



BOARD MEETING AGENDA

Tuesday, June 17, 2025

5:30 - 7:00 PM

Participation in this meeting is in-person

| | | |
|---------|-------------------|---|
| 5:30 pm | <i>Tour</i> | 1. Filipino American/CID History Tour – Joaquin Uy <ul style="list-style-type: none"> Tour will begin promptly at 5:30 departing from Hing Hay Co-Works |
| 6:30pm | <i>Action</i> | 2. Call to Order – Cindy Ju Agenda Approval Public comment – public may sign up to address the board for up to 2 minutes on matters on this agenda |
| 6:31pm | <i>Approval</i> | 3. Consent Agenda Resolution <ul style="list-style-type: none"> Approve May Board Meeting Minutes Approve June Concurrence Requests Accept May Expenditure Reports |
| 6:35pm | <i>Discussion</i> | 4. Staff Report <ul style="list-style-type: none"> Real Estate Updates – Jared Jonson & Jamie Lee |
| 6:50pm | <i>Discussion</i> | 5. Board Business – Cindy Ju <ul style="list-style-type: none"> Board recruitment process/strategy and governance Committee list Recruitment flier |
| 7:00pm | <i>Action</i> | 6. Adjourn – Cindy Ju |

****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.*

Important meeting dates:

- Next Board Meeting– July 15, 2025 – VIRTUAL



****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.*

FINANCE COMMITTEE MEETING AGENDA

June 13, 2025

1. May Expenditure Report – Winston/Hiwot
2. May Management Reports
 - a. Commercial - Sophia
 - b. Residential - Sophia
 - c. Payroll - Janet
3. Q1 2025 Reports – Winston/Janet
 - a. Balance Sheet & Ratios
 - b. Graphs
 - c. Budget vs Actual Income Statement
 - d. Cash Statement

Expenditure Certification Memorandum

DATE: **05/31/2025**
 TO: **Board of Directors**
 FROM: **Winston Samson, Director of Finance**
 RE: **May 2025 Expenditure Certification**

I, Winston Samson, 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.

Winston Samson, Director of Finance

| | | | | | |
|----------------------------|------------------|------|-----|------------------------------------|----------------------|
| Computer Run Checks | General Checking | 719 | to | 756 | \$ 156,379.55 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 130,401.22 |
| | | | | 13th & Fir | \$ 286,780.77 |
| | | | | | |
| Computer Run Checks | General Checking | 217 | to | 237 | \$ 40,406.78 |
| | | | | Atlas | \$ 40,406.78 |
| | | | | | |
| Computer Run Checks | General Checking | 2413 | to | 2432 | \$ 73,118.86 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 8,376.09 |
| | | | | Bush Hotel Commercial | \$ 81,494.95 |
| | | | | | |
| Computer Run Checks | General Checking | 1993 | to | 1998 | \$ 39,440.91 |
| | | | | Bush Hotel Condo | \$ 39,440.91 |
| | | | | | |
| Computer Run Checks | General Checking | 250 | to | 250 | \$ 2,450.00 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 18,658.50 |
| | | | | Bush Hotel QalicB | \$ 21,108.50 |
| | | | | | |
| Computer Run Checks | General Checking | 1995 | to | 2021 | \$ 76,288.73 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 19,849.76 |
| | | | | Bush Hotel Residential | \$ 96,138.49 |
| | | | | | |
| Computer Run Checks | General Checking | 197 | to | 204 | \$ 10,803.35 |
| | | | | CIDPDA | \$ 10,803.35 |
| | | | | | |
| Computer Run Checks | General Checking | 4523 | to | 4546 | \$ 101,409.52 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 20,618.19 |
| | | | | DVA | \$ 122,027.71 |
| | | | | | |
| Computer Run Checks | General Checking | 1501 | to | 1523 | \$ 106,675.71 |
| | | | | IDVS1 Commercial | \$ 106,675.71 |
| | | | | | |
| Computer Run Checks | General Checking | 606 | to | 611 | \$ 42,272.82 |
| | | | | IDVS2 Condo | \$ 42,272.82 |
| | | | | | |
| Computer Run Checks | General Checking | 860 | to | 871 | \$ 21,248.03 |
| Electronic Funds Transfers | General Checking | | eft | | \$ 1,356.74 |
| | | | | IDVS2 Library & Parking | \$ 22,604.77 |

| | | | | | | |
|--------------------------------|------------------|------------------------------|-----|------|----|------------------------|
| Computer Run Checks | General Checking | 959 | to | 970 | \$ | 15,112.28 |
| Electronic Funds Transfers | General Checking | | eft | | \$ | 5,006.80 |
| IDVS2 Commercial | | | | | | \$ 20,119.08 |
| Computer Run Checks | General Checking | 400 | to | 401 | \$ | 6,358.28 |
| Lot on the Hill | | | | | | \$ 6,358.28 |
| Computer Run Checks | General Checking | 1590 | to | 1609 | \$ | 37,268.20 |
| New Central Commercial | | | | | | \$ 37,268.20 |
| Computer Run Checks | General Checking | 341 | to | 345 | \$ | 18,332.35 |
| Electronic Funds Transfers | General Checking | | eft | | \$ | 17,368.30 |
| New Central Hotel | | | | | | \$ 35,700.65 |
| Computer Run Checks | General Checking | 1811 | to | 1829 | \$ | 56,054.52 |
| New Central Residential | | | | | | \$ 56,054.52 |
| Computer Run Checks | General Checking | 1307 | to | 1365 | \$ | 597,120.19 |
| Electronic Funds Transfers | General Checking | | eft | | \$ | 259,806.35 |
| EFTs for Payroll | General Checking | 05/01/25 05/15/25 & 05/29/25 | | | \$ | 457,694.23 |
| SCIDpda | | | | | | \$ 1,314,620.77 |
| | | | | | | \$ 2,339,876.26 |

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 _____ 2025.

SCID Check Summary

Property=13res,13com,atlas,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,inghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|---|--|-----------|-------------------|---|---|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 719 | citseacu - City of Seattle-Combined Utilities | 5/1/2025 | 12,776.38 | Garbage/Waste Removal/Water & Sewer | |
| 720 | otiele - OTIS Elevator Company | 5/1/2025 | 18,130.94 | Prepaid Expenses - 66929564/Elevator Contract | |
| 721 | seacitli - Seattle City Light | 5/1/2025 | 1,354.42 | Electricity | |
| 722 | seacitli - Seattle City Light | 5/1/2025 | 686.01 | Electricity | |
| 723 | t0007992 - Moore | 5/1/2025 | -685.00 | Voided | |
| 723 | t0007992 - Moore | 5/1/2025 | 685.00 | Move Out Refund | |
| 724 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/1/2025 | 3,765.14 | HVAC/Boiler Maint - Contract | |
| 725 | t0006931 - Chen | 5/6/2025 | 765.00 | Tenant Refund | |
| 726 | atlapt - Frank W S Mar Investments LLC dba: Atlas Apt. | 5/8/2025 | 225.00 | Electricity | |
| 727 | citseatr - City of Seattle | 5/8/2025 | 402.54 | Licenses/Permits | |
| 728 | ducnor - DuctVac Northwest LLC | 5/8/2025 | 910.39 | Maintenance | |
| 729 | pbseng - PBS Engineering and Environmental Inc. | 5/8/2025 | 6,966.40 | Professional Fees & Consulting | |
| 730 | pugsou - Puget Sound Energy | 5/8/2025 | 2,685.43 | Natural Gas | |
| 731 | razjun - Razzies Junk LLC (Razzies Junk Removal Servic | 5/8/2025 | 1,773.88 | Garbage/Waste Removal | |
| 732 | ricusa - Ricoh USA, Inc | 5/8/2025 | 196.97 | Copier Lease/Maintenance | |
| 733 | subsol - Submeter Solutions/Pioneer Energy Manageme | 5/8/2025 | 121.00 | Water/Sewer - AR | |
| 734 | bsdmech - Brad Dupleich | 5/15/2025 | 1,045.00 | Plumbing | |
| 735 | guasec - Guardian Security Systems, Inc | 5/15/2025 | 2,267.70 | Prepaid Expenses - 310087/Open Eye/Video Monitoring/Cloud Storage | |
| 736 | lanlin - LanguageLine Solutions | 5/15/2025 | 454.94 | Translation/Interpreters | |
| 737 | lazar - LAZ Karp Associates LLC | 5/15/2025 | 3,257.14 | Nonoperational Expense/Grants Receivable/Governmental | |
| 738 | otiele - OTIS Elevator Company | 5/15/2025 | 3,007.03 | Elevator - Service Calls | |
| 740 | seahou - Seattle Housing Authority | 5/15/2025 | 4,605.35 | ID Billing | |
| 741 | t0007992 - Moore | 5/15/2025 | 685.00 | Garbage/Waste Removal | |
| 742 | verwir - Verizon Wireless | 5/15/2025 | 417.73 | Move Out Refund | |
| 743 | welfar - Wells Fargo | 5/15/2025 | -215.59 | Telecomm | |
| 743 | welfar - Wells Fargo | 5/15/2025 | 215.59 | Voided/Wrong Amount | |
| 744 | welfar - Wells Fargo | 5/15/2025 | 232.29 | Telecomm | |
| 745 | pucrd - Puckett & Redford PLLC | 5/22/2025 | 3,813.98 | Telecomm | |
| 746 | razjun - Razzies Junk LLC (Razzies Junk Removal Servic | 5/22/2025 | 2,427.70 | Legal | |
| 747 | watsec - Watson Security | 5/22/2025 | 6,965.84 | Garbage/Waste Removal | |
| 748 | wesext - Western Exterminator Company | 5/22/2025 | 626.80 | Locks & Keys | |
| 749 | citseacu - City of Seattle-Combined Utilities | 5/29/2025 | 15,686.20 | Pest Control | |
| 750 | contec - Converjint Technologies LLC | 5/29/2025 | 1,630.97 | Accrued Expenses/C0033488/Annual FA/Monitoring | |
| 751 | guasec - Guardian Security Systems, Inc | 5/29/2025 | 3,389.84 | Nonoperational Expense/310087/JC Security Installation | |
| 752 | pucrd - Puckett & Redford PLLC | 5/29/2025 | 2,382.99 | Legal | |
| 753 | scidpda - SCIDpda | 5/29/2025 | 48,570.87 | ID Billing | |
| 754 | seadpra - Seattle Dept of Transportation | 5/29/2025 | 179.00 | Professional Fees & Consulting | |
| 755 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/29/2025 | 3,765.14 | HVAC/Boiler Maint - Contract | |
| 756 | watsec - Watson Security | 5/29/2025 | 208.54 | Locks & Keys | |
| ACH | capone - CapitalOne Bank | 5/10/2025 | 130,401.22 | Loan Payable/Interest Expense/Escrow/Replacement Reser | Monthly Capital One Loan payment & escrow |
| Total 13resop - General Checking | | | 286,780.77 | | |

atlasop1 - Bank of America Operating Acct

| | | | | | |
|-----|---|-----------|-----------|---|--|
| 217 | citseacu - City of Seattle-Combined Utilities | 5/1/2025 | 83.85 | Water/Sewer | |
| 218 | citseacu - City of Seattle-Combined Utilities | 5/1/2025 | 259.60 | Garbage/Waste Removal/Water & Sewer | |
| 219 | citseacu - City of Seattle-Combined Utilities | 5/1/2025 | 2,361.45 | Garbage/Waste Removal/Water & Sewer | |
| 220 | huazhi - Zhixuan Huang | 5/1/2025 | 152.48 | Supplies | |
| 221 | seacitli - Seattle City Light | 5/1/2025 | 8.77 | Electricity | |
| 222 | seacitli - Seattle City Light | 5/1/2025 | 35.45 | Electricity | |
| 223 | wasman - Waste Management of Seattle | 5/1/2025 | 1,292.20 | Garbage/Waste Removal | |
| 224 | wesext - Western Exterminator Company | 5/1/2025 | 311.14 | Pest Control | |
| 225 | pdamaint - SCIDpda Maintenance Dept | 5/1/2025 | 15,285.00 | Maintenance WOs | |
| 226 | reninc - RentGrow, Inc. | 5/1/2025 | 36.00 | Credit Screening Fee | |
| 227 | dstrdr - D Street Drain Cleaning LLC | 5/8/2025 | 548.30 | Plumbing | |
| 228 | jhkel - JH Kelly, LLC | 5/8/2025 | 1,191.03 | HVAC/Boiler Maint - Service Calls | |
| 229 | wavbro - WAVE | 5/8/2025 | 115.72 | Access Control Systems | |
| 230 | yarsys - Yardi Systems, Inc. | 5/8/2025 | 7.90 | Bank Fees & Charges | |
| 232 | seacitli - Seattle City Light | 5/15/2025 | 639.38 | Electricity | |
| 233 | verwir - Verizon Wireless | 5/15/2025 | 53.22 | Telecomm | |
| 234 | welfar - Wells Fargo | 5/15/2025 | 237.78 | Janitorial Supply/Office Supplies & Equipment | |

