

BOARD MEETING AGENDA

Wednesday, August 16, 2023

12:00 – 1:00 p.m.



Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d

Meeting ID: 259 652 436 554

Passcode: ScQSiD

Due to the extraordinary public health circumstances related to the ongoing COVID-19 (coronavirus) outbreak, participation in this meeting will be telephonic. All board members will participate remotely, as will any members of the public who wish to attend.

12:00	Action	1. Call to Order – Cindy Ju Agenda Approval Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
12:02	Action/Approval	2. Consent Agenda <ul style="list-style-type: none">• Approve July Meeting Minutes• Accept July Expenditure Reports• Accept Q2 Financial Reports• Approve August Concurrence Requests
12:05	Discussion	3. Discussion <ul style="list-style-type: none">• RED updates – Jared Jonson• Management report – Jared Jonson
12:35	Board Business	4. 2023 Annual Fundraiser – Cindy Ju (updates from staff)
12:50	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- September Board Meeting – IN PERSON – September 19, 5:30pm
- 2023 SCIDpda Fundraiser – September 22, 5:30pm

**Executive sessions may be held:

- | | |
|--|---|
| <input type="checkbox"/> Lease or purchase of real estate if there's a likelihood that disclosure would increase the price | <input type="checkbox"/> Consideration of the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price. |
| <input type="checkbox"/> Negotiations on the performance of a publicly bid contract | <input type="checkbox"/> Complaints or charges brought against a public officer or employee |
| <input type="checkbox"/> Qualifications of an application for public employment | <input type="checkbox"/> Performance of a public employee |
| <input type="checkbox"/> Agency enforcement actions (requires legal counsel present) | <input type="checkbox"/> Current or potential litigation (requires legal counsel present) |
| <input type="checkbox"/> Legal risks of current or proposed action (requires presence of legal counsel) | |

The mission of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is to *preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood.*

Resolution 23-08-16-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve July Meeting Minutes
- Accept July Expenditure Reports
- Accept Q2 Financial Reports
- Approve August Concurrence Requests

Board President

Date

Board Secretary

Date

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: 07/31/2023
 TO: Board of Directors
 FROM: Jody McCorkle, Director of Finance
 RE: July 2023 Expenditure Certification

I, Jody McCorkle, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; that the claims represented by the vouchers listed below were just obligations of the SCIDpda; and that I am authorized to authenticate and certify said claims.


 Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	102	to	108	\$	4,581.73
				13th & Fir Residential	\$	4,581.73
Computer Run Checks	General Checking	2124	to	2139	\$	51,737.23
Electronic Funds Transfers	General Checking		eft		\$	4,929.15
				Bush Hotel Commercial	\$	56,666.38
Computer Run Checks	General Checking	1884	to	1890	\$	29,958.43
				Bush Hotel Condo	\$	29,958.43
Electronic Funds Transfers	General Checking		eft		\$	20,233.37
				Bush Hotel QalicB	\$	20,233.37
Computer Run Checks	General Checking	1557	to	1576	\$	40,406.93
Electronic Funds Transfers	General Checking		eft		\$	13,645.06
				Bush Hotel Residential	\$	54,051.99
Computer Run Checks	General Checking WF	273	to	275	\$	79,419.71
Computer Run Checks	General Checking TCB	103	to	105	\$	2,649.57
Electronic Funds Transfers	General Checking TCB		eft		\$	61,102.50
				CIDPDA	\$	143,171.78
Computer Run Checks	General Checking	4158	to	4167	\$	42,344.97
Electronic Funds Transfers	General Checking		eft		\$	19,542.23
				DVA	\$	61,887.20
Electronic Funds Transfers	General Checking		eft		\$	142.04
				Hing Hay Coworks	\$	142.04
Computer Run Checks	General Checking	1144	to	1158	\$	64,332.93
				IDVS1 Commercial	\$	64,332.93
Computer Run Checks	General Checking	446	to	453	\$	33,430.53
				IDVS2 Condo	\$	33,430.53

Computer Run Checks	General Checking	636	to	643	\$	16,425.76
Electronic Funds Transfers	General Checking		eft		\$	1,523.47
IDVS2 Library & Parking						\$ 17,949.23
Computer Run Checks	General Checking	774	to	781	\$	11,289.38
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
IDVS2 Commercial						\$ 16,296.18
Computer Run Checks	General Checking	154	to	156	\$	23,277.50
Electronic Funds Transfers	General Checking		eft		\$	2,391,667.32
Lot on the Hill						\$ 2,414,944.82
Computer Run Checks	General Checking	1257	to	1277	\$	39,327.02
New Central Commercial						\$ 39,327.02
Computer Run Checks	General Checking	309	to	310	\$	23,592.41
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
New Central Hotel						\$ 40,960.71
Computer Run Checks	General Checking	1458	to	1471	\$	33,214.36
New Central Residential						\$ 33,214.36
Computer Run Checks	General Checking TCB	108	to	156	\$	111,188.86
Electronic Funds Transfers	General Checking TCB		eft		\$	2,106.75
EFTs for Payroll	General Checking TCB		7/13/23 & 7/27/23		\$	200,074.29
Computer Run Checks	General Checking WF	3906	to	3916	\$	150,692.48
Electronic Funds Transfers	General Checking WF		eft		\$	357.24
SCIDpda						\$ 464,419.62
						\$ 3,495,568.32

The above checks and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this _____ day of _____ 2023.

Treasurer

Chair

SCID Check Summary

Property=13res,13com,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay, idvs1com,idvs2com,idvs2con,idvs2lp,lohill,loumural,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,pdacrmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=07/2023-07/2023 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
13resop - General Checking				
102	lanlin - LanguageLine Solutions	7/13/2023	152.63	Translation/Interpreters
103	reninc - RentGrow, Inc.	7/13/2023	234.00	Credit Screening Fee
104	dooinc - Doorking Inc.	7/20/2023	307.45	Access Control System
105	pugsou - Puget Sound Energy	7/20/2023	1,394.10	Natural Gas
106	contec - Convergent Technologies LLC	7/27/2023	1,142.19	Fire Systems/Sprinklers - Contract
107	jondon - Jon-Don	7/27/2023	827.53	Supplies
108	seahou - Housing Authority of the City of Seattle	7/27/2023	523.83	Garbage/Waste Removal
Total 13resop - General Checking			4,581.73	
bhcommop - General Checking				
2124	seacitli - Seattle City Light	7/6/2023	2,397.25	Electricity
2125	wesext - Western Exterminator Company	7/6/2023	179.32	Pest Control
2126	bushqali - SCIDpda Bush Hotel QALICB LLC	7/13/2023	41,037.50	Rent
2127	cenlin - CenturyLink	7/13/2023	70.76	Telecomm
2128	pdamaint - SCIDpda Maintenance Dept	7/13/2023	5,506.75	WOs
2129	repser - Republic Services	7/13/2023	637.81	Garbage/Waste Removal
2130	subsol - Submeter Solutions Inc.	7/13/2023	240.00	Water/Sewer
2131	verwir - Verizon Wireless	7/13/2023	18.60	Telecomm
2132	wasman - Waste Management of Seattle	7/13/2023	422.65	Garbage/Waste Removal
2133	wetass - Wetherholt and Associates, Inc.	7/13/2023	318.43	Capitalized Rehab Expenditures - Roof Replacement
2134	cedgro - Cedar Grove Organics Recycling	7/20/2023	55.40	Garbage/Waste Removal
2135	daijou - Daily Journal of Commerce	7/20/2023	161.14	Capitalized Rehab Expenditures - Roof Replacement
2136	welfar - Wells Fargo	7/20/2023	3.95	Telecomm
2137	idvs1co - IDVS 1 Commercial	7/27/2023	39.49	Supplies
2138	louhot - Louisa Hotel Master Tenant LLC	7/27/2023	408.18	Supplies - paid by Louisa Hotel in error
2139	subsol - Submeter Solutions Inc.	7/27/2023	240.00	Water/Sewer
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/20/2023	4,929.15	Condo Billing
Total bhcommop - General Checking			56,666.38	
bhcondop - General Checking				
1884	citsea - City of Seattle	7/13/2023	475.20	BIA Tax
1885	firins - First Insurance Funding Corp.	7/13/2023	6,059.38	Insurance
1886	pugsou - Puget Sound Energy	7/13/2023	2,190.67	Natural Gas
1887	citseacu - City of Seattle-Combined Utilities	7/20/2023	6,296.28	Garbage/Waste Removal & Water/Sewer
1888	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	4,791.47	HVAC/Boiler Maint - Contract
1889	citseacu - City of Seattle-Combined Utilities	7/27/2023	7,686.17	Garbage/Waste Removal & Water/Sewer
1890	seacitli - Seattle City Light	7/27/2023	2,459.26	Electricity
Total bhcondop - General Checking			29,958.43	
bhqalop - General Checking				
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/14/2023	11,333.33	Deposits with Other Entities
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/14/2023	3,800.04	Interest Expense
ACH	thecom - The Commerce Bank of WA	7/31/2023	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			20,233.37	

		Check	Total	
Check#	Vendor	Date	Check	Note
bhresope - General Checking				
1557	busimp - Seattle Economic Development Fund	7/6/2023	1,604.68	Loan Payment - Monthly
1558	seacitli - Seattle City Light	7/6/2023	868.37	Electricity
1559	seacitli - Seattle City Light	7/6/2023	174.92	Electricity
1560	seacitli - Seattle City Light	7/6/2023	13.86	Electricity
1561	citsea - City of Seattle	7/13/2023	840.66	BIA Tax
1562	hdsupp - HD Supply Facilities Maintenance, LTD	7/13/2023	573.62	Supplies
1563	scidpda - SCIDpda	7/13/2023	14,535.75	ID Billing
1564	seacitli - Seattle City Light	7/13/2023	134.83	Electricity
1565	seacitli - Seattle City Light	7/13/2023	408.54	Electricity
1566	t0003427 - Chen	7/13/2023	464.00	Move Out Refund
1567	verwir - Verizon Wireless	7/13/2023	129.78	Telecomm
1568	wetass - Wetherholt and Associates, Inc.	7/13/2023	461.57	Capitalized Rehab Expenditures - Roof Replacement
1569	cenlin - CenturyLink	7/20/2023	246.14	Telecomm
1570	citseacu - City of Seattle-Combined Utilities	7/20/2023	85.17	Water/Sewer
1571	daijou - Daily Journal of Commerce	7/20/2023	201.86	Capitalized Rehab Expenditures - Roof Replacement
1572	searub - Seattle Rubbish Removal	7/20/2023	377.10	Garbage/Waste Removal
1573	welfar - Wells Fargo	7/20/2023	37.86	Telecomm
1574	pdamaint - SCIDpda Maintenance Dept	7/27/2023	18,742.00	WOs
1575	beasal - Beacon Sales Acquisition, Inc.	7/27/2023	24.19	Supplies
1576	searub - Seattle Rubbish Removal	7/27/2023	482.03	Garbage/Waste Removal
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/20/2023	8,349.27	Condo Billing
ACH	scidpda - SCIDpda	7/20/2023	1,231.79	ID Billing - additional
ACH	thecomm - The Commerce Bank of WA	7/31/2023	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			54,051.99	
cidpdao3 - General Checking				
266	ngucan - Canh Nguyen	7/19/2023	-150.00	Voided; reissued from new TCB account (cidpdao4 below)
273	cidpda - CIDpda 501c(3)	7/13/2023	75,000.00	Fund new TCB account
274	scidpda - SCIDpda	7/13/2023	10.44	ID Billing
275	cidpda - CIDpda 501c(3)	7/20/2023	4,559.27	Close Wells Fargo account to new TCB account
Total cidpdao3 - General Checking			79,419.71	
cidpdao4 - General Checking				
103	ngucan - Canh Nguyen	7/20/2023	150.00	Direct Fund Raising Expense
104	welfar - Wells Fargo	7/20/2023	1,499.57	Direct Fund Raising Expense
105	kascre - Kristina Capulong	7/27/2023	1,000.00	Direct Fund Raising Expense
ACH	scidpda - SCIDpda	7/19/2023	61,102.50	Q2 Donation Distribution
Total cidpdao4 - General Checking			63,752.07	
dvaop - General Checking				
4158	idvs2lib - IDVS2 Library/Parking	7/1/2023	17,750.00	Bond Payment - Monthly
4159	guasec - Guardian Security Systems, Inc	7/13/2023	115.77	Access Control Systems
4160	pugsou - Puget Sound Energy	7/13/2023	2,262.52	Natural Gas
4161	scidpda - SCIDpda	7/13/2023	13,341.78	ID Billing
4162	verwir - Verizon Wireless	7/13/2023	93.29	Telecomm
4163	pdamaint - SCIDpda Maintenance Dept	7/13/2023	8,191.97	WOs
4164	wavbro - WAVE	7/20/2023	99.48	Telecomm
4165	welfar - Wells Fargo	7/20/2023	22.48	Telecomm
4166	hdsupp - HD Supply Facilities Maintenance, LTD	7/27/2023	120.39	Supplies
4167	paclam - Pacific Lamp & Supply Company	7/27/2023	347.29	Supplies

