,743	24,743	0
Interprogram-Due To	305,325	239,841	65,484
Tenant Prepaid Rents	15,805	16,373	-568
FSS Undistributed Interest Account	28	28	0
Accrued Compensated Absences-Currel	5,428	5,428	0
TOTAL CURRENT LIABILITIES	116,762	33,598	83,164
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	800	800	0
FSS Escrow	435,499	430,762	4,737
OPEB Liabilities	186,118	186,118	0
Accrued Pension Liabilities GASB 68	108,164	108,164	0
TOTAL NONCURRENT LIABILITIES	730,580	725,843	4,737
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	167,267	167,267	0
TOTAL DEFERRED INFLOW-PENSIONS	167,267	167,267	0
TOTAL LIABILITIES	1,014,609	926,708	87,901
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	2,538,074	2,646,544	-108,470
TOTAL RETAINED EARNINGS:	2,538,074	2,646,544	-108,470
TOTAL EQUITY	2,538,074	2,646,544	-108,470
TOTAL LIABILITIES AND EQUITY	3,552,683	3,573,252	-20,569

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	60,247	43,151	17,096	40	119,385	89,664	29,721	33
HAP Subsidy	7,403	8,051	-648	-8	15,245	11,013	4,232	38
Less: Concessions	-600	0	-600	N/A	-1,200	0	-1,200	N/A
Total Rental Income	67,050	51,202	15,848	31	133,430	100,677	32,753	33
Other Tenant Income								
Cleaning Fee	275	0	275	N/A	275	1,455	-1,180	-81
Late Charges	2,025	0	2,025	N/A	2,025	0	2,025	N/A
NSF Charges	0	0	0	N/A	0	40	-40	-100
Tenant Owed Utilities	0	23	-23	-100	0	23	-23	-100
Tenant Owed Water/Sewer/Garbage	5,980	5,110	870	17	11,910	10,330	1,580	15
Tenant Screening	0	80	-80	-100	40	120	-80	-67
Misc.Tenant Income	263	0	263	N/A	413	197	216	110
Total Other Tenant Income	8,543	5,213	3,330	64	14,663	12,165	2,498	21
TOTAL TENANT INCOME	75,593	56,415	19,178	34	148,093	112,842	35,251	31
OTHER INCOME								
Investment Income - Unrestricted	0	160	-160	-100	0	315	-315	-100
TOTAL OTHER INCOME	0	160	-160	-100	0	315	-315	-100
TOTAL INCOME	75,593	56,575	19,018	34	148,093	113,157	34,936	31
EXPENSES								

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	2,448	3,952	1,504	38	4,650	6,163	1,513	25
PERS1 and 2-Admin	227	169	-58	-35	428	268	-160	-60
Unemployment Compensation-Adm	43	71	28	39	83	111	28	25
FICA/Medicare-Admin	35	57	23	39	66	89	23	26
Workers Comp L&I-Admin	62	23	-39	-165	153	32	-120	-371
Total Administrative Salaries	2,815	4,273	1,457	34	5,380	6,663	1,283	19
Legal Expense								
Tenant Screening	0	42	42	100	21	42	21	50
Total Legal Expense	0	42	42	100	21	42	21	50
Other Admin Expenses								
Travel	-3	0	3	N/A	12	0	-12	N/A
Auditing Fees	348	42	-306	-734	348	42	-306	-734
Marketing	293	0	-293	N/A	293	0	-293	N/A
Total Other Admin Expenses	638	42	-596	-1,428	653	42	-612	-1,466
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	207	0	-207	N/A
Office Supplies	5	37	32	87	57	74	17	23
Telephone	156	591	435	74	314	844	531	63
Postage	0	0	0	N/A	0	66	66	100
Software	63	60	-3	-5	127	121	-6	-5
Internet/Cable	134	0	-134	N/A	269	0	-269	N/A
Other Misc Admin Expenses	39	0	-39	N/A	85	468	383	82
Allocated Overhead	16,046	12,773	-3,274	-26	32,970	23,979	-8,992	-37
Total Miscellaneous Admin Expenses	19,259	17,733	-1,526	-9	39,408	32,215	-7,194	-22
TOTAL ADMINISTRATIVE EXPENSES	19,897	17,817	-2,080	-12	40,083	32,299	-7,784	-24

UTILITY EXPENSES

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Water	0	1,677	1,677	100	0	1,677	1,677	100
Electricity	0	1,678	1,678	100	4,207	5,936	1,729	29
Electricity-Vacant Units	0	698	698	100	808	1,582	773	49
Garbage/Trash Removal	3,259	80	-3,179	-3,974	6,335	2,978	-3,357	-113
Sewer	4,358	4,187	-172	-4	8,545	8,210	-335	-4
TOTAL UTILITY EXPENSES	7,618	8,320	702	8	19,896	20,383	487	2
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	3,430	6,595	3,165	48	8,372	10,199	1,826	18
Maintenance Staff Medical Insurance	1,114	1,036	-78	-8	2,231	2,072	-159	-8
PERS1 and 2-Maint	526	962	436	45	1,273	1,575	302	19
Unemployment Compensation-Maint	63	119	55	47	152	184	31	17
FICA/Medicare-Maint	51	96	45	47	122	148	26	18
Workers Comp L&I-Maintenance	164	283	119	42	315	396	81	20
Vehicle Gas, Oil, Grease	0	150	150	100	0	150	150	100
Total General Maint Expense	5,184	8,958	3,774	42	12,151	14,327	2,176	15
Materials								
Supplies-Grounds	0	0	0	N/A	0	74	74	100
Supplies-Appliance	183	778	595	76	183	1,203	1,020	85
Supplies-Electrical	800	942	142	15	1,282	1,630	347	21
Supplies-Janitorial/Cleaning	0	142	142	100	0	158	158	100
Supplies-Maint/Repairs	466	2,545	2,080	82	510	1,205	695	58
Supplies-Plumbing	0	1,739	1,739	100	0	2,944	2,944	100
Total Materials	1,448	6,145	4,696	76	1,975	7,213	5,238	73
Contract Costs								
Contract-Appliance	1,289	3,929	2,640	67	1,289	5,048	3,759	74
Contract-Decorating/Painting	0	0	0	N/A	0	815	815	100
Contract-Electrical	175	1,496	1,321	88	175	5,422	5,247	97

PCHA Brookridge (br025)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Contract-Pest Control	2,285	0	-2,285	N/A	2,665	0	-2,665	N/A
Contract-Floor Covering	0	623	623	100	0	6,841	6,841	100
Contract-Grounds	2,793	2,793	0	0	5,585	5,585	0	0
Contract-Janitorial/Cleaning	240	940	700	74	870	1,800	930	52
Contract-Plumbing	0	1,661	1,661	100	0	1,661	1,661	100
Contract-Window Covering	0	216	216	100	0	715	715	100
Contract-Maintenance Consultants	8,248	4,369	-3,878	-89	12,746	5,469	-7,278	-133
Contract-Alarm Monitoring	0	0	0	N/A	0	1,292	1,292	100
Total Contract Costs	15,029	16,027	998	6	23,331	34,648	11,317	33
TOTAL MAINTENANCE AND OPERATIONAL E	21,825	31,412	9,586	31	37,772	56,585	18,812	33
GENERAL EXPENSES								
Misc. Taxes/Licenses/Insurance	341	341	0	0	683	683	0	0
Security/Law Enforcement	0	1,292	1,292	100	0	1,292	1,292	100
TOTAL GENERAL EXPENSES	341	1,634	1,292	79	683	1,975	1,292	65
NON-OPERATING ITEMS								
Depreciation -Buildings	10,681	10,681	0	0	21,361	21,361	0	0
Depreciation -Furn,Equip,Machinery-Dwelli	619	840	221	26	1,238	1,744	506	29
TOTAL NON-OPERATING ITEMS	11,300	11,521	221	2	22,599	23,105	506	2
TOTAL EXPENSES	60,982	70,704	9,723	14	121,032	134,346	13,314	10
NET INCOME	14,612	-14,129	28,741	203	27,061	-21,189	48,250	228

PCHA Brookridge (br025)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-6,301	-1,165	-5,136
Apartments General	683,940	650,721	33,220
Total Unrestricted Cash	677,639	649,556	28,084
Restricted Cash			
Cash Restricted-Security Deposits	60,654	60,163	491
Total Restricted Cash	60,654	60,163	491
TOTAL CASH	738,294	709,719	28,575
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	123,942	110,091	13,851
Allowance for Doubtful Accounts-Tenar	-44,824	-44,824	0
A/R -HAP	2,776	2,746	30
HAP or Subsidy Suspense Receivable	-8,180	-8,180	0
TOTAL ACCOUNTS AND NOTES RECEIVAB	73,714	59,833	13,881
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	2,953	3,358	-405
Inventories-Materials	-1,048	-1,048	0
Interprogram-Due From	-717	-717	0
TOTAL OTHER CURRENT ASSETS	1,188	1,593	-405
TOTAL CURRENT ASSETS	813,196	771,145	42,051
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	207,000	207,000	0
Buildings	2,606,567	2,606,567	0
Furniture and Equipment-Dwelling	242,381	242,381	0
Site Improvement	2,088	2,088	0
Intangible Assets	6,371	6,371	0
Accum Depreciation-Buildings	-1,762,809	-1,752,129	-10,681
Accum Depreciation-Furn & Equip Dwe	-235,464	-234,845	-619
Accum Amortization for intangibles	-6,371	-6,371	0
Pension Asset-GASB 68 Actuarial Dc	2,857	2,857	0
TOTAL FIXED ASSETS	1,062,620	1,073,919	-11,300
TOTAL NONCURRENT ASSETS	1,062,620	1,073,919	-11,300
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	4,820	4,820	0
Deferred Outflow OPEB GASB 75	-11	-11	0
TOTAL DEFERRED OUTFLOW-PENSIONS	4,810	4,810	0

PCHA Brookridge (br025)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL ASSETS	1,880,626	1,849,874	30,751
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-363	1,708	-2,071
Tenant Security Deposits	59,355	59,480	-125
Security Deposit Clearing Account	-600	-600	0
Security Deposit-Pet	-900	-600	-300
A/P-Misc. Payroll Withholdings	26	26	0
Other Current Liabilities	2,909	2,909	0
Accrued Liabilities-Other	3,998	3,998	0
Interprogram-Due To	43,687	25,794	17,893
Tenant Prepaid Rents	30,629	29,886	743
Accrued Compensated Absences-Currel	2,228	2,228	0
TOTAL CURRENT LIABILITIES	140,969	124,829	16,140
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	328	328	0
OPEB Liabilities	8,312	8,312	0
Accrued Pension Liabilities GASB 68	436	436	0
TOTAL NONCURRENT LIABILITIES	9,077	9,077	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-489	-489	0
TOTAL DEFERRED INFLOW-PENSIONS	-489	-489	0
TOTAL LIABILITIES	149,556	133,416	16,140
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	1,731,070	1,716,458	14,612
TOTAL RETAINED EARNINGS:	1,731,070	1,716,458	14,612
TOTAL EQUITY	1,731,070	1,716,458	14,612
TOTAL LIABILITIES AND EQUITY	1,880,626	1,849,874	30,751

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	222,206	237,388	-15,183	-6	447,693	452,043	-4,350	-1
HAP Subsidy	43,971	30,705	13,266	43	89,876	70,535	19,341	27
Tenant Based Subsidy	0	1,958	-1,958	-100	0	3,916	-3,916	-100
Less: Concessions	-40	-1,300	1,260	97	-40	-3,100	3,060	99
Total Rental Income	266,137	268,751	-2,615	-1	537,529	523,394	14,135	3
Other Tenant Income								
Cleaning Fee	465	815	-350	-43	940	1,230	-290	-24
Damages	204	3,029	-2,826	-93	495	3,029	-2,534	-84
Late Charges	5,325	0	5,325	N/A	5,325	0	5,325	N/A
Legal Fees - Tenant	0	0	0	N/A	1,540	0	1,540	N/A
NSF Charges	0	80	-80	-100	40	80	-40	-50
Tenant Owed Utilities	0	497	-497	-100	0	1,461	-1,461	-100
Tenant Owed Water/Sewer/Garbage	30,400	32,050	-1,650	-5	61,100	63,150	-2,050	-3
Tenant Screening	280	160	120	75	320	440	-120	-27
Misc.Tenant Income	3,234	-7,655	10,889	142	5,693	-7,323	13,016	178
Total Other Tenant Income	39,908	28,977	10,930	38	75,453	62,068	13,386	22
TOTAL TENANT INCOME	306,045	297,729	8,316	3	612,982	585,462	27,521	5
OTHER INCOME								
Investment Income - Restricted	306	278	28	10	612	549	63	11
TOTAL OTHER INCOME	306	278	28	10	612	549	63	11
TOTAL INCOME	306,350	298,007	8,343	3	613,594	586,010	27,584	5

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	10,095	8,788	-1,307	-15	22,145	17,889	-4,256	-24
Administrative Staff Medical Insurance	5,393	5,914	520	9	10,503	9,793	-710	-7
Administrative Staff Life Insurance	54	44	-10	-23	106	87	-19	-22
PERS1 and 2-Admin	959	574	-384	-67	2,056	1,515	-541	-36
Unemployment Compensation-Adm	183	158	-25	-16	401	322	-78	-24
FICA/Medicare-Admin	147	127	-19	-15	321	259	-61	-24
Workers Comp L&I-Admin	261	347	86	25	673	651	-22	-3
Total Administrative Salaries	17,090	15,952	-1,138	-7	36,205	30,517	-5,688	-19
Legal Expense								
Tenant Screening	0	148	148	100	21	148	127	86
General Legal Expense	26,540	0	-26,540	N/A	27,850	0	-27,850	N/A
Total Legal Expense	26,540	148	-26,392	-17,869	27,871	148	-27,723	-18,770
Other Admin Expenses								
Travel	-15	0	15	N/A	77	0	-77	N/A
Auditing Fees	1,270	156	-1,113	-711	1,270	156	-1,113	-711
Marketing	428	0	-428	N/A	428	0	-428	N/A
Total Other Admin Expenses	1,683	156	-1,526	-975	1,775	156	-1,619	-1,034
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	744	0	-744	N/A
Office Supplies	14	760	745	98	101	1,095	994	91
Fuel-Administrative	0	-72	-72	-100	0	-139	-139	-100
Telephone	607	1,155	547	47	1,220	1,145	-76	-7
Postage	64	0	-64	N/A	85	132	47	36
Software	238	226	-11	-5	475	453	-23	-5