SCID Check Summary

Property=13res,13com,atlas,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,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdacmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|---|--|-----------|-----------|--|----------|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 235 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 9,602.00 | Janitorial WOs | |
| 236 | citseacu - City of Seattle-Combined Utilities | 5/29/2025 | 2,544.04 | Electricity | |
| 237 | scidpda - SCIDpda | 5/29/2025 | 5,641.47 | ID Billing | |
| Total atlasop1 - Bank of America Operating Acct | | | 40,406.78 | | |
| bhcommop - General Checking | | | | | |
| 2413 | bushcond - SCIDPDA Bush Hotel Condo Association | 5/1/2025 | 8,408.83 | Condo Billing (03/2025) | |
| 2414 | davidis - Davidson Distributing Corp. | 5/1/2025 | 1,003.03 | Janitorial - Supplies | |
| 2415 | shewil - Sherwin-Williams Co. | 5/1/2025 | 587.76 | Supplies | |
| 2416 | wesext - Western Exterminator Company | 5/1/2025 | 190.25 | Pest Control | |
| 2417 | coapac - Pacific Coast Electrical Contractors, Inc | 5/8/2025 | 3,200.15 | Maintenance | |
| 2417 | coapac - Pacific Coast Electrical Contractors, Inc | 5/12/2025 | -3,200.15 | Revised Invoice Received | |
| 2418 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/8/2025 | 445.44 | Garbage/Waste Removal | |
| 2419 | repser - Republic Services | 5/8/2025 | 841.62 | Garbage/Waste Removal | |
| 2420 | wasman - Waste Management of Seattle | 5/8/2025 | 883.04 | Telecomm | |
| 2421 | wavbro - WAVE | 5/8/2025 | 60.00 | Telecomm | |
| 2422 | bushqali - SCIDpda Bush Hotel QALICB LLC | 5/15/2025 | 45,243.84 | Rent | |
| 2423 | cedgro - Cedar Grove Organics Recycling LLC | 5/15/2025 | 60.80 | Garbage/Waste Removal | |
| 2424 | coapac - Pacific Coast Electrical Contractors, Inc | 5/15/2025 | 2,394.60 | Maintenance/S24508 BH Electrical Room Panel AC Breaker | |
| 2425 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 1,804.19 | HVAC/Boiler Maint - Service Calls | |
| 2426 | verwir - Verizon Wireless | 5/15/2025 | 30.39 | Telecomm | |
| 2427 | welfar - Wells Fargo | 5/15/2025 | -27.60 | Voided/Wrong Batch | |
| 2427 | welfar - Wells Fargo | 5/15/2025 | 27.60 | Telecomm | |
| 2428 | welfar - Wells Fargo | 5/15/2025 | 27.60 | Telecomm | |
| 2429 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 8,437.66 | Janitorial WOs | |
| 2430 | coapac - Pacific Coast Electrical Contractors, Inc | 5/22/2025 | 2,383.56 | Maintenance | |
| 2431 | subsol - Submeter Solutions/Pioneer Energy Manageme | 5/22/2025 | 126.00 | Water/Sewer | |
| 2432 | wesext - Western Exterminator Company | 5/29/2025 | 190.25 | Pest Control | |
| ACH | bushcond - SCIDPDA Bush Hotel Condo Association | 5/15/2025 | 8,376.09 | Condo Billing (04/2025) | |
| Total bhcommop - General Checking | | | 81,494.95 | | |
| bhcondop - General Checking | | | | | |
| 1993 | seacitli - Seattle City Light | 5/1/2025 | 2,612.94 | Electricity | |
| 1994 | pugsou - Puget Sound Energy | 5/8/2025 | 3,976.61 | Natural Gas | |
| 1995 | citseacu - City of Seattle-Combined Utilities | 5/15/2025 | 12,007.76 | Garbage/Waste Removal/Water & Sewer | |
| 1996 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 5,089.34 | HVAC/Boiler Maint - Contract | |
| 1997 | seacitli - Seattle City Light | 5/29/2025 | 2,455.64 | Electricity | |
| 1998 | citseacu - City of Seattle-Combined Utilities | 5/29/2025 | 13,298.62 | Garbage/Waste Removal/Water & Sewer | |
| Total bhcondop - General Checking | | | 39,440.91 | | |
| bhqalop - General Checking | | | | | |
| 250 | finnei - Finney Neill & Co. P.S. | 5/15/2025 | 2,450.00 | Accrued Expenses - Final Invoice for Audit 12/31/2024 | |
| ACH | bannymel - The Bank of New York Mellon Trust Co. | 5/8/2025 | 12,416.67 | Deposits with Other Entities | |
| ACH | bannymel - The Bank of New York Mellon Trust Co. | 5/8/2025 | 1,141.83 | Interest Expense | |
| ACH | thecomm - The Commerce Bank of WA | 5/31/2025 | 5,100.00 | Loan | |
| Total bhqalop - General Checking | | | 21,108.50 | | |
| bhresope - General Checking | | | | | |
| 1853 | busimp - Seattle Economic Development Fund | 5/14/2025 | -1,604.68 | Voided/Mail Lost | |
| 1995 | bushcond - SCIDPDA Bush Hotel Condo Association | 5/1/2025 | 6,571.82 | Condo Billing (03/2025) | |
| 1996 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/1/2025 | 188.23 | Locks & Keys | |
| 1997 | pdamaint - SCIDpda Maintenance Dept | 5/1/2025 | 14,946.00 | Janitorial WOs | |
| 1998 | raienv - Yong Zhang | 5/1/2025 | 256.25 | Pest Control | |
| 1999 | seacitli - Seattle City Light | 5/1/2025 | 830.59 | Electricity | |
| 2000 | busimp - Seattle Economic Development Fund | 5/8/2025 | 1,604.68 | Loan | |
| 2001 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/8/2025 | 1,783.97 | Small Tools & Equipment/Supplies | |
| 2002 | lirui - Rui Chun Li | 5/8/2025 | 300.26 | Tenant Retention | |
| 2003 | busimp - Seattle Economic Development Fund | 5/15/2025 | 1,604.68 | Loan | |
| 2004 | cenlin - CenturyLink | 5/15/2025 | 161.46 | Telecomm | |
| 2005 | citseacu - City of Seattle-Combined Utilities | 5/15/2025 | 75.43 | Garbage/Waste Removal | |

SCID Check Summary

Property=13res,13com,atlas,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,pdcmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|--|--|-----------|------------------|---|----------|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 2006 | coapac - Pacific Coast Electrical Contractors, Inc | 5/15/2025 | 2,394.59 | Maintenance/S24508 BH Electrical Room Panel AC Breaker | |
| 2007 | finnei - Finney Neill & Co. P.S. | 5/15/2025 | 2,550.00 | Prepaid Expenses - Final Invoice for Uniform Guidance Audit/REAC for 12/31/2024 | |
| 2008 | guasec - Guardian Security Systems, Inc | 5/15/2025 | 1,240.78 | Access Control Systems | |
| 2009 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/15/2025 | 264.29 | Supplies | |
| 2010 | raienv - Yong Zhang | 5/15/2025 | 339.02 | Pest Control | |
| 2012 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 2,935.22 | HVAC/Boiler Maint - Service Calls | |
| 2013 | verwir - Verizon Wireless | 5/15/2025 | 154.20 | Telecomm | |
| 2014 | welfar - Wells Fargo | 5/15/2025 | 139.42 | Telecomm | |
| 2015 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 18,178.00 | Maintenance WOs | |
| 2016 | reninc - RentGrow, Inc. | 5/22/2025 | 54.00 | Credit Screening Fee | |
| 2017 | seacitli - Seattle City Light | 5/22/2025 | 122.62 | Electricity | |
| 2018 | seacitli - Seattle City Light | 5/22/2025 | 579.54 | Electricity | |
| 2019 | guasec - Guardian Security Systems, Inc | 5/29/2025 | 595.89 | Access Control Systems | |
| 2020 | scidpda - SCIDpda | 5/29/2025 | 19,157.84 | ID Billing | |
| 2021 | seacitli - Seattle City Light | 5/29/2025 | 864.63 | Electricity | |
| ACH | bushcond - SCIDPDA Bush Hotel Condo Association | 5/15/2025 | 15,785.76 | Condo Billing (04/2025) | |
| ACH | thecomm - The Commerce Bank of WA | 5/31/2025 | 4,064.00 | Loan | |
| Total bhresope - General Checking | | | 96,138.49 | | |

cidpdao4 - General Checking

| | | | | | |
|--|-------------------------------|-----------|------------------|----------------------------------|--|
| 197 | scidpda - SCIDpda | 5/1/2025 | 1,785.32 | Computer Software | |
| 198 | merron - Ronald Meriales | 5/8/2025 | 364.16 | Fundraising Signature Event | |
| 200 | welfar - Wells Fargo | 5/15/2025 | 42.83 | Program - Food Cost | |
| 201 | leejam - Lee | 5/22/2025 | 177.85 | Program - Food Cost | |
| 202 | madbur - AIO Media Group, LLC | 5/22/2025 | 8,110.00 | Program - Supplies | |
| 203 | nevnor - Never North | 5/22/2025 | 320.00 | Program - Prof Fees & Consulting | |
| 204 | scidpda - SCIDpda | 5/29/2025 | 3.19 | ID Billing | |
| Total cidpdao4 - General Checking | | | 10,803.35 | | |

dvaop - General Checking

| | | | | | |
|---------------------------------------|--|-----------|-------------------|---|--|
| 4523 | cenlin - CenturyLink | 5/1/2025 | 525.06 | Telecomm | |
| 4524 | citseaci - City of Seattle | 5/1/2025 | 150.75 | HVAC/Boiler Maint - Service Calls | |
| 4525 | idvs2con - IDVS2 Condo Association | 5/1/2025 | 30,251.47 | Condo Billing (03/2025) | |
| 4526 | wesext - Western Exterminator Company | 5/1/2025 | 275.88 | Pest Control | |
| 4527 | pdamaint - SCIDpda Maintenance Dept | 5/1/2025 | 11,575.10 | Janitorial WOs | |
| 4528 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/8/2025 | 189.96 | Janitorial - Supplies | |
| 4529 | pugsou - Puget Sound Energy | 5/8/2025 | 4,141.99 | Natural Gas | |
| 4530 | reninc - RentGrow, Inc. | 5/8/2025 | 18.00 | Credit Screening Fee | |
| 4531 | thepar - The Part Works, Inc. | 5/8/2025 | 42.96 | Supplies | |
| 4532 | wesext - Western Exterminator Company | 5/8/2025 | 1,412.04 | Pest Control | |
| 4533 | guasec - Guardian Security Systems, Inc | 5/15/2025 | 616.12 | Access Control Systems/Prepaid Expenses - 310087/Open Eye/VoIP Services | |
| 4534 | idvs2lib - IDVS2 Library/Parking | 5/15/2025 | 17,831.25 | Loan | |
| 4536 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 2,029.34 | HVAC/Boiler Maint - Service Calls | |
| 4537 | verwir - Verizon Wireless | 5/15/2025 | 111.50 | Telecomm | |
| 4538 | wavbro - WAVE | 5/15/2025 | 110.72 | Telecomm | |
| 4539 | welfar - Wells Fargo | 5/15/2025 | 81.35 | Telecomm | |
| 4540 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 12,361.98 | Maintenance WOs | |
| 4541 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/22/2025 | 99.09 | Locks & Keys | |
| 4542 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/22/2025 | 2,319.10 | HVAC/Boiler Maint - Service Calls | |
| 4543 | watsec - Watson Security | 5/22/2025 | 325.53 | Locks & Keys | |
| 4544 | cenlin - CenturyLink | 5/29/2025 | 525.06 | Telecomm | |
| 4545 | scidpda - SCIDpda | 5/29/2025 | 15,883.11 | ID Billing | |
| 4546 | watsec - Watson Security | 5/29/2025 | 532.16 | Locks & Keys | |
| ACH | idvs2con - IDVS2 Condo Association | 5/29/2025 | 20,618.19 | Condo Billing (04/2025) | |
| Total dvaop - General Checking | | | 122,027.71 | | |

idvs2op4 - General Checking

| | | | | | |
|-----|------------------------------------|----------|----------|---|--|
| 959 | idvs2con - IDVS2 Condo Association | 5/1/2025 | 2,341.17 | Condo Billing (03/2025) | |
| 960 | monjua - Juanito Montanez | 5/8/2025 | 22.73 | UTO Window Coverings/Transitional Strips for TI | |
| 961 | reper - Republic Services | 5/8/2025 | 3,489.12 | Garbage/Waste Removal | |

