



HOUSING PIERCE COUNTY

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

INFORMATION PACKET

REGULAR MEETING

OF THE

BOARD OF COMMISSIONERS

OF THE

PIERCE COUNTY HOUSING AUTHORITY

SEPTEMBER 24TH, 2025





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REGULAR MEETING AGENDA

SEPTEMBER 24TH, 2025

HPC MAIN OFFICE

In Person at 11515 Canyon Road E, Puyallup, WA, 98373
& [Online Via Zoom](#)

ROLL CALL

REGULAR MEETING AGENDA, *page 2*

PUBLIC COMMENT (5 MINUTES PER SPEAKER)

OLD BUSINESS

Minutes from the August 27th, 2025, Regular Meeting, *page 4*
August 2025 Cash Disbursements & Check Register, *page 9*

NEW BUSINESS

New Staff Introductions
Resolution 1973: 2025 Annual Plan, *page 48*
Resolution 1974: Executive Director Contract

EXECUTIVE REPORT & DIVISION UPDATES

Executive Report
Supported Housing Division Report, *page 50*
Affordable Housing Division Report, *page 54*
Available Unit Schedule, *page 56*
Finance Report, *page 57*
Financial Statements, *page 59*
Human Resources Report, *page 89*
Maintenance Division Report, *page 91*
Policy and Strategy Report, *page 92*
Project Management Division Report, *page 95*

COMMISSIONERS CORNER

Consideration for Housing Pierce County Open House & Ribbon Cutting in January 2026

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





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OLD BUSINESS

SEPTEMBER 24TH, 2025



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MINUTES FOR THE AUGUST 27TH, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE: August 27th, 2025
3:30 PM

LOCATION: PCHA Main Campus and Hybrid
over ZOOM

IN ATTENDANCE: Chairperson Mark Martinez
Vice Chairperson Narva Walton
Commissioner Blaksley
Commissioner Stewart
Commissioner Winship

ALSO IN ATTENDANCE:
Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Sean McKenna, Director of Project Management
Joanna Nieto, Controller
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Darcy Erwin, Business Development Coordinator
***In Attendance Via Zoom/Phone**

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 PM with the presence of a quorum. All Commissioners were present at the start of the meeting except for Commissioner Winship who arrived shortly after at 3:31 PM.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Commissioner Martinez asked for any changes to the Agenda. With no changes proposed 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby





closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the July 30th, 2025, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for July 2024. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Chairperson Martinez entertained a motion to approve the cash disbursements for July 2024. Commissioner Stewart moved to adopt, and Commissioner Winship seconded the motion. Chairperson Martinez requested the recommendation of the Finance Committee. Commissioner Stewart, on behalf of the committee, stated that they were pleased with the report. He noted limitations due to the number of houses Habitat for Humanity can purchase has resulted in increased maintenance costs and that there are additional unexpected repairs needed. Commissioner Stewart confirmed that the Finance Committee recommended adoption. 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from July 2024 were so approved.

NEW BUSINESS

Resolution 1972 – Update Public Records Request Policy

Chairperson Martinez called for a motion to approve Resolution 1972. Commissioner Stewart moved to adopt, and Commissioner Blaksley seconded the motion. Chairperson Martinez invited staff to present the resolution. Policy and Strategy Manager Guerrero presented Resolution 1972 as written on page 47 of the August Board Meeting Information Packet. Manager Gurrero explained that, as a public agency, the Housing Authority is required to provide public records. The policy has not been updated for some time, and the proposed revisions include additional language, updated contact information, and updated procedural guidance.

Executive Director Stretz provided context on a recent incident involving a “citizen auditor” who visited another housing authority and later came to HPC. Manager Guerrero and Executive Director Stretz gave background on “citizen auditors,” describing past incidents. Commissioner Blaksley inquired for more





information and the nature of “citizen auditors”. Commissioner Winship explained that there are monetary awards available if agencies are found noncompliant. Executive Director Stretz and Deputy Executive Director Meade emphasized that the updated policy both protects the Housing Authority and the public providing clarity regarding what can and cannot be provided depending on the nature of a public records request. Commissioner Blaksley asked whether the policy related to service response times. Deputy Executive Director Meade clarified that public record requests are not the same as service requests and therefore follow different standards. With no further discussion, a voice vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION 1972 was so approved.

OPENING DOORS

Veteran Rapidly Housed

Manager Guerrero presented the Opening Doors Success Story as written on page 52 of the August Board Meeting Information Packet. Commissioners commended the effort, with Commissioner Walton offering congratulations and Commissioner Winship adding “Bravo.” Commissioner Walton stressed the importance of broader communication about this success, suggesting the agency’s role should be elevated in the press. Staff noted that local news reporting was aware of the outreach and HPC notified them that we were there. Director Meade and Manager Guerrero explained that the press may not have been present for the event due to privacy concerns. Commissioner Walton inquired who was the designated staff member to speak to the press. Manager Guerrero confirmed it was her. Commissioner Walton requested that we continue to send success stories to the press. Manager Guerrero confirmed. Commission Winship confirmed with staff that the VA is looking at events like these to replicate across the country. Chairperson Martinez inquired about the number of VASH vouchers available. Staff responded that we have used all that we are allocated and will be applying for more. Commissioner Winship asked about the frequency of applications, and staff explained that opportunities vary year by year. Chairperson Martinez further asked about the possibility of future surges and whether the HCV program could use a similar model. Deputy Executive Director Meade clarified that HCV could not operate in the same way, but VASH surges could continue with VA participation. Chairperson Martinez also asked if VASH vouchers could be issued without hosting a large community event. Meade confirmed that this is possible, subject to VA approval. The Board collectively expressed appreciation for the initiative, noting it was an excellent and impactful effort. No additional questions or comments.

EXECUTIVE AND DIRECTOR REPORTS

Executive Report

Deputy Executive Director Tamara Meade presented the Executive Report and the Supported Housing Division Report as written on page 54 of the August Board Meeting Information Packet, as well as the Two-Year Tool on page 55. Director Meade informed the Board of Administrative Plan changes related to HOTMA income exclusions. She noted that HAP costs will increase because more income sources, such as worker’s compensation, will now be excluded. Director Meade also noted that audit season is





underway, with reviews ongoing and progressing smoothly. There were no questions or comments from Commissioners.

Affordable Housing Division Report

Director of Operations Christina McLeod presented the Affordable Housing Division Report and the Available Unit Schedule, which was not included in the August packet. She reported that units are in good condition, with the majority located at Chateau and DeMark Apartments, and many include in-unit washer/dryers. Staffing reassignments were made to better serve residents and increase lease-ups. McLeod also reported that current eviction-related cost an estimated \$10,000 per unit. Commissioner Winship inquired about the reason for eviction. Director McLeod responded that it was usually nonpayment of rent and provided insights into the eviction process and costs associated. Commissioner Walton offered to connect staff with a junk-out service. Commissioner McLeod welcomed the referral. No further questions or comments were offered.

Finance Report

Controller Joanna Nieto presented the Cash Position report as written on page 62 of the August packet. She noted that financial statements were not available due to the ongoing audit. Controller Nieto provided an update on the audits' progress. No concerns have arisen that would delay the audit deadline. Chair Martinez inquired about the recommendations of the auditors so far and Nieto responded describing minor presentation changes. Controller Nieto also reported on progress toward implementing a purchase order process in Yardi, with discussions ongoing with Yardi and CLA to ensure strong internal controls and best practices. The budget process will begin shortly. Day-to-day tasks include reviewing tenant ledgers, collections, and reconciling the balance sheet. No staff changes were reported.

Human Resources Report

Human Resources Manager Ney Calhoun presented the HR Report as written on page 62 of the packet. The agency currently has 56 employees with three open positions. She reported strong candidate pools, with many applicants bringing significant experience. Commissioner Stewart inquired if the strong candidate pool reflects the individuals who were impacted by the Federal Government. Manager Calhoun confirmed and noted the applicant pool includes high-quality candidates from federal agencies, recent graduates, teachers, and nonprofit employees—groups impacted by recent sector changes. No additional questions or comments from Commissioners.

Maintenance Report

In the absence of Director of Maintenance Victor Lovelace, the Maintenance Report was submitted as written on page 65 of the packet. No questions or comments from Commissioners.

Policy and Strategy Report

Policy and Strategy Manager Riley Guerrero presented the Policy and Strategy Report as written on page 66 of the packet. Commissioner Winship inquired about the process for awarding grant funding for the Affordable Housing NOFA 2025. Guerrero explained the process of approvals and how anonymous review committee score applications. Projects that score above the threshold are recommended for award; the review panel itself does not make awards. No additional questions or comments from Commissioners.





Project Management Report

Director of Project Management Sean McKenna presented the Project Management Report as written on page 69 of the packet. He provided updates on disposition project counts, updated project costs, and reported on the 108th Street parcel project. Commissioner Walton identified a typo in the report and Director McKenna provided the correction for the typo. Director McKenna also corrected for the trend of septic costs which he confirmed are trending up. Director McKenna commented that the proceeds estimate may continue to increase with subsequent closings. Commissioner Stewart inquired about proceeds from properties sold and if they were at any risk. Executive Director Stretz confirmed that these funds are in an investment fund and some have been used for the purchase of Hidden Firs. Commissioner Martinez confirmed that they would not be subject to federal capture.

COMMISSIONERS CORNER

Chair Martinez called for Commissioners' Corner. He provided an updated on the search for the new Executive Director and thanked staff members who participated in the process with GMP Consultant Michael Mirra. Chair Martinez noted that Consultant Mirra was very impressed with the input received. Commissioner Blaksley confirmed that she will be meeting with Consultant Mirra tomorrow. Chair Martinez commented that after which, materials will be assembled and the job posted will be published. Chair Martinez noted that he expects a good pool of applicants for the role and thanked the staff again for their participation in the process. With no additional comments from Commissioners, Commissioner's Corner was then closed.

EXECUTIVE SESSION

Chair Martinez called for an Executive Session to discuss the performance of a public employee for a duration of 13 minutes, from 4:30 p.m. to 4:43 p.m. The Executive Session was closed, and the Board returned to regular session at 4:43 p.m. No action was taken following the Executive Session.

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 moved to adjourn, and Commissioner Blaksley seconded the motion. With all in favor and none opposed, the meeting was adjourned at 4:44 p.m.





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VOUCHER APPROVAL REPORT

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:

\$6,600,668.90 This 24th day of September 2025

Date Range	Transaction ID#	Bank Account	Total May 2025	Total April 2025	Change in Disbursements Month over Month	Notes
31-Aug-25	Check#	LIPH Mgmt.	\$0.00	\$273.00	-\$273.00	
31-Aug-25	EFT# 1192-1196	LIPH Mgmt.	\$573.00	\$573.00	\$0.00	
31-Aug-25	VOID Check # 6539	LIPH Mgmt.	\$0.00	-\$737.50	\$737.50	
31-Aug-25	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
31-Aug-25	Check# 357536-357693	Section 8	\$382,262.51	\$292,240.83	\$90,021.68	Port reconciliations and LL ownership changes
31-Aug-25	EFT# 308795-309940	Section 8	\$3,618,310.96	\$3,619,367.97	-\$1,057.01	
31-Aug-25	VOID Check #: 356729, 357526, 356805, 356760, 357589, 357491, 356763	Section 8	-\$19,202.00	-\$5,871.00	-\$13,331.00	
31-Aug-25	VOID EFT #	Section 8	\$0.00	-\$1,641.00	\$1,641.00	
31-Aug-25	Check#92085-92197	Gen Ops	\$499,970.00	\$426,678.93	\$73,291.07	Property taxes (2nd installment), CR flooding & additional checkrun in August due ro staff training in September
31-Aug-25	EFT #9950-10015	Gen Ops	\$1,650,084.90	\$1,378,684.59	\$271,400.31	CR flooding flooring expenses, LGIP: August transfer \$1.38m and July transfer \$1.19m
31-Aug-25	VOID Check # 92010	Gen Ops	\$0.00	-\$13.99	\$13.99	
31-Aug-25	VOID EFT #9815	Gen Ops	-\$2,762.85	\$0.00	-\$2,762.85	
Aug-25	Greystone Transfers	Gen Ops	\$137,939.00	\$137,939.00	\$0.00	
8-Aug-25	Payroll Period	Payroll	\$171,205.91	\$152,505.09	\$18,700.82	Retention bonuses/employee anniversaries
22-Aug-25	Payroll Period	Payroll	\$162,287.47	\$157,226.25	\$5,061.22	
	Payroll Period	Payroll	\$0.00	\$0.00	\$0.00	
		Totals	\$6,600,668.90	\$6,157,225.17	\$443,443.73	

Auditing Officer: _____

Date: _____



Payment Summary

Bank=genops AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor*	Check Date	Post Month	Total Amount
genops - General Operating	174	vlakewoodhar - Lakewood Hardware & Paint Inc	8/29/2025	08-2025	0.00
genops - General Operating	175	vreliablepar - Reliable Parts Inc.	8/29/2025	08-2025	0.00
genops - General Operating	9815	parkwestapar - UP Apts 1 LLC	8/4/2025	08-2025	-2,762.85
genops - General Operating	9950	parkwestapar - UP Apts 1 LLC	8/4/2025	08-2025	2,762.85
genops - General Operating	9951	v0000225 - AA Decon	8/8/2025	08-2025	1,300.00
genops - General Operating	9952	vallstream - Allstream	8/8/2025	08-2025	4,041.59
genops - General Operating	9953	v0000161 - Brooklynn Masonry LLC	8/8/2025	08-2025	689.00
genops - General Operating	9954	vfilevision - File Vision USA LLC	8/8/2025	08-2025	19,966.00
genops - General Operating	9955	vgreatfloors - Great Floors LLC	8/8/2025	08-2025	136.56
genops - General Operating	9956	vgreeneffect - Green Effects Inc	8/8/2025	08-2025	22,093.70
genops - General Operating	9957	vhdsupplyfac - HD Supply Facilities Maintenance LTD	8/8/2025	08-2025	20,062.30
genops - General Operating	9958	vlakewoodhar - Lakewood Hardware & Paint Inc	8/8/2025	08-2025	4,301.25
genops - General Operating	9959	v0000313 - Maid 2 Clean, E.E. Marchan LLC	8/8/2025	08-2025	250.00
genops - General Operating	9960	vmrisoft - MRI Software LLC	8/8/2025	08-2025	90.00
genops - General Operating	9961	vmiraclemeth - Murphy's Refinishing LLC	8/8/2025	08-2025	17,350.00
genops - General Operating	9962	vnanmcka - Nan McKay & Associates Inc	8/8/2025	08-2025	825.00
genops - General Operating	9963	vnewlifefloo - New Life Flooring Inc	8/8/2025	08-2025	405.00
genops - General Operating	9964	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	8/8/2025	08-2025	1,011.51
genops - General Operating	9965	vplattel - Platt Electric Supply	8/8/2025	08-2025	196.85
genops - General Operating	9966	vreliablepar - Reliable Parts Inc.	8/8/2025	08-2025	926.67
genops - General Operating	9967	sawyertrail - Sawyer Trail Apartments LLC	8/8/2025	08-2025	3,607.00
genops - General Operating	9968	vserendipity - Serendipity Cleaning Services	8/8/2025	08-2025	3,295.00
genops - General Operating	9969	vsigntechele - Sign Tech Electric	8/8/2025	08-2025	265.00
genops - General Operating	9970	vstaples - Staples Business Advantage	8/8/2025	08-2025	871.87
genops - General Operating	9971	vtriplegemca - Triple Gem Carpet Cleaning LLC	8/8/2025	08-2025	996.25
genops - General Operating	9972	vtuelyoung - Tuell & Young PS	8/8/2025	08-2025	1,582.30
genops - General Operating	9973	v0000076 - Wireless CCTV LLC	8/8/2025	08-2025	3,876.96
genops - General Operating	9974	v0000225 - AA Decon	8/22/2025	08-2025	3,300.00
genops - General Operating	9975	vcarahsoftte - Carahsoft Technology Corporation	8/22/2025	08-2025	5,887.94
genops - General Operating	9976	vfirstcheck - First Citizens Bank Checking	8/22/2025	08-2025	10,441.00
genops - General Operating	9977	vfirstcbtc - First-Citizens Bank & Trust Company	8/22/2025	08-2025	16,136.70
genops - General Operating	9978	vgreeneffect - Green Effects Inc	8/22/2025	08-2025	6,964.94
genops - General Operating	9979	vhdsupplyfac - HD Supply Facilities Maintenance LTD	8/22/2025	08-2025	7,274.13
genops - General Operating	9980	vlakewoodhar - Lakewood Hardware & Paint Inc	8/22/2025	08-2025	1,658.40
genops - General Operating	9981	vmiraclemeth - Murphy's Refinishing LLC	8/22/2025	08-2025	2,075.00
genops - General Operating	9982	vnanmcka - Nan McKay & Associates Inc	8/22/2025	08-2025	5,604.00
genops - General Operating	9983	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	8/22/2025	08-2025	978.18
genops - General Operating	9984	vopticfu - Optic Fusion, Inc.	8/22/2025	08-2025	3,570.00
genops - General Operating	9985	v0000786 - PBS Engineering and Environmental LLC	8/22/2025	08-2025	3,632.50
genops - General Operating	9986	vreliablepar - Reliable Parts Inc.	8/22/2025	08-2025	428.30
genops - General Operating	9987	vstanleyconv - Security Tech Corp	8/22/2025	08-2025	442.28
genops - General Operating	9988	vserendipity - Serendipity Cleaning Services	8/22/2025	08-2025	670.00



Payment Summary

Bank=genops AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	9989	vsigntechele - Sign Tech Electric	8/22/2025	08-2025	475.00
genops - General Operating	9990	vstateaudito - State Auditors Office	8/22/2025	08-2025	18,686.07
genops - General Operating	9991	vjiffylube - Team Car Care, LLC dba Jiffy Lube	8/22/2025	08-2025	125.88
genops - General Operating	9992	vtriplegemca - Triple Gem Carpet Cleaning LLC	8/22/2025	08-2025	36,930.00
genops - General Operating	9993	vtuelyoung - Tuell & Young PS	8/22/2025	08-2025	2,071.50
genops - General Operating	9994	vfleetservic - Wex Bank	8/22/2025	08-2025	3,102.78
genops - General Operating	9995	vyardisystem - Yardi Systems Inc	8/22/2025	08-2025	1,297.90
genops - General Operating	9996	vallstream - Allstream	8/29/2025	08-2025	2,655.93
genops - General Operating	9997	vdanielsarie - Ariel Daniels	8/29/2025	08-2025	387.00
genops - General Operating	9998	vcarahsoftte - Carahsoft Technology Corporation	8/29/2025	08-2025	5,116.54
genops - General Operating	9999	vmcleodchris - Christina McLeod	8/29/2025	08-2025	301.00
genops - General Operating	10000	vhdsupplyfac - HD Supply Facilities Maintenance LTD	8/29/2025	08-2025	4,786.63
genops - General Operating	10001	vhousinginsu - Housing Insurance Services Inc.	8/29/2025	08-2025	4,645.00
genops - General Operating	10002	vkingjames - James King	8/29/2025	08-2025	387.00
genops - General Operating	10003	vgladmankale - Kaleb Gladman	8/29/2025	08-2025	387.00
genops - General Operating	10004	v0000234 - Kiesha Triplett	8/29/2025	08-2025	301.00
genops - General Operating	10005	vlakewoodhar - Lakewood Hardware & Paint Inc	8/29/2025	08-2025	1,808.28
genops - General Operating	10006	v0000313 - Maid 2 Clean, E.E. Marchan LLC	8/29/2025	08-2025	500.00
genops - General Operating	10007	vmiraclemeth - Murphy's Refinishing LLC	8/29/2025	08-2025	950.00
genops - General Operating	10008	vnanmcka - Nan McKay & Associates Inc	8/29/2025	08-2025	419.00
genops - General Operating	10009	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	8/29/2025	08-2025	922.66
genops - General Operating	10010	vopticfu - Optic Fusion, Inc.	8/29/2025	08-2025	531.25
genops - General Operating	10011	vreliablepar - Reliable Parts Inc.	8/29/2025	08-2025	300.64
genops - General Operating	10012	vserendipity - Serendipity Cleaning Services	8/29/2025	08-2025	1,310.00
genops - General Operating	10013	vstaples - Staples Business Advantage	8/29/2025	08-2025	213.40
genops - General Operating	10014	vtriplegemca - Triple Gem Carpet Cleaning LLC	8/29/2025	08-2025	683.75
genops - General Operating	10015	v0000481 - Washington State Treasurer	8/29/2025	08-2025	1,380,823.66
genops - General Operating	92085	v0000179 - A-Advanced Septic Services	8/8/2025	08-2025	6,896.89
genops - General Operating	92086	vallseaso - All Seasons Pest Control	8/8/2025	08-2025	1,545.00
genops - General Operating	92087	varrowlum - Arrow Lumber & Hardware	8/8/2025	08-2025	5.37
genops - General Operating	92088	vbestchoicah - Best Choice Heating LLC	8/8/2025	08-2025	1,497.50
genops - General Operating	92089	v0000467 - CellGate-Gouldin Technologies LLC	8/8/2025	08-2025	2.02
genops - General Operating	92090	vmclendon - Central Network Retail Group	8/8/2025	08-2025	67.96
genops - General Operating	92091	vcityofortin - City of Orting	8/8/2025	08-2025	2,835.35
genops - General Operating	92092	vcityoftacom - City of Tacoma	8/8/2025	08-2025	3,863.21
genops - General Operating	92093	vcomcastcorp - Comcast Corporation	8/8/2025	08-2025	1,242.01
genops - General Operating	92094	vcopiers - Copiers Northwest, Inc.	8/8/2025	08-2025	480.04
genops - General Operating	92095	vcorreroni - Corr Cronin LLP	8/8/2025	08-2025	216.50
genops - General Operating	92096	vdmdispo - DM Disposal Co Inc	8/8/2025	08-2025	248.00
genops - General Operating	92097	velmhurst - Elmhurst Mutual Power & Light	8/8/2025	08-2025	1,038.41
genops - General Operating	92098	v0000747 - Foster Garvey PC	8/8/2025	08-2025	25,392.50
genops - General Operating	92099		8/8/2025	08-2025	1,662.30
genops - General Operating	92100	vlakewoodref - Harold Lemay Enterprises	8/8/2025	08-2025	20,038.46
genops - General Operating	92101	vjustjunkit - Just Junk It LLC	8/8/2025	08-2025	4,185.44



Payment Summary

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genops - General Operating	92102	v0000716 - KT Building Supply Inc	8/8/2025	08-2025	3,242.50
genops - General Operating	92103	vlakeviewlig - Lakeview Light & Power Co.	8/8/2025	08-2025	35.70
genops - General Operating	92104	vlakewoodcou - Lakewood Countertops Inc	8/8/2025	08-2025	2,688.00
genops - General Operating	92105	vlakewoodwat - Lakewood Water District	8/8/2025	08-2025	51.25
genops - General Operating	92106	vmurreys - Murrey's Disposal Company, Inc.	8/8/2025	08-2025	14,396.91
genops - General Operating	92107	vnasimlandsc - Nasim and Sons, Inc	8/8/2025	08-2025	887.00
genops - General Operating	92108	vparklandlig - Parkland Light & Water Company	8/8/2025	08-2025	3,079.54
genops - General Operating	92109	vpcsewer - PC Sewer	8/8/2025	08-2025	32,815.61
genops - General Operating	92110	vpccrdllc - Pierce County Recycling Composting and Disp	8/8/2025	08-2025	95.83
genops - General Operating	92111	vpcrefus - Pierce County Refuse	8/8/2025	08-2025	6,440.75
genops - General Operating	92112	vpcsecur - Pierce County Security, Inc.	8/8/2025	08-2025	3,525.00
genops - General Operating	92113	vpse - Puget Sound Energy	8/8/2025	08-2025	1,172.73
genops - General Operating	92114	v0000819 - RentGrow, Inc.	8/8/2025	08-2025	146.00
genops - General Operating	92115	robblees - Robblee's Total Security Inc	8/8/2025	08-2025	696.97
genops - General Operating	92116	v0000745 - Rollys Painting	8/8/2025	08-2025	2,562.00
genops - General Operating	92117	vsentinel - Sentinel Pest Control	8/8/2025	08-2025	91.97
genops - General Operating	92118	v0000813 - SMS Cleaning	8/8/2025	08-2025	4,920.00
genops - General Operating	92119	vsoundglass - Sound Glass Sales Inc	8/8/2025	08-2025	795.00
genops - General Operating	92120	vspanawaywat - Spanaway Water Company	8/8/2025	08-2025	5.05
genops - General Operating	92121	vspartans - Spartan Services, Inc.	8/8/2025	08-2025	385.00
genops - General Operating	92122	v0000344 - Speedy Novus Glass LLC	8/8/2025	08-2025	523.78
genops - General Operating	92123	vstopbugging - Stop Bugging Me LLC	8/8/2025	08-2025	787.98
genops - General Operating	92124	v0000142 - Tacoma Abatement Company LLC	8/8/2025	08-2025	1,774.64
genops - General Operating	92125	vonagebusin - Vonage Business Solutions Inc	8/8/2025	08-2025	1,549.57
genops - General Operating	92126	vwasthealth - Washington State Health Care Authority	8/8/2025	08-2025	99,672.23
genops - General Operating	92127	vwsp - Washington State Patrol	8/8/2025	08-2025	363.00
genops - General Operating	92128	vwawater - Washington Water Service Co	8/8/2025	08-2025	118.50
genops - General Operating	92129	vwiseconsult - Wise Consulting Services	8/8/2025	08-2025	1,295.00
genops - General Operating	92130	v0000179 - A-Advanced Septic Services	8/22/2025	08-2025	5,088.26
genops - General Operating	92131	vaflac - AFLAC Incorporated	8/22/2025	08-2025	1,472.33
genops - General Operating	92132	vallseaso - All Seasons Pest Control	8/22/2025	08-2025	2,010.00
genops - General Operating	92133	v0000855 - Automotive Specialists	8/22/2025	08-2025	874.42
genops - General Operating	92134	vmclendon - Central Network Retail Group	8/22/2025	08-2025	63.27
genops - General Operating	92135	vcenturyl - Centurylink	8/22/2025	08-2025	417.03
genops - General Operating	92136	vchateaurain - Chateau Rainier	8/22/2025	08-2025	3,901.29
genops - General Operating	92137	vcintas461 - Cintas Corporation #461	8/22/2025	08-2025	66.58
genops - General Operating	92138	vcityoftacom - City of Tacoma	8/22/2025	08-2025	1,584.31
genops - General Operating	92139	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	1,884.00
genops - General Operating	92140	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	490.80
genops - General Operating	92141	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	254.23
genops - General Operating	92142	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	165.72
genops - General Operating	92143	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	165.72
genops - General Operating	92144	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	224.23
genops - General Operating	92145	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	163.15



Payment Summary

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genops - General Operating	92146	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	538.62
genops - General Operating	92147	vcomcastcorp - Comcast Corporation	8/22/2025	08-2025	454.81
genops - General Operating	92148	vdoorking - DoorKing Inc	8/22/2025	08-2025	289.75
genops - General Operating	92149	vdswaters - DS Waters of America Inc	8/22/2025	08-2025	606.25
genops - General Operating	92150	v0000807 - ER Flooring	8/22/2025	08-2025	77,831.20
genops - General Operating	92151	firgrove - Firgrove Mutual Water Co.	8/22/2025	08-2025	35.09
genops - General Operating	92152	v0000887 - Fruitland Mutual Water Company	8/22/2025	08-2025	166.31
genops - General Operating	92153		8/22/2025	08-2025	1,391.00
genops - General Operating	92154		8/22/2025	08-2025	200.00
genops - General Operating	92155		8/22/2025	08-2025	50.00
genops - General Operating	92156	vhomedep - Home Depot (Commerical Account)	8/22/2025	08-2025	4,770.62
genops - General Operating	92157	vjbohorquez - JBohorquez Cleaning Services LLC	8/22/2025	08-2025	6,400.00
genops - General Operating	92158	vjustjunkit - Just Junk It LLC	8/22/2025	08-2025	1,248.38
genops - General Operating	92159	vlakeviewlig - Lakeview Light & Power Co.	8/22/2025	08-2025	4,951.42
genops - General Operating	92160	vlakewoodwat - Lakewood Water District	8/22/2025	08-2025	13,015.94
genops - General Operating	92161	vlemaymob - LeMay Mobile Shredding	8/22/2025	08-2025	5,796.40
genops - General Operating	92162	vlowes - Lowe's Companies, Inc.	8/22/2025	08-2025	2,820.51
genops - General Operating	92163	v0000696 - McKinstry Co. LLC	8/22/2025	08-2025	774.00
genops - General Operating	92164	v0000201 - Northwest Tree Experts	8/22/2025	08-2025	2,800.00
genops - General Operating	92165		8/22/2025	08-2025	1,266.00
genops - General Operating	92166	v0000395 - Paint Pros NW LLC	8/22/2025	08-2025	4,265.00
genops - General Operating	92167	vpcsecur - Pierce County Security, Inc.	8/22/2025	08-2025	4,625.00
genops - General Operating	92168	vprincipalli - Principal Life Insurance Company	8/22/2025	08-2025	2,068.01
genops - General Operating	92169	vpse - Puget Sound Energy	8/22/2025	08-2025	347.01
genops - General Operating	92170	v0000819 - RentGrow, Inc.	8/22/2025	08-2025	330.00
genops - General Operating	92171	robblees - Robblee's Total Security Inc	8/22/2025	08-2025	338.00
genops - General Operating	92172	v0000281 - Rodda Paint Co.	8/22/2025	08-2025	1,871.20
genops - General Operating	92173	v0000732 - Sebris Busto James	8/22/2025	08-2025	3,135.00
genops - General Operating	92174	vspanawaywat - Spanaway Water Company	8/22/2025	08-2025	873.85
genops - General Operating	92175	vspartans - Spartan Services, Inc.	8/22/2025	08-2025	970.00
genops - General Operating	92176	vstopbugging - Stop Bugging Me LLC	8/22/2025	08-2025	885.40
genops - General Operating	92177	vsummitwater - Summit Water & Supply Co.	8/22/2025	08-2025	4,786.16
genops - General Operating	92178	v0000834 - Surface Renew, Inc.	8/22/2025	08-2025	1,878.98
genops - General Operating	92179	vusbank - US Bank Corporate Payment Systems	8/22/2025	08-2025	24,693.51
genops - General Operating	92180	vverizon - Verizon Wireless	8/22/2025	08-2025	2,556.17
genops - General Operating	92181	v0000662 - Zillow, Inc.	8/22/2025	08-2025	2,208.00
genops - General Operating	92182	vallseaso - All Seasons Pest Control	8/29/2025	08-2025	5,560.00
genops - General Operating	92183	vcityoftacom - City of Tacoma	8/29/2025	08-2025	522.52
genops - General Operating	92184	vcomcastcorp - Comcast Corporation	8/29/2025	08-2025	1,242.01
genops - General Operating	92185	v0000857 - Compliance Prime Inc.	8/29/2025	08-2025	488.00
genops - General Operating	92186	vcopiers - Copiers Northwest, Inc.	8/29/2025	08-2025	62.73
genops - General Operating	92187	velmhurst - Elmhurst Mutual Power & Light	8/29/2025	08-2025	531.49
genops - General Operating	92188		8/29/2025	08-2025	2,705.51
genops - General Operating	92189	vjustjunkit - Just Junk It LLC	8/29/2025	08-2025	383.32



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genops - General Operating	92190	vlowes - Lowe's Companies, Inc.	8/29/2025	08-2025	1,229.25
genops - General Operating	92191	v0000326 - Olympic Moving & Storage	8/29/2025	08-2025	1,401.72
genops - General Operating	92192	v0000395 - Paint Pros NW LLC	8/29/2025	08-2025	2,855.00
genops - General Operating	92193	pcassessor - Pierce County	8/29/2025	08-2025	22,960.35
genops - General Operating	92194	vpse - Puget Sound Energy	8/29/2025	08-2025	60.42
genops - General Operating	92195		8/29/2025	08-2025	3,000.00
genops - General Operating	92196	v0000344 - Speedy Novus Glass LLC	8/29/2025	08-2025	931.52
genops - General Operating	92197	vstopbugging - Stop Bugging Me LLC	8/29/2025	08-2025	638.76

*Tenant information has been removed for privacy.