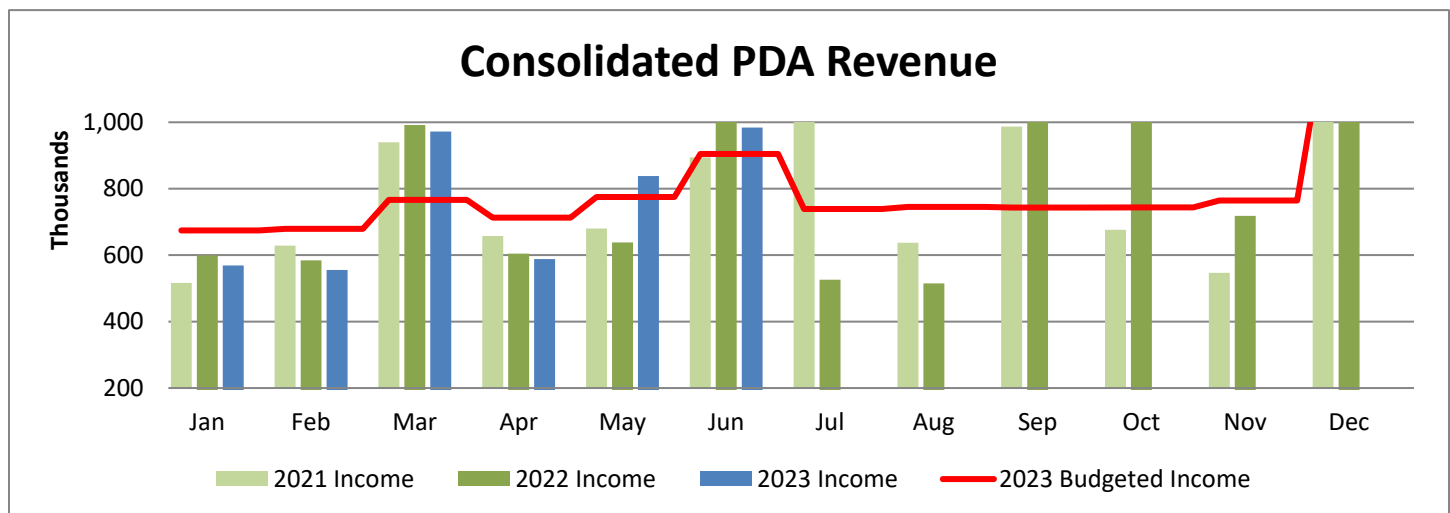
		Check	Total	
Check#	Vendor	Date	Check	Note
ACH	idvs2con - IDVS2 Condo Association	7/20/2023	18,810.87	Condo Billing
ACH	scidpda - SCIDpda	7/20/2023	731.36	ID Billing - Additional
Total dvaop - General Checking			61,887.20	
hingop3 - General Checking				
ACH	paypal - PayPal	7/5/2023	142.04	Bank Fees/Charges
Total hingop3 - General Checking			142.04	
idvs2op4 - General Checking				
774	wesext - Western Exterminator Company	7/6/2023	228.05	Pest Control
775	repser - Republic Services	7/13/2023	2,528.87	Garbage/Waste Removal
776	shewil - Sherwin-Williams Co.	7/13/2023	134.31	Supplies
777	verwir - Verizon Wireless	7/13/2023	3.87	Telecomm
778	wasman - Waste Management of Seattle	7/13/2023	3,874.80	Garbage/Waste Removal
779	welfar - Wells Fargo	7/20/2023	2.37	Telecomm
780	pdamaint - SCIDpda Maintenance Dept	7/27/2023	1,779.76	WOs
781	idvs2con - IDVS2 Condo Association	7/27/2023	2,737.35	Condo Billing
ACH	herban - Heritage Bank	7/20/2023	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			16,296.18	
lotconst - Construction Account				
150	seadptra - Seattle Dept of Transportation	7/20/2023	-5,896.50	Void Duplicate Payment
154	kraass - Krazan & Associates, Inc.	7/27/2023	14,752.50	Development Project - North Lot Housing Draw 6
155	scidpda - SCIDpda	7/27/2023	12,011.00	Development Project - North Lot Housing Draw 6
156	seadptra - Seattle Dept of Transportation	7/27/2023	2,410.50	Development Project - North Lot Housing Draw 6
ACH	marcon - Marpac Construction LLC	7/6/2023	2,391,667.32	Development Project - North Lot Housing Draw 6
Total lotconst - Construction Account			2,414,944.82	
nccomop2 - General Checking				
1257	citseacu - City of Seattle-Combined Utilities	7/6/2023	3,492.09	Water/Sewer
1258	newcentr - SCIDPDA New Central Apartments, Inc	7/6/2023	2,354.16	Fire Systems/Sprinklers - Contract
1259	seacitli - Seattle City Light	7/6/2023	561.28	Electricity
1260	wesext - Western Exterminator Company	7/6/2023	145.36	Pest Control
1261	citsea - City of Seattle	7/13/2023	254.42	BIA Tax
1262	firins - First Insurance Funding Corp.	7/13/2023	1,594.02	Insurance
1263	newcenth - New Central Hotel LLC	7/13/2023	20,961.00	Rent
1264	pdamaint - SCIDpda Maintenance Dept	7/13/2023	3,098.50	WOs
1265	scidpda - SCIDpda	7/13/2023	1,213.75	ID Billing
1266	seacitli - Seattle City Light	7/13/2023	31.53	Electricity
1267	subsol - Submeter Solutions Inc.	7/13/2023	120.00	Water/Sewer
1268	verwir - Verizon Wireless	7/13/2023	13.08	Telecomm
1269	wasman - Waste Management of Seattle	7/13/2023	129.87	Garbage/Waste Removal
1270	wesext - Western Exterminator Company	7/13/2023	252.14	Pest Control
1271	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	768.10	HVAC/Boiler Maint - Contract
1272	welfar - Wells Fargo	7/20/2023	5.90	Telecomm
1273	citseacu - City of Seattle-Combined Utilities	7/27/2023	3,492.09	Water/Sewer
1274	seacitli - Seattle City Light	7/27/2023	503.02	Electricity
1275	subsol - Submeter Solutions Inc.	7/27/2023	120.00	Water/Sewer
1276	wavbro - WAVE	7/27/2023	71.35	Telecomm
1277	wesext - Western Exterminator Company	7/27/2023	145.36	Pest Control
Total nccomop2 - General Checking			39,327.02	

		Check	Total	
Check#	Vendor	Date	Check	Note
nchotop - General Checking				
309	easwes - East-West Investment Co.	7/13/2023	5,092.41	Ground Lease Expense
310	scidpda - SCIDpda	7/27/2023	18,500.00	Distribution
ACH	welfar - Wells Fargo	7/10/2023	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			40,960.71	
ncresop - General Checking				
1458	citseacu - City of Seattle-Combined Utilities	7/6/2023	1,950.92	Garbage/Waste Removal & Water/Sewer
1459	guasec - Guardian Security Systems, Inc	7/6/2023	501.65	Fire Systems/Sprinklers - Service Calls
1460	citsea - City of Seattle	7/13/2023	334.75	BIA Tax
1461	firins - First Insurance Funding Corp.	7/13/2023	1,383.22	Insurance
1462	newcenth - New Central Hotel LLC	7/13/2023	17,150.00	Rent
1463	pugsou - Puget Sound Energy	7/13/2023	224.46	Natural Gas
1464	scidpda - SCIDpda	7/13/2023	7,017.00	ID Billing
1465	verwir - Verizon Wireless	7/13/2023	88.15	Telecomm
1466	scidpda - SCIDpda	7/20/2023	359.27	ID Billing - Additional
1467	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	954.74	HVAC/Boiler Maint - Contract
1468	welfar - Wells Fargo	7/20/2023	11.04	Telecomm
1469	citseacu - City of Seattle-Combined Utilities	7/27/2023	3,027.34	Garbage/Waste Removal & Water/Sewer
1470	newcentc - SCIDPDA New Central Commercial, Inc	7/27/2023	138.14	Telecomm
1471	wavbro - WAVE	7/27/2023	73.68	Telecomm
Total ncresop - General Checking			33,214.36	
pdaop1 - General Checking				
108	emmmar - Marion Emme	7/6/2023	50.99	A/R - 13th&Fir Supplies
109	fentli - Liyan Feng	7/6/2023	1,904.20	Travel - Non-local
110	forinc - Forterra, Inc	7/6/2023	464.66	Dues & Subscriptions
111	mccjod - McCorkle	7/6/2023	50.29	Employee Meals
112	tonkia - Ton Kiang Barbeque Noodle House	7/6/2023	1,160.00	Program Expenses
113	alfgro - The Alford Group Inc.	7/13/2023	8,230.00	Professional Fees/Consulting
114	cenlin - CenturyLink	7/13/2023	131.47	Telecomm
115	cheken - Che	7/13/2023	209.50	A/R - 13th&Fir Janitorial Supplies
116	chiinf - Chinese Information & Service Center	7/13/2023	7,500.00	Program Expenses
117	citsea - City of Seattle	7/13/2023	256.36	BIA Tax
118	combus - Comcast Holdings Corporation	7/13/2023	298.62	A/R - 13th&Fir Elevator Wi-fi
119	fentli - Liyan Feng	7/13/2023	293.65	Travel - Non-local
120	hartfo - The Hartford	7/13/2023	1,042.34	Employee Benefits - Life Insurance
121	idvs2lib - IDVS2 Library/Parking	7/13/2023	160.00	Employee Parking
122	louhot - Louisa Hotel Master Tenant LLC	7/13/2023	315.00	Employee Parking
123	pitbowes - Pitney Bowes Inc	7/13/2023	327.74	Postage
124	pitbowgf - Pitney Bowes Global Financial Services LLC	7/13/2023	140.69	Postage
125	ricusa - Ricoh USA, Inc	7/13/2023	196.79	Postage
126	ricusa - Ricoh USA, Inc	7/13/2023	313.87	Postage
127	thelab - The Labor Compliance Managers	7/13/2023	5,780.00	A/R - 13th&Fir Leasing Compliance
128	wavbro - WAVE	7/13/2023	101.47	Telecomm
129	welfar - Wells Fargo	7/13/2023	996.58	Office Supplies/Equipment, Computer Software & Staff Appreciation
130	welfar - Wells Fargo	7/13/2023	2,601.22	Office Supplies/Equipment & Computer Hardware
131	wesext - Western Exterminator Company	7/13/2023	127.89	Pest Control
132	hdsupp - HD Supply Facilities Maintenance, LTD	7/20/2023	622.18	A/R - 13th&Fir Office Supplies
133	pbseng - PBS Engineering and Environmental Inc.	7/20/2023	765.00	Professional Fees/Consulting
134	percol - Perkins Cole LLP	7/20/2023	2,856.00	Professional Fees/Consulting