SCID Check Summary

Property=13res,13com,atlas,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,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdacmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|---------------------------------------|--|-----------|-----------|---|----------|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 962 | wasman - Waste Management of Seattle | 5/8/2025 | 4,119.89 | Garbage/Waste Removal | |
| 963 | wesext - Western Exterminator Company | 5/8/2025 | 173.12 | Pest Control | |
| 964 | verwir - Verizon Wireless | 5/15/2025 | 6.32 | Telecomm | |
| 965 | welfar - Wells Fargo | 5/15/2025 | 8.73 | Telecomm | |
| 966 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 2,469.50 | Janitorial WOs | |
| 967 | watsec - Watson Security | 5/22/2025 | 157.63 | Locks & Keys | |
| 968 | wesext - Western Exterminator Company | 5/22/2025 | 173.12 | Pest Control | |
| 969 | idvs2con - IDVS2 Condo Association | 5/29/2025 | 1,920.69 | Condo Billing (04/2025) | |
| 970 | watsec - Watson Security | 5/29/2025 | 230.26 | Locks & Keys | |
| ACH | herban - Heritage Bank | 5/20/2025 | 5,006.80 | Loan | |
| Total idvs2op4 - General Checking | | | 20,119.08 | | |
| lotconst - Construction Account | | | | | |
| 400 | teciteas - Tyler Jay | 5/1/2025 | 4,313.17 | Computer - Maintenance | |
| 401 | teciteas - Tyler Jay | 5/22/2025 | 2,045.11 | Computer - Maintenance | |
| Total lotconst - Construction Account | | | 6,358.28 | | |
| nccomop2 - General Checking | | | | | |
| 1590 | davdis - Davidson Distributing Corp. | 5/1/2025 | 1,003.03 | Janitorial - Supplies | |
| 1591 | newcenth - New Central Hotel LLC | 5/1/2025 | 21,596.00 | Rent | |
| 1592 | seacitli - Seattle City Light | 5/1/2025 | 566.64 | Electricity | |
| 1593 | shewil - Sherwin-Williams Co. | 5/1/2025 | 22.63 | Supplies | |
| 1594 | wesext - Western Exterminator Company | 5/1/2025 | 173.12 | Pest Control | |
| 1595 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/8/2025 | 341.95 | Small Tools & Equipment | |
| 1596 | wasman - Waste Management of Seattle | 5/8/2025 | 271.18 | Garbagae/Waste Removal | |
| 1597 | wesext - Western Exterminator Company | 5/8/2025 | 300.62 | Pest Control | |
| 1598 | coment - Commercial Entry Systems, Inc. | 5/15/2025 | 579.34 | Access Control Systems | |
| 1599 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/15/2025 | 54.60 | Janitorial - Supplies | |
| 1601 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 831.43 | HVAC/Boiler Maint - Contract | |
| 1602 | verwir - Verizon Wireless | 5/15/2025 | 21.37 | Telecomm | |
| 1603 | wavbro - WAVE | 5/15/2025 | 50.95 | Telecomm | |
| 1604 | welfar - Wells Fargo | 5/15/2025 | 27.60 | Telecomm | |
| 1605 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 3,739.00 | Janitorial WOs | |
| 1606 | wesext - Western Exterminator Company | 5/22/2025 | 173.12 | Pest Control | |
| 1607 | mckser - McKinstry Service | 5/29/2025 | 1,866.00 | Accrued Expenses/214769/2025 Annual FS/Atesting | |
| 1608 | newcentr - SCIDPDA New Central Apartments, Inc | 5/29/2025 | 4,531.27 | Water/Sewer | |
| 1609 | scidpda - SCIDpda | 5/29/2025 | 1,118.35 | ID Billing | |
| Total nccomop2 - General Checking | | | 37,268.20 | | |
| nchotop - General Checking | | | | | |
| 341 | easwes - East-West Investment Co. | 5/1/2025 | 4,409.86 | Ground Lease Expense | |
| 342 | easwes - East-West Investment Co. | 5/1/2025 | 5,163.22 | Ground Lease Expense | |
| 343 | welfar - Wells Fargo | 5/8/2025 | 95.00 | Licenses Renew | |
| 344 | finnei - Finney Neill & Co. P.S. | 5/15/2025 | 3,675.00 | Prepaid Expenses - Final Invoice Audit of 12/31/2024 FS | |
| 345 | easwes - East-West Investment Co. | 5/15/2025 | 4,989.27 | Ground Lease Expense | |
| ACH | welfar - Wells Fargo | 5/10/2025 | 17,368.30 | Loan | |
| Total nchotop - General Checking | | | 35,700.65 | | |
| ncresop - General Checking | | | | | |
| 1811 | finnei - Finney Neill & Co. P.S. | 5/1/2025 | 10,600.00 | Prepaid Expenses - Audit of 12/31/2024 FS | |
| 1812 | newcenth - New Central Hotel LLC | 5/1/2025 | 17,669.00 | Rent | |
| 1813 | cenlin - CenturyLink | 5/8/2025 | 155.39 | Telecomm | |
| 1814 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/8/2025 | 477.53 | Small Tools & Equipment | |
| 1815 | pugsou - Puget Sound Energy | 5/8/2025 | 415.95 | Natural Gas | |
| 1816 | wesext - Western Exterminator Company | 5/8/2025 | 363.71 | Pest Control | |
| 1817 | citseacu - City of Seattle-Combined Utilities | 5/15/2025 | 45.35 | Water/Sewer | |
| 1818 | contec - Convergint Technologies LLC | 5/15/2025 | 632.30 | Fire Systems/Sprinkler - Service Calls | |
| 1819 | guasec - Guardian Security Systems, Inc | 5/15/2025 | 380.71 | Prepaid Expenses - 310087/Open Eye/Brivo Onair/VoIP | |
| 1821 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 3,301.47 | HVAC/Boiler Maint - Contract | |
| 1822 | verwir - Verizon Wireless | 5/15/2025 | 96.58 | Telecomm | |

SCID Check Summary

Property=13res,13com,atlas,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,inghay,idvs1com,idvs2com,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmtty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| Check# | Vendor | Check Date | Total Check | Note | Comments |
|--|---|------------|------------------|--|----------------------------------|
| 13resop - General Checking | | | | | |
| 1823 | wavbro - WAVE | 5/15/2025 | 112.15 | Telecomm | |
| 1824 | welfar - Wells Fargo | 5/15/2025 | 40.68 | Telecomm | |
| 1825 | citseacu - City of Seattle-Combined Utilities | 5/22/2025 | 5,404.73 | Garbage/Waste Removal/Water & Sewer | |
| 1826 | citseacu - City of Seattle-Combined Utilities | 5/22/2025 | 4,961.66 | Garbage/Waste Removal/Water & Sewer | |
| 1827 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/22/2025 | 317.43 | Janitorial - Supplies | |
| 1828 | mckser - McKinstry Service | 5/29/2025 | 2,799.00 | Accrued Expenses/214769/2025 Annual FS/Atesting | |
| 1829 | scidpda - SCIDpda | 5/29/2025 | 8,280.88 | ID Billing | |
| Total nresop - General Checking | | | 56,054.52 | | |
| pdaop1 - General Checking | | | | | |
| 1269 | heapeo - Headwater People Consulting, LLC | 5/14/2025 | -24,200.00 | Voided/Reissue | |
| 1307 | intpark - Interim Parking Services | 5/1/2025 | 140.00 | Employee Benefits Payable | |
| 1308 | intpark - Interim Parking Services | 5/1/2025 | 140.00 | Employee Benefits Payable | |
| 1309 | visser - Vision Service Plan | 5/1/2025 | 473.33 | Employee Benefits - Vision | |
| 1310 | wasden - Delta Dental of Washington | 5/1/2025 | 2,779.95 | Employee Benefits - Dental | |
| 1311 | kaifou - of Washington Options Inc | 5/1/2025 | 47,333.24 | Employee Benefits - Medical | |
| 1312 | louhot - Louisa Hotel Master Tenant LLC | 5/1/2025 | 350.00 | Employee Parking Benefits | |
| 1313 | yanali - Jade Yan | 5/1/2025 | 38.06 | Program - Food Cost | |
| 1314 | bigvil - Big Village LLLP, c/o SCIDpda | 5/8/2025 | 691.45 | Copier Lease/Maintenance | |
| 1315 | hartfo - The Hartford | 5/8/2025 | 1,644.16 | Employee Benefits - Life Insurance | |
| 1316 | idvs2lib - IDVS2 Library/Parking | 5/8/2025 | 180.00 | Employee Parking Benefits | |
| 1317 | newcentc - SCIDpda New Central Commercial, Inc | 5/8/2025 | 1,914.77 | Rent | |
| 1318 | ricusa - Ricoh USA, Inc | 5/8/2025 | 242.15 | Copier Lease/Maintenance | |
| 1319 | scidpda - SCIDpda | 5/8/2025 | 2,187.50 | Monthly LH Replacement Reserve Deposit | |
| 1320 | seacitli - Seattle City Light | 5/8/2025 | 162.52 | Electricity | |
| 1321 | seacitli - Seattle City Light | 5/8/2025 | 608.89 | Development Project-Spic N Span | |
| 1322 | unicom - Telecommunication Inc | 5/8/2025 | 3,763.07 | Computer Software/Hardware/Licenses | |
| 1323 | wavbro - WAVE | 5/8/2025 | 461.51 | Telecomm | |
| 1324 | wavbro - WAVE | 5/8/2025 | 159.58 | Telecomm | |
| 1325 | welfar - Wells Fargo | 5/8/2025 | 1,053.10 | Telecomm/Employee Parking Benefits/Employee Meals/Job Listings | |
| 1326 | welfar - Wells Fargo | 5/8/2025 | 133.66 | Printing/Program - Food Cost | |
| 1327 | welfar - Wells Fargo | 5/8/2025 | 1,772.64 | Office Supplies & Equipment/Computer Licenses | |
| 1328 | welfar - Wells Fargo | 5/8/2025 | 917.50 | Community Outreach/Office Supplies & Equipment/Travel-Local | |
| 1329 | welfar - Wells Fargo | 5/8/2025 | 532.30 | Community Outreach/Comuter Software/Program - Prof Fees & Consulting | |
| 1330 | bresha - Shanti Breznau Consulting, LLC | 5/15/2025 | 7,925.00 | Program - Prof Fees & Consulting | |
| 1331 | coupor - Coughlin Porter Lundeen Inc. | 5/15/2025 | 2,517.50 | Program - C22060/Publix Sidewalk | |
| 1332 | fiestu - Sonja Molchany | 5/15/2025 | 5,280.00 | Development Project-Spic N Span | |
| 1333 | finnei - Finney Neill & Co. P.S. | 5/15/2025 | 13,525.00 | Accured Expenses = Progress Invoice Audit of 12/31/2024 FS | |
| 1334 | fugwe - Gwen Fu | 5/15/2025 | 450.17 | Supplies | |
| 1335 | heapeo - Headwater People Consulting, LLC | 5/15/2025 | 24,200.00 | Program - Prof Fees & Consulting | |
| 1336 | offdep - Office Depot | 5/15/2025 | 263.29 | Supplies | |
| 1337 | pbseng - PBS Engineering and Environmental Inc. | 5/15/2025 | 49,355.17 | Professional Fees & Consulting | For Spic n Span |
| 1338 | purpow - The Pitney Bowes Bank Inc. | 5/15/2025 | 55.90 | Postage | |
| 1339 | ricoh - Ricoh USA, Inc | 5/15/2025 | 25.56 | Copier Lease/Maintenance | |
| 1340 | ricusa - Ricoh USA, Inc | 5/15/2025 | 328.63 | Copier Lease/Maintenance | |
| 1341 | seadpra - Seattle Dept of Transportation | 5/15/2025 | 358.00 | Development Project-Spic N Span | |
| 1342 | verwir - Verizon Wireless | 5/15/2025 | 873.69 | Telecomm/Computer Licenses | |
| 1343 | welfar - Wells Fargo | 5/15/2025 | 1,835.83 | Fundraising Signature Event/Tenant Retention/Office Supplies & Equipment | |
| 1344 | welfar - Wells Fargo | 5/15/2025 | 1,484.00 | Postage/Training & Education | |
| 1345 | welfar - Wells Fargo | 5/15/2025 | 16.54 | Accounts Receivable/Josh can't find the charge | |
| 1346 | yanali - Jade Yan | 5/15/2025 | 431.19 | Tenant Retention | |
| 1347 | welfar - Wells Fargo | 5/15/2025 | 2.99 | Supplies | |
| 1348 | leejam - Lee | 5/22/2025 | 19.80 | Travel - Local | |
| 1349 | mejsha - Shaun Mejia | 5/22/2025 | 125.00 | Tenant Retention | |
| 1350 | teciteas - Tyler Jay | 5/22/2025 | 5,219.03 | Computer - Maintenance | |
| 1358 | besamy - Amy Best | 5/29/2025 | 60.00 | Staff Appreciation | |
| 1359 | bigvil - Big Village LLLP, c/o SCIDpda | 5/29/2025 | 1,500.00 | Nonoperational Expense/Bronze SponsorshipDLEC 2024 Dinner/Auction | |
| 1360 | garmer - Gary Merlino Construction Co., Inc. | 5/29/2025 | 424,698.53 | Program/5th & King | Funded by SDOT Lake Publix grant |
| 1361 | net2ph - Net2Phone Inc. | 5/29/2025 | 853.04 | Telecomm | |
| 1362 | pbseng - PBS Engineering and Environmental Inc. | 5/29/2025 | 10,991.90 | Development Project-Spic N Span | |

