



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

Board of Commissioners Regular MEETING AGENDA

Wednesday, August 19, 2026, at 12:00 PM

The Public is invited to attend a Regular Meeting of the Board of Commissioners

Physical Meeting Location:

Peninsula Housing Authority Board Room
727 E 8th Street
Port Angeles, WA 98362

OR

Virtually at Zoom link below

Peninsula Housing Authority is inviting you to a scheduled Zoom meeting.

Topic: Peninsula Housing Authority - August 2026 Regular Board Meeting

Time: Aug 19, 2026 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84858904726?pwd=gRaeRpibADXC0Inquuuuuusgmf4sacW.1>

Meeting chat link

<https://us02web.zoom.us/jc/84858904726>

Meeting ID: 848 5890 4726

Passcode: 044917

Dial by your location +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/j/84858904726>

CALL TO ORDER AND ROLL CALL: Commissioner O'Leary is excused.

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA:

REQUEST FOR COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA:

CONSENT AGENDA:

Approve Executive Director Sarah Martinez July Timesheet and Leave (Page 3)

Approve July Regular Meeting Minutes (Pages 4-5)

Approve July Check Registers through Public Plaza Operating –

	Start Check #	Ending Check #	Include ACH	TOTAL
Homestead Apartments	13781	13789		\$9,680.51
Peninsula Apartments	5279	5297		\$19,753.88
Wildwood Terrace Apartments	5399	5419		\$32,110.86
Local Fund (Cost Center)	32670	32753	Yes	\$236,636.39
Shop Funds	376	376		\$1,273.70

Self Help 523				\$-
502 Self Help Construction Loans	4685	4686		\$860.00
Burke Place Apartments	2971	2985		\$8,413.52
Catholic Housing Services	3290	3301		\$15,891.93
The Outpost	904	907		\$2,920.70
Sea Ridge (MAV) - Operating	1909	1922		\$39,793.95
Public Plaza - Operating	2221	2252		\$105,100.56
			TOTAL	\$472,436.00

Approve July Section 8 Check Registers –

	<u>Start Check #</u>	<u>Ending Check #</u>	<u>Include ACH</u>	<u>TOTAL</u>
Section 8 Vouchers	974651	974800	Yes	\$644,818.91

DIRECTOR'S REPORT (Page 6)

REPORTS FROM COMMISSIONERS

OLD BUSINESS

NEW BUSINESS

Resolution #PHA-2026-25; Garden Court ownership transfer (Pages 7-10)

Resolution #PHA-2026-26; Housing Trust Fund application for Mutual Self-Help Program (Pages 11-12)

Resolution #PHA-2026-27; Accounts Receivable Write Offs (Pages 13-15)

Resolution #PHA-2026-28; FY26 SEMAP certification (Pages 16-17)

Resolution #PHA-2026-29; Out of state travel to PNRC NAHRO conference (Pages 18-22)

EXECUTIVE SESSION

ADJOURN

Next Regular Meeting:

Wednesday September 16, 2026, at 12:00 P.M.

Peninsula Housing Authority Board Room

727 E 8th Street

Port Angeles, WA 98362

and virtually:

Link, call, and login information will be available one week before our scheduled meeting on our website at <https://peninsulapha.org/>

Return to Form 9

Web Time Sheet

Name MARTINEZ, SARAH	Selected Pay Period 07/01/2026 - 07/31/2026 (ARCHIVED PERIOD) - Monthly
Clock Web Time Sheet Read Only (WEB03)	Badge #

Expand All

Time Sheet Table													
Date	Pay Code	IN	Allocation	OUT	IN	Allocation	OUT	Hours	Total Hours	Dollars	Override	Comments	Missing Punch
Mon 06/29	[V] Annual Leave							8.00	8.00				
Tue 06/30	[V] Annual Leave							8.00	8.00				
Wed 07/01	[V] Annual Leave							8.00	8.00				
Thu 07/02	[P] Personal							8.00	8.00				
Fri 07/03	[HOL] Holiday							8.00	8.00				
Sat 07/04													
Sun 07/05													
Weekly Totals								24.00		\$0.00			
Mon 07/06													
Tue 07/07													
Wed 07/08													
Thu 07/09													
Fri 07/10													
Sat 07/11													
Sun 07/12													
Weekly Totals										\$0.00			
Mon 07/13													
Tue 07/14													
Wed 07/15													
Thu 07/16													
Fri 07/17													
Sat 07/18													
Sun 07/19													
Weekly Totals										\$0.00			
Mon 07/20													
Tue 07/21	[V] Annual Leave							8.00	8.00				
Wed 07/22	[V] Annual Leave							8.00	8.00				
Thu 07/23													
Fri 07/24	[V] Annual Leave							8.00	8.00				
Sat 07/25													
Sun 07/26													
Weekly Totals								24.00		\$0.00			
Mon 07/27													
Tue 07/28													
Wed 07/29													
Thu 07/30													
Fri 07/31													
Sat 08/01													
Sun 08/02													
Weekly Totals										\$0.00			

Collapse All

View
Sum
By
Pay

Pay Code		Allocation		Tax Profile	Hours	Dollars
V	Annual Leave	[410] -PENINSULA HOUSING AUTHORITY-Cost Center		WA/WA/WA (1)	32.00	
P	Personal	[410] -PENINSULA HOUSING AUTHORITY-Cost Center		WA/WA/WA (1)	8.00	
HOL	Holiday	[410] -PENINSULA HOUSING AUTHORITY-Cost Center		WA/WA/WA (1)	8.00	
Pay Period Totals					48.00	



Peninsula Housing Authority

Serving Clallam and Jefferson Counties

Board of Commissioners **REGULAR BOARD MEETING MINUTES** July 15, 2026, at 12:00pm

Meeting location:
Port Townsend Public Library
Pink House Meeting Room
1220 Lawrence St.
Port Townsend, WA 98368

and/or via Zoom: link available on website- <https://peninsulapha.org/>

CALL TO ORDER

The meeting was called to order at 12:02 pm by Commissioner Webster.

ROLL CALL

Present: Commissioners Webster, Teal, Ryan, Robinson, O'Leary, and Middleton; Executive Director Sarah Martinez; Deputy Director, Annette Crawford; Exec. Administrative Assistant Katherine Purcell. Commissioners Mayfield and Turner were absent.

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA

None

COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA

None

CONSENT AGENDA

Approval of consent agenda: Executive Director Sarah Martinez June timesheet, June Regular Meeting Minutes, June Check Registers through The Outpost. Moved to approval by Commissioner Ryan, seconded by Commissioner Teal. Voice vote, approved. June Check Register Section 8. Moved to approval by Commissioner Teal, seconded by Commissioner Ryan, Commissioner Webster, abstained. Voice vote, approved.

EXECUTIVE DIRECTOR'S REPORT

PHA was awarded two out of three Housing Preservation Program grant requests. The request for Homestead was not awarded. Burke Place also received their HPP request. Congress has passed the Road to Housing Bill. Eklund at Gales is slightly behind schedule while construction drawings and bid documents with the architect are being finalized. The Mount Angeles View Senior development has been named Francis Ridge and preliminary funding is being pursued. Our contractor and architect RFPs for Francis Ridge received very promising bids and we will be making a decision on that this week. Self Help groundbreaking was very successful with an excellent turnout. The current owner/investor for Catherine of Sienna in Forks will be exiting that project and have proposed transferring the property to PHA for no compensation. The Manor has been dealing with a persistent water leak; seeking board approval this meeting to contract with Mac Miller to repair it.

REPORTS FROM COMMISSIONERS

Commissioner Teal: Nothing to report

Commissioner Webster: Nothing to report

Commissioner Ryan: There is a new funding source created by the Balmer family for affordable housing, in partnership with the WA State Housing Finance Commission to help build 10,000 affordable units, to which the Balmer's foundation will commit \$150,000 per unit. It is not eligible for tax credits, but is a forgivable, 0% interest loan.

Commissioner Robinson: Habitat's veteran's build is getting closer to closing with only one unit left and a dedication likely in early August. A single-family home will be constructed with a Blitz Build. Aiming to break ground on Brownfield Road in Sequim for 45 homes in September.

Commissioner O'Leary: First Federal is working to fill a gap in mortgage funding. Under the Housekey Loan Program, there is an affordable housing portfolio which the FF team is working on, aiming to fill with 65-100% AMI.

Commissioner Middleton: Nothing to report

OLD BUSINESS

None

NEW BUSINESS

Resolution #PHA-2026-21: Contract for Manor Plumbing Repairs; Moved to approve by Commissioner Teal; seconded by Commissioner Ryan.

Resolution #PHA-2026-22: Eklund at Gales CHIP grant Promissory note; Moved to approve by Commissioner Teal; seconded by Commissioner Robinson. Voice vote, approved.

Resolution #PHA-2026-23: Clallam County 1590 Funding request for Francis Ridge; Moved to approve by Commissioner Teal; seconded by Commissioner Middleton. Voice vote, approved.

Resolution #PHA-2026-24: City of Port Angeles 1590 funding request for Francis Ridge; Moved to approve by Commissioner Teal; seconded by Commissioner Robinson. Voice vote, approved.

NO EXECUTIVE SESSION

Adjournment: The meeting adjourned at 12:39 pm

Next Regular Meeting:

Wednesday, August 19, 2026, at 12:00 P.M.

Peninsula Housing Authority

727 E 8th Street

Port Angeles, WA 98362

and virtually:

Link, call, and login information will be available one week before our scheduled meeting on our website at <https://peninsulapha.org/>

Secretary
Seal:

Board Chair

UPDATE FROM THE EXECUTIVE DIRECTOR

MEETINGS/OFFICE UPDATES

July 13, 2026 – MAV Senior (Francis Ridge) check-in call with Brawner – via Zoom
July 13, 2026 – Management Meeting – in person
July 13, 2026 – Eklund at Gales construction drawing check-in – Via TEAMS
July 16, 2026 – MAV Senior (Francis Ridge) development call with Brawner – via Zoom
July 20, 2026 – Jefferson County Housing Coalition by HSN – Via Zoom
July 23, 2026 – MAV Senior (Francis Ridge) Contractor team kick-off – Via Zoom
July 27, 2026 – North View ribbon cutting – in person
July 28, 2026 – Francis Ridge OAC (owner/architect/contractor) meeting – via Zoom
July 30, 2026 – NAHRO Housing Updates from Washington – Via Zoom
July 30, 2026 – MAV Senior (Francis Ridge) development call with Brawner – via Zoom
August 4, 2026 – Francis Ridge OAC (owner/architect/contractor) meeting – via Zoom
August 7, 2026 – Clallam County Housing Solutions Committee meeting – in person
August 10, 2026 – OFRH’s Rural Housing Providers call – via TEAMS

REPORTS FROM DEPARTMENTS – The following reports are attached:

- Acquisition and Development updates
- Rental Assistance reports
- Operations updates and Property reports
- Financial updates and reports

NEW BUSINESS

OLD BUSINESS

- **Francis Ridge (MAV Senior Phase III, LLLP)** – Based on scoring the request for proposals LMC Construction and Ink Built Architecture were the high scoring team for Francis Ridge and have been selected as the Design/Build team. The Brawner team is working on funding applications to the state housing trust fund.

GOOD NEWS

- **New Hires** – The PHA has hired a new FSS Housing Specialist, filling a vacant position due to a retirement and has also hired an HCV Case Manager, filling a new position approved in the FY27 budget.

EVENTS CALENDAR

PHA Board Meeting
Virtually/ or in person
Port Angeles, WA

DATE _____
August 19, 2026

TIME _____
12:00 pm



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

RESOLUTION #PHA-2026-25

at a Regular Meeting of the Authority on
August 19, 2026

(Garden Court Apartments Withdrawal of Investor Member)

The following Resolution was introduced by _____, read in full and considered:

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF PENINSULA HOUSING AUTHORITY as follows:

Section 1. Recitals and Findings. The Board of Commissioners (the “Board”) of the Peninsula Housing Authority (the “Authority”) finds and determines:

a. Statutory Authorization. The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” (RCW 35.82.070(2)); (ii) “lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project” (RCW 35.82.070(5)); (iii) “make and execute contracts and other instruments” (RCW 35.82.070(1)); and (iv) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040). The phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income.” The Uniform Electronic Transactions Act (chapter 1.80 RCW) provides that each governmental agency of the State “shall determine whether, and the extent to which, a governmental agency will send and accept electronic records and electronic signatures to and from other persons and otherwise create, generate, communicate, store, process, use and rely upon electronic records and electronic signatures” (RCW 1.80.170(1)).

b. The Assignment and Withdrawal. Pursuant to that certain Second Amended and Restated Operating Agreement dated August 31, 2011 (the “Operating Agreement”), the Authority is the managing member of Port Hadlock Garden Court Apartments, LLC, a Washington limited liability company (the “Company”), and SRI Housing Development LLC, a Washington limited liability company (the “Investor Member”). Pursuant to RCW 35.82.070, the Company operates an affordable housing facility known as Garden Court Apartments in Port Hadlock, Washington (the “Project”). The Investor Member desires to assign its interest in the Company to the Authority and withdraw as a member of the Company, and the Authority desires to assume all of Investor Member’s membership interest in the Company (the “Assignment and Withdrawal”). Following completion of the Assignment and Withdrawal, the Authority will be the sole owner of the Project.

c. Approval of Withdrawal Documents. In connection with the Assignment and Withdrawal, the Authority's Executive Director and her designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to execute, deliver and, if applicable, file (or cause to be executed and delivered and, if applicable, filed) on behalf of the Authority the following "Withdrawal Documents:" (i) the Agreement to Assign Investor Member's Interest and Withdraw in such form as any Authorized Officer may approve (with the understanding that an Authorized Officer's signature on a Withdrawal Document shall be construed as the Authority's approval of such Withdrawal Document); (ii) the First Amendment to Second Amended and Restated Operating Agreement of Port Hadlock Garden Court Apartments, LLC; and (iii) any other documents reasonably required to be executed by the Authority or the Company to carry out the transactions contemplated by the Withdrawal Documents. The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed by the Authority under the provisions of or as necessary to carry out the transactions contemplated by the Withdrawal Documents (including the amendment, restatement, replacement, supplement, or other modification of any such documents if necessary to further the purposes thereof or resolve ambiguities therein).

d. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (i) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority not to execute or deliver such document; (ii) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; (iii) cause the Authority to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution; and (iv) notwithstanding any other Authority resolution, rule, policy, or procedure, to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

e. Execution of Duties and Obligations. The Board authorizes and directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the various Withdrawal Documents.

f. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

g. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution.

h. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Commissioner _____, moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner _____ and upon roll call vote the “Yeas” and “Nays” were as follows:

YEAS

NAYS

ABSENT/EXCUSED
Commissioner O'Leary

Be it further resolved that this resolution be made a part of the minutes of the Regular Meeting of the Commissioners of the Authority held on August 19th, 2026.

