



BOARD MEETING AGENDA

Tuesday, September 16, 2025

5:30 - 6:30 PM

Participation in this meeting is in-person

5:30 pm	Action	1. 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
5:31pm	Action	2. Consent Agenda Resolution <ul style="list-style-type: none"> • Approve August Board Meeting Minutes • Approve September Concurrence Requests • Accept August Expenditure and Q2 Reports
5:32pm	Discussion/Action	3. Staff report <ul style="list-style-type: none"> • Resolution: Bush Condo Conveyance to Seattle Parks • Fundraiser Updates
5:55pm	Discussion	4. Board Business – Cindy Ju <ul style="list-style-type: none"> • Board Candidates • Officer Elections
6:30pm	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- September 18, 5pm, Building for Future Generations Tour
- Next Board Meeting– Oct 21, 2025 – VIRTUAL
- November 8, SCIDpda Gala

SCIDpda

BEYOND 50 YEARS

Join us to celebrate
A CID for All Generations

Tour A: Rooted in Preservation (1975–1994)	March 29
Tour B: Growing with the Community (1995–2014)	July 10
SCIDpda Bash!	July 10
Tour C: Building for Future Generations (2015–Beyond)	September 18
Gala at Victory Hall	November 8

Formed by community in 1975.

**Executive sessions may be held:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Lease or purchase of real estate if there's a likelihood that disclosure would increase the price <input type="checkbox"/> Negotiations on the performance of a publicly bid contract <input type="checkbox"/> Qualifications of an application for public employment <input type="checkbox"/> Agency enforcement actions (requires legal counsel present) <input type="checkbox"/> Legal risks of current or proposed action (requires presence of legal counsel) | <ul style="list-style-type: none"> <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"/> Complaints or charges brought against a public officer or employee <input type="checkbox"/> Performance of a public employee <input type="checkbox"/> Current or potential litigation (requires legal counsel present) |
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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

September 12, 2025

1. August Expenditure Report – Winston/Hiwot
2. August Management Reports
 - a. Commercial - Sophia
 - b. Residential - Sophia
 - c. Payroll - Janet
3. Q2/YTD June 2025 Reports – Winston/Janet
 - a. Balance Sheet & Ratios
 - b. Graphs
 - c. Budget vs Actual Income Statement
 - d. *Cash Statement – to be provided next week*
4. *2025 Accounting Policy - Winston*

Expenditure Certification Memorandum

DATE: **08/31/2025**
 TO: **Board of Directors**
 FROM: **Winston Samson, Director of Finance**
 RE: **August2025 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	811	to	816	\$	46,018.67
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
Computer Run Checks	General Checking	126		158	\$	115,801.40
Electronic Funds Transfers	General Checking		eft		\$	245.11
				13th & Fir	\$	292,466.40
Computer Run Checks	General Checking	279	to	292	\$	20,432.40
				Atlas	\$	20,432.40
Computer Run Checks	General Checking	2464 2466	to	2476	\$	55,631.99
Electronic Funds Transfers	General Checking		eft		\$	13,061.43
				Bush Hotel Commercial	\$	68,693.42
Computer Run Checks	General Checking	2011	to	2016	\$	41,757.20
				Bush Hotel Condo	\$	41,757.20
Electronic Funds Transfers	General Checking		eft		\$	20,377.01
				Bush Hotel QalicB	\$	20,377.01
Computer Run Checks	General Checking	2059	to	2070	\$	44,732.57
Electronic Funds Transfers	General Checking		eft		\$	52,098.22
				Bush Hotel Residential	\$	96,830.79
Computer Run Checks	General Checking	212	to	217	\$	7,917.90
Electronic Funds Transfers	General Checking TCB		eft		\$	307,919.35
				CIDPDA	\$	315,837.25
Computer Run Checks	General Checking	4575 4578	to	4586	\$	46,263.77
Electronic Funds Transfers	General Checking		eft		\$	31,536.05
				DVA	\$	77,799.82
Computer Run Checks	General Checking	1572 574	to	1594	\$	97,538.87
				IDVS1 Commercial	\$	97,538.87
Computer Run Checks	General Checking	630	to	636	\$	38,430.32
				IDVS2 Condo	\$	38,430.32
Computer Run Checks	General Checking	893	to	900	\$	15,875.62

Electronic Funds Transfers	General Checking		eft		\$	3,870.88
				IDVS2 Library & Parking	\$	19,746.50
Computer Run Checks	General Checking	986 987 989	to	995	\$	14,469.82
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	19,476.62
Computer Run Checks	General Checking	416	to	420	\$	1,218,126.85
				Lot on the Hill	\$	1,218,126.85
Computer Run Checks	General Checking	1644 1646	to	1657	\$	34,338.01
Electronic Funds Transfers	General Checking		eft		\$	63.14
Electronic Funds Transfers	Security Deposit		eft		\$	34.13
				New Central Commercial	\$	34,435.28
Computer Run Checks	General Checking	349	to	349	\$	5,432.28
Electronic Funds Transfers	General Checking		eft		\$	17,434.70
Electronic Funds Transfers	Replacement Reserves		eft		\$	47.39
				New Central Hotel	\$	22,914.37
Computer Run Checks	General Checking	1860	to	1873	\$	35,867.29
Electronic Funds Transfers	General Checking		eft		\$	48.56
Electronic Funds Transfers	Residual Receipts		eft		\$	34.79
Electronic Funds Transfers	Replacement Reserves		eft		\$	57.07
Electronic Funds Transfers	Security Deposit		eft		\$	30.69
				New Central Residential	\$	36,038.40
Computer Run Checks	General Checking	1461	to	1462	\$	52,218.82
Computer Run Checks	General Checking	1477	to	1545	\$	465,948.37
Computer Run Checks	General Checking	1469	to	1469	\$	496.97
Computer Run Checks	General Checking	1211	to	1211	\$	(4,100.00)
Electronic Funds Transfers	General Checking		eft		\$	269,937.51
EFTs for Payroll	General Checking	08/7/25 & 08/21/25			\$	308,754.71
Computer Run Checks	LH Replace. Reserves		eft		\$	60.79
				SCIDpda	\$	1,093,317.17
					\$	3,514,218.67