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalibc,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,inghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmty,pdadev,pdaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|---|--|-----------|---------------------|---|---|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 1363 | ricusa - Ricoh USA, Inc | 5/29/2025 | 255.59 | Copier Lease/Maintenance | |
| 1364 | seacitli - Seattle City Light | 5/29/2025 | 163.80 | Electricity | |
| 1365 | welfar - Wells Fargo | 5/29/2025 | 825.66 | Employee Parking Benefits/Job Listing/Office Supplies & Equipment/Postage | |
| ACH | acccms - Accrue Solutions Holding Company, LLC | 5/1/2025 | 639.60 | Payroll Benefits | |
| ACH | acccms - Accrue Solutions Holding Company, LLC | 5/5/2025 | 36.00 | Payroll Benefits | |
| ACH | bushcomm - SCIDpda Bush Hotel Commercial | 5/8/2025 | 14,763.51 | Rent | |
| ACH | pdamaint - SCIDpda Maintenance Dept | 5/14/2025 | 5,052.00 | Maintenance WOs | |
| ACH | acccms - Accrue Solutions Holding Company, LLC | 5/15/2025 | 639.60 | Payroll Benefits | |
| ACH | acccms - Accrue Solutions Holding Company, LLC | 5/29/2025 | 639.60 | Payroll Benefits | |
| ACH | jpmcha - JPMorgan Chase Bank, N.A. | 5/15/2025 | 237,975.92 | Lot On The Hill Chase loan 912304217 Interest Payment - AR | Paid on behalf of Lothill due to timing of availability of funds from construction draws, to be reimbursed by Lothill once the construction draws are received. |
| ACH | stwab&o - Department of Revenue | 5/20/2025 | 60.12 | Tax | |
| Subtotal pdaop1 - General Checking | | | 856,926.54 | | |
| | Payroll | 5/1/2025 | 148,577.26 | Payroll | |
| | Payroll | 5/15/2025 | 153,730.42 | Payroll | |
| | Payroll | 5/29/2025 | 155,386.55 | Payroll | |
| Subtotal pdaop1 - General Checking - Payroll | | | 457,694.23 | | 3 pay periods |
| Total pdaop1 - General Checking | | | 1,314,620.77 | | |
| vs1op - General Checking | | | | | |
| 1501 | citseacu - City of Seattle-Combined Utilities | 5/1/2025 | 11,744.70 | Water/Sewer | |
| 1502 | scidpda - SCIDpda | 5/1/2025 | 4.84 | Postage | |
| 1503 | seacitli - Seattle City Light | 5/1/2025 | 19,615.69 | Electricity | |
| 1504 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/1/2025 | 13,272.90 | HVAC/Boiler Maint - Contract | |
| 1505 | cenlin - CenturyLink | 5/8/2025 | 88.75 | Telecomm | |
| 1506 | cheken - Che | 5/8/2025 | 34.10 | UTO Carpet/Flooring Coverings | |
| 1507 | pugsou - Puget Sound Energy | 5/8/2025 | 225.81 | Natural Gas | |
| 1508 | pugsou - Puget Sound Energy | 5/8/2025 | 1,658.56 | Natural Gas | |
| 1509 | repser - Republic Services | 5/8/2025 | 2,916.51 | Garbage/Waste Removal | |
| 1510 | subsol - Submeter Solutions/Pioneer Energy Manageme | 5/8/2025 | 125.00 | Water/Sewer | |
| 1511 | wasman - Waste Management of Seattle | 5/8/2025 | 3,392.07 | Garbage/Waste Removal | |
| 1512 | welfar - Wells Fargo | 5/8/2025 | 19.36 | Postage | |
| 1513 | paclaw - Pacifica Law Group LLP | 5/15/2025 | 4,347.50 | Professional Gees & Consulting | |
| 1514 | pugsou - Puget Sound Energy | 5/15/2025 | 558.37 | Natural Gas | |
| 1515 | seacitli - Seattle City Light | 5/15/2025 | 17,274.46 | Electricity | |
| 1516 | verwir - Verizon Wireless | 5/15/2025 | 92.19 | Telecomm | |
| 1517 | welfar - Wells Fargo | 5/15/2025 | 4.98 | Postage | |
| 1518 | welfar - Wells Fargo | 5/15/2025 | 25.24 | Telecomm/Supplies | |
| 1519 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 5,094.00 | Janitorial WOs | |
| 1520 | citseacu - City of Seattle-Combined Utilities | 5/22/2025 | 12,773.10 | Water/Sewer | |
| 1521 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/22/2025 | 13,272.90 | HVAC/Boiler Maint - Contract | |
| 1522 | subsol - Submeter Solutions/Pioneer Energy Manageme | 5/29/2025 | 125.00 | Water/Sewer | |
| 1523 | welfar - Wells Fargo | 5/29/2025 | 9.68 | Postage | |
| Total vs1op - General Checking | | | 106,675.71 | | |
| vs2conop - General Checking | | | | | |
| 606 | seacitli - Seattle City Light | 5/8/2025 | 208.03 | Electricity | |
| 607 | seacitli - Seattle City Light | 5/8/2025 | 3,380.64 | Electricity | |
| 608 | tromorfs - Trotter & Morton Facility Service of PNW, Inc | 5/15/2025 | 2,621.92 | HVAC/Boiler Maint - Contract | |
| 609 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 416.00 | Janitorial WOs | |
| 610 | citseacu - City of Seattle-Combined Utilities | 5/22/2025 | 17,608.51 | Garabage/Waste Removal/Water & Sewer | |
| 611 | citseacu - City of Seattle-Combined Utilities | 5/29/2025 | 18,037.72 | Garbage/Waste Removal/Water & Sewer | |
| Total vs2conop - General Checking | | | 42,272.82 | | |
| vs2lpop - General Checking | | | | | |
| 860 | cenlin - CenturyLink | 5/1/2025 | 328.93 | Telecomm | |
| 861 | citseacon - Seattle Department of Construction and Ins | 5/1/2025 | 309.25 | Elevator - Service Calls | |
| 862 | davidis - Davidson Distributing Corp. | 5/1/2025 | 1,003.05 | Janitorial - Supplies | |
| 863 | idvs2con - IDVS2 Condo Association | 5/1/2025 | 3,633.26 | Condo Billing (03/2025) | |

SCID Check Summary

Property=13res,13com,atlas,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,pdacmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2025-05/2025 AND All Checks=Yes

| | | Check | Total | | |
|----------------------------------|--|-----------|-----------|----------------------------------|----------|
| Check# | Vendor | Date | Check | Note | Comments |
| 13resop - General Checking | | | | | |
| 864 | scidpda - SCIDpda | 5/1/2025 | 14.52 | Postage | |
| 865 | usbank - US Bank/TFM/97298300/Mainyua Yang | 5/1/2025 | 14,208.33 | Loan | |
| 866 | guasec - Guardian Security Systems, Inc | 5/15/2025 | 550.50 | Prepaid Expenses/310087/Open Eye | |
| 867 | verwir - Verizon Wireless | 5/15/2025 | 20.48 | Telecomm | |
| 868 | welfar - Wells Fargo | 5/15/2025 | 14.94 | Postage | |
| 869 | welfar - Wells Fargo | 5/15/2025 | 1.47 | Telecomm | |
| 870 | pdamaint - SCIDpda Maintenance Dept | 5/22/2025 | 1,119.62 | Janitorial WOs | |
| 871 | hdsupp - HD Supply Facilities Maintenance, LTD | 5/22/2025 | 43.68 | Janitorial - Supplies | |
| ACH | idvs2con - IDVS2 Condo Association | 5/29/2025 | 1,356.74 | Condo Billing (04/2025) | |
| Total vs2lpop - General Checking | | | 22,604.77 | | |