2,147,292.05



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Bank	Check#	Vendor*	Check Date	Post Month	Total Amount
sect8 - Section 8	1247	v0000048 - Glacier Run Apartments	8/14/2025	08-2025	0.00
sect8 - Section 8	1261	swidaho - SW Idaho Coop., H A	8/4/2025	08-2025	0.00
sect8 - Section 8	1262	madronapark - Azzurri Pueblo LLC	8/5/2025	08-2025	0.00
sect8 - Section 8	1263	stuttskim - Kim Stutts	8/5/2025	08-2025	0.00
sect8 - Section 8	1264	umpinvestmen - UMP Properties	8/5/2025	08-2025	0.00
sect8 - Section 8	1265	v0000668 - Jensen Properties NW LLC	8/5/2025	08-2025	0.00
sect8 - Section 8	1266	v0000699 - GyG Golden Gates LLC	8/5/2025	08-2025	0.00
sect8 - Section 8	1267		8/18/2025	08-2025	0.00
sect8 - Section 8	1268	v0000566 - PPS Homes LLC	8/18/2025	08-2025	0.00
sect8 - Section 8	1269	affinityreal - Affinity Real Estate Mangement	8/20/2025	08-2025	0.00
sect8 - Section 8	1270	v0000699 - GyG Golden Gates LLC	8/20/2025	08-2025	0.00
sect8 - Section 8	1271	vfl201 - Osceola County Human Services Department	8/19/2025	08-2025	0.00
sect8 - Section 8	1272	lakecenterpr - Kathleen Gano	8/20/2025	08-2025	0.00
sect8 - Section 8	308795	1020orentals - 1020 O Rentals LLC	8/5/2025	08-2025	2,113.00
sect8 - Section 8	308796	1130210thave - 11302 10th Ave LLC	8/5/2025	08-2025	5,368.00
sect8 - Section 8	308797		8/5/2025	08-2025	78.00
sect8 - Section 8	308798	11507_174th - Nancy Dumon	8/5/2025	08-2025	3,261.00
sect8 - Section 8	308799		8/5/2025	08-2025	95.00
sect8 - Section 8	308800	12001cstllc - 12001 C St LLC	8/5/2025	08-2025	1,131.00
sect8 - Section 8	308801		8/5/2025	08-2025	186.00
sect8 - Section 8	308802		8/5/2025	08-2025	298.00
sect8 - Section 8	308803		8/5/2025	08-2025	150.00
sect8 - Section 8	308804		8/5/2025	08-2025	261.00
sect8 - Section 8	308805		8/5/2025	08-2025	87.00
sect8 - Section 8	308806		8/5/2025	08-2025	136.00
sect8 - Section 8	308807		8/5/2025	08-2025	38.00
sect8 - Section 8	308808		8/5/2025	08-2025	193.00
sect8 - Section 8	308809		8/5/2025	08-2025	284.00
sect8 - Section 8	308810		8/5/2025	08-2025	8.00
sect8 - Section 8	308811		8/5/2025	08-2025	138.00
sect8 - Section 8	308812		8/5/2025	08-2025	184.00
sect8 - Section 8	308813		8/5/2025	08-2025	66.00
sect8 - Section 8	308814		8/5/2025	08-2025	41.00
sect8 - Section 8	308815		8/5/2025	08-2025	220.00
sect8 - Section 8	308816		8/5/2025	08-2025	54.00
sect8 - Section 8	308817		8/5/2025	08-2025	74.00
sect8 - Section 8	308818		8/5/2025	08-2025	129.00
sect8 - Section 8	308819		8/5/2025	08-2025	213.00
sect8 - Section 8	308820		8/5/2025	08-2025	67.00
sect8 - Section 8	308821		8/5/2025	08-2025	35.00
sect8 - Section 8	308822		8/5/2025	08-2025	236.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	308823		8/5/2025	08-2025	44.00
sect8 - Section 8	308824		8/5/2025	08-2025	213.00
sect8 - Section 8	308825		8/5/2025	08-2025	60.00
sect8 - Section 8	308826		8/5/2025	08-2025	202.00
sect8 - Section 8	308827		8/5/2025	08-2025	97.00
sect8 - Section 8	308828		8/5/2025	08-2025	98.00
sect8 - Section 8	308829		8/5/2025	08-2025	191.00
sect8 - Section 8	308830		8/5/2025	08-2025	200.00
sect8 - Section 8	308831		8/5/2025	08-2025	213.00
sect8 - Section 8	308832		8/5/2025	08-2025	66.00
sect8 - Section 8	308833		8/5/2025	08-2025	1.00
sect8 - Section 8	308834		8/5/2025	08-2025	84.00
sect8 - Section 8	308835		8/5/2025	08-2025	59.00
sect8 - Section 8	308836		8/5/2025	08-2025	275.00
sect8 - Section 8	308837		8/5/2025	08-2025	44.00
sect8 - Section 8	308838		8/5/2025	08-2025	79.00
sect8 - Section 8	308839	15113_74th - Nancy Dumon	8/5/2025	08-2025	751.00
sect8 - Section 8	308840	1517148thst - 1517 148th St LLC	8/5/2025	08-2025	2,377.00
sect8 - Section 8	308841	15519garden - Nancy Dumon	8/5/2025	08-2025	2,552.00
sect8 - Section 8	308842	175208thave - 17520 8th Ave LLC	8/5/2025	08-2025	1,429.00
sect8 - Section 8	308843	20171ihborro - 2017-1 IH Borrower LP	8/5/2025	08-2025	4,746.00
sect8 - Section 8	308844	20182ihborro - 2018-2 IH Borrower LP	8/5/2025	08-2025	15,462.00
sect8 - Section 8	308845	20183ihborro - 2018-3 IH Borrower LP	8/5/2025	08-2025	13,745.00
sect8 - Section 8	308846	2064s56thst - 2064 S 56th St LLC	8/5/2025	08-2025	1,259.00
sect8 - Section 8	308847	2dillc - 2DI, LLC	8/5/2025	08-2025	901.00
sect8 - Section 8	308848	408128thst - 408 128th St LLC	8/5/2025	08-2025	666.00
sect8 - Section 8	308849	6135steilaco - 6135 Steilacoom LLC	8/5/2025	08-2025	825.00
sect8 - Section 8	308850	88148815loc - 8814-8815 Lochburn Lane SW Lakewood	8/5/2025	08-2025	387.00
sect8 - Section 8	308851	absolorjames - James Absolor	8/5/2025	08-2025	1,238.00
sect8 - Section 8	308852	adamsphyllis - Phyllis Adams	8/5/2025	08-2025	976.00
sect8 - Section 8	308853	addisonapart - Addison Apartments LLC	8/5/2025	08-2025	1,187.00
sect8 - Section 8	308854	aeroapartmen - GRE Waverly LLC	8/5/2025	08-2025	3,551.00
sect8 - Section 8	308855	affinityreal - Affinity Real Estate Mangement	8/5/2025	08-2025	6,832.00
sect8 - Section 8	308856	agarwalabhis - Abhishek Agarwal	8/5/2025	08-2025	2,670.00
sect8 - Section 8	308857	aladdincamel - Aladdin Camelot Apartments LLC	8/5/2025	08-2025	1,203.00
sect8 - Section 8	308858	alamedawest - J Alameda West LLC	8/5/2025	08-2025	982.00
sect8 - Section 8	308859	alderlakeren - Alder Lake Rentals LLC	8/5/2025	08-2025	1,080.00
sect8 - Section 8	308860	alderraapart - ALS Springhaven Village LLC	8/5/2025	08-2025	5,700.00
sect8 - Section 8	308861	alfonsolouis - Louis Alfonso	8/5/2025	08-2025	2,620.00
sect8 - Section 8	308862	allegraterra - 3125 West Associates	8/5/2025	08-2025	2,531.00
sect8 - Section 8	308863	allenmorehei - Allenmore Brownstones LLC	8/5/2025	08-2025	1,295.00
sect8 - Section 8	308864	alpineapartm - Boyd Daniels	8/5/2025	08-2025	1,912.00
sect8 - Section 8	308865	alpinevistas - Alpine Vistas Apartments	8/5/2025	08-2025	12,699.00



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sect8 - Section 8	308866	amarnadhared - Pagidela Amarnadha Reddy	8/5/2025	08-2025	2,145.00
sect8 - Section 8	308867	americanhome - American Homes 4 Rent LP	8/5/2025	08-2025	2,089.00
sect8 - Section 8	308868	antocicarusl - Ruslan Antocica	8/5/2025	08-2025	2,702.00
sect8 - Section 8	308869	applerealty - Apple Realty Inc	8/5/2025	08-2025	3,257.00
sect8 - Section 8	308870	araviaasset - Aravia Asset Management LLC	8/5/2025	08-2025	7,778.00
sect8 - Section 8	308871	arborcrestap - Arbor Crest Apartments LLC	8/5/2025	08-2025	6,479.00
sect8 - Section 8	308872	arborpointe - GRE Chateau LLC	8/5/2025	08-2025	6,773.00
sect8 - Section 8	308873	arborproptert - Arbor Properties LLC	8/5/2025	08-2025	3,788.00
sect8 - Section 8	308874	arlandrichar - Richard Arland	8/5/2025	08-2025	2,186.00
sect8 - Section 8	308875	avanachestnu - Greystar Equity Partners X REIT LLC	8/5/2025	08-2025	4,236.00
sect8 - Section 8	308876	avanahampton - Greystar Equity Partners X REIT LLC	8/5/2025	08-2025	1,116.00
sect8 - Section 8	308877	aycoxursheil - Ursheila Aycox	8/5/2025	08-2025	324.00
sect8 - Section 8	308878	baileychrist - Christopher Bailey	8/5/2025	08-2025	1,893.00
sect8 - Section 8	308879	baldiejon - Jon Baldie	8/5/2025	08-2025	1,900.00
sect8 - Section 8	308880	barayugaroll - Rolly Barayuga	8/5/2025	08-2025	1,268.00
sect8 - Section 8	308881	barnerkennet - Barner, Kenneth	8/5/2025	08-2025	1,673.00
sect8 - Section 8	308882	barnetsteve - Double B & G LLC	8/5/2025	08-2025	284.00
sect8 - Section 8	308883	barnetholli - Barnett, Hollis H	8/5/2025	08-2025	628.00
sect8 - Section 8	308884	barryenterpr - Barry Enterprises	8/5/2025	08-2025	2,454.00
sect8 - Section 8	308885	baudendistel - Gail Baudendistel	8/5/2025	08-2025	926.00
sect8 - Section 8	308886	bellamyparka - GRE Stoneridge LLC	8/5/2025	08-2025	3,961.00
sect8 - Section 8	308887	bellaoncanyo - Bella Investor JV LLC	8/5/2025	08-2025	10,554.00
sect8 - Section 8	308888	bellasonoma - KW Fife LLC	8/5/2025	08-2025	1,661.00
sect8 - Section 8	308889	bellerudthom - Thomas M Bellerud	8/5/2025	08-2025	1,335.00
sect8 - Section 8	308890	beskoproptert - Besko Properties LLC	8/5/2025	08-2025	1,495.00
sect8 - Section 8	308891	bissondarlen - Darlene Bisson	8/5/2025	08-2025	1,912.00
sect8 - Section 8	308892	blsdevelopme - BLS Development LLC	8/5/2025	08-2025	1,108.00
sect8 - Section 8	308893	blueemerald - Blue Emerald Real Estate Co	8/5/2025	08-2025	6,143.00
sect8 - Section 8	308894	bodinegary - Bodine, Gary	8/5/2025	08-2025	1,336.00
sect8 - Section 8	308895	boirejohn - John Boire	8/5/2025	08-2025	2,635.00
sect8 - Section 8	308896	bonvouloirja - Jack Bonvouloir	8/5/2025	08-2025	1,217.00
sect8 - Section 8	308897	boucheecarl - Carl Bouchee	8/5/2025	08-2025	1,108.00
sect8 - Section 8	308898	boulderparka - John Mark Co	8/5/2025	08-2025	7,006.00
sect8 - Section 8	308899	bowenkellyde - Kelly Dean Bowen	8/5/2025	08-2025	733.00
sect8 - Section 8	308900	bowenroydsr - Roy D Bowen Sr	8/5/2025	08-2025	312.00
sect8 - Section 8	308901	boydrobert - Robert Boyd	8/5/2025	08-2025	1,386.00
sect8 - Section 8	308902	bradleygeorg - George Bradley	8/5/2025	08-2025	1,806.00
sect8 - Section 8	308903	bradleyparka - MIG RE Investors 1 LLC	8/5/2025	08-2025	2,008.00
sect8 - Section 8	308904	bramschedavi - David R Bramsche	8/5/2025	08-2025	1,003.00
sect8 - Section 8	308905	braythomas - Thomas Bray	8/5/2025	08-2025	1,496.00
sect8 - Section 8	308906	brazelrowele - Rowelette C Brazel	8/5/2025	08-2025	1,389.00
sect8 - Section 8	308907	bredlbrett - Brett Bredl	8/5/2025	08-2025	850.00
sect8 - Section 8	308908	briarviewapa - Briarview Assoc Ltd Ptrp	8/5/2025	08-2025	10,284.00



Payment Summary

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sect8 - Section 8	308909	bridgeportap - Boyd Daniels	8/5/2025	08-2025	7,471.00
sect8 - Section 8	308910	brightonplac - Brighton Place Ltd Partnership	8/5/2025	08-2025	2,542.00
sect8 - Section 8	308911	brookdalemhp - MHP Partners 2022 LLC	8/5/2025	08-2025	4,188.00
sect8 - Section 8	308912	brookridgeap - Brookridge Apartments,	8/5/2025	08-2025	6,375.00
sect8 - Section 8	308913	brooksidegar - Brookside Gardens Apartment Homes	8/5/2025	08-2025	4,061.00
sect8 - Section 8	308914	brookstone - Brookstone Venture LLC	8/5/2025	08-2025	629.00
sect8 - Section 8	308915	browndeborah - Deborah Kaye Brown	8/5/2025	08-2025	524.00
sect8 - Section 8	308916	bruntonjames - JB And KB Properties LLC	8/5/2025	08-2025	1,350.00
sect8 - Section 8	308917	bryantproper - Bryant Properties	8/5/2025	08-2025	354.00
sect8 - Section 8	308918	brynmarvilla - Bryn Mar Village LLC	8/5/2025	08-2025	1,169.00
sect8 - Section 8	308919	bulkhakgeorg - Georgiy Bulkhak	8/5/2025	08-2025	494.00
sect8 - Section 8	308920	calcotepatri - Patrick Calcote	8/5/2025	08-2025	1,084.00
sect8 - Section 8	308921	caleythornel - Lesley Caley-Thorne	8/5/2025	08-2025	1,779.00
sect8 - Section 8	308922	cambridgeapa - Cambridge Apartments LP	8/5/2025	08-2025	4,906.00
sect8 - Section 8	308923	canterbrookv - Canterbrook Village Apts, LLC	8/5/2025	08-2025	29,308.00
sect8 - Section 8	308924	canterburyap - Canterbury Apartments LLC	8/5/2025	08-2025	3,293.00
sect8 - Section 8	308925	cantonejill - Jill Cantone	8/5/2025	08-2025	2,363.00
sect8 - Section 8	308926	canyonpark56 - Canyon Park 5617 Apartments LLC	8/5/2025	08-2025	9,341.00
sect8 - Section 8	308927	canyonridge - Canyon Ridge Apartments LLC	8/5/2025	08-2025	2,405.00
sect8 - Section 8	308928	caparentals - C.A.P.A. Rentals	8/5/2025	08-2025	2,013.00
sect8 - Section 8	308929	carlsendorot - Dorothy Carlsen	8/5/2025	08-2025	1,090.00
sect8 - Section 8	308930	carpenterdav - David Carpenter	8/5/2025	08-2025	1,500.00
sect8 - Section 8	308931	carriagehous - 27th And Grandview	8/5/2025	08-2025	4,117.00
sect8 - Section 8	308932	castellanwap - Castellan West Apartments LLC	8/5/2025	08-2025	498.00
sect8 - Section 8	308933	cedarcourtco - Antonio Redoblado	8/5/2025	08-2025	1,312.00
sect8 - Section 8	308934	cedarcrestap - Ricardo Lockhart	8/5/2025	08-2025	4,484.00
sect8 - Section 8	308935	cedronacommu - Hurst & Son LLC	8/5/2025	08-2025	764.00
sect8 - Section 8	308936	centenorober - Robert Centeno	8/5/2025	08-2025	1,046.00
sect8 - Section 8	308937	chamberscree - Randall Realty Corp	8/5/2025	08-2025	16,402.00
sect8 - Section 8	308938	chamberspoin - Mork Family Limited Partnership	8/5/2025	08-2025	503.00
sect8 - Section 8	308939	chandlerjosh - Josh Chandler Jr	8/5/2025	08-2025	1,391.00
sect8 - Section 8	308940	chandlersvil - Chandlers Village	8/5/2025	08-2025	4,108.00
sect8 - Section 8	308941	chateauraini - Chateau Rainier Apts	8/5/2025	08-2025	46,162.00
sect8 - Section 8	308942	chauronaldkh - Ronald Khai Chau	8/5/2025	08-2025	602.00
sect8 - Section 8	308943	chensara - Affinity Real Estate Management Inc	8/5/2025	08-2025	887.00
sect8 - Section 8	308944	cherrytreeap - Lobs Lakewood, LLC	8/5/2025	08-2025	12,790.00
sect8 - Section 8	308945	chinookapart - Chinook Apartments	8/5/2025	08-2025	2,965.00
sect8 - Section 8	308946	christensenj - Christensen, Jeff	8/5/2025	08-2025	1,042.00
sect8 - Section 8	308947	cirquewestap - Cirque West Apartments LLC	8/5/2025	08-2025	4,251.00
sect8 - Section 8	308948	citizennoake - CLPF C&O Lakewood LLC	8/5/2025	08-2025	26,931.00
sect8 - Section 8	308949	clairestover - Claire Stover RVOC Living Trust	8/5/2025	08-2025	683.00
sect8 - Section 8	308950	clemonsarlis - Arlisa A. Clemons	8/5/2025	08-2025	1,392.00
sect8 - Section 8	308951	coffeecreek - Coffee Creek TNC LLC	8/5/2025	08-2025	2,473.00



Payment Summary

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sect8 - Section 8	308952	coldwellbain - Landover Corporation	8/5/2025	08-2025	2,528.00
sect8 - Section 8	308953	colemanricha - Richard Coleman	8/5/2025	08-2025	541.00
sect8 - Section 8	308954	contrerasles - Lesman Contreras	8/5/2025	08-2025	4,113.00
sect8 - Section 8	308955	coppervalley - Copper Valley Apartments LLC	8/5/2025	08-2025	32,958.00
sect8 - Section 8	308956	cornerstonea - Cornerstone Apartments LLC	8/5/2025	08-2025	2,072.00
sect8 - Section 8	308957	cottonwoodda - Cottonwood Davis LLC	8/5/2025	08-2025	3,942.00
sect8 - Section 8	308958	countryestat - Country Estates Apartments	8/5/2025	08-2025	1,919.00
sect8 - Section 8	308959	countrygable - Country Gables LLC	8/5/2025	08-2025	3,270.00
sect8 - Section 8	308960	crescentpark - Woodbrook TNC LLC	8/5/2025	08-2025	1,112.00
sect8 - Section 8	308961	croweronald - Ronald Crowe	8/5/2025	08-2025	1,741.00
sect8 - Section 8	308962	crownpointe - Crown Pointe Apartments LP	8/5/2025	08-2025	1,179.00
sect8 - Section 8	308963	crownpropert - WCW Management Inc	8/5/2025	08-2025	7,077.00
sect8 - Section 8	308964	daleychristi - Christian Daley	8/5/2025	08-2025	17,791.00
sect8 - Section 8	308965	daniellecolb - Beaumont Venture	8/5/2025	08-2025	10,802.00
sect8 - Section 8	308966	davisfrances - Frances L Davis	8/5/2025	08-2025	992.00
sect8 - Section 8	308967	davisronald - Ronald Davis	8/5/2025	08-2025	540.00
sect8 - Section 8	308968	dawnapartmen - IVYHUT Realty LLC	8/5/2025	08-2025	7,041.00
sect8 - Section 8	308969	deercreekapa - GRE Deer Creek LLC	8/5/2025	08-2025	17,495.00
sect8 - Section 8	308970	demarkapartm - Demark Apartments	8/5/2025	08-2025	27,185.00
sect8 - Section 8	308971	dillejacob - Jacob Dille	8/5/2025	08-2025	1,806.00
sect8 - Section 8	308972	dimensiontow - Dimension Townhouses LLC	8/5/2025	08-2025	18,701.00
sect8 - Section 8	308973	dkcmanagemen - DKC Management, LLC	8/5/2025	08-2025	825.00
sect8 - Section 8	308974	doanmona - Mona Doan	8/5/2025	08-2025	639.00
sect8 - Section 8	308975	dollarsun - Sun Dollar	8/5/2025	08-2025	1,139.00
sect8 - Section 8	308976	dormanjohn - John Dorman	8/5/2025	08-2025	1,549.00
sect8 - Section 8	308977	dowellrobert - Robert Dowell	8/5/2025	08-2025	2,519.00
sect8 - Section 8	308978	drexelinvest - Drexel Investments LLC	8/5/2025	08-2025	401.00
sect8 - Section 8	308979	dunbartrust - John Dunbar Trust	8/5/2025	08-2025	933.00
sect8 - Section 8	308980	dupage - DuPage Housing Authority	8/5/2025	08-2025	1,439.91
sect8 - Section 8	308981	dutkavadim - Vadim Dutka	8/5/2025	08-2025	849.00
sect8 - Section 8	308982	duvallcraig - Craig Duvall	8/5/2025	08-2025	8,141.00
sect8 - Section 8	308983	eagleslair - James Lee LLC	8/5/2025	08-2025	5,281.00
sect8 - Section 8	308984	echelonapart - ITF Lakewood Project LLC	8/5/2025	08-2025	12,671.00
sect8 - Section 8	308985	edgewoodheig - Edgewood Heights LLC	8/5/2025	08-2025	16,535.00
sect8 - Section 8	308986	edgewoodinve - Edgewood Investors LLC	8/5/2025	08-2025	1,400.00
sect8 - Section 8	308987	edmondsrandy - Randy A Edmonds	8/5/2025	08-2025	1,167.00
sect8 - Section 8	308988	eganscott - Scott Egan	8/5/2025	08-2025	1,167.00
sect8 - Section 8	308989	ellwangersie - Siegfried H. Ellwanger	8/5/2025	08-2025	2,081.00
sect8 - Section 8	308990	elmvalleyapa - Curtis Clemons	8/5/2025	08-2025	2,268.00
sect8 - Section 8	308991	emeraldvilla - Smaragdiproperties LLC	8/5/2025	08-2025	1,023.00
sect8 - Section 8	308992	emersonapart - Emerson TNC LLC	8/5/2025	08-2025	3,668.00
sect8 - Section 8	308993	enslowken - Ken Enslow	8/5/2025	08-2025	3,888.00
sect8 - Section 8	308994	epistolagide - Gideon Epistola	8/5/2025	08-2025	1,214.00



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sect8 - Section 8	308995	erickinney - Eric A Kinney	8/5/2025	08-2025	2,307.00
sect8 - Section 8	308996	eustishuntap - Daniel Robert Reebbs	8/5/2025	08-2025	341.00
sect8 - Section 8	308997	ewainvestmen - EWA Investments LLC	8/5/2025	08-2025	14,347.00
sect8 - Section 8	308998	fairmontpark - Fairmont Park Apts	8/5/2025	08-2025	10,207.00
sect8 - Section 8	308999	fangllc - F and G LLC	8/5/2025	08-2025	1,802.00
sect8 - Section 8	309000	farhadfaghiih - Farhad Faghihi	8/5/2025	08-2025	3,459.00
sect8 - Section 8	309001	faulkrobert - Robert Faulk Jr	8/5/2025	08-2025	1,422.00
sect8 - Section 8	309002	fernandezand - Andre Fernandez	8/5/2025	08-2025	800.00
sect8 - Section 8	309003	fetterlydani - Daniel Fetterly	8/5/2025	08-2025	1,343.00
sect8 - Section 8	309004	fietzmauroin - Fietz Mauro Investments	8/5/2025	08-2025	1,299.00
sect8 - Section 8	309005	fircrestfami - Fircrest Family Townhomes	8/5/2025	08-2025	633.00
sect8 - Section 8	309006	fircrestwell - Fircrest Wellington Apts. LLC	8/5/2025	08-2025	2,280.00
sect8 - Section 8	309007	firparkapart - Brink Investment Group LLC	8/5/2025	08-2025	10,703.00
sect8 - Section 8	309008	firstpointre - First Point Real Estate	8/5/2025	08-2025	1,747.00
sect8 - Section 8	309009	firviewmanor - Firview Manor LLC	8/5/2025	08-2025	2,550.00
sect8 - Section 8	309010	flommargaret - Margaret Flom	8/5/2025	08-2025	226.00
sect8 - Section 8	309011	foifualouisa - Louisa Foifua	8/5/2025	08-2025	163.00
sect8 - Section 8	309012	foresthillsa - Batea LLC	8/5/2025	08-2025	3,149.00
sect8 - Section 8	309013	foresthillvi - Als Pac Heights LLC	8/5/2025	08-2025	7,210.00
sect8 - Section 8	309014	forestviewap - Jennifer Young	8/5/2025	08-2025	923.00
sect8 - Section 8	309015	forestvillag - Forest Village Apartments	8/5/2025	08-2025	961.00
sect8 - Section 8	309016	fortinonicol - Nicole Fortino	8/5/2025	08-2025	1,393.00
sect8 - Section 8	309017	frazierrenee - Renee Lynn Frazier	8/5/2025	08-2025	1,397.00
sect8 - Section 8	309018	fruitlandapa - Fruitland Apartments LLC	8/5/2025	08-2025	2,655.00
sect8 - Section 8	309019	gardencourt - Black Rock Communities	8/5/2025	08-2025	10,167.00
sect8 - Section 8	309020	gardensquare - Garden Square LLC	8/5/2025	08-2025	1,175.00
sect8 - Section 8	309021	gatewaybyvin - Gateway By Vintage LP	8/5/2025	08-2025	36,188.00
sect8 - Section 8	309022	gatlinguy - Guy R Gatlin	8/5/2025	08-2025	2,292.00
sect8 - Section 8	309023	gebreselassi - 4715 Lakewood LLC	8/5/2025	08-2025	1,332.00
sect8 - Section 8	309024	georgheshanma - Marin Georgheshan	8/5/2025	08-2025	4,957.00
sect8 - Section 8	309025	gettysean - Sean Getty	8/5/2025	08-2025	1,530.00
sect8 - Section 8	309026	gfirealestat - GFI Real Estate LLC	8/5/2025	08-2025	1,304.00
sect8 - Section 8	309027	gibsonchilio - Chillion Gibson	8/5/2025	08-2025	4,393.00
sect8 - Section 8	309028	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	8/5/2025	08-2025	1,399.00
sect8 - Section 8	309029	gilbertsonro - Ronald L Gilbertson	8/5/2025	08-2025	367.00
sect8 - Section 8	309030	glenbrookapa - Fair Ave Delaware LLC	8/5/2025	08-2025	43,405.00
sect8 - Section 8	309031	gnapartments - G & N Apartments LLC	8/5/2025	08-2025	1,549.00
sect8 - Section 8	309032	goethalsdebr - Simple Spaces LLC	8/5/2025	08-2025	1,167.00
sect8 - Section 8	309033	goldengiven - Commodore Investments LLC	8/5/2025	08-2025	7,285.00
sect8 - Section 8	309034	goldenvalley - Golden Valley MHC LLC	8/5/2025	08-2025	1,071.00
sect8 - Section 8	309035	grandberryja - James Grandberry	8/5/2025	08-2025	1,203.00
sect8 - Section 8	309036	gravellylake - Gravelly Lake Townhomes	8/5/2025	08-2025	7,165.00
sect8 - Section 8	309037	gurchetanlal - Lalli Gurchetan	8/5/2025	08-2025	3,449.00



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sect8 - Section 8	309038	hadoanhtriet - Doanh-Triet Tan Ha	8/5/2025	08-2025	4,316.00
sect8 - Section 8	309039	hairedan - Mary Haire	8/5/2025	08-2025	1,350.00
sect8 - Section 8	309040	hansenbrett - Brett Hansen	8/5/2025	08-2025	264.00
sect8 - Section 8	309041	harborclubap - Place Properties LLC	8/5/2025	08-2025	7,400.00
sect8 - Section 8	309042	harboroakapa - Harbor Oaks Investors LLC	8/5/2025	08-2025	10,017.00
sect8 - Section 8	309043	harborviewea - Harborview East Apartments LLC	8/5/2025	08-2025	1,445.00
sect8 - Section 8	309044	harborwoodap - Park Place Asset Management	8/5/2025	08-2025	3,935.00
sect8 - Section 8	309045	harrisdavide - David E Harris	8/5/2025	08-2025	1,023.00
sect8 - Section 8	309046	havenpropert - Haven Property Management LLC	8/5/2025	08-2025	12,307.00
sect8 - Section 8	309047	hawthornlane - Hawthorne Lane Graham Associates LLP	8/5/2025	08-2025	731.00
sect8 - Section 8	309048	heathercourt - HC 12712C LLC	8/5/2025	08-2025	1,197.00
sect8 - Section 8	309049	heitmanbrend - Brenden Heitman	8/5/2025	08-2025	1,331.00
sect8 - Section 8	309050	heldrobert - Robert Held	8/5/2025	08-2025	691.00
sect8 - Section 8	309051	helpinghand - Helping Hand House	8/5/2025	08-2025	11,820.00
sect8 - Section 8	309052	hendersonjam - James Henderson	8/5/2025	08-2025	1,698.00
sect8 - Section 8	309053	henkelmark - Mark S Henkel	8/5/2025	08-2025	816.00
sect8 - Section 8	309054	heritageapar - Rhonda Wilson	8/5/2025	08-2025	3,812.00
sect8 - Section 8	309055	hidalgocharli - Carlito Hidalgo	8/5/2025	08-2025	2,696.00
sect8 - Section 8	309056	hiddenhills - Hidden Hills 2001 LP	8/5/2025	08-2025	30,368.00
sect8 - Section 8	309057	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	8/5/2025	08-2025	5,566.00
sect8 - Section 8	309058	hiddenvale - Hiddenvale Apartments LLC	8/5/2025	08-2025	2,500.00
sect8 - Section 8	309059	hiddenvillaa - Jiaqi Zhang	8/5/2025	08-2025	1,533.00
sect8 - Section 8	309060	hiddenvillag - Hidden Village Apts	8/5/2025	08-2025	4,507.00
sect8 - Section 8	309061	highlandcres - Housing Authority City of Tacoma	8/5/2025	08-2025	839.00
sect8 - Section 8	309062	ho-apotheser - Theresa Marie Apo	8/5/2025	08-2025	1,733.00
sect8 - Section 8	309063	hobaconrache - Rachel Bacon	8/5/2025	08-2025	872.00
sect8 - Section 8	309064	hoblaksleyta - Tausha A. Blaksley	8/5/2025	08-2025	898.00
sect8 - Section 8	309065	hobraymarque - Marquesa Louise Bray	8/5/2025	08-2025	624.00
sect8 - Section 8	309066	hochernichen - Anna Chernichenko	8/5/2025	08-2025	1,786.00
sect8 - Section 8	309067	hoconradloui - Louise Conrad	8/5/2025	08-2025	896.00
sect8 - Section 8	309068	hocovingtonc - Chanelle Covington	8/5/2025	08-2025	1,486.00
sect8 - Section 8	309069	hodagostinor - Rebecca DAgostino	8/5/2025	08-2025	1,087.00
sect8 - Section 8	309070	hoguemark - Mark Hogue	8/5/2025	08-2025	2,857.00
sect8 - Section 8	309071	hokwanglee - Lee Ho Kwang	8/5/2025	08-2025	761.00
sect8 - Section 8	309072	hollowayalla - Allan Holloway	8/5/2025	08-2025	1,239.00
sect8 - Section 8	309073	holmesjonath - Jonathan Holmes	8/5/2025	08-2025	1,800.00
sect8 - Section 8	309074	homccalester - Cindy McCalester	8/5/2025	08-2025	1,356.00
sect8 - Section 8	309075	homckeeverca - Carla McKeever	8/5/2025	08-2025	1,328.00
sect8 - Section 8	309076	homeforward - Home Forward	8/5/2025	08-2025	3,757.82
sect8 - Section 8	309077	hometownprop - Hometown Property Management Inc	8/5/2025	08-2025	1,886.00
sect8 - Section 8	309078	homichelstep - Stephen Michel	8/5/2025	08-2025	836.00
sect8 - Section 8	309079	homnyagoncha - Ivan & Galina Mnyagonchak - HO	8/5/2025	08-2025	1,314.00
sect8 - Section 8	309080	hongjames - James S Hong	8/5/2025	08-2025	2,500.00



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sect8 - Section 8	309081	hoosmoreshel - Shelley Osmore	8/5/2025	08-2025	599.00
sect8 - Section 8	309082	hooverrodrig - Bertha R Hoover Rodriguez	8/5/2025	08-2025	423.00
sect8 - Section 8	309083	horanmarie - Marie Horan	8/5/2025	08-2025	1,572.00
sect8 - Section 8	309084	horeadfarra - Farra Leroy Read III	8/5/2025	08-2025	730.00
sect8 - Section 8	309085	horeitmajerm - Michelle Lynn Reitmajer	8/5/2025	08-2025	689.00
sect8 - Section 8	309086	hoszynkowska - Maggie Szynkowska	8/5/2025	08-2025	787.00
sect8 - Section 8	309087	hotelolympus - M&M Hotel Olympus LP	8/5/2025	08-2025	1,706.00
sect8 - Section 8	309088	hotunesuntan - Suntana Tune	8/5/2025	08-2025	227.00
sect8 - Section 8	309089	hovinogradov - Yelena Vinogradova	8/5/2025	08-2025	943.00
sect8 - Section 8	309090	hpajvborrow - HPA JV Borrower 2019-1 ML LLC	8/5/2025	08-2025	2,920.00
sect8 - Section 8	309091	hrussellchri - Christina Russell	8/5/2025	08-2025	804.00
sect8 - Section 8	309092	hudsoncourt - VDA LLC	8/5/2025	08-2025	2,197.00
sect8 - Section 8	309093	huffmasterda - Daniel Huffmaster	8/5/2025	08-2025	1,770.00
sect8 - Section 8	309094	huynhhue - Hue Huynh	8/5/2025	08-2025	1,147.00
sect8 - Section 8	309095	huynhphat - Village Court LLC	8/5/2025	08-2025	5,177.00
sect8 - Section 8	309096	hyattlinda - Linda Hyatt	8/5/2025	08-2025	1,020.00
sect8 - Section 8	309097	idlewildapar - Idlewild Apartments LLC	8/5/2025	08-2025	737.00
sect8 - Section 8	309098	ih3property - IH3 Property Borrower LP	8/5/2025	08-2025	19,993.00
sect8 - Section 8	309099	ih4propborro - IH4 Property Borrower LP	8/5/2025	08-2025	27,344.00
sect8 - Section 8	309100	ih5propborro - IH5 Property Borrower LP	8/5/2025	08-2025	11,833.00
sect8 - Section 8	309101	ih6propborro - IH6 Property Borrower LP	8/5/2025	08-2025	40,133.00
sect8 - Section 8	309102	inglecollc - Ingleco LLC	8/5/2025	08-2025	3,245.00
sect8 - Section 8	309103	jaindivya - Divya Jain	8/5/2025	08-2025	2,089.00
sect8 - Section 8	309104	jamesapartme - James Apartments Lakewood Owner LL	8/5/2025	08-2025	2,620.00
sect8 - Section 8	309105	janutoje - Jenet Januto	8/5/2025	08-2025	1,346.00
sect8 - Section 8	309106	jasb161 - JASB 161 Apartments LLC	8/5/2025	08-2025	995.00
sect8 - Section 8	309107	jchiggins - DNA Investments	8/5/2025	08-2025	1,837.00
sect8 - Section 8	309108	jensonjareda - Jared Andrew Jensen	8/5/2025	08-2025	1,683.00
sect8 - Section 8	309109	jessicaalonz - Breit ACG MF River Trail LLC	8/5/2025	08-2025	8,640.00
sect8 - Section 8	309110	johnsoncolle - Colleen Johnson	8/5/2025	08-2025	1,013.00
sect8 - Section 8	309111	johnsonlowel - Parkwood Property Management	8/5/2025	08-2025	1,828.00
sect8 - Section 8	309112	johnsonmyria - Myriah Johnson	8/5/2025	08-2025	1,291.00
sect8 - Section 8	309113	johnstonjacq - Jacqueline Johnston	8/5/2025	08-2025	648.00
sect8 - Section 8	309114	jolusoproper - Gladeview Management LLC	8/5/2025	08-2025	2,500.00
sect8 - Section 8	309115	jonesmarshal - Marshall Jones	8/5/2025	08-2025	2,732.00
sect8 - Section 8	309116	kaedingr - Michelle Kaeding	8/5/2025	08-2025	401.00
sect8 - Section 8	309117	kallespr - Kalles Properties Inc	8/5/2025	08-2025	6,038.00
sect8 - Section 8	309118	kekelmichael - Michael C Kekel	8/5/2025	08-2025	1,034.00
sect8 - Section 8	309119	kemperdi - Kemper, Diane	8/5/2025	08-2025	1,434.00
sect8 - Section 8	309120	kensingt - Kensington Gate Apartments LLC	8/5/2025	08-2025	1,472.00
sect8 - Section 8	309121	keystoneridg - O'Hare Keystone Ridge Apts LLC	8/5/2025	08-2025	461.00
sect8 - Section 8	309122	kimyongs - Yong Suk Kim	8/5/2025	08-2025	2,606.00
sect8 - Section 8	309123	kingcountyho - King County Housing Authority	8/5/2025	08-2025	260,350.27