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,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentres,nchotel,ncmanagr,ncmaster,pdacmmt y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
13resop - General Checking					
811	lowes - Lowe's	8/7/2025	588.73	Supplies	
812	welfar - Wells Fargo	8/7/2025	2.07	Telecomm	
813	welfar - Wells Fargo	8/7/2025	100.00	Grants Receivable	
814	welfar - Wells Fargo	8/7/2025	522.11	Janitorial - Supplies/Office Supplies & Equipment	
815	verwir - Verizon Wireless	8/14/2025	195.41	Telecomm	
816	scidpda - SCIDpda	8/21/2025	44,610.35	ID Billing	
ACH	capone - CapitalOne Bank	8/10/2025	130,401.22	Loan	
Total 13resop - General Checking			176,419.89		
13resop2 - Wells Fargo Bank					
126	subsol - Submeter Solutions/Pioneer Energy Manageme	8/1/2025	121.00	13com/Property Utility Readings - AR	
127	buihar - Builders' Hardware & Supply Co	8/7/2025	571.51	Locks & Keys	
128	cheken - Che	8/7/2025	12.00	Travel/Kenny/WA	
129	coapac - Pacific Coast Electrical Contractors, Inc	8/7/2025	1,467.66	Maintenance	
130	ricusa - Ricoh USA, Inc	8/7/2025	196.97	Copier Lease/Maintenance	
131	seacitli - Seattle City Light	8/7/2025	1,670.05	Electricity	
132	seacitli - Seattle City Light	8/7/2025	183.01	Electricity	
133	seacitli - Seattle City Light	8/7/2025	20.48	Electricity	
134	seacitli - Seattle City Light	8/7/2025	756.97	Electricity	
135	shewil - Sherwin-Williams Co.	8/7/2025	50.65	Supplies	
136	pdamaint - SCIDpda Maintenance Dept	8/14/2025	3,486.98	Maintenance WOs	
137	djprod - DJ Products, Inc.	8/14/2025	575.83	Maintenance	
138	guasec - Guardian Security Systems, Inc	8/14/2025	2,267.70	Prepaid Expenses - Video Monitoring, Open Eye & Cloud Storage	
139	lanlin - LanguageLine Solutions	8/14/2025	20.70	Translation/Interpreters	
140	pugsou - Puget Sound Energy	8/14/2025	2,193.52	Natural Gas	
141	yanali - Jade Yan	8/14/2025	36.35	Program - Food Cost/Grants	
142	12tyes - 12th & Yesler Owner LLC	8/21/2025	297.50	Nonoperational Expense	
143	comcas - Comcast Business	8/21/2025	586.67	Telecomm	
144	guasec - Guardian Security Systems, Inc	8/21/2025	16,076.78	Nonoperational Expense/Grants	
145	kincou - King County Treasury	8/21/2025	59,696.91	Building	Capital expenditure - DLEC Sewer capacity improvement
146	lazkar - LAZ Karp Associates LLC	8/21/2025	1,628.57	Nonoperational Expense/Grants	
147	npip - Non Profit Insurance Program	8/21/2025	5,000.00	Insurance	
148	otiele - OTIS Elevator Company	8/21/2025	3,507.05	Elevator - Service Calls	
149	pmjans - Phnouk	8/21/2025	955.00	UTO - Other Vendors	
150	pucred - Puckett & Redford PLLC	8/21/2025	1,500.00	Legal	
151	razjun - Razzies Junk LLC (Razzies Junk Removal Servic	8/21/2025	1,754.56	Garbage/Waste Removal	
152	reninc - RentGrow, Inc.	8/21/2025	36.00	Credit Screening Fee	
153	seahou - Seattle Housing Authority	8/21/2025	4,458.68	Garbage/Waste Removal	
154	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	3,765.14	HVAC/Boiler Maint - Contract	
155	usbank1 - US Bank	8/21/2025	1,750.00	Prepaid Expenses/2025 Bond Trustee Fee	
156	wesext - Western Exterminator Company	8/21/2025	704.04	Pest Control	
157	chicyn - Cynthia Chiu	8/28/2025	100.00	Grants Receivable	
158	wesext - Western Exterminator Company	8/28/2025	353.12	Pest Control	
ACH	welfar - Wells Fargo	8/11/2025	245.11	Bank Fees	
Total 13resop2 - Wells Fargo Bank			116,046.51		
atlasop1 - Bank of America Operating Acct					
279	citseaci - City of Seattle	8/7/2025	1,060.50	Rental Property Registration Fee	
280	seacitli - Seattle City Light	8/7/2025	707.19	Electricity	
281	searub - Seattle Rubbish Removal	8/7/2025	333.70	Garbage/Waste Removal	
282	wavbro - WAVE	8/7/2025	119.68	Access Control Systems	
283	welfar - Wells Fargo	8/7/2025	11.02	Access Control Systems	
284	pdamaint - SCIDpda Maintenance Dept	8/14/2025	8,691.00	Maintenance WOs	
285	scidpda - SCIDpda	8/14/2025	5,725.09	ID Billing	
286	verwir - Verizon Wireless	8/14/2025	25.77	Telecomm	
287	wasman - Waste Management of Seattle	8/14/2025	63.80	Garbage/Waste Removal	
288	citseacu - City of Seattle-Combined Utilities	8/21/2025	2,513.16	Garbage/Waste Removal/Water & Sewer	
289	citseacu - City of Seattle-Combined Utilities	8/21/2025	87.77	Water/Sewer	
290	citseacu - City of Seattle-Combined Utilities	8/21/2025	118.90	Garbage/Waste Removal/Water & Sewer	