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Internet/Cable	287	0	-287	N/A	573	0	-573	N/A
Temporary Administrative Labor	1,581	0	-1,581	N/A	4,940	0	-4,940	N/A
Bank Fees	0	0	0	N/A	-14	0	14	N/A
Other Misc Admin Expenses	230	146	-84	-58	511	10,229	9,717	95
Allocated Overhead	58,251	47,228	-11,023	-23	119,638	88,533	-31,105	-35
Total Miscellaneous Admin Expenses	78,362	65,396	-12,967	-20	164,480	131,964	-32,515	-25
TOTAL ADMINISTRATIVE EXPENSES	106,585	65,700	-40,885	-62	194,125	132,269	-61,857	-47
UTILITY EXPENSES								
Electricity	670	1,741	1,071	62	1,340	3,703	2,362	64
Electricity-Vacant Units	153	406	253	62	1,992	1,149	-843	-73
Garbage/Trash Removal	14,685	236	-14,450	-6,124	29,582	1,570	-28,012	-1,784
Sewer	0	2,349	2,349	100	0	2,349	2,349	100
TOTAL UTILITY EXPENSES	15,508	4,731	-10,777	-228	32,914	8,771	-24,143	-275
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	1,663	11,584	9,921	86	13,994	19,524	5,530	28
Maintenance Staff Medical Insurance	6,201	5,296	-905	-17	14,044	10,592	-3,452	-33
Maintenance Staff Life Insurance	50	55	5	8	101	110	9	8
PERS1 and 2-Maint	152	1,203	1,051	87	1,275	2,030	756	37
Unemployment Compensation-Maint	31	209	178	85	253	352	98	28
FICA/Medicare-Maint	24	168	144	85	202	283	81	29
Workers Comp L&I-Maintenance	91	365	273	75	682	617	-65	-10
Vehicle Gas, Oil, Grease	796	643	-153	-24	1,367	643	-724	-113
Total General Maint Expense	8,917	19,157	10,240	53	31,236	33,534	2,298	7
Materials								
Supplies-Appliance	263	311	48	15	1,242	311	-931	-299
Supplies-Decorating	0	0	0	N/A	947	0	-947	N/A

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Supplies-Electrical	540	85	-455	-535	6,768	1,341	-5,428	-405
Supplies-Janitorial/Cleaning	0	271	271	100	273	443	169	38
Supplies-Maint/Repairs	3,075	2,370	-705	-30	6,585	3,417	-3,168	-93
Supplies-Plumbing	1,438	1,267	-172	-14	3,258	1,908	-1,350	-71
Tools and Equipment	58	0	-58	N/A	58	0	-58	N/A
Total Materials	5,374	4,303	-1,071	-25	19,132	7,420	-11,712	-158
Contract Costs								
Contract-Appliance	1,648	6,291	4,643	74	7,310	9,436	2,126	23
Contract-Carpet Cleaning	0	410	410	100	389	410	21	5
Contract-Decorating/Painting	0	1,175	1,175	100	945	4,600	3,655	79
Contract-Electrical	0	1,639	1,639	100	185	1,639	1,454	89
Contract-Pest Control	0	1,035	1,035	100	0	1,698	1,698	100
Contract-Floor Covering	0	0	0	N/A	7,555	8,469	914	11
Contract-Grounds	3,113	3,113	0	0	6,225	6,225	0	0
Contract-Janitorial/Cleaning	0	850	850	100	1,580	2,040	460	23
Contract-Plumbing	0	0	0	N/A	0	3,901	3,901	100
Contract-Window Covering	548	431	-117	-27	548	431	-117	-27
Contract-Maintenance Consultants	0	2,075	2,075	100	8,000	76,554	68,554	90
Contract-Alarm Monitoring	0	2,185	2,185	100	0	6,360	6,360	100
Contract-Consultants	0	0	0	N/A	0	3,440	3,440	100
Total Contract Costs	5,309	19,204	13,896	72	32,737	125,203	92,466	74
TOTAL MAINTENANCE AND OPERATIONAL E	19,692	43,029	23,338	54	83,787	166,775	82,988	50
GENERAL EXPENSES								
Collection Agency Fees	0	77	77	100	0	77	77	100
TOTAL GENERAL EXPENSES	0	77	77	100	0	77	77	100
FINANCING EXPENSE								
Interest Expense-Bond 1	41,051	42,049	998	2	82,187	41,969	-40,218	-96

PCHA Chateau Rainier (cr074)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
TOTAL FINANCING EXPENSES	41,051	42,049	998	2	82,187	41,969	-40,218	-96
NON-OPERATING ITEMS								
Depreciation -Buildings	24,540	24,540	0	0	49,080	49,080	0	0
Depreciation -Furn,Equip,Machinery-Dwelli	1,507	2,601	1,094	42	3,048	5,247	2,199	42
TOTAL NON-OPERATING ITEMS	26,047	27,141	1,094	4	52,128	54,327	2,199	4
TOTAL EXPENSES	208,883	182,727	-26,156	-14	445,143	404,188	-40,955	-10
NET INCOME	97,467	115,280	-17,813	-15	168,451	181,822	-13,371	-7

PCHA Chateau Rainier (cr074)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-41,017	-7,559	-33,459
Apartments General	1,281,906	1,128,146	153,761
Total Unrestricted Cash	1,240,889	1,120,587	120,302
Restricted Cash			
Cash Restricted-Security Deposits	173,384	174,594	-1,210
Cash Restricted-Reserve for Replace	557,778	549,765	8,012
Cash Restricted- Reserve for Restat	60,341	60,310	31
Cash Restricted-T & I	37,384	25,347	12,038
Total Restricted Cash	828,886	810,016	18,870
TOTAL CASH	2,069,775	1,930,602	139,172
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	402,036	397,146	4,890
Allowance for Doubtful Accounts-Tenar	-235,806	-235,806	0
A/R -Tenant Based Subsidy	-953	-953	0
A/R -HAP	65,151	62,560	2,591
HAP or Subsidy Suspense Receivable	-51,779	-49,604	-2,175
TOTAL ACCOUNTS AND NOTES RECEIVAB	178,650	173,344	5,306
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	390,657	390,894	-238
Inventories-Materials	-4,060	-4,060	0
Interprogram-Due From	-2,614	-2,614	0
TOTAL OTHER CURRENT ASSETS	383,982	384,220	-238
TOTAL CURRENT ASSETS	2,632,407	2,488,166	144,241
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	1,000,000	1,000,000	0
Buildings	9,188,407	9,188,407	0
Furniture and Equipment-Dwelling	943,191	943,191	0
Leasehold Improvements	5,922	5,922	0
Site Improvement	160,352	160,352	0
Intangible Assets	22,898	22,898	0
Accum Depreciation-Buildings	-6,808,030	-6,783,490	-24,540
Accum Depreciation-Furn & Equip Dwe	-927,029	-925,522	-1,507
Accum Amortization for intangibles	-22,898	-22,898	0
Pension Asset-GASB 68 Actuarial Dc	8,439	8,439	0
TOTAL FIXED ASSETS	3,571,252	3,597,300	-26,047

PCHA Chateau Rainier (cr074)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL NONCURRENT ASSETS	3,571,252	3,597,300	-26,047
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	19,935	19,935	0
Deferred Outflow OPEB GASB 75	27	27	0
TOTAL DEFERRED OUTFLOW-PENSIONS	19,962	19,962	0
TOTAL ASSETS	6,223,622	6,105,428	118,194
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	285	16,975	-16,690
Tenant Security Deposits	176,617	176,542	75
Security Deposit Clearing Account	4,269	4,269	0
Security Deposit-Pet	-1,000	-750	-250
A/P-Misc. Payroll Withholdings	232	232	0
Other Current Liabilities	7,804	7,804	0
Current Portion of LT Debt	186,589	204,770	-18,181
Accrued Interest Payable	41,221	41,221	0
Accrued Liabilities-Other	11,428	11,428	0
Interprogram-Due To	153,272	92,752	60,520
Tenant Prepaid Rents	67,023	71,771	-4,748
Accrued Compensated Absences-Current	12,856	12,856	0
TOTAL CURRENT LIABILITIES	660,597	639,871	20,726
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	1,894	1,894	0
Bonds Payable - LT	8,498,605	8,498,605	0
OPEB Liabilities	57,516	57,516	0
Accrued Pension Liabilities GASB 68	1,588	1,588	0
TOTAL NONCURRENT LIABILITIES	8,559,603	8,559,603	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	250	250	0
TOTAL DEFERRED INFLOW-PENSIONS	250	250	0
TOTAL LIABILITIES	9,220,450	9,199,723	20,726
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	-2,996,828	-3,094,296	97,467
TOTAL RETAINED EARNINGS:	-2,996,828	-3,094,296	97,467

PCHA Chateau Rainier (cr074)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL EQUITY	-2,996,828	-3,094,296	97,467
TOTAL LIABILITIES AND EQUITY	6,223,622	6,105,428	118,194

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	106,989	91,621	15,369	17	209,462	185,790	23,672	13
HAP Subsidy	58,321	55,415	2,906	5	116,785	110,314	6,471	6
Less: Concessions	-800	-442	-358	-81	-800	-3,812	3,012	79
Total Rental Income	164,510	146,594	17,916	12	325,447	292,293	33,154	11
Other Tenant Income								
Cleaning Fee	0	420	-420	-100	130	570	-440	-77
Damages	0	97	-97	-100	0	696	-696	-100
Late Charges	2,550	0	2,550	N/A	2,475	0	2,475	N/A
Legal Fees - Tenant	75	0	75	N/A	75	0	75	N/A
Tenant Owed Utilities	0	0	0	N/A	0	279	-279	-100
Tenant Owed Water/Sewer/Garbage	18,400	17,900	500	3	36,600	35,600	1,000	3
Tenant Screening	0	120	-120	-100	80	200	-120	-60
Misc.Tenant Income	0	0	0	N/A	1,696	-946	2,642	279
Total Other Tenant Income	21,025	18,537	2,488	13	41,056	36,399	4,658	13
TOTAL TENANT INCOME	185,535	165,131	20,404	12	366,504	328,692	37,812	12
OTHER INCOME								
Investment Income - Restricted	64	68	-4	-6	129	135	-7	-5
TOTAL OTHER INCOME	64	68	-4	-6	129	135	-7	-5
TOTAL INCOME	185,600	165,199	20,400	12	366,632	328,827	37,805	11

EXPENSES

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	6,559	3,527	-3,032	-86	12,576	4,367	-8,209	-188
Administrative Staff Medical Insurance	3,798	4,971	1,172	24	7,607	4,971	-2,636	-53
Administrative Staff Life Insurance	16	0	-16	N/A	33	0	-33	N/A
PERS1 and 2-Admin	620	151	-469	-310	1,169	238	-931	-392
Unemployment Compensation-Adm	119	87	-32	-36	227	112	-115	-103
FICA/Medicare-Admin	95	51	-44	-86	182	63	-118	-187
Workers Comp L&I-Admin	169	162	-8	-5	418	190	-228	-120
Total Administrative Salaries	11,377	8,948	-2,428	-27	22,211	9,941	-12,271	-123
Legal Expense								
Tenant Screening	0	21	21	100	42	21	-21	-100
Total Legal Expense	0	21	21	100	42	21	-21	-100
Other Admin Expenses								
Travel	-9	0	9	N/A	33	0	-33	N/A
Auditing Fees	696	115	-581	-507	696	115	-581	-507
Marketing	383	0	-383	N/A	383	0	-383	N/A
Total Other Admin Expenses	1,070	115	-955	-832	1,113	115	-998	-869
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	408	0	-408	N/A
Office Supplies	342	287	-55	-19	498	700	201	29
Fuel-Administrative	0	-26	-26	-100	0	-51	-51	-100
Telephone	368	870	503	58	750	1,855	1,105	60
Postage	30	0	-30	N/A	30	0	-30	N/A
Software	174	166	-8	-5	349	332	-17	-5
Internet/Cable	290	0	-290	N/A	579	0	-579	N/A
Temporary Administrative Labor	1,910	0	-1,910	N/A	5,171	0	-5,171	N/A
Other Misc Admin Expenses	130	15	-114	-748	280	820	540	66

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Allocated Overhead	32,139	33,852	1,714	5	66,031	63,494	-2,537	-4
Total Miscellaneous Admin Expenses	46,759	44,113	-2,646	-6	96,307	77,090	-19,218	-25
TOTAL ADMINISTRATIVE EXPENSES	47,829	44,249	-3,580	-8	97,462	77,226	-20,236	-26
UTILITY EXPENSES								
Water	4,108	3,809	-299	-8	4,108	3,809	-299	-8
Electricity	540	823	283	34	1,207	1,649	442	27
Electricity-Vacant Units	1,142	1,224	82	7	3,369	2,225	-1,144	-51
Garbage/Trash Removal	14,870	1,510	-13,360	-885	28,783	14,693	-14,090	-96
Sewer	8,642	8,400	-242	-3	17,043	16,423	-619	-4
TOTAL UTILITY EXPENSES	29,302	15,767	-13,536	-86	54,510	38,800	-15,710	-40
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	10,989	12,938	1,949	15	19,697	22,939	3,242	14
Maintenance Staff Medical Insurance	6,955	5,364	-1,590	-30	13,422	10,729	-2,693	-25
Maintenance Staff Life Insurance	29	40	10	26	58	79	21	26
PERS1 and 2-Maint	1,003	1,340	337	25	1,796	2,394	598	25
Unemployment Compensation-Maint	200	233	33	14	357	413	56	14
FICA/Medicare-Maint	160	188	27	14	283	333	50	15
Workers Comp L&I-Maintenance	543	577	34	6	941	934	-8	-1
Vehicle Gas, Oil, Grease	643	600	-43	-7	1,126	600	-526	-88
Total General Maint Expense	19,979	20,702	723	3	36,738	37,486	748	2
Materials								
Supplies-Grounds	0	20	20	100	0	190	190	100
Supplies-Appliance	26	514	488	95	74	566	492	87
Supplies-Decorating	35	0	-35	N/A	788	0	-788	N/A
Supplies-Electrical	612	658	46	7	2,670	2,872	202	7
Supplies-Janitorial/Cleaning	145	0	-145	N/A	145	66	-79	-120