Payment Summary

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sect8 - Section 8	309124	kingeryj - John Kingery	8/5/2025	08-2025	859.00
sect8 - Section 8	309125	kodavati - Venkata Kodavati Satyanrayana	8/5/2025	08-2025	952.00
sect8 - Section 8	309126	kohlenbe - Jeremy Kohlenberg	8/5/2025	08-2025	2,820.00
sect8 - Section 8	309127	koreanwo - Korean Women's Association	8/5/2025	08-2025	7,824.00
sect8 - Section 8	309128	kosiugaa - Alex Kosiuga	8/5/2025	08-2025	3,750.00
sect8 - Section 8	309129	kosiugap - Pavel Kosiuga	8/5/2025	08-2025	1,149.00
sect8 - Section 8	309130	krishhol - Krish Holdings, LLC	8/5/2025	08-2025	2,130.00
sect8 - Section 8	309131	krishnam - Mani Krishnamurthy	8/5/2025	08-2025	2,086.00
sect8 - Section 8	309132	kudrayur - Yuri Kudra	8/5/2025	08-2025	403.00
sect8 - Section 8	309133	kwichan - Lee Kwi-Chan	8/5/2025	08-2025	484.00
sect8 - Section 8	309134	laclefza - Zaire Laclef	8/5/2025	08-2025	1,503.00
sect8 - Section 8	309135	lakebowmanmh - Lake Bowman MHC LLC	8/5/2025	08-2025	892.00
sect8 - Section 8	309136	lakecenterpr - Kathleen Gano	8/5/2025	08-2025	874.00
sect8 - Section 8	309137	lakegrove - Lake Grove Properties LLC	8/5/2025	08-2025	849.00
sect8 - Section 8	309138	lakeland - Kenwood Drive TNC LLC	8/5/2025	08-2025	1,279.00
sect8 - Section 8	309139	lakeshoreapa - Lakeshore Apartments LLC	8/5/2025	08-2025	1,719.00
sect8 - Section 8	309140	lakeside - Lakeside Landing LLC	8/5/2025	08-2025	3,826.00
sect8 - Section 8	309141	lakeviewsout - Lakewood 92 Associates LLC	8/5/2025	08-2025	9,290.00
sect8 - Section 8	309142	lakewoodmead - Fairfield Lakewood Meadows LP	8/5/2025	08-2025	21,665.00
sect8 - Section 8	309143	lakewoodvill - Lakewood Village Apts	8/5/2025	08-2025	54,467.00
sect8 - Section 8	309144	lakhsupwitar - Lakhsupwitar Pal Singh Gill	8/5/2025	08-2025	2,408.00
sect8 - Section 8	309145	lanavil - Lanai Village Apts LLC	8/5/2025	08-2025	707.00
sect8 - Section 8	309146	lanemarc - Marcus Lane	8/5/2025	08-2025	3,000.00
sect8 - Section 8	309147	laurelcourt - Laurel Court LLC	8/5/2025	08-2025	1,806.00
sect8 - Section 8	309148	laveyjack - Jack B Lavey	8/5/2025	08-2025	915.00
sect8 - Section 8	309149	lazarevichtr - Baker Rentals LLC	8/5/2025	08-2025	1,324.00
sect8 - Section 8	309150	lchenjie - Jie Chen	8/5/2025	08-2025	3,707.00
sect8 - Section 8	309151	leejames - James K Lee	8/5/2025	08-2025	734.00
sect8 - Section 8	309152	leekento - Kenton Lee	8/5/2025	08-2025	1,082.00
sect8 - Section 8	309153	legacyparkap - Silverwood Alliance Apartments LLC	8/5/2025	08-2025	9,347.00
sect8 - Section 8	309154	leightonchri - Christopher L Leighton	8/5/2025	08-2025	1,377.00
sect8 - Section 8	309155	letuyet - Tuyet Le	8/5/2025	08-2025	2,100.00
sect8 - Section 8	309156	lihisunsetme - LIHI Sunset Meadows LLC	8/5/2025	08-2025	5,501.00
sect8 - Section 8	309157	loetesteven - Steven D Loete	8/5/2025	08-2025	1,270.00
sect8 - Section 8	309158	louvieresean - Sean Louviere	8/5/2025	08-2025	942.00
sect8 - Section 8	309159	loweddie - Eddie Low	8/5/2025	08-2025	345.00
sect8 - Section 8	309160	macintoshcou - Pacific Avenue TNC LLC	8/5/2025	08-2025	4,201.00
sect8 - Section 8	309161	mackeytodd - Todd Mackey	8/5/2025	08-2025	1,052.00
sect8 - Section 8	309162	mackterrance - Terrance L Mack	8/5/2025	08-2025	1,503.00
sect8 - Section 8	309163	madronapoint - GRE Madrona LLC	8/5/2025	08-2025	15,626.00
sect8 - Section 8	309164	majesticfirs - Hwa Sun So	8/5/2025	08-2025	1,226.00
sect8 - Section 8	309165	malanli - Lanli Ma	8/5/2025	08-2025	2,654.00
sect8 - Section 8	309166	malichcarla - Carla Malich	8/5/2025	08-2025	710.00



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sect8 - Section 8	309167	maplesgrove - BESS Company	8/5/2025	08-2025	2,348.00
sect8 - Section 8	309168	maradasunil - MMI LLC	8/5/2025	08-2025	835.00
sect8 - Section 8	309169	marchenkotim - Timofey Marchenko	8/5/2025	08-2025	1,634.00
sect8 - Section 8	309170	marcoeastval - Marse McNaughton	8/5/2025	08-2025	8,239.00
sect8 - Section 8	309171	martinproper - Martin Properties NW	8/5/2025	08-2025	1,995.00
sect8 - Section 8	309172	masseyjim - Jim Massey	8/5/2025	08-2025	1,105.00
sect8 - Section 8	309173	matchettchri - Christina Matchett	8/5/2025	08-2025	2,021.00
sect8 - Section 8	309174	matsusaka - Archdiocesan Housing Authority	8/5/2025	08-2025	7,498.00
sect8 - Section 8	309175	mccollybrian - Brian McColly	8/5/2025	08-2025	863.00
sect8 - Section 8	309176	mccoymichael - Michael McCoy	8/5/2025	08-2025	1,070.00
sect8 - Section 8	309177	mcelhanoncha - Charlie McElhanon	8/5/2025	08-2025	2,086.00
sect8 - Section 8	309178	mcgeealvin - Alvin McGee	8/5/2025	08-2025	1,888.00
sect8 - Section 8	309179	mcpersondon - Donn C McPherson	8/5/2025	08-2025	1,930.00
sect8 - Section 8	309180	mctrealestat - MCT Real Estate	8/5/2025	08-2025	2,624.00
sect8 - Section 8	309181	meachamcharl - Parkwood Property Management Inc	8/5/2025	08-2025	1,485.00
sect8 - Section 8	309182	meadowbrooka - Yuan Zhang's Meadowbrook Apartmen	8/5/2025	08-2025	4,095.00
sect8 - Section 8	309183	meridianfirs - Meridian Firs LLC	8/5/2025	08-2025	8,275.00
sect8 - Section 8	309184	meridianpoin - The Farrell Group LLC	8/5/2025	08-2025	11,405.00
sect8 - Section 8	309185	merrillcreek - Canal Office Limited Partnership	8/5/2025	08-2025	8,051.00
sect8 - Section 8	309186	metropol - Metropolitan Development Council	8/5/2025	08-2025	1,977.00
sect8 - Section 8	309187	millergary - Gary Miller	8/5/2025	08-2025	1,500.00
sect8 - Section 8	309188	mjjfamilyinv - MJJ Family Investments LLLP	8/5/2025	08-2025	1,868.00
sect8 - Section 8	309189	montgomeeryn - Naomi Montgomery	8/5/2025	08-2025	2,100.00
sect8 - Section 8	309190	montgrove - Montgrove Manor	8/5/2025	08-2025	11,218.00
sect8 - Section 8	309191	moranscott - Scott Moran	8/5/2025	08-2025	1,774.00
sect8 - Section 8	309192	morningtree - Morningtree Park Apts LLC	8/5/2025	08-2025	31,950.00
sect8 - Section 8	309193	motewellimeh - Mehdi Motewelli	8/5/2025	08-2025	745.00
sect8 - Section 8	309194	mountainaire - Mountaire LLC	8/5/2025	08-2025	1,342.00
sect8 - Section 8	309195	mountainpark - Mountain Park Townhomes LLC	8/5/2025	08-2025	914.00
sect8 - Section 8	309196	mountainvist - Parker Road TNC LLC	8/5/2025	08-2025	2,300.00
sect8 - Section 8	309197	mttaborbapti - Mt Tabor Baptist Church	8/5/2025	08-2025	726.00
sect8 - Section 8	309198	mullenryan - Ryan Mullen	8/5/2025	08-2025	1,420.00
sect8 - Section 8	309199	narrowspoint - Narrows Pointe Apartments LLC	8/5/2025	08-2025	1,173.00
sect8 - Section 8	309200	narrowridge - Narrows Ridge Apts	8/5/2025	08-2025	4,999.00
sect8 - Section 8	309201	neebenterpri - Neeb Enterprises	8/5/2025	08-2025	8,382.00
sect8 - Section 8	309202	nelsonedward - Edward J. Nelson	8/5/2025	08-2025	1,070.00
sect8 - Section 8	309203	nguyendungv - Dung V Nguyen	8/5/2025	08-2025	2,850.00
sect8 - Section 8	309204	nguyenhaud - Hau D Nguyen	8/5/2025	08-2025	1,235.00
sect8 - Section 8	309205	nguyenhuong - Huong Nguyen	8/5/2025	08-2025	981.00
sect8 - Section 8	309206	nguyenkhoa - Khoa Nguyen	8/5/2025	08-2025	1,468.00
sect8 - Section 8	309207	nguyenletram - Tram T Nguyen-Le	8/5/2025	08-2025	653.00
sect8 - Section 8	309208	nguyenthanh - Thanh N Nguyen	8/5/2025	08-2025	2,650.00
sect8 - Section 8	309209	nguyenthilem - Minh Nguyen Thi Le	8/5/2025	08-2025	511.00



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sect8 - Section 8	309210	nguyentoha - Toha Nguyen	8/5/2025	08-2025	5,197.00
sect8 - Section 8	309211	north33rdst - North 33rd Street LLC Tacoma Gardens	8/5/2025	08-2025	903.00
sect8 - Section 8	309212	notch8apartm - GRE Springhaven LLC	8/5/2025	08-2025	4,114.00
sect8 - Section 8	309213	nwbaptistchu - NW Baptist Church	8/5/2025	08-2025	998.00
sect8 - Section 8	309214	oakleafapart - Oakleaf Apartments	8/5/2025	08-2025	2,690.00
sect8 - Section 8	309215	oakparkapart - B & P Investments I LLC	8/5/2025	08-2025	4,410.00
sect8 - Section 8	309216	oakridgeapar - MOD 83 Apartments	8/5/2025	08-2025	2,612.00
sect8 - Section 8	309217	oakterraceap - Oak Terrace SS LLC	8/5/2025	08-2025	5,466.00
sect8 - Section 8	309218	oaktraceapar - VBT Oak Trace LP	8/5/2025	08-2025	2,461.00
sect8 - Section 8	309219	obrienjanetl - Janet L O'Brien	8/5/2025	08-2025	1,151.00
sect8 - Section 8	309220	oehlerrichar - Richard W. Oehler	8/5/2025	08-2025	397.00
sect8 - Section 8	309221	ogienkoprope - Ogienko Properties LLC	8/5/2025	08-2025	634.00
sect8 - Section 8	309222	ohanaestates - Ohana Estates Associates	8/5/2025	08-2025	608.00
sect8 - Section 8	309223	oldfieldvirg - Virginia Oldfield	8/5/2025	08-2025	170.00
sect8 - Section 8	309224	olimbrettpat - Brett Patrick Olim	8/5/2025	08-2025	2,444.00
sect8 - Section 8	309225	oluwaleyolu - Oluwaleye	8/5/2025	08-2025	4,060.00
sect8 - Section 8	309226	olympicterra - Targa Real Estate Services Inc	8/5/2025	08-2025	2,093.00
sect8 - Section 8	309227	olympicviewa - Drake Family Ltd Partnership	8/5/2025	08-2025	2,677.00
sect8 - Section 8	309228	onecanyonpla - Delta II LLC	8/5/2025	08-2025	4,743.00
sect8 - Section 8	309229	oneillryan - Wellington Court North LLC	8/5/2025	08-2025	3,704.00
sect8 - Section 8	309230	orchardcrest - 5802 Hannah Pierce LLC	8/5/2025	08-2025	1,378.00
sect8 - Section 8	309231	orchardterra - Orchard Terrace Apartments	8/5/2025	08-2025	9,494.00
sect8 - Section 8	309232	orloffwalter - Walter Orloff	8/5/2025	08-2025	886.00
sect8 - Section 8	309233	ottvesley - Vesley Ott	8/5/2025	08-2025	2,136.00
sect8 - Section 8	309234	ourwaverly - Terrence A. Galligan	8/5/2025	08-2025	1,729.00
sect8 - Section 8	309235	pacificarbor - Pacific Arbor Apts LLC	8/5/2025	08-2025	2,908.00
sect8 - Section 8	309236	pacificpoint - Pacific Pointe TNC LLC	8/5/2025	08-2025	933.00
sect8 - Section 8	309237	pacificridge - Thai And Truong General Partnership	8/5/2025	08-2025	4,832.00
sect8 - Section 8	309238	pacificvilla - Van Buskirk Pacific Village Apts LLC	8/5/2025	08-2025	2,052.00
sect8 - Section 8	309239	pacificwalkt - Park Chase Associates LP	8/5/2025	08-2025	9,305.00
sect8 - Section 8	309240	palisadesapa - Thomas Graf	8/5/2025	08-2025	3,555.00
sect8 - Section 8	309241	palomocharit - Charito Palomo	8/5/2025	08-2025	949.00
sect8 - Section 8	309242	park19apartm - Park 19 Apartments LLC	8/5/2025	08-2025	975.00
sect8 - Section 8	309243	parklandmano - Metropolitan Development Council	8/5/2025	08-2025	20,277.00
sect8 - Section 8	309244	parklandmobi - Parkland LLC	8/5/2025	08-2025	768.00
sect8 - Section 8	309245	parkplaceapa - Park 6100 Apartments LLC	8/5/2025	08-2025	1,552.00
sect8 - Section 8	309246	parkwestapar - UP Apts 1 LLC	8/5/2025	08-2025	3,819.00
sect8 - Section 8	309247	pathlightmgt - SFR Borrower 2022-1 LLC	8/5/2025	08-2025	2,829.00
sect8 - Section 8	309248	pattersonjos - T Joseph Patterson	8/5/2025	08-2025	704.00
sect8 - Section 8	309249	petersaj - AJ Peters	8/5/2025	08-2025	2,730.00
sect8 - Section 8	309250	petersonbria - Brian Peterson	8/5/2025	08-2025	2,180.00
sect8 - Section 8	309251	petlovanycar - Cari Rae Petlovany	8/5/2025	08-2025	1,326.00
sect8 - Section 8	309252	phanquan - Quan Phan	8/5/2025	08-2025	1,153.00



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sect8 - Section 8	309253	phasayvilayv - Vilayvanh Phasay	8/5/2025	08-2025	795.00
sect8 - Section 8	309254	phuaraymond - Raymond Li-Ming Phua	8/5/2025	08-2025	1,317.00
sect8 - Section 8	309255	pienfrancis - WPI Real Estate Services	8/5/2025	08-2025	1,625.00
sect8 - Section 8	309256	poolkristin - Kristin J Pool	8/5/2025	08-2025	1,211.00
sect8 - Section 8	309257	prosperprop - Prosper Property Management LLC	8/5/2025	08-2025	2,921.00
sect8 - Section 8	309258	pspcoventryc - Pacific Shoreline Properties LLC	8/5/2025	08-2025	11,488.00
sect8 - Section 8	309259	quinonesluz - Luz Quinones	8/5/2025	08-2025	1,599.00
sect8 - Section 8	309260	quixotecommu - Panza	8/5/2025	08-2025	30,655.00
sect8 - Section 8	309261	rabiahmad - Tubaas Apartments LLC	8/5/2025	08-2025	1,020.00
sect8 - Section 8	309262	rabiferas - Feras Rabi	8/5/2025	08-2025	2,536.00
sect8 - Section 8	309263	rainiermeado - Rainier Meadow LLC	8/5/2025	08-2025	3,233.00
sect8 - Section 8	309264	rainierpoint - Rise Properties Rainier Pointe	8/5/2025	08-2025	5,973.00
sect8 - Section 8	309265	rainierrenta - Rainier Rentals	8/5/2025	08-2025	4,255.00
sect8 - Section 8	309266	rainierview - Rainier View Senior LLC	8/5/2025	08-2025	2,720.00
sect8 - Section 8	309267	randentmdc - MDC Housing LLC	8/5/2025	08-2025	12,272.00
sect8 - Section 8	309268	randevpearl - Pearl Randev	8/5/2025	08-2025	2,511.00
sect8 - Section 8	309269	rappjustins - Justin S Rapp	8/5/2025	08-2025	1,075.00
sect8 - Section 8	309270	rattysam - Sham Ratty	8/5/2025	08-2025	2,620.00
sect8 - Section 8	309271	raychenllc - Ray Chen LLC	8/5/2025	08-2025	1,213.00
sect8 - Section 8	309272	redwoodjunip - Redwood Juniper Tacoma Apartments LI	8/5/2025	08-2025	1,237.00
sect8 - Section 8	309273	reedermanage - Reeder Management Inc	8/5/2025	08-2025	8,635.00
sect8 - Section 8	309274	reisprofessi - Professional Property Management LLC	8/5/2025	08-2025	12,051.00
sect8 - Section 8	309275	reisparklan - Reisparkland LLC	8/5/2025	08-2025	5,765.00
sect8 - Section 8	309276	remaxpropert - Remax Properties Property Management	8/5/2025	08-2025	900.00
sect8 - Section 8	309277	rentalsnorth - Rentals Northwest LLC	8/5/2025	08-2025	8,570.00
sect8 - Section 8	309278	rentonhousin - Renton Housing Authority	8/5/2025	08-2025	8,968.62
sect8 - Section 8	309279	renwoodllc - Renwood LLC	8/5/2025	08-2025	1,599.00
sect8 - Section 8	309280	rescuemissio - The Rescue Mission	8/5/2025	08-2025	3,100.00
sect8 - Section 8	309281	rhpartners - Amherst Residential LLC	8/5/2025	08-2025	1,153.00
sect8 - Section 8	309282	ridgedaleapa - Ridgedale Associates LLC	8/5/2025	08-2025	2,330.00
sect8 - Section 8	309283	ridgefirllc - Ridge Fir LLC	8/5/2025	08-2025	640.00
sect8 - Section 8	309284	ridgelanelc - Ridge Lane LLC	8/5/2025	08-2025	1,080.00
sect8 - Section 8	309285	ridgesouth - Ridge South LLC	8/5/2025	08-2025	879.00
sect8 - Section 8	309286	ridgewood - Ridge Wood LLC	8/5/2025	08-2025	677.00
sect8 - Section 8	309287	riverglenapa - Tang LLC	8/5/2025	08-2025	2,901.00
sect8 - Section 8	309288	riversidepar - Riverside Park Apartments LLC	8/5/2025	08-2025	16,279.00
sect8 - Section 8	309289	robinettjohn - John Robinett	8/5/2025	08-2025	917.00
sect8 - Section 8	309290	robinsonraym - Raymond Fred Robinson	8/5/2025	08-2025	1,215.00
sect8 - Section 8	309291	rogersduane - Duane Rogers	8/5/2025	08-2025	2,120.00
sect8 - Section 8	309292	rollinsmicha - Michael Rollins	8/5/2025	08-2025	1,056.00
sect8 - Section 8	309293	rosesylveste - Rose, Sylvester Henry	8/5/2025	08-2025	1,999.00
sect8 - Section 8	309294	samanciouglu - Pinar Samanciouglu	8/5/2025	08-2025	2,170.00
sect8 - Section 8	309295	sandhuma - Manjit K Sandhu	8/5/2025	08-2025	2,940.00



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Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309296	sandman4apar - The Stratford Company	8/5/2025	08-2025	1,900.00
sect8 - Section 8	309297	sandovaleras - Erasmo Sandoval	8/5/2025	08-2025	3,816.00
sect8 - Section 8	309298	santanaplais - Annette Santana-Plaisant	8/5/2025	08-2025	1,361.00
sect8 - Section 8	309299	santosabelar - The Ronin Company Ltd I.L.P.	8/5/2025	08-2025	778.00
sect8 - Section 8	309300	saransajeshk - Your Property Shop LLC	8/5/2025	08-2025	3,659.00
sect8 - Section 8	309301	sawyertrail - Sawyer Trail Apartments LLC	8/5/2025	08-2025	12,496.00
sect8 - Section 8	309302	sawyertrll - Sawyer Trail Apartments II LLC	8/5/2025	08-2025	5,053.00
sect8 - Section 8	309303	scenicpines - VBT Scenic Pines LLC	8/5/2025	08-2025	17,352.00
sect8 - Section 8	309304	schatzcorey - Corey Schatz	8/5/2025	08-2025	1,389.00
sect8 - Section 8	309305	schlumpfjr - Jacob F. Schlumpf JR	8/5/2025	08-2025	713.00
sect8 - Section 8	309306	schmidalice - Alice Schmidt	8/5/2025	08-2025	1,774.00
sect8 - Section 8	309307	schmittj - Jeffrey Schmitt	8/5/2025	08-2025	2,822.00
sect8 - Section 8	309308	seattlehousi - Seattle Housing Authority	8/5/2025	08-2025	1,446.91
sect8 - Section 8	309309	sebastianpro - Sebastian Properties - Sumner LLC	8/5/2025	08-2025	1,292.00
sect8 - Section 8	309310	serranogarde - Serrano Garden Apartments LLC	8/5/2025	08-2025	1,097.00
sect8 - Section 8	309311	sherwoodterr - 42FIVE Sherwood LLC	8/5/2025	08-2025	4,587.00
sect8 - Section 8	309312	shiplett - Rhonda Shiplett	8/5/2025	08-2025	1,550.00
sect8 - Section 8	309313	shockleywill - Willis Shockley Jr	8/5/2025	08-2025	1,393.00
sect8 - Section 8	309314	simonlinda - Linda Ann Simon	8/5/2025	08-2025	1,743.00
sect8 - Section 8	309315	simpsonricha - Richard R. Simpson Jr.	8/5/2025	08-2025	867.00
sect8 - Section 8	309316	singhsandeep - Sandeep Singh	8/5/2025	08-2025	4,550.00
sect8 - Section 8	309317	singhtarloch - Kindred Property Management	8/5/2025	08-2025	27,836.00
sect8 - Section 8	309318	sitkaheigtsa - Sitka Heights Milton 54 LLC	8/5/2025	08-2025	1,780.00
sect8 - Section 8	309319	sjcmanagemen - NW Community Brokers	8/5/2025	08-2025	18,836.00
sect8 - Section 8	309320	smentynaandr - American Remodeling & Construction In	8/5/2025	08-2025	1,683.00
sect8 - Section 8	309321	smentynayuli - Aleksandr Smentyna	8/5/2025	08-2025	1,800.00
sect8 - Section 8	309322	smithmatthew - Matthew R Smith	8/5/2025	08-2025	1,324.00
sect8 - Section 8	309323	smithnichola - Nicholas M Smith	8/5/2025	08-2025	1,633.00
sect8 - Section 8	309324	snohomishcou - Snohomish County Housing Authority	8/5/2025	08-2025	7,721.64
sect8 - Section 8	309325	soenterprise - S&O Enterprise LLC	8/5/2025	08-2025	544.00
sect8 - Section 8	309326	southhillbyv - South Hill By Vintage LLC	8/5/2025	08-2025	28,276.00
sect8 - Section 8	309327	southnevadar - Southern Nevada Reginal Housing Autho	8/5/2025	08-2025	6,002.73
sect8 - Section 8	309328	southridgeap - Southridge Apts	8/5/2025	08-2025	12,854.00
sect8 - Section 8	309329	spanawaydupl - Deed Properties	8/5/2025	08-2025	1,424.00
sect8 - Section 8	309330	spanishhills - Spanish Hills Apartments LLP	8/5/2025	08-2025	3,851.00
sect8 - Section 8	309331	spinnakerpro - Spinnaker Property Management LLC	8/5/2025	08-2025	17,295.00
sect8 - Section 8	309332	spradleycath - Catherine M Spradley	8/5/2025	08-2025	1,800.00
sect8 - Section 8	309333	sshpropertie - Michael A Heard	8/5/2025	08-2025	1,939.00
sect8 - Section 8	309334	stainbrookro - Ronald Dean Stainbrook	8/5/2025	08-2025	790.00
sect8 - Section 8	309335	stamfordhous - Stamford Housing Authority	8/5/2025	08-2025	3,018.91
sect8 - Section 8	309336	starksandra - Sandra Stark	8/5/2025	08-2025	414.00
sect8 - Section 8	309337	starviewapar - Jenaer International Corporation	8/5/2025	08-2025	1,490.00
sect8 - Section 8	309338	steilacomwo - Kurtis R Mayer & Pamela R Mayer	8/5/2025	08-2025	2,645.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309339	stepinvasily - VD Holdings LLC	8/5/2025	08-2025	1,352.00
sect8 - Section 8	309340	sterlingvero - Veronica Sterling	8/5/2025	08-2025	2,483.00
sect8 - Section 8	309341	stewartglenn - Glenn M Stewart	8/5/2025	08-2025	1,716.00
sect8 - Section 8	309342	stewartlena - Lena Stewart	8/5/2025	08-2025	2,000.00
sect8 - Section 8	309343	stillwaterap - Stillwater Apts	8/5/2025	08-2025	2,363.00
sect8 - Section 8	309344	stillwoodapa - Thomas Graf	8/5/2025	08-2025	2,424.00
sect8 - Section 8	309345	stilnovichge - George R Stilnovich	8/5/2025	08-2025	817.00
sect8 - Section 8	309346	stinsonave - BESS Company	8/5/2025	08-2025	993.00
sect8 - Section 8	309347	stonegateass - Stonegate Associates LLC	8/5/2025	08-2025	4,794.00
sect8 - Section 8	309348	stonepointe - BREIT Operating Partnership LP	8/5/2025	08-2025	9,510.00
sect8 - Section 8	309349	stonerrental - Stoner Rentals LLC	8/5/2025	08-2025	1,738.00
sect8 - Section 8	309350	summitapartm - WYOSEA Summit Associate LLC	8/5/2025	08-2025	17,576.00
sect8 - Section 8	309351	sumnercommon - Archdiocesan Housing Authority	8/5/2025	08-2025	31,961.00
sect8 - Section 8	309352	sumnerparkap - Jayson Agana	8/5/2025	08-2025	2,000.00
sect8 - Section 8	309353	sunriseterra - 8819 Pacific LLC	8/5/2025	08-2025	4,207.00
sect8 - Section 8	309354	sunsetgarden - Senior Housing Assistance Group	8/5/2025	08-2025	13,462.00
sect8 - Section 8	309355	sunsetridge - Sunset Ridge Investors	8/5/2025	08-2025	2,283.00
sect8 - Section 8	309356	sunsetviewap - Sunset View Apartments	8/5/2025	08-2025	2,564.00
sect8 - Section 8	309357		8/5/2025	08-2025	229.00
sect8 - Section 8	309358		8/5/2025	08-2025	254.00
sect8 - Section 8	309359		8/5/2025	08-2025	52.00
sect8 - Section 8	309360		8/5/2025	08-2025	138.00
sect8 - Section 8	309361		8/5/2025	08-2025	36.00
sect8 - Section 8	309362		8/5/2025	08-2025	114.00
sect8 - Section 8	309363		8/5/2025	08-2025	16.00
sect8 - Section 8	309364		8/5/2025	08-2025	24.00
sect8 - Section 8	309365		8/5/2025	08-2025	3.00
sect8 - Section 8	309366		8/5/2025	08-2025	354.00
sect8 - Section 8	309367		8/5/2025	08-2025	66.00
sect8 - Section 8	309368		8/5/2025	08-2025	218.00
sect8 - Section 8	309369		8/5/2025	08-2025	10.00
sect8 - Section 8	309370		8/5/2025	08-2025	58.00
sect8 - Section 8	309371		8/5/2025	08-2025	295.00
sect8 - Section 8	309372		8/5/2025	08-2025	95.00
sect8 - Section 8	309373		8/5/2025	08-2025	25.00
sect8 - Section 8	309374		8/5/2025	08-2025	116.00
sect8 - Section 8	309375		8/5/2025	08-2025	79.00
sect8 - Section 8	309376		8/5/2025	08-2025	92.00
sect8 - Section 8	309377		8/5/2025	08-2025	148.00
sect8 - Section 8	309378		8/5/2025	08-2025	73.00
sect8 - Section 8	309379		8/5/2025	08-2025	66.00
sect8 - Section 8	309380		8/5/2025	08-2025	14.00
sect8 - Section 8	309381		8/5/2025	08-2025	16.00



Payment Summary

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sect8 - Section 8	309382	8/5/2025	08-2025	284.00
sect8 - Section 8	309383	8/5/2025	08-2025	51.00
sect8 - Section 8	309384	8/5/2025	08-2025	241.00
sect8 - Section 8	309385	8/5/2025	08-2025	288.00
sect8 - Section 8	309386	8/5/2025	08-2025	151.00
sect8 - Section 8	309387	8/5/2025	08-2025	95.00
sect8 - Section 8	309388	8/5/2025	08-2025	207.00
sect8 - Section 8	309389	8/5/2025	08-2025	83.00
sect8 - Section 8	309390	8/5/2025	08-2025	285.00
sect8 - Section 8	309391	8/5/2025	08-2025	66.00
sect8 - Section 8	309392	8/5/2025	08-2025	95.00
sect8 - Section 8	309393	8/5/2025	08-2025	233.00
sect8 - Section 8	309394	8/5/2025	08-2025	101.00
sect8 - Section 8	309395	8/5/2025	08-2025	233.00
sect8 - Section 8	309396	8/5/2025	08-2025	43.00
sect8 - Section 8	309397	8/5/2025	08-2025	253.00
sect8 - Section 8	309398	8/5/2025	08-2025	11.00
sect8 - Section 8	309399	8/5/2025	08-2025	75.00
sect8 - Section 8	309400	8/5/2025	08-2025	297.00
sect8 - Section 8	309401	8/5/2025	08-2025	342.00
sect8 - Section 8	309402	8/5/2025	08-2025	135.00
sect8 - Section 8	309403	8/5/2025	08-2025	189.00
sect8 - Section 8	309404	8/5/2025	08-2025	2.00
sect8 - Section 8	309405	8/5/2025	08-2025	184.00
sect8 - Section 8	309406	8/5/2025	08-2025	225.00
sect8 - Section 8	309407	8/5/2025	08-2025	171.00
sect8 - Section 8	309408	8/5/2025	08-2025	24.00
sect8 - Section 8	309409	8/5/2025	08-2025	257.00
sect8 - Section 8	309410	8/5/2025	08-2025	3.00
sect8 - Section 8	309411	8/5/2025	08-2025	213.00
sect8 - Section 8	309412	8/5/2025	08-2025	275.00
sect8 - Section 8	309413	8/5/2025	08-2025	23.00
sect8 - Section 8	309414	8/5/2025	08-2025	74.00
sect8 - Section 8	309415	8/5/2025	08-2025	156.00
sect8 - Section 8	309416	8/5/2025	08-2025	310.00
sect8 - Section 8	309417	8/5/2025	08-2025	92.00
sect8 - Section 8	309418	8/5/2025	08-2025	60.00
sect8 - Section 8	309419	8/5/2025	08-2025	82.00
sect8 - Section 8	309420	8/5/2025	08-2025	130.00
sect8 - Section 8	309421	8/5/2025	08-2025	6.00
sect8 - Section 8	309422	8/5/2025	08-2025	74.00
sect8 - Section 8	309423	8/5/2025	08-2025	88.00
sect8 - Section 8	309424	8/5/2025	08-2025	105.00



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sect8 - Section 8	309425	8/5/2025	08-2025	53.00
sect8 - Section 8	309426	8/5/2025	08-2025	32.00
sect8 - Section 8	309427	8/5/2025	08-2025	30.00
sect8 - Section 8	309428	8/5/2025	08-2025	48.00
sect8 - Section 8	309429	8/5/2025	08-2025	204.00
sect8 - Section 8	309430	8/5/2025	08-2025	14.00
sect8 - Section 8	309431	8/5/2025	08-2025	86.00
sect8 - Section 8	309432	8/5/2025	08-2025	6.00
sect8 - Section 8	309433	8/5/2025	08-2025	229.00
sect8 - Section 8	309434	8/5/2025	08-2025	33.00
sect8 - Section 8	309435	8/5/2025	08-2025	135.00
sect8 - Section 8	309436	8/5/2025	08-2025	81.00
sect8 - Section 8	309437	8/5/2025	08-2025	371.00
sect8 - Section 8	309438	8/5/2025	08-2025	233.00
sect8 - Section 8	309439	8/5/2025	08-2025	222.00
sect8 - Section 8	309440	8/5/2025	08-2025	132.00
sect8 - Section 8	309441	8/5/2025	08-2025	144.00
sect8 - Section 8	309442	8/5/2025	08-2025	87.00
sect8 - Section 8	309443	8/5/2025	08-2025	1.00
sect8 - Section 8	309444	8/5/2025	08-2025	103.00
sect8 - Section 8	309445	8/5/2025	08-2025	326.00
sect8 - Section 8	309446	8/5/2025	08-2025	110.00
sect8 - Section 8	309447	8/5/2025	08-2025	261.00
sect8 - Section 8	309448	8/5/2025	08-2025	233.00
sect8 - Section 8	309449	8/5/2025	08-2025	165.00
sect8 - Section 8	309450	8/5/2025	08-2025	32.00
sect8 - Section 8	309451	8/5/2025	08-2025	52.00
sect8 - Section 8	309452	8/5/2025	08-2025	181.00
sect8 - Section 8	309453	8/5/2025	08-2025	97.00
sect8 - Section 8	309454	8/5/2025	08-2025	261.00
sect8 - Section 8	309455	8/5/2025	08-2025	12.00
sect8 - Section 8	309456	8/5/2025	08-2025	145.00
sect8 - Section 8	309457	8/5/2025	08-2025	22.00
sect8 - Section 8	309458	8/5/2025	08-2025	272.00
sect8 - Section 8	309459	8/5/2025	08-2025	207.00
sect8 - Section 8	309460	8/5/2025	08-2025	44.00
sect8 - Section 8	309461	8/5/2025	08-2025	47.00
sect8 - Section 8	309462	8/5/2025	08-2025	282.00
sect8 - Section 8	309463	8/5/2025	08-2025	73.00
sect8 - Section 8	309464	8/5/2025	08-2025	4.00
sect8 - Section 8	309465	8/5/2025	08-2025	89.00
sect8 - Section 8	309466	8/5/2025	08-2025	434.00
sect8 - Section 8	309467	8/5/2025	08-2025	5.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309468	8/5/2025	08-2025	77.00
sect8 - Section 8	309469	8/5/2025	08-2025	193.00
sect8 - Section 8	309470	8/5/2025	08-2025	17.00
sect8 - Section 8	309471	8/5/2025	08-2025	83.00
sect8 - Section 8	309472	8/5/2025	08-2025	337.00
sect8 - Section 8	309473	8/5/2025	08-2025	199.00
sect8 - Section 8	309474	8/5/2025	08-2025	211.00
sect8 - Section 8	309475	8/5/2025	08-2025	11.00
sect8 - Section 8	309476	8/5/2025	08-2025	9.00
sect8 - Section 8	309477	8/5/2025	08-2025	126.00
sect8 - Section 8	309478	8/5/2025	08-2025	164.00
sect8 - Section 8	309479	8/5/2025	08-2025	192.00
sect8 - Section 8	309480	8/5/2025	08-2025	39.00
sect8 - Section 8	309481	8/5/2025	08-2025	274.00
sect8 - Section 8	309482	8/5/2025	08-2025	1.00
sect8 - Section 8	309483	8/5/2025	08-2025	340.00
sect8 - Section 8	309484	8/5/2025	08-2025	71.00
sect8 - Section 8	309485	8/5/2025	08-2025	33.00
sect8 - Section 8	309486	8/5/2025	08-2025	233.00
sect8 - Section 8	309487	8/5/2025	08-2025	244.00
sect8 - Section 8	309488	8/5/2025	08-2025	120.00
sect8 - Section 8	309489	8/5/2025	08-2025	15.00
sect8 - Section 8	309490	8/5/2025	08-2025	45.00
sect8 - Section 8	309491	8/5/2025	08-2025	45.00
sect8 - Section 8	309492	8/5/2025	08-2025	74.00
sect8 - Section 8	309493	8/5/2025	08-2025	31.00
sect8 - Section 8	309494	8/5/2025	08-2025	215.00
sect8 - Section 8	309495	8/5/2025	08-2025	76.00
sect8 - Section 8	309496	8/5/2025	08-2025	208.00
sect8 - Section 8	309497	8/5/2025	08-2025	79.00
sect8 - Section 8	309498	8/5/2025	08-2025	254.00
sect8 - Section 8	309499	8/5/2025	08-2025	291.00
sect8 - Section 8	309500	8/5/2025	08-2025	182.00
sect8 - Section 8	309501	8/5/2025	08-2025	12.00
sect8 - Section 8	309502	8/5/2025	08-2025	261.00
sect8 - Section 8	309503	8/5/2025	08-2025	14.00
sect8 - Section 8	309504	8/5/2025	08-2025	94.00
sect8 - Section 8	309505	8/5/2025	08-2025	184.00
sect8 - Section 8	309506	8/5/2025	08-2025	104.00
sect8 - Section 8	309507	8/5/2025	08-2025	213.00
sect8 - Section 8	309508	8/5/2025	08-2025	66.00
sect8 - Section 8	309509	8/5/2025	08-2025	88.00
sect8 - Section 8	309510	8/5/2025	08-2025	337.00