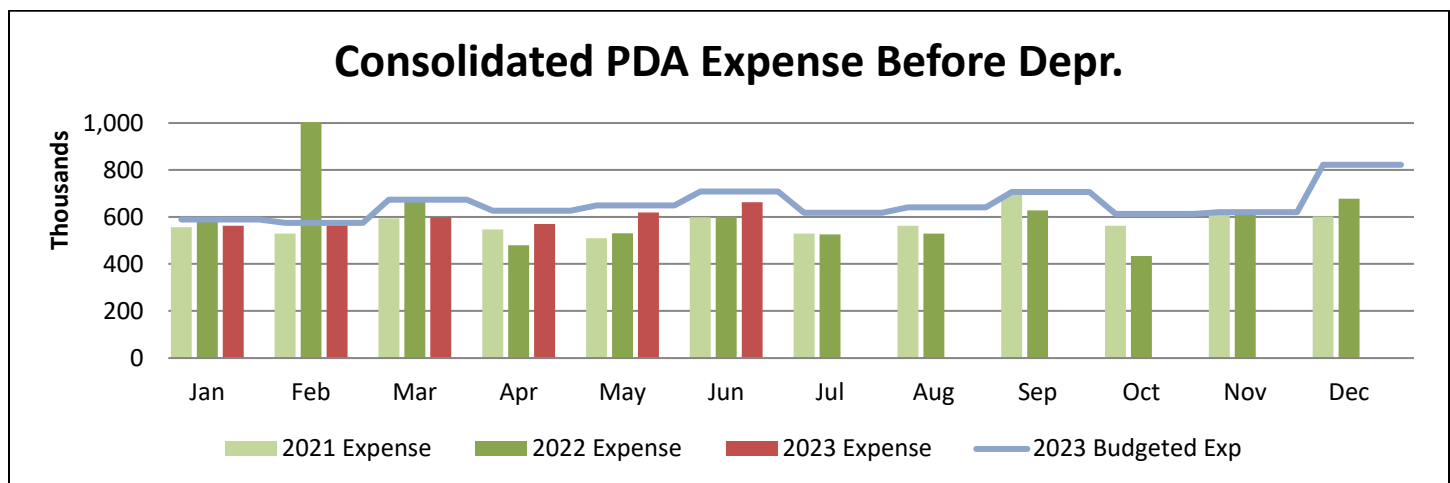
		Check	Total	
Check#	Vendor	Date	Check	Note
135	pergla - Perkins Glass & Mirror Co., Inc.	7/20/2023	400.94	Program Expenses
136	ricoh - Ricoh USA, Inc	7/20/2023	23.15	Postage
137	tamtire - Ngoan USA LLC	7/20/2023	2,688.36	Advertising/Marketing
138	watsec - Watson Security	7/20/2023	144.87	A/R - 13th&Fir Locks/Keys
139	wavbro - WAVE	7/20/2023	377.79	Telecomm
140	apima - Capital Hill Pizza Inc	7/20/2023	2,199.00	Program Expenses
141	guajos - Jospeh Guanlao	7/20/2023	11.00	Program Expenses
142	lomlon - Lonnie Lomuntad-Wells	7/20/2023	62.50	Advertising/Marketing
143	nexbol - Angela M Battazzo	7/20/2023	1,400.00	Professional Fees/Consulting
144	oastea - Oasis Tea Zone	7/20/2023	200.00	Advertising/Marketing
145	fenliy - Liyan Feng	7/27/2023	44.99	Staff Appreciation
146	finnei - Finney Neill & Co. P.S.	7/27/2023	10,300.00	Audit Fees
147	govchr - Christopher George Govella	7/27/2023	150.00	Advertising/Marketing
148	heapeo - Headwater People Consulting, LLC	7/27/2023	20,206.25	Program - Professional Fees/Consulting
149	idvs2com - IDVS 2 Commercial	7/27/2023	30,000.00	Distribution
150	intpark - Interim Parking Services	7/27/2023	300.00	Employee Parking
151	intpark - Interim Parking Services	7/27/2023	250.00	Employee Parking
152	seacitli - Seattle City Light	7/27/2023	156.61	Electricity
153	tiajes - Jesse Tabora Tiamson Jr.	7/27/2023	250.00	Advertising/Marketing
154	wesext - Western Exterminator Company	7/27/2023	127.89	Pest Control
156	scidpda - SCIDpda	7/27/2023	4,999.00	Fund old Wells Fargo account
ACH	pdamaint - SCIDpda Maintenance Dept	7/13/2023	2,106.75	WOs
Subtotal pdaop1 - General Checking			113,295.61	
ACH	Paylocity	7/13/2023	99,747.43	Payroll
ACH	Paylocity	7/27/2023	100,326.86	Payroll
Subtotal pdaop1 - General Checking - Payroll			200,074.29	
Total pdaop1 - General Checking			313,369.90	
pdaopacc - General Checking				
3071	apima - Capital Hill Pizza Inc	7/19/2023	-2,199.00	Voided; reissued from new TCB account (pdaop1 above)
3295	lomlon - Lonnie Lomuntad-Wells	7/19/2023	-62.50	Voided; reissued from new TCB account (pdaop1 above)
3479	oastea - Oasis Tea Zone	7/19/2023	-200.00	Voided; reissued from new TCB account (pdaop1 above)
3604	guajos - Jospeh Guanlao	7/19/2023	-11.00	Voided; reissued from new TCB account (pdaop1 above)
3612	nexbol - Angela M Battazzo	7/19/2023	-1,400.00	Voided; reissued from new TCB account (pdaop1 above)
3903	visser - Vision Service Plan	7/1/2023	363.05	Employee Benefits - Vision (post dated)
3904	wasden - Delta Dental of Washington	7/1/2023	2,524.35	Employee Benefits - Dental (post dated)
3906	kaifou - of Washington Options Inc	7/1/2023	29,515.81	Employee Benefits - Medical (post dated)
3907	bushcomm - SCIDpda Bush Hotel Commercial	7/6/2023	5,964.51	Rent
3908	bushcomm - SCIDpda Bush Hotel Commercial	7/6/2023	7,281.70	Rent
3909	newcentc - SCIDPDA New Central Commercial, Inc	7/6/2023	1,450.91	Rent
3910	firins - First Insurance Funding Corp.	7/13/2023	12,031.78	Insurance
3911	verwir - Verizon Wireless	7/13/2023	677.46	Telecomm
3912	scidpda - SCIDpda	7/13/2023	85,000.00	Fund new TCB account
3913	bresha - Shanti Breznau Consulting, LLC	7/20/2023	7,331.25	Program - Professional Fees/Consulting
3914	coupou - Coughlin Porter Lundeen Inc.	7/20/2023	1,110.00	Program Expenses
3915	frilit - Friends of Little Saigon	7/20/2023	326.83	Program Expenses
3916	welfar - Wells Fargo	7/20/2023	987.33	Training/Education & A/R - 13th&Fir Office Supplies
ACH	citsearc - City of Seattle	7/27/2023	357.24	B&O Tax
Total pdaopacc - General Checking			151,049.72	
vs1op - General Checking				
1144	cenlin - CenturyLink	7/6/2023	80.00	Telecomm

		Check	Total	
Check#	Vendor	Date	Check	Note
1145	cenlin - CenturyLink	7/6/2023	1.00	Telecomm
1146	citsea - City of Seattle	7/13/2023	632.02	BIA Tax
1147	pdamaint - SCIDpda Maintenance Dept	7/13/2023	2,416.75	WOs
1148	pugsou - Puget Sound Energy	7/13/2023	1,578.48	Natural Gas
1149	repser - Republic Services	7/13/2023	2,822.07	Garbage/Waste Removal
1150	scidpda - SCIDpda	7/13/2023	13,027.78	ID Billing
1151	seacitli - Seattle City Light	7/13/2023	15,264.00	Electricity
1152	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/13/2023	929.14	HVAC/Boiler Maint - Service Calls
1153	verwir - Verizon Wireless	7/13/2023	56.44	Telecomm
1154	wasman - Waste Management of Seattle	7/13/2023	2,741.15	Garbage/Waste Removal
1155	welfar - Wells Fargo	7/20/2023	134.71	Supplies & Telecomm
1156	citseacu - City of Seattle-Combined Utilities	7/27/2023	12,150.27	Water/Sewer
1157	scidpda - SCIDpda	7/27/2023	0.08	LH Operating Reserve
1158	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/27/2023	12,499.04	HVAC/Boiler Maint - Contract
Total vs10p - General Checking			64,332.93	
vs2conop - General Checking				
446	cenlin - CenturyLink	7/13/2023	67.06	Telecomm
447	citsea - City of Seattle	7/13/2023	451.56	BIA Tax
448	firins - First Insurance Funding Corp.	7/13/2023	7,420.69	Insurance
449	pdamaint - SCIDpda Maintenance Dept	7/13/2023	278.25	WOs
450	seacitli - Seattle City Light	7/13/2023	233.40	Electricity
451	seacitli - Seattle City Light	7/20/2023	3,071.03	Electricity
452	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	2,467.40	HVAC/Boiler Maint - Contract
453	citseacu - City of Seattle-Combined Utilities	7/27/2023	19,441.14	Garbage/Waste Removal & Water/Sewer
Total vs2conop - General Checking			33,430.53	
vs2lpop - General Checking				
636	usbank - US Bank/TFM/97298300/Mainyua Yang	7/1/2023	14,607.29	Loan Payment - Monthly
638	pdamaint - SCIDpda Maintenance Dept	7/13/2023	914.75	WOs
639	verwir - Verizon Wireless	7/13/2023	26.65	Telecomm
640	welfar - Wells Fargo	7/20/2023	88.69	Supplies & Telecom
641	cenlin - CenturyLink	7/27/2023	284.00	Telecomm
642	pdamaint - SCIDpda Maintenance Dept	7/27/2023	8.25	WOs
643	watsec - Watson Security	7/27/2023	496.13	Locks/Keys
ACH	idvs2con - IDVS2 Condo Association	7/20/2023	1,523.47	ID Billing
Total vs2lpop - General Checking			17,949.23	
			3,495,568.32	