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,pdacmmt y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
291	huazhi - Zhixuan Huang	8/21/2025	60.60	Small Tools & Equipment	
292	searub - Seattle Rubbish Removal	8/28/2025	914.22	Garbage/Waste Removal	
Total atlasop1 - Bank of America Operating Acct			20,432.40		
bhcommop - General Checking					
2464	subsol - Submeter Solutions/Pioneer Energy Manageme	8/1/2025	126.00	Water/Sewer	
2466	pdamaint - SCIDpda Maintenance Dept	8/14/2025	8,315.64	Janitorial WOs	
2467	repser - Republic Services	8/14/2025	853.78	Garbage/Waste Removal	
2468	verwir - Verizon Wireless	8/14/2025	14.71	Telecomm	
2469	wasman - Waste Management of Seattle	8/14/2025	11.46	Garbage/Waste Removal	
2470	wavbro - WAVE	8/14/2025	60.00	Telecomm	
2471	bushqali - SCIDpda Bush Hotel QALICB LLC	8/21/2025	45,243.84	Rent	
2472	cedgro - Cedar Grove Organics Recycling LLC	8/21/2025	60.80	Garbage/Waste Removal	
2473	cenlin - CenturyLink	8/21/2025	85.24	Telecomm	
2474	sougla - Southeast Glass, Inc	8/21/2025	480.02	Window Coverings/Replacement window for Post Office	
2475	wesext - Western Exterminator Company	8/21/2025	190.25	Pest Control	
2476	wesext - Western Exterminator Company	8/28/2025	190.25	Pest Control	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/7/2025	10,116.00	Condo Billing	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/21/2025	2,945.43	Condo Billing	
Total bhcommop - General Checking			68,693.42		
bhcondop - General Checking					
2011	citseacu - City of Seattle-Combined Utilities	8/7/2025	20,228.58	Garbage/Waste Removal/Water & Sewer	
2012	pugsou - Puget Sound Energy	8/14/2025	1,681.03	Natural Gas	
2013	firins - First Insurance Funding Corp.	8/21/2025	11,669.60	Insurance	
2014	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	-6,954.26	Voided/Wrong Property/Wrong Amount	
2014	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	6,954.26	HVAC/Boiler Maint - Contract	
2015	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	5,089.34	HVAC/Boiler Maint - Contract	
2016	seacitli - Seattle City Light	8/28/2025	3,088.65	Electricity	
Total bhcondop - General Checking			41,757.20		
bhqalop - General Checking					
ACH	bannymel - The Bank of New York Mellon Trust Co.	8/21/2025	895.56	Interest Expense	
ACH	bannymel - The Bank of New York Mellon Trust Co.	8/21/2025	12,916.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	8/21/2025	1,464.78	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	8/31/2025	5,100.00	Loan	
Total bhqalop - General Checking			20,377.01		
bhresope - General Checking					
2059	busimp - Seattle Economic Development Fund	8/7/2025	1,604.68	Loan	
2060	depcom - Dept of Commerce	8/7/2025	27,588.00	Loan	
2061	lowes - Lowe's	8/7/2025	402.21	UTO Countertops/Small Tools & Equipment	
2062	raienv - Yong Zhang	8/14/2025	553.73	Pest Control	
2063	verwir - Verizon Wireless	8/14/2025	91.33	Telecomm	
2064	pdamaint - SCIDpda Maintenance Dept	8/21/2025	11,786.50	Condo Billing	
2065	guasec - Guardian Security Systems, Inc	8/21/2025	1,240.78	Access Control Systems	
2066	t0002185 - Kassa	8/21/2025	247.00	Move out Refund	
2067	cenlin - CenturyLink	8/28/2025	171.40	Telecomm	
2068	chicyn - Cynthia Chiu	8/28/2025	150.00	Grants Receivable	
2069	citseacu - City of Seattle-Combined Utilities	8/28/2025	73.00	Water/Sewer	
2070	seacitli - Seattle City Light	8/28/2025	823.94	Electricity	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/7/2025	24,362.72	Condo Billing	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/21/2025	3,824.94	Condo Billing	
ACH	scidpda - SCIDpda	8/21/2025	19,846.56	ID Billing	
ACH	thecomm - The Commerce Bank of WA	8/31/2025	4,064.00	Loan	
Total bhresope - General Checking			96,830.79		
cidpdao4 - General Checking					
212	welfar - Wells Fargo	8/7/2025	1,453.70	Direct Fundraising Costs/Advertising and Marketing	
213	scidpda - SCIDpda	8/14/2025	4.20	ID Billing	

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,pdacmmt y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
214	govchr - Christopher George Govella	8/21/2025	300.00	Direct Fundraising Costs	
215	merron - Ronald Meriales	8/21/2025	450.00	Direct Fundraising Costs	
216	ratdia - Diana Ratsamee	8/21/2025	150.00	Direct Fundraising Costs	
217	madbur - AIO Media Group, LLC	8/28/2025	5,560.00	Program - Supplies	
ACH	scidpda - SCIDpda	8/7/2025	307,919.35	City of Seattle/Q2 Donation	Fund transfer to SCID for the reimbursement of grant program expenses
Total cidpdao4 - General Checking			315,837.25		