The Chair thereupon declared the said motion carried and the said resolution adopted.

ADOPTED by the Board of Commissioners of the Peninsula Housing Authority at an open public meeting thereof this 19th day of August 2026.

PENINSULA HOUSING AUTHORITY

By _____
Chair

ATTEST:

Secretary and Executive Director

SEAL

RESOLUTION #PHA-2026-25
DATE: August 19th, 2026

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director and Secretary of the Peninsula Housing Authority (“the Authority”), and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. PHA-2026-25 (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on August 19, 2026 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) one or more options were provided for the public to attend the Meeting remotely, including by telephonic access, and (b) the means of attending the Meeting provided the ability for all persons attending the Meeting to hear each other at the same time;

3. The public was notified of access options for remote participation in the Meeting via Zoom; and

4. The Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting through telephonic and/or internet means of remote access, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

Sarah T. Martinez, Secretary and Executive
Director of the Authority



Peninsula Housing Authority

MEMORANDUM

DATE: August 19, 2026

TO: Peninsula Housing Authority Board of Commissioners

FROM: Sarah Martinez

SUBJECT: Resolution requesting authorization to apply for Housing Trust Fund

Annually the Department of Commerce publishes a Notice of Funding Availability (NOFA) for the Housing Trust Fund – Homeownership Unit. The NOFA deadline is September 3, 2026. Our intention with this application is to request \$100,000 for assistance with construction costs for our Mutual Self-Help Program. These funds would be deposited into our Down Payment Assistance Program for Eklund Heights specifically and be disbursed if the project costs exceed USDA-approved budgets.

The attached resolution authorizes Executive Director Martinez to submit an application in an amount not to exceed \$100,000 to the Department of Commerce – Homeownership Unit and sign all necessary certifications and documents.

ACTION REQUIRED: *Approval of Resolution authorizing application to Department of Commerce Homeownership Unit for Eklund Heights down payment assistance.*



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

RESOLUTION #PHA-2026-26

at a Regular Meeting of the Authority on
August 19, 2026

The following resolution was introduced by Commissioner , read in full and considered:

Be it resolved by the Board of Commissioners of the Peninsula Housing Authority, in Regular Session assembled this 19th day of August 2026, that Director Martinez is hereby authorized to submit an application for funding to the Washington State Department of Commerce Housing Trust Fund in an amount not exceeding \$100,000.00 for the Eklund Heights Mutual Self-Help Build and sign all the necessary certifications and documents required for the submission and processing of the application.

Commissioner moved that the foregoing Resolution be adopted as introduced, read and amended, which motion was seconded by Commissioner and upon roll call vote the "Yeas" and "Nays" were as follows:

YEAS

NAYS

ABSENT/EXCUSED
Commissioner O'Leary

Be it further resolved that this resolution be made as part of the minutes of the Regular Meeting of the Commissioners of the Authority held on August 19th, 2026.

The Chair thereupon declared the said motion carried and the said resolution adopted.

ATTEST

Secretary

Board Chair

SEAL

RESOLUTION #PHA-2026-26
DATE: August 19th, 2026



Peninsula Housing Authority MEMORANDUM

DATE: August 10, 2026

TO: Sarah Martinez, Executive Director

FROM: Laura Dale, Director of Finance

SUBJECT: Accounts Receivable Collection Write-Off

Request for approval to write off accounts receivable deemed as uncollectible itemized as follows:

Property	Newfam	NEWFAM	Newfam	Penapt
Name	Colt, Gene	McGoff, Amber	Silvis, Nicole	Hahn, Melissa
Vacate Date	5/15/2026	5/12/2026	5/13/2026	3/31/2026
Rent	\$ 11,100.00	\$ 16,898.00	\$ 18,150.00	\$ 70.42
Charges	\$ 944.02	\$ 986.24	\$ 1,812.52	
Legal Fees		\$ -		
Payments	\$ (2,155.00)	\$ (\$2,125.00)	\$ (2,500.00)	
Sec Dep Applied	\$ (100.00)	\$ (\$1,008.00)	\$ (300.00)	
TOTAL DUE	\$ 9,789.02	\$ 14,751.24	\$ 17,162.52	\$ 70.42
	Eviction for non-payment & non-compliance.	Eviction for non- payment & non-compliance.	Eviction for non- payment & non-compliance.	Deceased.
Property	Penapt	Pub Plaza	Pub Plaza	Seatc
Name	Christian, Alexandra	Ebert Cheryl	Tolliver, Phillip	Hansen, Sabrina
Vacate Date	5/31/2026	6/9/2026	6/15/2026	5/14/2026
Rent		\$ 2,450.00	\$ 1,264.50	\$ 6,201.00
Charges	\$ 1,189.06	\$ 275.92	\$ 283.60	\$ 907.55
Legal Fees				
Payments	\$ (344.00)	\$ (1,000.00)		\$ (40.00)
Sec Dep Applied	\$ (189.00)	\$ (200.00)	\$ (675.00)	\$ (213.00)
TOTAL DUE	\$ 656.06	\$ 1,525.92	\$ 873.10	\$ 6,855.55
	Tenant relocated. Cleaning charges.	Eviction for non-compliance.	Deceased.	Eviction for non-payment & non-compliance.
Property	Seaprac	Wildwo		
Name	Couch, Mulmebet	Schauer, Cassandra		
Vacate Date	4/30/2026	4/2/2026		
Rent	\$ 204.00	\$ 2,973.00		
Charges	\$ 146.87	\$ 1,514.06		
Legal Fees				
Pymts		\$ (668.35)		
Sec Dep Applied	\$ (280.00)	\$ (683.00)		
TOTAL DUE	\$ 70.87	\$ 3,135.71		
	Work order charges.	Eviction for non- payment & non-compliance.		

ACTION REQUIRED: *Approval to write off accounts receivable deemed as uncollectible.*



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

RESOLUTION #PHA-2026-27

at a Regular Meeting of the Authority on
August 19, 2026

The following resolution was introduced by Commissioner _____, read in full and considered:

Be it resolved by the Peninsula Housing Authority, in Regular Session assembled this 19th day of August, 2026, that the Board of Commissioners of the Peninsula Housing Authority hereby authorizes the write off of uncollectible accounts as follows:

Name	Balance
Colt, Gene	\$ 9,789.02
McGoff, Amber	\$ 14,751.24
Silvis, Nicole	\$ 17,162.52
Hahn, Melissa	\$ 70.42
Christian, Alexandra	\$ 656.06
Ebert Cheryl	\$ 1,525.92
Tolliver, Phillip	\$ 873.10
Hansen, Sabrina	\$ 6,855.55
Couch, Mulmebet	\$ 70.87
Schauer, Cassandra	\$ 3,135.71
Total	\$ 54,890.41

Commissioner _____ moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner _____ and upon roll call vote the "Yeas" and "Nays" were as follows:

YEAS

NAYS

ABSENT/EXCUSED

Commissioner O'Leary

Be it further resolved that this resolution be made a part of the minutes of the Regular Meeting of the Commissioners of the Authority held on August 19, 2026

The Chair thereupon declared the said motion carried and the said resolution adopted.

ATTEST

Secretary

Board Chair

SEAL

RESOLUTION #PHA-2026-27

DATE: August 19, 2026



Peninsula Housing Authority

MEMORANDUM

DATE: August 5, 2026

TO: Executive Director Sarah Martinez

FROM: Debbi Tesch, Director of Rental Assistance

SUBJECT: Section 8 Management Assessment Program Certification FY26

The Section Eight Management Assessment Program (SEMAP) measures the performance of the PHA in its administration of the Housing Choice Voucher Program.

Requesting approval of the SEMAP certification for FY26. See attached certification.

ACTION REQUIRED: *Approval of Resolution approving the FY26 SEMAP certification.*



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

RESOLUTION #PHA-2026-28

at a Regular Meeting of the Authority on
August 19, 2026

The following resolution was introduced by _____, read in full and considered:

Be it resolved by the Peninsula Housing Authority, in Regular Session assembled this 19th day of August 2026, that the Board of Commissioners of the Peninsula Housing Authority hereby approves the FY26 Section 8 Management Assessment Program (SEMAP) Certification.

Commissioner _____ moved that the foregoing Resolution be adopted as introduced, read and amended, which motion was seconded by Commissioner _____ and upon roll call vote the "Yeas" and "Nays" were as follows:

YEAS

NAYS

ABSENT/EXCUSED
Commissioner O'Leary

Be it further resolved that this resolution be made a part of the minutes of the Regular Meeting of the Commissioners of the Authority held on August 19th, 2026.

The Chair thereupon declared the said motion carried and the said resolution adopted.

ATTEST

Secretary

Board Chair

SEAL

RESOLUTION #PHA-2026-28
DATE: August 19, 2026

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Peninsula Housing Authority	For PHA FY Ending (mm/dd/yyyy) 06/30/2026	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 982.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

Jefferson

PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR 1119

1-BR FMR 1165

2-BR FMR 1367

3-BR FMR 1901

4-BR FMR 2293

PS 1342

PS 1398

PS 1640

PS 2281

PS 2751

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☒ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 982.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

Clallam

PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR 880
PS 1056

1-BR FMR 966
PS 1159

2-BR FMR 1266
PS 1519

3-BR FMR 1761
PS 2113

4-BR FMR 2026
PS 2431

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☒ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

☐

PHA Response

Yes

☐

No

☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes

☐

No

☒

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
Is line c 50% or more? Yes ☐ No ☐
- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
Is line d at least two percentage points higher than line a? Yes ☐ No ☐
- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.



Peninsula Housing Authority

MEMORANDUM

DATE: August 10, 2026

TO: Sarah Martinez, Executive Director

FROM: Laura Dale, Director of Finance

SUBJECT: Out of State Travel for PNRC NAHRO Conference

Requesting out of state travel to attend the PNRC NAHRO conference in Portland, Oregon, in September 2026. The approximate cost is \$1,670, including conference fees and travel costs for three days.

ACTION REQUIRED: Approval of out of state travel to attend the PNRC NAHRO Conference in September 2026.



PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

RESOLUTION #PHA-2026-29

at a Regular Meeting of the Authority on
August 19, 2026

The following resolution was introduced by Commissioner _____, read in full and considered:

Be it resolved by the Peninsula Housing Authority, in Regular Session assembled this 19th day of August, 2026, that the Board of Commissioners of the Peninsula Housing Authority hereby authorizes the Out of State Travel and Training for one PHA employee for attendance to the PNRC NAHRO Conference in September, 2026.

Commissioner _____ moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner _____ and upon roll call vote the "Yeas" and "Nays" were as follows:

YEAS

NAYS

ABSENT/EXCUSED

Commissioner O'Leary

Be it further resolved that this resolution be made a part of the minutes of the Regular Meeting of the Commissioners of the Authority held on August 19, 2026

The Chair thereupon declared the said motion carried and the said resolution adopted.

ATTEST

Secretary

Board Chair

SEAL

RESOLUTION #PHA-2026-29

DATE: August 19, 2026

The Memorandum

To: Sarah Martinez
From: Annie O'Rourke
Date: August 10, 2026
Re: Development Dept. Updates

Eklund at Gales

Funding Update:

- ~ An application to First Fed Foundation will be submitted in the next couple of weeks for their Fall funding cycle.

Current Workload:

- ~ The architect finalized the construction drawings and they were submitted for building permits on August 7th.
- ~ The Invitation to Bid was released August 3rd with bids due on August 31st.
- ~ Vanir Construction Management was selected as our Owner's Representative for the construction. We look forward to working with them again.

Mutual Self-Help

Site work is beginning with the selection of an excavator. They should be mobilizing their equipment this week and will begin at the cul-de-sac and head east.



Please find the attached resolution requesting authorization for Director Martinez to make application the Department of Commerce for Housing Trust Fund dollars to fund our Down Payment Assistance Program for use on our Mutual Self-Help Building Program.

Mt Angeles View III Senior Building

Phase III of Mt Angeles View is now officially recognized as **Francis Ridge**.

LMC Construction and Ink:Built Architecture were selected and they have started designing in earnest. We have met weekly as they create the framework for the building while the contractor provides cost guidance – a benefit of the Design Build method of construction.

Onsite work:

- ~ Evren NW was onsite taking samples for lead and asbestos testing. They will be testing soils around the underground oil tanks soon.
- ~ BRH was onsite last week to survey the property, verify encroachments and create a topographic study for the architect and builder.
- ~ Wilcox LaMotte is generating a market study for the funding application as well.

Funding Requests status:

- ~ Funding for Clallam County 1590 (Sales and Use Tax) was presented at the August 7th Housing Solutions Committee and forwarded to the review committee. A recommendation to the commissioners will be voted on September 4th.
- ~ Funding for the City of Port Angeles's 1590 (Sales and Use Tax) was submitted and will be presented to the City Council on August 18th.

Mt Angeles View – Manor Leaks

The contract has been signed and a schedule is being developed to address the leaking of the hot water lines at the Manor. We are hoping to have the project completed by the end of October.

Rental Assistance Department August 2026 Board Report

RENTAL ASSISTANCE –

Program Occupancy Reports: Records indicate that our program lease-up rates as of June 1st are as follows:

Program	# Lease	Change from Previous Month
Tenant Based Vouchers	254	-2
Project Based Vouchers	367	-4
Section 8 Homeownership	28	n/c
Vouchers ported OUT to other areas	14	-1
Family Unification Vouchers	25	-1
Non-Elderly Disabled Vouchers	54	+1
VASH Vouchers	42	+2
Tenant Protection Vouchers	7	n/c
SUBTOTAL	791	-5
Vouchers ported In from other areas	4	+1
TOTAL VOUCHERS LEASED	795	-4
Tenant-Based Rental Assistance (TBRA)	20	n/c
TOTAL RENTAL ASSISTANCE UNITS LEASED	815	-4

WAITING LIST –

Out of the 50 applicants pulled from the waiting list in April, 39 have responded. Of those, 15 have been issued and are shopping, 10 have leased up, 1 is scheduled for a briefing, 1 will be scheduled when they are medically able, 8 have been removed for failure to provide requested documents and 4 are over-income and have been denied.

Out of the 25 applicants pulled from the waiting list in July 17 have responded. Of those, 6 have been issued and are shopping, we are working with the other 11 on getting all required documents submitted.

STAFFING –

Our new FSS Housing Specialist started on August 4th and we look forward to the addition of our new HCV Case Manger beginning August 17th.

TENANT BASED RENTAL ASSISTANCE (TBRA) –

We just completed a desk monitoring review of the TBRA program with the Dept. of Commerce; the review was closed successfully having resolved all findings/discrepancies.

EMERGENCY HOUSING VOUCHERS –

Funding for this program is expected to be depleted in December 2026; we have added a preference for these households (June's board meeting) on the Section 8 waiting list in anticipation of absorbing them into the regular tenant-based HCV program to keep them housed. We continue to evaluate remaining funding regularly.