2,339,876.26



SCIDpda Dashboard - Commercial May 2025

Highlights

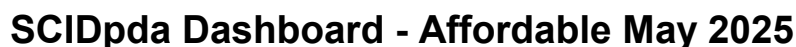
- PDA Occupancy remains at 97%, and the Managed Properties increased to 83% as Kingcom sq ft was corrected.
- Renewal Negotiations
 - 13com – Due to the lack of leasing activity under the WCCR contract, we have formally concluded our brokerage agreement in June. Our commercial team is now leading leasing efforts, reflecting our commitment to securing a tenant.
 - Bush Hotel - Chinatown International District Business Improvement Area (BIA) signing a three year lease commencing July 1, 2025 in space 619.
- Outstanding AR Balances
 - ICHS replacement reserve – ICHS responded to our attorney’s comments on April 24, 2025, and declined to pay the reserves. We are continuing to work with our attorney on next steps, and have a meeting scheduled with the CEO, Jared, and Jamie on June 17.
 - Bahtoh(Jackcom) – Commercial Team is working with tenant on payment plan and solutions.
 - Gourmet Noodle & Crawfish King (IDVS2) – The tenant has made consistant payments in April, May, and June totaling \$80,000. Current balance has been reduced to 6 months of owed rent. The Commercial Team is working

| SCIDpda | Occupancy | | | Economic | | | | | |
|-----------------------|-------------|--------------------------|------------------------|-----------------|-------------|--------------------|----------------------------------|------------|-------------------------------|
| | Days Vacant | Units Vacant (as of EOM) | % of Total SF Occupied | Collection Rate | AR >60 Days | *Adjusted AR Total | >60 Days AR Change from Prior Mo | % >60 Days | Tenants with >60 Days Balance |
| Bush Hotel | 1,643 | 2 | 93% | 92% | \$30,780 | \$54,730 | -12% | 56% | 1 |
| IDVS 1 | - | - | 100% | 75% | \$374,234 | \$830,991 | 61% | 45% | 3 |
| IDVS 2, Library, CC | 782 | 1 | 98% | 115% | \$72,009 | \$114,017 | 7% | 63% | 4 |
| New Central | 3,174 | 3 | 89% | 104% | \$7,062 | \$44,382 | -13% | 16% | 2 |
| PDA Summary | 5,599 | 6 | 97% | 85% | \$484,086 | \$1,044,119 | 41% | 46% | 10 |
| Target | | | | | | | | 25% | |
| Managed | | | | | | | | | |
| 13th & Fir Commercial | 516 | 4 | 77% | 0% | \$0 | \$70 | 0% | 0% | - |
| Jackson | 2,678 | 2 | 50% | 60% | \$15,840 | \$25,502 | -13% | 62% | 2 |
| Kingcom | 450 | 3 | 82% | 51% | \$0 | \$22,300 | 0% | 0% | - |
| Muracom | 335 | 1 | 92% | 112% | \$1,794 | \$9,831 | 0% | 18% | 1 |
| Wellcom | - | - | 100% | 33% | \$0 | \$24,100 | 0% | 0% | - |
| Managed Summary | 3,979 | 10 | 83% | 57% | \$17,634 | \$81,733 | -3% | 22% | 3 |
| Target | | | | | | | | 25% | |



SCIDpda Dashboard - Commercial May 2025

| PDA Tenants Aged Receivables >60 Days | | Amount Owed > 60 Days | | % 60+ Days of Total AR (Goal 25%) | Actions |
|--|---------------------------------|-----------------------|-----------|-----------------------------------|---|
| Bush Hotel | ICHS CMP (Meal Program) | | \$30,780 | 70% | |
| IDVS 1 | ICHS Main | | \$47,641 | 20% | ICHS responded to our attorney's comments on April 24, 2025, and declined to pay the reserves. We are continuing to work with our attorney on next steps. |
| | ICHS Exp. II | | \$794 | 10% | |
| | ICHS Legacy House | | \$325,799 | 57% | |
| IDVS 2 | Gourmet Noodle | | \$30,575 | 72% | The tenant has made consistent payments in April, May, and June totaling \$80,000. Current balance has been reduced to 6 months of owed rent. The Commercial Team is working with the tenant on a plan to have the balance paid in full before the lease ends 12/31/2025. |
| | Crawfish King | | \$29,014 | 52% | |
| | Parks Dept Community Ctr | | \$12,220 | 97% | Commercial team will send invoice and supporting to tenant for payment by next week |
| | Cui-Hua Zhang Parking Fee | | \$200 | 36% | Commercial team is following up with tenant |
| New Central | Royal San Tan | | \$2,436 | 41% | The Common Area water bills need to be clarified by Commercial team. |
| | Massage Parlor Outreach Project | | \$4,626 | 49% | They take time to apply for the fund, Commercial team is following up. \$3.3k check received 05/20. |
| Jackson (Jackcom) | Mei Ying Jue | | \$2,998 | 44% | \$1.7 check received every month. Commercial team following up on remaining balance. |
| | Bahtoh | | \$12,842 | 73% | Commercial Team is working with tenant on payment plan and solutions. |
| Muracom | KOBO | | \$1,794 | 31% | \$2k rent paid 5/20, 0 outstanding now |
| <div>Key: Over 75% Collectability Between 50% and 75% Collectability Under 50% Collectability</div> | | | | | |



- PDA Occupancy remains strong at 99%, Jackson is 100% and Atlas is 98%, 13th & Fir increases to 94%.
- Collection rate rose to 118%, driven by incoming subsidies payment and ledger cleanup.
- AR over 60 Days: Bush decreased to 45%, DVA to 77%, while 13th & Fir increased to 84% and Atlas to 70%.
- BPV1 (Beacon Pacific Village): changed to Freedom Security vendor due to the poor performance of the previous provider.
- Rent Arrears & Evictions: one eviction occurred on May 8 at 13th & Fir. Five writs were issued, eight cases are in or awaiting court, and 22 tenants (14%) owe over \$5K—most are in the court process. Four tenants, including one who owed nearly \$10K, have paid in full after learning evictions were moving forward.
- 13th & Fir Assistant Building Manager – We are currently hiring for an Assistant Building Manager (night shift) at 13th & Fir. The previous employee was terminated.

| SCIDPDA | Occupancy | | | | Economic | | | | | |
|---|----------------------|-------------|------------|-----------------------|---------------------|----------------------------|---------------------|-----------------------------|----------------------|-------------------------|
| | # Units Vacant (EOM) | Days Vacant | Occupied % | Lost Rent Opportunity | Collection Rate (%) | * Adjusted AR \$ > 60 days | * Adjusted AR Total | >60 AR Change from Prior Mo | AR > 60 days % of AR | # of Residents >60 Days |
| Bush | 1 | 136 | 99% | \$3,006 | 178% | \$7,205 | \$16,077 | -81% | 45% | 4 |
| DVA | 0 | 0 | 100% | \$0 | 105% | \$21,011 | \$27,311 | -5% | 77% | 13 |
| New Central | 0 | 0 | 100% | \$0 | 77% | \$3,465 | \$9,930 | 36% | 35% | 3 |
| PDA Summary | 1 | 136 | 99% | \$3,006 | 118% | \$31,681 | \$53,318 | -50% | 59% | 20 |
| Target | | | | | | | | | 25% | |
| PDA Summary 2025 | | | | | 99% | | | | | 11% |
| Managed | | | | | | | | | | |
| 13th & Fir Residential | 10 | 1,381 | 94% | \$79,579 | 92% | \$399,799 | \$475,303 | 9% | 84% | 61 |
| Atlas | 1 | 61 | 98% | \$1,552 | 89% | \$32,591 | \$54,515 | 17% | 60% | 7 |
| Jackson | 0 | 0 | 100% | \$0 | 101% | \$5,923 | \$10,405 | 0% | 57% | 9 |
| Managed Summary | 11 | 1,442 | 95% | \$71,425 | 92% | \$438,312 | \$540,223 | 9% | 81% | 77 |
| Target | | | | | | | | | 25% | |
| Managed Summary 2025 | | | | | 86% | | | | | 35% |
| * Adjusted = Residents with aged AR at risk for non-payments. Excludes billing credits not vet taken. | | | | | | | | | | 24% |

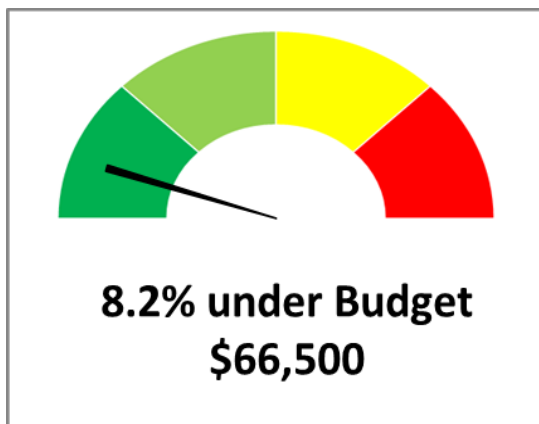


SCIDpda Dashboard – YTD May Payroll 2025

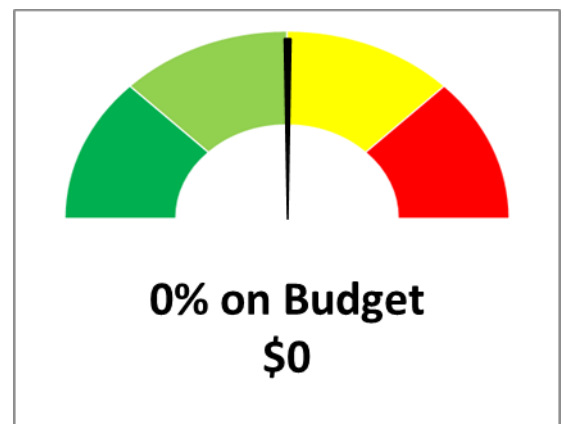
Overall, Payroll through May is **1.8% favorable to budget or \$40k for the organization** due to delays in hiring staff. All positions filled with 2 exceptions – the RSC and Asset Manager.

- Admin is favorable to budget at 8.2% or \$66.5k due to a delay in hiring 2 positions: Asset Manager (open) and Accountant (hired April).
- Community Initiatives is on budget for the five-month total.
- Property Management is over budget by \$20.5k due to overlap in Building Assist position at 13th & Fir plus more PTO taken in the first five months than planned.
- Properties variance is 4.8% unfavorable to budget or \$6k as a building manager was promoted to Sr Manager which was not budgeted.

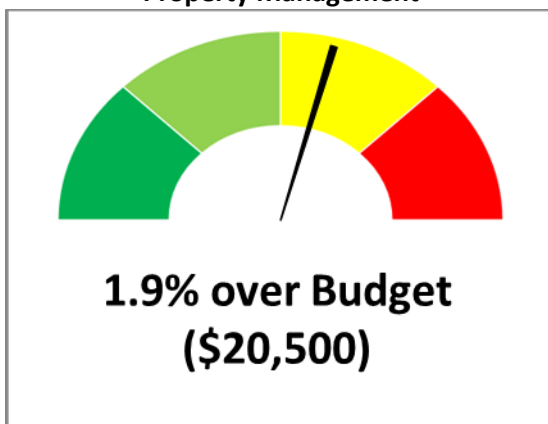
Admin



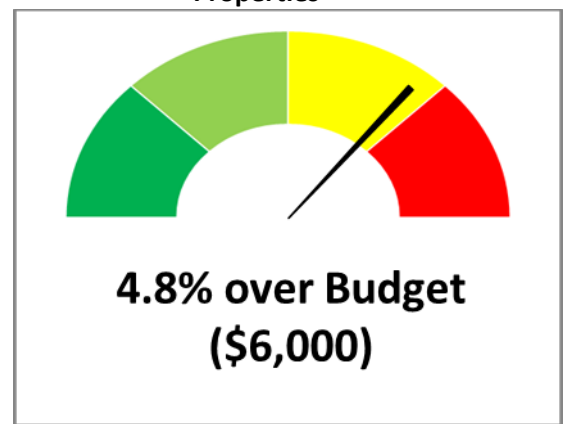
Community Initiatives



Property Management



Properties



Balance Sheet (With Period Change)