dvaop - General Checking

4575	idvs2lib - IDVS2 Library/Parking	8/1/2025	17,831.25	Loan	
4578	wesext - Western Exterminator Company	8/7/2025	396.44	Pest Control	
4579	pdamaint - SCIDpda Maintenance Dept	8/14/2025	9,209.20	Maintenance WOs	
4580	pugsou - Puget Sound Energy	8/14/2025	1,741.65	Natural	
4581	verwir - Verizon Wireless	8/14/2025	39.31	Telecomm	
4582	cenlin - CenturyLink	8/21/2025	518.20	Telecomm	
4583	citseaci - City of Seattle	8/21/2025	821.32	HVAC/Boiler Maint - Service Calls	
4584	citseacon - Seattle Department of Construction and Ins	8/21/2025	-821.32	HVAC/Boiler Maint - Service Calls	
4584	citseacon - Seattle Department of Construction and Ins	8/21/2025	821.32	ID Billing	
4585	scidpda - SCIDpda	8/21/2025	15,585.60	Telecomm	
4586	wavbro - WAVE	8/21/2025	120.80	Telecomm	
ACH	idvs2con - IDVS2 Condo Association	8/21/2025	31,536.05	Condo Billing	
Total dvaop - General Checking			77,799.82		

idvs2op4 - General Checking

986	subsol - Submeter Solutions/Pioneer Energy Manageme	8/1/2025	126.00	Water/Sewer	
987	wesext - Western Exterminator Company	8/1/2025	173.12	Pest Control	
989	pdamaint - SCIDpda Maintenance Dept	8/14/2025	2,146.74	Janitorial WOs	
990	reper - Republic Services	8/14/2025	3,661.04	Garbage/Waste Removal	
991	verwir - Verizon Wireless	8/14/2025	3.06	Telecomm	
992	wasman - Waste Management of Seattle	8/14/2025	4,163.84	Garbage/Waste Removal	
993	idvs2con - IDVS2 Condo Association	8/21/2025	3,896.90	Condo Billing	
994	subsol - Submeter Solutions/Pioneer Energy Manageme	8/28/2025	126.00	Water/Sewer	
995	wesext - Western Exterminator Company	8/28/2025	173.12	Pest Control	
ACH	herban - Heritage Bank	8/20/2025	5,006.80	Loan	
Total idvs2op4 - General Checking			19,476.62		

legreres - Replacement Reserve

ACH	welfar - Wells Fargo	8/11/2025	60.79	Bank Fees	
Total legreres - Replacement Reserve			60.79		

lotconst - Construction Account

416	belent - Bellwether Enterprise Real Estate Capital, LLC	8/7/2025	160,000.00	Development Project-North Lot Housing	
417	glomet - Global Metal Works & Erectors Inc.	8/7/2025	15,972.06	25037 Bio Planter Security Fence North Lot - AR	
418	kincoy - King County Treasury	8/7/2025	594,519.48	Development Project-North Lot Housing	
419	marcon - Marpac Construction LLC	8/21/2025	99,562.48	Development Project-North Lot Housing - Draw 23	
420	scidpda - SCIDpda	8/21/2025	348,072.83	Other Liabilities/Close loan interest payment	Reimburse SCID for the payment of loan interest made on Lothill's behalf
Total lotconst - Construction Account			1,218,126.85		Funded by construction loans

nccomop2 - General Checking

1644	subsol - Submeter Solutions/Pioneer Energy Manageme	8/1/2025	134.00	Water/Sewer	
1646	pdamaint - SCIDpda Maintenance Dept	8/14/2025	3,427.38	Janitorial WOs	
1647	firins - First Insurance Funding Corp.	8/14/2025	2,992.78	Insurance	
1648	scidpda - SCIDpda	8/14/2025	1,527.74	ID Billing	
1649	seacitli - Seattle City Light	8/14/2025	533.30	Electricity	
1650	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/14/2025	525.55	HVAC/Boiler Maint - Service Calls	
1651	verwir - Verizon Wireless	8/14/2025	10.35	Telecomm	
1652	wasman - Waste Management of Seattle	8/14/2025	3.43	Garbage/Waste Removal	
1653	citseacu - City of Seattle-Combined Utilities	8/21/2025	2,571.10	Water/Sewer	
1654	newcenth - New Central Hotel LLC	8/21/2025	21,596.00	Rent	