Memorandum

To: Sarah Martinez

From: Annette Crawford

Date: August 6, 2026

Re: Deputy Executive Director Update

Across all properties, occupancy is at 96.34% at July 31st. Occupancy remained steady from prior month. Move-out activity for the month included:

Summary Information		
Reason	Counts	Percentage
Relocating	1	50.00
Voluntary	1	50.00
Total	2	100.0000

Searidge and Public Plaza both had LIHTC Inspections in the month of July. These inspections are required using the HUD NSPIRE (National Standards for Physical Inspection of Real Estate) requirements. With these required inspections, we continue to work through the changes and new inspection standards. Work orders have been created to address all found issues and Property Managers are working with maintenance staff to complete. A final report, to include copies of completed work orders, is required. This report will be submitted for both Searidge and Public Plaza by the due date.

We had on-site HTF inspections for Outpost, Eklund, Wildwood, Burke and Peninsula on July 28th and 29th. These are required physical and tenant file inspections. We have received the Exit reports for all 5 properties and are working on answers to meet the deadline of September 3rd. Work orders are in process for any physical deficiencies that need to be satisfied as part of the answers to be submitted.

Public Plaza's 2026 Annual Site Inspection by the partner (RBC) is scheduled for Thursday, September 3rd. This inspection will be a physical inspection with file review.

Peninsula Apartments' annual CMS MOR (Management & Occupancy Review) is scheduled for Wednesday, August 12th. This is an annual required review and includes both site inspection and tenant file review.

Two of our 4 open positions have been filled. Our new FSS Housing Specialist/Resident Services coordinator has started effective 8/4/2026. Our new HCV Case Manager will start on Monday, August 17th. I am working to fill the last 2 open positions.

Our software program (Yardi) is making the required changes related to HOTMA and NSPIRE. They are also providing some training for the changes that are coming. Debbi and I are both trying to keep up with the changes and are participating in the training as offered.

Property Managers will be participating in a “Accountability through Better Conversations” training. This is offered through NAHRO and the Trainer is the same one used at our last successful Property Management training.

Property Summary - July 2026 - Fiscal Year Properties (July - June)								
	Units	Occupancy on last day of the month	Notices	Move ins	Move outs	Vacant Units	Completed Work Orders	Waitlist
Eklund Heights	13	100%	0	0	0	0	23	228
2341 E 7th Ave. Port Angeles								
Homestead Apartments	16	100%	0	0	0	0	21	85
289 Founders Way, Forks								
New Family (Mt. Angeles View)	58	93%	2	0	0	4	26	785
2603 S. Francis St. Port Angeles								
Peninsula Apartments	36	92%	0	1	1	3	43	510
351 Fir Ave. Forks								
Wildwood Apartments	56	96%	1	1	1	2	59	457
934 W. Lauridsen Blvd. Port Angeles								

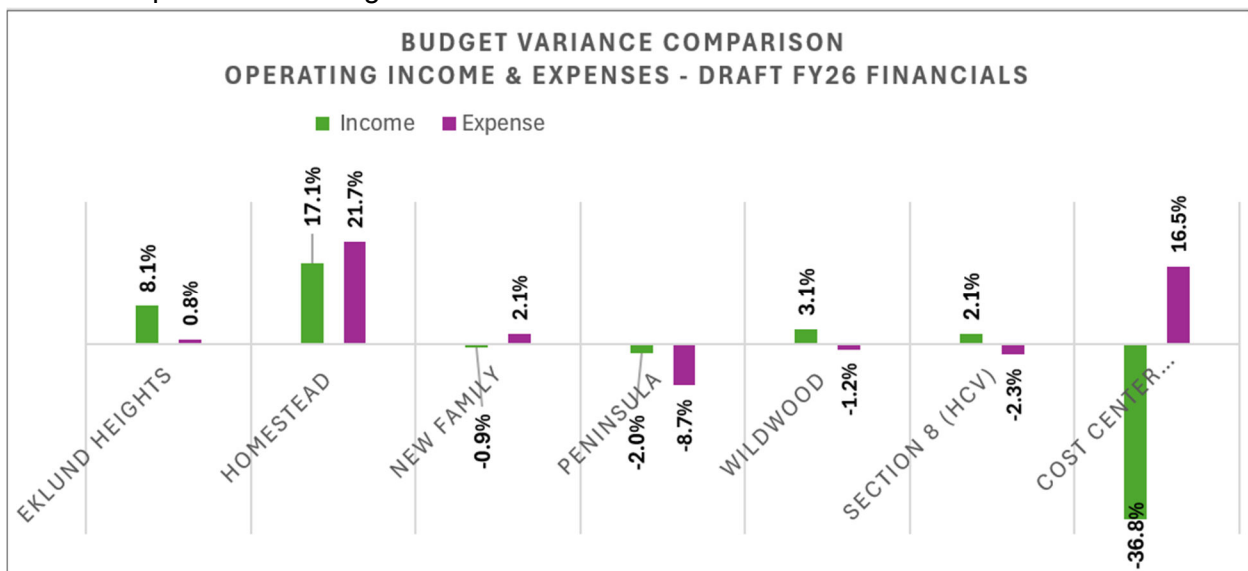
Property Summary - July 2026 - Calendar Year Properties (Jan - Dec)								
	Units	Occupancy on last day of the month	Notices	Move ins	Move outs	Vacant Units	Completed Work Orders	Waitlist
Burke Place Apartments	14	93%	0	0	0	1	27	159
287 Founders Way, Forks, WA 98331								
Catherine of Siena	30	96%	0	2	0	2	22	176
351 Founders Way, Forks, WA 98331								
Outpost	4	100%	0	1	0	0	6	0
517 E Lopez, Port Angeles, WA 98362								
Public Plaza	218	97%	1	1	0	5	242	330
4 sites - Port Angeles, WA 98362								
Searidge	63	95%	0	0	0	3	43	745
934 W. Lauridsen Blvd. Port Angeles								

Memorandum

To: Sarah Martinez
From: Laura Dale
Date: August 10, 2026
Re: Finance Director Update

Fiscal year end 2026 closing is underway, with the Financial Data Schedule (FDS) reporting due in the HUD Real Estate Assessment Center (REAC) by the end of the month. The FY26 property financial summaries through June capture year-end entries including depreciation and accrued compensated absences. This is the reason for the decrease in net position over prior months for fiscal year properties, with the exception of Section 8, which is due to a lower June HAP disbursement based on HUD's CY25 reconciliation.

Below is a graph depicting operating income and expense budget variances for fiscal year properties for the full year based on current draft financials. The Homestead variances are due to unit deck replacements and related HTF grant reimbursement of \$34K. The most significant variances are in the Cost Center/unrestricted business activities. This is due to developer fee income not received (\$1M in budget), expensing Oxbow development soft costs (\$53K actual), and delays in Self Help grant funding. Accrued Self Help expenses paid by the Cost Center through May 2026 totaling \$63K were reimbursed with unrestricted SHOP funds (this is not reflected in income). Year to date Self Help 523 grant activity that began in June will be included in the financial reports next month and going forward. We received reimbursement from USDA for June expenditures in August.



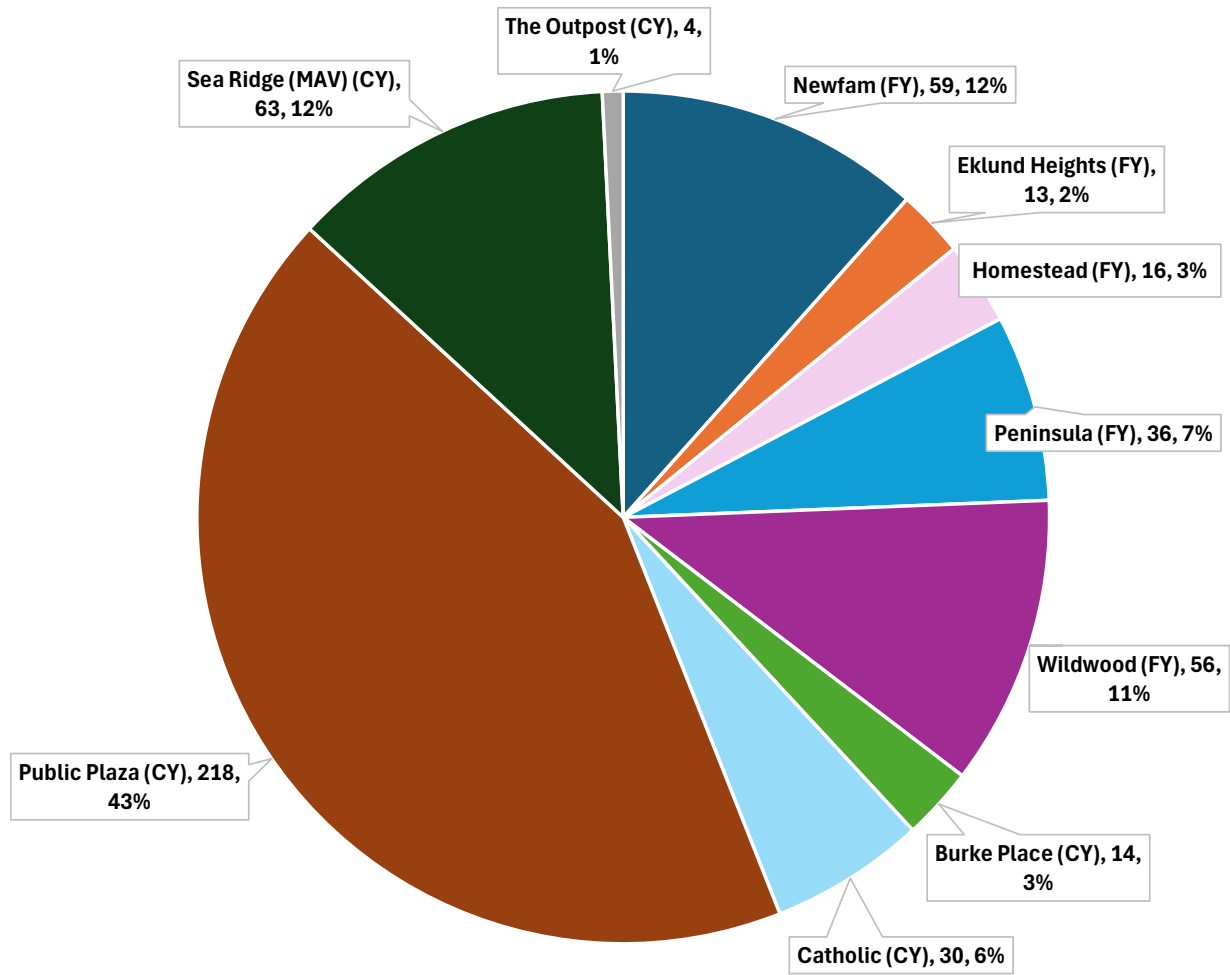
The accounts receivable balances for Q4 of 2026 requested to be written off are substantial; several evictions for non-compliance and non-payment of rent were completed. The balances are reflected in the FY26 allowance for doubtful accounts calculations. Also, as a result, legal fees are over budget in aggregate.

I attended the Washington Housing Authority Accounting Professionals (WHAAP) conference in July, which was a valuable networking opportunity. There was a presentation by the State Auditor's Office (SAO) covering new accounting standards and areas of audit focus and discussion of shared challenges amongst the group. I hope to reconnect with peers at the September 2026 PNRC conference in Portland OR, for which a resolution is enclosed. Attendance will be dependent on the financial track training content which has not yet been finalized.

The following are enclosed for June 2026:

1. Unit Distribution by Property pie chart - This shows the percentage each property represents of total units, to provide context for the wide variation in financials.
2. Balance Sheet Metrics – as of June 30, 2026.
3. Financial Summary – Fiscal Year Properties (July-June fiscal year).
4. Financial Summary – Housing Choice Voucher & Cost Center (July-June fiscal year).
5. Financial Summary – Calendar Year Properties (January-December fiscal year).

Peninsula Housing Authority - Unit Distribution by Property



Statement of Net Position (Balance Sheet) Metrics - June 2026					
	<u>Current Ratio</u>	<u>Debt to Total Assets</u>	<u>Months Operating Cash</u>	<u>Net Position</u>	<u>Change in Net Position over Prior Month</u>
Eklund	19.6	1.34	18	\$ (537,439)	\$ (41,927)
Homestead	7.9	1.73	2	\$ (338,786)	\$ (31,967)
New Family	23.8	0.04	32	\$ 1,680,623	\$ (17,930)
Peninsula Apts	15.6	1.46	10	\$ (625,871)	\$ (73,147)
Wildwood	6.2	0.84	5	\$ 202,267	\$ (155,654)
HCV	25.7	0.09	3	\$ 2,191,753	\$ (96,528)
Cost Center (.unrest)	33.4	0.12	14	\$ 28,467,543	\$ (120,009)
Burke			1		
Catholic			0.4		
MAV (Sea Ridge)	3.7	0.47	4	\$ 8,374,710	\$ 14,648
Public Plaza	12.9	0.69	8	\$ 11,450,830	\$ 44,026
The Outpost			22		

<u>Metric</u>	<u>Current ratio</u>	<u>Debt to total assets ratio</u>	<u>Days/months operating cash on hand</u>	<u>Net position</u>
Calculation	Current assets/current liabilities	Total liabilities/total assets	Annual operating expenses/365 x 30	Total assets - total liabilities
Target	> 1 ideal (higher is better)	Lower is better (0.4 or below)	4-6 months	Positive and growing (higher better)
Description	Measures ability to pay short term obligations	Measures proportion of assets financed through debt	Time period of cash available to cover operating expenses with no income	Positive and growing indicates long term health
NOTES	Appears artificially high - includes replacement reserves and other restricted cash, and current liabilities are generally low.	Some debt is in the form of forgivable loans which is part of the reason some ratios are so high. Higher ratios correlate with negative net position.	Based on approved budgeted operating expenses only. Cost Center excludes cash for PP liquidity requirement. Operating cash balances may include funds earmarked for development.	73% of Cost Center/Business assets are loans and interest receivable payable from partnerships. The reduction in month over month net position is largely due to end of FY26 depreciation entries.
Managed properties are excluded for most metrics - we may not have the full picture of their books.				