SCIDpda Consolidated – Q2 2023 Financial Summary

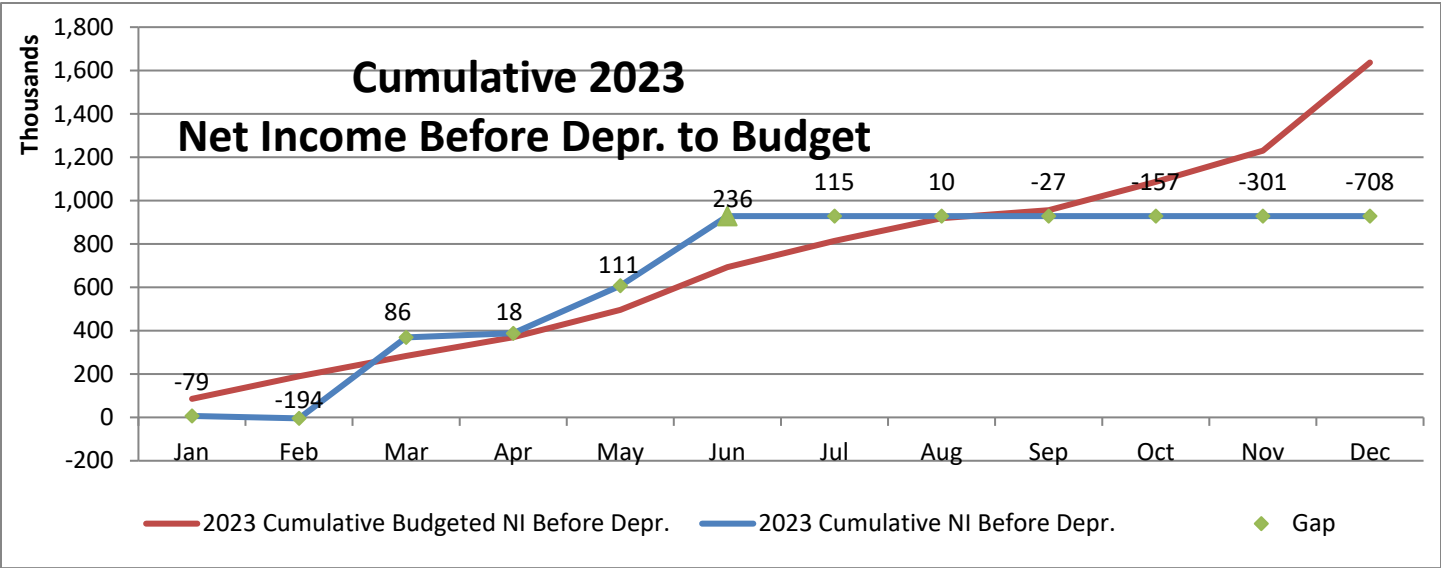


Total Revenue was \$6K unfavorable to budget for the entire organization. Interest Income was \$32K favorable to budget due to increased interest rates and Grant Income was \$286K favorable to budget largely due to the receipt of the \$240K balance of a Commerce grant to the PDA for North Lot. However, Bad Debt was \$44K unfavorable to budget, \$30K of which was due to the Parks Dept.'s outstanding balance – which continues to be followed up on – and Service Income was \$106K unfavorable to budget, largely due to the delayed opening of 13th&Fir, which reduced Accounting and Operations Reimbursements, R&M Income, Management Fees and Property Staff Reimbursement. And Grant Program Expenses, which are listed under Revenue as an offset to Grant Income, were \$121K unfavorable to budget, including \$82K for Community Initiatives' Program Expenses and \$30K for 13th&Fir leasing expenses that were covered by a Bank of America Grant recognized in 2022. Again, due to GASB, grant income and expenses will not offset one another in the same year unless the grant is both purpose and time restricted.

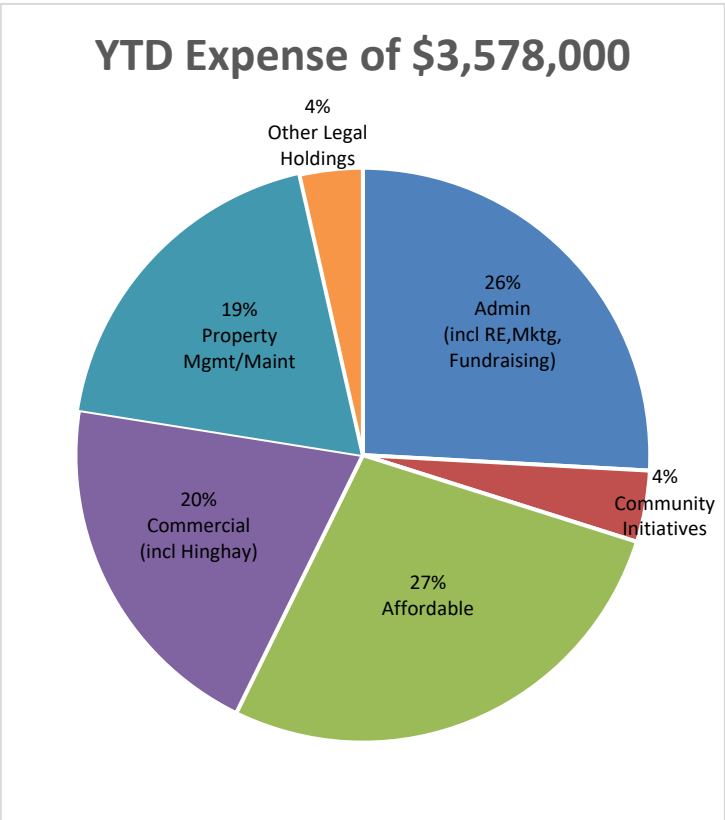
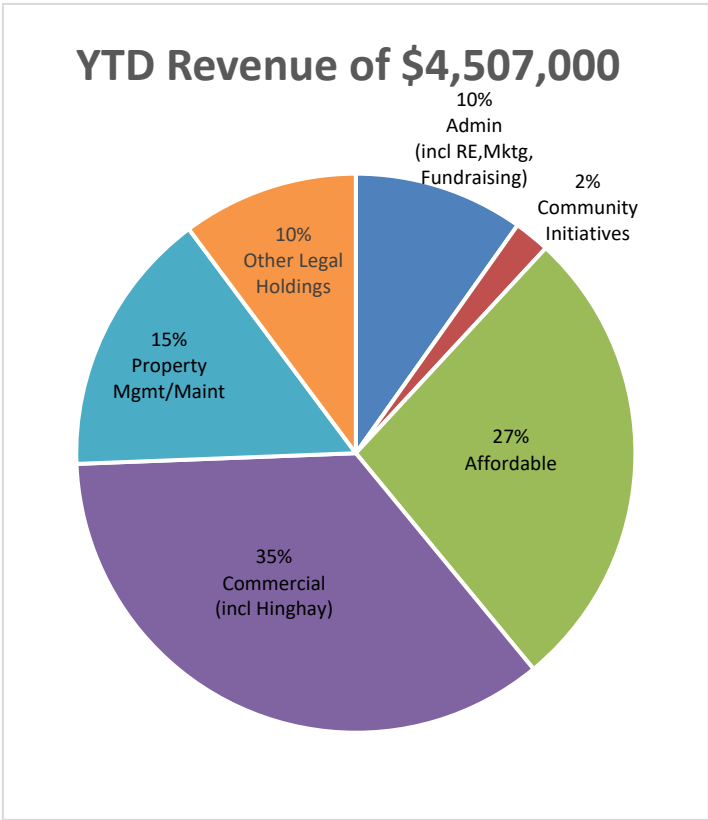


Total Expense was \$242K favorable to budget for the entire organization. Professional Fees & Consulting was \$13K unfavorable to budget due to executive coaching expenses, Other Administrative Expenses were \$25K unfavorable to budget due to computer maintenance and hardware expenses in response to the cyber attack – a claim for which Janet continues to track – and Maintenance \$23K unfavorable to budget - \$12K for a plumbing issue at New Central that Jared will submit an insurance claim for and \$17K for bhres UTO WOs. However, offsetting this, Salaries continue to be favorable to budget, by \$236K through Q2, and Management Fees are \$28K favorable to budget - \$15K for additional ICHS payment not received in Q1.

As a result, our NOI before Depreciation was \$928,835, which was \$236K favorable to budget.



Visual Breakout of Revenue and Expenses by Department through Q2



PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

PDA Reporting=PDA Admin (RE, Mktg, Fundraising, Admin),Community Initiatives,Affordable,Commercial,Property Mgmt/Maint,Other Legal Holdings;

REVENUE

RENT INCOME

Rent

Vacancies

Concessions & Bad Debt

NET RENT INCOME

TOTAL OTHER RENTAL INCOME

TOTAL SERVICE INCOME

TOTAL OTHER INCOME

TOTAL INTEREST INCOME

Grants

LESS Grant Program Expense

Other Fundraising

TOTAL FUNDRAISING INCOME

TOTAL REVENUE

EXPENSES

ADMINISTRATIVE

Professional Fees & Consulting

Rent Expense

Salaries

Other Admin Expenses

TOTAL ADMINISTRATIVE

TOTAL MANAGEMENT FEE

TOTAL MAINTENANCE

TOTAL UTILITIES

TOTAL TAXES

TOTAL INSURANCE

TOTAL PROGRAM EXPENSES

TOTAL OPERATING EXPENSES

NOI BEFORE DEBT SERVICE & GROUND LEASE

TOTAL DEBT SERVICE & GROUND LEASE

NOI AFTER DEBT SERVICE & GROUND LEASE

TOTAL OTHER EXPENSES

NET INCOME BEFORE DEPR & AMORT

TOTAL DEPRECIATION & AMORTIZATION

NET INCOME

Year to Date through 2nd Quarter 2023																				
Admin (incl RE,Mktg,Fundraising)			Community Initiatives			Affordable			Commercial (incl Hinghay)			Property Mgmt/Maint			Other Legal Holdings			SCIDpda Consolidated		
Actual	Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Total SCIDpda	Total Budget	Variance Fav (Unfav)
0	0	0	0	0	0	1,210,549	1,207,208	3,341	1,415,987	1,423,913	(7,926)	0	0	0	464,584	464,585	(1)	3,091,121	3,095,706	(4,585)
0	0	0	0	0	0	(12,401)	(9,952)	(2,449)	(39,229)	(47,202)	7,973	0	0	0	0	0	0	(51,629)	(57,154)	5,525
0	0	0	0	0	0	(4,280)	0	(4,280)	45,676	54,820	(9,144)	0	0	0	(6,479)	24,102	(30,581)	34,918	78,922	(44,005)
0	0	0	0	0	0	1,193,868	1,197,256	(3,388)	1,422,435	1,431,531	(9,096)	0	0	0	458,106	488,688	(30,582)	3,074,409	3,117,474	(43,065)
0	0	0	0	0	0	0	0	0	109,452	109,895	(443)	0	0	0	0	0	0	109,452	109,895	(443)
62,787	75,164	(12,377)	0	0	0	0	0	0	0	0	0	690,569	783,807	(93,238)	0	0	0	753,356	858,971	(105,615)
59,403	81,869	(22,466)	2,000	0	2,000	6,859	5,793	1,066	12,624	1,695	10,929	32,432	22,050	10,382	0	0	0	113,318	111,407	1,912
62,878	57,528	5,350	0	0	0	22,908	1,590	21,318	48,571	45,014	3,557	0	0	0	1,481	72	1,409	135,838	104,204	31,634
261,464	21,254	240,210	436,963	381,483	55,480	0	0	0	0	0	0	2,416	12,427	(10,011)	0	0	0	700,843	415,164	285,679
(30,000)	0	(30,000)	(346,673)	(264,845)	(81,828)	0	0	0	0	0	0	(30,746)	(22,050)	(8,696)	0	0	0	(407,419)	(286,895)	(120,524)
26,244	26,228	16	717	56,065	(55,348)	0	0	0	0	0	0	158	0	158	0	0	0	27,118	82,293	(55,175)
257,707	47,482	210,225	91,007	172,703	(81,696)	0	0	0	0	0	0	(28,172)	(9,623)	(18,548)	0	0	0	320,543	210,562	109,981
442,776	262,043	180,733	93,007	172,703	(79,696)	1,223,635	1,204,638	18,997	1,593,082	1,588,135	4,947	694,829	796,234	(101,405)	459,587	488,760	(29,173)	4,506,916	4,512,513	(5,597)
98,795	86,652	(12,143)	3,351	1,872	(1,479)	19,636	19,484	(152)	17,888	18,196	308	0	0	0	8,869	8,858	(11)	148,539	135,062	(13,477)
24,798	24,798	0	0	0	0	100,900	100,900	0	385,539	388,471	2,932	4,410	4,410	0	0	0	0	515,647	518,579	2,932
600,784	658,677	57,893	137,783	150,721	12,938	91,800	93,229	1,429	33,883	34,978	1,095	615,376	778,054	162,678	0	0	0	1,479,626	1,715,659	236,033
106,680	67,220	(39,460)	2,378	1,810	(568)	17,242	18,193	951	6,510	12,210	5,700	12,874	21,042	8,168	228	140	(88)	145,913	120,615	(25,298)
831,057	837,347	6,290	143,512	154,403	10,891	229,578	231,806	2,228	443,820	453,855	10,035	632,660	803,506	170,846	9,097	8,998	(99)	2,289,724	2,489,915	200,191
1,866	2,786	920	138	0	(138)	97,664	97,598	(66)	98,772	116,029	17,257	41,382	51,032	9,650	0	0	0	239,823	267,445	27,622
18,104	16,956	(1,148)	0	0	0	282,484	255,147	(27,338)	49,940	56,404	6,464	3,816	3,056	(760)	0	0	0	354,344	331,563	(22,781)
18,410	23,712	5,302	0	0	0	216,763	207,797	(8,966)	55,987	62,942	6,954	156	702	546	0	0	0	291,316	295,152	3,837
6,643	1,428	(5,215)	0	0	0	9,122	7,094	(2,028)	3,859	3,976	117	0	1,309	1,309	4,794	6,000	1,206	24,417	19,807	(4,610)
2,717	7,032	4,315	0	0	0	58,461	58,151	(310)	18,063	17,530	(533)	(138)	792	930	0	0	0	79,103	83,505	4,402
2,999	3,000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,999	3,000	1
881,796	892,261	10,465	143,651	154,403	10,752	894,071	857,592	(36,479)	670,441	710,736	40,294	677,876	860,397	182,521	13,891	14,998	1,107	3,281,726	3,490,387	208,661
(439,020)	(630,218)	191,198	(50,644)	18,300	(68,944)	329,564	347,046	(17,482)	922,640	877,399	45,241	16,953	(64,163)	81,117	445,695	473,762	(28,066)	1,225,190	1,022,126	203,064
0	0	0	0	0	0	74,091	73,113	(978)	83,500	83,730	230	0	0	0	111,498	108,545	(2,953)	269,089	265,388	(3,701)
(439,020)	(630,218)	191,198	(50,644)	18,300	(68,944)	255,473	273,933	(18,460)	839,140	793,669	45,471	16,953	(64,163)	81,117	334,197	365,216	(31,019)	956,101	756,738	199,363
43,360	81,169	37,809	0	0	0	12,027	11,916	(111)	(29,622)	(30,352)	(730)	0	0	0	1,500	1,500	0	27,265	64,233	36,968
(482,380)	(711,387)	229,007	(50,644)	18,300	(68,944)	243,447	262,017	(18,570)	868,762	824,021	44,741	16,953	(64,163)	81,117	332,697	363,716	(31,019)	928,836	692,505	236,331
17,776	17,778	2	0	0	0	237,468	231,177	(6,291)	332,945	331,964	(981)	0	0	0	192,045	192,052	7	780,233	772,971	(7,262)
(500,156)	(729,165)	229,009	(50,644)	18,300	(68,944)	5,979	30,840	(24,861)	535,817	492,057	43,760	16,953	(64,163)	81,117	140,652	171,664	(31,012)	148,602	(80,466)	229,069

PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc_is_report_ne

PDA Reporting=PDA Admin (RE, Mktg, Fundraising, Admin),Community Initiatives,Affordable,Commercial,Property Mgmt/Maint,Other Legal Holdings;

	Year to Date through 2nd Quarter 2023						
	Admin (incl RE,Mktg, Fundraising)	Community Initiatives	Affordable	Commercial (incl Hinghay)	Property Mgmt/Maint	Other Legal Holdings	Total
REVENUE							
RENT INCOME							
Rent	0	0	1,210,549	1,415,987	0	464,584	3,091,121
Vacancies	0	0	(12,401)	(39,229)	0	0	(51,629)
Concessions & Bad Debt	0	0	(4,280)	45,676	0	(6,479)	34,918
NET RENT INCOME	0	0	1,193,868	1,422,435	0	458,106	3,074,409
TOTAL OTHER RENTAL INCOME	0	0	0	109,452	0	0	109,452
TOTAL SERVICE INCOME	62,787	0	0	0	690,569	0	753,356
TOTAL OTHER INCOME	59,403	2,000	6,859	12,624	32,432	0	113,318
TOTAL INTEREST INCOME	62,878	0	22,908	48,571	0	1,481	135,838
Grants	261,464	436,963	0	0	2,416	0	700,843
LESS Grant Program Expense	(30,000)	(346,673)	0	0	(30,746)	0	(407,419)
Other Fundraising	26,244	717	0	0	158	0	27,118
TOTAL FUNDRAISING INCOME	257,707	91,007	0	0	(28,172)	0	320,543
TOTAL REVENUE	442,776	93,007	1,223,635	1,593,082	694,829	459,587	4,506,916
EXPENSES							
ADMINISTRATIVE							
Professional Fees & Consulting	98,795	3,351	19,636	17,888	0	8,869	148,539
Rent Expense	24,798	0	100,900	385,539	4,410	0	515,647
Salaries	600,784	137,783	91,800	33,883	615,376	0	1,479,626
Other Admin Expenses	106,680	2,378	17,242	6,510	12,874	228	145,913
TOTAL ADMINISTRATIVE	831,057	143,512	229,578	443,820	632,660	9,097	2,289,724
TOTAL MANAGEMENT FEE	1,866	138	97,664	98,772	41,382	0	239,823
TOTAL MAINTENANCE	18,104	0	282,484	49,940	3,816	0	354,344
TOTAL UTILITIES	18,410	0	216,763	55,987	156	0	291,316
TOTAL TAXES	6,643	0	9,122	3,859	0	4,794	24,417
TOTAL INSURANCE	2,717	0	58,461	18,063	(138)	0	79,103
TOTAL PROGRAM EXPENSES	2,999	0	0	0	0	0	2,999
TOTAL OPERATING EXPENSES	881,796	143,651	894,071	670,441	677,876	13,891	3,281,726
NOI BEFORE DEBT SERVICE & GROUND LEASE	(439,020)	(50,644)	329,564	922,640	16,953	445,695	1,225,190
TOTAL DEBT SERVICE & GROUND LEASE	0	0	74,091	83,500	0	111,498	269,089
NOI AFTER DEBT SERVICE & GROUND LEASE	(439,020)	(50,644)	255,473	839,140	16,953	334,197	956,101
TOTAL OTHER EXPENSES	43,360	0	12,027	(29,622)	0	1,500	27,265
NET INCOME BEFORE DEPR & AMORT	(482,380)	(50,644)	243,447	868,762	16,953	332,697	928,836
CASH FLOWS FROM INVESTING ACTIVITIES							
Operating Reserve Deposits			(3,993)				(3,993)
Replacement Reserve Deposits	(13,125)		(18,706)	(63,911)		(14,748)	(110,490)
Replacement Reserve Draws			136,182	6,043			142,225
Building Improvements, Furniture & Equipment			(61,267)	(4,878)			(66,145)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(13,125)	0	52,217	(62,746)	0	(14,748)	(38,402)
CASH FLOWS FROM FINANCING ACTIVITIES							
Accrued Interest not paid			20,079				20,079
Principal payments on notes payable			(53,399)	(475,816)		(145,157)	(674,372)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	0	0	(33,320)	(475,816)	0	(145,157)	(654,293)
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	(495,505)	(50,644)	262,344	330,200	16,953	172,793	236,140

SCIDpda Consolidated Balance Sheet (With Period Change)

Period = Jan 2023-Jun 2023

Book = Accrual ; Tree = .fc_bs

PDA Reporting=PDA Admin (RE, Mktg, Fundraising, Admin),Community Initiatives,Affordable,Commercial,Property
Mgmt/Maint,Other Legal Holdings;

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
<i>CURRENT ASSETS</i>			
CASH & CASH EQUIVALENTS			
Cash & Cash Equivalents	3,338,687	4,705,477	-1,366,790
Operating Cash #1.1 - Unrestricted	27,129	0	27,129
Operating Reserve - Unrestricted - Coastal	1,011,748	0	1,011,748
Operating Reserve #3.1 - Unrestricted	1,500	0	1,500
Investments	1,588,282	1,569,767	18,515
Restricted Cash	5,023,639	4,467,693	555,946
Restricted Investments	132,658	131,202	1,456
TOTAL CASH & CASH EQUIVALENTS	11,123,643	10,874,140	249,503
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	1,040,870	768,685	272,185
Deferred Rent Receivable	391,760	391,760	0
TOTAL ACCOUNTS RECEIVABLE	1,432,630	1,160,445	272,185
OTHER RECEIVABLES			
Note Receivable	3,302,110	3,287,316	14,794
Interest Receivable - Leases	26,571	26,571	0
Other Receivables	17,182	151,947	-134,766
Short Term Receivable - Leases	4,838,458	4,838,458	0
TOTAL OTHER RECEIVABLES	8,184,320	8,304,292	-119,972
DEPOSITS & PREPAIDS			
Prepaid Insurance	106,694	26,880	79,814
Prepaid Expenses & Deposits	370,124	362,906	7,218
TOTAL DEPOSITS & PREPAIDS	476,818	389,786	87,032
<i>TOTAL CURRENT ASSETS</i>	<i>21,217,411</i>	<i>20,728,663</i>	<i>488,748</i>
<i>LONG-TERM ASSETS</i>			
PROPERTY			
Property - Net Accum. Depreciation	32,056,730	32,810,114	-753,384
TOTAL PROPERTY	32,056,730	32,810,114	-753,384
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	323,019	283,724	39,296

Balance Sheet (With Period Change)

Period = Jan 2023-Jun 2023

Book = Accrual ; Tree = .fc_bs

PDA Reporting=PDA Admin (RE, Mktg, Fundraising, Admin),Community Initiatives,Affordable,Commercial,Property
Mgmt/Maint,Other Legal Holdings;

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL FIXED ASSETS	323,019	283,724	39,296
TOTAL LONG-TERM ASSETS	32,379,749	33,093,838	-714,089
OTHER ASSETS			
OTHER ASSETS			
Other Receivables	9,840,578	5,109,147	4,731,432
Lease Asset	6,385,572	6,385,572	0
Long Term Receivable - Leases	10,978,872	10,978,872	0
Investments in & Deposits with Other Entities	21,042,744	20,963,411	79,333
Development Projects	11,263	6,293	4,970
TOTAL OTHER ASSETS	48,259,029	43,443,294	4,815,735
TOTAL OTHER ASSETS	48,259,029	43,443,294	4,815,735
TOTAL ASSETS	101,856,189	97,265,795	4,590,394
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	337,811	508,181	-170,370
Prepaid Rent	86,009	49,356	36,653
Current Portion Due of Mortgages & Other Obligations	1,340,482	1,332,094	8,387
Short Term Liability - Leases	3,238	3,238	0
Taxes & Benefits Payable	103	0	103
TOTAL PAYABLES & OBLIGATIONS	1,767,642	1,892,870	-125,227
ACCRUED EXPENSES			
Accrued Expenses	1,713,523	1,847,790	-134,267
TOTAL ACCRUED EXPENSES	1,713,523	1,847,790	-134,267
TOTAL CURRENT LIABILITIES	3,481,166	3,740,660	-259,494
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	39,474,958	35,151,741	4,323,216
Deferred Inflow of Resources - Net Accum. Amortization	16,713,035	16,728,647	-15,613
Long Term Liability - Leases	6,382,334	6,382,334	0

Balance Sheet (With Period Change)

Period = Jan 2023-Jun 2023

Book = Accrual ; Tree = .fc_bs

PDA Reporting=PDA Admin (RE, Mktg, Fundraising, Admin),Community Initiatives,Affordable,Commercial,Property
Mgmt/Maint,Other Legal Holdings;

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL MORTGAGES & OTHER OBLIGATIONS	62,570,326	58,262,722	4,307,604
TOTAL LONG-TERM LIABILITIES	62,570,326	58,262,722	4,307,604
OTHER LIABILITIES			
Security Deposit Liability	151,112	143,488	7,624
Other Liabilities	841,140	455,081	386,058
Deferred Rent Payable	130,024	130,024	0
TOTAL OTHER LIABILITIES	1,122,275	728,593	393,682
TOTAL LIABILITIES	67,173,767	62,731,975	4,441,792
CAPITAL			
Retained Earnings	34,682,422	34,533,819	148,602
TOTAL CAPITAL	34,682,422	34,533,819	148,602
TOTAL LIABILITIES & CAPITAL	101,856,189	97,265,795	4,590,394

Concurrence Requests:

Staff are required to seek concurrence for items that:

- *the consideration exchanged or received by the SCIDpda exceeds \$10,000, or*
- *the performance by the SCIDpda extends over a one year period.*

August 2023 Items

Real Estate Development

Relman Colfax PLLC - \$10,000 – This agreement allows us to work with Relman Colfax, who will represent SCIDpda for the purpose of providing advice and counseling on issues relating to community preference and affirmative marketing, including related fair housing and civil rights issues and other issues as they may arise with respect to the North Lot project.