Payment Summary

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sect8 - Section 8	309511	8/5/2025	08-2025	261.00
sect8 - Section 8	309512	8/5/2025	08-2025	10.00
sect8 - Section 8	309513	8/5/2025	08-2025	15.00
sect8 - Section 8	309514	8/5/2025	08-2025	121.00
sect8 - Section 8	309515	8/5/2025	08-2025	160.00
sect8 - Section 8	309516	8/5/2025	08-2025	42.00
sect8 - Section 8	309517	8/5/2025	08-2025	128.00
sect8 - Section 8	309518	8/5/2025	08-2025	186.00
sect8 - Section 8	309519	8/5/2025	08-2025	131.00
sect8 - Section 8	309520	8/5/2025	08-2025	233.00
sect8 - Section 8	309521	8/5/2025	08-2025	74.00
sect8 - Section 8	309522	8/5/2025	08-2025	152.00
sect8 - Section 8	309523	8/5/2025	08-2025	108.00
sect8 - Section 8	309524	8/5/2025	08-2025	66.00
sect8 - Section 8	309525	8/5/2025	08-2025	1.00
sect8 - Section 8	309526	8/5/2025	08-2025	188.00
sect8 - Section 8	309527	8/5/2025	08-2025	22.00
sect8 - Section 8	309528	8/5/2025	08-2025	148.00
sect8 - Section 8	309529	8/5/2025	08-2025	258.00
sect8 - Section 8	309530	8/5/2025	08-2025	254.00
sect8 - Section 8	309531	8/5/2025	08-2025	135.00
sect8 - Section 8	309532	8/5/2025	08-2025	96.00
sect8 - Section 8	309533	8/5/2025	08-2025	253.00
sect8 - Section 8	309534	8/5/2025	08-2025	102.00
sect8 - Section 8	309535	8/5/2025	08-2025	63.00
sect8 - Section 8	309536	8/5/2025	08-2025	78.00
sect8 - Section 8	309537	8/5/2025	08-2025	19.00
sect8 - Section 8	309538	8/5/2025	08-2025	29.00
sect8 - Section 8	309539	8/5/2025	08-2025	77.00
sect8 - Section 8	309540	8/5/2025	08-2025	78.00
sect8 - Section 8	309541	8/5/2025	08-2025	42.00
sect8 - Section 8	309542	8/5/2025	08-2025	332.00
sect8 - Section 8	309543	8/5/2025	08-2025	188.00
sect8 - Section 8	309544	8/5/2025	08-2025	255.00
sect8 - Section 8	309545	8/5/2025	08-2025	213.00
sect8 - Section 8	309546	8/5/2025	08-2025	101.00
sect8 - Section 8	309547	8/5/2025	08-2025	73.00
sect8 - Section 8	309548	8/5/2025	08-2025	136.00
sect8 - Section 8	309549	8/5/2025	08-2025	74.00
sect8 - Section 8	309550	8/5/2025	08-2025	4.00
sect8 - Section 8	309551	8/5/2025	08-2025	284.00
sect8 - Section 8	309552	8/5/2025	08-2025	207.00
sect8 - Section 8	309553	8/5/2025	08-2025	186.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309554	8/5/2025	08-2025	67.00
sect8 - Section 8	309555	8/5/2025	08-2025	96.00
sect8 - Section 8	309556	8/5/2025	08-2025	230.00
sect8 - Section 8	309557	8/5/2025	08-2025	95.00
sect8 - Section 8	309558	8/5/2025	08-2025	239.00
sect8 - Section 8	309559	8/5/2025	08-2025	14.00
sect8 - Section 8	309560	8/5/2025	08-2025	103.00
sect8 - Section 8	309561	8/5/2025	08-2025	209.00
sect8 - Section 8	309562	8/5/2025	08-2025	111.00
sect8 - Section 8	309563	8/5/2025	08-2025	226.00
sect8 - Section 8	309564	8/5/2025	08-2025	74.00
sect8 - Section 8	309565	8/5/2025	08-2025	110.00
sect8 - Section 8	309566	8/5/2025	08-2025	141.00
sect8 - Section 8	309567	8/5/2025	08-2025	194.00
sect8 - Section 8	309568	8/5/2025	08-2025	311.00
sect8 - Section 8	309569	8/5/2025	08-2025	251.00
sect8 - Section 8	309570	8/5/2025	08-2025	205.00
sect8 - Section 8	309571	8/5/2025	08-2025	78.00
sect8 - Section 8	309572	8/5/2025	08-2025	45.00
sect8 - Section 8	309573	8/5/2025	08-2025	213.00
sect8 - Section 8	309574	8/5/2025	08-2025	213.00
sect8 - Section 8	309575	8/5/2025	08-2025	254.00
sect8 - Section 8	309576	8/5/2025	08-2025	74.00
sect8 - Section 8	309577	8/5/2025	08-2025	125.00
sect8 - Section 8	309578	8/5/2025	08-2025	19.00
sect8 - Section 8	309579	8/5/2025	08-2025	351.00
sect8 - Section 8	309580	8/5/2025	08-2025	230.00
sect8 - Section 8	309581	8/5/2025	08-2025	82.00
sect8 - Section 8	309582	8/5/2025	08-2025	14.00
sect8 - Section 8	309583	8/5/2025	08-2025	102.00
sect8 - Section 8	309584	8/5/2025	08-2025	405.00
sect8 - Section 8	309585	8/5/2025	08-2025	16.00
sect8 - Section 8	309586	8/5/2025	08-2025	5.00
sect8 - Section 8	309587	8/5/2025	08-2025	43.00
sect8 - Section 8	309588	8/5/2025	08-2025	239.00
sect8 - Section 8	309589	8/5/2025	08-2025	49.00
sect8 - Section 8	309590	8/5/2025	08-2025	57.00
sect8 - Section 8	309591	8/5/2025	08-2025	5.00
sect8 - Section 8	309592	8/5/2025	08-2025	326.00
sect8 - Section 8	309593	8/5/2025	08-2025	104.00
sect8 - Section 8	309594	8/5/2025	08-2025	73.00
sect8 - Section 8	309595	8/5/2025	08-2025	238.00
sect8 - Section 8	309596	8/5/2025	08-2025	5.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309597		8/5/2025	08-2025	58.00
sect8 - Section 8	309598		8/5/2025	08-2025	233.00
sect8 - Section 8	309599		8/5/2025	08-2025	237.00
sect8 - Section 8	309600		8/5/2025	08-2025	37.00
sect8 - Section 8	309601		8/5/2025	08-2025	66.00
sect8 - Section 8	309602		8/5/2025	08-2025	74.00
sect8 - Section 8	309603		8/5/2025	08-2025	236.00
sect8 - Section 8	309604		8/5/2025	08-2025	78.00
sect8 - Section 8	309605		8/5/2025	08-2025	157.00
sect8 - Section 8	309606		8/5/2025	08-2025	233.00
sect8 - Section 8	309607		8/5/2025	08-2025	14.00
sect8 - Section 8	309608		8/5/2025	08-2025	186.00
sect8 - Section 8	309609		8/5/2025	08-2025	181.00
sect8 - Section 8	309610		8/5/2025	08-2025	233.00
sect8 - Section 8	309611		8/5/2025	08-2025	32.00
sect8 - Section 8	309612		8/5/2025	08-2025	213.00
sect8 - Section 8	309613		8/5/2025	08-2025	239.00
sect8 - Section 8	309614		8/5/2025	08-2025	225.00
sect8 - Section 8	309615		8/5/2025	08-2025	213.00
sect8 - Section 8	309616		8/5/2025	08-2025	56.00
sect8 - Section 8	309617		8/5/2025	08-2025	143.00
sect8 - Section 8	309618		8/5/2025	08-2025	73.00
sect8 - Section 8	309619	tabachnayaly - Lyudmila Tabachnaya	8/5/2025	08-2025	1,209.00
sect8 - Section 8	309620	tahomaviewap - Mercy Housing Washington III	8/5/2025	08-2025	2,086.00
sect8 - Section 8	309621	talkingtonsh - Shannon Talkington	8/5/2025	08-2025	972.00
sect8 - Section 8	309622	taojin - Jin Tao	8/5/2025	08-2025	3,260.00
sect8 - Section 8	309623	targarealest - Targa Real Estate Services	8/5/2025	08-2025	1,205.00
sect8 - Section 8	309624	terraheights - Terra Heights Apartments LLC	8/5/2025	08-2025	8,353.00
sect8 - Section 8	309625	thearborsat - EPF Reit Corp	8/5/2025	08-2025	8,202.00
sect8 - Section 8	309626	theboulders - Westridges Apartments Property Owner LL	8/5/2025	08-2025	13,374.00
sect8 - Section 8	309627	thecrossing - Parkwood WPIG, LLC	8/5/2025	08-2025	12,538.00
sect8 - Section 8	309628	theharrison - The Harrison TNC LLC	8/5/2025	08-2025	4,531.00
sect8 - Section 8	309629	thejosephgro - Cedar One LLC	8/5/2025	08-2025	3,292.00
sect8 - Section 8	309630	theoryllc - Theory LLC	8/5/2025	08-2025	995.00
sect8 - Section 8	309631	theparkatfif - The Park At Fife LLC	8/5/2025	08-2025	1,486.00
sect8 - Section 8	309632	thepointeat - The Pointe TNC LLC	8/5/2025	08-2025	3,178.00
sect8 - Section 8	309633	thewillows - Willow WPIG LLC	8/5/2025	08-2025	6,354.00
sect8 - Section 8	309634	thodaydavid - David V. Thoday	8/5/2025	08-2025	1,484.00
sect8 - Section 8	309635	thurston - Thurston County Housing Authority	8/5/2025	08-2025	7,215.69
sect8 - Section 8	309636	timberlaneap - Timberlane Apartments LLC	8/5/2025	08-2025	1,386.00
sect8 - Section 8	309637	timbreapartm - GRE Medical Dental Building LLC	8/5/2025	08-2025	10,905.00
sect8 - Section 8	309638	tmtimellc - Marlena Ma	8/5/2025	08-2025	2,708.00
sect8 - Section 8	309639	totalpro - LAO LLC	8/5/2025	08-2025	947.00



Payment Summary

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sect8 - Section 8	309640	towncentre - PUG Investments LLC	8/5/2025	08-2025	1,084.00
sect8 - Section 8	309641	tranly - Ly Tran	8/5/2025	08-2025	872.00
sect8 - Section 8	309642	trantuananh - Tuan Anh H Tran	8/5/2025	08-2025	533.00
sect8 - Section 8	309643	trinhthanhlo - Thanh-Loan Trinh	8/5/2025	08-2025	1,437.00
sect8 - Section 8	309644	triparkresid - Tri-Park Residential Assoc LP	8/5/2025	08-2025	427.00
sect8 - Section 8	309645	troungsat - Sat Troung	8/5/2025	08-2025	2,495.00
sect8 - Section 8	309646	truongkevin - Kevin Truong	8/5/2025	08-2025	1,287.00
sect8 - Section 8	309647	tuscanycourt - 68th Street TNC LLC	8/5/2025	08-2025	916.00
sect8 - Section 8	309648	twinbridgesp - XARP Enterprises	8/5/2025	08-2025	1,400.00
sect8 - Section 8	309649	universityco - University Commons	8/5/2025	08-2025	2,964.00
sect8 - Section 8	309650	unjufincham - Un Ju Fincham	8/5/2025	08-2025	1,762.00
sect8 - Section 8	309651	v0000006 - Starboard Real Estate	8/5/2025	08-2025	7,037.00
sect8 - Section 8	309652	v0000008 - Lakeside Landing Apartments LLC	8/5/2025	08-2025	2,597.00
sect8 - Section 8	309653	v0000011 - Sawyer Trail Townhomes Phase I LLV	8/5/2025	08-2025	6,494.00
sect8 - Section 8	309654	v0000014 - Red Roof Rentals LLC	8/5/2025	08-2025	4,617.00
sect8 - Section 8	309655	v0000019 - Lisa Mclemore	8/5/2025	08-2025	2,659.00
sect8 - Section 8	309656	v0000023 - American Homes 4 Rent, L.P.	8/5/2025	08-2025	49,360.00
sect8 - Section 8	309657	v0000029 - JCL Management Inc., DBA Real Property M	8/5/2025	08-2025	25,191.00
sect8 - Section 8	309658	v0000032 - Suburban Realty INC	8/5/2025	08-2025	2,176.00
sect8 - Section 8	309659	v0000035 - Skyline Property Management LLC	8/5/2025	08-2025	5,370.00
sect8 - Section 8	309660	v0000039 - Beanetta Roberts	8/5/2025	08-2025	2,121.00
sect8 - Section 8	309661	v0000040 - Glacier Management Group LLC	8/5/2025	08-2025	1,340.00
sect8 - Section 8	309662	v0000042 - Mikhail Georgeshan	8/5/2025	08-2025	1,679.00
sect8 - Section 8	309663	v0000044 - Heather Fantasia	8/5/2025	08-2025	1,683.00
sect8 - Section 8	309664	v0000051 - Wildaire Court LLC	8/5/2025	08-2025	1,792.00
sect8 - Section 8	309665	v0000057 - Fife 96, LLC	8/5/2025	08-2025	7,026.00
sect8 - Section 8	309666	v0000060 - Dan VanGasken	8/5/2025	08-2025	1,236.00
sect8 - Section 8	309667	v0000061 - The Manchester Apartments	8/5/2025	08-2025	4,672.00
sect8 - Section 8	309668	v0000064 - SP/RGA Brookstone LP	8/5/2025	08-2025	14,287.00
sect8 - Section 8	309669	v0000066 - QBM LLC	8/5/2025	08-2025	817.00
sect8 - Section 8	309670	v0000084 - Andrey Smentyna	8/5/2025	08-2025	2,577.00
sect8 - Section 8	309671	v0000090 - Joseph Atkinson	8/5/2025	08-2025	2,087.00
sect8 - Section 8	309672	v0000091 - Steve Ludden	8/5/2025	08-2025	2,465.00
sect8 - Section 8	309673	v0000092 - Inception Real Estate LLC	8/5/2025	08-2025	2,297.00
sect8 - Section 8	309674	v0000093 - Jain	8/5/2025	08-2025	1,159.00
sect8 - Section 8	309675	v0000098 - Park 52 INC	8/5/2025	08-2025	10,633.00
sect8 - Section 8	309676	v0000124 - Janell Mitton	8/5/2025	08-2025	1,639.00
sect8 - Section 8	309677	v0000131 - Jennifer Zehrung	8/5/2025	08-2025	1,081.00
sect8 - Section 8	309678	v0000137 - Yashwanth Kamalanath	8/5/2025	08-2025	2,350.00
sect8 - Section 8	309679	v0000138 - Sagareus Group LLC	8/5/2025	08-2025	400.00
sect8 - Section 8	309680	v0000145 - BCI Properties LLC	8/5/2025	08-2025	14,352.00
sect8 - Section 8	309681	v0000149 - Frank Chavez	8/5/2025	08-2025	2,549.00
sect8 - Section 8	309682	v0000150 - Anuradha Agarwal	8/5/2025	08-2025	2,400.00



Payment Summary

Bank=sect8 AND mm/yy=08/2025-08/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	309683	v0000155 - 5 Star Real Estate Services, INC	8/5/2025	08-2025	6,208.00
sect8 - Section 8	309684	v0000165 - Srinivasan Varippreddy	8/5/2025	08-2025	1,759.00
sect8 - Section 8	309685	v0000167 - Mohammed Anas Shaikh	8/5/2025	08-2025	1,989.00
sect8 - Section 8	309686	v0000170 - Canyon Grove Townhomes, LLC	8/5/2025	08-2025	4,444.00
sect8 - Section 8	309687	v0000171 - Jevons Property Management	8/5/2025	08-2025	3,511.00
sect8 - Section 8	309688	v0000173 - Lee Colonial Village LLC	8/5/2025	08-2025	4,448.00
sect8 - Section 8	309689	v0000177 - Royal 2 NWI TIC, LLC	8/5/2025	08-2025	1,321.00
sect8 - Section 8	309690	v0000181 - Manresa - Archdiocesan Housing Authority	8/5/2025	08-2025	3,721.00
sect8 - Section 8	309691	v0000182 - Eldredge NW, LLC	8/5/2025	08-2025	2,551.00
sect8 - Section 8	309692	v0000189 - ADN Assets LLC	8/5/2025	08-2025	2,491.00
sect8 - Section 8	309693	v0000191 - Jordan Epistola	8/5/2025	08-2025	2,935.00
sect8 - Section 8	309694	v0000197 - PURE Property Management of WA	8/5/2025	08-2025	18,536.00
sect8 - Section 8	309695	v0000200 - Mark Holman	8/5/2025	08-2025	1,425.00
sect8 - Section 8	309696	v0000209 - Johnnie Horn	8/5/2025	08-2025	2,795.00
sect8 - Section 8	309697	v0000210 - Oudomsouk Vongthavady	8/5/2025	08-2025	2,518.00
sect8 - Section 8	309698	v0000213 - Ninth Street Apartments LLC	8/5/2025	08-2025	4,281.00
sect8 - Section 8	309699	v0000217 - 3841 S Park Ave LLC	8/5/2025	08-2025	1,300.00
sect8 - Section 8	309700	v0000224 - Key Renter Tacoma Property Management	8/5/2025	08-2025	9,116.00
sect8 - Section 8	309701	v0000227 - Westmall Court Pine St LLC	8/5/2025	08-2025	1,343.00
sect8 - Section 8	309702	v0000230 - Narrows Property Management	8/5/2025	08-2025	10,163.00
sect8 - Section 8	309703	v0000239 - Murray Road Apartments LLC	8/5/2025	08-2025	1,869.00
sect8 - Section 8	309704	v0000240 - Jessica Vasquez-Soltero	8/5/2025	08-2025	1,188.00
sect8 - Section 8	309705	v0000241 - Edgar Esquivel Canales	8/5/2025	08-2025	2,089.00
sect8 - Section 8	309706	v0000242 - Tarmigan at Wapato Creek	8/5/2025	08-2025	3,216.00
sect8 - Section 8	309707	v0000245 - Imran Farhat	8/5/2025	08-2025	3,000.00
sect8 - Section 8	309708	v0000248 - Eagle Mountain Properties LLC	8/5/2025	08-2025	2,317.00
sect8 - Section 8	309709	v0000250 - The Making A Difference Foundation	8/5/2025	08-2025	1,782.00
sect8 - Section 8	309710	v0000251 - Renters Warehouse Washington, LLC	8/5/2025	08-2025	1,095.00
sect8 - Section 8	309711	v0000256 - Patricia Gilliland & Christopher Smith	8/5/2025	08-2025	1,665.00
sect8 - Section 8	309712	v0000265 - Thomas Moetaz	8/5/2025	08-2025	2,167.00
sect8 - Section 8	309713	v0000268 - Tiffany Johnson	8/5/2025	08-2025	2,957.00
sect8 - Section 8	309714	v0000270 - Bella SPE Owner LLC	8/5/2025	08-2025	2,365.00
sect8 - Section 8	309715	v0000271 - Nathan Hutchison	8/5/2025	08-2025	850.00
sect8 - Section 8	309716	v0000275 - Sandesh Sadalge	8/5/2025	08-2025	2,882.00
sect8 - Section 8	309717	v0000282 - Highland Manor Apartments LP	8/5/2025	08-2025	474.00
sect8 - Section 8	309718	v0000285 - Operation Red Dot, LLC	8/5/2025	08-2025	6,040.00
sect8 - Section 8	309719	v0000287 - Rainier Ridge Owner LLC	8/5/2025	08-2025	10,541.00
sect8 - Section 8	309720	v0000292 - Heather Clark	8/5/2025	08-2025	2,024.00
sect8 - Section 8	309721	v0000295 - 140th St LLC	8/5/2025	08-2025	2,000.00
sect8 - Section 8	309722	v0000302 - Pacific Apartment Investors LLC	8/5/2025	08-2025	1,008.00
sect8 - Section 8	309723	v0000303 - D2 Comm Lending, LLC	8/5/2025	08-2025	1,295.00
sect8 - Section 8	309724	v0000307 - Mohamed Dobashi	8/5/2025	08-2025	1,659.00
sect8 - Section 8	309725	v0000310 - Double Z Inc. Property Management	8/5/2025	08-2025	19,857.00



Payment Summary

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sect8 - Section 8	309726	v0000319 - Spencer	8/5/2025	08-2025	2,199.00
sect8 - Section 8	309727	v0000323 - Meadow Park Brownstones LLC	8/5/2025	08-2025	7,679.00
sect8 - Section 8	309728	v0000324 - KT DV LLC	8/5/2025	08-2025	1,895.00
sect8 - Section 8	309729	v0000337 - Hall Northwest LLC	8/5/2025	08-2025	1,185.00
sect8 - Section 8	309730	v0000339 - Amoriss PNW Inc.	8/5/2025	08-2025	4,817.00
sect8 - Section 8	309731	v0000341 - Skyliner LLC	8/5/2025	08-2025	1,295.00
sect8 - Section 8	309732	v0000343 - MacPherson's IV LLC	8/5/2025	08-2025	1,605.00
sect8 - Section 8	309733	v0000351 - Leopold Dudley	8/5/2025	08-2025	692.00
sect8 - Section 8	309734	v0000353 - Lori Bish	8/5/2025	08-2025	1,575.00
sect8 - Section 8	309735	v0000354 - Abbey Lane Apartments LLC	8/5/2025	08-2025	1,323.00
sect8 - Section 8	309736	v0000355 - Raynee Branch	8/5/2025	08-2025	663.00
sect8 - Section 8	309737	v0000357 - Octavio Serrano	8/5/2025	08-2025	1,410.00
sect8 - Section 8	309738	v0000360 - Harinath Babu Sakamuri	8/5/2025	08-2025	3,493.00
sect8 - Section 8	309739	v0000364 - TLUS RISE Milton Copper Limited Partnershi	8/5/2025	08-2025	6,113.00
sect8 - Section 8	309740	v0000368 - Allenmore Brownstones LLC	8/5/2025	08-2025	1,927.00
sect8 - Section 8	309741	v0000372 - Rito G Ponce	8/5/2025	08-2025	1,138.00
sect8 - Section 8	309742	v0000375 - Orchard View	8/5/2025	08-2025	1,278.00
sect8 - Section 8	309743	v0000383 - Spartan Agency	8/5/2025	08-2025	4,086.00
sect8 - Section 8	309744	v0000389 - Nicholas Schwartz	8/5/2025	08-2025	828.00
sect8 - Section 8	309745	v0000390 - Correne Hall	8/5/2025	08-2025	1,281.00
sect8 - Section 8	309746	v0000392 - Ragaey Elbasiony	8/5/2025	08-2025	2,091.00
sect8 - Section 8	309747	v0000399 - University Crossings LLC	8/5/2025	08-2025	1,222.00
sect8 - Section 8	309748	v0000407 - Boylston WPIG LLC	8/5/2025	08-2025	3,672.00
sect8 - Section 8	309749	v0000408 - Andre Kravchenko	8/5/2025	08-2025	1,150.00
sect8 - Section 8	309750	v0000410 - Yanka Boyadzhieva	8/5/2025	08-2025	1,909.00
sect8 - Section 8	309751	v0000416 - Fircrest Star LLC	8/5/2025	08-2025	2,824.00
sect8 - Section 8	309752	v0000419 - Fairways TIC Manager LLC	8/5/2025	08-2025	6,382.00
sect8 - Section 8	309753	v0000421 - Tajinder Singh Dhillon	8/5/2025	08-2025	2,824.00
sect8 - Section 8	309754	v0000428 - Plateau 176 LLC	8/5/2025	08-2025	4,145.00
sect8 - Section 8	309755	v0000431 - Spanaway Collective Estates LLC	8/5/2025	08-2025	1,210.00
sect8 - Section 8	309756	v0000433 - Amyson Varughese	8/5/2025	08-2025	1,893.00
sect8 - Section 8	309757	v0000438 - SG MF Sierra Sun Investors LLC	8/5/2025	08-2025	5,065.00
sect8 - Section 8	309758	v0000444 - Lena M Williams	8/5/2025	08-2025	2,520.00
sect8 - Section 8	309759	v0000445 - RGPD LLC dba Ruby Apartments	8/5/2025	08-2025	2,806.00
sect8 - Section 8	309760	v0000446 - Jonathan Clark	8/5/2025	08-2025	1,163.00
sect8 - Section 8	309761	v0000449 - Rayco Alliance Company LLC	8/5/2025	08-2025	793.00
sect8 - Section 8	309762	v0000453 - Valentin Vakebila	8/5/2025	08-2025	1,778.00
sect8 - Section 8	309763	v0000455 - Rochelle Dabney	8/5/2025	08-2025	2,924.00
sect8 - Section 8	309764	v0000461 - Winsor Square Apartments LLC	8/5/2025	08-2025	1,334.00
sect8 - Section 8	309765	v0000465 - Aster Townhomes LLC	8/5/2025	08-2025	2,714.00
sect8 - Section 8	309766	v0000466 - Arav Ventures LLC	8/5/2025	08-2025	2,616.00
sect8 - Section 8	309767	v0000479 - Kenneth R Ferguson	8/5/2025	08-2025	3,083.00
sect8 - Section 8	309768	v0000484 - Vicky L Wyatt	8/5/2025	08-2025	1,104.00



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sect8 - Section 8	309769	v0000486 - Peoples Real Estate	8/5/2025	08-2025	1,974.00
sect8 - Section 8	309770	v0000490 - Mark C Reid	8/5/2025	08-2025	935.00
sect8 - Section 8	309771	v0000503 - Utopia Property Management	8/5/2025	08-2025	6,426.00
sect8 - Section 8	309772	v0000504 - Hong Phuong Truong	8/5/2025	08-2025	2,968.00
sect8 - Section 8	309773	v0000515 - Douglas Haugh	8/5/2025	08-2025	1,560.00
sect8 - Section 8	309774	v0000517 - LASA	8/5/2025	08-2025	17,500.00
sect8 - Section 8	309775	v0000532 - Alik Gushevatty	8/5/2025	08-2025	1,420.00
sect8 - Section 8	309776	v0000537 - Gael Yimen Yimga	8/5/2025	08-2025	2,419.00
sect8 - Section 8	309777	v0000539 - Roxanne Metcalf	8/5/2025	08-2025	3,232.00
sect8 - Section 8	309778	v0000541 - BNB Securities LLC	8/5/2025	08-2025	990.00
sect8 - Section 8	309779	v0000545 - Sparq Living LLC	8/5/2025	08-2025	11,926.00
sect8 - Section 8	309780	v0000547 - Mynd Management Inc	8/5/2025	08-2025	3,485.00
sect8 - Section 8	309781	v0000549 - Foothill Properties Management LLC	8/5/2025	08-2025	5,081.00
sect8 - Section 8	309782	v0000553 - Country Mobile MHC LLC	8/5/2025	08-2025	1,907.00
sect8 - Section 8	309783	v0000563 - Brandee Percosky	8/5/2025	08-2025	1,680.00
sect8 - Section 8	309784	v0000564 - Nordic Real Estate LLC	8/5/2025	08-2025	4,025.00
sect8 - Section 8	309785	v0000566 - PPS Homes LLC	8/5/2025	08-2025	3,025.00
sect8 - Section 8	309786	v0000567 - VBT The Lookout LLC	8/5/2025	08-2025	4,706.00
sect8 - Section 8	309787	v0000570 - CR Hanna Midtown Communities	8/5/2025	08-2025	1,403.00
sect8 - Section 8	309788	v0000577 - Mahmoud Ahmed	8/5/2025	08-2025	1,360.00
sect8 - Section 8	309789	v0000591 - ELink Realty	8/5/2025	08-2025	2,652.00
sect8 - Section 8	309790	v0000598 - GRE River Grove LLC	8/5/2025	08-2025	1,423.00
sect8 - Section 8	309791	v0000600 - Fircrest Gardens Apartments LLC	8/5/2025	08-2025	1,321.00
sect8 - Section 8	309792	v0000602 - Tony & Barbara Patrinicola	8/5/2025	08-2025	1,979.00
sect8 - Section 8	309793	v0000604 - Xun Kang	8/5/2025	08-2025	2,456.00
sect8 - Section 8	309794	v0000605 - Germain Frantz	8/5/2025	08-2025	4,398.00
sect8 - Section 8	309795	v0000609 - Sundance 7427 LLC	8/5/2025	08-2025	12,779.00
sect8 - Section 8	309796	v0000611 - Joshua Kirkbride	8/5/2025	08-2025	770.00
sect8 - Section 8	309797	v0000612 - GRE Northpoint LLC	8/5/2025	08-2025	1,087.00
sect8 - Section 8	309798	v0000617 - Vantage Real Estate	8/5/2025	08-2025	2,255.00
sect8 - Section 8	309799	v0000620 - Deborah Simpson	8/5/2025	08-2025	3,116.00
sect8 - Section 8	309800	v0000621 - JD & JB Enterprises LLC	8/5/2025	08-2025	2,150.00
sect8 - Section 8	309801	v0000623 - Marissa Eyon	8/5/2025	08-2025	485.00
sect8 - Section 8	309802	v0000628 - Tam Mai	8/5/2025	08-2025	2,593.00
sect8 - Section 8	309803	v0000629 - John Brodie	8/5/2025	08-2025	2,723.00
sect8 - Section 8	309804	v0000637 - Twenty Four Apartments LLC	8/5/2025	08-2025	9,343.00
sect8 - Section 8	309805	v0000638 - Pa-Foday Jaiteh	8/5/2025	08-2025	1,700.00
sect8 - Section 8	309806	v0000646 - dba Bellamonte Apartments LLC	8/5/2025	08-2025	5,117.00
sect8 - Section 8	309807	v0000647 - dba Briarstone Apartments LLC	8/5/2025	08-2025	13,988.00
sect8 - Section 8	309808	v0000648 - DBA Terravista Apts LLC	8/5/2025	08-2025	30,472.00
sect8 - Section 8	309809	v0000649 - 97th St LLC	8/5/2025	08-2025	2,850.00
sect8 - Section 8	309810	v0000655 - Southern Pines 50 LLC	8/5/2025	08-2025	5,522.00
sect8 - Section 8	309811	v0000663 - Kapowsin Country Park LLC	8/5/2025	08-2025	1,068.00



Payment Summary

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sect8 - Section 8	309812	v0000664 - Beyond Seattle Realty LLC	8/5/2025	08-2025	1,319.00
sect8 - Section 8	309813	v0000670 - Gavin Chan	8/5/2025	08-2025	2,147.00
sect8 - Section 8	309814	v0000675 - Dennis Ruff	8/5/2025	08-2025	1,814.00
sect8 - Section 8	309815	v0000678 - dba The Dock at Surprise Lake	8/5/2025	08-2025	3,978.00
sect8 - Section 8	309816	v0000685 - Jerry Wolfe	8/5/2025	08-2025	743.00
sect8 - Section 8	309817	v0000703 - Kyle Denbrook	8/5/2025	08-2025	1,255.00
sect8 - Section 8	309818	v0000708 - Landon Payne	8/5/2025	08-2025	225.00
sect8 - Section 8	309819	v0000709 - Alvin Nguyen	8/5/2025	08-2025	1,044.00
sect8 - Section 8	309820	v0000711 - Robert Perez	8/5/2025	08-2025	1,294.00
sect8 - Section 8	309821	v0000718 - SunFire Property Management	8/5/2025	08-2025	1,513.00
sect8 - Section 8	309822	v0000720 - Sione Unga	8/5/2025	08-2025	1,349.00
sect8 - Section 8	309823	v0000721 - Seattle Rental Boat LLC	8/5/2025	08-2025	409.00
sect8 - Section 8	309824	v0000723 - Sumaira Qureshi	8/5/2025	08-2025	1,867.00
sect8 - Section 8	309825	v0000726 - The Woodlands	8/5/2025	08-2025	9,025.00
sect8 - Section 8	309826	v0000728 - Kevin Wurn	8/5/2025	08-2025	2,099.00
sect8 - Section 8	309827	v0000731 - Ying Xu	8/5/2025	08-2025	2,537.00
sect8 - Section 8	309828	v0000735 - Kim Dang	8/5/2025	08-2025	2,900.00
sect8 - Section 8	309829	v0000741 - ORO Altitude Owner LLC	8/5/2025	08-2025	7,707.00
sect8 - Section 8	309830	v0000753 - Swan Grove Apartments LLC	8/5/2025	08-2025	1,765.00
sect8 - Section 8	309831	v0000755 - Trellis Pointe LLC	8/5/2025	08-2025	1,330.00
sect8 - Section 8	309832	v0000756 - Graham Legacy LLC	8/5/2025	08-2025	3,200.00
sect8 - Section 8	309833	v0000757 - Hidden Firs Apartments	8/5/2025	08-2025	2,070.00
sect8 - Section 8	309834	v0000758 - Venture Development LLC	8/5/2025	08-2025	1,382.00
sect8 - Section 8	309835	v0000760 - Dung Trinh	8/5/2025	08-2025	2,455.00
sect8 - Section 8	309836	v0000764 - Ewayne Solutions LLC	8/5/2025	08-2025	2,035.00
sect8 - Section 8	309837	v0000766 - Avalon Invest LLC	8/5/2025	08-2025	817.00
sect8 - Section 8	309838	v0000771 - Mica Bay Investments LLC	8/5/2025	08-2025	2,600.00
sect8 - Section 8	309839	v0000776 - Myles Hirahara	8/5/2025	08-2025	1,260.00
sect8 - Section 8	309840	v0000778 - Nicholas Bostwick	8/5/2025	08-2025	607.00
sect8 - Section 8	309841	v0000798 - Sukhwinder Singh	8/5/2025	08-2025	2,400.00
sect8 - Section 8	309842	v0000804 - Karipov Timur	8/5/2025	08-2025	4,549.00
sect8 - Section 8	309843	v0000817 - A & L Koh LLC	8/5/2025	08-2025	252.00
sect8 - Section 8	309844	v0000826 - Joe Matthew Castillo	8/5/2025	08-2025	3,060.00
sect8 - Section 8	309845	v0000829 - Major Dhami	8/5/2025	08-2025	2,895.00
sect8 - Section 8	309846	v0000831 - Lee Springtree LLC	8/5/2025	08-2025	9,310.00
sect8 - Section 8	309847	v0000843 - Grand Pacific Apartments LLC	8/5/2025	08-2025	2,166.00
sect8 - Section 8	309848	v0000846 - Bella Vista Business	8/5/2025	08-2025	1,695.00
sect8 - Section 8	309849	v0000847 - Mohan Singh	8/5/2025	08-2025	3,600.00
sect8 - Section 8	309850	v0000865 - S. Lew & Associates LLC	8/5/2025	08-2025	6,774.00
sect8 - Section 8	309851	valleyviewap - Dominion Valley View Associates	8/5/2025	08-2025	4,002.00
sect8 - Section 8	309852	vanbuskirkfa - Van Buskirk Family LLC	8/5/2025	08-2025	1,158.00
sect8 - Section 8	309853	vancouve - Vancouver Housing Authority	8/5/2025	08-2025	12,964.34
sect8 - Section 8	309854	vanessaview - KEI Apartment Fund 6 LLC	8/5/2025	08-2025	4,859.00