Financial Summary - June 2026 - Fiscal Year Properties (July-June)					
	Units	Month	YTD	Budget YTD	Budget Variance YTD
Eklund Heights	13				
Income		\$ 8,965	\$ 107,897	\$ 99,836	8.1%
Operating Expenses		\$ 7,260	\$ 89,239	\$ 89,974	-0.8%
Non-Operating Expenses*			\$ 43,722	\$ 48,467	
Net Income/(Loss)		\$ 1,705	\$ (25,064)	\$ (38,605)	-35.1%
Notes: Income and expenses are in line with budget.					
Homestead Apartments	16				
Income (includes grant)		\$ 13,339	\$ 186,263	\$ 159,090	17.1%
Operating Expenses		\$ 13,183	\$ 171,299	\$ 140,700	21.7%
Non-Operating Expenses			\$ 32,123	\$ 35,717	
Net Income/(Loss)		\$ 156	\$ (17,160)	\$ (17,327)	
Notes: Reimbursement was received for deck replacements from an HTF grant totaling \$34K. Expenses are over budget due to that work.					
New Family	59				
Income		\$ 74,781	\$ 926,520	\$ 934,502	-0.9%
Operating Expenses		\$ 48,791	\$ 551,996	\$ 540,384	2.1%
Non-Operating Expenses			\$ 43,919	\$ 81,500	
Net Income/(Loss)		\$ 25,989	\$ 330,605	\$ 312,618	
Notes: Overall income and expenses were in line with budget. Depreciation was budgeted too high and will be reviewed for future budgets.					
Peninsula Apartments	36				
Income		\$ 34,022	\$ 412,343	\$ 420,659	-2.0%
Expenses		\$ 16,623	\$ 280,876	\$ 307,678	-8.7%
Non-Operating Expenses			\$ 90,547	\$ 131,500	
Net Income/(Loss)		\$ 17,400	\$ 40,921	\$ (18,519)	
Notes: Income was somewhat under budget due to vacancies. Expenses were under budget due to short staffing. Net income is over budget due to depreciation under budgeted.					
Wildwood	56				
Income		\$ 46,516	\$ 551,285	\$ 534,828	3.1%
Expenses		\$ 47,579	\$ 410,724	\$ 415,699	-1.2%
Non-Operating Expenses			\$ 154,600	\$ 176,000	
Net Income/(Loss)		\$ (1,063)	\$ (14,039)	\$ (56,871)	
Notes: Income and expenses are in line with budget YTD.					
Total FY Units	180				
*Unless otherwise noted, Non-Operating Expenses = Depreciation					

Financial Summary - June 2026 HCV & Cost Center (Fiscal Year July-June)				
	Month	YTD	Budget YTD	Budget Variance YTD
HCV				
Income	\$ 542,058	\$ 7,735,913	\$ 7,576,259	2.1%
Operating Expenses	\$ 638,586	\$ 7,540,882	\$ 7,716,706	-2.3%
Non-Operating Expenses*				
Net Income/(Loss)	\$ (96,528)	\$ 195,032	\$ (140,447)	
Notes: Income and expenses for the year were in line with budget. The CY25 reconciliation resulted in a short payment for June with excess funds transferred to HUD held reserves (HHR).				
Cost Center (Unrestricted)				
Income	\$ 374,632	\$ 1,131,308	\$ 1,790,523	-36.8%
Non-Operating Income*		\$ 710,323	\$ 710,323	
Operating Expenses	\$ 494,641	\$ 1,186,346	\$ 1,017,973	16.5%
Non-Operating Expenses		\$ 330,596	\$ 67,213	
Net Income/(Loss)	\$ (120,009)	\$ 324,689	\$ 1,415,660	
Notes: Operating income was lower than budget due to developer fees not received.				
Expenses were over budget due to covering salaries for Self Help program and expensing Oxbow development costs.				
Operating income includes \$76,590 grant revenue for Eklund at Gales development				
expense reimbursement and proceeds of \$49,880 from sale of 7 Self Help lots.				
Operating income and expense include a transfer from business to the cost center to zero out				
negative cash balance at year end.				
*Income reflects non-cash partnership interest recorded at end of calendar year.				
<i>*Unless otherwise noted, Non-Operating Expenses = Depreciation</i>				

Financial Summary - June 2026 - Calendar Year Properties (January-December)					
	Units	Month	YTD	Budget YTD	Budget Variance YTD
Burke Place	14				
Income		\$ 8,452	\$ 50,862	\$ 51,446	-1.1%
Operating Expenses		\$ 7,386	\$ 39,423	\$ 49,710	-20.7%
Non-Operating Expenses*					
Net Income/(Loss)		\$ 1,067	\$ 11,439	\$ 1,736	
Notes: Income is in line with budget. Expenses are under budget due to short staffing.					
Catholic	30				
Income		\$ 24,798	\$ 140,715	\$ 143,283	-1.8%
Operating Expenses		\$ 15,096	\$ 128,804	\$ 134,793	-4.4%
Non-Operating Expenses					
Net Income/(Loss)		\$ 9,702	\$ 11,911	\$ 8,489	
Notes: Income and expenses are in line with budget.					
MAV (Sea Ridge)	63				
Income		\$ 55,427	\$ 339,210	\$ 333,105	1.8%
Expenses		\$ 40,779	\$ 279,498	\$ 295,487	-5.4%
Non-Cash Financing Expenses				\$ 102,471	
Non-Operating Expenses					
Net Income/(Loss)		\$ 14,648	\$ 59,712	\$ (64,853)	
Notes: Overall income is in line with budget. Expenses have been under budget due to a vacant maintenance position that has been filled as of June.					
Public Plaza	218				
Income		\$ 173,545	\$ 1,023,293	\$ 996,352	2.7%
Expenses		\$ 129,518	\$ 813,492	\$ 874,313	-7.0%
Non-Cash Financing Expenses				\$ 264,516	
Non-Operating Expenses					
Net Income/(Loss)		\$ 44,026	\$ 209,800	\$ (142,477)	
Notes: Overall income and expenses are in line with budget.					
The Outpost	4				
Income		\$ 7,483	\$ 27,825	\$ 28,800	-3.4%
Expenses		\$ 3,171	\$ 17,396	\$ 23,227	-25.1%
Net Income/(Loss)		\$ 4,312	\$ 10,429	\$ 5,573	
Notes: Income is under budget due to a vacancy which was filled as of June. Vacancy loss recovery funds for two months were recorded in June.					
Total CY Units	329				
*Unless otherwise noted, Non-Operating Expenses = Depreciation					

July 2026 Check Register - Section 8

		Check	Post	Total Date	
Bank	Check#	Date	Month	Amount	Reconciled
hcv-op - HCV - Section 8	19846	t0000457 - BELL	7/1/2026	07-2026	54.00 7/31/2026
hcv-op - HCV - Section 8	19847	t0002423 - ROSSER	7/1/2026	07-2026	19.00 7/31/2026
hcv-op - HCV - Section 8	19848	t0002748 - BAZE	7/1/2026	07-2026	3.00 7/31/2026
hcv-op - HCV - Section 8	19849	v0000012 - Alder Grove	7/1/2026	07-2026	601.00 7/31/2026
hcv-op - HCV - Section 8	19850	v0000024 - Anderson	7/1/2026	07-2026	1,890.00 7/31/2026
hcv-op - HCV - Section 8	19851	v0000032 - APD WA RD 2007 LP	7/1/2026	07-2026	2,781.00 7/31/2026
hcv-op - HCV - Section 8	19852	v0000034 - SyEng and Co	7/1/2026	07-2026	1,295.00 7/31/2026
hcv-op - HCV - Section 8	19853	v0000057 - Bilan	7/1/2026	07-2026	1,044.00 7/31/2026
hcv-op - HCV - Section 8	19854	v0000060 - Bishop Park Apts- Port Townsend LLC	7/1/2026	07-2026	1,434.00 7/31/2026
hcv-op - HCV - Section 8	19855	v0000119 - Credit Housing Lmt Partnership	7/1/2026	07-2026	10,413.00 7/31/2026
hcv-op - HCV - Section 8	19856	v0000165 - Elk Creek Apartments	7/1/2026	07-2026	22,583.00 7/31/2026
hcv-op - HCV - Section 8	19857	v0000181 - Pelham	7/1/2026	07-2026	809.00 7/31/2026
hcv-op - HCV - Section 8	19858	v0000201 - Pak Chuen Family International LLC	7/1/2026	07-2026	1,102.00 7/31/2026
hcv-op - HCV - Section 8	19859	v0000239 - Hayden	7/1/2026	07-2026	445.00 7/31/2026
hcv-op - HCV - Section 8	19860	v0000261 - Kalfur	7/1/2026	07-2026	427.00 7/31/2026
hcv-op - HCV - Section 8	19861	v0000284 - Roderick H Johnson Jr Revoc Living Trust	7/1/2026	07-2026	3,354.00 7/31/2026
hcv-op - HCV - Section 8	19862	v0000312 - Laurel Heights Townhouse	7/1/2026	07-2026	12,526.00 7/31/2026
hcv-op - HCV - Section 8	19863	v0000318 - The Leonard Family Revocable Trust	7/1/2026	07-2026	1,315.00 7/31/2026
hcv-op - HCV - Section 8	19864	v0000349 - McCartney	7/1/2026	07-2026	868.00 7/31/2026
hcv-op - HCV - Section 8	19865	v0000355 - Yowan & Simone Inc	7/1/2026	07-2026	1,497.00 7/31/2026
hcv-op - HCV - Section 8	19866	v0000382 - Nock	7/1/2026	07-2026	824.00 7/31/2026
hcv-op - HCV - Section 8	19867	v0000384 - Northwest Community Properties	7/1/2026	07-2026	1,320.00 7/31/2026
hcv-op - HCV - Section 8	19868	v0000394 - Olympic Community Action Prog	7/1/2026	07-2026	8,232.00 7/31/2026
hcv-op - HCV - Section 8	19869	v0000403 - Hines	7/1/2026	07-2026	305.00 7/31/2026
hcv-op - HCV - Section 8	19870	v0000471 - Rose, Andrew	7/1/2026	07-2026	1,687.00 7/31/2026
hcv-op - HCV - Section 8	19871	v0000481 - San Juan Commons	7/1/2026	07-2026	9,354.00 7/31/2026
hcv-op - HCV - Section 8	19872	v0000494 - Serenity House	7/1/2026	07-2026	3,313.00 7/31/2026
hcv-op - HCV - Section 8	19873	v0000577 - Vintage at Sequim Ptnrs LLC	7/1/2026	07-2026	14,213.00 7/31/2026
hcv-op - HCV - Section 8	19874	v0000582 - Gloria	7/1/2026	07-2026	278.00 7/31/2026
hcv-op - HCV - Section 8	19875	v0000612 - Wildflower	7/1/2026	07-2026	811.00 7/31/2026
hcv-op - HCV - Section 8	19876	v0000623 - King Co. Housing Auth-Sec. 8	7/1/2026	07-2026	8,273.92 7/31/2026
hcv-op - HCV - Section 8	19877	v0000627 - Pierce County Housing Authority	7/1/2026	07-2026	3,307.96 7/31/2026
hcv-op - HCV - Section 8	19878	v0000628 - Vancouver Housing Authority	7/1/2026	07-2026	1,360.98 7/31/2026
hcv-op - HCV - Section 8	19879	v0000705 - ALLAN	7/1/2026	07-2026	625.00 7/31/2026
hcv-op - HCV - Section 8	19880	v0000706 - Barnes	7/1/2026	07-2026	323.00 7/31/2026
hcv-op - HCV - Section 8	19881	v0000707 - BRADBURY	7/1/2026	07-2026	495.00 7/31/2026
hcv-op - HCV - Section 8	19882	v0000708 - CLARK	7/1/2026	07-2026	602.00 7/31/2026
hcv-op - HCV - Section 8	19883	v0000709 - CLARK	7/1/2026	07-2026	519.00 7/31/2026
hcv-op - HCV - Section 8	19884	v0000711 - CUSHMAN	7/1/2026	07-2026	156.00 7/31/2026
hcv-op - HCV - Section 8	19885	v0000715 - Ovsyannikova	7/1/2026	07-2026	711.00 7/31/2026
hcv-op - HCV - Section 8	19886	v0000717 - PILON	7/1/2026	07-2026	494.00 7/31/2026
hcv-op - HCV - Section 8	19887	v0000721 - ROMBERG	7/1/2026	07-2026	604.00 7/31/2026
hcv-op - HCV - Section 8	19888	v0000723 - SHAW	7/1/2026	07-2026	793.00 7/31/2026
hcv-op - HCV - Section 8	19889	v0000725 - SIFFORD	7/1/2026	07-2026	860.00 7/31/2026
hcv-op - HCV - Section 8	19890	v0000726 - ST AMAND	7/1/2026	07-2026	543.00 7/31/2026
hcv-op - HCV - Section 8	19891	v0000741 - Housing Authority of Snohomish County	7/1/2026	07-2026	13,192.68 7/31/2026
hcv-op - HCV - Section 8	19892	v0000755 - Shore	7/1/2026	07-2026	1,016.00 7/31/2026
hcv-op - HCV - Section 8	19893	v0000764 - Garden Court Apartments Rental Trust	7/1/2026	07-2026	920.00 7/31/2026
hcv-op - HCV - Section 8	19894	v0000771 - Worman	7/1/2026	07-2026	152.00 7/31/2026
hcv-op - HCV - Section 8	19895	v0000856 - Cooper	7/1/2026	07-2026	767.00 7/31/2026
hcv-op - HCV - Section 8	19896	v0000865 - Sea Breeze Sequim Assoc LLLP	7/1/2026	07-2026	5,303.00 7/31/2026
hcv-op - HCV - Section 8	19897	v0000867 - North Olympic Regional Vet Housing	7/1/2026	07-2026	2,037.00 7/31/2026
hcv-op - HCV - Section 8	19898	v0000953 - Highland Commons Apts LLC	7/1/2026	07-2026	7,526.00 7/31/2026
hcv-op - HCV - Section 8	19899	v0000977 - Housing Authority of Thurston County	7/1/2026	07-2026	3,215.96 7/31/2026
hcv-op - HCV - Section 8	19900	v0001023 - Morgan	7/1/2026	07-2026	701.00 7/31/2026
hcv-op - HCV - Section 8	19901	v0001084 - Diimmel	7/1/2026	07-2026	1,200.00 7/31/2026
hcv-op - HCV - Section 8	19902	v0001095 - Baker	7/1/2026	07-2026	484.00 7/31/2026
hcv-op - HCV - Section 8	19903	v0001146 - Kitchen	7/1/2026	07-2026	562.00 7/31/2026
hcv-op - HCV - Section 8	19904	v0001155 - Erickson	7/1/2026	07-2026	513.00 7/31/2026