Enterprise Community Partners - \$45,000 – This is a pre-development grant to cover staff time for work done on the Spic N Span site. SCIDpda is under contract to purchase this site to build a mixed-use project with affordable housing. This grant is through March 31, 2024.



SCIDpda Dashboard - Affordable July 2023

Highlights

- Occupancy continues to be close to 100% across all properties (except for 13th & Fir)
- Collection rate is 98% for PDA properties, 99% for Jackson & 80% at Louisa
- Large outstanding balances remain at Louisa (w/ multiple mutual terminations/evictions processes continuing). Bush balance is from two residents: resident #1 is in mutual termination process, and resident #2 passed away suddenly and will need to write off balance.
- 13th & Fir Family Housing:
 - 20% of the building is expected to be leased by 8/11.
 - Additional staff have been hired (Building Admin Assist position offered on 8/1, Temp Leasing Specialist hired on 8/11, new Housing Specialist on 8/1, Full-time custodian on board on 8/1).
 - Additional compliance and property management staff from CRH are also now fully on-board and helping w/ leasing.
- Resident Services Coordinator
 - Hiring replacement coordinator has stalled due to 13th & Fir Lease-up.
 - Additional OH funds for resident services are available in 2024 via grant process due in November.

		Occupancy				Economic			
		# Units Vacant (EOM)	Days Vacant	Occupied %	Lost Rent Opportunity	Collection Rate (%)	* Adjusted AR \$ > 60 days	* Adjusted AR Total	# of Residents >60 Days
SCIDpda	Bush	4	307	96%	\$8,621	99%	\$12,122	\$17,925	2
	DVA	0	0	100%	\$0	97%	\$3,954	\$5,643	5
	New Central	0	0	100%	\$0	100%	\$0	\$121	0
	PDA Summary	4	307	98%	\$8,621	98%	\$16,076	\$23,690	7
Managed	PDA Summary YTD					99%			
	Louisa	1	93	99%	\$3,790	80%	\$41,087	\$91,101	23
	Jackson	0	0	100%	\$0	99%	\$2,784	\$10,006	8

* Adjusted = Residents with aged AR at risk for non-payments. Excludes billing credits not yet taken.



SCIDpda Dashboard - Commercial July 2023

Highlights

- Occupancy rate is 96% for PDA properties and unchanged for managed properties. July Collection rates are 82% due to a payment discrepancy with ICBS at IDVS1. Collection rates for IDVS2 will be reflected in August Dashboard.
- ICBS Main Lease will extend 5 additional years to October 2029 (3% increase per yr). ICBS will notify SCIDpda by 6/1/2028 of intent to renew or vacate at end of lease.
- Filipino American National Historical Society (FANHS) has submitted an LOI to lease Bush 619 for 10 years beginning Jan 2025. Outside of a few short-term leases, Bush 619 has been vacant since 2018.
- There is strong interest from a current CID tenant to rent new commercial space at 13th & Fir. We're partnering with Seattle OED and the tenant for a substantial TI grant.
- AR Balances update:
 - Parks Dept. – balance resolution is w/ City Accounting Dept and progressing slowly.
 - Gourmet Noodle Bowl – owner submitted \$5k balance payment Aug 1st; working on full payment Aug 31.
 - Crawfish King – submitted \$14k balance payment Aug 1st; staff working on full payment by Aug 31.
 - Vibrant Cities – submitted 2 payments for full balance, but did not make it into July financials.
 - ICBS – staff coordinating missing payments.

		Occupancy			Economic			
		Days Vacant	Units Vacant (as of EOM)	% of Total SF Occupied	Collection Rate	AR >60 Days	*Adjusted AR Total	Tenants with >60 Days Balance
SCIDpda	Bush Hotel	942	1	99%	110%	\$3,093	\$25,209	1
	IDVS 1	-	-	100%	70%	\$0	\$180,904	-
	IDVS 2, Library, CC	265	2	88%	61%	\$85,528	\$120,988	4
	New Central	4,464	5	81%	145%	\$0	\$9,615	1
	PDA Summary	5,671	8	96%	82%	\$88,622	\$336,717	6
Managed	Louisa	-	-	100%	143%	\$8,789	\$30,271	3
	Jackson	1,522	1	66%	91%	\$12,589	\$13,197	1

PDA Tenants Aged Receivables >60 Days			Amount Owed > 60 Days	% 60+ Days of Total AR	Actions
Bush Hotel	ICBS CMP	<div><div></div><div></div><div></div></div>	\$3,093	26%	Commercial staff reached out to ICBS on missing payments
IDVS 2, Library	Gourmet Noodle	<div><div></div><div></div><div></div></div>	\$26,775	73%	Owner \$5k payment Aug 1, working on full payment by Aug 31
IDVS 2, Parking	Crawfish King, Parking	<div><div></div><div></div><div></div></div>	\$22,684	53%	Owner submitted \$14k payment Aug 1, working on full payment by Aug 31.
Comm Center	Parks Dept	<div><div></div><div></div><div></div></div>	\$36,069	97%	Balance resolution is with City Accounting Dept.
New Central	Vibrant Cities	<div><div></div><div></div><div></div></div>	\$6,300	67%	Owner submitted full balance payment and apologized.

Key:



Over 75% Collectability



Between 50% and 75% Collectability



50% Collectability

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: 07/31/2023
 TO: Board of Directors
 FROM: Jody McCorkle, Director of Finance
 RE: July 2023 Expenditure Certification

I, Jody McCorkle, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; that the claims represented by the vouchers listed below were just obligations of the SCIDpda; and that I am authorized to authenticate and certify said claims.


 Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	102	to	108	\$	4,581.73
				13th & Fir Residential	\$	4,581.73
Computer Run Checks	General Checking	2124	to	2139	\$	51,737.23
Electronic Funds Transfers	General Checking		eft		\$	4,929.15
				Bush Hotel Commercial	\$	56,666.38
Computer Run Checks	General Checking	1884	to	1890	\$	29,958.43
				Bush Hotel Condo	\$	29,958.43
Electronic Funds Transfers	General Checking		eft		\$	20,233.37
				Bush Hotel QalicB	\$	20,233.37
Computer Run Checks	General Checking	1557	to	1576	\$	40,406.93
Electronic Funds Transfers	General Checking		eft		\$	13,645.06
				Bush Hotel Residential	\$	54,051.99
Computer Run Checks	General Checking WF	273	to	275	\$	79,419.71
Computer Run Checks	General Checking TCB	103	to	105	\$	2,649.57
Electronic Funds Transfers	General Checking TCB		eft		\$	61,102.50
				CIDPDA	\$	143,171.78
Computer Run Checks	General Checking	4158	to	4167	\$	42,344.97
Electronic Funds Transfers	General Checking		eft		\$	19,542.23
				DVA	\$	61,887.20
Electronic Funds Transfers	General Checking		eft		\$	142.04
				Hing Hay Coworks	\$	142.04
Computer Run Checks	General Checking	1144	to	1158	\$	64,332.93
				IDVS1 Commercial	\$	64,332.93
Computer Run Checks	General Checking	446	to	453	\$	33,430.53
				IDVS2 Condo	\$	33,430.53

Computer Run Checks	General Checking	636	to	643	\$	16,425.76
Electronic Funds Transfers	General Checking		eft		\$	1,523.47
IDVS2 Library & Parking						\$ 17,949.23
Computer Run Checks	General Checking	774	to	781	\$	11,289.38
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
IDVS2 Commercial						\$ 16,296.18
Computer Run Checks	General Checking	154	to	156	\$	23,277.50
Electronic Funds Transfers	General Checking		eft		\$	2,391,667.32
Lot on the Hill						\$ 2,414,944.82
Computer Run Checks	General Checking	1257	to	1277	\$	39,327.02
New Central Commercial						\$ 39,327.02
Computer Run Checks	General Checking	309	to	310	\$	23,592.41
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
New Central Hotel						\$ 40,960.71
Computer Run Checks	General Checking	1458	to	1471	\$	33,214.36
New Central Residential						\$ 33,214.36
Computer Run Checks	General Checking TCB	108	to	156	\$	111,188.86
Electronic Funds Transfers	General Checking TCB		eft		\$	2,106.75
EFTs for Payroll	General Checking TCB		7/13/23 & 7/27/23		\$	200,074.29
Computer Run Checks	General Checking WF	3906	to	3916	\$	150,692.48
Electronic Funds Transfers	General Checking WF		eft		\$	357.24
SCIDpda						\$ 464,419.62
						\$ 3,495,568.32

The above checks and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this _____ day of _____ 2023.

Treasurer

Chair

SCID Check Summary

Property=13res,13com,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay, idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacrmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=07/2023-07/2023 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
13resop - General Checking				
102	lanlin - LanguageLine Solutions	7/13/2023	152.63	Translation/Interpreters
103	reninc - RentGrow, Inc.	7/13/2023	234.00	Credit Screening Fee
104	dooinc - Doorking Inc.	7/20/2023	307.45	Access Control System
105	pugsou - Puget Sound Energy	7/20/2023	1,394.10	Natural Gas
106	contec - Convergent Technologies LLC	7/27/2023	1,142.19	Fire Systems/Sprinklers - Contract
107	jondon - Jon-Don	7/27/2023	827.53	Supplies
108	seahou - Housing Authority of the City of Seattle	7/27/2023	523.83	Garbage/Waste Removal
Total 13resop - General Checking			4,581.73	
bhcommop - General Checking				
2124	seacitli - Seattle City Light	7/6/2023	2,397.25	Electricity
2125	wesext - Western Exterminator Company	7/6/2023	179.32	Pest Control
2126	bushqali - SCIDpda Bush Hotel QALICB LLC	7/13/2023	41,037.50	Rent
2127	cenlin - CenturyLink	7/13/2023	70.76	Telecomm
2128	pdamaint - SCIDpda Maintenance Dept	7/13/2023	5,506.75	WOs
2129	repser - Republic Services	7/13/2023	637.81	Garbage/Waste Removal
2130	subsol - Submeter Solutions Inc.	7/13/2023	240.00	Water/Sewer
2131	verwir - Verizon Wireless	7/13/2023	18.60	Telecomm
2132	wasman - Waste Management of Seattle	7/13/2023	422.65	Garbage/Waste Removal
2133	wetass - Wetherholt and Associates, Inc.	7/13/2023	318.43	Capitalized Rehab Expenditures - Roof Replacement
2134	cedgro - Cedar Grove Organics Recycling	7/20/2023	55.40	Garbage/Waste Removal
2135	daijou - Daily Journal of Commerce	7/20/2023	161.14	Capitalized Rehab Expenditures - Roof Replacement
2136	welfar - Wells Fargo	7/20/2023	3.95	Telecomm
2137	idvs1co - IDVS 1 Commercial	7/27/2023	39.49	Supplies
2138	louhot - Louisa Hotel Master Tenant LLC	7/27/2023	408.18	Supplies - paid by Louisa Hotel in error
2139	subsol - Submeter Solutions Inc.	7/27/2023	240.00	Water/Sewer
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/20/2023	4,929.15	Condo Billing
Total bhcommop - General Checking			56,666.38	
bhcondop - General Checking				
1884	citsea - City of Seattle	7/13/2023	475.20	BIA Tax
1885	firins - First Insurance Funding Corp.	7/13/2023	6,059.38	Insurance
1886	pugsou - Puget Sound Energy	7/13/2023	2,190.67	Natural Gas
1887	citseacu - City of Seattle-Combined Utilities	7/20/2023	6,296.28	Garbage/Waste Removal & Water/Sewer
1888	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	4,791.47	HVAC/Boiler Maint - Contract
1889	citseacu - City of Seattle-Combined Utilities	7/27/2023	7,686.17	Garbage/Waste Removal & Water/Sewer
1890	seacitli - Seattle City Light	7/27/2023	2,459.26	Electricity
Total bhcondop - General Checking			29,958.43	
bhqalop - General Checking				
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/14/2023	11,333.33	Deposits with Other Entities
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/14/2023	3,800.04	Interest Expense
ACH	thecommm - The Commerce Bank of WA	7/31/2023	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			20,233.37	