Period = Jan 2025-Mar 2025

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 | Comments |
| ASSETS | | | | |
| CURRENT ASSETS | | | | |
| CASH & CASH EQUIVALENTS | | | | |
| Cash & Cash Equivalents | 7,233,264 | 8,382,572 | -1,149,308 | Decrease in cash is due to addtl investments for Spic N Span, 8th and Lane; loan interest payments for Lot On the Hill; increase in prepayments, decrease in Payables, and Accruals |
| Operating Reserve - Unrestricted - Coastal | 200,552 | 200,577 | -24 | |
| Op Reserve Invest - Unrestricted - Coastal | 879,069 | 870,430 | 8,639 | |
| Operating Reserve #3.1 - Unrestricted | 1,494 | 1,494 | 0 | |
| Investments | 1,682,162 | 1,668,534 | 13,628 | |
| Restricted Cash | 4,858,913 | 4,099,414 | 759,499 | Receipt of \$500K from SDOT Lake Publix grant (spent on 05/2025); deposit in bond payment reserves |
| Restricted Investments | 140,601 | 139,883 | 719 | |
| TOTAL CASH & CASH EQUIVALENTS | 14,996,055 | 15,362,903 | -366,848 | |
| ACCOUNTS RECEIVABLE | | | | |
| Accounts Receivable | 1,075,050 | 1,024,135 | 50,915 | |
| Accounts Receivable - Other | 1,009,960 | 802,739 | 207,221 | mainly due to interest payments on behalf of Lot On the Hill. Reimbursed in April 2025 |
| Grants Receivable | 788,679 | 944,372 | -155,694 | |
| Deferred Rent Receivable | 739,462 | 739,462 | 0 | |
| Allowance for Doubtful Accounts | -257,293 | -278,791 | 21,498 | |
| TOTAL ACCOUNTS RECEIVABLE | 3,355,858 | 3,231,917 | 123,941 | |
| OTHER RECEIVABLES | | | | |
| Note Receivable | 10,157,327 | 10,132,327 | 25,000 | |
| Interest Receivable - Leases | 28,775 | 28,775 | 0 | |
| Other Receivables | 302,717 | 882,460 | -579,743 | intercompany receivables; offset by decrease in accounts payable |
| Short Term Receivable - Leases | 1,845,144 | 1,845,144 | 0 | |
| TOTAL OTHER RECEIVABLES | 12,333,963 | 12,888,706 | -554,743 | |
| DEPOSITS & PREPAIDS | | | | |
| Prepaid Insurance | 65,857 | 76,710 | -10,853 | |
| Prepaid Expenses & Deposits | 421,045 | 363,501 | 57,544 | |
| TOTAL DEPOSITS & PREPAIDS | 486,902 | 440,211 | 46,691 | |
| TOTAL CURRENT ASSETS | 31,172,778 | 31,923,737 | -750,959 | |
| LONG-TERM ASSETS | | | | |
| PROPERTY | | | | |
| Property - Net Accum. Depreciation | 30,601,670 | 30,978,194 | -376,524 | |
| TOTAL PROPERTY | 30,601,670 | 30,978,194 | -376,524 | |
| FIXED ASSETS | | | | |
| Furniture Fixtures & Equipment - Net Accum. Deprec | 322,101 | 318,411 | 3,690 | |
| TOTAL FIXED ASSETS | 322,101 | 318,411 | 3,690 | |
| TOTAL LONG-TERM ASSETS | 30,923,771 | 31,296,605 | -372,834 | |
| OTHER ASSETS | | | | |
| OTHER ASSETS | | | | |
| Other Receivables | 83,706,917 | 83,578,435 | 128,482 | Pass-through construction loan proceeds for Lothill. Offsets the increase in Loans Payable. |
| Lease Asset | 6,378,961 | 6,378,961 | 0 | |

Balance Sheet (With Period Change)

Period = Jan 2025-Mar 2025

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 | Comments |
| Long Term Receivable - Leases | 12,166,670 | 12,166,670 | 0 | |
| Investments in & Deposits with Other Entities | 19,183,791 | 19,146,541 | 37,250 | HUD Loan Deposits |
| Development Projects | 663,196 | 231,842 | 431,354 | \$300K for 8th & Lane; \$115K for Spic N Span |
| TOTAL OTHER ASSETS | 122,099,535 | 121,502,449 | 597,086 | |
| TOTAL OTHER ASSETS | 122,099,535 | 121,502,449 | 597,086 | |
| TOTAL ASSETS | 184,172,078 | 184,709,477 | -537,399 | |
| LIABILITIES & CAPITAL | | | | |
| LIABILITIES | | | | |
| CURRENT LIABILITIES | | | | |
| PAYABLES & OBLIGATIONS | | | | |
| Accounts Payable | 336,613 | 982,763 | -646,150 | |
| Interest Payable - Leases | 800 | 800 | 0 | |
| Prepaid Rent | 115,279 | 104,536 | 10,743 | |
| Current Portion Due of Mortgages & Other Obligation | 1,371,452 | 1,371,452 | 0 | |
| Short Term Liability - Leases | 3,514 | 3,514 | 0 | |
| Taxes & Benefits Payable | 2,332 | 3,817 | -1,485 | |
| TOTAL PAYABLES & OBLIGATIONS | 1,829,990 | 2,466,883 | -636,892 | |
| ACCRUED EXPENSES | | | | |
| Accrued Expenses | 2,329,537 | 2,413,064 | -83,528 | mainly due to payment of 2024 incentive pay |
| TOTAL ACCRUED EXPENSES | 2,329,537 | 2,413,064 | -83,528 | |
| TOTAL CURRENT LIABILITIES | 4,159,527 | 4,879,947 | -720,420 | |
| LONG-TERM LIABILITIES | | | | |
| MORTGAGES & OTHER OBLIGATIONS | | | | |
| Loan Payable | 108,681,698 | 108,607,198 | 74,500 | Pass-through construction loan proceeds for Lothill. Offsets the increase in Other Receivables. |
| Deferred Inflow of Resources - Net Accum. Amortizal | 17,469,245 | 17,477,052 | -7,806 | |
| Long Term Liability - Leases | 6,375,447 | 6,375,447 | 0 | |
| TOTAL MORTGAGES & OTHER OBLIGATIONS | 132,526,390 | 132,459,696 | 66,694 | |
| TOTAL LONG-TERM LIABILITIES | 132,526,390 | 132,459,696 | 66,694 | |
| OTHER LIABILITIES | | | | |
| Security Deposit Liability | 166,078 | 157,848 | 8,230 | |
| Other Liabilities | 4,095,986 | 3,711,937 | 384,049 | Receipt of \$500K from SDOT Lake Publix grant (spent on 05/2025) offset by the payment of 13res interco payable |
| Deferred Rent Payable | 493,278 | 493,278 | 0 | |
| TOTAL OTHER LIABILITIES | 4,755,342 | 4,363,063 | 392,279 | |
| TOTAL LIABILITIES | 141,441,259 | 141,702,706 | -261,447 | |
| CAPITAL | | | | |
| Retained Earnings | 42,730,819 | 43,006,771 | -275,952 | YTD Net Income After Depreciation and Amortization |
| TOTAL CAPITAL | 42,730,819 | 43,006,771 | -275,952 | |
| TOTAL LIABILITIES & CAPITAL | 184,172,078 | 184,709,477 | -537,399 | |

FINANCIAL RATIO WORKSHEET

Balance Sheet Ratios

The financial ratios are valuable tools that provide insights into an organization's solvency, efficiency, profitability, and sustainability. However, financial ratios have limitations and should not be taken as benchmarks. On their own, financial ratios can't provide a complete picture of the organization's long term financial health. Since they are based on historical financial data, they are best used when complemented by qualitative analysis, knowledge of the organization's industry, current economic conditions, market trends, and management strategies.

| | <u>Q1 2025</u> | <u>2024</u> | <u>2023</u> | <u>Target</u> |
|----------------------------|------------------|------------------|------------------|--|
| CURRENT RATIO | | | | |
| <u>Current Assets</u> | \$31,172,778 | \$31,923,737 | \$23,267,330 | At least 1:1, higher is better |
| <u>Current Liabilities</u> | \$4,159,527 | \$4,879,947 | \$3,843,490 | |
| | <div>\$7.5</div> | <div>\$6.5</div> | <div>\$6.1</div> | of current assets for every \$1 of current liabilities |

DAYS CASH ON HAND

| | | | | |
|--|------------------|----------------|----------------|--|
| <u>Cash & Short-term Investments</u> | \$14,996,055 | \$15,362,903 | \$10,810,049 | 3 months (90 days) is a common goal, depends on the stability of cash receipts |
| <u>Daily Cash Required</u> | \$5,410 | \$23,318 | \$19,316 | |
| Calculation: Total Expenses minus depreciation, non-cash expense, and pass-through expenses. Divide the sum by 365 | <div>2,772</div> | <div>659</div> | <div>560</div> | Number of days that expenses can be paid |

DEBT RATIO

| | | | | |
|--------------------------------------|--------------------|--------------------|--------------------|---|
| <u>Total Liabilities</u> | \$141,441,259 | \$141,702,706 | \$103,443,207 | Ratio of 2:1 is comfortable, can be higher if the liability is for a productive purpose such as a building or financing for a housing project |
| <u>Total Unrestricted Net Assets</u> | \$58,941,059 | \$58,986,937 | \$49,867,070 | |
| | <div>\$ 2.40</div> | <div>\$ 2.40</div> | <div>\$ 2.07</div> | of liabilities for every \$1 of unrestricted net assets |

REQUIRE INTERNAL FINANCIAL INFORMATION NOT AVAILABLE FOR EXTERNAL REVIEW

ACCOUNTS RECEIVABLE AGING

| | | | | |
|---|-----------------|-----------------|-----------------|---|
| <u>Accounts receivables more than 90 days old</u> | \$288,508 | \$290,658 | \$76,745 | The lower the better, compare to field of service peers (excl Other Receivables such as Notes) |
| <u>Total Accounts Receivables</u> | \$3,355,858 | \$3,231,917 | \$1,908,881 | |
| | <div>8.6%</div> | <div>9.0%</div> | <div>4.0%</div> | of receivables were due 3 months ago or more, excl managed proper |

ACCOUNTS PAYABLE AGING

| | | | | |
|--|-----------------|-----------------|-----------------|---|
| <u>Accounts payables due more than 90 days</u> | \$0 | \$0 | \$0 | The goal is zero. An indication of a problem - could be short-term or long-term AP Aging TBD |
| <u>Total Accounts Payables</u> | \$1,829,990 | \$2,466,883 | \$1,780,536 | |
| | <div>0.0%</div> | <div>0.0%</div> | <div>0.0%</div> | of payables were due 3 months ago or more |

FINANCIAL RATIO WORKSHEET

Income and Expense Ratios

The financial ratios are valuable tools that provide insights into an organization's solvency, efficiency, profitability, and sustainability. However, financial ratios have limitations and should not be taken as benchmarks. On their own, financial ratios can't provide a complete picture of the organization's long term financial health. Since they are based on historical financial data, they are best used when complemented by qualitative analysis, knowledge of the organization's industry, current economic conditions, market trends, and management strategies.

| | | Q1 2025 | 2024 | 2023 | Comments |
|---|---|--------------------|--------------------|--------------------|---|
| RELIANCE RATIO | | | | | |
| <u>Single largest type of income</u> | <u>Net Rent Income</u> | <u>\$1,616,779</u> | <u>\$6,027,940</u> | <u>\$6,291,212</u> | An indication of a reliance on a type of income generation, which requires focus on that area, and may be a risk |
| Total Income | Net Revenue | \$2,447,221 | \$13,260,023 | \$16,701,030 | |
| | | 66.1% | 45.5% | 37.7% | of income reliant on single category |
| RELIANCE ON GOVERNMENT RATIO | | | | | |
| <u>Grants & Contract Income from Gov't Agencies</u> | <u>Net Govt Grant Income + Rental Subsidies</u> | <u>\$317,436</u> | <u>\$1,371,400</u> | <u>\$1,980,083</u> | An indication of possible reliance, especially important if funds are cost reimbursement or similar limiting formula |
| Total Income | Net Revenue | \$2,447,221 | \$13,260,023 | \$16,701,030 | |
| | | 13.0% | 10.3% | 11.9% | of income reliant on government sources |
| EARNED INCOME RATIO | | | | | |
| <u>Total Earned Income (Revenue)</u> | <u>Net Operating Revenue</u> | <u>\$2,210,907</u> | <u>\$8,303,534</u> | <u>\$8,161,674</u> | Based on internal goals, compare to peer organizations or field of service comparisons. (Net Operating Revenues = Net Rent Inc, Other Rental Inc, Other Service Rev) |
| Total Income | Net Revenue | \$2,447,221 | \$13,260,023 | \$16,701,030 | |
| | | 90.3% | 62.6% | 48.9% | of income is earned income |
| SELF SUFFICIENCY RATIO | | | | | |
| <u>Total Earned Income (Revenue)</u> | <u>Net Operating Revenues</u> | <u>\$2,210,907</u> | <u>\$8,303,534</u> | <u>\$8,161,674</u> | Based on internal goals, compare to peer organizations or field of service comparisons. |
| Total Expenses | Total Expenses (Operating and Non-Operating) | \$2,481,685 | \$10,685,732 | \$9,933,379 | |
| | | 89.1% | 77.7% | 82.2% | of expenses are supported by earned income |
| PERSONNEL COST RATIO | | | | | |
| <u>Total Personnel Expense</u> | <u>Personnel Expenses</u> | <u>\$1,261,274</u> | <u>\$4,119,869</u> | <u>\$3,156,465</u> | Valuable to track over time (Personnel Expenses = Salaries/Wages, Job Listings, Cert Spec Fees, Reimbursements, Incentives, Taxes, Benefits) |
| Total Expenses | Total Expenses (Operating and Non-Operating) | \$2,481,685 | \$10,685,732 | \$9,933,379 | |
| | | 50.8% | 38.6% | 31.8% | of expenses spent for staff costs |
| BENEFIT COST RATIO | | | | | |
| <u>Taxes, Insurance & Other Benefit Expense</u> | <u>Taxes, Ins, Benefits</u> | <u>\$259,378</u> | <u>\$914,335</u> | <u>\$719,799</u> | Valuable to track over time (Salaries/Wages incl PTO, incentives) |
| Total Compensation Expense | Salaries & Wages | \$1,261,274 | \$4,119,869 | \$3,156,465 | |
| | | 20.6% | 22.2% | 22.8% | in addition to salaries is spent for taxes & benefits |