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Supplies-Maint/Repairs	687	1,805	1,118	62	1,357	5,972	4,615	77
Supplies-Plumbing	342	1,026	684	67	1,247	1,131	-116	-10
Tools and Equipment	12	0	-12	N/A	120	0	-120	N/A
Total Materials	1,860	4,023	2,164	54	6,401	10,798	4,397	41
Contract Costs								
Contract-Appliance	1,636	2,638	1,002	38	3,521	5,161	1,640	32
Contract-Building Repairs	0	777	777	100	0	777	777	100
Contract-Carpet Cleaning	0	2,535	2,535	100	0	12,402	12,402	100
Contract-Decorating/Painting	1,160	2,700	1,540	57	1,160	2,700	1,540	57
Contract-Electrical	0	716	716	100	0	1,465	1,465	100
Contract-Pest Control	0	0	0	N/A	0	183	183	100
Contract-Floor Covering	0	1,258	1,258	100	0	2,108	2,108	100
Contract-Grounds	2,789	2,789	0	0	5,577	5,577	0	0
Contract-Janitorial/Cleaning	0	750	750	100	930	1,430	500	35
Contract-Plumbing	0	2,788	2,788	100	0	2,788	2,788	100
Contract-Window Covering	0	542	542	100	0	542	542	100
Contract-Maintenance Consultants	0	2,100	2,100	100	0	2,575	2,575	100
Contract-Alarm Monitoring	0	0	0	N/A	0	6,543	6,543	100
Contract-Sprinkler Monitoring	0	0	0	N/A	0	1,064	1,064	100
Total Contract Costs	5,584	19,592	14,008	71	11,188	45,316	34,127	75
TOTAL MAINTENANCE AND OPERATIONAL E	27,966	44,895	16,929	38	55,269	94,533	39,265	42
GENERAL EXPENSES								
Security/Law Enforcement	0	1,292	1,292	100	0	1,292	1,292	100
TOTAL GENERAL EXPENSES	0	1,292	1,292	100	0	1,292	1,292	100
FINANCING EXPENSE								
Interest Expense-Bond 1	18,093	18,533	440	2	36,224	18,498	-17,726	-96
TOTAL FINANCING EXPENSES	18,093	18,533	440	2	36,224	18,498	-17,726	-96

PCHA Lakewood Village (lv078)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
NON-OPERATING ITEMS								
Depreciation -Buildings	21,803	21,803	0	0	43,605	43,605	0	0
Depreciation -Furn,Equip,Machinery-Dwelli	997	2,287	1,290	56	2,058	4,742	2,684	57
TOTAL NON-OPERATING ITEMS	22,799	24,090	1,290	5	45,664	48,347	2,683	6
TOTAL EXPENSES	145,990	148,826	2,836	2	289,129	278,696	-10,433	-4
NET INCOME	39,610	16,373	23,237	142	77,503	50,131	27,372	55

PCHA Lakewood Village (lv078)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-18,098	-7,637	-10,460
Apartments General	924,556	831,599	92,957
Total Unrestricted Cash	906,458	823,962	82,496
Restricted Cash			
Cash Restricted-Security Deposits	110,030	112,200	-2,170
Cash Restricted-Reserve for Replace	100,035	99,984	51
Cash Restricted- Reserve for Restat	26,595	26,582	14
Cash Restricted-T & I	33,647	25,795	7,852
Total Restricted Cash	270,307	264,561	5,746
TOTAL CASH	1,176,765	1,088,524	88,242
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	239,280	228,456	10,824
Allowance for Doubtful Accounts-Tenar	-218,271	-218,271	0
A/R -HAP	47,427	45,306	2,121
HAP or Subsidy Suspense Receivable	-61,328	-58,874	-2,454
TOTAL ACCOUNTS AND NOTES RECEIVAB	7,107	-3,384	10,491
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	232,411	232,585	-174
Inventories-Materials	-2,227	-2,227	0
Interprogram-Due From	-1,433	-1,433	0
TOTAL OTHER CURRENT ASSETS	228,751	228,925	-174
TOTAL CURRENT ASSETS	1,412,623	1,314,065	98,558
NONCURRENT ASSETS:			
FIXED ASSETS			
Land	660,000	660,000	0
Buildings	6,455,755	6,455,755	0
Furniture and Equipment-Dwelling	596,703	596,703	0
Leasehold Improvements	20,741	20,741	0
Site Improvement	4,823	4,823	0
Intangible Assets	12,557	12,557	0
Accum Depreciation-Buildings	-3,774,040	-3,752,237	-21,803
Accum Depreciation-Furn & Equip Dwe	-577,612	-576,615	-997
Accum Amortization for intangibles	-12,557	-12,557	0
Pension Asset-GASB 68 Actuarial De	2,257	2,257	0
TOTAL FIXED ASSETS	3,388,627	3,411,426	-22,799
TOTAL NONCURRENT ASSETS	3,388,627	3,411,426	-22,799

PCHA Lakewood Village (lv078)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	7,002	7,002	0
Deferred Outflow OPEB GASB 75	51	51	0
TOTAL DEFERRED OUTFLOW-PENSIONS	7,053	7,053	0
TOTAL ASSETS	4,808,303	4,732,544	75,759
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-1,013	1,295	-2,308
Tenant Security Deposits	120,411	119,251	1,160
Security Deposit Clearing Account	5,516	5,516	0
Security Deposit-Pet	-600	-600	0
A/P-Misc. Payroll Withholdings	74	74	0
A/P Union Dues	0	0	0
Other Current Liabilities	954	954	0
Current Portion of LT Debt	82,240	90,253	-8,013
Accrued Interest Payable	18,168	18,168	0
Accrued Liabilities-Other	2,705	2,705	0
Interprogram-Due To	94,577	54,326	40,251
Tenant Prepaid Rents	28,227	23,168	5,060
Accrued Compensated Absences-Current	2,733	2,733	0
TOTAL CURRENT LIABILITIES	353,992	317,844	36,149
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	403	403	0
Bonds Payable - LT	3,745,785	3,745,785	0
OPEB Liabilities	50,548	50,548	0
Accrued Pension Liabilities GASB 68	512	512	0
TOTAL NONCURRENT LIABILITIES	3,797,249	3,797,249	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	565	565	0
TOTAL DEFERRED INFLOW-PENSIONS	565	565	0
TOTAL LIABILITIES	4,151,806	4,115,657	36,149
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	656,497	616,887	39,610
TOTAL RETAINED EARNINGS:	656,497	616,887	39,610

PCHA Lakewood Village (lv078)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL EQUITY	656,497	616,887	39,610
TOTAL LIABILITIES AND EQUITY	4,808,303	4,732,544	75,759

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	14,400	15,279	-879	-6	28,800	28,558	242	1
HAP Subsidy	2,769	1,892	877	46	5,538	3,784	1,754	46
Less: Concessions	-2,052	0	-2,052	N/A	-2,052	0	-2,052	N/A
Total Rental Income	15,117	17,171	-2,054	-12	32,286	32,342	-56	0
Other Tenant Income								
Cleaning Fee	0	150	-150	-100	0	150	-150	-100
Late Charges	450	0	450	N/A	450	0	450	N/A
Tenant Owed Utilities	0	556	-556	-100	0	791	-791	-100
Tenant Owed Water/Sewer/Garbage	1,870	1,770	100	6	3,740	3,540	200	6
Misc.Tenant Income	0	125	-125	-100	0	125	-125	-100
Total Other Tenant Income	2,320	2,601	-281	-11	4,190	4,606	-416	-9
TOTAL TENANT INCOME	17,437	19,772	-2,335	-12	36,476	36,948	-472	-1
GRANT INCOME								
Other Government Grants	0	70,003	-70,003	-100	0	-9,997	9,997	100
TOTAL GRANT INCOME	0	70,003	-70,003	-100	0	-9,997	9,997	100
TOTAL INCOME	17,437	89,775	-72,338	-81	36,476	26,952	9,524	35
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Administrative Salaries	763	2,247	1,484	66	1,505	2,654	1,149	43
PERS1 and 2-Admin	72	131	59	45	139	173	34	19
Unemployment Compensation-Adm	14	40	27	66	27	48	21	43
FICA/Medicare-Admin	11	33	22	66	22	38	17	44
Workers Comp L&I-Admin	25	98	73	75	55	118	63	53
Total Administrative Salaries	884	2,548	1,664	65	1,748	3,031	1,283	42
Legal Expense								
Total Legal Expense	0	0	0	N/A	0	0	0	N/A
Other Admin Expenses								
Travel	-1	0	1	N/A	3	0	-3	N/A
Auditing Fees	133	21	-112	-538	133	21	-112	-538
Total Other Admin Expenses	132	21	-111	-534	136	21	-115	-553
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	78	0	-78	N/A
Telephone	71	176	104	59	142	341	199	58
Postage	0	0	0	N/A	0	10	10	100
Software	32	30	-2	-5	63	60	-3	-5
Internet/Cable	95	0	-95	N/A	189	0	-189	N/A
Other Misc Admin Expenses	5	0	-5	N/A	10	152	141	93
Allocated Overhead	5,987	5,998	11	0	12,276	11,223	-1,053	-9
Total Miscellaneous Admin Expenses	7,074	8,752	1,679	19	14,507	14,817	309	2
TOTAL ADMINISTRATIVE EXPENSES	7,206	8,773	1,567	18	14,644	14,837	194	1
UTILITY EXPENSES								
Water	1,051	784	-267	-34	1,051	784	-267	-34
Electricity	1,918	1,828	-90	-5	3,627	3,759	132	4
Electricity-Vacant Units	333	412	79	19	526	790	265	34
Garbage/Trash Removal	1,444	863	-580	-67	2,481	1,727	-754	-44
Sewer	1,642	1,578	-65	-4	3,220	3,094	-126	-4

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
TOTAL UTILITY EXPENSES	6,388	5,465	-923	-17	10,905	10,154	-751	-7
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	0	950	950	100	0	962	962	100
PERS1 and 2-Maint	0	98	98	100	0	100	100	100
Unemployment Compensation-Maint	0	17	17	100	0	17	17	100
FICA/Medicare-Maint	0	14	14	100	0	14	14	100
Workers Comp L&I-Maintenance	0	44	44	100	0	45	45	100
Total General Maint Expense	0	1,079	1,079	100	0	1,094	1,094	100
Materials								
Supplies-Grounds	0	0	0	N/A	0	17	17	100
Supplies-Electrical	145	112	-33	-29	295	112	-183	-163
Supplies-Janitorial/Cleaning	0	0	0	N/A	0	29	29	100
Supplies-Maint/Repairs	132	1,089	957	88	199	1,104	905	82
Supplies-Plumbing	73	0	-73	N/A	73	0	-73	N/A
Total Materials	350	1,201	852	71	567	1,262	695	55
Contract Costs								
Contract-Alarm/Extinguisher	0	137	137	100	0	137	137	100
Contract-Appliance	0	631	631	100	0	631	631	100
Contract-Building Repairs	0	0	0	N/A	0	8,612	8,612	100
Contract-Electrical	0	1,792	1,792	100	0	1,792	1,792	100
Contract-Pest Control	0	0	0	N/A	95	99	4	4
Contract-Floor Covering	0	0	0	N/A	0	2,726	2,726	100
Contract-Grounds	569	569	0	0	1,138	1,138	0	0
Contract-Janitorial/Cleaning	0	400	400	100	400	720	320	44
Contract-Plumbing	6,630	0	-6,630	N/A	6,749	191	-6,558	-3,433
Contract-Equipment Rental	116	0	-116	N/A	116	0	-116	N/A
Total Contract Costs	7,315	3,529	-3,787	-107	8,498	16,046	7,547	47

PCHA Oakleaf (ol024)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
TOTAL MAINTENANCE AND OPERATIONAL E)	7,665	5,853	-1,812	-31	9,065	18,446	9,380	51
GENERAL EXPENSES								
Misc. Taxes/Licenses/Insurance	103	103	0	0	206	206	0	0
TOTAL GENERAL EXPENSES	103	103	0	0	206	206	0	0
NON-OPERATING ITEMS								
Depreciation -Furn,Equip,Machinery-Dwelli	24	104	80	76	49	208	159	76
TOTAL NON-OPERATING ITEMS	24	104	80	76	49	208	159	76
TOTAL EXPENSES	21,386	20,298	-1,088	-5	34,868	43,851	8,983	20
NET INCOME	-3,950	69,477	-73,427	-106	1,608	-16,899	18,507	110

PCHA Oakleaf (ol024)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-7,427	-2,021	-5,406
Apartments General	151,765	142,823	8,941
Total Unrestricted Cash	144,338	140,803	3,535
Restricted Cash			
Cash Restricted-Security Deposits	13,020	13,020	0
Total Restricted Cash	13,020	13,020	0
TOTAL CASH	157,358	153,823	3,535
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	109,816	112,154	-2,339
Allowance for Doubtful Accounts-Tenar	-106,903	-106,903	0
A/R -HAP	942	802	140
HAP or Subsidy Suspense Receivable	-504	-504	0
TOTAL ACCOUNTS AND NOTES RECEIVAB	3,350	5,549	-2,199
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	741	875	-134
Inventories-Materials	-426	-426	0
Interprogram-Due From	-274	-274	0
TOTAL OTHER CURRENT ASSETS	41	176	-134
TOTAL CURRENT ASSETS	160,750	159,548	1,202
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	100,111	100,111	0
Land	40,000	40,000	0
Buildings	754,087	754,087	0
Furniture and Equipment-Dwelling	45,058	45,058	0
Intangible Assets	2,401	2,401	0
Accum Depreciation-Buildings	-754,087	-754,087	0
Accum Depreciation-Furn & Equip Dwe	-44,960	-44,936	-24
Accum Amortization for intangibles	-2,401	-2,401	0
Pension Asset-GASB 68 Actuarial Dc	735	735	0
TOTAL FIXED ASSETS	140,945	140,969	-24
TOTAL NONCURRENT ASSETS	140,945	140,969	-24
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	969	969	0
Deferred Outflow OPEB GASB 75	-8	-8	0
TOTAL DEFERRED OUTFLOW-PENSIONS	962	962	0

PCHA Oakleaf (o1024)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL ASSETS	302,656	301,478	1,177
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-36	343	-379
Tenant Security Deposits	12,546	12,546	0
Security Deposit Clearing Account	145	145	0
A/P-Misc. Payroll Withholdings	7	7	0
Other Current Liabilities	51	51	0
Accrued Liabilities-Other	1,204	1,204	0
Interprogram-Due To	15,942	9,521	6,421
Tenant Prepaid Rents	3,605	4,520	-915
TOTAL CURRENT LIABILITIES	33,464	28,337	5,127
NONCURRENT LIABILITIES:			
OPEB Liabilities	151	151	0
Accrued Pension Liabilities GASB 68	98	98	0
TOTAL NONCURRENT LIABILITIES	249	249	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	-207	-207	0
TOTAL DEFERRED INFLOW-PENSIONS	-207	-207	0
TOTAL LIABILITIES	33,506	28,379	5,127
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	269,149	273,099	-3,950
TOTAL RETAINED EARNINGS:	269,149	273,099	-3,950
TOTAL EQUITY	269,149	273,099	-3,950
TOTAL LIABILITIES AND EQUITY	302,656	301,478	1,177