1655	wavbro - WAVE	8/21/2025	50.95	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,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmt,y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1656	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	831.43	HVAC/Boiler Maint - Contract	
1657	subsol - Submeter Solutions/Pioneer Energy Manageme	8/28/2025	134.00	Water/Sewer	
ACH	welfar - Wells Fargo	8/11/2025	63.14	Bank Fees	
Total nccomop2 - General Checking			34,401.15		
nccmsd2 - Commercial Security Deposit					
ACH	welfar - Wells Fargo	8/11/2025	34.13	Bank Fees	
Total nccmsd2 - Commercial Security Deposit			34.13		
nchotop - General Checking					
349	easwes - East-West Investment Co.	8/14/2025	5,432.28	Ground Lease Expense	
ACH	welfar - Wells Fargo	8/10/2025	17,368.30	Loan	
ACH	welfar - Wells Fargo	8/11/2025	66.40	Bank Fees	
Total nchotop - General Checking			22,866.98		
nchotrr - Replacement Reserve					
ACH	welfar - Wells Fargo	8/11/2025	47.39	Bank Fees	
Total nchotrr - Replacement Reserve			47.39		
ncresop - General Checking					
1860	cenlin - CenturyLink	8/7/2025	154.35	Telecomm	
1861	newcenth - New Central Hotel LLC	8/7/2025	17,669.00	Rent	
1862	shewil - Sherwin-Williams Co.	8/7/2025	15.00	Supplies	
1863	welfar - Wells Fargo	8/7/2025	60.00	Grants Receivable	
1864	wesext - Western Exterminator Company	8/7/2025	396.44	Pest Control	
1865	firins - First Insurance Funding Corp.	8/14/2025	2,597.02	Insurance	
1866	pugsou - Puget Sound Energy	8/14/2025	296.06	Natural Gas	
1867	scidpda - SCIDpda	8/14/2025	7,416.60	ID Billing	
1868	seacitli - Seattle City Light	8/14/2025	2,683.43	Electricity	
1869	verwir - Verizon Wireless	8/14/2025	79.20	Telecomm	
1870	citseacu - City of Seattle-Combined Utilities	8/21/2025	3,310.63	Garbage/Waste Removal/Water & Sewer	
1871	seacitli - Seattle City Light	8/21/2025	43.92	Electricity	
1872	wavbro - WAVE	8/21/2025	112.15	Telecomm	
1873	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	1,033.49	HVAC/Boiler Maint - Contract	
ACH	welfar - Wells Fargo	8/11/2025	48.56	Bank Fees	
Total ncresop - General Checking			35,915.85		
ncresrct - Residual Receipts					
ACH	welfar - Wells Fargo	8/11/2025	34.79	Bank Fees	
Total ncresrct - Residual Receipts			34.79		
ncresrep - Replacement Reserve					
ACH	welfar - Wells Fargo	8/11/2025	57.07	Bank Fees	
Total ncresrep - Replacement Reserve			57.07		
ncressd - Residential Security Deposit					
ACH	welfar - Wells Fargo	8/11/2025	30.69	Bank Fees	
Total ncressd - Residential Security Deposit			30.69		
pdaop1 - General Checking					
1211	intrea - Integra Washington, Inc.	8/18/2025	-4,100.00	Voided/Duplicate	
1461	kaifou - of Washington Options Inc	8/1/2025	49,197.72	Employee Benefits - Medical	
1462	wasden - Delta Dental of Washington	8/1/2025	3,021.10	Employee Benefits - Dental	
1469	visser - Vision Service Plan	8/1/2025	496.97	Employee Benefits - Vision	
1477	hartfo - The Hartford	8/1/2025	1,649.55	Employee Benefits - Life Insurance	
1478	idvs2lib - IDVS2 Library/Parking	8/1/2025	180.00	Employee Parking Benefits	
1479	intpark - Interim Parking Services	8/1/2025	140.00	Employee Benefits Payable	
1480	newcentc - SCIDpda New Central Commercial, Inc	8/1/2025	1,146.00	Rent	
1481	scidpda - SCIDpda	8/1/2025	2,187.50	Monthly LH Replacement Reserve Deposit	
1484	aqibits - AgileBits Inc (dba 1Password)	8/7/2025	300.87	Computer licenses	