		Check	Total	
Check#	Vendor	Date	Check	Note
bhresope - General Checking				
1557	busimp - Seattle Economic Development Fund	7/6/2023	1,604.68	Loan Payment - Monthly
1558	seacitli - Seattle City Light	7/6/2023	868.37	Electricity
1559	seacitli - Seattle City Light	7/6/2023	174.92	Electricity
1560	seacitli - Seattle City Light	7/6/2023	13.86	Electricity
1561	citsea - City of Seattle	7/13/2023	840.66	BIA Tax
1562	hdsupp - HD Supply Facilities Maintenance, LTD	7/13/2023	573.62	Supplies
1563	scidpda - SCIDpda	7/13/2023	14,535.75	ID Billing
1564	seacitli - Seattle City Light	7/13/2023	134.83	Electricity
1565	seacitli - Seattle City Light	7/13/2023	408.54	Electricity
1566	t0003427 - Chen	7/13/2023	464.00	Move Out Refund
1567	verwir - Verizon Wireless	7/13/2023	129.78	Telecomm
1568	wetass - Wetherholt and Associates, Inc.	7/13/2023	461.57	Capitalized Rehab Expenditures - Roof Replacement
1569	cenlin - CenturyLink	7/20/2023	246.14	Telecomm
1570	citseacu - City of Seattle-Combined Utilities	7/20/2023	85.17	Water/Sewer
1571	daijou - Daily Journal of Commerce	7/20/2023	201.86	Capitalized Rehab Expenditures - Roof Replacement
1572	searub - Seattle Rubbish Removal	7/20/2023	377.10	Garbage/Waste Removal
1573	welfar - Wells Fargo	7/20/2023	37.86	Telecomm
1574	pdamaint - SCIDpda Maintenance Dept	7/27/2023	18,742.00	WOs
1575	beasal - Beacon Sales Acquisition, Inc.	7/27/2023	24.19	Supplies
1576	searub - Seattle Rubbish Removal	7/27/2023	482.03	Garbage/Waste Removal
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/20/2023	8,349.27	Condo Billing
ACH	scidpda - SCIDpda	7/20/2023	1,231.79	ID Billing - additional
ACH	thecomm - The Commerce Bank of WA	7/31/2023	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			54,051.99	
cidpdao3 - General Checking				
266	ngucan - Canh Nguyen	7/19/2023	-150.00	Voided; reissued from new TCB account (cidpdao4 below)
273	cidpda - CIDpda 501c(3)	7/13/2023	75,000.00	Fund new TCB account
274	scidpda - SCIDpda	7/13/2023	10.44	ID Billing
275	cidpda - CIDpda 501c(3)	7/20/2023	4,559.27	Close Wells Fargo account to new TCB account
Total cidpdao3 - General Checking			79,419.71	
cidpdao4 - General Checking				
103	ngucan - Canh Nguyen	7/20/2023	150.00	Direct Fund Raising Expense
104	welfar - Wells Fargo	7/20/2023	1,499.57	Direct Fund Raising Expense
105	kascre - Kristina Capulong	7/27/2023	1,000.00	Direct Fund Raising Expense
ACH	scidpda - SCIDpda	7/19/2023	61,102.50	Q2 Donation Distribution
Total cidpdao4 - General Checking			63,752.07	
dvaop - General Checking				
4158	idvs2lib - IDVS2 Library/Parking	7/1/2023	17,750.00	Bond Payment - Monthly
4159	guasec - Guardian Security Systems, Inc	7/13/2023	115.77	Access Control Systems
4160	pugsou - Puget Sound Energy	7/13/2023	2,262.52	Natural Gas
4161	scidpda - SCIDpda	7/13/2023	13,341.78	ID Billing
4162	verwir - Verizon Wireless	7/13/2023	93.29	Telecomm
4163	pdamaint - SCIDpda Maintenance Dept	7/13/2023	8,191.97	WOs
4164	wavbro - WAVE	7/20/2023	99.48	Telecomm
4165	welfar - Wells Fargo	7/20/2023	22.48	Telecomm
4166	hdsupp - HD Supply Facilities Maintenance, LTD	7/27/2023	120.39	Supplies
4167	paclam - Pacific Lamp & Supply Company	7/27/2023	347.29	Supplies

		Check	Total	
Check#	Vendor	Date	Check	Note
ACH	idvs2con - IDVS2 Condo Association	7/20/2023	18,810.87	Condo Billing
ACH	scidpda - SCIDpda	7/20/2023	731.36	ID Billing - Additional
Total dvaop - General Checking			61,887.20	
hingop3 - General Checking				
ACH	paypal - PayPal	7/5/2023	142.04	Bank Fees/Charges
Total hingop3 - General Checking			142.04	
idvs2op4 - General Checking				
774	wesext - Western Exterminator Company	7/6/2023	228.05	Pest Control
775	repser - Republic Services	7/13/2023	2,528.87	Garbage/Waste Removal
776	shewil - Sherwin-Williams Co.	7/13/2023	134.31	Supplies
777	verwir - Verizon Wireless	7/13/2023	3.87	Telecomm
778	wasman - Waste Management of Seattle	7/13/2023	3,874.80	Garbage/Waste Removal
779	welfar - Wells Fargo	7/20/2023	2.37	Telecomm
780	pdamaint - SCIDpda Maintenance Dept	7/27/2023	1,779.76	WOs
781	idvs2con - IDVS2 Condo Association	7/27/2023	2,737.35	Condo Billing
ACH	herban - Heritage Bank	7/20/2023	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			16,296.18	
lotconst - Construction Account				
150	seadptra - Seattle Dept of Transportation	7/20/2023	-5,896.50	Void Duplicate Payment
154	kraass - Krazan & Associates, Inc.	7/27/2023	14,752.50	Development Project - North Lot Housing Draw 6
155	scidpda - SCIDpda	7/27/2023	12,011.00	Development Project - North Lot Housing Draw 6
156	seadptra - Seattle Dept of Transportation	7/27/2023	2,410.50	Development Project - North Lot Housing Draw 6
ACH	marcon - Marpac Construction LLC	7/6/2023	2,391,667.32	Development Project - North Lot Housing Draw 6
Total lotconst - Construction Account			2,414,944.82	
nccomop2 - General Checking				
1257	citseacu - City of Seattle-Combined Utilities	7/6/2023	3,492.09	Water/Sewer
1258	newcentr - SCIDPDA New Central Apartments, Inc	7/6/2023	2,354.16	Fire Systems/Sprinklers - Contract
1259	seacitli - Seattle City Light	7/6/2023	561.28	Electricity
1260	wesext - Western Exterminator Company	7/6/2023	145.36	Pest Control
1261	citsea - City of Seattle	7/13/2023	254.42	BIA Tax
1262	firins - First Insurance Funding Corp.	7/13/2023	1,594.02	Insurance
1263	newcenth - New Central Hotel LLC	7/13/2023	20,961.00	Rent
1264	pdamaint - SCIDpda Maintenance Dept	7/13/2023	3,098.50	WOs
1265	scidpda - SCIDpda	7/13/2023	1,213.75	ID Billing
1266	seacitli - Seattle City Light	7/13/2023	31.53	Electricity
1267	subsol - Submeter Solutions Inc.	7/13/2023	120.00	Water/Sewer
1268	verwir - Verizon Wireless	7/13/2023	13.08	Telecomm
1269	wasman - Waste Management of Seattle	7/13/2023	129.87	Garbage/Waste Removal
1270	wesext - Western Exterminator Company	7/13/2023	252.14	Pest Control
1271	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	768.10	HVAC/Boiler Maint - Contract
1272	welfar - Wells Fargo	7/20/2023	5.90	Telecomm
1273	citseacu - City of Seattle-Combined Utilities	7/27/2023	3,492.09	Water/Sewer
1274	seacitli - Seattle City Light	7/27/2023	503.02	Electricity
1275	subsol - Submeter Solutions Inc.	7/27/2023	120.00	Water/Sewer
1276	wavbro - WAVE	7/27/2023	71.35	Telecomm
1277	wesext - Western Exterminator Company	7/27/2023	145.36	Pest Control
Total nccomop2 - General Checking			39,327.02	

		Check	Total	
Check#	Vendor	Date	Check	Note
nchotop - General Checking				
309	easwes - East-West Investment Co.	7/13/2023	5,092.41	Ground Lease Expense
310	scidpda - SCIDpda	7/27/2023	18,500.00	Distribution
ACH	welfar - Wells Fargo	7/10/2023	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			40,960.71	
ncresop - General Checking				
1458	citseacu - City of Seattle-Combined Utilities	7/6/2023	1,950.92	Garbage/Waste Removal & Water/Sewer
1459	guasec - Guardian Security Systems, Inc	7/6/2023	501.65	Fire Systems/Sprinklers - Service Calls
1460	citsea - City of Seattle	7/13/2023	334.75	BIA Tax
1461	firins - First Insurance Funding Corp.	7/13/2023	1,383.22	Insurance
1462	newcenth - New Central Hotel LLC	7/13/2023	17,150.00	Rent
1463	pugsou - Puget Sound Energy	7/13/2023	224.46	Natural Gas
1464	scidpda - SCIDpda	7/13/2023	7,017.00	ID Billing
1465	verwir - Verizon Wireless	7/13/2023	88.15	Telecomm
1466	scidpda - SCIDpda	7/20/2023	359.27	ID Billing - Additional
1467	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	954.74	HVAC/Boiler Maint - Contract
1468	welfar - Wells Fargo	7/20/2023	11.04	Telecomm
1469	citseacu - City of Seattle-Combined Utilities	7/27/2023	3,027.34	Garbage/Waste Removal & Water/Sewer
1470	newcentc - SCIDPDA New Central Commercial, Inc	7/27/2023	138.14	Telecomm
1471	wavbro - WAVE	7/27/2023	73.68	Telecomm
Total ncresop - General Checking			33,214.36	
pdaop1 - General Checking				
108	emmmar - Marion Emme	7/6/2023	50.99	A/R - 13th&Fir Supplies
109	fently - Liyan Feng	7/6/2023	1,904.20	Travel - Non-local
110	forinc - Forterra, Inc	7/6/2023	464.66	Dues & Subscriptions
111	mccjod - McCorkle	7/6/2023	50.29	Employee Meals
112	tonkia - Ton Kiang Barbeque Noodle House	7/6/2023	1,160.00	Program Expenses
113	alfgro - The Alford Group Inc.	7/13/2023	8,230.00	Professional Fees/Consulting
114	cenlin - CenturyLink	7/13/2023	131.47	Telecomm
115	cheken - Che	7/13/2023	209.50	A/R - 13th&Fir Janitorial Supplies
116	chiinf - Chinese Information & Service Center	7/13/2023	7,500.00	Program Expenses
117	citsea - City of Seattle	7/13/2023	256.36	BIA Tax
118	combus - Comcast Holdings Corporation	7/13/2023	298.62	A/R - 13th&Fir Elevator Wi-fi
119	fently - Liyan Feng	7/13/2023	293.65	Travel - Non-local
120	hartfo - The Hartford	7/13/2023	1,042.34	Employee Benefits - Life Insurance
121	idvs2lib - IDVS2 Library/Parking	7/13/2023	160.00	Employee Parking
122	louhot - Louisa Hotel Master Tenant LLC	7/13/2023	315.00	Employee Parking
123	pitbowes - Pitney Bowes Inc	7/13/2023	327.74	Postage
124	pitbowgf - Pitney Bowes Global Financial Services LLC	7/13/2023	140.69	Postage
125	ricusa - Ricoh USA, Inc	7/13/2023	196.79	Postage
126	ricusa - Ricoh USA, Inc	7/13/2023	313.87	Postage
127	thelab - The Labor Compliance Managers	7/13/2023	5,780.00	A/R - 13th&Fir Leasing Compliance
128	wavbro - WAVE	7/13/2023	101.47	Telecomm
129	welfar - Wells Fargo	7/13/2023	996.58	Office Supplies/Equipment, Computer Software & Staff Appreciation
130	welfar - Wells Fargo	7/13/2023	2,601.22	Office Supplies/Equipment & Computer Hardware
131	wesext - Western Exterminator Company	7/13/2023	127.89	Pest Control
132	hdsupp - HD Supply Facilities Maintenance, LTD	7/20/2023	622.18	A/R - 13th&Fir Office Supplies
133	pbseng - PBS Engineering and Environmental Inc.	7/20/2023	765.00	Professional Fees/Consulting
134	percol - Perkins Cole LLP	7/20/2023	2,856.00	Professional Fees/Consulting