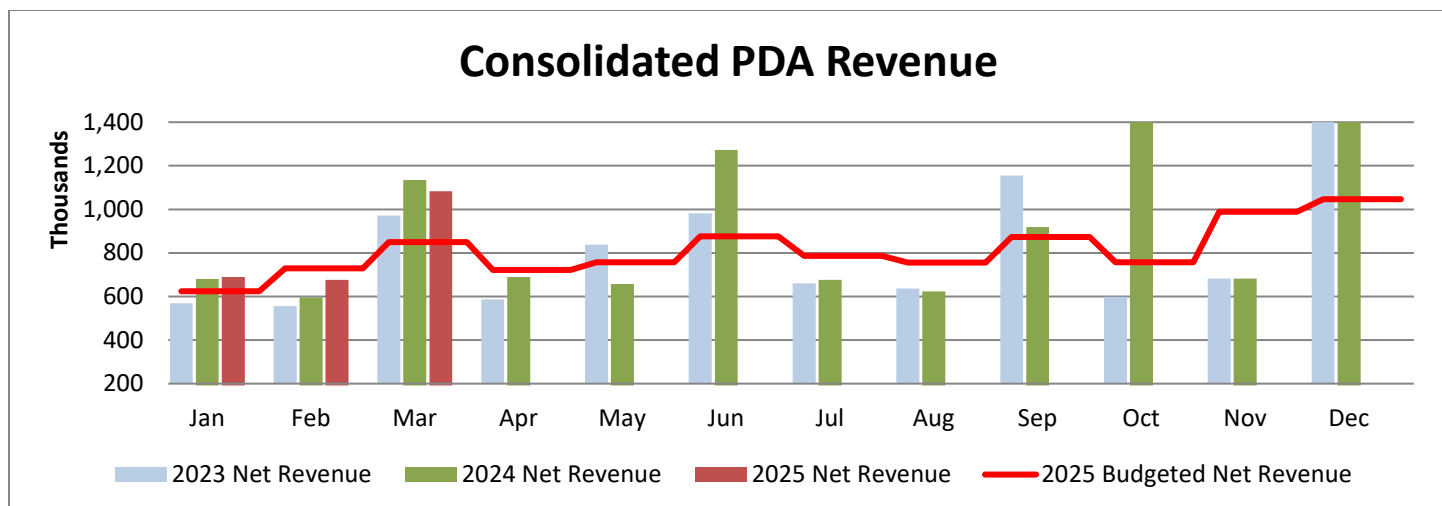
FINANCIAL RATIO WORKSHEET Income and Expense Ratios

| | | <u>Q1 2025</u> | <u>2024</u> | <u>2023</u> | <u>Comments</u> |
|--|--------------------------|---|--------------------|--------------------|--|
| GEN, ADMIN & FUNDRAISING COST RATIO | | | | | |
| <u>General & Admin + Fundraising Expense</u> | | <u>\$1,684,013</u> | <u>\$6,811,368</u> | <u>\$5,831,078</u> | External reviewers use this to assess effective use of funds, generally no more than 35%. Lower isn't necessarily better. |
| Total Expenses | | \$2,481,685 | \$10,685,732 | \$9,933,379 | |
| | | 67.9% | 63.7% | 58.7% | |
| | | of expenses spent on administration & fundraising | | | |
| FUNDRAISING EFFICIENCY | | | | | |
| <u>Total contributed income (Support)</u> | Grants & Fundraising Rev | <u>\$231,114</u> | <u>\$1,959,252</u> | <u>\$717,449</u> | Cost of fundraising is dependent on the type of contributions solicited (large grants vs. small individual donors, for example). Target based on comparisons and analysis. |
| Total fundraising expenses | Program Expenses | \$153,073 | \$809,459 | \$775,865 | |
| | | \$ 1.51 | \$ 2.42 | \$ 0.92 | |
| | | funds raised for each dollar spent | | | |

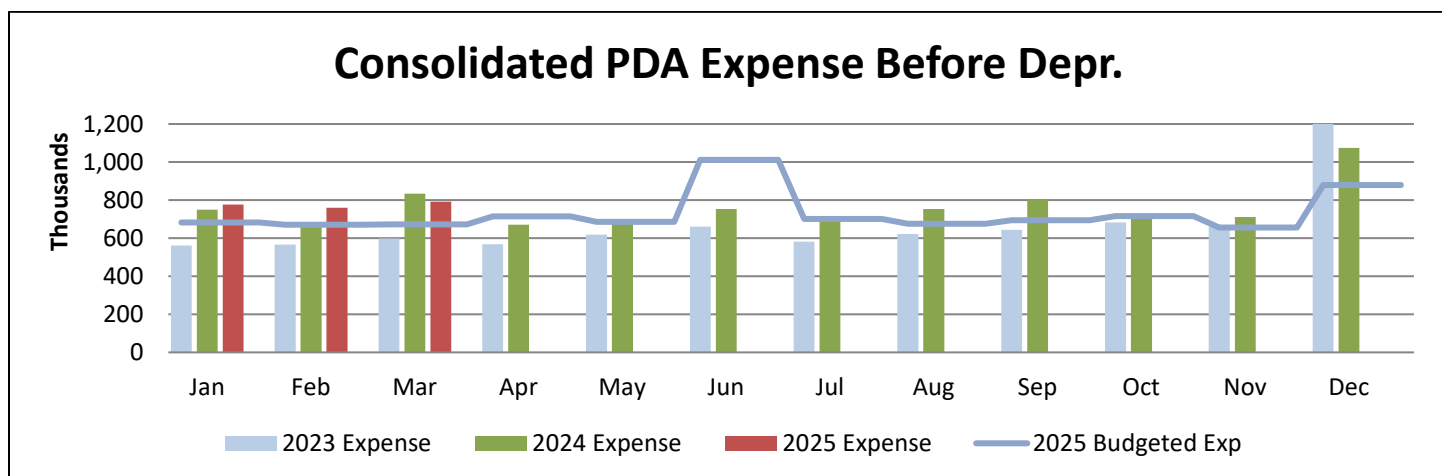
PDA Reporting Comparison Income Statement

| Q1 2025 | | | | | | | | | Comments |
|---|--------------------------|------------|------------------------------|------------------------|-------------------------|---------|-----------|-------------------------|-----------|
| Admin (incl RE,Mktg, Fundraising) | Community Initiatives | Affordable | Commercial (incl Hinghay) | Property Mgmt/Maint | Other Legal Holdings | Total | Budget | Variance Fav (Unfav) | |
| REVENUE | | | | | | | | | |
| RENT INCOME | | | | | | | | | |
| Rent | 0 | 0 | 655,306 | 758,578 | 0 | 247,063 | 1,660,947 | 1,558,998 | 101,949 |
| Vacancies | 0 | 0 | (5,475) | (23,136) | 0 | 0 | (28,611) | (24,248) | (4,363) |
| Concessions and Bad Debt | 0 | 0 | (2,629) | (11,974) | 0 | (954) | (15,557) | (126,091) | 110,534 |
| NET RENT INCOME | 0 | 0 | 647,202 | 723,468 | 0 | 246,109 | 1,616,779 | 1,408,659 | 208,120 |
| TOTAL OTHER RENTAL INCOME | 0 | 0 | 0 | 56,725 | 0 | 0 | 56,725 | 56,335 | 390 |
| TOTAL SERVICE INCOME | 45,365 | 0 | 0 | 0 | 492,038 | 0 | 537,403 | 541,760 | (4,357) |
| TOTAL OTHER INCOME | 47,140 | 400 | 2,540 | 1,003 | 0 | 0 | 51,083 | 55,212 | (4,129) |
| TOTAL INTEREST INCOME | 68,978 | 0 | 8,043 | 29,028 | 0 | 1,140 | 107,189 | 75,826 | 31,363 |
| Grants | (4,012) | 141,210 | 0 | 0 | 51,759 | 0 | 188,958 | 764,550 | (575,592) |
| LESS Grant Program Expense | (21,210) | (60,457) | 0 | 0 | (11,661) | 0 | (153,073) | (740,521) | 587,448 |
| Other Fundraising | 11,157 | 31,000 | 0 | 0 | 0 | 0 | 42,157 | 41,344 | 813 |
| TOTAL FUNDRAISING INCOME | (14,065) | 111,754 | 0 | 0 | 40,098 | 0 | 78,042 | 65,373 | 12,669 |
| NET REVENUE | 147,418 | 112,154 | 657,784 | 810,223 | 532,136 | 247,249 | 2,447,221 | 2,203,165 | 244,056 |
| EXPENSES | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | |
| Professional Fees & Consulting | 49,477 | 1,133 | 14,816 | 12,775 | 0 | 5,163 | 83,363 | 62,461 | (20,902) |
| Rent Expense | 12,399 | 0 | 53,007 | 205,145 | 2,205 | 0 | 272,756 | 273,760 | 1,004 |
| Salaries | 415,535 | 43,649 | 64,991 | 24,863 | 556,513 | 0 | 1,105,551 | 1,060,235 | (45,316) |
| Other Admin Expenses | 56,987 | 1,212 | 10,000 | (3,731) | 4,579 | 223 | 69,270 | 33,704 | (35,566) |
| TOTAL ADMINISTRATIVE | 534,398 | 45,994 | 142,814 | 239,052 | 563,297 | 5,386 | 1,530,940 | 1,430,160 | (100,780) |
| TOTAL MANAGEMENT FEE | 1,476 | 24 | 50,562 | 53,615 | 29,522 | 0 | 135,199 | 127,923 | (7,276) |
| TOTAL MAINTENANCE | 10,705 | 0 | 147,727 | 52,788 | 775 | (95) | 211,900 | 154,367 | (57,533) |
| TOTAL UTILITIES | 2,814 | 0 | 135,945 | 95,948 | 69 | 0 | 234,776 | 90,578 | (144,198) |
| TOTAL TAXES | 75 | 26 | 2,004 | 1,624 | 18 | 475 | 4,222 | 1,555 | (2,667) |
| TOTAL INSURANCE | 6,505 | 0 | 51,426 | 15,071 | 246 | 0 | 73,248 | 60,832 | (12,416) |
| TOTAL PROGRAM EXPENSES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSES | 555,973 | 46,044 | 530,478 | 458,098 | 593,927 | 5,766 | 2,190,285 | 1,865,415 | (324,870) |
| NOI BEFORE DEBT SERVICE & GROUND LEASE | (408,555) | 66,110 | 127,307 | 352,124 | (61,791) | 241,483 | 256,936 | 337,750 | (12,305) |
| TOTAL DEBT SERVICE & GROUND LEASE | 0 | 0 | 32,779 | 27,969 | 0 | 44,245 | 104,993 | 117,298 | 12,305 |
| NOI AFTER DEBT SERVICE & GROUND LEASE | (408,554) | 66,110 | 94,529 | 324,155 | (61,791) | 197,238 | 151,943 | 220,452 | (68,509) |
| TOTAL OTHER EXPENSES | 41,478 | 0 | 6,272 | (15,166) | 0 | 750 | 33,334 | 42,838 | 9,504 |
| NET INCOME BEFORE DEPR & AMORT | (450,032) | 66,110 | 88,257 | 339,321 | (61,791) | 196,488 | 118,609 | 177,614 | (59,005) |