Payment Summary

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sect8 - Section 8	309855	vhcresidenti - VHC Residential LLC	8/5/2025	08-2025	564.00
sect8 - Section 8	309856	viewbyvintag - View By Vintage LP	8/5/2025	08-2025	20,836.00
sect8 - Section 8	309857	villageatsee - Inland Residential Real Estate Services	8/5/2025	08-2025	21,393.00
sect8 - Section 8	309858	villagesquar - Village Square Apartments	8/5/2025	08-2025	1,869.00
sect8 - Section 8	309859	villaplazaap - Villa Plaza Apartments	8/5/2025	08-2025	883.00
sect8 - Section 8	309860	vintageattac - Vintage At Tacoma, LLC	8/5/2025	08-2025	7,427.00
sect8 - Section 8	309861	vistapropert - Vista Property Management LLC	8/5/2025	08-2025	6,954.00
sect8 - Section 8	309862	vistaviewtow - Puget Sound TNC LLC	8/5/2025	08-2025	2,047.00
sect8 - Section 8	309863	vuongtam - Tam Vuong	8/5/2025	08-2025	2,628.00
sect8 - Section 8	309864	wa003bremert - Bremerton Housing Authority	8/5/2025	08-2025	3,767.82
sect8 - Section 8	309865	waichanleung - Leung Wai Chan	8/5/2025	08-2025	1,718.00
sect8 - Section 8	309866	waldmeister - Robert Bonneville	8/5/2025	08-2025	1,066.00
sect8 - Section 8	309867	wangjie - Lacey Invest LLC	8/5/2025	08-2025	1,291.00
sect8 - Section 8	309868	waterfallapa - Jacob Cohen	8/5/2025	08-2025	1,346.00
sect8 - Section 8	309869	waverlymanor - BESS Company Inc	8/5/2025	08-2025	3,443.00
sect8 - Section 8	309870	westmainapar - Northshore Associates LLC	8/5/2025	08-2025	845.00
sect8 - Section 8	309871	westminstert - PCS Kent LP	8/5/2025	08-2025	17,324.00
sect8 - Section 8	309872	westsidestat - North Pearl Street Limited Partnership	8/5/2025	08-2025	2,067.00
sect8 - Section 8	309873	westwoodapar - Northshore Associates LLC	8/5/2025	08-2025	1,179.00
sect8 - Section 8	309874	westwoodpark - Westwood Park 815 LLC	8/5/2025	08-2025	1,343.00
sect8 - Section 8	309875	westwoodsqua - Penninsula Properties LLC	8/5/2025	08-2025	2,384.00
sect8 - Section 8	309876	whalenmichae - Michael Whalen	8/5/2025	08-2025	4,900.00
sect8 - Section 8	309877	wiedersc - Scott Wieder	8/5/2025	08-2025	1,699.00
sect8 - Section 8	309878	wilcoxnick - Nick Wilcox	8/5/2025	08-2025	1,399.00
sect8 - Section 8	309879	williamsmarc - Williams, Marcy A.	8/5/2025	08-2025	474.00
sect8 - Section 8	309880	williamsmark - Mark Williams	8/5/2025	08-2025	488.00
sect8 - Section 8	309881	williamsrene - Renee Williams-Ivery	8/5/2025	08-2025	1,702.00
sect8 - Section 8	309882	willowgreenv - Willow Green Village Apartments LLC	8/5/2025	08-2025	2,783.00
sect8 - Section 8	309883	willowspring - Willow Diamond LLC	8/5/2025	08-2025	2,860.00
sect8 - Section 8	309884	wilsondave - Dave Wilson	8/5/2025	08-2025	2,340.00
sect8 - Section 8	309885	windermere - View Road LLC	8/5/2025	08-2025	1,194.00
sect8 - Section 8	309886	windridgeapa - Windridge Apartment, LLC	8/5/2025	08-2025	2,401.00
sect8 - Section 8	309887	wisteriawalk - Wisteria Housing LP	8/5/2025	08-2025	18,160.00
sect8 - Section 8	309888	wongdaniel - Daniel Wong	8/5/2025	08-2025	3,919.00
sect8 - Section 8	309889	woodlakeesta - Williamswood Estates LLC	8/5/2025	08-2025	1,528.00
sect8 - Section 8	309890	woodmarkapar - CR Woodmark Communities LLC	8/5/2025	08-2025	41,106.00
sect8 - Section 8	309891	woodshireapa - S & B Rental Properties	8/5/2025	08-2025	3,078.00
sect8 - Section 8	309892	wrightcarl - Carl Wright	8/5/2025	08-2025	2,341.00
sect8 - Section 8	309893	wrightmark - Mark Wright	8/5/2025	08-2025	738.00
sect8 - Section 8	309894	yichung - Chung H Yi	8/5/2025	08-2025	2,281.00
sect8 - Section 8	309895	yokestimothy - Timothy Yokes	8/5/2025	08-2025	882.00
sect8 - Section 8	309896	yorkerbrian - Brian Yorker	8/5/2025	08-2025	960.00
sect8 - Section 8	309897	yzinternatio - Hailing Zhang	8/5/2025	08-2025	1,107.00



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sect8 - Section 8	309898	zessin Debbie - Debbie M Zessin	8/5/2025	08-2025	1,047.00
sect8 - Section 8	309899	zurichhouse - Penninsula Properties LLC	8/5/2025	08-2025	3,465.00
sect8 - Section 8	309900	alderraapart - ALS Springhaven Village LLC	8/20/2025	08-2025	1,736.00
sect8 - Section 8	309901	barnetsteve - Double B & G LLC	8/20/2025	08-2025	248.00
sect8 - Section 8	309902	citizenooke - CLPF C&O Lakewood LLC	8/20/2025	08-2025	3,196.00
sect8 - Section 8	309903	dawnapartmen - IVYHUT Realty LLC	8/20/2025	08-2025	2,530.00
sect8 - Section 8	309904	edgewoodheig - Edgewood Heights LLC	8/20/2025	08-2025	4,036.00
sect8 - Section 8	309905	firviewmanor - Firview Manor LLC	8/20/2025	08-2025	677.00
sect8 - Section 8	309906	gebreselassi - 4715 Lakewood LLC	8/20/2025	08-2025	87.00
sect8 - Section 8	309907	glenbrookapa - Fair Ave Delaware LLC	8/20/2025	08-2025	290.00
sect8 - Section 8	309908	hadoanhtriet - Doanh-Triet Tan Ha	8/20/2025	08-2025	1,932.00
sect8 - Section 8	309909	hiddenhills - Hidden Hills 2001 LP	8/20/2025	08-2025	525.00
sect8 - Section 8	309910	hochahalbalb - Balbir Chahal	8/20/2025	08-2025	932.00
sect8 - Section 8	309911	horstmartha - Martha E Horst	8/20/2025	08-2025	2,130.00
sect8 - Section 8	309912	idlewildapar - Idlewild Apartments LLC	8/20/2025	08-2025	8.00
sect8 - Section 8	309913	ih6propborro - IH6 Property Borrower LP	8/20/2025	08-2025	328.00
sect8 - Section 8	309914	kingcountyho - King County Housing Authority	8/20/2025	08-2025	6,085.30
sect8 - Section 8	309915	madronapark - Azzurri Pueblo LLC	8/20/2025	08-2025	650.00
sect8 - Section 8	309916	morningtree - Morningtree Park Apts LLC	8/20/2025	08-2025	2,860.00
sect8 - Section 8	309917	oakterraeap - Oak Terrace SS LLC	8/20/2025	08-2025	1,814.00
sect8 - Section 8	309918	oaktraceapar - VBT Oak Trace LP	8/20/2025	08-2025	1,737.00
sect8 - Section 8	309919	rainiermeado - Rainier Meadow LLC	8/20/2025	08-2025	6,220.00
sect8 - Section 8	309920	singhtarloch - Kindred Property Management	8/20/2025	08-2025	3,310.00
sect8 - Section 8	309921	spinnakerpro - Spinnaker Property Management LLC	8/20/2025	08-2025	1,064.00
sect8 - Section 8	309922	sumnercommon - Archdiocesan Housing Authority	8/20/2025	08-2025	1,230.00
sect8 - Section 8	309923		8/20/2025	08-2025	436.00
sect8 - Section 8	309924		8/20/2025	08-2025	304.00
sect8 - Section 8	309925		8/20/2025	08-2025	96.00
sect8 - Section 8	309926		8/20/2025	08-2025	47.00
sect8 - Section 8	309927	timbreapartm - GRE Medical Dental Building LLC	8/20/2025	08-2025	1,710.00
sect8 - Section 8	309928	v0000023 - American Homes 4 Rent, L.P.	8/20/2025	08-2025	936.00
sect8 - Section 8	309929	v0000060 - Dan VanGasken	8/20/2025	08-2025	1,684.00
sect8 - Section 8	309930	v0000064 - SP/RGA Brookstone LP	8/20/2025	08-2025	3,046.00
sect8 - Section 8	309931	v0000197 - PURE Property Management of WA	8/20/2025	08-2025	4,944.00
sect8 - Section 8	309932	v0000303 - D2 Comm Lending, LLC	8/20/2025	08-2025	2,134.00
sect8 - Section 8	309933	v0000310 - Double Z Inc. Property Management	8/20/2025	08-2025	669.00
sect8 - Section 8	309934	v0000419 - Fairways TIC Manager LLC	8/20/2025	08-2025	5,744.00
sect8 - Section 8	309935	v0000509 - GRE Shirley Tacoma LLC	8/20/2025	08-2025	2,133.00
sect8 - Section 8	309936	v0000647 - dba Briarstone Apartments LLC	8/20/2025	08-2025	1,607.00
sect8 - Section 8	309937	v0000648 - DBA Terravista Apts LLC	8/20/2025	08-2025	2,362.00
sect8 - Section 8	309938	v0000655 - Southern Pines 50 LLC	8/20/2025	08-2025	91.00
sect8 - Section 8	309939	v0000678 - dba The Dock at Surprise Lake	8/20/2025	08-2025	22.00
sect8 - Section 8	309940	valleyviewap - Dominion Valley View Associates	8/20/2025	08-2025	2,182.00



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sect8 - Section 8	356729	v0000183 - IH6 Property Borrower LP - AP	8/4/2025	08-2025	-5,500.00
sect8 - Section 8	356760	v0000405 - Lawndale Apartments LLC	8/18/2025	08-2025	-1,357.00
sect8 - Section 8	356763	v0000426 - American Lake Townhomes, LLLP	8/26/2025	08-2025	-1,249.00
sect8 - Section 8	356805	v0000640 - Pathfinder Milton Holdings LLC	8/26/2025	08-2025	-3,944.00
sect8 - Section 8	357491	v0000658 - Krubale Mulugeta	8/4/2025	08-2025	-1,250.00
sect8 - Section 8	357526	v0000048 - Glacier Run Apartments	8/6/2025	08-2025	-4,621.00
sect8 - Section 8	357536	belaraapartm - KW Lakeland LLC	8/4/2025	08-2025	2,466.00
sect8 - Section 8	357537	fulton - Housing Authority Of Fulton County	8/4/2025	08-2025	14,268.07
sect8 - Section 8	357538	harborviewma - Harbor View Manor LLP	8/4/2025	08-2025	2,585.00
sect8 - Section 8	357539	harriscounty - Harris County Housing Authority	8/4/2025	08-2025	2,683.58
sect8 - Section 8	357540	hochahalbalb - Balbir Chahal	8/4/2025	08-2025	968.00
sect8 - Section 8	357541	johnsonfrank - Frank Johnson	8/4/2025	08-2025	1,595.00
sect8 - Section 8	357542	legacyapartm - The Legacy Associates	8/4/2025	08-2025	886.00
sect8 - Section 8	357543	montgom - HOC Of Montgomery County	8/4/2025	08-2025	626.91
sect8 - Section 8	357544	sandiego - San Diego Housing Commission	8/4/2025	08-2025	2,837.91
sect8 - Section 8	357545		8/4/2025	08-2025	582.00
sect8 - Section 8	357546		8/4/2025	08-2025	1.00
sect8 - Section 8	357547		8/4/2025	08-2025	4.00
sect8 - Section 8	357548		8/4/2025	08-2025	13.00
sect8 - Section 8	357549		8/4/2025	08-2025	25.00
sect8 - Section 8	357550		8/4/2025	08-2025	247.00
sect8 - Section 8	357551		8/4/2025	08-2025	292.00
sect8 - Section 8	357552		8/4/2025	08-2025	505.00
sect8 - Section 8	357553		8/4/2025	08-2025	82.00
sect8 - Section 8	357554		8/4/2025	08-2025	231.00
sect8 - Section 8	357555		8/4/2025	08-2025	23.00
sect8 - Section 8	357556		8/4/2025	08-2025	183.00
sect8 - Section 8	357557		8/4/2025	08-2025	307.00
sect8 - Section 8	357558		8/4/2025	08-2025	60.00
sect8 - Section 8	357559		8/4/2025	08-2025	328.00
sect8 - Section 8	357560		8/4/2025	08-2025	173.00
sect8 - Section 8	357561	v0000003 - CJK Property Management	8/4/2025	08-2025	467.00
sect8 - Section 8	357562	v0000010 - Grand Prairie Housing	8/4/2025	08-2025	1,767.17
sect8 - Section 8	357563	v0000013 - KTM Properties	8/4/2025	08-2025	1,695.00
sect8 - Section 8	357564	v0000025 - vSJC Management	8/4/2025	08-2025	4,290.00
sect8 - Section 8	357565	v0000033 - Hidden Villa Apartments LLC	8/4/2025	08-2025	877.00
sect8 - Section 8	357566	v0000048 - Glacier Run Apartments	8/4/2025	08-2025	2,243.00
sect8 - Section 8	357567	v0000049 - Glacier Run Partners	8/4/2025	08-2025	2,476.00
sect8 - Section 8	357568	v0000059 - 168 Norpoint LLC	8/4/2025	08-2025	1,420.00
sect8 - Section 8	357569	v0000080 - Re/Max Northwest	8/4/2025	08-2025	1,714.00
sect8 - Section 8	357570	v0000102 - Avana Chestnut Hills	8/4/2025	08-2025	1,482.00
sect8 - Section 8	357571	v0000132 - Randall Realty Corp	8/4/2025	08-2025	1,373.00
sect8 - Section 8	357572	v0000144 - Melissa Koenig	8/4/2025	08-2025	2,733.00



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sect8 - Section 8	357573	v0000164 - Big Sis Little Sis Enterprises, LLC	8/4/2025	08-2025	1,334.00
sect8 - Section 8	357574	v0000183 - IH6 Property Borrower LP - AP	8/4/2025	08-2025	5,500.00
sect8 - Section 8	357575	v0000202 - Richard Rolle	8/4/2025	08-2025	1,466.00
sect8 - Section 8	357576	v0000215 - Remax Honors	8/4/2025	08-2025	4,249.00
sect8 - Section 8	357577	v0000223 - 40th Street TNC LLC	8/4/2025	08-2025	1,490.00
sect8 - Section 8	357578	v0000258 - Pacific Ridge CMS LLC	8/4/2025	08-2025	1,509.00
sect8 - Section 8	357579	v0000264 - Latitude 47 Mixed Use Building LLC	8/4/2025	08-2025	2,067.00
sect8 - Section 8	357580	v0000272 - Mark Twain Apartments LLC	8/4/2025	08-2025	989.00
sect8 - Section 8	357581	v0000274 - Vista Del Rey Apartments	8/4/2025	08-2025	903.00
sect8 - Section 8	357582	v0000279 - Property Management Group LLC	8/4/2025	08-2025	1,255.00
sect8 - Section 8	357583	v0000305 - Yong Ahn	8/4/2025	08-2025	3,436.00
sect8 - Section 8	357584	v0000309 - Tecton Corporation	8/4/2025	08-2025	1,536.00
sect8 - Section 8	357585	v0000322 - Palermo at Lakeland LLC	8/4/2025	08-2025	2,205.00
sect8 - Section 8	357586	v0000331 - Trimark-Hoyt Road, LLC	8/4/2025	08-2025	1,509.00
sect8 - Section 8	357587	v0000346 - Hidden Glen MHC LLC	8/4/2025	08-2025	611.00
sect8 - Section 8	357588	v0000349 - NWI R1, LLC	8/4/2025	08-2025	923.00
sect8 - Section 8	357589	v0000361 - W & W Investment Properties	8/4/2025	08-2025	1,281.00
sect8 - Section 8	357589	v0000361 - W & W Investment Properties	8/18/2025	08-2025	-1,281.00
sect8 - Section 8	357590	v0000363 - Surat Chatha	8/4/2025	08-2025	955.00
sect8 - Section 8	357591	v0000367 - Sandco Properties, Inc	8/4/2025	08-2025	7,875.00
sect8 - Section 8	357592	v0000370 - Ironridge Capital LLC	8/4/2025	08-2025	1,795.00
sect8 - Section 8	357593	v0000374 - MJ Development LLC	8/4/2025	08-2025	1,204.00
sect8 - Section 8	357594	v0000379 - Denton Housing Authority	8/4/2025	08-2025	1,479.42
sect8 - Section 8	357595	v0000396 - Dallas County	8/4/2025	08-2025	2,121.71
sect8 - Section 8	357596	v0000401 - Deerfield LLC	8/4/2025	08-2025	1,573.00
sect8 - Section 8	357597	v0000405 - Lawndale Apartments LLC	8/4/2025	08-2025	1,950.00
sect8 - Section 8	357598	v0000415 - McKinney Housing Authority	8/4/2025	08-2025	1,062.91
sect8 - Section 8	357599	v0000418 - Christina M Campbell	8/4/2025	08-2025	2,700.00
sect8 - Section 8	357600	v0000443 - Oklahoma Housing Finance Agency	8/4/2025	08-2025	1,145.37
sect8 - Section 8	357601	v0000451 - Evergreen Acres Family LLC	8/4/2025	08-2025	1,439.00
sect8 - Section 8	357602	v0000457 - Radimir Mandzyuk	8/4/2025	08-2025	813.00
sect8 - Section 8	357603	v0000460 - Giovanna Iovino	8/4/2025	08-2025	1,099.00
sect8 - Section 8	357604	v0000473 - Lincoln Court TNC LLC	8/4/2025	08-2025	1,272.00
sect8 - Section 8	357605	v0000480 - Apartments 58 LLC	8/4/2025	08-2025	7,800.00
sect8 - Section 8	357606	v0000487 - Four Lakes Apartments LLC	8/4/2025	08-2025	1,847.00
sect8 - Section 8	357607	v0000495 - David Asher	8/4/2025	08-2025	541.00
sect8 - Section 8	357608	v0000510 - Marco Sound LLC	8/4/2025	08-2025	1,671.00
sect8 - Section 8	357609	v0000511 - Copper Way Apartments LLC	8/4/2025	08-2025	12,018.00
sect8 - Section 8	357610	v0000522 - VBC Mason Avenue III LP	8/4/2025	08-2025	1,237.00
sect8 - Section 8	357611	v0000525 - Vacation Villas LLC	8/4/2025	08-2025	8,059.00
sect8 - Section 8	357612	v0000529 - TA Main Fee Owner LLC	8/4/2025	08-2025	2,840.00
sect8 - Section 8	357613	v0000536 - Marqise Allen	8/4/2025	08-2025	2,710.00
sect8 - Section 8	357614	v0000538 - Sasikanth Reddy	8/4/2025	08-2025	1,530.00



Payment Summary

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sect8 - Section 8	357615	v0000543 - Margarita Sedrakyan	8/4/2025	08-2025	2,859.00
sect8 - Section 8	357616	v0000561 - 2024-1 IH Borrower LP	8/4/2025	08-2025	1,396.00
sect8 - Section 8	357617	v0000579 - Josephine Heany	8/4/2025	08-2025	1,634.00
sect8 - Section 8	357618	v0000581 - Washington County Department of Housing	8/4/2025	08-2025	2,003.91
sect8 - Section 8	357619	v0000582 - Housing Hilltop	8/4/2025	08-2025	8,358.00
sect8 - Section 8	357620	v0000584 - HPA CL1 LLC	8/4/2025	08-2025	2,307.00
sect8 - Section 8	357621	v0000587 - Cavalier Park Investment Homes LLC	8/4/2025	08-2025	1,333.00
sect8 - Section 8	357622	v0000590 - Jen Family Properties LLC	8/4/2025	08-2025	741.00
sect8 - Section 8	357623	v0000593 - Targa Real Estate	8/4/2025	08-2025	3,035.00
sect8 - Section 8	357624	v0000594 - HPA II Borrower 2021-1LLC	8/4/2025	08-2025	4,757.00
sect8 - Section 8	357625	v0000596 - Condo Group One LLC	8/4/2025	08-2025	1,800.00
sect8 - Section 8	357626	v0000607 - TA Pearl Fee Owner LLC	8/4/2025	08-2025	4,689.00
sect8 - Section 8	357627	v0000610 - The Landing at Lake Tapps LLC	8/4/2025	08-2025	1,523.00
sect8 - Section 8	357628	v0000614 - The Douglas at Sunrise	8/4/2025	08-2025	2,335.00
sect8 - Section 8	357629	v0000619 - Ad-West Realty Service	8/4/2025	08-2025	1,514.00
sect8 - Section 8	357630	v0000625 - Renew Property Management	8/4/2025	08-2025	2,528.00
sect8 - Section 8	357631	v0000632 - Davon Jones	8/4/2025	08-2025	1,945.00
sect8 - Section 8	357632	v0000636 - Justin Yu	8/4/2025	08-2025	2,624.00
sect8 - Section 8	357633	v0000639 - Lakewood Investors LLC	8/4/2025	08-2025	679.00
sect8 - Section 8	357634	v0000640 - Pathfinder Milton Holdings LLC	8/4/2025	08-2025	4,176.00
sect8 - Section 8	357635	v0000641 - Tapps Rentals LLC	8/4/2025	08-2025	2,385.00
sect8 - Section 8	357636	v0000645 - Towers Business Explorations LLC	8/4/2025	08-2025	1,340.00
sect8 - Section 8	357637	v0000650 - Gams Creekside 2 LLC	8/4/2025	08-2025	624.00
sect8 - Section 8	357638	v0000656 - Garden Square	8/4/2025	08-2025	1,055.00
sect8 - Section 8	357639	v0000658 - Krubale Mulugeta	8/4/2025	08-2025	2,500.00
sect8 - Section 8	357640	v0000665 - Erickson Forest Grove LLC	8/4/2025	08-2025	1,596.00
sect8 - Section 8	357641	v0000679 - Vanessa Kuhlman	8/4/2025	08-2025	5,432.00
sect8 - Section 8	357642	v0000683 - 245 Stadium LLC	8/4/2025	08-2025	1,227.00
sect8 - Section 8	357643	v0000697 - 916 S I Duplexes LLC	8/4/2025	08-2025	1,041.00
sect8 - Section 8	357644	v0000698 - Lobs Tacoma LLC	8/4/2025	08-2025	1,620.00
sect8 - Section 8	357645	v0000705 - MKM Heritage LL	8/4/2025	08-2025	3,903.00
sect8 - Section 8	357646	v0000706 - Lincoln Senior Housing LLP	8/4/2025	08-2025	17,535.00
sect8 - Section 8	357647	v0000712 - Ramallah Apartments LLC	8/4/2025	08-2025	1,237.00
sect8 - Section 8	357648	v0000713 - Ladder Management LLC	8/4/2025	08-2025	578.00
sect8 - Section 8	357649	v0000730 - MJJ Family Investments LLLP	8/4/2025	08-2025	1,170.00
sect8 - Section 8	357650	v0000739 - Lubbock Housing Authority	8/4/2025	08-2025	1,119.49
sect8 - Section 8	357651	v0000743 - Equity Realty Inc	8/4/2025	08-2025	812.00
sect8 - Section 8	357652	v0000744 - Malibu Apartments LLC	8/4/2025	08-2025	1,977.00
sect8 - Section 8	357653	v0000754 - Mercy Housing WA VIII LP	8/4/2025	08-2025	2,611.00
sect8 - Section 8	357654	v0000759 - Jeffrey Davis	8/4/2025	08-2025	1,799.00
sect8 - Section 8	357655	v0000765 - Vasilij Andriyuk	8/4/2025	08-2025	1,397.00
sect8 - Section 8	357656	v0000772 - PAM Group Home	8/4/2025	08-2025	680.00
sect8 - Section 8	357657	v0000777 - Fife 81 LLC	8/4/2025	08-2025	1,015.00



Payment Summary

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sect8 - Section 8	357658	v0000790 - John Schreck	8/4/2025	08-2025	1,104.00
sect8 - Section 8	357659	v0000794 - Msquared Enterprises LLC	8/4/2025	08-2025	1,231.00
sect8 - Section 8	357660	v0000795 - Op Outlook LLC	8/4/2025	08-2025	1,350.00
sect8 - Section 8	357661	v0000797 - Madison Street TNC LLC	8/4/2025	08-2025	1,753.00
sect8 - Section 8	357662	v0000803 - Cornus House LLC	8/4/2025	08-2025	1,393.00
sect8 - Section 8	357663	v0000824 - Summit View Property Mgmt	8/4/2025	08-2025	2,792.00
sect8 - Section 8	357664	v0000827 - Penny Sienkiewich	8/4/2025	08-2025	2,254.00
sect8 - Section 8	357665	v0000840 - Tara N Willey	8/4/2025	08-2025	1,353.00
sect8 - Section 8	357666	v0000849 - FAC Puyallup LLC	8/4/2025	08-2025	2,159.00
sect8 - Section 8	357667	v0000863 - Landmark Court LLC	8/4/2025	08-2025	1,046.00
sect8 - Section 8	357668	v0000864 - Yuan Zhang	8/4/2025	08-2025	2,274.00
sect8 - Section 8	357669	v0000866 - S. Lew & Associates LLC	8/4/2025	08-2025	5,318.00
sect8 - Section 8	357670	v0000869 - MJJ Family Investments LLLP	8/4/2025	08-2025	22,267.00
sect8 - Section 8	357671	v0000870 - The Lucent Apt Homes LLC	8/4/2025	08-2025	20,974.00
sect8 - Section 8	357672	vaz001 - Phoenix Housing Department	8/4/2025	08-2025	483.91
sect8 - Section 8	357673	vaz028 - City of Chandler Housing and Redev.	8/4/2025	08-2025	2,928.91
sect8 - Section 8	357674	vfl201 - Osceola County Human Services Department	8/4/2025	08-2025	1,161.91
sect8 - Section 8	357675	vynguyen - Vy Nguyen	8/4/2025	08-2025	1,725.00
sect8 - Section 8	357676		8/19/2025	08-2025	89.00
sect8 - Section 8	357677		8/19/2025	08-2025	401.00
sect8 - Section 8	357678		8/19/2025	08-2025	261.00
sect8 - Section 8	357679		8/19/2025	08-2025	243.00
sect8 - Section 8	357680		8/19/2025	08-2025	491.00
sect8 - Section 8	357681	travisco - Housing Authority Of Travis County	8/19/2025	08-2025	0.00
sect8 - Section 8	357682	v0000048 - Glacier Run Apartments	8/19/2025	08-2025	4,621.00
sect8 - Section 8	357683	v0000169 - Curtis Clemons	8/19/2025	08-2025	492.00
sect8 - Section 8	357684	v0000279 - Property Management Group LLC	8/19/2025	08-2025	49.00
sect8 - Section 8	357685	v0000361 - W & W Investment Properties	8/19/2025	08-2025	1,281.00
sect8 - Section 8	357686	v0000405 - Lawndale Apartments LLC	8/19/2025	08-2025	1,357.00
sect8 - Section 8	357687	v0000659 - Hoban & Associates LLC	8/19/2025	08-2025	15,043.00
sect8 - Section 8	357688	v0000679 - Vanessa Kuhlman	8/19/2025	08-2025	817.00
sect8 - Section 8	357689	v0000705 - MKM Heritage LL	8/19/2025	08-2025	2,171.00
sect8 - Section 8	357690	v0000825 - Tacoma 132 LLC	8/19/2025	08-2025	2,752.00
sect8 - Section 8	357691	v0000833 - Joshua Yi	8/19/2025	08-2025	2,030.00
sect8 - Section 8	357692	v0000870 - The Lucent Apt Homes LLC	8/19/2025	08-2025	480.00
sect8 - Section 8	357693	travisco - Housing Authority Of Travis County	8/26/2025	08-2025	14,997.33

*Tenant information has been removed for privacy.

3,982,652.47



Payment Summary

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			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
liphmgmt - LIPH Management	1192		8/5/2025	08-2025	34.00
liphmgmt - LIPH Management	1193		8/5/2025	08-2025	53.00
liphmgmt - LIPH Management	1194		8/5/2025	08-2025	291.00
liphmgmt - LIPH Management	1195		8/5/2025	08-2025	114.00
liphmgmt - LIPH Management	1196		8/5/2025	08-2025	81.00
Tenant information has been removed for privacy.					573.00





HOUSING PIERCE COUNTY

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

NEW BUSINESS

SEPTEMBER 24TH, 2025



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

RESOLUTION 1973

TO APPROVE SUBMISSION OF THE 2025 ANNUAL PLAN TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the Housing Authority of Pierce County (doing business as Housing Pierce County [HPC] and Pierce County Housing Authority [PCHA]) has a mission to provide safe, decent, and affordable housing, and;

WHEREAS, the PHA Plan is a comprehensive guide to policies, programs, operations, and strategies for meeting local housing needs and goals, and;

WHEREAS, there are two parts to the PCHA PLAN: the 5 Year Plan, which PCHA submits to HUD once every 5th fiscal year and which describes its goals and objects, and the Annual Plan, which is submitted to HUD every year and which covers policies and procedures of the agency, and;

WHEREAS, the planning process includes the submission of the plans to participants in the Low Income Public Housing program operated by HPC for their review and comment, and;

WHEREAS, the planning process carries a requirement for public posting of the plans for 45 days, and the opportunity to comment at a public meeting, and;

WHEREAS, HPC has provided the plans to the participants directly, posted the plans on the agency website with opportunity to submit a comment, and held a public meeting for comment by LIPH participants, and;

WHEREAS, the Board of Commissioners has reviewed and approves the alterations made to the previous Annual Plan for 2024;

NOW THEREFORE LET IT BE RESOLVED THAT Housing Pierce County’s Board of Commissioner’s hereby resolves to adopt the 2025 Annual Plan as presented, on this day.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date





HOUSING PIERCE COUNTY

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

EXECUTIVE & DIVISION REPORTS

SEPTEMBER 24TH, 2025



EXECUTIVE REPORT

Tamara Meade | *Deputy Executive Director*

FY 2026 HUD FAIR MARKET RENTS (FMRS)

Tacoma, WA Metro Area

On August 22, 2025, the U.S. Department of Housing and Urban Development (HUD) published the Final Fair Market Rents (FMRs) for Fiscal Year 2026.

Table 1: FMR Comparison: FY 2025 vs FY 2026

UNIT SIZE	FY 2025 FMR	FY 2026 FMR	\$ CHANGE	% CHANGE
Efficiency (Studio)	\$1,479	\$1,428	-\$51	-3.45%
One-Bedroom	\$1,673	\$1,605	-\$68	-4.07%
Two-Bedroom	\$2,057	\$1,971	-\$86	-4.18%
Three-Bedroom	\$2,882	\$2,733	-\$149	-5.17%
Four-Bedroom	\$3,292	\$3,102	-\$190	-5.77%

These updated FMRs represent a decrease across all bedroom sizes compared to FY 2025.

The FY 2026 FMRs will go into effect on December 1, 2025.

HUD-VASH PROGRAM

- Voucher Expansion:
 - PCHA, with support from the local VA office, has formally submitted a request for additional HUD-VASH vouchers.
- 2026 Request:
 - PCHA is seeking at least 25 new vouchers for FY2026, pending VA agreement.
- GEC Program Re-Launch:
 - PCHA and the VA are initiating efforts to implement the Geriatric and Extended Care (GEC) program, aimed at serving aging and disabled veterans.

FY2026 APPROPRIATIONS PROCESS - THUD BILLS

House vs. Senate Appropriations

- House THUD Bill:
 - Provides \$67.8 billion for HUD (\$939 million less than FY2025).
 - Cuts funding for public housing and eliminates the HOME Investment Partnerships Program.
 - Reflects a more modest version of President Trump's proposed budget cuts.
- Senate THUD Bill:
 - Provides \$73.3 billion for HUD (\$5.5 billion more than the House bill).
 - Retains and increases funding for most HUD programs, including the HOME program.





PRESIDENT TRUMP'S FY2026 BUDGET REQUEST

Major Reductions & Program Eliminations

- HUD Overall Funding:
 - \$32.9 billion cut (44% decrease from FY2025).
 - Rental Assistance reduced by \$26.7 billion (43% cut).
 - Proposes consolidating five major rental programs into a single state-based block grant:
 - Housing Choice Vouchers
 - Project-Based Rental Assistance
 - Public Housing
 - Section 202 (Elderly)
 - Section 811 (Disabled)
 - Includes a 2-year assistance limit for nonelderly, able-bodied adults.
- Targeted Reductions by Program Area:
 - Homelessness Assistance:
 - -\$532 million, eliminates CoC, PSH, YHDP, HOPWA, and more.
 - Native American Housing:
 - -\$273 million, cuts Indian Housing Block Grants and eliminates Native Hawaiian program.
 - Community Development:
 - -\$4.7 billion, eliminates CDBG, HOME, and PRO Housing.
 - Self-Sufficiency Programs:
 - Eliminates FSS, ROSS, and Jobs-Plus programs (-\$196 million).
 - Fair Housing:
 - Eliminates FHIP and the National Fair Housing Training Academy (-\$60 million).

DEPARTMENT OF AGRICULTURE - RURAL HOUSING CUTS

- Overall Reduction:
 - Nearly \$1 billion cut to rural housing programs.
 - Eliminates rural housing vouchers and several homeownership and preservation initiatives.
- Rural Rental Assistance:
 - Receives a modest increase of \$73 million, with \$1.7 billion allocated for renewal of rental assistance contracts.

Note: Please see attached Budget Comparison.





BUDGET COMPARISON

President's, House, and Senate FY2026 proposals

Major Budget Shifts & Trends

1. Tenant-Based Rental Assistance (TBRA)

- **FY2024 Actual:** \$32,429M
- **FY2025 Enacted:** \$36,041M
- **FY2026:**
 - **President:** \$0 → Consolidated into new State Rental Assistance Program
 - **House:** \$35,268M
 - **Senate:** \$37,355M → Highest proposed amount

Trend: Steady increase in House/Senate, but Trump budget consolidates and eliminates line item.

New Program – State Rental Assistance Program (SRAP)

- **FY2026 President:** \$31,787M
- **Replaces:** TBRA, Public Housing, Project-Based Rental Assistance, Section 202, Section 811

Key Feature: Formula-based **block grant to states** → major structural shift in federal housing assistance.

- **No House or Senate support** (N/A in both)

Public Housing Funds

- **Capital Fund**
 - FY2026 House: **\$2,286M** (↓ significantly)
 - Senate keeps at **\$3,200M**
- **Operating Fund**
 - FY2026 President: \$0 (consolidated)
 - House: \$4,975M
 - Senate: \$4,873M

Trend: Trump budget eliminates these via consolidation; House proposes cuts; Senate keeps closer to FY2024 levels.

Veterans Affairs Supportive Housing (VASH) Vouchers

- **FY2026:**
 - **President:** \$0 (shift to VA's new **BRAVE** program)
 - **House:** \$0
 - **Senate:** **\$15M** (maintains funding)

Trend: Major policy shift in President's budget, House aligns, Senate resists.





Project-Based Rental Assistance

- FY2026:
 - **President:** \$0 (consolidated)
 - **House:** \$17,127M
 - **Senate:** \$17,804M

Trend: Trump cuts it under SRAP; others increase funding.