		Check	Total	
Check#	Vendor	Date	Check	Note
135	pergla - Perkins Glass & Mirror Co., Inc.	7/20/2023	400.94	Program Expenses
136	ricoh - Ricoh USA, Inc	7/20/2023	23.15	Postage
137	tamtire - Ngoan USA LLC	7/20/2023	2,688.36	Advertising/Marketing
138	watsec - Watson Security	7/20/2023	144.87	A/R - 13th&Fir Locks/Keys
139	wavbro - WAVE	7/20/2023	377.79	Telecomm
140	apima - Capital Hill Pizza Inc	7/20/2023	2,199.00	Program Expenses
141	guajos - Jospeh Guanlao	7/20/2023	11.00	Program Expenses
142	lomlon - Lonnie Lomuntad-Wells	7/20/2023	62.50	Advertising/Marketing
143	nexbol - Angela M Battazzo	7/20/2023	1,400.00	Professional Fees/Consulting
144	oastea - Oasis Tea Zone	7/20/2023	200.00	Advertising/Marketing
145	fenliy - Liyan Feng	7/27/2023	44.99	Staff Appreciation
146	finnei - Finney Neill & Co. P.S.	7/27/2023	10,300.00	Audit Fees
147	govchr - Christopher George Govella	7/27/2023	150.00	Advertising/Marketing
148	heapeo - Headwater People Consulting, LLC	7/27/2023	20,206.25	Program - Professional Fees/Consulting
149	idvs2com - IDVS 2 Commercial	7/27/2023	30,000.00	Distribution
150	intpark - Interim Parking Services	7/27/2023	300.00	Employee Parking
151	intpark - Interim Parking Services	7/27/2023	250.00	Employee Parking
152	seacitli - Seattle City Light	7/27/2023	156.61	Electricity
153	tiajes - Jesse Tabora Tiamson Jr.	7/27/2023	250.00	Advertising/Marketing
154	wesext - Western Exterminator Company	7/27/2023	127.89	Pest Control
156	scidpda - SCIDpda	7/27/2023	4,999.00	Fund old Wells Fargo account
ACH	pdamaint - SCIDpda Maintenance Dept	7/13/2023	2,106.75	WOs
Subtotal pdaop1 - General Checking			113,295.61	
ACH	Paylocity	7/13/2023	99,747.43	Payroll
ACH	Paylocity	7/27/2023	100,326.86	Payroll
Subtotal pdaop1 - General Checking - Payroll			200,074.29	
Total pdaop1 - General Checking			313,369.90	
pdaopacc - General Checking				
3071	apima - Capital Hill Pizza Inc	7/19/2023	-2,199.00	Voided; reissued from new TCB account (pdaop1 above)
3295	lomlon - Lonnie Lomuntad-Wells	7/19/2023	-62.50	Voided; reissued from new TCB account (pdaop1 above)
3479	oastea - Oasis Tea Zone	7/19/2023	-200.00	Voided; reissued from new TCB account (pdaop1 above)
3604	guajos - Jospeh Guanlao	7/19/2023	-11.00	Voided; reissued from new TCB account (pdaop1 above)
3612	nexbol - Angela M Battazzo	7/19/2023	-1,400.00	Voided; reissued from new TCB account (pdaop1 above)
3903	visser - Vision Service Plan	7/1/2023	363.05	Employee Benefits - Vision (post dated)
3904	wasden - Delta Dental of Washington	7/1/2023	2,524.35	Employee Benefits - Dental (post dated)
3906	kaifou - of Washington Options Inc	7/1/2023	29,515.81	Employee Benefits - Medical (post dated)
3907	bushcomm - SCIDpda Bush Hotel Commercial	7/6/2023	5,964.51	Rent
3908	bushcomm - SCIDpda Bush Hotel Commercial	7/6/2023	7,281.70	Rent
3909	newcentc - SCIDPDA New Central Commercial, Inc	7/6/2023	1,450.91	Rent
3910	firins - First Insurance Funding Corp.	7/13/2023	12,031.78	Insurance
3911	verwir - Verizon Wireless	7/13/2023	677.46	Telecomm
3912	scidpda - SCIDpda	7/13/2023	85,000.00	Fund new TCB account
3913	bresha - Shanti Breznau Consulting, LLC	7/20/2023	7,331.25	Program - Professional Fees/Consulting
3914	coupou - Coughlin Porter Lundeen Inc.	7/20/2023	1,110.00	Program Expenses
3915	frilit - Friends of Little Saigon	7/20/2023	326.83	Program Expenses
3916	welfar - Wells Fargo	7/20/2023	987.33	Training/Education & A/R - 13th&Fir Office Supplies
ACH	citsearc - City of Seattle	7/27/2023	357.24	B&O Tax
Total pdaopacc - General Checking			151,049.72	
vs1op - General Checking				
1144	cenlin - CenturyLink	7/6/2023	80.00	Telecomm

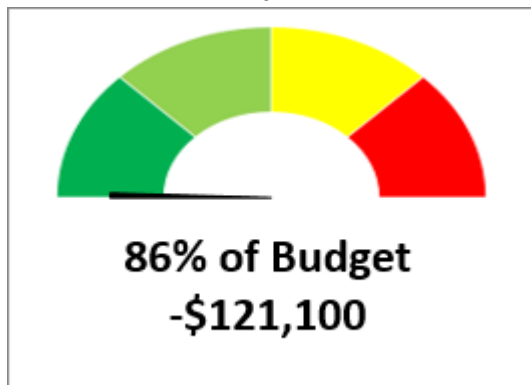
		Check	Total	
Check#	Vendor	Date	Check	Note
1145	cenlin - CenturyLink	7/6/2023	1.00	Telecomm
1146	citsea - City of Seattle	7/13/2023	632.02	BIA Tax
1147	pdamaint - SCIDpda Maintenance Dept	7/13/2023	2,416.75	WOs
1148	pugsou - Puget Sound Energy	7/13/2023	1,578.48	Natural Gas
1149	repser - Republic Services	7/13/2023	2,822.07	Garbage/Waste Removal
1150	scidpda - SCIDpda	7/13/2023	13,027.78	ID Billing
1151	seacitli - Seattle City Light	7/13/2023	15,264.00	Electricity
1152	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/13/2023	929.14	HVAC/Boiler Maint - Service Calls
1153	verwir - Verizon Wireless	7/13/2023	56.44	Telecomm
1154	wasman - Waste Management of Seattle	7/13/2023	2,741.15	Garbage/Waste Removal
1155	welfar - Wells Fargo	7/20/2023	134.71	Supplies & Telecomm
1156	citseacu - City of Seattle-Combined Utilities	7/27/2023	12,150.27	Water/Sewer
1157	scidpda - SCIDpda	7/27/2023	0.08	LH Operating Reserve
1158	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/27/2023	12,499.04	HVAC/Boiler Maint - Contract
Total vs10p - General Checking			64,332.93	
vs2conop - General Checking				
446	cenlin - CenturyLink	7/13/2023	67.06	Telecomm
447	citsea - City of Seattle	7/13/2023	451.56	BIA Tax
448	firins - First Insurance Funding Corp.	7/13/2023	7,420.69	Insurance
449	pdamaint - SCIDpda Maintenance Dept	7/13/2023	278.25	WOs
450	seacitli - Seattle City Light	7/13/2023	233.40	Electricity
451	seacitli - Seattle City Light	7/20/2023	3,071.03	Electricity
452	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/20/2023	2,467.40	HVAC/Boiler Maint - Contract
453	citseacu - City of Seattle-Combined Utilities	7/27/2023	19,441.14	Garbage/Waste Removal & Water/Sewer
Total vs2conop - General Checking			33,430.53	
vs2lpop - General Checking				
636	usbank - US Bank/TFM/97298300/Mainyua Yang	7/1/2023	14,607.29	Loan Payment - Monthly
638	pdamaint - SCIDpda Maintenance Dept	7/13/2023	914.75	WOs
639	verwir - Verizon Wireless	7/13/2023	26.65	Telecomm
640	welfar - Wells Fargo	7/20/2023	88.69	Supplies & Telecom
641	cenlin - CenturyLink	7/27/2023	284.00	Telecomm
642	pdamaint - SCIDpda Maintenance Dept	7/27/2023	8.25	WOs
643	watsec - Watson Security	7/27/2023	496.13	Locks/Keys
ACH	idvs2con - IDVS2 Condo Association	7/20/2023	1,523.47	ID Billing
Total vs2lpop - General Checking			17,949.23	
			3,495,568.32	

SCIDpda Dashboard – Payroll YTD July 2023

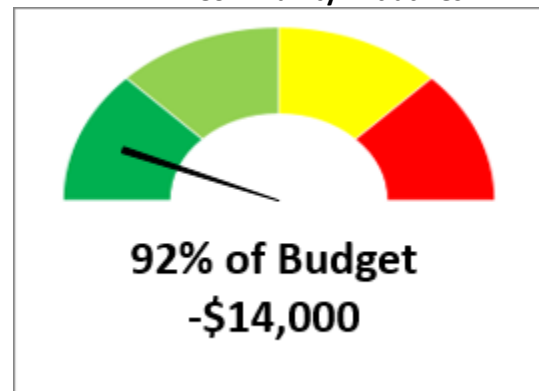
Payroll through July was 84% **favorable to budget** or **\$365k for the organization as a whole**.

- Admin's favorability to budget is 86% or \$121k from the two-week delay in granting raises that was due to the delay of the budget approval to mid-January, as well as the delay in hiring both an Accountant and Communications Coordinator (4 mo), and the RE coordinator (4 mo). The Accountant and Comm Coordinator, and RE Coordinator were hired, however we are again looking for an Accountant as the recent hire left in June.
- Community Initiatives' variance to budget is favorable at 92% or \$14k due to the two-week delay in granting raises, and delay in hiring the small business manager (2 mo). All positions are now filled in CI.
- Property Management's favorable variance is 79% or \$230k, again due to the two-week delay in granting raises, as well as the delay in hiring 13th & Fir Building Assistant (5 mo) and Sr Tech (6 mo), and Operations Director (5 mo). We are adding temporary staff to help with the 13th & Fir LeaseUp and are close to filling the Bldg Assist position in August.
- Properties variance to budget is at 100% of budget.

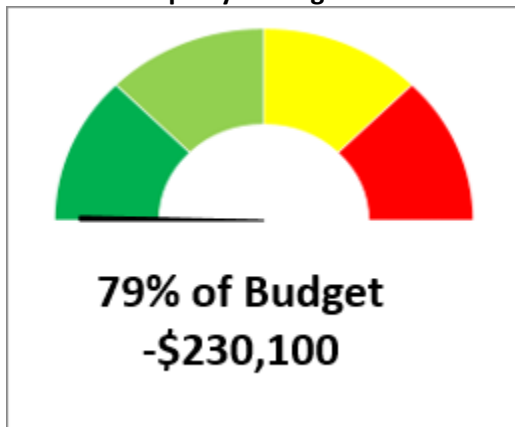
Admin



Community Initiatives



Property Management



Properties