hcv-op - HCV - Section 8	19905	v0001158 - Knudsen	7/1/2026	07-2026	666.00	7/31/2026
hcv-op - HCV - Section 8	19906	v0001171 - Wilson	7/1/2026	07-2026	768.00	7/31/2026
hcv-op - HCV - Section 8	19907	v0001178 - Teal	7/1/2026	07-2026	401.00	7/31/2026
hcv-op - HCV - Section 8	19908	v0001181 - Lipman	7/1/2026	07-2026	871.00	7/31/2026
hcv-op - HCV - Section 8	19909	v0001204 - Rees	7/1/2026	07-2026	995.00	7/31/2026
hcv-op - HCV - Section 8	19910	v0001208 - Longacre	7/1/2026	07-2026	894.00	7/31/2026
hcv-op - HCV - Section 8	19911	v0001240 - Chimacum Properties LLC	7/1/2026	07-2026	504.00	7/31/2026
hcv-op - HCV - Section 8	19912	v0001260 - Kelly	7/1/2026	07-2026	415.00	7/31/2026
hcv-op - HCV - Section 8	19913	v0001263 - Dinsmore	7/1/2026	07-2026	1,400.00	7/31/2026
hcv-op - HCV - Section 8	19914	v0001266 - Berger	7/1/2026	07-2026	493.00	7/31/2026
hcv-op - HCV - Section 8	19915	v0001286 - Ester Inte Adams Living Trust	7/1/2026	07-2026	773.00	7/31/2026
hcv-op - HCV - Section 8	19916	v0001338 - SUSAN RICHARDSON	7/1/2026	07-2026	1,355.00	7/31/2026
hcv-op - HCV - Section 8	19917	v0001339 - Two Crows Northwest LLC	7/1/2026	07-2026	272.00	7/31/2026
hcv-op - HCV - Section 8	19918	v0001373 - Newton	7/1/2026	07-2026	1,223.00	7/31/2026
hcv-op - HCV - Section 8	19919	v0001375 - Cascadia NW Properties LLC	7/1/2026	07-2026	438.00	7/31/2026
hcv-op - HCV - Section 8	19920	v0001397 - T & M Coastal, LLC	7/1/2026	07-2026	700.00	7/31/2026
hcv-op - HCV - Section 8	19921	v0001465 - Jason Ness	7/1/2026	07-2026	1,024.00	7/31/2026
hcv-op - HCV - Section 8	19922	v0001492 - Getchell	7/1/2026	07-2026	926.00	7/31/2026
hcv-op - HCV - Section 8	19923	v0001554 - Duane Harper	7/1/2026	07-2026	855.00	7/31/2026
hcv-op - HCV - Section 8	19924	v0001557 - Nyberg	7/1/2026	07-2026	1,079.00	7/31/2026
hcv-op - HCV - Section 8	19925	v0001562 - APD WA RD 2007, LP	7/1/2026	07-2026	1,393.00	7/31/2026
hcv-op - HCV - Section 8	19926	v0001565 - Castle Rock Community LLC	7/1/2026	07-2026	174.00	7/31/2026
hcv-op - HCV - Section 8	19927	v0001567 - Kaeli McClure	7/1/2026	07-2026	886.00	7/31/2026
hcv-op - HCV - Section 8	19928	v0001572 - Dingman, James	7/1/2026	07-2026	750.00	7/31/2026
hcv-op - HCV - Section 8	19929	v0001583 - Hawkins	7/1/2026	07-2026	442.00	7/31/2026
hcv-op - HCV - Section 8	19930	v0001596 - ARTHUR MARKS JR.	7/1/2026	07-2026	664.00	7/31/2026
hcv-op - HCV - Section 8	19931	v0001612 - Christopher Paulsen Sr and Annette West	7/1/2026	07-2026	683.00	7/31/2026
hcv-op - HCV - Section 8	19932	v0001616 - Suncrest I	7/1/2026	07-2026	3,848.00	7/31/2026
hcv-op - HCV - Section 8	19933	v0001618 - CHRIS COVENTON	7/1/2026	07-2026	596.00	7/31/2026
hcv-op - HCV - Section 8	19934	v0001629 - Sea Mar Community Health Centers	7/1/2026	07-2026	1,872.00	7/31/2026
hcv-op - HCV - Section 8	19935	v0001631 - Bradley S Ybarra	7/1/2026	07-2026	1,183.00	7/31/2026
hcv-op - HCV - Section 8	19936	v0001652 - Evan Bullen	7/1/2026	07-2026	792.00	7/31/2026
hcv-op - HCV - Section 8	19937	v0001655 - Gilles Mougell-Fujita	7/1/2026	07-2026	906.00	7/31/2026
hcv-op - HCV - Section 8	19938	v0001660 - Nor'West Village - Port Townsend LLC	7/1/2026	07-2026	1,505.00	7/31/2026
hcv-op - HCV - Section 8	19939	v0001670 - Thompson Rents LLC	7/1/2026	07-2026	1,517.00	7/31/2026
hcv-op - HCV - Section 8	19940	v0001682 - KRISTA VIELGUTH	7/1/2026	07-2026	1,248.00	7/31/2026
hcv-op - HCV - Section 8	19941	v0001694 - SHAELEE EVANS	7/1/2026	07-2026	860.00	7/31/2026
hcv-op - HCV - Section 8	19942	v0001703 - Admiralty Apartments, LP	7/1/2026	07-2026	4,401.00	7/31/2026
hcv-op - HCV - Section 8	19943	v0001712 - Barley, Jay	7/1/2026	07-2026	197.00	7/31/2026
hcv-op - HCV - Section 8	19944	v0001725 - MIRANDA MAXWELL	7/1/2026	07-2026	805.00	7/31/2026
hcv-op - HCV - Section 8	19945	v0001732 - Pfaff Family Limited Partnership	7/1/2026	07-2026	204.00	7/31/2026
hcv-op - HCV - Section 8	19946	v0001745 - Windermere Property Management	7/1/2026	07-2026	3,035.00	7/31/2026
hcv-op - HCV - Section 8	19947	v0001751 - Kimberly A Conley	7/1/2026	07-2026	751.00	7/31/2026
hcv-op - HCV - Section 8	19948	v0001754 - Lopez Family Properties, LLC	7/1/2026	07-2026	1,871.00	7/31/2026
hcv-op - HCV - Section 8	19949	v0001762 - 7 C's LLC	7/1/2026	07-2026	369.00	7/31/2026
hcv-op - HCV - Section 8	19950	v0001763 - Leigh, Kenneth D.	7/1/2026	07-2026	743.00	7/31/2026
hcv-op - HCV - Section 8	19951	v0001768 - GARNETT BROOKS	7/1/2026	07-2026	861.00	7/31/2026
hcv-op - HCV - Section 8	19952	v0001769 - WALNUT PLACE LLC	7/1/2026	07-2026	1,231.00	7/31/2026
hcv-op - HCV - Section 8	19953	v0001772 - Tharp II, John Douglas	7/1/2026	07-2026	545.00	7/31/2026
hcv-op - HCV - Section 8	19954	v0001776 - GARY A. PASCOE	7/1/2026	07-2026	757.00	7/31/2026
hcv-op - HCV - Section 8	19955	v0001778 - WILLIAM J. HALL	7/1/2026	07-2026	781.00	7/31/2026
hcv-op - HCV - Section 8	19956	v0001781 - Sears, Patrick	7/1/2026	07-2026	1,834.00	7/31/2026
hcv-op - HCV - Section 8	19957	v0001787 - PETER RUTHERFORD	7/1/2026	07-2026	656.00	7/31/2026
hcv-op - HCV - Section 8	19958	v0001789 - St. Matthew Lutheran Church	7/1/2026	07-2026	1,696.00	7/31/2026
hcv-op - HCV - Section 8	19959	v0001797 - Carrie Millet	7/1/2026	07-2026	680.00	7/31/2026
hcv-op - HCV - Section 8	19960	v0001798 - Jennifer Oliver	7/1/2026	07-2026	433.00	7/31/2026
hcv-op - HCV - Section 8	19961	v0001815 - Lyndsay Fluharty	7/1/2026	07-2026	1,174.00	7/31/2026
hcv-op - HCV - Section 8	19962	v0001819 - Lorraine C Jacobson	7/1/2026	07-2026	750.00	7/31/2026
hcv-op - HCV - Section 8	19963	v0001839 - Jeff Chittenden	7/1/2026	07-2026	659.00	7/31/2026
hcv-op - HCV - Section 8	19964	v0001845 - O'Dell, Terry	7/1/2026	07-2026	438.00	7/31/2026
hcv-op - HCV - Section 8	19965	v0001847 - GLENN ROGERS	7/1/2026	07-2026	506.00	7/31/2026
hcv-op - HCV - Section 8	19966	v0001851 - BRIAN LORIA	7/1/2026	07-2026	462.00	7/31/2026
hcv-op - HCV - Section 8	19967	v0001857 - Kandu Enterprise	7/1/2026	07-2026	1,563.00	7/31/2026
hcv-op - HCV - Section 8	19968	v0001860 - STEVEN S. HENRY	7/1/2026	07-2026	707.00	7/31/2026
hcv-op - HCV - Section 8	19969	v0001864 - Skookum Storage Inc.	7/1/2026	07-2026	360.00	7/31/2026

hcv-op - HCV - Section 8	19970	v0001868 - Bayside Housing & Services	7/1/2026	07-2026	2,283.00	7/31/2026
hcv-op - HCV - Section 8	19971	v0001882 - COLLEEN RANDLE	7/1/2026	07-2026	1,018.00	7/31/2026
hcv-op - HCV - Section 8	19972	v0001892 - Kellogg Holdings	7/1/2026	07-2026	1,039.00	7/31/2026
hcv-op - HCV - Section 8	19973	v0001895 - Blue Sage Property Management, INC	7/1/2026	07-2026	1,033.00	7/31/2026
hcv-op - HCV - Section 8	19974	v0001896 - Karen Seymour dba Seymour Properties	7/1/2026	07-2026	896.00	7/31/2026
hcv-op - HCV - Section 8	19975	v0001897 - PA Panorama Holding LLC	7/1/2026	07-2026	2,466.00	7/31/2026
hcv-op - HCV - Section 8	19976	v0001900 - Lloyd Hooley	7/1/2026	07-2026	1,740.00	7/31/2026
hcv-op - HCV - Section 8	19977	v0001901 - Timber Ridge MHP LLC	7/1/2026	07-2026	1,185.00	7/31/2026
hcv-op - HCV - Section 8	19978	v0001903 - David Herrington	7/1/2026	07-2026	293.00	7/31/2026
hcv-op - HCV - Section 8	19979	v0001907 - Jeannette Mougél-Fujita	7/1/2026	07-2026	1,033.00	7/31/2026
hcv-op - HCV - Section 8	19980	v0001909 - Liberty Apartments PA LLC	7/1/2026	07-2026	1,217.00	7/31/2026
hcv-op - HCV - Section 8	19981	v0000119 - Credit Housing Lmt Partnership	7/7/2026	07-2026	865.00	7/31/2026
hcv-op - HCV - Section 8	19982	v0000165 - Elk Creek Apartments	7/7/2026	07-2026	1,146.00	7/31/2026
hcv-op - HCV - Section 8	19983	v0000481 - San Juan Commons	7/7/2026	07-2026	942.00	7/31/2026
hcv-op - HCV - Section 8	19984	v0000494 - Serenity House	7/7/2026	07-2026	112.53	7/31/2026
hcv-op - HCV - Section 8	19985	v0000867 - North Olympic Regional Vet Housing	7/7/2026	07-2026	400.00	7/31/2026
hcv-op - HCV - Section 8	19986	v0001868 - Bayside Housing & Services	7/7/2026	07-2026	815.00	7/31/2026
hcv-op - HCV - Section 8	19987	v0000494 - Serenity House	7/14/2026	07-2026	176.13	7/31/2026
hcv-op - HCV - Section 8	19988	v0000953 - Highland Commons Apts LLC	7/14/2026	07-2026	571.16	7/31/2026
hcv-op - HCV - Section 8	19989	v0000977 - Housing Authority of Thurston County	7/14/2026	07-2026	1,992.98	7/31/2026
hcv-op - HCV - Section 8	19990	v0000165 - Elk Creek Apartments	7/21/2026	07-2026	2,641.94	
hcv-op - HCV - Section 8	19991	v0001562 - APD WA RD 2007, LP	7/28/2026	07-2026	442.00	7/31/2026
hcv-op - HCV - Section 8	100316	v0000440 - Properties by Landmark, Inc.	7/15/2026	07-2026	0.00	
hcv-op - HCV - Section 8	974651	d0007536 - GATES-LAPENCKAS	7/1/2026	07-2026	32.00	7/31/2026
hcv-op - HCV - Section 8	974652	t0000411 - ALLENCASTRE	7/1/2026	07-2026	44.00	7/31/2026
hcv-op - HCV - Section 8	974653	t0000736 - GARDEN	7/1/2026	07-2026	111.00	7/31/2026
hcv-op - HCV - Section 8	974654	t0000786 - TISDALE	7/1/2026	07-2026	70.00	7/31/2026
hcv-op - HCV - Section 8	974655	t0000865 - LIGHTNER	7/1/2026	07-2026	62.00	7/31/2026
hcv-op - HCV - Section 8	974656	t0000932 - TREIBEL	7/1/2026	07-2026	71.00	7/31/2026
hcv-op - HCV - Section 8	974657	t0001009 - JEFFERSON	7/1/2026	07-2026	21.00	7/31/2026
hcv-op - HCV - Section 8	974658	t0002860 - HOWARD	7/1/2026	07-2026	70.00	7/31/2026
hcv-op - HCV - Section 8	974659	t0004207 - NOLES IV	7/1/2026	07-2026	69.00	7/31/2026
hcv-op - HCV - Section 8	974660	t0004692 - BRITTON	7/1/2026	07-2026	69.00	
hcv-op - HCV - Section 8	974661	t0004915 - TREIDER	7/1/2026	07-2026	32.00	7/31/2026
hcv-op - HCV - Section 8	974662	t0005149 - SIMMONS	7/1/2026	07-2026	54.00	7/31/2026
hcv-op - HCV - Section 8	974663	t0005175 - LOFGREN	7/1/2026	07-2026	47.00	7/31/2026
hcv-op - HCV - Section 8	974664	t0005941 - PETERSON	7/1/2026	07-2026	4.00	7/31/2026
hcv-op - HCV - Section 8	974665	t0006037 - PETERSON	7/1/2026	07-2026	54.00	7/31/2026
hcv-op - HCV - Section 8	974666	t0006515 - SALLADA	7/1/2026	07-2026	17.00	
hcv-op - HCV - Section 8	974667	t0007919 - FOSTER	7/1/2026	07-2026	70.00	7/31/2026
hcv-op - HCV - Section 8	974668	t0008406 - THROWER	7/1/2026	07-2026	70.00	
hcv-op - HCV - Section 8	974669	t0008719 - HESS	7/1/2026	07-2026	54.00	7/31/2026
hcv-op - HCV - Section 8	974670	t0009155 - MCKOIN	7/1/2026	07-2026	101.00	7/31/2026
hcv-op - HCV - Section 8	974671	t0009320 - KAMALU-EDLIN	7/1/2026	07-2026	54.00	7/31/2026
hcv-op - HCV - Section 8	974672	t0009708 - PITTS	7/1/2026	07-2026	79.00	7/31/2026
hcv-op - HCV - Section 8	974673	t0010625 - OLSON	7/1/2026	07-2026	54.00	7/31/2026
hcv-op - HCV - Section 8	974674	t0011084 - COX	7/1/2026	07-2026	73.00	7/31/2026
hcv-op - HCV - Section 8	974675	t0011432 - LEE	7/1/2026	07-2026	52.00	7/31/2026
hcv-op - HCV - Section 8	974676	t0011777 - WILBUR	7/1/2026	07-2026	86.00	7/31/2026
hcv-op - HCV - Section 8	974677	t0011904 - COLLINS	7/1/2026	07-2026	86.00	
hcv-op - HCV - Section 8	974678	t0011919 - MESSERSMITH	7/1/2026	07-2026	62.00	7/31/2026
hcv-op - HCV - Section 8	974679	t0011950 - IRWIN-PATTERSON	7/1/2026	07-2026	40.00	7/31/2026
hcv-op - HCV - Section 8	974680	t0012332 - DEMARS	7/1/2026	07-2026	23.00	7/31/2026
hcv-op - HCV - Section 8	974681	v0000001 - Peninsula Housing Authority	7/1/2026	07-2026	51,353.00	7/31/2026
hcv-op - HCV - Section 8	974682	v0000064 - Bourm	7/1/2026	07-2026	1.00	7/31/2026
hcv-op - HCV - Section 8	974683	v0000080 - Mt Angeles View I LLLP	7/1/2026	07-2026	27,844.00	7/31/2026
hcv-op - HCV - Section 8	974684	v0000101 - City of Port Angeles	7/1/2026	07-2026	40.00	7/31/2026
hcv-op - HCV - Section 8	974685	v0000195 - Forks Housing LLC	7/1/2026	07-2026	16,596.00	7/31/2026
hcv-op - HCV - Section 8	974686	v0000250 - Kelly	7/1/2026	07-2026	825.00	7/31/2026
hcv-op - HCV - Section 8	974687	v0000273 - James and Associates Inc	7/1/2026	07-2026	43,017.00	7/31/2026
hcv-op - HCV - Section 8	974688	v0000288 - Douglas L Joyce	7/1/2026	07-2026	1,143.00	7/31/2026
hcv-op - HCV - Section 8	974689	v0000309 - Landmark Property Management, Inc. - Seq	7/1/2026	07-2026	4,376.00	7/31/2026
hcv-op - HCV - Section 8	974690	v0000347 - Olympic Peninsula Apartments LLC	7/1/2026	07-2026	4,609.00	7/31/2026
hcv-op - HCV - Section 8	974691	v0000418 - Peninsula Behavioral Health	7/1/2026	07-2026	361.00	7/31/2026
hcv-op - HCV - Section 8	974692	v0000440 - Properties by Landmark, Inc.	7/1/2026	07-2026	8,937.00	7/31/2026