SCIDpda Consolidated – Q1 2025 Financial Summary

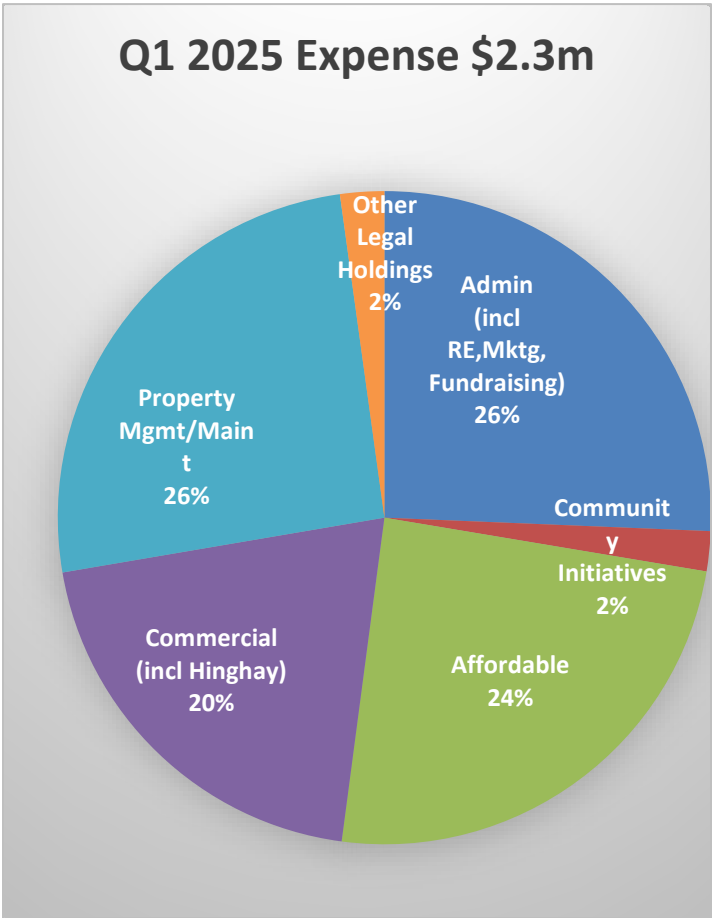
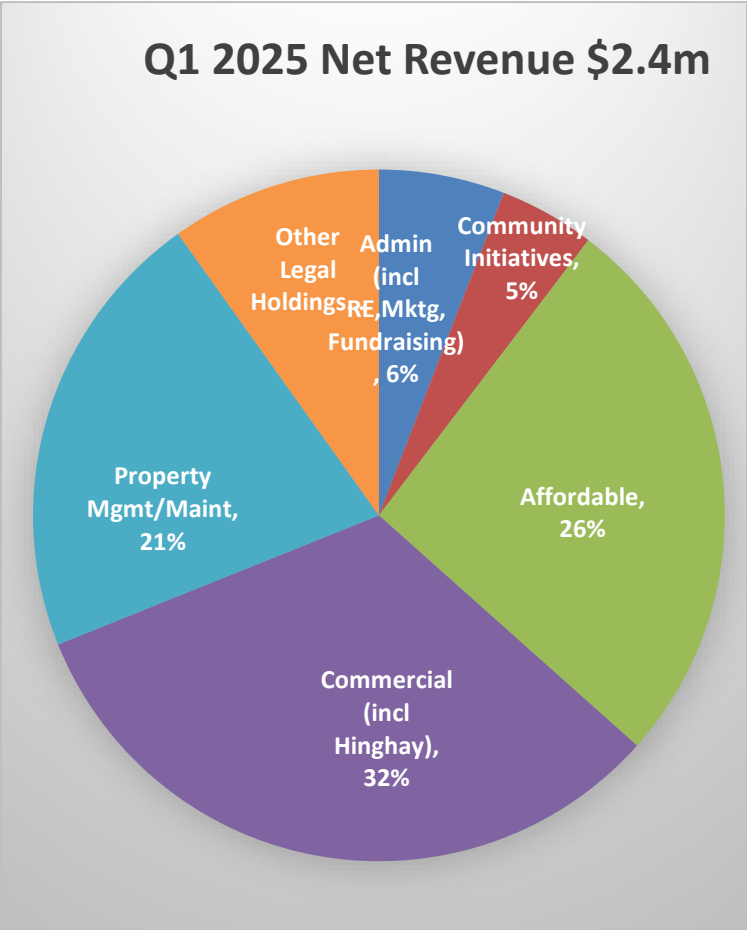
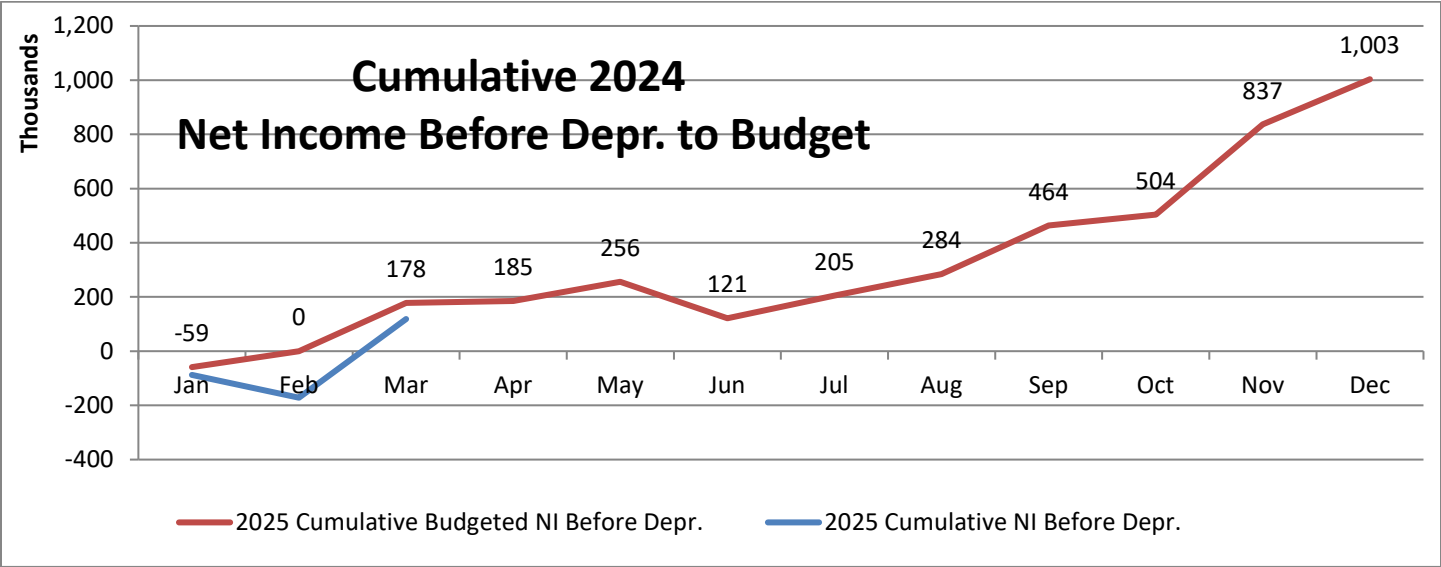


Net Revenue was \$3.1m favorable to budget for the organization due to a few lease rent increases, reduced bad debt allowance adjustments, and focus on increasing collections from tenants with 60+ day AR balances (both commercial and affordable). Gourmet Noodle/Crawfish King restaurants, plus ICHS dispute to pay for replacement reserves billed, utilities and maintenance was delayed in Q1 and resolved in Q2 except the ICHS replacement reserves are still an outstanding issue. Also, fundraising/grants are \$13k favorable to budget as the 50th Anniversary communications were initiated (expectations for Q2 are trending \$100k in sponsorships).



Total Expense excluding Depr/Amort was \$59k unfavorable to budget for the organization. Recoveries in Admin, Maintenance, and Utilities gaps to budget as ICHS and Gourmet Noodle/Crawfish King delayed NNN payments which are credited in recoveries. Also realized savings in staffing costs as hiring delays occurred in Admin and Operations depts offset by increased staffing transition costs for 13th & Fir and Atlas managed properties.

As a result, our NOI before Depreciation was \$119k compared to a budget of \$178k or \$59k unfavorable to budget.



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;

| | Q1 2025 | | | | | | |
|--|---|--------------------------|------------|------------------------------|------------------------|-------------------------|-----------|
| | Admin (incl RE,Mktg, Fundraising) | Community Initiatives | Affordable | Commercial (incl Hinghay) | Property Mgmt/Maint | Other Legal Holdings | Total |
| NET INCOME BEFORE DEPR & AMORT | (450,032) | 66,110 | 88,257 | 339,321 | (61,791) | 196,488 | 118,609 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | | |
| Operating Reserve Deposits | | | (3,957) | | | | (3,957) |
| Replacement Reserve Deposits | (6,769) | | (13,459) | (28,573) | | (8,485) | (57,286) |
| Replacement Reserve Draws | | | | | | | 0 |
| Building Improvements, Furniture & Equipment | | | (20,705) | | | (1,021) | (21,726) |
| Development costs | (111,812) | | | | | | (111,812) |
| NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES | (118,580) | 0 | (38,121) | (28,573) | 0 | (9,506) | (194,780) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | | | | |
| Accrued Interest not paid | | | 10,540 | | | | 10,540 |
| Principal payments on notes payable | | | (62,680) | (199,245) | | (74,299) | (336,224) |
| NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES | 0 | 0 | (52,140) | (199,245) | 0 | (74,299) | (325,683) |
| NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS | (568,612) | 66,110 | (2,004) | 111,503 | (61,791) | 112,684 | (342,111) |

Notes

Development Costs

Spic n Span \$67k
Mayborn \$48k
North Lot 2 \$6k

Building Improvements

.
Bhres roof electric panel \$9k
Bhres heat coils \$11k
Bhqalibc roof panel \$1k

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.*

June 2025 Items

Community Initiatives

| Amount | Funder | Recipient | Description |
|---------------|--------------------------|------------------|--|
| \$23,566.22 | Friends of Little Saigon | SCIDpda | SCIDPDA will utilize the awarded funds to support the 2025 Succession Planning Workshop Series Project |

SCIDpda Board Meeting Minutes

May 20, 2025

Online via Teams

The May 2025 SCIDpda Board Meeting was hosted online via Teams.

Board Present (online): Cindy Ju, Kevin Cao, May Wu, Michelle Villafuerte, Miye Moriguchi, Regina Wang, Kyle Igarashi

Staff Present: Marion Emme, An Huynh, Jamie Lee, Janet Smith, Christine Connolly, Jared Jonson

Other:

1. Call to Order

The meeting was called to order by Cindy Ju, Board President, at 5:34PM

2. Consent Agenda

Resolution 25-05-20-01

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

- Approve April Board Meeting Minutes
- Approve May Concurrence Requests
- May Expenditure Reports

Moved: Miye Moriguchi

Seconded: Kevin Cao

Board Approved: 6

Abstained: 0

Absent: 6

The resolution was approved.

- ### 3. Staff Updates – An about World Cup
- ### 4. Board Recruitment – Cindy

Next board meeting will be in person -- starting with a tour

Meeting adjourned by Cindy Ju, Board President, at 6:29PM.