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD	PTD			YTD	YTD		
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Revenue & Expenses								
INCOME								
TENANT INCOME								
Rental Income								
Tenant Rent	33,483	21,297	12,186	57	56,997	43,266	13,732	32
HAP Subsidy	4,776	6,080	-1,304	-21	9,552	12,843	-3,291	-26
Less: Concessions	0	0	0	N/A	-100	0	-100	N/A
Total Rental Income	38,259	27,377	10,882	40	66,449	56,109	10,341	18
Other Tenant Income								
Cleaning Fee	315	200	115	58	465	200	265	132
Damages	0	781	-781	-100	0	781	-781	-100
Late Charges	1,050	0	1,050	N/A	1,050	0	1,050	N/A
Tenant Owed Utilities	0	323	-323	-100	0	676	-676	-100
Tenant Owed Water/Sewer/Garbage	3,290	2,750	540	20	5,760	5,620	140	2
Tenant Screening	80	120	-40	-33	120	160	-40	-25
Misc.Tenant Income	2,469	0	2,469	N/A	2,919	0	2,919	N/A
Total Other Tenant Income	7,204	4,174	3,030	73	10,314	7,437	2,877	39
TOTAL TENANT INCOME	45,463	31,551	13,912	44	76,763	63,546	13,217	21
TOTAL INCOME	45,463	31,551	13,912	44	76,763	63,546	13,217	21
EXPENSES								
ADMINISTRATIVE EXPENSES								
Administrative Salaries								
Administrative Salaries	1,580	2,689	1,109	41	2,863	3,254	391	12
Administrative Staff Life Insurance	15	14	-2	-13	29	27	-2	-7

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
PERS1 and 2-Admin	149	162	13	8	266	220	-46	-21
Unemployment Compensation-Adm	29	48	20	41	52	59	7	12
FICA/Medicare-Admin	23	39	16	41	41	47	6	12
Workers Comp L&I-Admin	36	98	62	63	88	117	29	25
Total Administrative Salaries	1,833	3,050	1,218	40	3,339	3,724	385	10
Legal Expense								
Tenant Screening	0	0	0	N/A	21	0	-21	N/A
Total Legal Expense	0	0	0	N/A	21	0	-21	N/A
Other Admin Expenses								
Travel	-2	0	2	N/A	7	0	-7	N/A
Auditing Fees	195	31	-163	-522	195	31	-163	-522
Total Other Admin Expenses	193	31	-161	-515	202	31	-171	-545
Miscellaneous Admin Expenses								
Membership and Fees	0	0	0	N/A	114	0	-114	N/A
Office Supplies	5	37	32	87	5	264	259	98
Telephone	87	408	321	79	295	642	347	54
Postage	10	0	-10	N/A	21	0	-21	N/A
Software	48	45	-2	-5	95	91	-5	-5
Internet/Cable	104	0	-104	N/A	209	0	-209	N/A
Other Misc Admin Expenses	11	0	-11	N/A	20	241	222	92
Allocated Overhead	8,954	9,084	130	1	18,396	17,070	-1,326	-8
Total Miscellaneous Admin Expenses	11,051	12,624	1,573	12	22,492	22,032	-460	-2
TOTAL ADMINISTRATIVE EXPENSES	11,244	12,656	1,412	11	22,715	22,063	-652	-3
UTILITY EXPENSES								
Water	956	885	-70	-8	956	885	-70	-8
Electricity	0	499	499	100	318	705	388	55
Electricity-Vacant Units	0	373	373	100	1,192	768	-424	-55
Garbage/Trash Removal	988	1,309	321	25	2,897	2,541	-356	-14

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Sewer	2,463	2,366	-97	-4	4,830	4,641	-189	-4
TOTAL UTILITY EXPENSES	4,407	5,433	1,026	19	10,193	9,541	-652	-7
MAINTENANCE AND OPERATIONAL EXPENSES								
General Maint Expense								
Maintenance Salaries	0	51	51	100	0	51	51	100
PERS1 and 2-Maint	0	6	6	100	0	6	6	100
Unemployment Compensation-Maint	0	1	1	100	0	1	1	100
FICA/Medicare-Maint	0	1	1	100	0	1	1	100
Vehicle Gas, Oil, Grease	0	340	340	100	0	340	340	100
Total General Maint Expense	0	398	398	100	0	399	399	100
Materials								
Supplies-Grounds	0	898	898	100	0	898	898	100
Supplies-Appliance	0	0	0	N/A	0	149	149	100
Supplies-Decorating	0	0	0	N/A	619	0	-619	N/A
Supplies-Electrical	374	0	-374	N/A	374	573	198	35
Supplies-Janitorial/Cleaning	0	65	65	100	72	159	87	55
Supplies-Maint/Repairs	896	-54	-950	-1,775	1,768	1,227	-540	-44
Supplies-Plumbing	0	0	0	N/A	0	399	399	100
Total Materials	1,270	910	-361	-40	2,833	3,405	572	17
Contract Costs								
Contract-Appliance	0	0	0	N/A	1,007	0	-1,007	N/A
Contract-Building Repairs	0	2,256	2,256	100	0	2,256	2,256	100
Contract-Decorating/Painting	750	0	-750	N/A	1,655	0	-1,655	N/A
Contract-Electrical	0	2,500	2,500	100	0	2,500	2,500	100
Contract-Grounds	540	540	0	0	1,080	1,080	0	0
Contract-Janitorial/Cleaning	0	400	400	100	580	740	160	22
Contract-Plumbing	0	576	576	100	0	416	416	100
Contract-Window Covering	414	0	-414	N/A	2,684	0	-2,684	N/A

PCHA Village Square (vs044)

Income Statement Period Comparison

Period = Feb 2025

Book = Accrual

	PTD		PTD		YTD		YTD	
	Actual	Last Year	Change	% Change	Actual	Last Year	Change	% Change
Contract-Maintenance Consultants	0	0	0	N/A	1,975	0	-1,975	N/A
Total Contract Costs	1,704	6,272	4,568	73	8,980	6,992	-1,988	-28
TOTAL MAINTENANCE AND OPERATIONAL E	2,975	7,580	4,605	61	11,813	10,796	-1,017	-9
GENERAL EXPENSES								
State Industrial Insurance-Admin	0	2	2	100	0	2	2	100
Misc. Taxes/Licenses/Insurance	136	136	0	0	272	272	0	0
TOTAL GENERAL EXPENSES	136	138	2	2	272	275	2	1
NON-OPERATING ITEMS								
Depreciation -Buildings	2,299	2,299	0	0	4,599	4,599	0	0
Depreciation -Furn,Equip,Machinery-Dwelli	238	357	119	33	482	715	233	33
TOTAL NON-OPERATING ITEMS	2,537	2,657	119	4	5,080	5,314	233	4
TOTAL EXPENSES	21,299	28,464	7,164	25	50,074	47,989	-2,085	-4
NET INCOME	24,164	3,087	21,077	683	26,689	15,557	11,132	72

PCHA Village Square (vs044)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
CASH			
Unrestricted Cash			
General Operating	-1,361	-6,018	4,658
Apartments General	-180,386	-198,334	17,948
Total Unrestricted Cash	-181,746	-204,352	22,606
Restricted Cash			
Cash Restricted-Security Deposits	24,137	28,462	-4,325
Total Restricted Cash	24,137	28,462	-4,325
TOTAL CASH	-157,609	-175,890	18,281
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	153,424	140,172	13,253
Allowance for Doubtful Accounts-Tenar	-135,045	-135,045	0
A/R -HAP	9,822	9,585	237
HAP or Subsidy Suspense Receivable	-4,912	-3,657	-1,255
TOTAL ACCOUNTS AND NOTES RECEIVAB	23,290	11,055	12,235
OTHER CURRENT ASSETS			
Prepaid Expenses and Other Assets	917	1,100	-184
Inventories-Materials	-622	-622	0
Interprogram-Due From	-401	-401	0
TOTAL OTHER CURRENT ASSETS	-106	78	-184
TOTAL CURRENT ASSETS	-134,425	-164,757	30,332
NONCURRENT ASSETS:			
FIXED ASSETS			
Construction in Progress	99,824	99,824	0
Land	107,000	107,000	0
Buildings	903,248	903,248	0
Furniture and Equipment-Dwelling	109,950	109,950	0
Site Improvement	8,140	8,140	0
Intangible Assets	3,508	3,508	0
Accum Depreciation-Buildings	-712,397	-710,098	-2,299
Accum Depreciation-Furn & Equip Dwe	-100,803	-100,565	-238
Accum Amortization for intangibles	-3,508	-3,508	0
Pension Asset-GASB 68 Actuarial D	1,816	1,816	0
TOTAL FIXED ASSETS	416,778	419,315	-2,537
TOTAL NONCURRENT ASSETS	416,778	419,315	-2,537
DEFERRED OUTFLOW PENSIONS			
Deferred Outflow-Pensions GASB 68	4,171	4,171	0
Deferred Outflow OPEB GASB 75	-21	-21	0

PCHA Village Square (vs044)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL DEFERRED OUTFLOW-PENSIONS	4,150	4,150	0
TOTAL ASSETS	286,502	258,708	27,794
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	1,588	2,001	-413
Tenant Security Deposits	26,850	31,050	-4,200
Security Deposit-Pet	-300	-300	0
A/P-Misc. Payroll Withholdings	145	145	0
Other Current Liabilities	578	578	0
Accrued Liabilities-Other	1,595	1,595	0
Interprogram-Due To	24,051	14,237	9,815
HAP Suspense Clearing	1,117	1,117	0
Tenant Prepaid Rents	4,974	6,545	-1,571
Accrued Compensated Absences-Currel	391	391	0
TOTAL CURRENT LIABILITIES	60,989	57,359	3,631
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	58	58	0
OPEB Liabilities	194	194	0
Accrued Pension Liabilities GASB 68	335	335	0
TOTAL NONCURRENT LIABILITIES	587	587	0
DEFERRED INFLOWS			
Deferred Inflow Pension GASB 68	19	19	0
TOTAL DEFERRED INFLOW-PENSIONS	19	19	0
TOTAL LIABILITIES	61,595	57,964	3,631
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	224,907	200,743	24,164
TOTAL RETAINED EARNINGS:	224,907	200,743	24,164
TOTAL EQUITY	224,907	200,743	24,164
TOTAL LIABILITIES AND EQUITY	286,502	258,708	27,794



PIERCE COUNTY HOUSING AUTHORITY

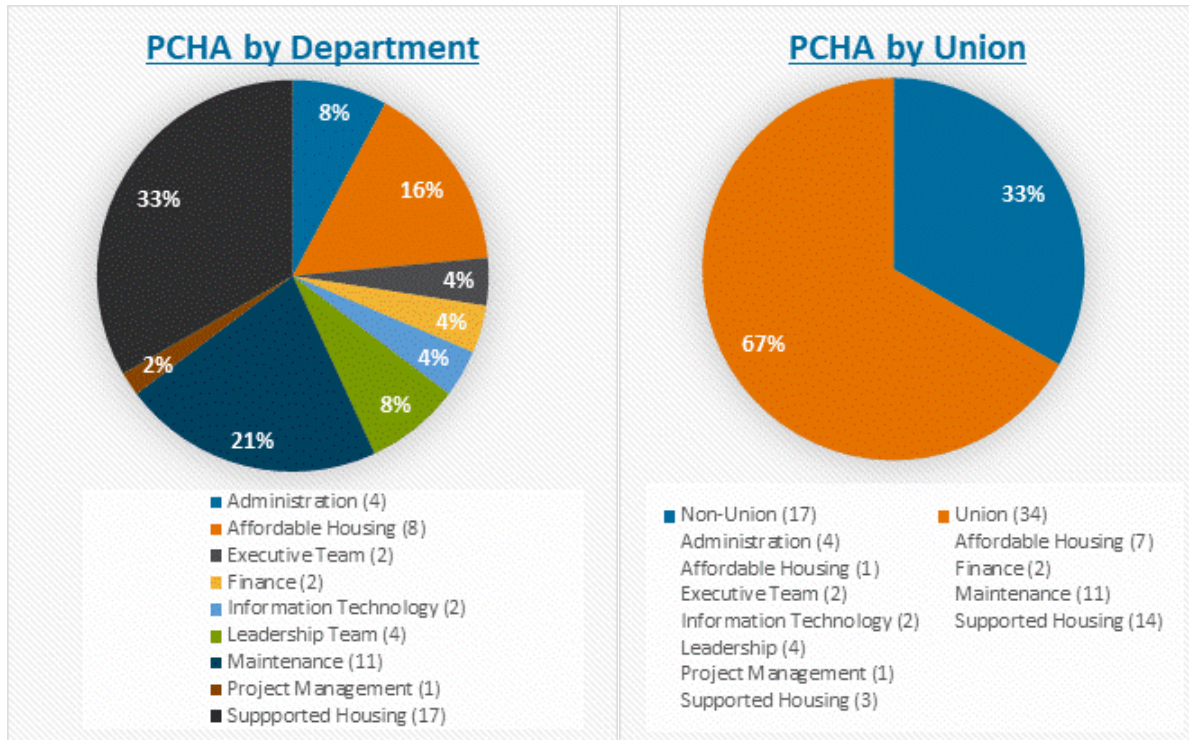
11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

HUMAN RESOURCES REPORT

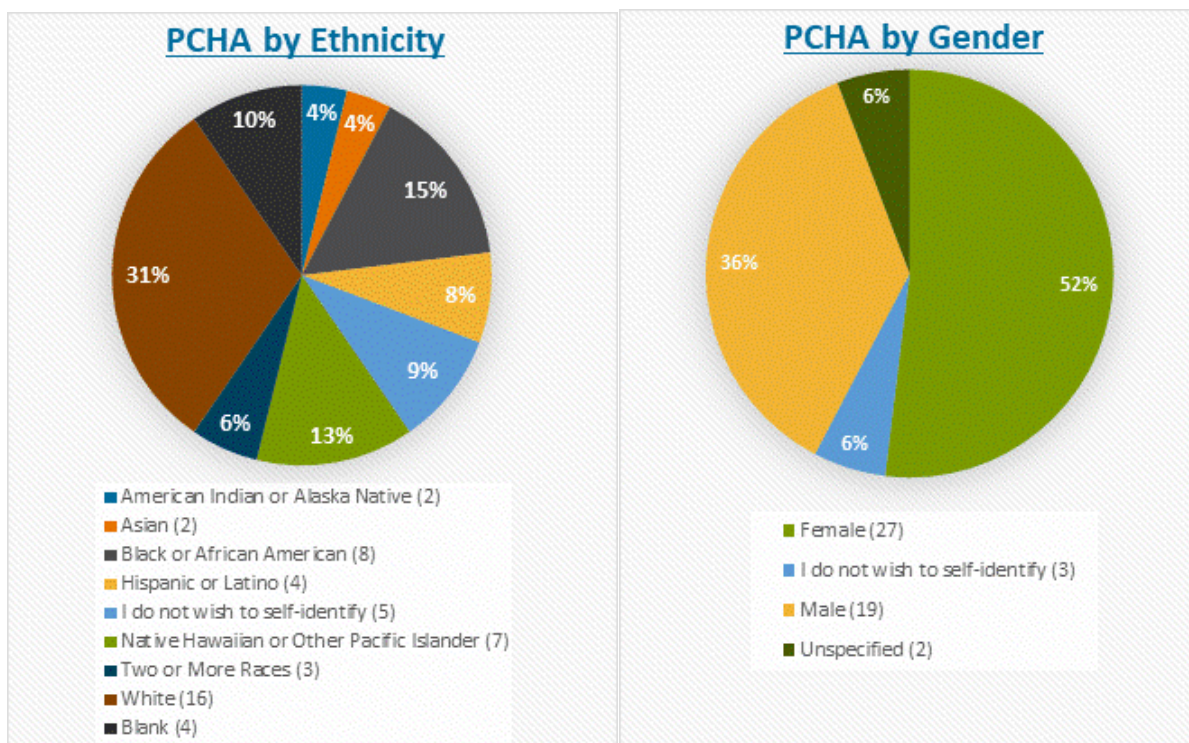
Ney Calhoun, HR Manager

I. PCHA Personnel Breakdown

➤ Total Headcount: Fifty-One (51) Employees



➤ Diversity Metrics



II. Employee Recruitment**➤ New Hires**

<u>Job Title</u>	<u>Department</u>	<u>Hire Date</u>
None		

➤ Turnover

<u>Job Title</u>	<u>Department</u>	<u>Separation Type</u>	<u>Separation Date</u>
None			