Section 202 (Elderly) & Section 811 (Disabled)

- FY2026:
 - **President:** \$0 (consolidated)
 - **House:** \$950M / \$262M
 - **Senate:** \$972M / \$265M

Trend: Senate proposes modest increases.

Choice Neighborhoods Initiative

- FY2026:
 - President: \$0
 - House: \$0
 - Senate: \$40M

Trend: De-prioritized; only Senate maintains partial funding.

Homeless Assistance Grants

- Rising across all proposals:
 - FY2024: \$4,051M
 - FY2026 Senate: \$4,530M

Community Development Block Grants (CDBG)

- President: \$0
- House: \$3,300M
- Senate: \$3,100M

Trend: President eliminates; House/Senate maintain funding.





AFFORDABLE HOUSING REPORT

Christina McLeod | *Director of Operations*

Report date: 9/17/2025

RESIDENTS/TENANCIES - August 2025 Highlights

Move-Ins (August 2025)

- 11 new move-ins
 - 1 PBV with YWCA
 - Of the 10 other new move-ins, 3 utilized Housing Choice and/or VASH vouchers
- 2 Transfers – one an approved disability reasonable accommodation and one relocation to address harassment issue while we pursue legal remedies

Move-Outs (August 2025)

- 14 apartments were vacated
 - Reasons for vacating: Eviction – Non-Payment (4), Relocation (2), Rent too High (2), Other (3), Needs More Space (2), Transfer due to approved disability accommodation (1)
 - Eviction – 4 apartments vacated were due to non-payment eviction with amount owed totaling \$39,000
 - Vacated because qualified for a Project Based Voucher apartment with Tacoma Housing Authority
 - Relocation out of state
 - Exited Project Based Voucher (PBV) unit at LV b/c income out of program

NOW RENTING

- 12 apartments being marketed to the public as of this report, see Unit Availability List included with this report. Of the 12, there are 6 with applications in process and/or approved with move-in dates scheduled.

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	727	10 (1.4%)	89%	94	12 Apts "For Rent"	Consistent % as past 4 months
Brookridge	68	1	87%	--	--	--
Chateau Rainier	248	0	95%	22	5 on market	Plus 1 PBV move-in scheduled
DeMark	93	1-Mgr/Admin	85%	18	3 on market	Plus 5 PBV ready, passed HQS
Hidden Firs	56	1-Office	89%	--	--	5-vacant/turn; 1-admin/office
Hidden Village	30	4	80%	--	--	24 of 26 rentable (non-down) units are leased up = 92%
Lakewood Village	136	0	91%	24	2 on market	Plus 3 PBV ready, passed HQS
Montgrove Manor	32 SROs	2=Office	91%	30	--	29 of 30 rentable (non-down) units are leased up = 97%
Oakleaf	26	1	88%	--	--	2 in turn stage
Village Square	38	1=Office	76%	--	2 on market	7 in turn stage; new assignment maintenance at VS to address this turn volume





HIGHLIGHTS

Annual fire alarm and/or sprinkler testing occurred at DeMark Apartments and Chateau Rainier with vendor and staff entering all apartments with these alarm systems and/or fire suppression systems.

Water, specifically overflows and leaks, have been the unfortunate theme during these first weeks of September 2025. Maintenance specialists, vendors, and property management have spent much time and energy addressing leaks or overflows (wash machines and unauthorized A/C units) at Lakewood Village, Chateau Rainier, and DeMark apartments, of which the majority were reported on weekends or nights and our maintenance On-Call staff being dispatched to assess and address.

Chateau Rainier Renovation/Rehabilitation – more environmental assessments which had vendors, along with property management staff, entering all ground floor units on 9/4/2025 and a random sampling of 10% of upstairs apartments; and a property tour to a financial syndicator on 9/16/2025.

STAFFING

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

- Current staff = 8 on-site property management staff and 1 senior property manager for our 9 apartment communities of 727 households
- Professional Development
 - Director of Operations McLeod and Property Manager Triplett will be attending the annual Yardi software conference September 2-5, 2025
 - Senior Property Manager Moore and Director of Operations McLeod continue to progress with Asset Management Certification courses through CHAM (Community Housing Asset Management) and HAI Group. Last virtual cohort gathering (participants from WA, OR, CA) was 9/12/2025. McLeod and Moore are working to complete course work in 2025.
 - McLeod scheduled to attend Washington Multifamily Housing “Washington Apartment Outlook – 2025, and Perspectives and Projections for 2026” on 9/18/2025





Apartments for Rent

	Date	Complex	Size	Location/Floor	Rent	WSG	Leasing Specials	Features	Status
1	7/18/2025	Chateau Rainier	2x1	2nd floor	\$1,600	\$150	Sept 2025 Move In Special of \$300.00 off/rent concession for first 6 months	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	Application in process 9/15/2025
2	7/29/2025	Chateau Rainier	1x1	Ground Floor	\$1,300	\$100	NOT CURRENTLY AVAILABLE TO PUBLIC	Ground floor, Freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer.	ON HOLD FOR TINA - RESTORATION BLDG F TRANSFER
3	8/15/2025	Chateau Rainier	1x1	3rd Floor	\$1,300	\$100	Sept 2025 Move In Special of \$200.00 off/rent concession for first 6 months	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	Approved/Move-in Scheduled 9/16/2025
4	8/15/2025	Chateau Rainier	1x1	3rd Floor	\$1,300	\$100	Sept 2025 Move In Special of \$200.00 off/rent concession for first 6 months	Freshly Painted, new carpet refinished counter tops, Freshly cleaned carpet flooring. In unit washer and dryer	Application Approved working on move-in date
5	9/8/2025	Chateau Rainier	2x1	Bottom Floor	\$1,600	\$150	No Special	Luxury Vinyl Planking, Bottom floor, Freshly Painted, Newly updated, Washer and Dryer in unit	
6	6/18/2025	Demark	2x1	Ground Floor	\$1,600	\$150	Sept 2025 Move In Special of \$300.00 off/rent concession for first 6 months	Freshly Painted, refinished counter tops, Freshly cleaned carpet flooring. In unit washer and dryer.	On-hold - transfer approved; THA voucher
7	8/15/2025	Demark	1x1	Ground Floor	\$1,300	\$100	Sept 2025 Move In Special of \$200.00 off/rent concession for first 6 months	Freshly Painted, New luxury vinyl planking throughout. New Appliances, Washer and Dryer in Unit. Updated light fixtures	Approved/Move-in Scheduled 9/19/2025
8	8/15/2025	Demark	1x1	2nd floor	\$1,300	\$100	Sept 2025 Move In Special of \$200.00 off/rent concession for first 6 months	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	
9	7/15/2025	Lakewood Village	3x2	Ground Floor	\$2,300	\$200	Sept 2025 Move In Special of \$300.00 off/rent concession for first 6 months	Freshly Painted, New luxury vinyl planking throughout. New Appliances, Washer and Dryer in Unit. Updated light fixtures	On-hold for LIPH voucher applicants
10	9/10/2025	Lakewood Village	2x1	3rd floor	\$1,600	\$150	No Special	Freshly Painted, New kitchen and bathroom flooring. New Appliances, Washer and Dryer in Unit. Updated light fixtures	
11	9/8/2025	Village Square	2x1	Ground Floor	\$1,200	\$120	No Special	Freshly Painted, Luxury Vinyl Planking Throughout Unit, Laundry facility on site, Playground on site.	Application received/in process 9/12/2025
12	9/16/2025	Village Square	1x1	Ground Floor	\$1,000	\$100	No Special	Freshly Painted, Luxury Vinyl Planking Throughout Unit, Laundry facility on site, Playground on site.	Application received/in process 9/16/2025





FINANCE REPORT

Joanna Nieto | *Controller*

DISCUSSION

Overview

August 2025 – Financial Statements

Statement of Net Position

- **Liquidity and Cash Position:** The organization is liquid and solvent, with sufficient cash to meet short-term obligations and operational needs.
 - Cash Position \$11.2M
 - Unrestricted Cash and Equivalents \$8.3M
 - Restricted Cash and Equivalents \$2.9M
 - Includes funds held by Greystone for Chateau, Demark, Lakewood Village
 - \$827k Reserve for replacement
 - \$106k Restabilization
 - \$223k Taxes and Insurance
 - Tenant Security Deposits \$551K
- **Accounts Receivable:** Receivables are relatively high, but the allowance is prudent. The department continues to monitor and report balances for collections:
 - Accounts Receivable -Tenant \$1.76M (allowance \$725k)
 - August 2025 Collections (past tenant balances only): \$25,939 Written off / Sent to collections.
- **Other Current Assets:** \$22.3M
 - Prepaid Expenses \$729K – includes amortized expenses for insurance and taxes
 - Restricted investments - \$20.9M –LIPH Section 18 LGIP &
 - Unrestricted Investment – 675K – CD Kitsap Bank
- **Unearned Revenue:** \$236k – tenant prepaid rents balance from 2022 is still being reviewed.

Statement of Revenues, Expenses, and Changes

- **Operating Revenues:** Remain strong and stable.
 - **August** exceeded budgeted by \$337k or 7%.
 - **Year-to-date (YTD)** revenues exceeded budget by \$2.9M or 8%, mostly due to an increase in tenant revenue and higher than expected HUD admin fee revenue.
- **Operating Expenses:** Expense overruns are notable but explainable with some recoverable (insurance claim).
 - **August** operational expenses over budget by \$541k or 12% mainly due to flooding at the Chateau Rainier property (insurance claim pending).
 - **Year-to-date** operating expenses over budget by \$2.3M or 6% due to these key drivers:
 - Utilities over budget \$213k or 23% YTD. 7% or \$81k of which is electricity for vacant units.





- Maintenance Costs over budget by \$313k or 22% YTD. Chateau Rainier, DeMark and LIPH properties are the highest contributors to overall maintenance expenses.
 - LIPH YTD \$502k or 29% of total maintenance costs – highest expenses in plumbing and remediation.
 - Chateau Rainier YTD 392k or 23% of all maintenance costs – highest expense in floor covering, surface refinishing, and appliances.
 - DeMark YTD 251k or 15% of all maintenance costs – highest expense in surface refinishing, floor covering, janitorial/cleaning.
 - Housing Assistance Payments (HAP) over budget \$2.1M or 7% YTD. A request for a disbursement of the authority’s HUD Held Reserves (HHR) will be submitted to HUD after September month end.
 - General Taxes, Insurance over budget \$53k or 19% YTD. New insurance rates will be coming out soon for 2026 and will be budgeted accordingly.
- **Profit (Loss) before Non-Operating Revenues/Expenses:** Strong operational performance overall. Profit before non-operating revenues/expenses is \$1.6M YTD which exceeds budgeted by 64%.
 - **Net Operating Income after Non-Operating Costs:** The Authority falls 18% short of the budgeted goal of \$15.3M YTD. Mainly due to a longer than expected turnaround on LIPH home sales.

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, maintaining day-to-day operations.

Investments

- **Local Government Investment Pool – WA State Treasurer:** As of August, there is approximately \$20.9M restricted cash in the Local Government Investment Pool account available for funding new loans/building new complexes. The LIPH funds are invested with the Washington State Local Government Investment pool with a current return rate of 4.38%.
- **CD -Kitsap Bank:** \$675k with interest rate of 3.92%.

Other Issues Impacting the Finance Department

- 2026 budgeting is underway. Management input and 2026 federal budgetary implications will be considered throughout the process.
- Purchase Orders and inventory are needed to better control expenses. The implementation of the Yardi PO process will be part of the IT engagement with public accounting firm Clifton Larsen Allen (CLA). Meetings have been held with Yardi and CLA to discuss implementation.
- The WA State Auditor’s Office Financial and Single audit are wrapping up and the audited FDS submission is expected to be submitted before the 9/30 deadline.



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

Account Name	Bank	Balance		
		August	July	Variance
General Operating Accounts				
Apartments General	US Bank	2,661,045.84	2,697,177.03	36,131.19
Payroll Account	US Bank	187,826.21	187,826.21	-
General Operating	US Bank	814,242.18	741,502.29	(72,739.89)
PHA Reserve	US Bank	744,492.94	744,436.04	(56.90)
Homeownership	US Bank	568,429.24	568,146.80	(282.44)
Tenant Trust Accounts				
Tenant Trust Security Deposit	First Citizens	540,692.98	533,339.36	(7,353.62)
HUD Trust Accounts				
Section 8	US Bank	2,894,377.42	3,067,577.62	173,200.20
Low Income Public Housing Management	US Bank	683,610.57	778,376.52	94,765.95
Low Income Public Housing Damage Security	US Bank	10,500.00	10,700.00	200.00
Family Self Sufficiency	US Bank	523,657.73	522,130.40	(1,527.33)
LIPH Family Self Sufficiency	US Bank	41,644.98	41,572.80	(72.18)
Low Income Public Housing Section 18	US Bank	685046.69	47.88	(684,998.81)
Local Government Investment Pool	WSIB	20,966,145.69	19,512,211.33	(1,453,934.36)
Rural Development Funds				
Orting Reserve	US Bank	94,394.85	94,387.64	(7.21)
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	606,016.65	597,981.65	(8,035.00)
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,530.47	60,501.15	(29.32)
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	95,149.47	83,111.90	(12,037.57)
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	27,149.75	27,127.85	(21.90)
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,192.62	19,183.33	(9.29)
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	52,825.13	46,630.84	(6,194.29)
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,349.87	100,301.28	(48.59)
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,679.03	26,666.11	(12.92)
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	75,034.42	67,182.88	(7,851.54)
FNMA Reserve Total			1,028,686.99	(1,028,686.99)
TOTAL PCHA CASH		32,479,034.73	30,528,118.91	1,950,915.82



PIERCE COUNTY HOUSING AUTHORITY
Balance Sheet (With Period Change)

Period = Aug 2025

PCHA Wide

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	8,316,134.26	8,349,989.61	-33,855.35
Cash Restricted	1,919,300.66	1,421,525.86	497,774.80
Tenant Security Deposits	551,910.48	544,599.36	7,311.12
Accounts Receivable Net	2,162,866.36	2,128,450.53	34,415.83
Accounts Receivable HUD	-29,426.37	-21,776.72	-7,649.65
Other Current Assets	22,370,769.47	20,953,810.73	1,416,958.74
Due from Intercompany	470,701.94	484,218.40	-13,516.46
TOTAL CURRENT ASSETS	35,762,256.80	33,860,817.77	1,901,439.03
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	491,369.29	489,769.78	1,599.51
Capital Assets Net	26,226,136.86	26,456,790.62	-230,653.76
Other Non Current Assets	790,055.96	790,055.96	0.00
TOTAL NON CURRENT ASSETS	27,507,562.11	27,736,616.36	-229,054.25
TOTAL ASSETS	63,269,818.91	61,597,434.13	1,672,384.78
DEFERRED OUTFLOW OF RESOURCES			
	998,658.00	998,658.00	0.00
CURRENT LIABILITIES			
Accounts Payable	91,491.59	68,325.73	23,165.86
Accrued Payroll	-28,964.42	-29,032.21	67.79
Compensated Absences and Benefits	170,812.91	170,812.91	0.00
Security Deposits	586,365.31	577,851.69	8,513.62
Accrued Interest Payable	72,459.72	72,459.72	0.00
Notes Payable - Current Position	133,051.55	165,924.98	-32,873.43
Funds held for FSS	504,955.72	503,356.24	1,599.48
Other Liabilities	260,940.93	260,940.93	0.00
Due to Intercompany	470,701.95	484,218.41	-13,516.46
Unearned Revenue	263,894.53	264,650.70	-756.17
TOTAL CURRENT LIABILITIES	2,525,709.79	2,539,509.10	-13,799.31
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	1,305,602.04	1,305,602.04	0.00
Compensated Absences and Benefits	25,163.36	25,163.36	0.00
Notes Payable Net of Current Portion	21,963,395.64	21,981,522.51	-18,126.87
TOTAL NONCURRENT LIABILITIES	23,294,161.04	23,312,287.91	-18,126.87
DEFERRED INFLOWS OF RESOURCES			
	532,283.97	532,283.97	0.00
TOTAL NET POSITION	37,916,322.11	36,212,011.15	1,704,310.96



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024

PCHA WIDE

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	607,251.26	561,048.60	46,202.66	8.24	4,702,360.59	4,097,860.58	604,500.01	14.75
Other Tenant Revenue	166,216.97	94,886.85	71,330.12	75.17	1,054,854.70	742,057.54	312,797.16	42.15
HUD Subsidy	3,890,583.35	3,595,372.00	295,211.35	8.21	31,425,893.62	28,442,589.83	2,983,303.79	10.49
LIPH Operating Grant	41,190.85	97,552.97	-56,362.12	-57.78	707,620.13	1,218,641.58	-511,021.45	-41.93
FSS Subsidy	20,903.81	12,700.65	8,203.16	64.59	143,918.26	73,734.26	70,184.00	95.19
Admin Subsidy	282,789.00	298,797.33	-16,008.33	-5.36	2,264,555.31	2,135,320.64	129,234.67	6.05
TOTAL OPERATING REVENUES	5,008,935.24	4,660,358.40	348,576.84	7.48	40,299,202.61	36,710,204.43	3,588,998.18	9.78
OPERATING EXPENSES								
Central Administration	119,430.10	101,161.41	-18,268.69	-18.06	935,415.09	995,762.01	60,346.92	6.06
Utilities	125,825.96	95,021.98	-30,803.98	-32.42	1,133,854.25	975,786.84	-158,067.41	-16.20
Maintenance Costs	299,058.81	222,063.66	-76,995.15	-34.67	1,703,685.18	1,722,719.25	19,034.07	1.10
Wages & Benefits Onsite	486,829.47	419,646.67	-67,182.80	-16.01	3,784,879.27	3,407,236.59	-377,642.68	-11.08
FSS Expense	11,897.79	5,854.02	-6,043.77	-103.24	76,209.17	112,033.13	35,823.96	31.98
Housing Assistance Payments	3,980,484.00	3,496,354.00	-484,130.00	-13.85	30,634,389.00	26,869,826.82	-3,764,562.18	-14.01
General-Taxes, Insurance	38,992.23	22,293.30	-16,698.93	-74.91	338,090.30	182,861.71	-155,228.59	-84.89
Independent Audit Costs	19,069.07	0.00	-19,069.07	-100.00	38,758.80	8,846.76	-29,912.04	-338.11
Vendor, Lender, Professional & Other Fees	10,024.09	4,520.37	-5,503.72	-121.75	58,940.70	28,848.92	-30,091.78	-104.31
TOTAL OPERATING EXPENSES	5,091,611.52	4,366,915.41	-724,696.11	-16.60	38,704,221.76	34,303,922.03	-4,400,299.73	-12.83
PROFIT/LOSS AFTER OPERATING COSTS	-82,676.28	293,442.99	-376,119.27	-128.17	1,594,980.85	2,406,282.40	-811,301.55	-33.72
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,980,898.86	1,060,434.72	920,464.14	86.80	12,511,332.45	7,100,327.63	5,411,004.82	76.21
Special Items	-43,337.20	-32,567.38	-10,769.82	-33.07	-283,172.65	-163,088.58	-120,084.07	-73.63
Investments/Interest Earnings	74,332.44	47,197.17	27,135.27	57.49	492,946.38	87,283.83	405,662.55	464.76
Depreciation	-130,577.62	-111,034.00	-19,543.62	-17.60	-1,017,412.74	-913,233.11	-104,179.63	-11.41
Interest Expense	-94,329.24	-75,384.38	-18,944.86	-25.13	-787,445.89	-532,922.91	-254,522.98	-47.76
NET OPERATING INCOME (NOI)	1,704,310.96	1,182,089.12	522,221.84	44.18	12,511,228.40	7,984,649.26	4,526,579.14	56.69
YTD CHANGE TO NET ASSETS	-1,704,310.96	-1,101,928.32	602,382.64	54.67	-12,511,228.40	-7,588,687.48	4,922,540.92	64.87
ENDING NET POSITION	-1,704,310.96	-1,101,928.32	602,382.64	54.67	-12,511,228.40	-7,588,687.48	4,922,540.92	64.87



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25
PCHA WIDE

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	607,251.26	494,082.85	113,168.41	22.90	4,702,360.59	3,952,662.80	749,697.79	18.97
Other Tenant Revenue	166,216.97	84,248.64	81,968.33	97.29	1,054,854.70	673,989.12	380,865.58	56.51
HUD Subsidy	3,890,583.35	3,732,841.58	157,741.77	4.23	31,425,893.62	29,862,732.64	1,563,160.98	5.23
LIPH Operating Grant	41,190.85	86,002.50	-44,811.65	-52.11	707,620.13	688,020.00	19,600.13	2.85
FSS Subsidy	20,903.81	23,199.75	-2,295.94	-9.90	143,918.26	185,598.00	-41,679.74	-22.46
Admin Subsidy	282,789.00	250,903.41	31,885.59	12.71	2,264,555.31	2,007,227.28	257,328.03	12.82
TOTAL OPERATING REVENUES	5,008,935.24	4,671,278.73	337,656.51	7.23	40,299,202.61	37,370,229.84	2,928,972.77	7.84
OPERATING EXPENSES								
Central Administration	119,430.10	130,504.92	11,074.82	8.49	935,415.09	1,044,039.36	108,624.27	10.40
Utilities	125,825.96	115,058.32	-10,767.64	-9.36	1,133,854.25	920,466.56	-213,387.69	-23.18
Maintenance Costs	299,058.81	173,738.35	-125,320.46	-72.13	1,703,685.18	1,389,906.80	-313,778.38	-22.58
Wages & Benefits Onsite	486,829.47	500,639.72	13,810.25	2.76	3,784,879.27	4,005,117.76	220,238.49	5.50
FSS Expense	11,897.79	14,301.57	2,403.78	16.81	76,209.17	114,412.56	38,203.39	33.39
Housing Assistance Payments	3,980,484.00	3,565,833.34	-414,650.66	-11.63	30,634,389.00	28,526,666.72	-2,107,722.28	-7.39
General-Taxes, Insurance	38,992.23	35,513.16	-3,479.07	-9.80	338,090.30	284,105.28	-53,985.02	-19.00
Independent Audit Costs	19,069.07	8,333.33	-10,735.74	-128.83	38,758.80	66,666.64	27,907.84	41.86
Vendor, Lender, Professional & Other Fees	10,024.09	6,008.32	-4,015.77	-66.84	58,940.70	48,066.56	-10,874.14	-22.62
TOTAL OPERATING EXPENSES	5,091,611.52	4,549,931.03	-541,680.49	-11.91	38,704,221.76	36,399,448.24	-2,304,773.52	-6.33
PROFIT/LOSS AFTER OPERATING COSTS	-82,676.28	121,347.70	-204,023.98	-168.13	1,594,980.85	970,781.60	624,199.25	64.30
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,980,898.86	1,917,575.31	63,323.55	3.30	12,511,332.45	15,340,602.48	-2,829,270.03	-18.44
Special Items	-43,337.20	-42,090.73	-1,246.47	-2.96	-283,172.65	-336,725.84	53,553.19	15.90
Investments/Interest Earnings	74,332.44	73,491.60	840.84	1.14	492,946.38	587,932.80	-94,986.42	-16.16
Depreciation	-130,577.62	-111,745.08	-18,832.54	-16.85	-1,017,412.74	-893,960.64	-123,452.10	-13.81
Interest Expense	-94,329.24	-80,995.03	-13,334.21	-16.46	-787,445.89	-647,960.24	-139,485.65	-21.53
NET OPERATING INCOME (NOI)	1,704,310.96	1,877,583.77	-173,272.81	-9.23	12,511,228.40	15,020,670.16	-2,509,441.76	-16.71
YTD CHANGE TO NET ASSETS	-1,704,310.96	-1,877,583.77	-173,272.81	-9.23	-12,511,228.40	-15,020,670.16	-2,509,441.76	-16.71
ENDING NET POSITION	-1,704,310.96	-1,877,583.77	-173,272.81	-9.23	-12,511,228.40	-15,020,670.16	-2,509,441.76	-16.71



PIERCE COUNTY HOUSING AUTHORITY

Balance Sheet (With Period Change)

Period = Aug 2025

Section 8

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	4,119,229.92	4,045,860.07	73,369.85
Cash Restricted	-1,257,938.15	-1,035,253.50	-222,684.65
Accounts Receivable Net	317,237.43	285,085.36	32,152.07
Accounts Receivable HUD	-1,338.00	-1,338.00	0.00
Other Current Assets	-4,283.13	-4,283.13	0.00
Due from Intercompany	-3,317.26	-3,317.26	0.00
TOTAL CURRENT ASSETS	3,169,590.81	3,286,753.54	-117,162.73
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	470,783.55	469,256.22	1,527.33
Capital Assets Net	5,450.85	6,289.54	-838.69
Other Non Current Assets	259,552.99	259,552.99	0.00
TOTAL NON CURRENT ASSETS	735,787.39	735,098.75	688.64
TOTAL ASSETS	3,905,378.20	4,021,852.29	-116,474.09
DEFERRED OUTFLOW OF RESOURCES	331,520.05	331,520.05	0.00
CURRENT LIABILITIES			
Accounts Payable	-234,923.85	-255,514.24	20,590.39
Accrued Payroll	32.83	32.83	0.00
Compensated Absences and Benefits	5,428.17	5,428.17	0.00
Funds held for FSS	480,473.61	478,946.32	1,527.29
Other Liabilities	24,743.06	24,743.06	0.00
Due to Intercompany	172,093.66	180,771.82	-8,678.16
Unearned Revenue	13,391.96	13,391.96	0.00
TOTAL CURRENT LIABILITIES	461,239.44	447,799.92	13,439.52
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	294,281.67	294,281.67	0.00
Compensated Absences and Benefits	799.66	799.66	0.00
TOTAL NONCURRENT LIABILITIES	295,081.33	295,081.33	0.00
DEFERRED INFLOWS OF RESOURCES	167,267.01	167,267.01	0.00
TOTAL NET POSITION	3,313,310.47	3,443,224.08	-129,913.61



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024

Section 8

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	0.00	0.00	0.00	0.00	0.00	-332.00	332.00	100.00
Other Tenant Revenue	86,234.40	6,841.29	79,393.11	1,160.50	292,765.03	41,676.52	251,088.51	602.47
HUD Subsidy	3,713,700.00	3,436,067.00	277,633.00	8.08	30,055,369.58	27,127,735.87	2,927,633.71	10.79
Admin Subsidy	282,789.00	296,463.00	-13,674.00	-4.61	2,237,253.00	2,116,646.00	120,607.00	5.70
TOTAL OPERATING REVENUES	4,082,723.40	3,739,371.29	343,352.11	9.18	32,585,387.61	29,285,726.39	3,299,661.22	11.27
OPERATING EXPENSES								
Central Administration	90,030.71	99,408.60	9,377.89	9.43	658,525.21	844,087.40	185,562.19	21.98
Utilities	0.00	0.00	0.00	0.00	0.00	123.88	123.88	100.00
Maintenance Costs	0.00	0.00	0.00	0.00	13,699.76	7,483.71	-6,216.05	-83.06
Wages & Benefits Onsite	125,222.64	95,671.97	-29,550.67	-30.89	983,294.89	732,948.26	-250,346.63	-34.16
FSS Expense	11,828.78	2,711.02	-9,117.76	-336.32	74,551.16	90,963.13	16,411.97	18.04
Housing Assistance Payments	3,980,484.00	3,496,354.00	-484,130.00	-13.85	30,634,389.00	26,869,826.82	-3,764,562.18	-14.01
Independent Audit Costs	4,508.92	0.00	-4,508.92	-100.00	9,260.02	2,752.82	-6,507.20	-236.38
Vendor, Lender, Professional & Other Fees	0.00	0.00	0.00	0.00	0.00	494.00	494.00	100.00
TOTAL OPERATING EXPENSES	4,212,075.05	3,694,145.59	-517,929.46	-14.02	32,373,720.04	28,548,680.02	-3,825,040.02	-13.40
PROFIT/LOSS AFTER OPERATING COSTS	-129,351.65	45,225.70	-174,577.35	-386.01	211,667.57	737,046.37	-525,378.80	-71.28
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	276.73	259.30	17.43	6.72	1,892.29	2,452.63	-560.34	-22.85
Depreciation	-838.69	-838.59	-0.10	-0.01	-6,708.78	-6,708.90	0.12	0.00
NET OPERATING INCOME (NOI)	-129,913.61	44,646.41	-174,560.02	-390.98	206,851.08	732,790.10	-525,939.02	-71.77
YTD CHANGE TO NET ASSETS	129,913.61	-44,646.41	-174,560.02	-390.98	-206,851.08	-732,790.10	-525,939.02	-71.77
ENDING NET POSITION	129,913.61	-44,646.41	-174,560.02	-390.98	-206,851.08	-732,790.10	-525,939.02	-71.77



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Section 8

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Other Tenant Revenue	86,234.40	12,131.16	74,103.24	610.85	292,765.03	97,049.28	195,715.75	201.67
HUD Subsidy	3,713,700.00	3,565,833.34	147,866.66	4.15	30,055,369.58	28,526,666.72	1,528,702.86	5.36
Admin Subsidy	282,789.00	247,379.08	35,409.92	14.31	2,237,253.00	1,979,032.64	258,220.36	13.05
TOTAL OPERATING REVENUES	4,082,723.40	3,825,343.58	257,379.82	6.73	32,585,387.61	30,602,748.64	1,982,638.97	6.48
OPERATING EXPENSES								
Central Administration	90,030.71	32,852.28	-57,178.43	-174.05	658,525.21	262,818.24	-395,706.97	-150.56
Maintenance Costs	0.00	1,875.00	1,875.00	100.00	13,699.76	15,000.00	1,300.24	8.67
Wages & Benefits Onsite	125,222.64	103,075.36	-22,147.28	-21.49	983,294.89	824,602.88	-158,692.01	-19.24
FSS Expense	11,828.78	12,751.57	922.79	7.24	74,551.16	102,012.56	27,461.40	26.92
Housing Assistance Payments	3,980,484.00	3,565,833.34	-414,650.66	-11.63	30,634,389.00	28,526,666.72	-2,107,722.28	-7.39
Independent Audit Costs	4,508.92	3,166.67	-1,342.25	-42.39	9,260.02	25,333.36	16,073.34	63.45
Vendor, Lender, Professional & Other Fees	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
TOTAL OPERATING EXPENSES	4,212,075.05	3,719,579.22	-492,495.83	-13.24	32,373,720.04	29,756,633.76	-2,617,086.28	-8.79
PROFIT/LOSS AFTER OPERATING COSTS	-129,351.65	105,764.36	-235,116.01	-222.30	211,667.57	846,114.88	-634,447.31	-74.98
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	276.73	332.34	-55.61	-16.73	1,892.29	2,658.72	-766.43	-28.83
Depreciation	-838.69	-12,093.52	11,254.83	93.06	-6,708.78	-96,748.16	90,039.38	93.07
NET OPERATING INCOME (NOI)	-129,913.61	94,003.18	-223,916.79	-238.20	206,851.08	752,025.44	-545,174.36	-72.49
YTD CHANGE TO NET ASSETS	129,913.61	-94,003.18	-223,916.79	-238.20	-206,851.08	-752,025.44	-545,174.36	-72.49
ENDING NET POSITION	129,913.61	-94,003.18	-223,916.79	-238.20	-206,851.08	-752,025.44	-545,174.36	-72.49



PIERCE COUNTY HOUSING AUTHORITY
Balance Sheet (With Period Change)

Period = Aug 2025

Affordable Housing

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	2,355,933.89	2,355,486.33	447.56
Cash Restricted	1,062,933.55	1,028,686.99	34,246.56
Tenant Security Deposits	532,352.64	524,841.52	7,511.12
Accounts Receivable Net	572,712.86	583,692.57	-10,979.71
Accounts Receivable HUD	1,258.63	8,908.28	-7,649.65
Other Current Assets	205,190.57	263,759.23	-58,568.66
Due from Intercompany	-7,072.54	-7,072.54	0.00
TOTAL CURRENT ASSETS	4,723,309.60	4,758,302.38	-34,992.78
NON CURRENT ASSETS			
Capital Assets Net	20,040,416.91	20,115,468.56	-75,051.65
Other Non Current Assets	20,249.02	20,249.02	0.00
TOTAL NON CURRENT ASSETS	20,060,665.93	20,135,717.58	-75,051.65
TOTAL ASSETS	24,783,975.53	24,894,019.96	-110,044.43
DEFERRED OUTFLOW OF RESOURCES	42,390.57	42,390.57	0.00
CURRENT LIABILITIES			
Accounts Payable	-904.38	-1,679.90	775.52
Accrued Payroll	783.77	783.77	0.00
Compensated Absences and Benefits	19,741.05	19,741.05	0.00
Security Deposits	570,212.68	561,001.69	9,210.99
Accrued Interest Payable	72,459.72	72,459.72	0.00
Notes Payable - Current Position	133,051.55	165,924.98	-32,873.43
Other Liabilities	32,946.70	32,946.70	0.00
Due to Intercompany	237,711.23	237,051.26	659.97
Unearned Revenue	238,261.47	234,993.23	3,268.24
TOTAL CURRENT LIABILITIES	1,304,263.79	1,323,222.50	-18,958.71
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	137,235.59	137,235.59	0.00
Compensated Absences and Benefits	2,908.16	2,908.16	0.00
Notes Payable Net of Current Portion	19,490,853.31	19,504,070.00	-13,216.69
TOTAL NONCURRENT LIABILITIES	19,630,997.06	19,644,213.75	-13,216.69
DEFERRED INFLOWS OF RESOURCES	-1,028.11	-1,028.11	0.00
TOTAL NET POSITION	3,892,133.36	3,970,002.39	-77,869.03



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

August 2025 and August 2024

Affordable Housing

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	574,130.15	506,390.65	67,739.50	13.38	4,447,812.49	3,719,883.56	727,928.93	19.57
Other Tenant Revenue	79,859.21	74,185.84	5,673.37	7.65	712,268.12	656,490.73	55,777.39	8.50
HUD Subsidy	176,883.35	159,305.00	17,578.35	11.03	1,370,524.04	1,314,853.96	55,670.08	4.23
TOTAL OPERATING REVENUES	830,872.71	739,881.49	90,991.22	12.30	6,530,604.65	5,691,228.25	839,376.40	14.75
OPERATING EXPENSES								
Central Administration	231,975.18	143,789.93	-88,185.25	-61.33	1,602,466.46	1,263,886.43	-338,580.03	-26.79
Utilities	109,479.16	84,218.92	-25,260.24	-29.99	999,074.93	859,266.35	-139,808.58	-16.27
Maintenance Costs	250,984.75	100,226.38	-150,758.37	-150.42	1,091,559.28	1,075,754.31	-15,804.97	-1.47
Wages & Benefits Onsite	94,353.49	113,129.15	18,775.66	16.60	795,554.96	875,752.34	80,197.38	9.16
General-Taxes, Insurance	24,885.76	853.01	-24,032.75	-2,817.41	223,418.77	10,499.39	-212,919.38	-2,027.92
Independent Audit Costs	9,996.20	0.00	-9,996.20	-100.00	20,125.76	4,339.18	-15,786.58	-363.81
Vendor, Lender, Professional & Other Fees	581.77	4,119.95	3,538.18	85.88	21,136.83	27,781.64	6,644.81	23.92
TOTAL OPERATING EXPENSES	722,256.31	446,337.34	-275,918.97	-61.82	4,753,336.99	4,117,279.64	-636,057.35	-15.45
PROFIT/LOSS AFTER OPERATING COSTS	108,616.40	293,544.15	-184,927.75	-63.00	1,777,267.66	1,573,948.61	203,319.05	12.92
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	0.00	0.00	0.00	0.00	0.00	-67.66	67.66	100.00
Special Items	0.00	0.00	0.00	0.00	-6,118.75	0.00	-6,118.75	-100.00
Investments/Interest Earnings	693.94	620.21	73.73	11.89	5,418.38	4,488.76	929.62	20.71
Depreciation	-104,076.65	-82,012.69	-22,063.96	-26.90	-788,078.89	-667,134.83	-120,944.06	-18.13
Interest Expense	-83,102.72	-73,050.05	-10,052.67	-13.76	-683,671.35	-514,248.27	-169,423.08	-32.95
NET OPERATING INCOME (NOI)	-77,869.03	139,101.62	-216,970.65	-155.98	304,817.05	396,986.61	-92,169.56	-23.22
Transfers In(Out)	0.00	0.00	0.00	0.00	-5,849,796.07	0.00	5,849,796.07	100.00
YTD CHANGE TO NET ASSETS	77,869.03	-139,101.62	-216,970.65	-155.98	-6,154,613.12	-396,986.61	5,757,626.51	1,450.33
ENDING NET POSITION	77,869.03	-139,101.62	-216,970.65	-155.98	-6,154,613.12	-396,986.61	5,757,626.51	1,450.33