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,hinghay,idvs1com,idvs2com,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmt y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1485	alluni - Universal Protection Service, LP	8/7/2025	39,846.80	Building Security Services	Accrued in 2024 and informed Finance Committee during the reforecast 2024 presentation Pass through of El Centro sublease rent (El Centro-SCIDpda-BPV)
1486	depeco - Department of Ecology	8/7/2025	45,870.22	Development Project-Spic N Span	
1487	fenliy - Liyan Feng	8/7/2025	4,813.74	Traing & Education	
1488	intrev - Internal Revenue Service	8/7/2025	46,200.00	Accrued Expenses/IRS Penalty due to 1099 Reporting Dela	
1489	lothill - Lot on the Hill LLLP	8/7/2025	77,204.76	El Centro Sublease Rent 06-07/2025 to be paid to BPV - A	
1490	merron - Ronald Meriales	8/7/2025	849.70	Advertising and Marketing	
1491	ricusa - Ricoh USA, Inc	8/7/2025	236.55	Copier Lease/Maintenance	
1492	satnao - Naomi Sato	8/7/2025	152.74	Travel/Naomi/CA	
1493	teciteas - Tyler Jay	8/7/2025	9,329.91	Computer - Maintenance	
1494	welfar - Wells Fargo	8/7/2025	9,014.58	Program Expenses/Job Listing/Computer Hardware/Staff Appreciation	
1495	welfar - Wells Fargo	8/7/2025	754.27	Computer Software/Office Supplies & Equipment/Telecomm	
1496	welfar - Wells Fargo	8/7/2025	1,594.88	Staff Appreciation/Tenant Retention/Program Expenses/Office Supplies	
1497	welfar - Wells Fargo	8/7/2025	3,052.24	Program Expenses	
1498	welfar - Wells Fargo	8/7/2025	950.00	Traing & Education	
1499	cakhou - Annie K S Cheung	8/14/2025	145.00	Tenant Retention	
1500	cenmul - Center for MultiCultural Health	8/14/2025	400.00	Program - Prof Fees & Consulting	
1501	chowa - BrienChow	8/14/2025	400.00	Program - Prof Fees & Consulting	
1502	cidbia - Chinatown-International District Business Imprc	8/14/2025	400.00	Program - Prof Fees & Consulting	
1503	clogeo - George Cloy	8/14/2025	400.00	Program - Prof Fees & Consulting	
1504	denlou - Denise Louie Education Center	8/14/2025	200.00	Program - Prof Fees & Consulting	
1505	fresec - Freedom Security Solutions, LLC	8/14/2025	6,720.00	Building Security Services	
1506	frilit - Friends of Little Saigon	8/14/2025	400.00	Program - Prof Fees & Consulting	
1507	hanben - Benedict Han	8/14/2025	90.00	Program - Prof Fees & Consulting	
1508	hischi - Historic Chinatown Gate Foundation	8/14/2025	400.00	Program - Prof Fees & Consulting	
1509	huynan - Huynh	8/14/2025	90.00	Program - Prof Fees & Consulting	
1510	ichs - International Community Health Services	8/14/2025	200.00	Program - Prof Fees & Consulting	
1511	interim - Interim Community Dev. Association	8/14/2025	400.00	Program - Prof Fees & Consulting	
1512	louhot - Louisa Hotel Master Tenant LLC	8/14/2025	350.00	Employee Parking Benefits	
1513	paclaw - Pacifica Law Group LLP	8/14/2025	5,353.00	Legal	
1514	pugsag - Puget Sound Sage	8/14/2025	400.00	Program - Prof Fees & Consulting	
1515	ricoh - Ricoh USA, Inc	8/14/2025	25.56	Copier Lease/Maintenance	
1516	scidpda - SCIDpda	8/14/2025	180.00	Program - Prof Fees & Consulting	
1517	seacitli - Seattle City Light	8/14/2025	46.87	Development Project-Spic N Span	
1518	senact - Seniors in Action Foundation	8/14/2025	200.00	Program - Prof Fees & Consulting	
1519	shieri - Erin Leigh Shigaki	8/14/2025	90.00	Program - Prof Fees & Consulting	
1520	snakst - Stuart S. Nakamura	8/14/2025	90.00	Program - Prof Fees & Consulting	
1521	subsol - Submeter Solutions/Pioneer Energy Manageme	8/14/2025	1,816.96	AIPACE/EL Centro - AR	
1522	verwir - Verizon Wireless	8/14/2025	507.72	Telecomm/Computer Software	
1523	wavbro - WAVE	8/14/2025	163.54	Telecomm	
1524	wavbro - WAVE	8/14/2025	461.50	Telecomm	
1525	welfar - Wells Fargo	8/14/2025	3,417.57	Community Outreach/Travel-Jamie&An-DC/Computer Software/Mailbox Renewal	
1526	winluk - Wing Luke Memorial Foundation	8/14/2025	890.00	Program - Prof Fees & Consulting	
1527	yeefun - Yee Fung Toy Family Association of Seattle	8/14/2025	400.00	Program - Prof Fees & Consulting	
1528	yuafen - Feng Ying Yuan	8/14/2025	90.00	Program - Prof Fees & Consulting	
1529	bermar - Maryjane Bermudez	8/21/2025	125.00	Tenant Retention	
1530	bresha - Shanti Breznau Consulting, LLC	8/21/2025	9,875.00	Program - Prof Fees & Consulting	
1531	firins - First Insurance Funding Corp.	8/21/2025	24,528.57	Insurance	
1532	fresec - Freedom Security Solutions, LLC	8/21/2025	3,360.00	Professional Fees & Consulting	
1533	fugwe - Gwen Fu	8/21/2025	312.23	Office Suplies & Equipment	
1534	kincou - King County Treasury	8/21/2025	129,479.68	First Half BPV - Expected to be refunded back form King C	Property tax for BPV - delay in the update of records of County on tax exemption, expected to be refunded by King County
1535	lulmar - Tuo Du	8/21/2025	14,188.00	Program - CRP.CID Business Equipment Fund Project	
1536	pacrim - Pacific Rim Environmental, Inc.	8/21/2025	6,300.00	Development Project - Hotel Eclipse	
1537	pbseng - PBS Engineering and Environmental Inc.	8/21/2025	3,018.59	Development Project-Spic N Span	
1538	ricusa - Ricoh USA, Inc	8/21/2025	328.63	Copier Lease/Maintenance	
1541	atlapr - Frank W S Mar Investments LLC dba: Atlas Apt.	8/28/2025	333.70	Garbage/Waste Removal	
1542	dapchr - Christian Dapiaoen	8/28/2025	150.00	Advertising and Marketing	
1543	fresec - Freedom Security Solutions, LLC	8/28/2025	3,360.00	Professional Fees & Consulting	