hcv-op - HCV - Section 8	974693	v0000498 - Simmons	7/1/2026	07-2026	1,957.00	7/31/2026
hcv-op - HCV - Section 8	974694	v0000611 - Windermere Property Management	7/1/2026	07-2026	1,193.00	7/31/2026
hcv-op - HCV - Section 8	974695	v0000625 - Bellingham Whatcom Housing Authority	7/1/2026	07-2026	791.98	7/31/2026
hcv-op - HCV - Section 8	974696	v0000638 - Homestead	7/1/2026	07-2026	10,191.00	7/31/2026
hcv-op - HCV - Section 8	974697	v0000660 - Clallam County Hostleries	7/1/2026	07-2026	578.00	7/31/2026
hcv-op - HCV - Section 8	974698	v0000943 - Housing Authority of Gray's Harbor	7/1/2026	07-2026	872.98	7/31/2026
hcv-op - HCV - Section 8	974699	v0000962 - Joyce Marlatt	7/1/2026	07-2026	1,638.00	7/31/2026
hcv-op - HCV - Section 8	974700	v0000999 - Kieffer	7/1/2026	07-2026	595.00	7/31/2026
hcv-op - HCV - Section 8	974701	v0001016 - North Olympic Regional Veterans Housing	7/1/2026	07-2026	3,511.00	7/31/2026
hcv-op - HCV - Section 8	974702	v0001530 - Park Manager, LLC	7/1/2026	07-2026	1,213.00	7/31/2026
hcv-op - HCV - Section 8	974703	v0001561 - Public Plaza LLLP	7/1/2026	07-2026	95,399.00	7/31/2026
hcv-op - HCV - Section 8	974704	v0001727 - JAMESTOWN S'KLALLAM TRIBE	7/1/2026	07-2026	770.00	7/31/2026
hcv-op - HCV - Section 8	974705	v0001733 - 7th Haven	7/1/2026	07-2026	28,176.00	7/31/2026
hcv-op - HCV - Section 8	974706	v0001838 - Arnold PT, LLC	7/1/2026	07-2026	1,207.00	7/31/2026
hcv-op - HCV - Section 8	974707	v0001841 - Schladezky Robert	7/1/2026	07-2026	889.00	7/31/2026
hcv-op - HCV - Section 8	974708	v0001879 - MADELINE, LLC	7/1/2026	07-2026	500.00	7/31/2026
hcv-op - HCV - Section 8	974709	v0001881 - Green Acers Estate	7/1/2026	07-2026	259.00	7/31/2026
hcv-op - HCV - Section 8	974710	v0001886 - ACTION RESIDENTIAL PROPERTY MANAGE	7/1/2026	07-2026	389.00	7/31/2026
hcv-op - HCV - Section 8	974711	v0001891 - Ritch Carr	7/1/2026	07-2026	674.00	7/31/2026
hcv-op - HCV - Section 8	974712	v0001894 - Renton Housing Authority	7/1/2026	07-2026	2,457.98	7/31/2026
hcv-op - HCV - Section 8	974713	v0001905 - 360 Property Management	7/1/2026	07-2026	806.00	7/31/2026
hcv-op - HCV - Section 8	974717	v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	2,000.00	7/31/2026
hcv-op - HCV - Section 8	974718	v0000298 - KEY BANK OF WASHINGTON	7/7/2026	07-2026	11,505.00	7/31/2026
hcv-op - HCV - Section 8	974719	v0001414 - Online Information Service , Inc.	7/7/2026	07-2026	211.84	7/31/2026
hcv-op - HCV - Section 8	974720	v0001542 - Staples Business Credit	7/7/2026	07-2026	18.46	7/31/2026
hcv-op - HCV - Section 8	974721	v0000080 - Mt Angeles View I LLLP	7/7/2026	07-2026	309.00	7/31/2026
hcv-op - HCV - Section 8	974722	v0000195 - Forks Housing LLC	7/7/2026	07-2026	1,787.87	7/31/2026
hcv-op - HCV - Section 8	974723	v0000273 - James and Associates Inc	7/7/2026	07-2026	489.00	7/31/2026
hcv-op - HCV - Section 8	974724	t0011895 - O'SHAUGHNESSY	7/8/2026	07-2026	3,279.09	7/31/2026
hcv-op - HCV - Section 8	974725	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	36,009.06	7/31/2026
hcv-op - HCV - Section 8	974726	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	15,697.51	7/31/2026
hcv-op - HCV - Section 8	974727	v0000273 - James and Associates Inc	7/14/2026	07-2026	635.00	7/31/2026
hcv-op - HCV - Section 8	974728	v0001905 - 360 Property Management	7/14/2026	07-2026	147.00	7/31/2026
hcv-op - HCV - Section 8	974729	v0001913 - ILLYAN EVERETTE	7/14/2026	07-2026	917.00	7/31/2026
hcv-op - HCV - Section 8	974730	v0001723 - Amazon Capital Services	7/21/2026	07-2026	245.89	7/31/2026
hcv-op - HCV - Section 8	974731	v0000625 - Bellingham Whatcom Housing Authority	7/21/2026	07-2026	2,671.96	
hcv-op - HCV - Section 8	974732	v0000273 - James and Associates Inc	7/28/2026	07-2026	227.10	
hcv-op - HCV - Section 8	974733	v0000347 - Olympic Peninsula Apartments LLC	7/28/2026	07-2026	615.48	
hcv-op - HCV - Section 8	974734	v0000440 - Properties by Landmark, Inc.	7/28/2026	07-2026	80.00	7/31/2026
hcv-op - HCV - Section 8	974735	v0000440 - Properties by Landmark, Inc.	7/30/2026	07-2026	0.00	
hcv-op - HCV - Section 8	974800	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	2,869.47	7/31/2026

644,818.91

July 2026 Check Register - Homestead

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
home-op - Homestead - Operating	13781	v0001447 - HD Supply Fac Mgt (#1203559 TAX EX #14	7/7/2026	07-2026	294.37	7/31/2026
home-op - Homestead - Operating	13782	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	4,027.75	7/31/2026
home-op - Homestead - Operating	13783	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	1,091.00	7/31/2026
home-op - Homestead - Operating	13784	v0000100 - City of Forks	7/14/2026	07-2026	1,708.40	7/31/2026
home-op - Homestead - Operating	13785	v0000535 - Decker City Hardware Inc	7/14/2026	07-2026	135.80	7/31/2026
home-op - Homestead - Operating	13786	v0000028 - Angeles Millwork & Lumber Company, Inc	7/21/2026	07-2026	472.08	7/31/2026
home-op - Homestead - Operating	13787	v0000535 - Decker City Hardware Inc	7/21/2026	07-2026	157.20	7/31/2026
home-op - Homestead - Operating	13788	v0001058 - All Around Lawn Service	7/28/2026	07-2026	749.00	
home-op - Homestead - Operating	13789	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	1,044.91	7/31/2026
					9,680.51	

July 2026 Check Register - Peninsula Apartments

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
pen-op - Peninsula Apts - Operating	5279	t0000081 - Brewer	7/7/2026	07-2026	65.00	7/31/2026
pen-op - Peninsula Apts - Operating	5280	t0000095 - Staley	7/7/2026	07-2026	51.00	7/31/2026
pen-op - Peninsula Apts - Operating	5281	t0011572 - Barto	7/7/2026	07-2026	34.00	7/31/2026
pen-op - Peninsula Apts - Operating	5282	t0012157 - Casler	7/7/2026	07-2026	60.00	7/31/2026
pen-op - Peninsula Apts - Operating	5283	t0012203 - Wolfenbarger-Jobe	7/7/2026	07-2026	44.00	7/31/2026
pen-op - Peninsula Apts - Operating	5284	v0000422 - Peninsula Apartments	7/7/2026	07-2026	1,350.00	7/31/2026
pen-op - Peninsula Apts - Operating	5285	v0000535 - Decker City Hardware Inc	7/7/2026	07-2026	22.07	7/31/2026
pen-op - Peninsula Apts - Operating	5286	v0000682 - CenturyLink	7/7/2026	07-2026	76.50	7/31/2026
pen-op - Peninsula Apts - Operating	5287	v0001414 - Online Information Service , Inc.	7/7/2026	07-2026	68.28	7/31/2026
pen-op - Peninsula Apts - Operating	5288	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	7,656.59	7/31/2026
pen-op - Peninsula Apts - Operating	5289	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	2,944.00	7/31/2026
pen-op - Peninsula Apts - Operating	5290	v0000100 - City of Forks	7/14/2026	07-2026	2,904.08	7/31/2026
pen-op - Peninsula Apts - Operating	5291	v0000535 - Decker City Hardware Inc	7/14/2026	07-2026	230.53	7/31/2026
pen-op - Peninsula Apts - Operating	5292	v0001550 - Clallam County PUD	7/14/2026	07-2026	524.32	7/31/2026
pen-op - Peninsula Apts - Operating	5293	v0000535 - Decker City Hardware Inc	7/21/2026	07-2026	314.13	7/31/2026
pen-op - Peninsula Apts - Operating	5294	v0000279 - Jerry Leppell Investments	7/28/2026	07-2026	119.80	
pen-op - Peninsula Apts - Operating	5295	v0000535 - Decker City Hardware Inc	7/28/2026	07-2026	371.18	
pen-op - Peninsula Apts - Operating	5296	v0001058 - All Around Lawn Service	7/28/2026	07-2026	749.00	
pen-op - Peninsula Apts - Operating	5297	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	2,169.40	7/31/2026
					19,753.88	

July 2026 Check Register - Wildwood

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
wild-op - Wildwood - Operating	5399	t0002770 - Weiss	7/7/2026	07-2026	65.00
wild-op - Wildwood - Operating	5400	t0006768 - Aparicio	7/7/2026	07-2026	86.00 7/31/2026
wild-op - Wildwood - Operating	5401	t0006862 - Batton	7/7/2026	07-2026	76.00 7/31/2026
wild-op - Wildwood - Operating	5402	t0007350 - McElravy	7/7/2026	07-2026	86.00 7/31/2026
wild-op - Wildwood - Operating	5403	t0010205 - Larsen (Waters)	7/7/2026	07-2026	86.00 7/31/2026
wild-op - Wildwood - Operating	5404	v0000101 - City of Port Angeles	7/7/2026	07-2026	4,386.50 7/31/2026
wild-op - Wildwood - Operating	5405	v0000257 - Home Depot-Commercial CC Account 2955	7/7/2026	07-2026	253.33 7/31/2026
wild-op - Wildwood - Operating	5406	v0000533 - Swains General Store	7/7/2026	07-2026	33.94 7/31/2026
wild-op - Wildwood - Operating	5407	v0000550 - Thurman Supply	7/7/2026	07-2026	428.97 7/31/2026
wild-op - Wildwood - Operating	5408	v0000602 - Wildwood Terrace	7/7/2026	07-2026	2,333.33 7/31/2026
wild-op - Wildwood - Operating	5409	v0001447 - HD Supply Fac Mgt (#1203559 TAX EX #14	7/7/2026	07-2026	270.24 7/31/2026
wild-op - Wildwood - Operating	5410	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	16,306.88 7/31/2026
wild-op - Wildwood - Operating	5411	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	5,060.00 7/31/2026
wild-op - Wildwood - Operating	5412	v0000402 - Olympic Springs, Inc.	7/14/2026	07-2026	59.70 7/31/2026
wild-op - Wildwood - Operating	5413	v0000533 - Swains General Store	7/14/2026	07-2026	31.65 7/31/2026
wild-op - Wildwood - Operating	5414	v0000593 - Wave Broadband	7/14/2026	07-2026	154.30 7/31/2026
wild-op - Wildwood - Operating	5415	v0000114 - Consolidated Electrical Dist. Inc.	7/21/2026	07-2026	153.03 7/31/2026
wild-op - Wildwood - Operating	5416	v0000204 - General Electric Company	7/28/2026	07-2026	35.50
wild-op - Wildwood - Operating	5417	v0001447 - HD Supply Fac Mgt (#1203559 TAX EX #14	7/28/2026	07-2026	26.37
wild-op - Wildwood - Operating	5418	v0001723 - Amazon Capital Services	7/28/2026	07-2026	59.63 7/31/2026
wild-op - Wildwood - Operating	5419	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	2,118.49 7/31/2026
					32,110.86