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Affordable Housing

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	574,130.15	473,341.35	100,788.80	21.29	4,447,812.49	3,786,730.80	661,081.69	17.46
Other Tenant Revenue	79,859.21	71,004.15	8,855.06	12.47	712,268.12	568,033.20	144,234.92	25.39
HUD Subsidy	176,883.35	167,008.24	9,875.11	5.91	1,370,524.04	1,336,065.92	34,458.12	2.58
TOTAL OPERATING REVENUES	830,872.71	711,353.74	119,518.97	16.80	6,530,604.65	5,690,829.92	839,774.73	14.76
OPERATING EXPENSES								
Central Administration	231,975.18	16,353.20	-215,621.98	-1,318.53	1,602,466.46	130,825.60	-1,471,640.86	-1,124.89
Utilities	109,479.16	102,437.50	-7,041.66	-6.87	999,074.93	819,500.00	-179,574.93	-21.91
Maintenance Costs	250,984.75	111,007.50	-139,977.25	-126.10	1,091,559.28	888,060.00	-203,499.28	-22.92
Wages & Benefits Onsite	94,353.49	118,610.04	24,256.55	20.45	795,554.96	948,880.32	153,325.36	16.16
General-Taxes, Insurance	24,885.76	16,733.99	-8,151.77	-48.71	223,418.77	133,871.92	-89,546.85	-66.89
Independent Audit Costs	9,996.20	4,333.33	-5,662.87	-130.68	20,125.76	34,666.64	14,540.88	41.94
Vendor, Lender, Professional & Other Fees	581.77	3,449.99	2,868.22	83.14	21,136.83	27,599.92	6,463.09	23.42
TOTAL OPERATING EXPENSES	722,256.31	372,925.55	-349,330.76	-93.67	4,753,336.99	2,983,404.40	-1,769,932.59	-59.33
PROFIT/LOSS AFTER OPERATING COSTS	108,616.40	338,428.19	-229,811.79	-67.91	1,777,267.66	2,707,425.52	-930,157.86	-34.36
NON OPERATING REVENUES (EXPENSES)								
Special Items	0.00	0.00	0.00	0.00	-6,118.75	0.00	-6,118.75	-100.00
Investments/Interest Earnings	693.94	595.42	98.52	16.55	5,418.38	4,763.36	655.02	13.75
Depreciation	-104,076.65	-78,284.41	-25,792.24	-32.95	-788,078.89	-626,275.28	-161,803.61	-25.84
Interest Expense	-83,102.72	-62,916.66	-20,186.06	-32.08	-683,671.35	-503,333.28	-180,338.07	-35.83
NET OPERATING INCOME (NOI)	-77,869.03	197,822.54	-275,691.57	-139.36	304,817.05	1,582,580.32	-1,277,763.27	-80.74
Transfers In(Out)	0.00	0.00	0.00	0.00	-5,849,796.07	0.00	5,849,796.07	100.00
YTD CHANGE TO NET ASSETS	77,869.03	-197,822.54	-275,691.57	-139.36	-6,154,613.12	-1,582,580.32	4,572,032.80	288.90
ENDING NET POSITION	77,869.03	-197,822.54	-275,691.57	-139.36	-6,154,613.12	-1,582,580.32	4,572,032.80	288.90



PIERCE COUNTY HOUSING AUTHORITY

Property = liph liph18

Balance Sheet (With Period Change)

Period = Aug 2025

Low Income Public Housing (LIPH)

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	737,023.76	831,014.01	-93,990.25
Cash Restricted	706,971.24	21,104.90	685,866.34
Tenant Security Deposits	10,800.00	11,000.00	-200.00
Accounts Receivable Net	215,843.01	211,864.87	3,978.14
Other Current Assets	20,984,609.80	19,527,712.00	1,456,897.80
Due from Intercompany	-3,357.73	-3,357.73	0.00
TOTAL CURRENT ASSETS	22,651,890.08	20,599,338.05	2,052,552.03
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	20,582.60	20,510.42	72.18
Capital Assets Net	2,039,834.21	2,187,652.75	-147,818.54
Other Non Current Assets	62,998.50	62,998.50	0.00
TOTAL NON CURRENT ASSETS	2,123,415.31	2,271,161.67	-147,746.36
TOTAL ASSETS	24,775,305.39	22,870,499.72	1,904,805.67
DEFERRED OUTFLOW OF RESOURCES	79,044.00	79,044.00	0.00
CURRENT LIABILITIES			
Accounts Payable	4,287.00	4,426.06	-139.06
Accrued Payroll	1,022.43	1,022.43	0.00
Compensated Absences and Benefits	13,735.89	13,735.89	0.00
Security Deposits	11,052.63	11,750.00	-697.37
Funds held for FSS	24,478.97	24,406.78	72.19
Other Liabilities	14,349.79	14,349.79	0.00
Due to Intercompany	61,008.86	66,153.01	-5,144.15
Unearned Revenue	9,300.52	9,249.01	51.51
TOTAL CURRENT LIABILITIES	139,236.09	145,092.97	-5,856.88
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	115,969.18	115,969.18	0.00
Compensated Absences and Benefits	2,023.51	2,023.51	0.00
TOTAL NONCURRENT LIABILITIES	117,992.69	117,992.69	0.00
DEFERRED INFLOWS OF RESOURCES	42,121.00	42,121.00	0.00
TOTAL NET POSITION	24,554,999.61	22,644,337.06	1,910,662.55



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024
Low Income Public Housing (LIPH)

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	17,086.00	43,587.95	-26,501.95	-60.80	161,755.99	294,077.02	-132,321.03	-45.00
Other Tenant Revenue	92.45	12,449.27	-12,356.82	-99.26	4,595.97	35,596.53	-31,000.56	-87.09
LIPH Operating Grant	41,190.85	97,552.97	-56,362.12	-57.78	707,620.13	1,218,641.58	-511,021.45	-41.93
TOTAL OPERATING REVENUES	58,369.30	153,590.19	-95,220.89	-62.00	873,972.09	1,548,315.13	-674,343.04	-43.55
OPERATING EXPENSES								
Central Administration	61,080.98	56,491.97	-4,589.01	-8.12	508,138.31	536,331.61	28,193.30	5.26
Utilities	3,427.19	6,056.11	2,628.92	43.41	66,316.96	65,462.76	-854.20	-1.30
Maintenance Costs	29,446.96	111,839.20	82,392.24	73.67	502,011.22	543,924.25	41,913.03	7.71
Wages & Benefits Onsite	32,401.08	32,112.69	-288.39	-0.90	238,159.82	306,615.62	68,455.80	22.33
FSS Expense	69.01	3,143.00	3,073.99	97.80	1,658.01	21,070.00	19,411.99	92.13
General-Taxes, Insurance	1,057.01	1,436.69	379.68	26.43	7,844.80	11,493.52	3,648.72	31.75
Independent Audit Costs	4,563.95	0.00	-4,563.95	-100.00	9,373.02	1,754.76	-7,618.26	-434.15
Vendor, Lender, Professional & Other Fees	7,700.00	0.00	-7,700.00	-100.00	23,588.75	172.86	-23,415.89	-13,546.16
TOTAL OPERATING EXPENSES	139,746.18	211,079.66	71,333.48	33.79	1,357,090.89	1,486,825.38	129,734.49	8.73
PROFIT/LOSS AFTER OPERATING COSTS	-81,376.88	-57,489.47	-23,887.41	-41.55	-483,118.80	61,489.75	-544,608.55	-885.69
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,980,898.86	1,060,434.72	920,464.14	86.80	12,511,332.45	7,100,395.29	5,410,937.16	76.21
Special Items	-43,337.20	-32,567.38	-10,769.82	-33.07	-277,053.90	-163,088.58	-113,965.32	-69.88
Investments/Interest Earnings	73,195.17	46,037.46	27,157.71	58.99	477,458.98	78,046.73	399,412.25	511.76
Depreciation	-18,717.40	-24,606.02	5,888.62	23.93	-167,416.39	-209,182.77	41,766.38	19.97
NET OPERATING INCOME (NOI)	1,910,662.55	991,809.31	918,853.24	92.64	12,061,202.34	6,867,660.42	5,193,541.92	75.62
Transfers In(Out)	0.00	80,160.80	80,160.80	100.00	5,849,796.07	395,961.78	-5,453,834.29	-1,377.36
YTD CHANGE TO NET ASSETS	-1,910,662.55	-911,648.51	999,014.04	109.58	-6,211,406.27	-6,471,698.64	-260,292.37	-4.02
ENDING NET POSITION	-1,910,662.55	-911,648.51	999,014.04	109.58	-6,211,406.27	-6,471,698.64	-260,292.37	-4.02



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Low Income Public Housing (LIPH)

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance%
OPERATING REVENUES								
Rental Income	17,086.00	10,991.58	6,094.42	55.45	161,755.99	87,932.64	73,823.35	83.95
Other Tenant Revenue	92.45	267.50	-175.05	-65.44	4,595.97	2,140.00	2,455.97	114.76
LIPH Operating Grant	41,190.85	86,002.50	-44,811.65	-52.11	707,620.13	688,020.00	19,600.13	2.85
TOTAL OPERATING REVENUES	58,369.30	97,261.58	-38,892.28	-39.99	873,972.09	778,092.64	95,879.45	12.32
OPERATING EXPENSES								
Central Administration	61,080.98	34,385.00	-26,695.98	-77.64	508,138.31	275,080.00	-233,058.31	-84.72
Utilities	3,427.19	6,450.00	3,022.81	46.87	66,316.96	51,600.00	-14,716.96	-28.52
Maintenance Costs	29,446.96	51,630.00	22,183.04	42.97	502,011.22	413,040.00	-88,971.22	-21.54
Wages & Benefits Onsite	32,401.08	48,094.62	15,693.54	32.63	238,159.82	384,756.96	146,597.14	38.10
FSS Expense	69.01	1,550.00	1,480.99	95.55	1,658.01	12,400.00	10,741.99	86.63
General-Taxes, Insurance	1,057.01	1,450.00	392.99	27.10	7,844.80	11,600.00	3,755.20	32.37
Independent Audit Costs	4,563.95	833.33	-3,730.62	-447.68	9,373.02	6,666.64	-2,706.38	-40.60
Vendor, Lender, Professional & Other Fees	7,700.00	2,500.00	-5,200.00	-208.00	23,588.75	20,000.00	-3,588.75	-17.94
TOTAL OPERATING EXPENSES	139,746.18	146,892.95	7,146.77	4.87	1,357,090.89	1,175,143.60	-181,947.29	-15.48
PROFIT/LOSS AFTER OPERATING COSTS	-81,376.88	-49,631.37	-31,745.51	-63.96	-483,118.80	-397,050.96	-86,067.84	-21.68
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,980,898.86	1,917,575.31	63,323.55	3.30	12,511,332.45	15,340,602.48	-2,829,270.03	-18.44
Special Items	-43,337.20	-42,090.73	-1,246.47	-2.96	-277,053.90	-336,725.84	59,671.94	17.72
Investments/Interest Earnings	73,195.17	72,515.50	679.67	0.94	477,458.98	580,124.00	-102,665.02	-17.70
Depreciation	-18,717.40	-19,719.01	1,001.61	5.08	-167,416.39	-157,752.08	-9,664.31	-6.13
NET OPERATING INCOME (NOI)	1,910,662.55	1,878,649.70	32,012.85	1.70	12,061,202.34	15,029,197.60	-2,967,995.26	-19.75
Transfers In(Out)	0.00	0.00	0.00	0.00	5,849,796.07	0.00	-5,849,796.07	-100.00
YTD CHANGE TO NET ASSETS	-1,910,662.55	-1,878,649.70	32,012.85	1.70	-6,211,406.27	-15,029,197.60	-8,817,791.33	-58.67
ENDING NET POSITION	-1,910,662.55	-1,878,649.70	32,012.85	1.70	-6,211,406.27	-15,029,197.60	-8,817,791.33	-58.67



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = Aug 2025

Brookridge

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	703,230.47	692,808.99	10,421.48
Tenant Security Deposits	53,709.82	54,568.98	-859.16
Accounts Receivable Net	109,904.81	105,332.77	4,572.04
Accounts Receivable HUD	-2,455.00	-2,316.31	-138.69
Other Current Assets	4,271.11	2,563.68	1,707.43
Due from Intercompany	-716.74	-716.74	0.00
TOTAL CURRENT ASSETS	867,944.47	852,241.37	15,703.10
NON CURRENT ASSETS			
Capital Assets Net	992,589.80	1,003,723.89	-11,134.09
Other Non Current Assets	2,856.70	2,856.70	0.00
TOTAL NON CURRENT ASSETS	995,446.50	1,006,580.59	-11,134.09
TOTAL ASSETS	1,863,390.97	1,858,821.96	4,569.01
DEFERRED OUTFLOW OF RESOURCES	4,809.89	4,809.89	0.00
CURRENT LIABILITIES			
Accounts Payable	80.14	80.14	0.00
Accrued Payroll	26.26	26.26	0.00
Compensated Absences and Benefits	2,228.34	2,228.34	0.00
Security Deposits	57,540.60	52,765.60	4,775.00
Other Liabilities	6,907.13	6,907.13	0.00
Due to Intercompany	24,169.32	24,097.29	72.03
Unearned Revenue	31,340.53	31,397.53	-57.00
TOTAL CURRENT LIABILITIES	122,292.32	117,502.29	4,790.03
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	8,748.52	8,748.52	0.00
Compensated Absences and Benefits	328.29	328.29	0.00
TOTAL NONCURRENT LIABILITIES	9,076.81	9,076.81	0.00
DEFERRED INFLOWS OF RESOURCES	-489.48	-489.48	0.00
TOTAL NET POSITION	1,737,321.21	1,737,542.23	-221.02



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024
Brookridge

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	56,094.86	50,027.32	6,067.54	12.13	450,050.80	350,789.48	99,261.32	28.30
Other Tenant Revenue	9,005.00	5,470.00	3,535.00	64.63	54,208.00	58,135.68	-3,927.68	-6.76
HUD Subsidy	6,236.31	6,571.00	-334.69	-5.09	55,823.31	46,260.00	9,563.31	20.67
TOTAL OPERATING REVENUES	71,336.17	62,068.32	9,267.85	14.93	560,082.11	455,185.16	104,896.95	23.04
OPERATING EXPENSES								
Central Administration	23,719.46	12,423.14	-11,296.32	-90.93	160,073.89	108,909.27	-51,164.62	-46.98
Utilities	9,511.72	7,581.09	-1,930.63	-25.47	84,432.82	79,691.52	-4,741.30	-5.95
Maintenance Costs	14,986.86	7,628.88	-7,357.98	-96.45	104,169.28	146,343.43	42,174.15	28.82
Wages & Benefits Onsite	10,916.49	6,235.20	-4,681.29	-75.08	82,847.22	72,738.73	-10,108.49	-13.90
General-Taxes, Insurance	341.48	341.48	0.00	0.00	3,306.85	3,274.84	-32.01	-0.98
Independent Audit Costs	974.22	0.00	-974.22	-100.00	2,000.77	413.97	-1,586.80	-383.31
Vendor, Lender, Professional & Other Fees	0.00	1,292.32	1,292.32	100.00	0.00	9,046.24	9,046.24	100.00
TOTAL OPERATING EXPENSES	60,450.23	35,502.11	-24,948.12	-70.27	436,830.83	420,418.00	-16,412.83	-3.90
PROFIT/LOSS AFTER OPERATING COSTS	10,885.94	26,566.21	-15,680.27	-59.02	123,251.28	34,767.16	88,484.12	254.50
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	27.13	18.43	8.70	47.21	194.91	913.71	-718.80	-78.67
Depreciation	-11,134.09	-11,369.00	234.91	2.07	-89,772.34	-91,495.94	1,723.60	1.88
NET OPERATING INCOME (NOI)	-221.02	15,215.64	-15,436.66	-101.45	33,673.85	-55,815.07	89,488.92	160.33
YTD CHANGE TO NET ASSETS	221.02	-15,215.64	-15,436.66	-101.45	-33,673.85	55,815.07	89,488.92	160.33
ENDING NET POSITION	221.02	-15,215.64	-15,436.66	-101.45	-33,673.85	55,815.07	89,488.92	160.33



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = Aug 2025

Chateau Rainier

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,105,931.81	1,118,479.11	-12,547.30
Cash Restricted	761,699.19	741,594.70	20,104.49
Tenant Security Deposits	185,094.42	181,396.15	3,698.27
Accounts Receivable Net	233,781.72	251,272.60	-17,490.88
Accounts Receivable HUD	-843.95	1,370.01	-2,213.96
Other Current Assets	126,887.00	137,479.11	-10,592.11
Due from Intercompany	-2,613.99	-2,613.99	0.00
TOTAL CURRENT ASSETS	2,409,936.20	2,428,977.69	-19,041.49
NON CURRENT ASSETS			
Capital Assets Net	3,489,641.19	3,508,862.94	-19,221.75
Other Non Current Assets	8,438.98	8,438.98	0.00
TOTAL NON CURRENT ASSETS	3,498,080.17	3,517,301.92	-19,221.75
TOTAL ASSETS	5,908,016.37	5,946,279.61	-38,263.24
DEFERRED OUTFLOW OF RESOURCES	19,962.02	19,962.02	0.00
CURRENT LIABILITIES			
Accounts Payable	1.11	-124.63	125.74
Accrued Payroll	231.75	231.75	0.00
Compensated Absences and Benefits	12,855.99	12,855.99	0.00
Security Deposits	197,510.54	193,316.21	4,194.33
Accrued Interest Payable	41,221.21	41,221.21	0.00
Notes Payable - Current Position	75,690.96	94,392.14	-18,701.18
Other Liabilities	19,231.98	19,231.98	0.00
Due to Intercompany	87,418.63	87,177.95	240.68
Unearned Revenue	72,701.35	72,802.34	-100.99
TOTAL CURRENT LIABILITIES	506,863.52	521,104.94	-14,241.42
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	59,104.36	59,104.36	0.00
Compensated Absences and Benefits	1,893.87	1,893.87	0.00
Notes Payable Net of Current Portion	8,498,604.52	8,498,604.52	0.00
TOTAL NONCURRENT LIABILITIES	8,559,602.75	8,559,602.75	0.00
DEFERRED INFLOWS OF RESOURCES	249.89	249.89	0.00
TOTAL NET POSITION	-3,138,737.77	-3,114,715.95	-24,021.82



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024

Chateau Rainier

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	235,024.87	232,476.00	2,548.87	1.10	1,834,793.37	1,752,709.18	82,084.19	4.68
Other Tenant Revenue	34,039.62	32,975.84	1,063.78	3.23	295,660.76	273,926.85	21,733.91	7.93
HUD Subsidy	46,600.04	35,026.00	11,574.04	33.04	336,031.74	329,824.96	6,206.78	1.88
TOTAL OPERATING REVENUES	315,664.53	300,477.84	15,186.69	5.05	2,466,485.87	2,356,460.99	110,024.88	4.67
OPERATING EXPENSES								
Central Administration	88,492.27	46,540.56	-41,951.71	-90.14	585,049.50	406,720.97	-178,328.53	-43.85
Utilities	17,682.02	17,505.22	-176.80	-1.01	403,097.32	340,491.40	-62,605.92	-18.39
Maintenance Costs	126,065.77	34,493.22	-91,572.55	-265.48	392,031.47	394,020.59	1,989.12	0.50
Wages & Benefits Onsite	27,741.78	48,612.23	20,870.45	42.93	265,416.59	328,518.52	63,101.93	19.21
General-Taxes, Insurance	10,592.11	0.00	-10,592.11	-100.00	86,576.88	1,736.00	-84,840.88	-4,887.15
Independent Audit Costs	3,553.02	0.00	-3,553.02	-100.00	7,296.89	1,525.80	-5,771.09	-378.23
Vendor, Lender, Professional & Other Fees	-48.75	0.00	48.75	100.00	-48.75	251.07	299.82	119.42
TOTAL OPERATING EXPENSES	274,078.22	147,151.23	-126,926.99	-86.26	1,739,419.90	1,473,264.35	-266,155.55	-18.07
PROFIT/LOSS AFTER OPERATING COSTS	41,586.31	153,326.61	-111,740.30	-72.88	727,065.97	883,196.64	-156,130.67	-17.68
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	428.92	385.99	42.93	11.12	3,332.32	2,469.26	863.06	34.95
Depreciation	-25,506.75	-26,555.80	1,049.05	3.95	-206,211.00	-215,172.22	8,961.22	4.16
Interest Expense	-40,530.30	-41,557.04	1,026.74	2.47	-326,677.68	-292,547.84	-34,129.84	-11.67
NET OPERATING INCOME (NOI)	-24,021.82	85,599.76	-109,621.58	-128.06	197,509.61	377,945.84	-180,436.23	-47.74
YTD CHANGE TO NET ASSETS	24,021.82	-85,599.76	-109,621.58	-128.06	-197,509.61	-377,945.84	-180,436.23	-47.74
ENDING NET POSITION	24,021.82	-85,599.76	-109,621.58	-128.06	-197,509.61	-377,945.84	-180,436.23	-47.74



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Chateau Rainier

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	235,024.87	221,430.25	13,594.62	6.14	1,834,793.37	1,771,442.00	63,351.37	3.58
Other Tenant Revenue	34,039.62	29,033.32	5,006.30	17.24	295,660.76	232,266.56	63,394.20	27.29
HUD Subsidy	46,600.04	44,835.58	1,764.46	3.94	336,031.74	358,684.64	-22,652.90	-6.32
TOTAL OPERATING REVENUES	315,664.53	295,299.15	20,365.38	6.90	2,466,485.87	2,362,393.20	104,092.67	4.41
OPERATING EXPENSES								
Central Administration	88,492.27	5,545.82	-82,946.45	-1,495.66	585,049.50	44,366.56	-540,682.94	-1,218.67
Utilities	17,682.02	45,541.66	27,859.64	61.17	403,097.32	364,333.28	-38,764.04	-10.64
Maintenance Costs	126,065.77	37,421.69	-88,644.08	-236.88	392,031.47	299,373.52	-92,657.95	-30.95
Wages & Benefits Onsite	27,741.78	45,685.22	17,943.44	39.28	265,416.59	365,481.76	100,065.17	27.38
General-Taxes, Insurance	10,592.11	9,416.66	-1,175.45	-12.48	86,576.88	75,333.28	-11,243.60	-14.93
Independent Audit Costs	3,553.02	1,666.67	-1,886.35	-113.18	7,296.89	13,333.36	6,036.47	45.27
Vendor, Lender, Professional & Other Fees	-48.75	187.50	236.25	126.00	-48.75	1,500.00	1,548.75	103.25
TOTAL OPERATING EXPENSES	274,078.22	145,465.22	-128,613.00	-88.41	1,739,419.90	1,163,721.76	-575,698.14	-49.47
PROFIT/LOSS AFTER OPERATING COSTS	41,586.31	149,833.93	-108,247.62	-72.25	727,065.97	1,198,671.44	-471,605.47	-39.34
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	428.92	275.00	153.92	55.97	3,332.32	2,200.00	1,132.32	51.47
Depreciation	-25,506.75	-25,063.01	-443.74	-1.77	-206,211.00	-200,504.08	-5,706.92	-2.85
Interest Expense	-40,530.30	-35,833.33	-4,696.97	-13.11	-326,677.68	-286,666.64	-40,011.04	-13.96
NET OPERATING INCOME (NOI)	-24,021.82	89,212.59	-113,234.41	-126.93	197,509.61	713,700.72	-516,191.11	-72.33
YTD CHANGE TO NET ASSETS	24,021.82	-89,212.59	-113,234.41	-126.93	-197,509.61	-713,700.72	-516,191.11	-72.33
ENDING NET POSITION	24,021.82	-89,212.59	-113,234.41	-126.93	-197,509.61	-713,700.72	-516,191.11	-72.33



PIERCE COUNTY HOUSING AUTHORITY

Balance Sheet (With Period Change)

Period = Aug 2025

DeMark

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-600,560.43	-600,141.76	-418.67
Cash Restricted	99,168.93	92,942.02	6,226.91
Tenant Security Deposits	78,583.51	75,430.22	3,153.29
Accounts Receivable Net	110,932.02	110,249.75	682.27
Accounts Receivable HUD	-8,148.00	-7,561.00	-587.00
Other Current Assets	16,136.63	60,937.94	-44,801.31
Due from Intercompany	-980.25	-980.25	0.00
TOTAL CURRENT ASSETS	-304,867.59	-269,123.08	-35,744.51
NON CURRENT ASSETS			
Capital Assets Net	1,118,610.34	1,128,323.70	-9,713.36
Other Non Current Assets	2,881.47	2,881.47	0.00
TOTAL NON CURRENT ASSETS	1,121,491.81	1,131,205.17	-9,713.36
TOTAL ASSETS	816,624.22	862,082.09	-45,457.87
DEFERRED OUTFLOW OF RESOURCES	4,093.20	4,093.20	0.00
CURRENT LIABILITIES			
Accounts Payable	630.00	630.00	0.00
Accrued Payroll	283.59	283.59	0.00
Compensated Absences and Benefits	1,533.17	1,533.17	0.00
Security Deposits	75,538.34	75,988.34	-450.00
Accrued Interest Payable	13,070.14	13,070.14	0.00
Notes Payable - Current Position	23,999.54	29,929.18	-5,929.64
Other Liabilities	-5,002.18	-5,002.18	0.00
Due to Intercompany	32,882.61	32,792.53	90.08
Unearned Revenue	64,141.94	63,451.94	690.00
TOTAL CURRENT LIABILITIES	207,077.15	212,676.71	-5,599.56
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	18,982.77	18,982.77	0.00
Compensated Absences and Benefits	225.87	225.87	0.00
Notes Payable Net of Current Portion	2,694,679.99	2,694,679.99	0.00
TOTAL NONCURRENT LIABILITIES	2,713,888.63	2,713,888.63	0.00
DEFERRED INFLOWS OF RESOURCES	-723.71	-723.71	0.00
TOTAL NET POSITION	-2,099,524.65	-2,059,666.34	-39,858.31



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024

DeMark

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	52,281.92	62,315.78	-10,033.86	-16.10	473,199.47	443,847.68	29,351.79	6.61
Other Tenant Revenue	9,744.00	9,950.00	-206.00	-2.07	108,146.92	97,268.03	10,878.89	11.18
HUD Subsidy	39,389.00	30,555.00	8,834.00	28.91	307,607.99	272,914.00	34,693.99	12.71
TOTAL OPERATING REVENUES	101,414.92	102,820.78	-1,405.86	-1.37	888,954.38	814,029.71	74,924.67	9.20
OPERATING EXPENSES								
Central Administration	35,745.20	21,811.52	-13,933.68	-63.88	238,204.00	211,028.84	-27,175.16	-12.88
Utilities	15,247.74	14,314.17	-933.57	-6.52	116,022.35	108,365.79	-7,656.56	-7.07
Maintenance Costs	40,009.37	21,304.21	-18,705.16	-87.80	251,422.37	151,263.65	-100,158.72	-66.21
Wages & Benefits Onsite	20,658.16	13,564.67	-7,093.49	-52.29	147,167.87	115,779.83	-31,388.04	-27.11
General-Taxes, Insurance	6,000.31	0.00	-6,000.31	-100.00	48,577.48	543.00	-48,034.48	-8,846.13
Independent Audit Costs	1,332.38	0.00	-1,332.38	-100.00	2,736.33	625.73	-2,110.60	-337.30
Vendor, Lender, Professional & Other Fees	-214.63	1,292.32	1,506.95	116.61	10,123.93	9,046.24	-1,077.69	-11.91
TOTAL OPERATING EXPENSES	118,778.53	72,286.89	-46,491.64	-64.32	814,254.33	596,653.08	-217,601.25	-36.47
PROFIT/LOSS AFTER OPERATING COSTS	-17,363.61	30,533.89	-47,897.50	-156.87	74,700.05	217,376.63	-142,676.58	-65.64
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	69.73	73.20	-3.47	-4.74	611.20	418.19	193.01	46.15
Depreciation	-9,713.36	-10,390.77	677.41	6.52	-78,824.07	-86,547.00	7,722.93	8.92
Interest Expense	-12,851.07	-13,176.62	325.55	2.47	-103,580.75	-92,759.08	-10,821.67	-11.67
NET OPERATING INCOME (NOI)	-39,858.31	7,039.70	-46,898.01	-666.19	-107,093.57	38,488.74	-145,582.31	-378.25
YTD CHANGE TO NET ASSETS	39,858.31	-7,039.70	-46,898.01	-666.19	107,093.57	-38,488.74	-145,582.31	-378.25
ENDING NET POSITION	39,858.31	-7,039.70	-46,898.01	-666.19	107,093.57	-38,488.74	-145,582.31	-378.25



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

DeMark

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	52,281.92	58,554.67	-6,272.75	-10.71	473,199.47	468,437.36	4,762.11	1.02
Other Tenant Revenue	9,744.00	10,816.66	-1,072.66	-9.92	108,146.92	86,533.28	21,613.64	24.98
HUD Subsidy	39,389.00	32,679.42	6,709.58	20.53	307,607.99	261,435.36	46,172.63	17.66
TOTAL OPERATING REVENUES	101,414.92	102,050.75	-635.83	-0.62	888,954.38	816,406.00	72,548.38	8.89
OPERATING EXPENSES								
Central Administration	35,745.20	4,920.83	-30,824.37	-626.41	238,204.00	39,366.64	-198,837.36	-505.09
Utilities	15,247.74	12,458.32	-2,789.42	-22.39	116,022.35	99,666.56	-16,355.79	-16.41
Maintenance Costs	40,009.37	17,858.32	-22,151.05	-124.04	251,422.37	142,866.56	-108,555.81	-75.98
Wages & Benefits Onsite	20,658.16	17,802.24	-2,855.92	-16.04	147,167.87	142,417.92	-4,749.95	-3.34
General-Taxes, Insurance	6,000.31	3,229.17	-2,771.14	-85.82	48,577.48	25,833.36	-22,744.12	-88.04
Independent Audit Costs	1,332.38	583.33	-749.05	-128.41	2,736.33	4,666.64	1,930.31	41.36
Vendor, Lender, Professional & Other Fees	-214.63	1,083.33	1,297.96	119.81	10,123.93	8,666.64	-1,457.29	-16.81
TOTAL OPERATING EXPENSES	118,778.53	57,935.54	-60,842.99	-105.02	814,254.33	463,484.32	-350,770.01	-75.68
PROFIT/LOSS AFTER OPERATING COSTS	-17,363.61	44,115.21	-61,478.82	-139.36	74,700.05	352,921.68	-278,221.63	-78.83
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	69.73	50.42	19.31	38.30	611.20	403.36	207.84	51.53
Depreciation	-9,713.36	-10,414.25	700.89	6.73	-78,824.07	-83,314.00	4,489.93	5.39
Interest Expense	-12,851.07	-11,458.33	-1,392.74	-12.15	-103,580.75	-91,666.64	-11,914.11	-13.00
NET OPERATING INCOME (NOI)	-39,858.31	22,293.05	-62,151.36	-278.79	-107,093.57	178,344.40	-285,437.97	-160.05
YTD CHANGE TO NET ASSETS	39,858.31	-22,293.05	-62,151.36	-278.79	107,093.57	-178,344.40	-285,437.97	-160.05
ENDING NET POSITION	39,858.31	-22,293.05	-62,151.36	-278.79	107,093.57	-178,344.40	-285,437.97	-160.05



**PIERCE COUNTY HOUSING AUTHORITY
Balance Sheet (With Period Change)**

Period = Aug 2025

Hidden Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-24,570.67	-30,818.19	6,247.52
Tenant Security Deposits	16,288.26	15,386.23	902.03
Accounts Receivable Net	4,139.84	6,716.84	-2,577.00
Accounts Receivable HUD	-280.00	26.00	-306.00
Other Current Assets	2,791.42	1,770.41	1,021.01
Due from Intercompany	-316.21	-316.21	0.00
TOTAL CURRENT ASSETS	-1,947.36	-7,234.92	5,287.56
NON CURRENT ASSETS			
Capital Assets Net	171,636.66	177,039.24	-5,402.58
Other Non Current Assets	629.77	629.77	0.00
TOTAL NON CURRENT ASSETS	172,266.43	177,669.01	-5,402.58
TOTAL ASSETS	170,319.07	170,434.09	-115.02
DEFERRED OUTFLOW OF RESOURCES	647.06	647.06	0.00
CURRENT LIABILITIES			
Accrued Payroll	7.82	7.82	0.00
Security Deposits	15,900.00	15,900.00	0.00
Other Liabilities	2,876.63	2,876.63	0.00
Due to Intercompany	10,715.17	10,682.80	32.37
Unearned Revenue	3,339.94	3,184.94	155.00
TOTAL CURRENT LIABILITIES	32,839.56	32,652.19	187.37
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	-983.80	-983.80	0.00
TOTAL NONCURRENT LIABILITIES	-983.80	-983.80	0.00
DEFERRED INFLOWS OF RESOURCES	-228.71	-228.71	0.00
TOTAL NET POSITION	139,339.08	139,641.47	-302.39



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
August 2025 and August 2024
Hidden Village

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	19,199.00	20,457.00	-1,258.00	-6.15	153,271.95	128,629.01	24,642.94	19.16
Other Tenant Revenue	1,750.00	1,820.00	-70.00	-3.85	18,506.50	14,988.04	3,518.46	23.48
HUD Subsidy	4,201.00	3,993.00	208.00	5.21	28,998.00	32,920.00	-3,922.00	-11.91
TOTAL OPERATING REVENUES	25,150.00	26,270.00	-1,120.00	-4.26	200,776.45	176,537.05	24,239.40	13.73
OPERATING EXPENSES								
Central Administration	9,845.64	6,049.68	-3,795.96	-62.75	71,345.99	53,298.84	-18,047.15	-33.86
Utilities	4,809.43	2,842.84	-1,966.59	-69.18	30,832.64	30,933.50	100.86	0.33
Maintenance Costs	3,358.94	1,456.45	-1,902.49	-130.63	19,635.81	37,528.37	17,892.56	47.68
Wages & Benefits Onsite	1,413.77	0.00	-1,413.77	-100.00	11,521.36	17,546.01	6,024.65	34.34
General-Taxes, Insurance	204.20	204.20	0.00	0.00	1,633.60	1,847.41	213.81	11.57
Independent Audit Costs	429.80	0.00	-429.80	-100.00	882.69	191.79	-690.90	-360.24
TOTAL OPERATING EXPENSES	20,061.78	10,553.17	-9,508.61	-90.10	135,852.09	141,345.92	5,493.83	3.89
PROFIT/LOSS AFTER OPERATING COSTS	5,088.22	15,716.83	-10,628.61	-67.63	64,924.36	35,191.13	29,733.23	84.49
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	11.97	8.13	3.84	47.23	85.96	15.52	70.44	453.87
Depreciation	-5,402.58	-5,463.49	60.91	1.11	-43,301.40	-44,076.63	775.23	1.76
NET OPERATING INCOME (NOI)	-302.39	10,261.47	-10,563.86	-102.95	21,708.92	-8,869.98	30,578.90	344.75
YTD CHANGE TO NET ASSETS	302.39	-10,261.47	-10,563.86	-102.95	-21,708.92	8,869.98	30,578.90	344.75
ENDING NET POSITION	302.39	-10,261.47	-10,563.86	-102.95	-21,708.92	8,869.98	30,578.90	344.75