➤ Internal Promotions

<u>Previous Job Title/ Department</u>	<u>New Job Title/ Department</u>	<u>Hire Date</u>	<u>New Position Date</u>
None			

III. Vacancies

<u>Job Title</u>	<u>Department</u>
Accounting Specialist	Finance
Staff Accountant	Finance
Assistant Property Manager	Affordable Housing
Property Manager	Affordable Housing
Resident Services Specialist	Affordable Housing
Family Self Sufficiency Coordinator	Supported Housing

➤ HR Goals

- To complete the PCHA Employee Handbook that will include topics from standards of conduct and benefits to employment details and will serve as a valuable resource for employees to understand PCHA rules and processes in greater detail. Review and approval of the employee handbook will be as follows:
 - Step 1: Review & Approval by PCHA Executive Team → *In progress*
 - Step 2: Review & Approval by Third Party Law Firm- Gordon Thomas Honeywell
 - Step 3: Review & Approval by PCHA Board of Commissioners
- To successfully navigate and implement Paycom as the new HR information system which will consolidate HR functions in to an efficient platform for PCHA making it easier to access, update, and analyze employee personnel data. In order to do this, PCHA will create workflows within Paycom which will eliminate reliance on paper documents and boost compliance with records retention requirements, including:
 - I. Allowing supervisors to make changes to staff personnel records including employee anniversaries (with COLA & retention bonus), involuntary separations, lateral changes, new hires, promotions, demotions, voluntary separations, and document any progressive discipline.
 - II. PCHA employees will have their information stored on one platform, including their performance reviews, salary, and certifications, aiding leaders in making decisions regarding compensation and learning programs.
 - III. Improving compliance with PCHA policies and data retention requirements by having all employees upload their current driver's license and vehicle insurance in to a secure database
- To continue to recruit and attract qualified talent in order to staff up and fill vacancies for the purpose of meeting organization and department goals and objectives.
- To improve employee retention by increasing employee engagement, creating a positive work environment, offering opportunities for growth, and providing support.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

MAINTENANCE REPORT

Victor Lovelace, Director of Maintenance

FEBRUARY 2025 PROJECTS

Chateau Rainer (248 units)

- D101, K203, R201 were completed to make ready status.
- R103's unit turn included countertop resurfacing, new hot water tank, and new flooring is scheduled to be installed.
- About 34 work orders were completed this month.

Demark (93 units)

- A202, A210, and E102 were completed to make ready status.
- A210 received new countertops, toilet, washer, and dishwasher.
- To improve curb appeal portions of exterior siding were replaced, including painting.
- Exterior portions of trim and posts were also repainted.
- 15 work orders were completed this month.

Low Income Public Housing (LIPH)

- 168 was completed to make ready status.
- 161 is in the process of being completed to make ready status.
- 14 work orders were completed this month.

Village Square (37 units)

- To improve exterior lighting new LED light fixtures were installed.
- 3 work orders were completed this month.

Oakleaf (26 units)

- 15 and 21 were completed to make ready status.
- 3 work orders were completed this month.

TRAINING AND DEVELOPMENT

This month's safety meeting will cover "Portable Ladder Safety" which will demonstrate how to properly use a ladder, possible hazards of using a ladder, and how to properly care for a ladder.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

PLANNING, POLICY, AND COMMUNITY ENGAGEMENT REPORT

Riley Guerrero, PPCE Manager

PROCUREMENT ACTIVITY AND MAJOR PROJECT UPDATES

Project Title	Project Code	Project Status	Est. Project Closeout
On Call Listings: Various	Various	Meeting Completed with Affordable Housing staff to determine priority listing for future AH solicitations.	Various
Pest Control Call Sheet	MNT-25-02	Feedback received from Affordable Housing Staff, reconfiguring to make easier to respond for vendors	3/31/2025
Landscaping Solicitation	MNT-25-03	Under Construction	TBD
Janitorial Services Solicitation	ASA_25-01	Second draft received from Directors, edits incorporated. Release date of 3/21/2024 with close in April.	05/15/2025
General Development RFP	DEV-24-02	RFP Opened 7/12/2024, recently republished. PCHA used this RFP in the proposed placement of Vouchers at Hidden Firs.	TBD
General Cleaning Services Call Sheet	MNT-25-01	Under Construction, configuring to make a call sheet for a variety of vendors to have on deck.	03/31/2025
Accounting & Yardi Services RFP	FIN-25-01	Closed and winner selected. PCHA has received MSA and SoW from the proposed contractor and is entering contract by end of month.	03/31/2025

LEGISLATIVE AND POLICY ROUNDUP: MARCH 2025

FEDERAL

- Congress has passed a continuing resolution for funding which will fund the government through October 2025. See DED Meade's report for impact to HCV Program. Current language includes wide latitude for discretion by HUD Secretary Turner.
- Build America Buy America will begin enforcement in spring 2025, enforcing the preference for American made steel and other products – primarily those funded by the Capital Fund.
- Affirmatively Furthering Fair Housing – an expansion to our Fair Housing programs that was originally set for implementation under the Obama administration – has been withdrawn, alongside the Reducing Barriers rules. These withdrawals do not change the Fair Housing Act or our obligations under state and local laws.
- The Seattle Federal Campus and the Seattle HUD Field Office specifically appear to have an unsteady future. PCHA has no more information than has been widely reported. We anticipate our local Field Office may be difficult to reach on urgent items in coming months due to internal turnover, contact frequency, and the uncertainty of the moment.

STATE

- The State anticipates a funding shortfall between \$10 and \$12 billion.
- PCHA is monitoring the following bills:
 - **HB 1217/SB 5222:** would enact statewide rent stabilization policies, limiting rent and fee increases to 7% during any 12-month period of tenancy. The bill also includes additional notice and lease termination requirements, and provides new remedies under the Consumer Protection Act. The House bill has passed. The Senate bill is still in Committee. Current barometer on this meeting from other organizations' legislative specialists is that it

- seems likely to advance.
- **HB 1491:** Promotes Transit-Oriented Development. Substitute bill has been referred to Capital Budget. If implemented timely, could benefit CR project. HB 1491 has passed the House. It remains in committee in the Senate.
- **HB 1717/SB 5591:** A bill providing for sales & use tax remittance for affordable housing. First hearing held on February 21. If implemented timely, could benefit CR project. Bill appears dead for the session.

PCHA POLICY AND PROCEDURE REVISIONS AND IMPLEMENTATIONS

- Administrative Plan – HOTMA Changes
 - See strategic focus. This revision has been a HUGE undertaking – major thanks to the Supported Housing team for countless hours of review, including DED Meade, our Housing Coordinators Shauntae Anderson and Ariel Daniels, our Inspection team of John Messer and Luke Brooks, our Fair Housing and Compliance Specialist Angie del Grosso Thompson for her expertise in reviewing our policies, and BDC Darcy Erwin for piloting us through the documents and keeping things in order. It takes a village to write 600 pages of federally-regulated Administrative Plan, and your effort and patience is deeply appreciated.
- Reviewed Draft Employee Handbook with HR to ensure language compliance. Several policies under draft form to add to the manual include:
 - Progressive Discipline
 - Electronic Communications
- Work with IT on various process improvements
 - Network Server/Filetree
 - Website Revision
 - Budget and 2025 IT Plan – in progress

GRANT ACTIVITY

- Pierce County Affordable Housing NOFA 2024
 - AWARDED! PCHA has been granted \$892,857 for the purchase of Hidden Firs!
 - PCGA staff
- Pierce County Affordable Housing NOFA 2025
 - PCHA is prepping for the opening of the 2025 NOFA, and will be submitting for Tahoma View Apartments. NOFA is anticipated for the next 2 weeks. PPCE Manager will submit prior to OOO.
- HUD Mobility Grant
 - Awarded \$60,000 for the development of a Housing Mobility-Related Services Plan. PCHA is working with PLU for survey-design.
- HAI Group 2025 Loss Prevention Grant
 - PCHA is prepping for submission for the 2025 offering of this grant. We were previously awarded \$187,000 for the construction and implementation of the Chateau Rainier fence and gate. Grant will again be handled by BDC Darcy Erwin.

MISSION, VISION, VALUES STATEMENT & LOGO REVISION

- See Brand Package and Logo Report.

COMMUNITY ENGAGEMENT

	EVENT	Community Partners	Description	Date
	Meeting with Councilmember Ayala	Pierce County Council	PCHA met with Councilmember Ayala to inform her of our ongoing work creating access to affordable housing.	March 18, 2025
	SSHA3P Executive Board Presentation	SSHA3P	Guerrero presented on affordable housing types to the representatives of 15 local jurisdictions. Two leads generated for future development activity.	March 7, 2025
	Cascade Senior Living at Maple Creek	CSLS	Met with operators of senior assisted living facilities who have recently expanded to Lakewood to discuss the opportunity for partnership between our organizations.	March 12, 2025
	Meeting with Mayor Kim Roscoe (Fife)	City of Fife	PCHA met with Mayor Roscoe and City of Fife Staff to inform her of Chateau Rainier project and build partnership as we grow this part of our enterprise.	March 20, 2025
UPCOMING	Meeting with Councilmember Yambe	Pierce County Council	PCHA will meet with Councilmember Yambe to inform him of our ongoing work creating access to affordable housing, particularly projects in his jurisdiction.	TBD
	Winter ASG and Fair Housing Training	PCHA	All-Staff Gathering coordinated by the Event Committee to bring together PCHA staff and improve team morale	March 27, 2025
	Resource Fair AND Housing Pierce County Debut	TBD	A community event hosted by PCHA which would include other organizations providing access to resources for voucher-holders and their households.	June-July, 2025
CANCELLED	FPPC/PCHA Partnership Meeting	Family Promise PC	Discussing opportunities for partnership with Family Promise. Cancelled due to instability in federal programs.	TBD
	SSHA3P Advisory Board Meeting	SSHA3P	Interlocal advisory board on Pierce County & municipal housing policies and development. Guerrero was unable to attend as usually scheduled.	March 18, 2025

ACQUISITION/DEVELOPMENT

- HIDDEN FIRS CLOSING DATE: 3/26/2025
 - ER has been completed!
 - PCHA has sent documentation to third-party HUD reviewers and is awaiting approval as of 1/22/2025
 - As of 2/21/2025, PCHA has received from Nan McKay that it expects its review to be completed on Monday, 2/24/2025.

- Approval can be granted after acquisition as long as PCHA has a PBV plan on file for Section 18 compliance.
- PCHA has conducted an informal intake survey that has received approximately 60% responses back, with 95% of respondents qualifying for a Project Based Voucher.
- This acquisition is our first in 30 years. PCHA staff are extremely proud of this major accomplishment.
- Shoutout to PCHA's Affordable Housing and Finance team, who are working diligently with our Yardi consultants and the Fulcrum team to transition this property onto our software. This acquisition has been a major learning experience and they are truly hitting the ground running and have been extremely flexible as we build workflows around this experience for our future projects!
- PCHA has signed a Purchase and Sale Agreement for the Tahoma View Apartment Community and will be working to process the acquisition before year-end.
 - PCHA has contracted with an inspector to provide an all-unit Capital Needs Assessment (CNA) for Tahoma View, which is scheduled for the 27th of March.
 - PPCE is prepared to submit acquisition documents to the Department of Commerce by 4/4/2025.
- PCHA has processed the legal backend of the Chateau Rainier Rehabilitation partnership. This was formed with the Housing Successes LLC. PCHA hosted our Development Partners, Brawner, on site on 3/13-14 for their CNA of the property. See Director McLeod's report. Results will likely be reported on in April.

OTHER NOTABLE ITEMS

PPCE Manager Guerrero will be out of office until May 2, and will not be present for the April Board of Commissioners meeting.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

PROJECT MANAGEMENT REPORT

Sean McKenna, Director of Project Management

1. **Section 18 Disposition:** **information below includes anticipated activity between the date this document was created (March 20) and date of March Board Meeting.*

- a. **91 of 124 units 'vacant'; 73.4% total: includes all units sold, pending sale and in preparation for sale.**
- b. **AMP II units are fully vacated. Expected to be sold by May 2025.**
- c. **33 units are still occupied.**

PROCEEDS	
Sold	\$ 21,095,964
Pending	\$ 3,689,392
Vacant	\$ 7,924,416
Occupied	\$ 11,942,469
Totals (incl. pending/vacant)	\$ 44,652,241

- i. (57) units sold: **\$ 21,095,964 net proceeds.**
 - 1. 4 sold to PCHA tenants.
 - 2. 12 sold with RE/MAX
 - 3. 41 sold to Habitat for Humanity
- ii. (15) units pending sale with Habitat for Humanity.
 - 1. (4) Closing April 24, 2025
 - 2. (5) Closing May 22, 2025
- iii. (1) units pending- RE Broker listed units
 - 1. Closing April 16, 2025
- iv. (24) units in sale preparation stages for RE Broker or Habitat:
 - 1. (7) units under inspection for Habitat purchase
 - 2. (3) units in various stages of concentrated clean up before sale.
 - 3. (14) units in various states of typical sale preparation.

d. Pending vacancies:

- i. (2) additional vacant units expected by March 31, 2025.
- (7) tenants currently assisted by the Relocation team in active housing search with voucher in hand.
- (4) households in process of information gathering prior to voucher issuance.

e. Contracts and Procurements:

- i. Average Septic Services cost: \$6,792. Trending up sharply from last month due to the completion of a few large projects.
 - 1. Anticipated total project septic costs: \$586,400
- ii. Average Moving services costs are \$2,390.
 - 1. Steady from previous month.
- iii. Average decontamination services are trending down from previous reporting.
 - 1. 33 of 90 (36.7%) of units tested have shown some level of contamination. Three units tested abnormally high.
 - 2. Revised projected total cost for testing and remediation: \$417,000. Cost projection slightly down from previous reporting.
 - a. Projected total cost based on PCHA testing all vacant units, with estimated remediation of 42 units.