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,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmt y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1544	ricusa - Ricoh USA, Inc	8/28/2025	222.50	Copier Lease/Maintenance	
1545	seacitli - Seattle City Light	8/28/2025	164.44	Electricity	
ACH	acccms - Accrue Solutions Holding Company, LLC	8/7/2025	715.87	Employee Benefits Payable	
ACH	pdamaint - SCIDpda Maintenance Dept	8/12/2025	3,530.88	Maintenance WOs	
ACH	acccms - Accrue Solutions Holding Company, LLC	8/19/2025	715.87	Employee Benefits Payable	
ACH	bushcomm - SCIDpda Bush Hotel Commercial	8/1/2025	17,070.18	Rent	
ACH	jpmcha - JPMorgan Chase Bank, N.A.	8/7/2025	247,904.71	Lot on The Hill Chase loan and interest payment made by	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.
Subtotal pdaop1 - General Checking			784,501.67		
	Payroll	8/7/2025	153,946.47	Payroll	
	Payroll	8/21/2025	154,808.24	Payroll	
Subtotal pdaop1 - General Checking - Payroll			308,754.71		
Total pdaop1 - General Checking			1,093,256.38		

vs1op - General Checking

1572	subsol - Submeter Solutions/Pioneer Energy Manageme	8/1/2025	125.00	Water/Sewer	
1574	lowes - Lowe's	8/7/2025	235.80	UTO Flooring	
1575	scidpda - SCIDpda	8/7/2025	24,046.06	ID Billing	
1576	thepar - The Part Works, Inc.	8/7/2025	40.37	Plumbing	
1577	welfar - Wells Fargo	8/7/2025	10.22	Postage	
1578	pdamaint - SCIDpda Maintenance Dept	8/14/2025	731.50	Maintenance WOs	
1579	aztele - Aztec Electric LLC	8/14/2025	1,086.57	Capitalized Rehab Expenditures	
1580	bobboat - Bob Oates Sewer Rooter, LLC	8/14/2025	550.58	Capitalized Rehab Expenditures	
1581	locber - Bergman's Lock and Key Service, LLC	8/14/2025	731.29	Capitalized Rehab Expenditures	
1582	pugsou - Puget Sound Energy	8/14/2025	685.89	Natural Gas	
1583	pugsou - Puget Sound Energy	8/14/2025	584.08	Natural Gas	
1584	pugsou - Puget Sound Energy	8/14/2025	241.54	Natural Gas	
1585	repser - Republic Services	8/14/2025	2,963.37	Garbage/Waste Removal	
1586	verwir - Verizon Wireless	8/14/2025	44.64	Telecomm	
1587	wasman - Waste Management of Seattle	8/14/2025	2,324.62	Garbage/Waste Removal	
1588	welfar - Wells Fargo	8/14/2025	4.98	Postage	
1589	cenlin - CenturyLink	8/21/2025	88.75	Telecomm	
1590	citseacu - City of Seattle-Combined Utilities	8/21/2025	13,962.48	Water/Sewer	
1591	kone - KONE	8/21/2025	591.27	Elevator - Service Calls	
1592	scidpda - SCIDpda	8/21/2025	15,475.15	ID Billing	
1593	seacitli - Seattle City Light	8/21/2025	19,741.81	Electricity	
1594	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	13,272.90	HVAC/Boiler Maint - Contract	
Total vs1op - General Checking			97,538.87		

vs2conop - General Checking

630	pdamaint - SCIDpda Maintenance Dept	8/14/2025	119.68	Janitorial WOs	
631	seacitli - Seattle City Light	8/14/2025	441.77	Electricity	
632	seacitli - Seattle City Light	8/14/2025	3,474.91	Electricity	
633	cenlin - CenturyLink	8/21/2025	75.82	Telecomm	
634	citseacu - City of Seattle-Combined Utilities	8/21/2025	17,970.89	Garbage/Waste RemovalWater & Sewer	
635	firins - First Insurance Funding Corp.	8/21/2025	13,725.33	Insurance	
636	tromorfs - Trotter & Morton Facility Service of PNW, Inc	8/21/2025	2,621.92	HVAC/Boiler Maint - Contract	
Total vs2conop - General Checking			38,430.32		

vs2lpop - General Checking

893	usbank - US Bank/TFM/97298300/Mainyua Yang	8/7/2025	14,208.33	Loan	
894	welfar - Wells Fargo	8/7/2025	75.46	Postage/Janitorial - Supplies	
895	pdamaint - SCIDpda Maintenance Dept	8/14/2025	525.50	Maintenance WOs	
896	verwir - Verizon Wireless	8/14/2025	5.86	Telecomm	
897	welfar - Wells Fargo	8/14/2025	4.98	Postage	
898	idvs2lib - IDVS2 Library/Parking	8/14/2025	651.00	Parking Income	
899	hdsupp - HD Supply Facilities Maintenance, LTD	8/21/2025	55.70	Janitorial - Supplies	
900	cenlin - CenturyLink	8/28/2025	348.79	Telecomm	
ACH	idvs2con - IDVS2 Condo Association	8/21/2025	3,870.88	Condo Billing	

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,pdacmmt,y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2025-08/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
Total vs2lpop - General Checking			19,746.50		
			3,514,218.67		



- PDA Occupancy is 96%, and the Managed Properties remained at 87%.
- New Lease/Renewal Negotiations
 - 13com – The Commercial Team partnered with Cannon Commercial Real Estate to jointly market and list the vacant commercial spaces.
- Outstanding AR Balances
 - Bahtoh(Jackcom) – \$5k check received Sept 4. Still working with owners on a payment solution.
 - ICHS/Legacy House (IDVS1) – Co-Executive Directors met with new CEO and agreement on past due payments is pending.
 - Gourmet Noodle & Crawfish King (IDVS2) – Tenant has paid down balance to less than \$50,000. Commercial Team's goal is to have the ledger at zero on October 1, 90 days before the end of the lease.
 - 663 Bistro (New Central) - \$9k check received Sept 6. There is a delay in payment for the two months water bill was included, Commercial team will reach out.
 - Vibrant Cities (New Central) - Tenant moved out May 31 and owes \$5.3k. Commercial team is working to resolve which is why the unit has not been closed out.
 - Massage Parlor Outreach (New Central) – Tenant has not paid annual increases in NNN for past 2 years. Commercial team is working to resolve.
 - Mam's Books (New Central) – Tenant provided payment Sept 10 bringing ledger to zero.

Occupancy				Economic					
SCIDpda	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
	1,704	1	99%	59%	\$44,296	\$71,232	37%	62%	2
	62	1	99%	87%	\$423,673	\$665,366	50%	64%	3
	874	1	98%	179%	\$72,331	\$107,629	-8%	67%	3
		3	81%	39%	\$45,325	\$78,281	222%	58%	5
PDA Summary	2,640	6	96%	90%	\$585,625	\$922,508	44%	63%	13
Target									25%
Managed									
13th & Fir Commercial		4	77%	0%	\$1,188	\$1,585	100%	75%	-
Jackson		2	50%	10%	\$32,191	\$38,264	52%	84%	2
Kingcom		2	96%	107%	\$6,800	\$24,497	100%	28%	3
Muracom	-	1	92%	75%	\$3,759	\$10,239	248%	37%	3
Wellcom	-	-	100%	48%	\$15,700	\$30,600	1863%	51%	4
Managed Summary	-	9	87%	75%	\$59,639	\$105,185	158%	57%	12
Target									25%