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Aug-25

Hidden Village

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	19,199.00	17,099.67	2,099.33	12.28	153,271.95	136,797.36	16,474.59	12.04
Other Tenant Revenue	1,750.00	1,750.01	-0.01	0.00	18,506.50	14,000.08	4,506.42	32.19
HUD Subsidy	4,201.00	3,796.58	404.42	10.65	28,998.00	30,372.64	-1,374.64	-4.53
TOTAL OPERATING REVENUES	25,150.00	22,646.26	2,503.74	11.06	200,776.45	181,170.08	19,606.37	10.82
OPERATING EXPENSES								
Central Administration	9,845.64	518.51	-9,327.13	-1,798.83	71,345.99	4,148.08	-67,197.91	-1,619.98
Utilities	4,809.43	3,291.67	-1,517.76	-46.11	30,832.64	26,333.36	-4,499.28	-17.09
Maintenance Costs	3,358.94	3,800.00	441.06	11.61	19,635.81	30,400.00	10,764.19	35.41
Wages & Benefits Onsite	1,413.77	3,217.27	1,803.50	56.06	11,521.36	25,738.16	14,216.80	55.24
General-Taxes, Insurance	204.20	195.83	-8.37	-4.27	1,633.60	1,566.64	-66.96	-4.27
Independent Audit Costs	429.80	208.33	-221.47	-106.31	882.69	1,666.64	783.95	47.04
TOTAL OPERATING EXPENSES	20,061.78	11,231.61	-8,830.17	-78.62	135,852.09	89,852.88	-45,999.21	-51.19
PROFIT/LOSS AFTER OPERATING COSTS	5,088.22	11,414.65	-6,326.43	-55.42	64,924.36	91,317.20	-26,392.84	-28.90
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	11.97	4.17	7.80	187.05	85.96	33.36	52.60	157.67
Depreciation	-5,402.58	-5,233.63	-168.95	-3.23	-43,301.40	-41,869.04	-1,432.36	-3.42
NET OPERATING INCOME (NOI)	-302.39	6,185.19	-6,487.58	-104.89	21,708.92	49,481.52	-27,772.60	-56.13
YTD CHANGE TO NET ASSETS	302.39	-6,185.19	-6,487.58	-104.89	-21,708.92	-49,481.52	-27,772.60	-56.13
ENDING NET POSITION	302.39	-6,185.19	-6,487.58	-104.89	-21,708.92	-49,481.52	-27,772.60	-56.13



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = Aug 2025

Lakewood Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,012,183.83	994,234.48	17,949.35
Cash Restricted	202,065.43	194,150.27	7,915.16
Tenant Security Deposits	103,333.98	103,048.78	285.20
Accounts Receivable Net	33,737.42	38,039.19	-4,301.77
Accounts Receivable HUD	-1,184.42	4,191.58	-5,376.00
Other Current Assets	52,218.70	59,659.03	-7,440.33
Due from Intercompany	-1,433.48	-1,433.48	0.00
TOTAL CURRENT ASSETS	1,400,921.46	1,391,889.85	9,031.61
NON CURRENT ASSETS			
Capital Assets Net	3,250,082.21	3,272,738.81	-22,656.60
Other Non Current Assets	2,256.65	2,256.65	0.00
TOTAL NON CURRENT ASSETS	3,252,338.86	3,274,995.46	-22,656.60
TOTAL ASSETS	4,653,260.32	4,666,885.31	-13,624.99
DEFERRED OUTFLOW OF RESOURCES	7,053.19	7,053.19	0.00
CURRENT LIABILITIES			
Accounts Payable	-1,271.63	-1,806.22	534.59
Accrued Payroll	74.19	74.19	0.00
Compensated Absences and Benefits	2,732.58	2,732.58	0.00
Security Deposits	118,781.86	118,656.86	125.00
Accrued Interest Payable	18,168.37	18,168.37	0.00
Notes Payable - Current Position	33,361.05	41,603.66	-8,242.61
Other Liabilities	3,659.93	3,659.93	0.00
Due to Intercompany	48,297.46	48,158.18	139.28
Unearned Revenue	27,176.15	25,886.92	1,289.23
TOTAL CURRENT LIABILITIES	250,979.96	257,134.47	-6,154.51
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	51,060.65	51,060.65	0.00
Compensated Absences and Benefits	402.54	402.54	0.00
Notes Payable Net of Current Portion	3,745,785.49	3,745,785.49	0.00
TOTAL NONCURRENT LIABILITIES	3,797,248.68	3,797,248.68	0.00
DEFERRED INFLOWS OF RESOURCES	564.65	564.65	0.00
TOTAL NET POSITION	611,520.22	618,990.70	-7,470.48



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

August 2025 and August 2024
 Lakewood Village

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	104,538.50	101,148.00	3,390.50	3.35	851,717.83	715,920.86	135,796.97	18.97
Other Tenant Revenue	14,790.49	19,160.00	-4,369.51	-22.81	158,060.42	160,930.91	-2,870.49	-1.78
HUD Subsidy	57,163.00	62,470.00	-5,307.00	-8.50	478,795.00	479,163.00	-368.00	-0.08
TOTAL OPERATING REVENUES	176,491.99	182,778.00	-6,286.01	-3.44	1,488,573.25	1,356,014.77	132,558.48	9.78
OPERATING EXPENSES								
Central Administration	44,068.87	36,197.38	-7,871.49	-21.75	322,562.95	291,964.22	-30,598.73	-10.48
Utilities	34,683.24	29,501.41	-5,181.83	-17.56	222,343.42	199,402.18	-22,941.24	-11.51
Maintenance Costs	25,108.54	24,502.31	-606.23	-2.47	130,772.52	233,284.59	102,512.07	43.94
Wages & Benefits Onsite	29,082.35	40,276.25	11,193.90	27.79	255,354.91	268,667.51	13,312.60	4.96
General-Taxes, Insurance	7,440.33	0.00	-7,440.33	-100.00	60,097.64	543.00	-59,554.64	-10,967.71
Independent Audit Costs	2,331.43	0.00	-2,331.43	-100.00	4,384.50	944.78	-3,439.72	-364.08
Vendor, Lender, Professional & Other Fees	845.15	1,535.31	690.16	44.95	11,061.65	9,438.09	-1,623.56	-17.20
TOTAL OPERATING EXPENSES	143,559.91	132,012.66	-11,547.25	-8.75	1,006,577.59	1,004,244.37	-2,333.22	-0.23
PROFIT/LOSS AFTER OPERATING COSTS	32,932.08	50,765.34	-17,833.26	-35.13	481,995.66	351,770.40	130,225.26	37.02
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	0.00	0.00	0.00	0.00	0.00	-67.66	67.66	100.00
Investments/Interest Earnings	117.89	108.45	9.44	8.70	918.90	622.43	296.47	47.63
Depreciation	-22,656.60	-23,331.63	675.03	2.89	-181,951.44	-189,626.05	7,674.61	4.05
Interest Expense	-17,863.85	-18,316.39	452.54	2.47	-143,984.17	-128,941.35	-15,042.82	-11.67
NET OPERATING INCOME (NOI)	-7,470.48	9,225.77	-16,696.25	-180.97	156,978.95	33,757.77	123,221.18	365.02
YTD CHANGE TO NET ASSETS	7,470.48	-9,225.77	-16,696.25	-180.97	-156,978.95	-33,757.77	123,221.18	365.02
ENDING NET POSITION	7,470.48	-9,225.77	-16,696.25	-180.97	-156,978.95	-33,757.77	123,221.18	365.02



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Lakewood Village

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	104,538.50	92,777.66	11,760.84	12.68	851,717.83	742,221.28	109,496.55	14.75
Other Tenant Revenue	14,790.49	17,433.33	-2,642.84	-15.16	158,060.42	139,466.64	18,593.78	13.33
HUD Subsidy	57,163.00	59,923.33	-2,760.33	-4.61	478,795.00	479,386.64	-591.64	-0.12
TOTAL OPERATING REVENUES	176,491.99	170,134.32	6,357.67	3.74	1,488,573.25	1,361,074.56	127,498.69	9.37
OPERATING EXPENSES								
Central Administration	44,068.87	2,062.50	42,006.37	-2,036.67	322,562.95	16,500.00	306,062.95	-1,854.93
Utilities	34,683.24	21,375.00	13,308.24	-62.26	222,343.42	171,000.00	-51,343.42	-30.03
Maintenance Costs	25,108.54	22,429.16	-2,679.38	-11.95	130,772.52	179,433.28	48,660.76	27.12
Wages & Benefits Onsite	29,082.35	29,169.90	87.55	0.30	255,354.91	233,359.20	-21,995.71	-9.43
General-Taxes, Insurance	7,440.33	3,291.67	-4,148.66	-126.04	60,097.64	26,333.36	-33,764.28	-128.22
Independent Audit Costs	2,331.43	833.33	-1,498.10	-179.77	4,384.50	6,666.64	2,282.14	34.23
Vendor, Lender, Professional & Other Fees	845.15	1,095.83	250.68	22.88	11,061.65	8,766.64	-2,295.01	-26.18
TOTAL OPERATING EXPENSES	143,559.91	80,257.39	63,302.52	-78.87	1,006,577.59	642,059.12	364,518.47	-56.77
PROFIT/LOSS AFTER OPERATING COSTS	32,932.08	89,876.93	56,944.85	-63.36	481,995.66	719,015.44	237,019.78	-32.96
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	117.89	70.83	47.06	66.44	918.90	566.64	352.26	62.17
Depreciation	-22,656.60	-21,855.79	-800.81	-3.66	-181,951.44	-174,846.32	-7,105.12	-4.06
Interest Expense	-17,863.85	-15,625.00	-2,238.85	-14.33	-143,984.17	-125,000.00	-18,984.17	-15.19
NET OPERATING INCOME (NOI)	-7,470.48	52,466.97	59,937.45	-114.24	156,978.95	419,735.76	262,756.81	-62.60
YTD CHANGE TO NET ASSETS	7,470.48	-52,466.97	59,937.45	-114.24	-156,978.95	-419,735.76	262,756.81	-62.60
ENDING NET POSITION	7,470.48	-52,466.97	59,937.45	-114.24	-156,978.95	-419,735.76	262,756.81	-62.60



PIERCE COUNTY HOUSING AUTHORITY
Balance Sheet (With Period Change)

Period = Aug 2025

Montgrove

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	222,932.49	237,031.83	-14,099.34
Tenant Security Deposits	8,747.37	8,870.21	-122.84
Accounts Receivable Net	1,190.58	2,584.05	-1,393.47
Accounts Receivable HUD	4,115.00	2,598.00	1,517.00
Other Current Assets	446.12	104.18	341.94
Due from Intercompany	-337.29	-337.29	0.00
TOTAL CURRENT ASSETS	237,094.27	250,850.98	-13,756.71
NON CURRENT ASSETS			
Capital Assets Net	172,127.74	174,425.40	-2,297.66
Other Non Current Assets	634.46	634.46	0.00
TOTAL NON CURRENT ASSETS	172,762.20	175,059.86	-2,297.66
TOTAL ASSETS	409,856.47	425,910.84	-16,054.37
DEFERRED OUTFLOW OF RESOURCES	713.89	713.89	0.00
CURRENT LIABILITIES			
Accounts Payable	-344.00	-472.01	128.01
Accrued Payroll	7.80	7.80	0.00
Security Deposits	11,585.25	11,593.59	-8.34
Other Liabilities	1,846.16	1,846.16	0.00
Due to Intercompany	11,094.67	11,066.50	28.17
Unearned Revenue	9,080.39	9,834.39	-754.00
TOTAL CURRENT LIABILITIES	33,270.27	33,876.43	-606.16
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	-455.55	-455.55	0.00
Notes Payable Net of Current Portion	65,000.00	65,000.00	0.00
TOTAL NONCURRENT LIABILITIES	64,544.45	64,544.45	0.00
DEFERRED INFLOWS OF RESOURCES	-212.59	-212.59	0.00
TOTAL NET POSITION	312,968.23	328,416.44	-15,448.21



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

August 2025 and August 2024
Montgrove

Description	Aug-25	Aug-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,249.00	7,783.00	-534.00	-6.86	66,159.78	53,924.58	12,235.20	22.69
Other Tenant Revenue	-40.00	0.00	-40.00	-100.00	1,381.50	248.71	1,132.79	455.47
HUD Subsidy	12,735.00	11,817.00	918.00	7.77	90,958.00	87,002.00	3,956.00	4.55
TOTAL OPERATING REVENUES	19,944.00	19,600.00	344.00	1.76	158,499.28	141,175.29	17,323.99	12.27
OPERATING EXPENSES								
Central Administration	9,970.04	6,295.93	-3,674.11	-58.36	70,973.37	56,254.60	-14,718.77	-26.16
Utilities	3,080.35	2,259.48	-820.87	-36.33	25,261.67	23,721.65	-1,540.02	-6.49
Maintenance Costs	18,328.06	2,030.68	-16,297.38	-802.56	45,522.80	25,832.91	-19,689.89	-76.22
Wages & Benefits Onsite	1,202.02	0.00	-1,202.02	-100.00	8,561.20	15,590.76	7,029.56	45.09
General-Taxes, Insurance	68.39	68.39	0.00	0.00	547.12	634.25	87.13	13.74
Independent Audit Costs	458.45	0.00	-458.45	-100.00	941.52	199.38	-742.14	-372.22
TOTAL OPERATING EXPENSES	33,107.31	10,654.48	-22,452.83	-210.74	151,807.68	122,233.55	-29,574.13	-24.19
PROFIT/LOSS AFTER OPERATING COSTS	-13,163.31	8,945.52	-22,108.83	-247.15	6,691.60	18,941.74	-12,250.14	-64.67
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12.76	8.67	4.09	47.17	91.68	16.55	75.13	453.96
Depreciation	-2,297.66	-2,311.38	13.72	0.59	-18,435.38	-18,683.18	247.80	1.33
NET OPERATING INCOME (NOI)	15,448.21	6,642.81	-22,091.02	-332.56	-11,652.10	275.11	-11,927.21	-4,335.43
YTD CHANGE TO NET ASSETS	15,448.21	-6,642.81	-22,091.02	-332.56	11,652.10	-275.11	-11,927.21	-4,335.43
ENDING NET POSITION	15,448.21	-6,642.81	-22,091.02	-332.56	11,652.10	-275.11	-11,927.21	-4,335.43



PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Aug-25

Montgrove

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,249.00	6,705.17	543.83	8.11	66,159.78	53,641.36	12,518.42	23.34
Other Tenant Revenue	-40.00	112.50	-152.50	-135.56	1,381.50	900.00	481.50	53.50
HUD Subsidy	12,735.00	11,271.58	1,463.42	12.98	90,958.00	90,172.64	785.36	0.87
TOTAL OPERATING REVENUES	19,944.00	18,089.25	1,854.75	10.25	158,499.28	144,714.00	13,785.28	9.53
OPERATING EXPENSES								
Central Administration	9,970.04	420.83	-9,549.21	-2,269.14	70,973.37	3,366.64	-67,606.73	-2,008.14
Utilities	3,080.35	2,437.50	-642.85	-26.37	25,261.67	19,500.00	-5,761.67	-29.55
Maintenance Costs	18,328.06	2,410.83	-15,917.23	-660.24	45,522.80	19,286.64	-26,236.16	-136.03
Wages & Benefits Onsite	1,202.02	3,217.27	2,015.25	62.64	8,561.20	25,738.16	17,176.96	66.74
General-Taxes, Insurance	68.39	64.58	-3.81	-5.90	547.12	516.64	-30.48	-5.90
Independent Audit Costs	458.45	208.33	-250.12	-120.06	941.52	1,666.64	725.12	43.51
TOTAL OPERATING EXPENSES	33,107.31	8,759.34	-24,347.97	-277.97	151,807.68	70,074.72	-81,732.96	-116.64
PROFIT/LOSS AFTER OPERATING COSTS	-13,163.31	9,329.91	-22,493.22	-241.09	6,691.60	74,639.28	-67,947.68	-91.03
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12.76	3.33	9.43	283.18	91.68	26.64	65.04	244.14
Depreciation	-2,297.66	-2,216.97	-80.69	-3.64	-18,435.38	-17,735.76	-699.62	-3.94
NET OPERATING INCOME (NOI)	-15,448.21	7,116.27	-22,564.48	-317.08	-11,652.10	56,930.16	-68,582.26	-120.47
YTD CHANGE TO NET ASSETS	15,448.21	-7,116.27	-22,564.48	-317.08	11,652.10	-56,930.16	-68,582.26	-120.47
ENDING NET POSITION	15,448.21	-7,116.27	-22,564.48	-317.08	11,652.10	-56,930.16	-68,582.26	-120.47





HOUSING PIERCE COUNTY

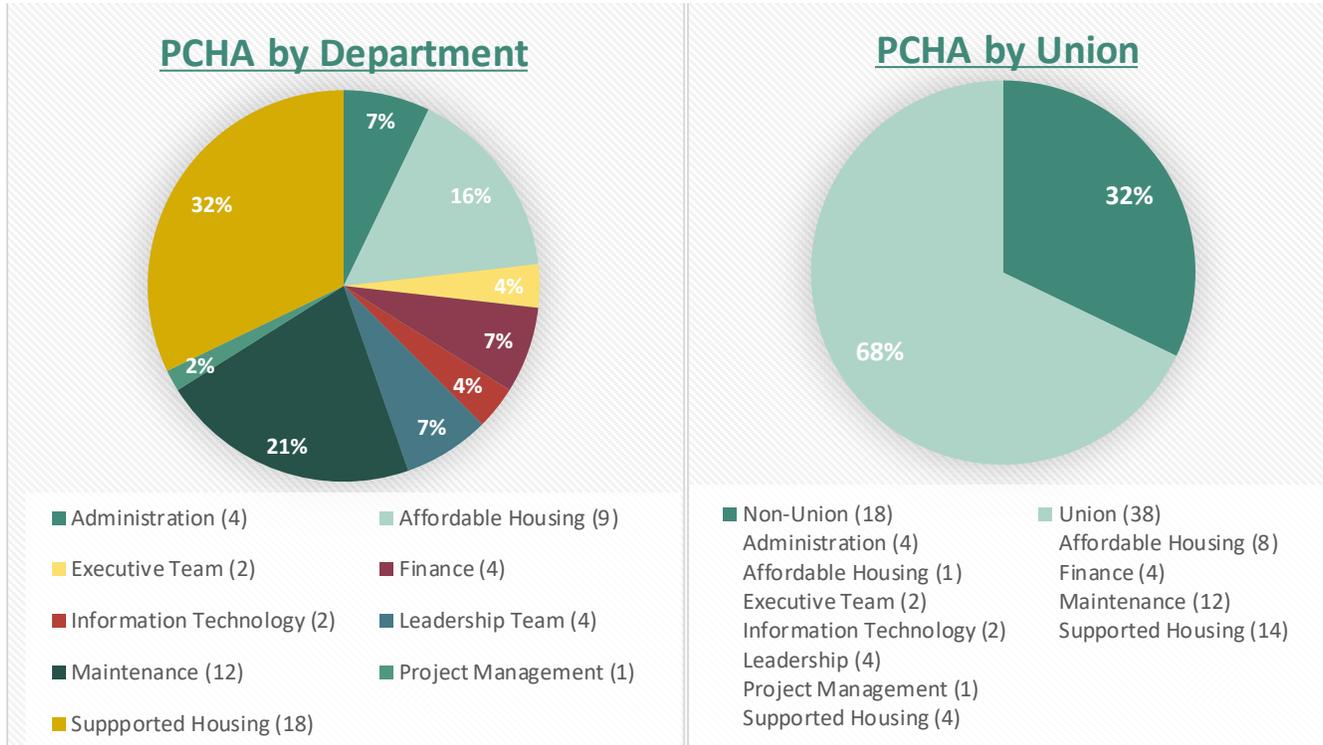
11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

HUMAN RESOURCES REPORT

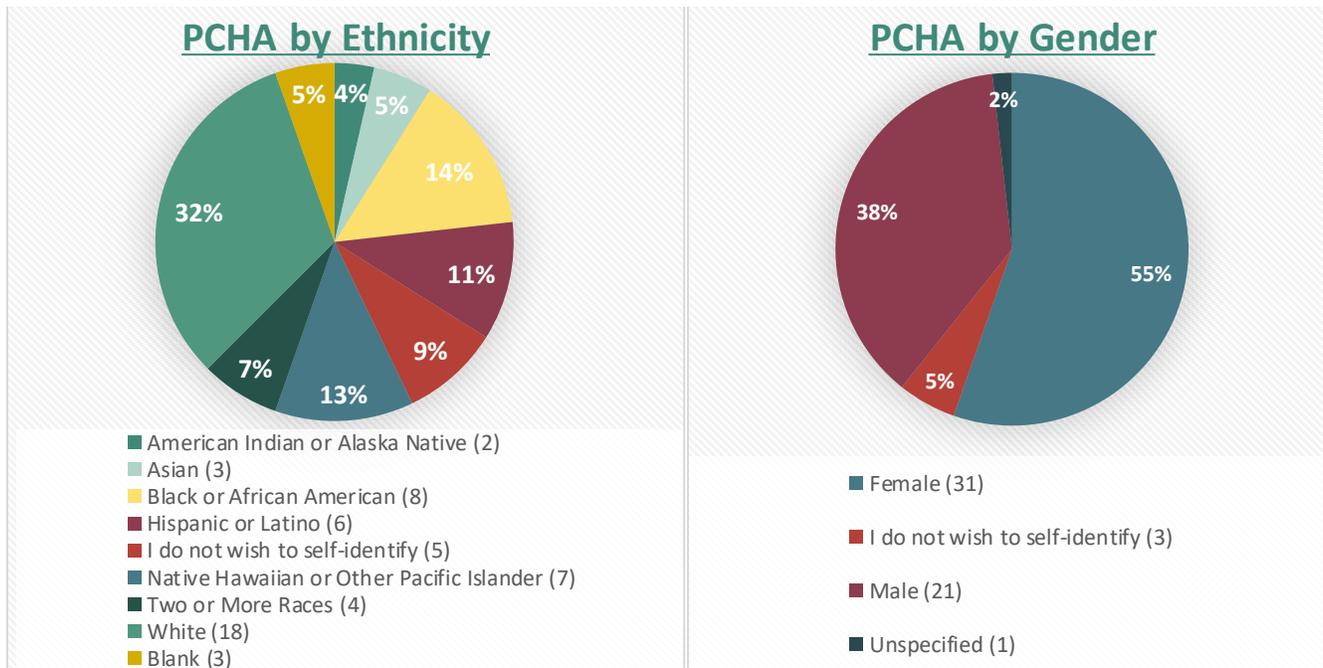
Ney Calhoun | HR Manager

PCHA PERSONNEL BREAKDOWN

➤ Total Headcount: Fifty- Six (56) Employees



DIVERSITY METRICS





EMPLOYEE RECRUITMENT

➤ New Hires

<u>Job Title</u>	<u>Department</u>	<u>Hire Date</u>
Housing Specialist	Erika David	09/15/2025

➤ 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			

➤ Vacancies

<u>Job Title</u>	<u>Department</u>
Maintenance Specialist	Maintenance
Housing Choice Voucher (HCV) Manager	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 → **Completed**
 - Step 2: Review & Approval by Third Party Law Firm – Gordon Thomas Honeywell → **In progress**
 - 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 CBA sanctioned 3% COLA & 4% retention bonus), involuntary/voluntary separations, lateral changes, new hires, promotions, demotions, 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 and promoting transparency by creating a more trusting and accountable environment for employees.
- PCHA has begun to implement an annual training calendar through our insurance carrier HAI Group. HAI Group Online Training offers on-demand training and certification programs developed specifically for housing professionals including public housing management, asset management, HCV, finance, HR, customer service, maintenance, and leadership. Research shows that professional development training has a significant positive effect on employee productivity, retention, and overall organizational performance.
- 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. Improve employee retention by increasing employee engagement, creating a positive work environment, offering opportunities for growth, and providing support.





MAINTENANCE REPORT

Victor Lovelace | *Director of Maintenance*

STAFF PROJECTS

1. Brookridge Apartments (69 units)
 - a. 7310A, 7310D, 7312D, 7318C and 7346C were completed to make ready status.
 - b. 4 work orders were completed this month.

2. Chateau Rainer Apartments (248 units)
 - a. E101, E204, and P106 were completed to make ready status.
 - b. F303 received repairs due to a water leak which included sections of sheetrock, mud, texture, primer and painting, installation of new cove base and reinstalling doors.
 - c. About 49 work orders were completed this month.

3. Demark Apartments (93 units)
 - a. A201 was completed to make ready status.
 - b. 6 work orders were completed this month.

4. Lakewood Village Apartments (136 units)
 - a. C206, E201, and F304 were completed to make ready status.
 - b. About 22 work orders were completed this month.

5. LIPH (Low Income Public Housing)
 - a. 31 was completed to make ready status.
 - b. 1 work order was completed this month.

6. Orting Apartments
 - a. 203 and 208 were completed to make ready status.
 - b. 2 work orders were completed this month.

TRAINING AND DEVELOPMENT

This month's safety meeting will cover "Safe Driving" which will explain safe driving techniques, stopping distances, distracted driving, and the importance of vehicle inspections.





POLICY AND STRATEGY REPORT

Riley Guerrero | *Policy and Strategy Manager*

PROCUREMENT ACTIVITY

Project Title	Project Code	Project Status	Est. Project Closeout
On Call Listings: Various	Various	Awaiting priority feedback.	Various
Pest Control Call Sheet	MNT-25-02	Feedback received from Affordable Housing Staff, configuring for new software	10/31/2025
Landscaping Solicitation	MNT-25-03	Under Construction. Received feedback from Maintenance Department, awaiting feedback from Affordable Housing.	10/31/2025
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.	N/A
General Cleaning Services Call Sheet	AH-25-01	Awaiting Priority feedback	06/30/2025

PCHA is implementing its procurement software and will have an updated procedure ready by the time of the Board Meeting. An updated policy has been delayed by the implementation and proactive work on the PRR policy and will be included by October Board Meeting.

POLICY AND PROCEDURE

- Procurement Policy and Procedure Revision
 - PCHA is working to review and update its procurement policy and procedure to simplify and standardize various aspects of the procurement process, as well as incorporate recent best practices and Build America Buy America requirements. Policy and Procedure packet to come before Board in October Resolution. Delay due to P&S illness and unrelated legal matter.
- Work with IT on various process improvements
 - Network Server/Filetree
 - Website Revision
 - Budget and 2025 IT Plan – sent to Executive for various revisions and improvements.

GRANT ACTIVITY

- Pierce County Affordable Housing NOFA 2024
 - AWARDED! PCHA has been granted \$892,857 for the purchase of Hidden Firs!
 - PCHA is currently processing the legal award with Pierce County.
- Pierce County Affordable Housing NOFA 2025
 - AWARDED! PCHA has been awarded \$5,000,000 for the pre-development costs and development costs associated with Chateau Rainier’s rehabilitation. Chateau Rainier placed 2nd out of the 10 proposals submitted for this NOFA. Joint Submission between HPC and Brawner.





- PCHA was not granted funding related to its second application for Tahoma View Apartments. The response placed 5th out of the 10 proposals submitted for this NOFA, with proposals 1-3 receiving full funding and 4 receiving partial funding of \$66k (all remaining in funding pool). HPC has noted the areas of weakness in this proposal and will account in future proposals.
- HUD Mobility Grant
 - PCHA has submitted its interim report and is planning to begin survey phase 2 and focus groups in coming weeks. PCHA also plans to create a research report which it will submit for publication following the development of the policy.
- HAI Group 2025 Loss Prevention Grant
 - PCHA has submitted its mailboxes at CR and several other sites 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

- HPC has received three quotes for signage and is awaiting a revision from one vendor for final selection.
- Digital repositioning anticipated in September-October.

ACQUISITION/DEVELOPMENT

CHATEAU RAINIER APARTMENTS

Ancestor	Task Category	Primary	Finish	Status
New Tax Exempt Debt	Tax Exempt Bonds	Resubmit AWWHA Form for Chateau Rainier	07/31/25	◆
Construction	Construction Milestones	Distribute RFP for Construction and Design Services	08/15/25	▲
Real Estate Transaction Management	Building and Land Appraisal and Market Study	Finalize Appraisal and Market Study	08/29/25	●
Construction	Construction Milestones	Finalize Owners Program	09/10/25	▲
Construction	Construction Milestones	Select Construction & Design Team	09/24/25	●
Environmental	Phase II EIS	Phase II Complete Determine Next Steps	10/03/25	●
Subsidy	HAP Contract Assignment	Monitor implementation of PBV rent increases	11/07/25	●
New Tax Exempt Debt	Procurement	Determine Private Placement or Agency Debt	12/25/25	●
Property Management	Management Procurement	Select Management Company	02/09/26	●
New Tax Exempt Debt	Procurement	RFP for Lender	02/12/26	●
Equity	Investor Procurement	RFP For Investor	02/27/26	●
New Tax Exempt Debt	Procurement	Execute Lender Term Sheet	03/18/26	●
Equity	Investor Procurement	Execute Investor Acceptance document or Term Sheet	03/18/26	●
Relocation	Relocation Milestones	Meetings with residents to discuss relocation approach and project update	03/27/26	●
Real Estate Transaction Management	Due Diligence Set-Up	Set-up Lender/Investor Kick-off Call	03/31/26	●
Equity	Tax Credit Application	Tax Credit/Bond Application and Exhibits Submitted	04/01/26	●
Relocation	Relocation Milestones	Intake meetings with residents	04/03/26	●
Real Estate Transaction Management	Insurance	Determine Broker for Builder's Risk and Property Liability/Umbrella	04/14/26	●





Relocation	Relocation Milestones	Resident Income analysis	05/08/26	●
Construction	Construction Milestones	General Contractor begins subcontractor bidding	05/26/26	●
Construction	Construction Milestones	Building Permit Submission	05/29/26	●
Construction	Construction Milestones	First Draft of Construction/Architectural Contracts	06/30/26	●
New Tax Exempt Debt	Tax Exempt Bonds	TEFRA Hearing	07/01/26	●
Equity	Tax Credit Application	LIHTC Award/Allocation Letter from Credit Issuing Agency (4% LIHTC 42M)	07/21/26	●
Subsidy	Section 8	SLR Approved	07/22/26	●
Subsidy	HAP Contract Assignment	Final Assignment and Renewal of existing HAP contract	08/03/26	●
New Tax Exempt Debt	Lender Underwriting	Lender Committee Approval	08/05/26	●
Equity	Equity Deal Structure	Equity Committee Approval	08/12/26	●
Subsidy	Section 8	Final HAP Contract and Exhibits	08/18/26	●
Real Estate Transaction Management	Insurance	Final Bound Policies (BR and Property Liability/Umbrella)	08/27/26	●
Closing	Financial Closing Tasks	Final Project Costs	08/31/26	●
Construction	Construction Milestones	Construction Contract Execution	09/04/26	●
Closing	Transaction Management Closing Tasks	Pre-Closing/Signing	09/14/26	●
Closing	Transaction Management Closing Tasks	Actual Closing Date	09/18/26	●
Construction	Construction Milestones	Issue Notice to Proceed	09/25/26	●

TAHOMA VIEW APARTMENTS

Category	Item	Description	Finish	Status
Due Diligence	Appraisal	Appraisal has been completed.		●
Due Diligence	Capital Needs Assessment	CNA has been completed.		●
External Approval	DOC Approval	DOC approval pending.		▲
External Approval	WSHFC Approval	WSHFC approval has been completed.		●
Due Diligence	Environmental Review	Under County Review	9/30/25	▲
External Approval	Admin Plan Review	After passage of Admin Plan/ER, will go to NanMckay.	10/15/25	▲
External Approval	SAC Office Approval	After passage of Nan McKay, will go to SAC Office.	11/30/25	▲
Acquisition	Financing Secured	Will use S18 for down cost and non-S18 for loans	11/30/25	▲
Acquisition	Management Secured	RFP for CR/TV Management under construction	11/30/25	▲
Acquisition	Financing Finalized		12/15/25	▲
Subsidy	RAD Deployment	Dependent on SAC office approval.	1/1/25	▲
Closing	Final Close Date	HPC takes ownership	12/31/25	▲

- WSHFC has approved our acquisition of Tahoma View on Mercy Housing’s side!
- We have begun the Environmental Review process to unlock Section 18 funds for this purchase. Currently with the County for approval.
- We are seeking management firm with Brawner that will also work on Chateau Rainier Management, and selection will be made by 12/31/2025.





PROJECT MANAGEMENT REPORT

Sean McKenna | *Director of Project Management*

SECTION 18 DISPOSITION

** information below includes anticipated activity between the date this document was created (September 17, 2025) and date of September Board Meeting.*

- a. 102 of 124 units ‘vacant’; 82.3% total: includes all units sold, pending sale and in preparation for sale.
- b. AMP II units are all sold. Closeout of AMP II can commence.

PROCEEDS ESTIMATE	
Sold	\$28,059,099
Pending	\$717,778
Vacant	\$6,857,465
Occupied	\$9,071,760
Totals	\$44,706,103

Table 1: As of 9/2/2025

c. 22 units are still occupied.

- i. (76) units sold: \$ 28,059,099 approx. net proceeds
 - a. 4 sold to PCHA tenants.
 - b. 16 sold with RE/MAX
 - c. 56 sold to Habitat for Humanity
- ii. No units pending sale with RE/MAX
 - a. Both Duplex units were pulled from the market for lot line adjustment. They will be listed for sale by September Board meeting.
- iii. (2) units pending sale with Habitat for Humanity.
 - a. (2) closing Oct 24.
- iv. (24) units in sale preparation stages for RE Broker or Habitat:
 - a. (1) units under inspection for Habitat purchase
 - i. Expect offers on by September 30.
 - b. (5) units in various stages of concentrated clean up before sale.
 - c. (18) units in various states of post-remediation sale preparation. Habitat will not be purchasing these units.

Pending vacancies

- i. (4) additional vacant units expected by October 31, 2025.
- ii. (22) tenants currently assisted by the Relocation team in active housing search with voucher in hand.
- iii. (1) households in process of information gathering prior to voucher issuance.

Contracts and Procurements:

- i. Average Septic Services cost: \$6,432. Trending slightly down from last month.
 - a. Anticipated total project septic costs: \$650,451
- ii. Average Moving services costs are \$2,280.
 - a. Steady from previous month.
- iii. Average decontamination services are trending down from previous reporting.
 - a. 38 of 99 (38.4%) of units tested have shown some level of contamination. Three



- units tested abnormally high.
- b. Revised projected total cost for testing and remediation: \$565,000. Cost projection up from previous reporting.
 - i. Projected total cost based on PCHA testing all vacant units, with estimated remediation of 47 units.

108TH ST PARCELS FOR DEVELOPMENT

- i. TPU Parcel update:
 - a. Pierce County legal team has reviewed and commented on PSA drafts. Once their legal review is complete Pierce County can proceed with formal transfer from TPU to Pierce County and into CDC.
 - b. Parcel is expected to be conveyed to PCHA after County Council authorizes transfer this fall (no specific date offered).
 - c. Pierce County Planning Department is working on water and sewer availability certification forms for Pierce County Human Services, which will be needed for eventual transfer to PCHA.

POLK ST CAMPUS AND 108TH ST

- i. Exploring options for additional security via commercial-grade vandalism deterrence.
- ii. Options for what to do with Polk St. campus being explored.
 - a. Commenced work group to explore options. Leading option is currently to prepare Buildings B and C parcel for future maintenance site. Lease Building A parcel.
 - b. Follow up meeting anticipated sometime in the week of September 22.