2. 108th St Parcels for Development:

- a. Initial meeting with Brawner team to discuss development potential with 4% or 9% LIHTC on March 17. Follow up meeting last week of March scheduled.

3. Polk St parcels:

- a. Getting three proposals for appraisal in anticipation of eventually selling these parcels.

4. 11515 Canyon Road E Office Building

- a. Evaluating Security Camera and carded entry proposals.
- b. Fence installation at east parking lot for PCHA staff vehicles to start in March.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

SUPPORTED HOUSING DIVISION REPORT

Tamara Meade, Deputy Executive Director

Highlights-UPDATES

2025 Funding

Congress passed a yearlong Continuing Resolution (CR) H.R. 1968 Full-Year Continuing Appropriations and Extensions Act, 2025 for Fiscal year ending September 30, 2025. This bill will cut \$13 billion in spending and propose funding adjustments for some federal programs.

Highlights of HUD funding reported by the National Low Income Housing Coalition (NLHC)

- **\$32.14 billion to renew contracts under HUD's Tenant-Based Rental Assistance (TBRA) program**, a \$3.65 billion increase from the previous fiscal year. This increase is likely not sufficient to cover the needed cost of voucher renewals, and is projected to result in an [estimated loss of 32,000 vouchers](#) from the program upon turnover. Due to increasing rents in our area, we will meet with HUD's shortfall prevention team in the next few months. The supported housing team has already taken measures to reduce HAP expenses for PCHA to reduce the amount of shortfall funds we may have to apply for.

The bill also provides level funding for administrative fees for Public Housing Agencies (PHAs) responsible for administering TBRA, and level funding for Tenant Protection Vouchers (\$337 million), Section 811 Mainstream vouchers (\$743 million), Tribal Veterans Affairs Supportive Housing vouchers (\$7.5 million), Family Unification vouchers (\$30 million), and incremental vouchers (\$15 million). This funding would go toward the creation of new vouchers under these programs, **but the CR also gives the HUD Secretary authority to reallocate funding from these accounts if needed to prevent a shortfall in funding to renew current voucher contracts.**

- **\$16.89 billion for HUD's Project-Based Rental Assistance (PBRA) program**, an \$880 million increase from FY24.
- **\$931.4 million for Section 202**, an \$18.4 million increase from the last fiscal year. Section 202 provides affordable, accessible housing and supportive services for older adults.
- **\$256.7 million for Section 811**, an increase of \$48.7 million from the previous fiscal year. Section 811 provides affordable, accessible housing and supportive services to help people with disabilities live in communities, rather than institutionalized settings.
- Rather than calling for additional funding for HUD's Homeless Assistance Grants (HAG) program, the CR gives the HUD Secretary the authority to "repurpose funds made available" for the [Continuum of Care \(CoC\) Builds](#) program to instead fund CoC renewals. A Notice of Funding Opportunity (NOFO) for the CoC Builds program was released last year, but the funds were never awarded. **This maneuver is expected to shortfall HUD's homeless assistance programs by an estimated \$168 million.**

- **\$3.43 billion for HUD's Community Development Fund**, a \$3.29 billion cut from the previous fiscal year. Most of the funding lost is the result of lost "earmarks," or congressionally requested funding for community development projects.

Emergency Housing Vouchers

PHA's were notified on March 6, 2025, news of the imminent expiration of the EHV (Emergency Housing Vouchers) program that was funded by the American Rescue Plan Act of 2021 and PCHA should expect to see in late April a final EHV renewal enclosure for the program. The notice stated the PHA should manage the program with the expectation that no additional funding will be forthcoming from HUD as this final allocation will obligate EHV HAP funds that remain under the ARP plan.

Although the EHV program was never meant to be permanent. Congress funded the Emergency Housing Vouchers in 2021 with a lump sum of \$5 billion. Once those funds were spent, the program was meant to come to an end. However, the wind-down was to be gradual.

After the program's roll out, housing authorities were told to stop reissuing the emergency vouchers as renters exited the program after September 30, 2023. That way, the program was meant to phase itself out of existence. The federal housing department was given until 2030 to spend all \$5 billion. This made us believe that the program would at least be funded through the end of the decade.

What this means for us is that we will receive funding eligibility including proration for 2025 and 2026 based on 2024 PUC's and will likely run out of funds either the 1st or 2nd quarter of 2026 based on the rental market in our jurisdiction. PCHA's current monthly HAP expenses are around \$75,000 a month.

The supported housing staff will start now working on the next steps for those voucher holders as we still have 52 housed out of the 62 vouchers originally issued housed.

Other Supported Housing Activities

- PCHA has halted Project Based Voucher graduations to the Housing Choice Voucher program until further notice and has started a wait list for these voucher holders. When vouchers become available, they will get issued first as required under the regulations.
- We have put previously notified and issued applicants from our waitlist back on the waitlist. PCHA notified 600 applicants from our waitlist last year; we had to put 54 families back on the waitlist with a preference for a voucher when funding is available.
- PCHA will administer all incoming portability participants and applicants from other PHA's for 2025.
- There has been an update on EVMS that HUD will on-board additional PHA's in Winter of 2025. There is a deadline of March 27, 2025, to have all PIH and 50058 discrepancies fixed so funding can be issued to the PHA through the information on the 50058 form sent to HUD.

Staffing

FSS has 1 position open, the 3rd coordinator that we were granted in the last round of funding requests. This position has been posted and we are offering an applicant the position as soon as the HR processes are completed.



Utilization Report:

UtilizationReport (4)

PHA Name	HA of Pierce County		PHA Number	WA054		Program Projection Variables				Time from Issuance to HAP Effective Date (Current: 2.23 months)			
ACC/Funding Information					Funding Proration Levels		Success Rate	54%	Annual Turnover Rate	6.4%	% leased in 30 days	36%	
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		HAP		End of Year 3 Results (2026)				% leased in 30 to 60 days	29%	
Beginning ACC Vouchers	3,063	3,104	3,104		Year 2 (2025) Rebenchmark	102.6%					% leased in 60 to 90 days	17%	
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		Year 3 (2026) Rebenchmark	100.0%	\$1,004,388	2.3%	Projected Total HAP Reserves ===== Reserves % BA	2025 Final PHA-Specific Inflation Factor 2.6%	% leased in 90 to 120 days	12%	
Initial BA Funding (net offset)	\$40,060,618	\$42,024,750	\$44,502,622		Administrative Fees		HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check				% leased in 120 to 150 days	6%	
Offset of HAP Reserves	\$0				Year 1 (2024)	91.0%	HUD-established CYE HHR	\$2,975,362			HUD-established CYE HHR	Leasing and Spending Outcomes: Current and Following Year Projections	
Set Aside Funding	\$0				Year 2 (2025)	93.1%	HUD-Calculated Restricted Net Position	(\$724,667)	\$759,034	PHA-Held Cash 12/31/2023 (VMS)			
New ACC Units Funding	\$298,049	\$268,029	\$0		2nd Offset		HUD-Reconciled	\$2,250,695	\$3,734,396	HUD-Reconciled (Cash Capped)			
Total ABA Funding Provided	\$40,358,667	\$42,292,779	\$44,502,622		\$0		Lower of H17/I17 (May Override)	\$2,159,154		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.		
PHA Income	\$3,068	\$0					HUD-Reconciled RNP v PHA-Reported RNP				2024	2025	
Total Cash-Supported Prior Year-End Reserves	\$2,159,154	\$1,566,756	\$0				HUD v. PHA difference: \$101,304.00 or 0.3% of Eligibility	(\$825,971)	<--EOY VMS RNP ===== HUD-estimated RNP-->		UML % of ACC (UMA)	85.8%	87.0%
Total Funding					Administrative Fees Analysis		See Detail	2024	2025		HAP Exp as % of All Funds	96.3%	101.5%
Total Funding Available	\$42,520,889	\$43,859,535	\$44,502,622		<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$3,085,874)	\$2,810,107	\$2,945,768		HAP Exp as % of Eligibility only	101.5%	105.2%
					\$112.33	\$104.86	Expense	\$2,444,841	\$2,507,364		End of Year Results		
					WA054 has a cost per UML of \$79.13 compared to its Earnings/UML & Size peer group of \$68.44 (a difference of 13.5%) and its state peer group (of all PHAs in the state) of \$70.62 (a difference of 10.8%).		Expense %	87.0%	85.1%		Projected 12/31 Total HAP Reserves	\$1,566,756	-\$643,087
					Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2024 Calendar Year-End (CYE) UNP of \$3,064,721 (or 109.1% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$3,429,988 (or 116.4% of CY 2025 Earned Admin Fees).						HAP Reserves as % of ABA (Start: 5.3%)	3.9%	-1.5%

Utilization Report:*UtilizationReport(1)*

Year-End Outcomes		
	2024	2025
UML % of ACC (UMA)	85.8%	87.0%
HAP Exp as % All Funds	96.3%	101.5%
HAP Exp as % of Elig.	101.5%	105.2%
Proj. 12/31 Total Reserves	\$1,566,756	-\$643,087
HAP Reserves - % ABA	3.9%	-1.5%

2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	3,063	2,568	\$3,166,564					2,568	\$3,166,564	\$1,233		83.8%	94.2%	83.8%	94.2%
Feb-24	3,065	2,567	\$3,199,069					2,567	\$3,199,069	\$1,246		83.8%	94.6%	83.8%	95.1%
Mar-24	3,068	2,608	\$3,243,861					2,608	\$3,243,861	\$1,244		84.2%	95.2%	85.0%	96.5%
Apr-24	3,071	2,615	\$3,310,468					2,615	\$3,310,468	\$1,266		84.4%	96.0%	85.2%	98.4%
May-24	3,075	2,634	\$3,387,314					2,634	\$3,387,314	\$1,286		84.7%	97.0%	85.7%	100.7%
Jun-24	3,080	2,656	\$3,416,757					2,656	\$3,416,757	\$1,286		84.9%	97.7%	86.2%	101.6%
Jul-24	3,086	2,663	\$3,459,013					2,663	\$3,459,013	\$1,299		85.1%	98.5%	86.3%	102.8%
Aug-24	3,092	2,677	\$3,492,693					2,677	\$3,492,693	\$1,305		85.3%	99.1%	86.6%	103.8%
Sep-24	3,095	2,673	\$3,527,550					2,673	\$3,527,550	\$1,320		85.4%	99.8%	86.4%	104.9%
Oct-24	3,098	2,685	\$3,545,865					2,685	\$3,545,865	\$1,321		85.6%	100.3%	86.7%	105.4%
Nov-24	3,101	2,699	\$3,589,489					2,699	\$3,589,489	\$1,330		85.7%	100.9%	87.0%	106.7%
Dec-24	3,104	2,688	\$3,615,490					2,688	\$3,615,490	\$1,345		85.8%	101.5%	86.6%	107.5%
Total	36,998	31,733	\$40,954,133	0	0	0	0.0	31,733	\$40,954,133	\$1,291		85.8%	101.5%		
2025															
Jan-25	3,104	2,716	\$3,623,974					2,716	\$3,623,974	\$1,334		87.5%	102.8%	87.5%	102.8%
Feb-25	3,104	2,724	\$3,671,809					2,724	\$3,671,809	\$1,348		87.6%	103.5%	87.8%	104.2%
Mar-25	3,104	2,724	\$3,671,809					2,724	\$3,671,809	\$1,348		87.7%	103.7%	87.8%	104.2%
Apr-25	3,104			64	10	0	-14.5	2,720	\$3,685,203	\$1,355	\$1,355	87.7%	103.9%	87.6%	104.6%
May-25	3,104				1	12	-14.4	2,719	\$3,703,461	\$1,362	\$1,362	87.6%	104.2%	87.6%	105.1%
Jun-25	3,104				1	10	-14.4	2,715	\$3,718,504	\$1,369	\$1,369	87.6%	104.4%	87.5%	105.5%
Jul-25	3,104				1	6	-14.4	2,708	\$3,727,916	\$1,377	\$1,377	87.6%	104.6%	87.2%	105.8%
Aug-25	3,104				1	4	-14.4	2,699	\$3,734,987	\$1,384	\$1,384	87.5%	104.8%	86.9%	106.0%
Sep-25	3,104				1	2	-14.3	2,688	\$3,739,212	\$1,391	\$1,391	87.4%	104.9%	86.6%	106.1%
Oct-25	3,104				1	0	-14.3	2,674	\$3,740,558	\$1,399	\$1,399	87.3%	105.0%	86.2%	106.1%
Nov-25	3,104				1	0	-14.2	2,661	\$3,741,913	\$1,406	\$1,406	87.1%	105.1%	85.7%	106.2%
Dec-25	3,104				1	0	-14.1	2,648	\$3,743,276	\$1,414	\$1,414	87.0%	105.2%	85.3%	106.2%
Total	37,248	8,164	\$10,967,592	64	19	35	-129.0	32,395	\$44,502,622	\$1,374		87.0%	105.2%		

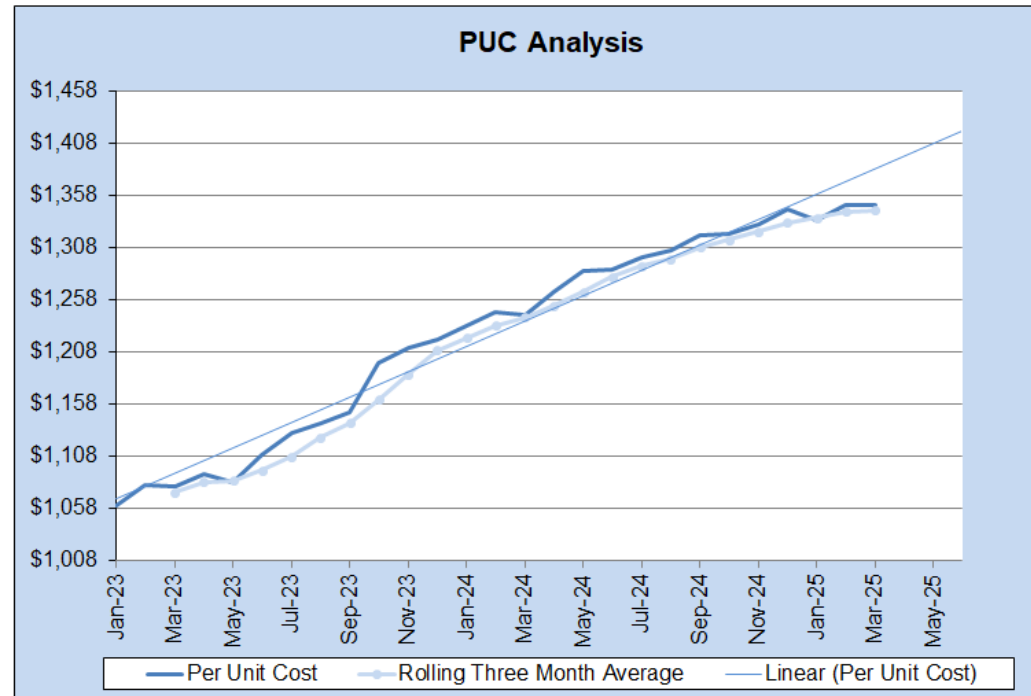
Graphs

SPVs: Additional SPV leasing should focus on the 69 unleased VASH vouchers and the 4 unleased NED vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$759,034 compares to RNP (VMS) of \$-825,971. Current: VMS Cash & Investments of \$989,549 compares to VMS RNP plus UNP of \$-1,131,144. PBVs: Currently, the PHA reports 203 leased PBVs, for a leased PBV rate of 88%. Additional leasing should focus on the 29 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 10 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