July 2026 Check Register - Local Funds

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
locfunds - Local Funds	14160	v0000060 - Bishop Park Apts- Port Townsend LLC	7/1/2026	07-2026	613.00 7/31/2026
locfunds - Local Funds	14161	v0000119 - Credit Housing Lmt Partnership	7/1/2026	07-2026	798.00 7/31/2026
locfunds - Local Funds	14162	v0000165 - Elk Creek Apartments	7/1/2026	07-2026	1,216.00 7/31/2026
locfunds - Local Funds	14163	v0000312 - Laurel Heights Townhouse	7/1/2026	07-2026	484.00 7/31/2026
locfunds - Local Funds	14164	v0000584 - Walker	7/1/2026	07-2026	1,850.00 7/31/2026
locfunds - Local Funds	14165	v0000835 - Hudson	7/1/2026	07-2026	1,038.00 7/31/2026
locfunds - Local Funds	14166	v0000953 - Highland Commons Apts LLC	7/1/2026	07-2026	846.00 7/31/2026
locfunds - Local Funds	14167	v0001559 - Darren Heaward	7/1/2026	07-2026	1,434.00 7/31/2026
locfunds - Local Funds	14168	v0001660 - Nor'West Village - Port Townsend LLC	7/1/2026	07-2026	344.00 7/31/2026
locfunds - Local Funds	14169	v0001757 - Front Street Associates LLC	7/1/2026	07-2026	720.00 7/31/2026
locfunds - Local Funds	14170	v0001767 - Byers, Andrew O.	7/1/2026	07-2026	950.00 7/31/2026
locfunds - Local Funds	14171	v0001772 - Tharp II, John Douglas	7/1/2026	07-2026	563.17 7/31/2026
locfunds - Local Funds	14172	v0001817 - Macleod, Norman	7/1/2026	07-2026	1,018.00 7/31/2026
locfunds - Local Funds	14174	v0000163 - Crawford	7/7/2026	07-2026	333.50 7/31/2026
locfunds - Local Funds	14175	v0000265 - Hurley	7/7/2026	07-2026	8.27 7/31/2026
locfunds - Local Funds	14176	v0001280 - Riggins	7/7/2026	07-2026	12.62 7/31/2026
locfunds - Local Funds	14177	v0001280 - Riggins	7/7/2026	07-2026	92.58 7/31/2026
locfunds - Local Funds	14178	v0001514 - McVaugh	7/7/2026	07-2026	13.92 7/31/2026
locfunds - Local Funds	14179	v0001650 - Microsoft	7/7/2026	07-2026	206.25 7/31/2026
locfunds - Local Funds	14180	v0001651 - WASHBURN, STEPHANIE	7/7/2026	07-2026	66.70 7/31/2026
locfunds - Local Funds	14181	v0001840 - Laura Dale	7/7/2026	07-2026	46.69 7/31/2026
locfunds - Local Funds	14182	v0001844 - OROURKEA HSA	7/7/2026	07-2026	150.00 7/31/2026
locfunds - Local Funds	14183	v0001846 - CRAWFORDA HSA	7/7/2026	07-2026	300.00 7/31/2026
locfunds - Local Funds	14184	v0001869 - Bantilan-Trubell	7/7/2026	07-2026	12.47 7/31/2026
locfunds - Local Funds	14185	v0001870 - Scott	7/7/2026	07-2026	22.33 7/31/2026
locfunds - Local Funds	14186	v0001890 - SCOTTS HSA	7/7/2026	07-2026	336.36 7/31/2026
locfunds - Local Funds	14187	v0001893 - Dorothy Guerrero	7/7/2026	07-2026	19.58 7/31/2026
locfunds - Local Funds	14188	v0000018 - Gallardo	7/14/2026	07-2026	1,200.00 7/31/2026

locfunds - Local Funds	14189	v0000163 - Crawford	7/14/2026	07-2026	3,800.00	7/31/2026
locfunds - Local Funds	14190	v0000265 - Hurley	7/14/2026	07-2026	400.00	7/31/2026
locfunds - Local Funds	14191	v0000357 - Dunaway	7/14/2026	07-2026	1,150.00	7/31/2026
locfunds - Local Funds	14192	v0000377 - Napiontek	7/14/2026	07-2026	800.00	7/31/2026
locfunds - Local Funds	14193	v0000541 - Tesch	7/14/2026	07-2026	3,000.00	7/31/2026
locfunds - Local Funds	14194	v0000549 - Throop	7/14/2026	07-2026	700.00	7/31/2026
locfunds - Local Funds	14195	v0000985 - Robbins	7/14/2026	07-2026	1,100.00	7/31/2026
locfunds - Local Funds	14196	v0001078 - O'Rourke	7/14/2026	07-2026	750.00	7/31/2026
locfunds - Local Funds	14197	v0001190 - Niles	7/14/2026	07-2026	1,150.00	7/31/2026
locfunds - Local Funds	14198	v0001280 - Riggins	7/14/2026	07-2026	800.00	7/31/2026
locfunds - Local Funds	14199	v0001360 - Schulz	7/14/2026	07-2026	950.00	7/31/2026
locfunds - Local Funds	14200	v0001419 - Atkins	7/14/2026	07-2026	1,200.00	7/31/2026
locfunds - Local Funds	14201	v0001471 - LAYTON	7/14/2026	07-2026	1,200.00	7/31/2026
locfunds - Local Funds	14202	v0001473 - Short	7/14/2026	07-2026	1,500.00	7/31/2026
locfunds - Local Funds	14203	v0001514 - McVaugh	7/14/2026	07-2026	900.00	7/31/2026
locfunds - Local Funds	14204	v0001646 - BAXLEY, JAMES	7/14/2026	07-2026	2,300.00	7/31/2026
locfunds - Local Funds	14205	v0001788 - BOSTON, JASON	7/14/2026	07-2026	500.00	7/31/2026
locfunds - Local Funds	14206	v0001827 - Corey Shaner	7/14/2026	07-2026	1,000.00	7/31/2026
locfunds - Local Funds	14207	v0001869 - Bantilan-Trubell	7/14/2026	07-2026	1,365.00	7/31/2026
locfunds - Local Funds	14208	v0001870 - Scott	7/14/2026	07-2026	1,200.00	7/31/2026
locfunds - Local Funds	14209	v0001911 - Wessel, Dustin	7/14/2026	07-2026	1,400.00	7/31/2026
locfunds - Local Funds	14210	v0000549 - Throop	7/14/2026	07-2026	55.32	7/31/2026
locfunds - Local Funds	14211	v0001588 - Springer	7/14/2026	07-2026	49.52	7/31/2026
locfunds - Local Funds	14212	v0001788 - BOSTON, JASON	7/14/2026	07-2026	42.92	7/31/2026
locfunds - Local Funds	14213	v0001827 - Corey Shaner	7/14/2026	07-2026	42.20	7/31/2026
locfunds - Local Funds	14214	v0001840 - Laura Dale	7/28/2026	07-2026	227.47	7/31/2026
locfunds - Local Funds	14215	v0001918 - McDonald Hopkins LLC	7/28/2026	07-2026	3,500.00	7/31/2026
locfunds - Local Funds	14216	v0000163 - Crawford	7/31/2026	07-2026	3,800.00	7/31/2026
locfunds - Local Funds	14217	v0000341 - Martinez	7/31/2026	07-2026	5,000.00	7/31/2026
locfunds - Local Funds	14218	v0000357 - Dunaway	7/31/2026	07-2026	1,000.00	7/31/2026
locfunds - Local Funds	14219	v0000377 - Napiontek	7/31/2026	07-2026	1,000.00	7/31/2026
locfunds - Local Funds	14220	v0000549 - Throop	7/31/2026	07-2026	1,600.00	7/31/2026
locfunds - Local Funds	14221	v0001190 - Niles	7/31/2026	07-2026	1,798.00	7/31/2026
locfunds - Local Funds	14222	v0001419 - Atkins	7/31/2026	07-2026	800.00	7/31/2026
locfunds - Local Funds	14223	v0001471 - LAYTON	7/31/2026	07-2026	1,750.00	7/31/2026
locfunds - Local Funds	14224	v0001514 - McVaugh	7/31/2026	07-2026	600.00	7/31/2026
locfunds - Local Funds	14225	v0001646 - BAXLEY, JAMES	7/31/2026	07-2026	1,000.00	7/31/2026
locfunds - Local Funds	14226	v0001661 - THOMASON, DONI	7/31/2026	07-2026	1,200.00	7/31/2026
locfunds - Local Funds	14227	v0001788 - BOSTON, JASON	7/31/2026	07-2026	500.00	7/31/2026
locfunds - Local Funds	14228	v0001827 - Corey Shaner	7/31/2026	07-2026	1,000.00	7/31/2026
locfunds - Local Funds	14229	v0001870 - Scott	7/31/2026	07-2026	600.00	7/31/2026
locfunds - Local Funds	14230	v0001911 - Wessel, Dustin	7/31/2026	07-2026	1,400.00	7/31/2026
locfunds - Local Funds	32540	v0000253 - Hi-Tech Security Inc.	7/28/2026	07-2026	-190.00	
locfunds - Local Funds	32670	t0006963 - MANNING	7/1/2026	07-2026	208.00	7/31/2026
locfunds - Local Funds	32671	t0011622 - BRONSTEIN	7/1/2026	07-2026	109.00	7/31/2026
locfunds - Local Funds	32672	v0000273 - James and Associates Inc	7/1/2026	07-2026	1,233.00	7/31/2026
locfunds - Local Funds	32673	v0000440 - Properties by Landmark, Inc.	7/1/2026	07-2026	714.00	7/31/2026
locfunds - Local Funds	32674	v0001786 - Kruth, David	7/1/2026	07-2026	871.00	7/31/2026
locfunds - Local Funds	32675	v0001800 - Baum, Ron	7/1/2026	07-2026	1,125.00	7/31/2026
locfunds - Local Funds	32685	v0000001 - Peninsula Housing Authority	7/1/2026	07-2026	45,068.54	7/31/2026
locfunds - Local Funds	32686	v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	275.00	7/31/2026
locfunds - Local Funds	32687	v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	937.50	7/31/2026
locfunds - Local Funds	32688	v0000028 - Angeles Millwork & Lumber Company, Inc	7/7/2026	07-2026	647.10	7/31/2026
locfunds - Local Funds	32689	v0000089 - Cash	7/7/2026	07-2026	125.00	7/31/2026
locfunds - Local Funds	32690	v0000101 - City of Port Angeles	7/7/2026	07-2026	8,991.32	7/31/2026
locfunds - Local Funds	32691	v0000204 - General Electric Company	7/7/2026	07-2026	122.13	7/31/2026
locfunds - Local Funds	32692	v0000257 - Home Depot-Commercial CC Account 2955	7/7/2026	07-2026	31.27	7/31/2026
locfunds - Local Funds	32693	v0000317 - LeMay Mobile Shredding	7/7/2026	07-2026	125.88	7/31/2026
locfunds - Local Funds	32694	v0000327 - Lunsford Real Estate & Property Mgmt	7/7/2026	07-2026	270.00	7/31/2026
locfunds - Local Funds	32695	v0000395 - Olympic DM Disposal	7/7/2026	07-2026	373.95	7/31/2026
locfunds - Local Funds	32696	v0000536 - Teamsters Local #589	7/7/2026	07-2026	1,260.00	7/31/2026
locfunds - Local Funds	32697	v0000569 - United Way	7/7/2026	07-2026	95.00	7/31/2026
locfunds - Local Funds	32698	v0000593 - Wave Broadband	7/7/2026	07-2026	110.16	7/31/2026
locfunds - Local Funds	32699	v0000593 - Wave Broadband	7/7/2026	07-2026	184.63	7/31/2026
locfunds - Local Funds	32700	v0000593 - Wave Broadband	7/7/2026	07-2026	61.52	7/31/2026