**Comments
(Hover for VMS
Comments)**

PUC Analysis

PUC Analysis						
Year	Month	ACTUAL Leased Units	Actual HAP	Per Unit Cost	Monthly Change	Rolling Three Month Average
2023	January	2,534	\$2,688,609	\$1,061.01		
2023	February	2,519	\$2,722,698	\$1,080.86		
2023	March	2,524	\$2,723,221	\$1,078.93	📉 -0.18%	\$1,073.58
2023	April	2,521	\$2,750,730	\$1,091.13	📈 1.13%	\$1,083.64
2023	May	2,537	\$2,748,601	\$1,083.41	📉 -0.71%	\$1,084.48
2023	June	2,523	\$2,799,063	\$1,109.42	📈 2.40%	\$1,094.63
2023	July	2,511	\$2,838,369	\$1,130.37	📈 1.89%	\$1,107.65
2023	August	2,524	\$2,874,847	\$1,139.00	📈 0.76%	\$1,126.26
2023	September	2,519	\$2,897,961	\$1,150.44	📈 1.00%	\$1,139.95
2023	October	2,527	\$3,026,309	\$1,197.59	📈 4.10%	\$1,162.37
2023	November	2,539	\$3,075,570	\$1,211.33	📈 1.15%	\$1,186.53
2023	December	2,562	\$3,125,391	\$1,219.90	📈 0.71%	\$1,209.66
2024	January	2,568	\$3,166,564	\$1,233.09	📈 1.08%	\$1,221.48
2024	February	2,567	\$3,199,069	\$1,246.23	📈 1.07%	\$1,233.08
2024	March	2,608	\$3,243,861	\$1,243.81	📉 -0.19%	\$1,241.06
2024	April	2,615	\$3,310,468	\$1,265.95	📈 1.78%	\$1,252.04
2024	May	2,634	\$3,387,314	\$1,286.00	📈 1.58%	\$1,265.32
2024	June	2,656	\$3,416,757	\$1,286.43	📈 0.03%	\$1,279.51
2024	July	2,663	\$3,459,013	\$1,298.92	📈 0.97%	\$1,290.47
2024	August	2,677	\$3,492,693	\$1,304.70	📈 0.45%	\$1,296.71
2024	September	2,673	\$3,527,550	\$1,319.70	📈 1.15%	\$1,307.78
2024	October	2,685	\$3,545,865	\$1,320.62	📈 0.07%	\$1,315.01
2024	November	2,699	\$3,589,489	\$1,329.93	📈 0.71%	\$1,323.43
2024	December	2,688	\$3,615,490	\$1,345.05	📈 1.14%	\$1,331.87
2025	January	2,716	\$3,623,974	\$1,334.31	📉 -0.80%	\$1,336.41
2025	February	2,724	\$3,671,809	\$1,347.95	📈 1.02%	\$1,342.43
2025	March	2,724	\$3,671,809	\$1,347.95	📈 0.00%	\$1,343.41
2025	April					
2025	May					
2025	June					



R-Squared, last 6 months 73.9%

Count of Areas (i.e. Zip Code) in SAFMR	45
of December 2023 UML - within SAFMR	87.2%
Count of Areas - SAFMR > FMR	22
of December 2023 UML - SAFMR > FMR	33.8%

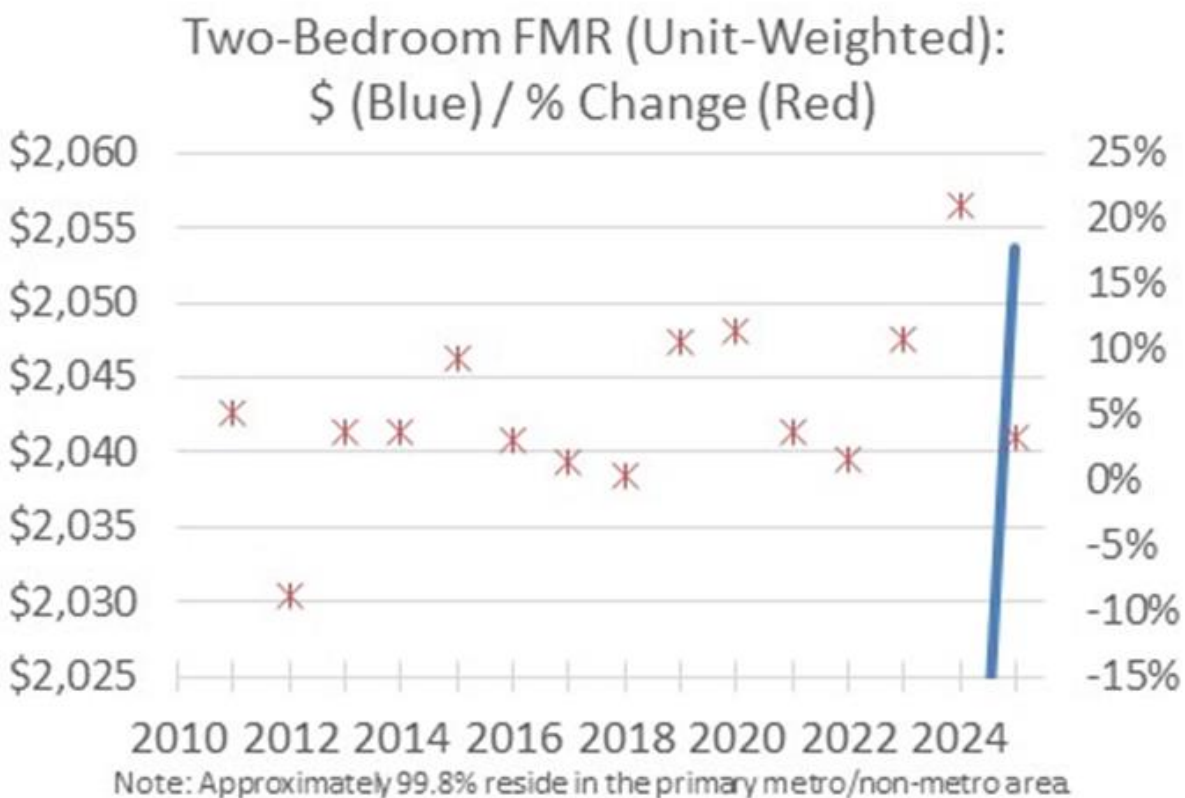
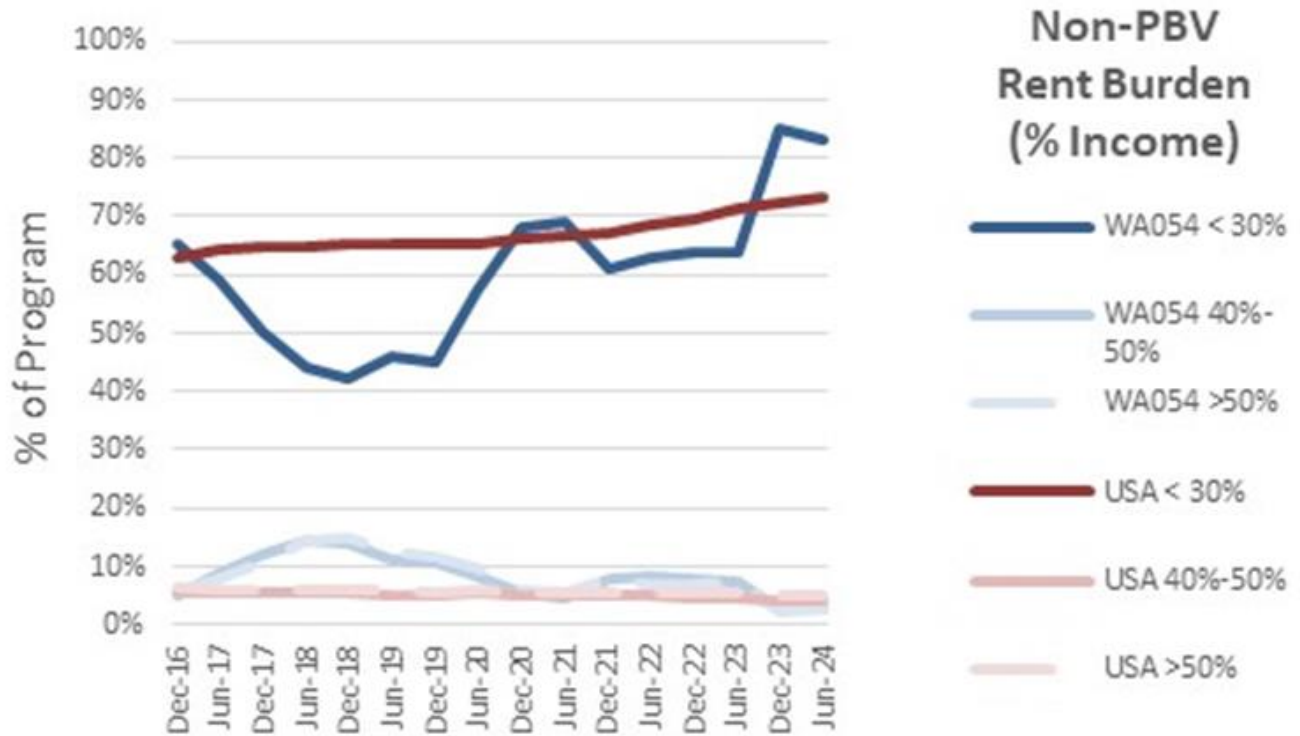
Open
SAFMR
Detail
Analysis

Exception Payment Standard: SAFMR	
WA054 is not participating in SAFMRs.	
Exception Payment Standards: 120%	
WA054 has not asked to swim in the 120% Payment Standard Pool.	

N O T I C E

Subsidy Standard Peek	
Peer Group: Avg. Family Members	2-<2.25
PHA: Family Members/ Voucher Size	1.21
Peer: Family Members/ Voucher Size	1.19
% Difference	1.7%
PHA: Unit Size/ Voucher Size	1.11
Peer: Unit Size/ Voucher Size	1.15
% Difference	-3.0%

PUC Analysis



Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 9/9/2024)

Housing Assistance Payments (HAP)

Category (BOM: Beginning of Month EOM: End of Month)	Estimated PHA-Held Restricted Net Position (RNP)								
	Calculated BOM PHA-Held RNP	Actual/Projected Disbursements (HUD to PHA)	Actual/Projected Expenses	Disbursements Minus Expenditures	Fraud Recovery	Calculated EOM RNP	Reported EOM RNP (VMS)	Difference	Actual/Projected UMLs
Years	2024/2025								
January-24	(\$724,667)	\$3,707,293	\$3,166,564	\$540,729	\$0	(\$183,938)	(\$283,868)	\$99,930	2,568
February-24	(\$183,938)	\$2,837,855	\$3,199,069	(\$361,214)	\$0	(\$545,152)	(\$639,158)	\$94,006	2,567
March-24	(\$545,152)	\$3,143,827	\$3,243,861	(\$100,034)	\$0	(\$645,186)	(\$730,462)	\$85,276	2,608
April-24	(\$645,186)	\$3,890,878	\$3,310,468	\$580,410	\$0	(\$64,776)	(\$140,260)	\$75,484	2,615
May-24	(\$64,776)	\$3,902,794	\$3,387,314	\$515,480	\$3,068	\$453,772	\$391,568	\$62,204	2,634
June-24	\$453,772	\$3,216,387	\$3,416,757	(\$200,370)	\$0	\$253,402	\$207,101	\$46,301	2,656
July-24	\$253,402	\$3,217,224	\$3,459,013	(\$241,789)	\$0	\$11,613	(\$16,049)	\$27,662	2,663
August-24	\$11,613	\$3,357,623	\$3,492,693	(\$135,070)	\$0	(\$123,457)	(\$130,545)	\$7,088	2,677
September-24	(\$123,457)	\$3,358,039	\$3,527,550	(\$169,511)	\$0	(\$292,968)	(\$273,146)	(\$19,822)	2,673
October-24	(\$292,968)	\$3,358,457	\$3,545,865	(\$187,408)	\$0	(\$480,376)	(\$423,189)	(\$57,187)	2,685
November-24	(\$480,376)	\$2,815,675	\$3,589,489	(\$773,814)	\$0	(\$1,254,190)	(\$1,131,144)	(\$123,046)	2,699
December-24	(\$1,254,190)	\$4,647,555	\$3,615,490	\$1,032,065	\$0	(\$222,125)	\$0	(\$222,125)	2,688
January-25	(\$222,125)	\$3,445,748	\$3,623,974	(\$178,226)	\$0	(\$400,351)	\$0	(\$400,351)	2,716
February-25	(\$400,351)	\$3,441,382	\$3,671,809	(\$230,427)	\$0	(\$630,778)	\$0	(\$630,778)	2,724
March-25	(\$630,778)	\$3,497,218	\$3,671,809	(\$174,591)	\$0	(\$805,369)	\$0	(\$805,369)	2,724
April-25	(\$805,369)	\$0	\$3,685,203	(\$3,685,203)	\$0	(\$4,490,572)	\$0	(\$4,490,572)	2,720
May-25	(\$4,490,572)	\$0	\$3,703,461	(\$3,703,461)	\$0	(\$8,194,033)	\$0	(\$8,194,033)	2,719
June-25	(\$8,194,033)	\$0	\$3,718,504	(\$3,718,504)	\$0	(\$11,912,536)	\$0	(\$11,912,536)	2,715
Total for CY 2024		\$41,453,607	\$40,954,133		\$3,068				
Total		\$51,837,955	\$63,028,892		\$3,068				
Color Key:	= Beginning Balance for the Year				= Calculated Fields		= VMS Data / or Projected Data		

Category	Amount	Comments
Proposed Advance:	\$805,369	
		Adjustments
Prior Period	\$91,541	
HUD	\$0	
PHA	\$0	
BA Detail	SPVs	\$0
Actual Advance:	\$897,000	
		Carry Forward?

Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 9/9/2024)

Housing Assistance Payments (HAP)

S

Estimated HUD-Held Reserves (HHR)				
BOM HHR	Obligations (HUDCAPS)	Actual/Projected Disbursements (HUD to PHA)	Receipt of Funds (RF)	EOM HHR
2024/2025				
\$2,975,362	\$2,927,282	\$3,707,293	\$0	\$2,195,351
\$2,195,351	\$2,929,426	\$2,837,855	\$0	\$2,286,922
\$2,286,922	\$2,958,907	\$3,143,827	\$0	\$2,102,003
\$2,102,003	\$3,337,770	\$3,890,878	\$0	\$1,548,895
\$1,548,895	\$3,047,947	\$3,902,794	\$0	\$694,048
\$694,048	\$3,924,433	\$3,216,387	\$0	\$1,402,094
\$1,402,094	\$3,925,271	\$3,217,224	\$0	\$2,110,141
\$2,110,141	\$3,925,176	\$3,357,623	\$0	\$2,677,694
\$2,677,694	\$3,364,315	\$3,358,039	\$0	\$2,683,970
\$2,683,970	\$3,364,735	\$3,358,457	\$0	\$2,690,248
\$2,690,248	\$3,326,027	\$2,815,675	\$0	\$3,200,600
\$3,200,600	\$3,327,378	\$4,647,555	\$0	\$1,880,423
\$1,880,423	\$3,503,013	\$3,445,748	\$0	\$1,937,688
\$1,937,688	\$3,503,437	\$3,441,382	\$0	\$1,999,743
\$1,999,743	\$3,538,498	\$3,497,218	\$0	\$2,041,022
\$2,041,022	\$3,539,134	\$0	\$0	\$5,580,156
\$5,580,156	\$68,336	\$0	\$0	\$5,648,493
\$5,648,493	\$69,397	\$0	\$0	\$5,717,890
	\$40,358,668	\$41,453,607		
	\$54,580,483	\$51,837,955		
	= HUDCAPS Data			= Projected

Additional Information		
HHR/Current BA Available?		
Frontload Request to OPS?		
Referral to FO or SPT?		Date
Additional Disbursement Needed?	Yes	

SPT Status:	No Status
-------------	-----------

Reconciliation Assist - Prior Year			
2023 (Year)	Reconciliation	VMS	Delta
HAP	\$34,179,828	\$34,271,369	\$91,541
Fraud	\$0	\$0	\$0
		Delta	\$91,541

Project-Based Information

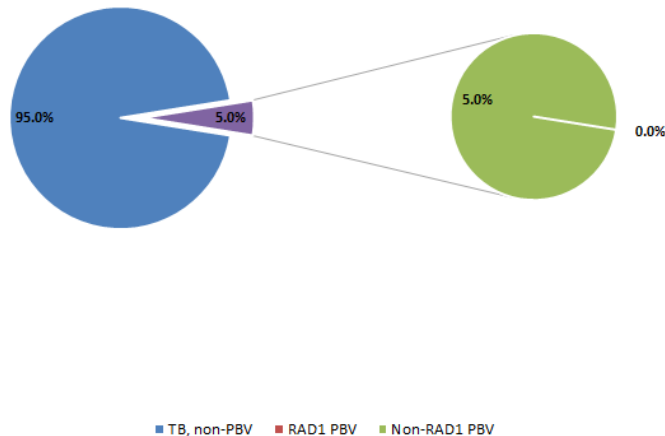
VMS Fields	CURRENT	
Number of PBV Under AHAP	10	
PBV Under HAP - Leased	203	
PBV Under HAP - Not Leased	29	12.5% Vacant PBV
PBV Vacancy Payments	0	
PBV HAP	\$195,070	
RAD - Comp 1 UMLs	0	
RAD - Comp 1 HAP	\$0	
RAD - Comp 2 UMLs	0	
RAD - Comp 2 HAP	\$0	

VMS Data Analysis

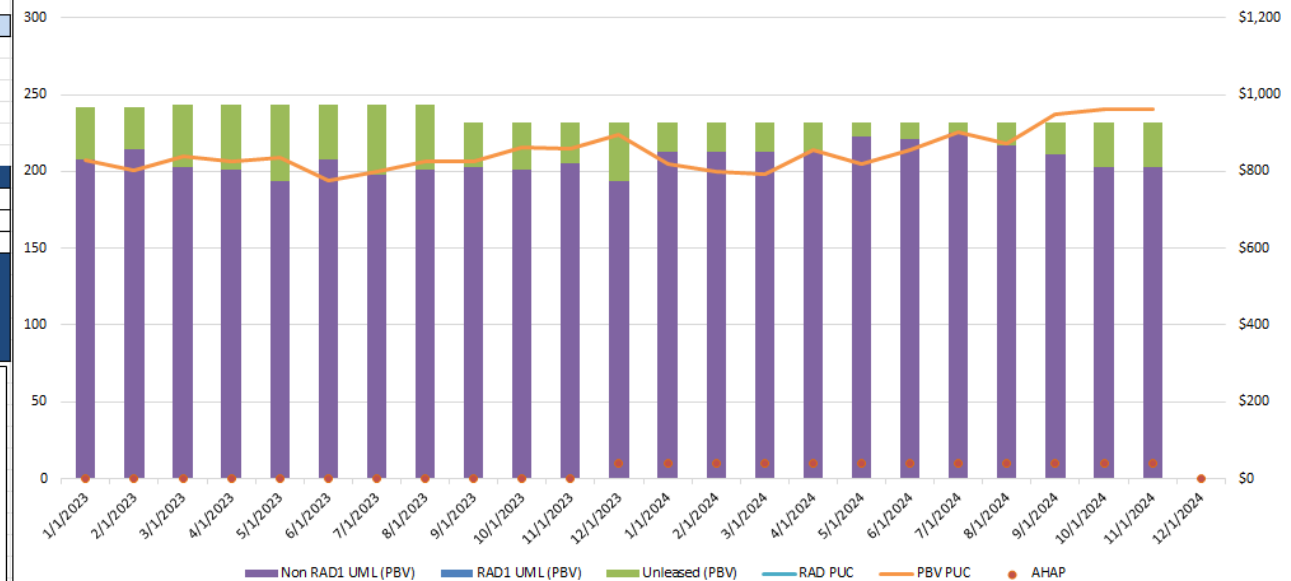
Leased PBV, but NO unleased PBV?	
More RAD leased than PBV leased (RAD is subset of PBV)?	
More RAD HAP than PBV HAP (RAD is subset of PBV)?	

PIC Data Analysis

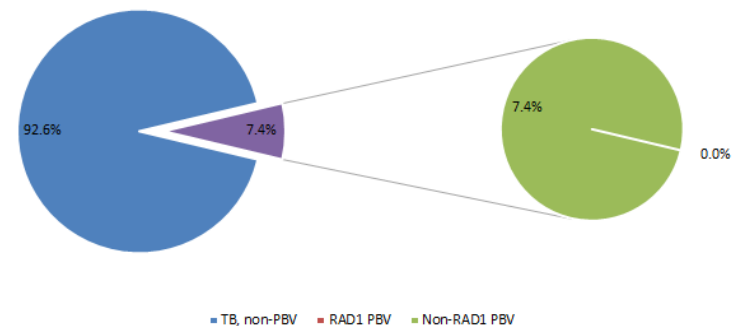
YTD Program Allocation, by HAP (PBV Estimated with PIC PUC)



Project-Based, VMS



YTD Program Allocation, by Units

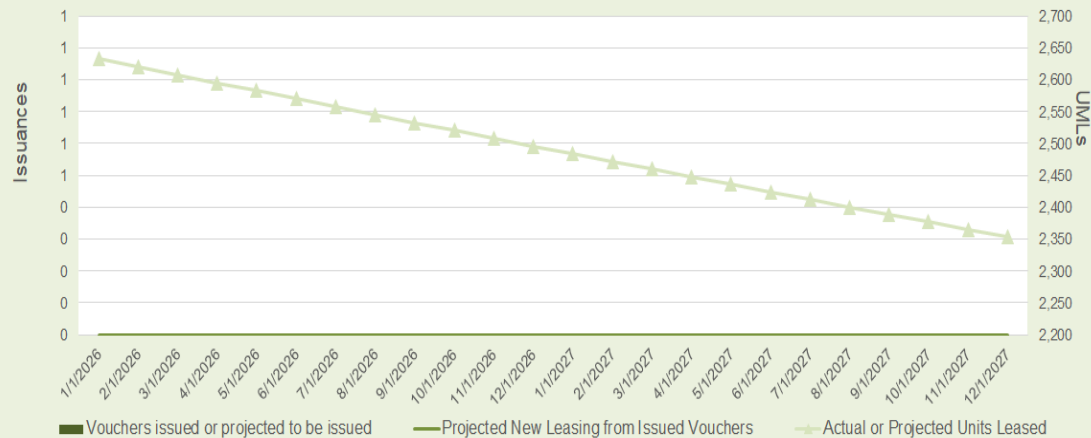


PHA Name	HA of Pierce County		PHA Number	WA054	Years 3 & 4																										
ACC and Funding Information				Funding Proration Levels		Program Projection Variables			Time from Issuance to HAP Effective Date (Current: 2.23 months)																						
ACC	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	HAP		Success Rate	54%	Annual Turnover Rate	6.4%	% leased in 30 days	36%																				
Beginning ACC # Vouchers	3,104	3,104	3,104	Years 4 & 5	100.0%	Leasing and Spending Outcomes: Current and Following Year Projections <table><tr><td colspan="2">2026</td><td>2027</td></tr><tr><td>UML % of ACC (UMA)</td><td>82.6%</td><td>77.9%</td></tr><tr><td>HAP Exp as % All Funds</td><td>97.7%</td><td>92.2%</td></tr><tr><td>HAP Exp as % of Eligibility only</td><td>97.7%</td><td>94.3%</td></tr><tr><td colspan="3">End of Results</td></tr><tr><td>Projected 12/31 Total HAP Reserves</td><td>\$1,004,388</td><td>\$3,482,207</td></tr><tr><td>HAP Reserves as % of ABA (Start: 0.0%)</td><td>2.3%</td><td>8.0%</td></tr></table>					2026		2027	UML % of ACC (UMA)	82.6%	77.9%	HAP Exp as % All Funds	97.7%	92.2%	HAP Exp as % of Eligibility only	97.7%	94.3%	End of Results			Projected 12/31 Total HAP Reserves	\$1,004,388	\$3,482,207	HAP Reserves as % of ABA (Start: 0.0%)	2.3%	8.0%
2026		2027																													
UML % of ACC (UMA)	82.6%	77.9%																													
HAP Exp as % All Funds	97.7%	92.2%																													
HAP Exp as % of Eligibility only	97.7%	94.3%																													
End of Results																															
Projected 12/31 Total HAP Reserves	\$1,004,388	\$3,482,207																													
HAP Reserves as % of ABA (Start: 0.0%)	2.3%	8.0%																													
Funding Components	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Administrative Fees																											
Initial BA Funding (net offset)	\$44,502,622	\$43,498,235	\$41,020,415	Years 4 & 5	93.1%																										
Set Aside Funding	\$0																														
New ACC Units Funding	\$0	\$0																													
Total ABA Funding Provided	\$44,502,622	\$43,498,235	\$41,020,415																												
PHA Income	\$0																														
Cash-Supported Total Reserves at Year-End	\$0	\$1,004,388	\$3,482,207																												
Total Funding																															
Total Funding Available	\$44,502,622	\$44,502,622	\$44,502,622																												
										% leased in 30 to 60 days	29%																				
										% leased in 60 to 90 days	17%																				
										% leased in 90 to 120 days	12%																				
										% leased in 120 to 150 days	6%																				



2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	3,104	2,634	\$3,723,409			0	-14.1	2,634	\$3,723,409	\$1,414		84.9%	100.4%	84.9%	100.4%
Feb-26	3,104				1	0	-14.0	2,621	\$3,705,171	\$1,414		84.7%	100.2%	84.4%	99.9%
Mar-26	3,104				1	0	-13.9	2,608	\$3,687,030	\$1,414		84.4%	99.9%	84.0%	99.4%
Apr-26	3,104				1	0	-13.8	2,596	\$3,668,985	\$1,414		84.2%	99.7%	83.6%	98.9%
May-26	3,104				1	0	-13.8	2,583	\$3,651,035	\$1,414		84.0%	99.4%	83.2%	98.4%
Jun-26	3,104				1	0	-13.7	2,570	\$3,633,181	\$1,414		83.8%	99.2%	82.8%	98.0%
Jul-26	3,104				1	0	-13.6	2,558	\$3,615,422	\$1,414		83.6%	98.9%	82.4%	97.5%
Aug-26	3,104				1	0	-13.6	2,545	\$3,597,757	\$1,414		83.4%	98.7%	82.0%	97.0%
Sep-26	3,104				1	0	-13.5	2,533	\$3,580,185	\$1,414		83.2%	98.5%	81.6%	96.5%
Oct-26	3,104				1	0	-13.4	2,520	\$3,562,707	\$1,414		83.0%	98.2%	81.2%	96.1%
Nov-26	3,104				1	0	-13.4	2,508	\$3,545,322	\$1,414		82.8%	98.0%	80.8%	95.6%
Dec-26	3,104				1	0	-13.3	2,496	\$3,528,029	\$1,414		82.6%	97.7%	80.4%	95.1%
Total	37,248			0	0	0	-164.1	30,773	\$43,498,235	\$1,414		82.6%	97.7%		
2027															
Jan-27	3,104				1	0	-13.2	2,484	\$3,510,828	\$1,414		80.0%	96.9%	80.0%	96.9%
Feb-27	3,104				1	0	-13.2	2,472	\$3,493,718	\$1,414		79.8%	96.6%	79.6%	96.4%
Mar-27	3,104				1	0	-13.1	2,460	\$3,476,699	\$1,414		79.6%	96.4%	79.2%	95.9%
Apr-27	3,104				1	0	-13.1	2,448	\$3,459,770	\$1,414		79.4%	96.1%	78.9%	95.4%
May-27	3,104				1	0	-13.0	2,436	\$3,442,931	\$1,414		79.2%	95.9%	78.5%	95.0%
Jun-27	3,104				1	0	-12.9	2,424	\$3,426,181	\$1,414		79.0%	95.7%	78.1%	94.5%
Jul-27	3,104				1	0	-12.9	2,412	\$3,409,520	\$1,414		78.9%	95.5%	77.7%	94.1%
Aug-27	3,104				1	0	-12.8	2,400	\$3,392,948	\$1,414		78.7%	95.2%	77.3%	93.6%
Sep-27	3,104				1	0	-12.7	2,389	\$3,376,464	\$1,414		78.5%	95.0%	77.0%	93.1%
Oct-27	3,104				1	0	-12.7	2,377	\$3,360,067	\$1,414		78.3%	94.8%	76.6%	92.7%
Nov-27	3,104				1	0	-12.6	2,366	\$3,343,757	\$1,414		78.1%	94.5%	76.2%	92.2%
Dec-27	3,104				1	0	-12.6	2,354	\$3,327,534	\$1,414		77.9%	94.3%	75.8%	91.8%
Total	37,248			0	0	0	-154.8	29,020	\$41,020,415			77.9%	94.3%		

Issuing/New Leasing/UML Trend



Spending v. Funding