locfunds - Local Funds	32701	v0000596 - West Waste and Recycling	7/7/2026	07-2026	3,368.93 7/31/2026
locfunds - Local Funds	32702	v0001313 - First Bankcard	7/7/2026	07-2026	1,503.86 7/31/2026
locfunds - Local Funds	32703	v0001321 - First Bankcard AD	7/7/2026	07-2026	428.88 7/31/2026
locfunds - Local Funds	32704	v0001414 - Online Information Service , Inc.	7/7/2026	07-2026	821.95 7/31/2026
locfunds - Local Funds	32705	v0001487 - Colonial Life Processing Center	7/7/2026	07-2026	994.93 7/31/2026
locfunds - Local Funds	32706	v0001495 - Live Voice	7/7/2026	07-2026	437.79 7/31/2026
locfunds - Local Funds	32707	v0001496 - PetroCard	7/7/2026	07-2026	1,725.80 7/31/2026
locfunds - Local Funds	32708	v0001672 - Seitel Systems LLC	7/7/2026	07-2026	1,251.00 7/31/2026
locfunds - Local Funds	32709	v0001714 - Health Care Authority WA	7/7/2026	07-2026	43,890.39 7/31/2026
locfunds - Local Funds	32710	v0001910 - Edensaw Woods, Ltd	7/7/2026	07-2026	415.93 7/31/2026
locfunds - Local Funds	32711	v0000001 - Peninsula Housing Authority	7/13/2026	07-2026	144.00 7/31/2026
locfunds - Local Funds	32712	v0000440 - Properties by Landmark, Inc.	7/14/2026	07-2026	251.00 7/31/2026
locfunds - Local Funds	32713	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	13,988.49 7/31/2026
locfunds - Local Funds	32714	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	3,286.79 7/31/2026
locfunds - Local Funds	32715	v0000028 - Angeles Millwork & Lumber Company, Inc	7/14/2026	07-2026	241.69 7/31/2026
locfunds - Local Funds	32716	v0000066 - Boys & Girls Club	7/14/2026	07-2026	1,000.00 7/31/2026
locfunds - Local Funds	32717	v0000089 - Cash	7/14/2026	07-2026	186.10 7/31/2026
locfunds - Local Funds	32718	v0000257 - Home Depot-Commercial CC Account 2955	7/14/2026	07-2026	211.95
locfunds - Local Funds	32719	v0000402 - Olympic Springs, Inc.	7/14/2026	07-2026	208.95 7/31/2026
locfunds - Local Funds	32720	v0000406 - O'Reilly Auto Parts	7/14/2026	07-2026	146.01 7/31/2026
locfunds - Local Funds	32721	v0000411 - Pacific Office Equipment Inc	7/14/2026	07-2026	978.25 7/31/2026
locfunds - Local Funds	32722	v0000556 - Quadient Finance USA, Inc.	7/14/2026	07-2026	1,500.00
locfunds - Local Funds	32723	v0001038 - Angeles Plumbing LLC	7/14/2026	07-2026	1,287.50 7/31/2026
locfunds - Local Funds	32724	v0001081 - Jiffy Lube	7/14/2026	07-2026	107.72 7/31/2026
locfunds - Local Funds	32725	v0001297 - City of Port Angeles Transfer Station	7/14/2026	07-2026	276.18 7/31/2026
locfunds - Local Funds	32726	v0001550 - Clallam County PUD	7/14/2026	07-2026	641.33 7/31/2026
locfunds - Local Funds	32727	v0001672 - Seitel Systems LLC	7/14/2026	07-2026	1,692.60 7/31/2026
locfunds - Local Funds	32728	v0001723 - Amazon Capital Services	7/14/2026	07-2026	370.57 7/31/2026
locfunds - Local Funds	32729	v0001824 - Momentum Telecom, Inc	7/14/2026	07-2026	892.19 7/31/2026
locfunds - Local Funds	32730	v0000001 - Peninsula Housing Authority	7/15/2026	07-2026	55.00 7/31/2026
locfunds - Local Funds	32731	v0000001 - Peninsula Housing Authority	7/21/2026	07-2026	1,300.00 7/31/2026
locfunds - Local Funds	32732	v0000028 - Angeles Millwork & Lumber Company, Inc	7/21/2026	07-2026	91.74 7/31/2026
locfunds - Local Funds	32733	v0000101 - City of Port Angeles	7/21/2026	07-2026	100.00 7/31/2026
locfunds - Local Funds	32734	v0000204 - General Electric Company	7/21/2026	07-2026	47.80 7/31/2026
locfunds - Local Funds	32735	v0000593 - Wave Broadband	7/21/2026	07-2026	52.91 7/31/2026
locfunds - Local Funds	32736	v0000593 - Wave Broadband	7/21/2026	07-2026	60.64 7/31/2026
locfunds - Local Funds	32737	v0000619 - Zenovic & Associates Inc	7/21/2026	07-2026	1,541.41 7/31/2026
locfunds - Local Funds	32738	v0000884 - Dynamic Graphics	7/21/2026	07-2026	119.35 7/31/2026
locfunds - Local Funds	32739	v0001723 - Amazon Capital Services	7/21/2026	07-2026	352.15 7/31/2026
locfunds - Local Funds	32740	v0000028 - Angeles Millwork & Lumber Company, Inc	7/28/2026	07-2026	35.87
locfunds - Local Funds	32741	v0000065 - Angeles Pest Control	7/28/2026	07-2026	132.00
locfunds - Local Funds	32742	v0000080 - Mt Angeles View I LLLP	7/28/2026	07-2026	44.07 7/31/2026
locfunds - Local Funds	32743	v0000105 - Clallam County	7/28/2026	07-2026	1,400.00
locfunds - Local Funds	32744	v0000235 - Hartnagel Building Supply	7/28/2026	07-2026	26.19
locfunds - Local Funds	32745	v0000253 - Hi-Tech Security Inc.	7/28/2026	07-2026	190.00
locfunds - Local Funds	32746	v0000550 - Thurman Supply	7/28/2026	07-2026	45.40
locfunds - Local Funds	32747	v0000682 - CenturyLink	7/28/2026	07-2026	64.99
locfunds - Local Funds	32748	v0001038 - Angeles Plumbing LLC	7/28/2026	07-2026	1,182.50
locfunds - Local Funds	32749	v0001447 - HD Supply Fac Mgt (#1203559 TAX EX #14	7/28/2026	07-2026	1,080.72
locfunds - Local Funds	32750	v0001561 - Public Plaza LLLP	7/28/2026	07-2026	44.07 7/31/2026
locfunds - Local Funds	32751	v0001723 - Amazon Capital Services	7/28/2026	07-2026	350.56
locfunds - Local Funds	32752	v0001820 - Ogden Murphy Wallace PLLC	7/28/2026	07-2026	13,779.55
locfunds - Local Funds	32753	v0001858 - BMC Roofing	7/28/2026	07-2026	713.82

236,636.39

July 2026 Check Register - Shop Funds

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
shopfund - Shop Funds - LF-08	376	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	1,273.70 7/31/2026
					1,273.70

July 2026 Check Register - 502 Self Help Construction Loans

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sh502 - Self Help 502 Loans	4685	v0000105 - Clallam County	7/9/2026	07-2026	125.00 7/31/2026
sh502 - Self Help 502 Loans	4686	v0001916 - Clallam County Environmental Health	7/9/2026	07-2026	735.00 7/31/2026
					860.00

July 2026 Check Register - Burke Place Apartments

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
burke-op - Burke Place Apts - Operati	2971	t0002127 - Greene	7/7/2026	07-2026	114.00 7/31/2026
burke-op - Burke Place Apts - Operati	2972	v0000758 - Burke Place Apartments	7/7/2026	07-2026	611.00 7/31/2026
burke-op - Burke Place Apts - Operati	2973	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	2,056.29 7/31/2026
burke-op - Burke Place Apts - Operati	2974	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	1,022.43 7/31/2026
burke-op - Burke Place Apts - Operati	2975	v0000100 - City of Forks	7/14/2026	07-2026	1,175.99 7/31/2026
burke-op - Burke Place Apts - Operati	2976	v0000535 - Decker City Hardware Inc	7/14/2026	07-2026	238.39 7/31/2026
burke-op - Burke Place Apts - Operati	2977	v0000731 - Forks Outfitters Inc	7/14/2026	07-2026	8.24 7/31/2026
burke-op - Burke Place Apts - Operati	2978	v0000535 - Decker City Hardware Inc	7/21/2026	07-2026	15.38 7/31/2026
burke-op - Burke Place Apts - Operati	2979	v0000682 - CenturyLink	7/21/2026	07-2026	239.24 7/31/2026
burke-op - Burke Place Apts - Operati	2980	v0001723 - Amazon Capital Services	7/21/2026	07-2026	7.56 7/31/2026
burke-op - Burke Place Apts - Operati	2981	v0000535 - Decker City Hardware Inc	7/28/2026	07-2026	260.40
burke-op - Burke Place Apts - Operati	2982	v0001058 - All Around Lawn Service	7/28/2026	07-2026	599.00
burke-op - Burke Place Apts - Operati	2983	v0001550 - Clallam County PUD	7/28/2026	07-2026	156.58
burke-op - Burke Place Apts - Operati	2984	v0001723 - Amazon Capital Services	7/28/2026	07-2026	161.66
burke-op - Burke Place Apts - Operati	2985	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	1,747.36 7/31/2026
					8,413.52

July 2026 Check Register - Catholic

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cath-op - Catholic Housing - Operatin	3290	v0000535 - Decker City Hardware Inc	7/7/2026	07-2026	97.71 7/31/2026
cath-op - Catholic Housing - Operatin	3291	v0001049 - Morgan Stanley Smith Barney	7/7/2026	07-2026	875.00 7/31/2026
cath-op - Catholic Housing - Operatin	3292	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	6,293.80 7/31/2026
cath-op - Catholic Housing - Operatin	3293	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	2,243.90 7/31/2026
cath-op - Catholic Housing - Operatin	3294	v0000100 - City of Forks	7/14/2026	07-2026	3,129.52 7/31/2026
cath-op - Catholic Housing - Operatin	3295	v0000535 - Decker City Hardware Inc	7/14/2026	07-2026	210.41 7/31/2026
cath-op - Catholic Housing - Operatin	3296	v0000731 - Forks Outfitters Inc	7/14/2026	07-2026	11.94 7/31/2026
cath-op - Catholic Housing - Operatin	3297	v0001723 - Amazon Capital Services	7/21/2026	07-2026	52.08 7/31/2026
cath-op - Catholic Housing - Operatin	3298	v0000682 - CenturyLink	7/28/2026	07-2026	130.73
cath-op - Catholic Housing - Operatin	3299	v0001058 - All Around Lawn Service	7/28/2026	07-2026	619.00
cath-op - Catholic Housing - Operatin	3300	v0001550 - Clallam County PUD	7/28/2026	07-2026	700.99
cath-op - Catholic Housing - Operatin	3301	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	1,526.85 7/31/2026
					15,891.93

July 2026 Check Register - The Outpost

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
outpost - NORVHN - The Outpost	904	v0000101 - City of Port Angeles	7/7/2026	07-2026	750.58 7/31/2026
outpost - NORVHN - The Outpost	905	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	1,334.01 7/31/2026
outpost - NORVHN - The Outpost	906	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	748.33 7/31/2026
outpost - NORVHN - The Outpost	907	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	87.78 7/31/2026
					2,920.70

July 2026 Check Register - Sea Ridge (MAV) - Operating

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
mav-op - Mt Angeles View LLLP	1909	v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	150.00 7/31/2026
mav-op - Mt Angeles View LLLP	1910	v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	812.50 7/31/2026
mav-op - Mt Angeles View LLLP	1911	v0000080 - Mt Angeles View I LLLP	7/7/2026	07-2026	3,349.51 7/31/2026
mav-op - Mt Angeles View LLLP	1912	v0000101 - City of Port Angeles	7/7/2026	07-2026	6,463.57 7/31/2026
mav-op - Mt Angeles View LLLP	1913	v0000257 - Home Depot-Commercial CC Account 2955	7/7/2026	07-2026	427.16 7/31/2026
mav-op - Mt Angeles View LLLP	1914	v0000593 - Wave Broadband	7/7/2026	07-2026	201.22 7/31/2026
mav-op - Mt Angeles View LLLP	1915	v0000681 - Century Link - Seattle	7/7/2026	07-2026	254.49 7/31/2026
mav-op - Mt Angeles View LLLP	1916	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	18,981.05 7/31/2026
mav-op - Mt Angeles View LLLP	1917	v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	3,322.18 7/31/2026
mav-op - Mt Angeles View LLLP	1918	v0000257 - Home Depot-Commercial CC Account 2955	7/14/2026	07-2026	43.47 7/31/2026
mav-op - Mt Angeles View LLLP	1919	v0000681 - Century Link - Seattle	7/14/2026	07-2026	669.60 7/31/2026
mav-op - Mt Angeles View LLLP	1920	v0000550 - Thurman Supply	7/21/2026	07-2026	36.14 7/31/2026
mav-op - Mt Angeles View LLLP	1921	v0000550 - Thurman Supply	7/28/2026	07-2026	11.80
mav-op - Mt Angeles View LLLP	1922	v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	5,071.26 7/31/2026
					39,793.95

July 2026 Check Register - Public Plaza - Operating

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
pplaz-op - Public Plaza Operating Acc 2221		v0000001 - Peninsula Housing Authority	7/7/2026	07-2026	150.00 7/31/2026
pplaz-op - Public Plaza Operating Acc 2222		v0000101 - City of Port Angeles	7/7/2026	07-2026	6,287.28 7/31/2026
pplaz-op - Public Plaza Operating Acc 2223		v0000533 - Swains General Store	7/7/2026	07-2026	7.94 7/31/2026
pplaz-op - Public Plaza Operating Acc 2224		v0000551 - TK Elevator Corporation	7/7/2026	07-2026	4,820.44
pplaz-op - Public Plaza Operating Acc 2225		v0000593 - Wave Broadband	7/7/2026	07-2026	246.16 7/31/2026
pplaz-op - Public Plaza Operating Acc 2226		v0001561 - Public Plaza LLLP	7/7/2026	07-2026	7,941.00 7/31/2026
pplaz-op - Public Plaza Operating Acc 2227		v0001665 - RBC Community Investments, LLC	7/7/2026	07-2026	2,813.77 7/31/2026
pplaz-op - Public Plaza Operating Acc 2228		v0001723 - Amazon Capital Services	7/7/2026	07-2026	501.76 7/31/2026
pplaz-op - Public Plaza Operating Acc 2229		v0001738 - CenturyLink	7/7/2026	07-2026	226.45 7/31/2026
pplaz-op - Public Plaza Operating Acc 2230		v0001912 - Haider Remodeling & Roofing	7/7/2026	07-2026	7,568.55 7/31/2026
pplaz-op - Public Plaza Operating Acc 2231		v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	43,276.04 7/31/2026
pplaz-op - Public Plaza Operating Acc 2232		v0000001 - Peninsula Housing Authority	7/14/2026	07-2026	10,403.38 7/31/2026
pplaz-op - Public Plaza Operating Acc 2233		v0000028 - Angeles Millwork & Lumber Company, Inc	7/14/2026	07-2026	203.23 7/31/2026
pplaz-op - Public Plaza Operating Acc 2234		v0000235 - Hartnagel Building Supply	7/14/2026	07-2026	848.70 7/31/2026
pplaz-op - Public Plaza Operating Acc 2235		v0000402 - Olympic Springs, Inc.	7/14/2026	07-2026	109.45 7/31/2026
pplaz-op - Public Plaza Operating Acc 2236		v0001914 - Full Western Tire LLC	7/14/2026	07-2026	112.39 7/31/2026
pplaz-op - Public Plaza Operating Acc 2237		t0009800 - Hinkle	7/15/2026	07-2026	285.00 7/31/2026
pplaz-op - Public Plaza Operating Acc 2238		v0000593 - Wave Broadband	7/21/2026	07-2026	115.24 7/31/2026
pplaz-op - Public Plaza Operating Acc 2239		v0000593 - Wave Broadband	7/21/2026	07-2026	100.24 7/31/2026
pplaz-op - Public Plaza Operating Acc 2240		v0000593 - Wave Broadband	7/21/2026	07-2026	209.92 7/31/2026
pplaz-op - Public Plaza Operating Acc 2241		v0000593 - Wave Broadband	7/21/2026	07-2026	151.50 7/31/2026
pplaz-op - Public Plaza Operating Acc 2242		v0000681 - Century Link - Seattle	7/21/2026	07-2026	52.26 7/31/2026
pplaz-op - Public Plaza Operating Acc 2243		v0000028 - Angeles Millwork & Lumber Company, Inc	7/28/2026	07-2026	34.85
pplaz-op - Public Plaza Operating Acc 2244		v0000101 - City of Port Angeles	7/28/2026	07-2026	11,511.23
pplaz-op - Public Plaza Operating Acc 2245		v0000114 - Consolidated Electrical Dist. Inc.	7/28/2026	07-2026	72.14
pplaz-op - Public Plaza Operating Acc 2246		v0000253 - Hi-Tech Security Inc.	7/28/2026	07-2026	272.26
pplaz-op - Public Plaza Operating Acc 2247		v0000533 - Swains General Store	7/28/2026	07-2026	162.43 7/31/2026
pplaz-op - Public Plaza Operating Acc 2248		v0000550 - Thurman Supply	7/28/2026	07-2026	53.52
pplaz-op - Public Plaza Operating Acc 2249		v0001038 - Angeles Plumbing LLC	7/28/2026	07-2026	736.96
pplaz-op - Public Plaza Operating Acc 2250		v0001531 - Security Services Northwest, Inc.	7/28/2026	07-2026	1,927.53
pplaz-op - Public Plaza Operating Acc 2251		v0001599 - Sprague Pest Solutions	7/28/2026	07-2026	163.35
pplaz-op - Public Plaza Operating Acc 2252		v0000001 - Peninsula Housing Authority	7/31/2026	07-2026	3,735.59 7/31/2026
					105,100.56
TOTAL					<u>1,117,254.91</u>