SCIDpda Dashboard - Commercial August 2025

PDA Tenants Aged Receivables >60 Days		Amount Owed > 60 Days		% 60+ Days of Total AR (Goal 25%)	Actions
Bush Hotel	Dim Sum King		\$6,486	46%	Pay \$4.3k every month for the rent and NNN. Commercial team will follow up with the discrepancy.
	ICHS CMP (Meal Program)		\$37,811	83%	
IDVS 1	ICHS Exp. II		\$4,298	56%	Co-Executive Directors met with new CEO and the meeting had a positive outcome.
	ICHS Main		\$47,941	33%	
	ICHS Legacy House		\$371,434	73%	
IDVS 2	Gourmet Noodle		\$38,834	83%	Tenant has paid down balance to less than \$50,000. Commercial Team's goal is to have the ledger at zero on October 1st, 2025, 90 days before the end of the lease.
	Crawfish King		\$31,923	58%	
	Seattle Parks & Recreation		\$1,554	67%	
New Central	Vibrant Cities		\$5,312	100%	Tenant moved out May 31 and owes \$5.3k. Commercial team is working to resolve which is why the unit has not been closed out.
	Royal San Tan		\$6,032	77%	The Common Area water bills need to be reclarified by Commercial team.
	663 Bistro (& storage)		\$20,485	63%	\$9k check received Sept 6. There is a delay in payment for the two months water bill was included, Commercial team will reach out.
	Massage Parlor Outreach Project		\$10,424	76%	Tenant has not paid annual increases in NNN for past 2 years. Commercial team is working to resolve.
	Mam's Books		\$3,073	66%	Tenant provided payment Sept 10 bringing ledger to zero.
Jackson (Jackcom)	Mei Ying Jue		\$9,337	80%	\$1.7 check received every month. Commercial team following up on remaining balance.
	Bahtoh		\$22,854	89%	\$5k check received Sept 4. Still working with owners on a payment solution.
Kingcom	Ocean Blue Naillist		\$2,200	50%	Commercial Team working with all tenants on the Property Management conversion which occurred in April. Tenants are all 1 month behind in rent payments.
	A-A Travel		\$1,900	50%	
	A-A Travel (Sub Lease)		\$2,700	50%	
Muracom	Collin Delgado		\$1,620	100%	Moved out June 30, Commercial team is working to collect the remaining balance.
	David Bulter		\$580	50%	Commercial Team working with all tenants on



SCIDpda Dashboard - Commercial August 2025

Morning Sairen LLC



\$479

25%

their past due balances.

Wellcom

Homestyle Dim Sum



\$6,400

50%

Gan Bei



\$100

3%

Commercial Team working with all tenants on the Property Management conversion which occurred in April. Tenants are all 1 month behind in rent payments.

Rushing Public Office



\$2,800

50%

Zeng Community Center



\$6,400

70%

Key:

Over 75% Collectability



Between 50% and 75% Collectability



Under 50% Collectability

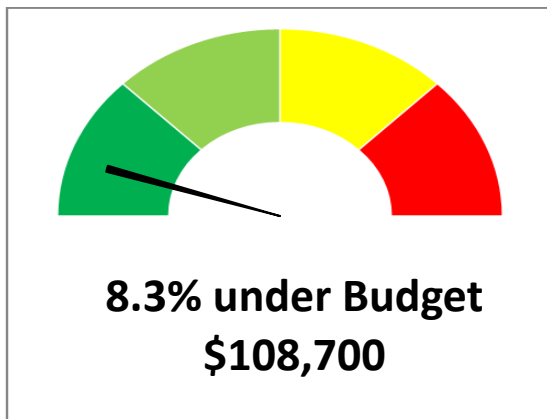


SCIDpda Dashboard – YTD August Payroll 2025

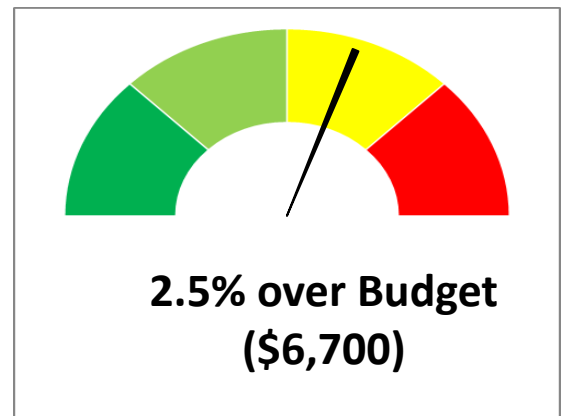
Overall, Payroll through July is **1.6% unfavorable to budget or \$6.5k for the organization** due to delays in hiring staff. All positions filled through August with 3 exceptions – the RSC, Asset Manager, and 13th & Fir Assist Bldg Mgr.

- Admin is favorable to budget at 8.3% or \$108.7k due to a delay in hiring 3 positions: Asset Manager (open), Accountant (hired April), and RE Development Intern (hired Aug 11).
- Community Initiatives are 2.5% over budget or (\$6.7k) as a new hire occurred which is unbudgeted but covered via a grant and located outside of the payroll accounts.
- Property Management is over budget by \$32.6k due to an overlap in Building Assist positions at 13th & Fir.
- Properties variance is 6.4% unfavorable to budget or \$12.8k as a building manager was promoted to Sr Manager which was not budgeted. Also, PTO exceeded plans in Aug for staff.

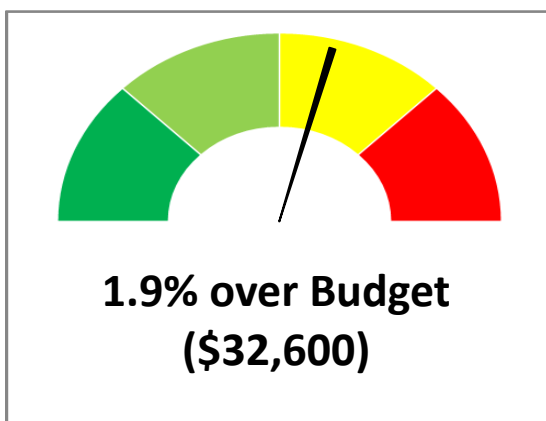
Admin



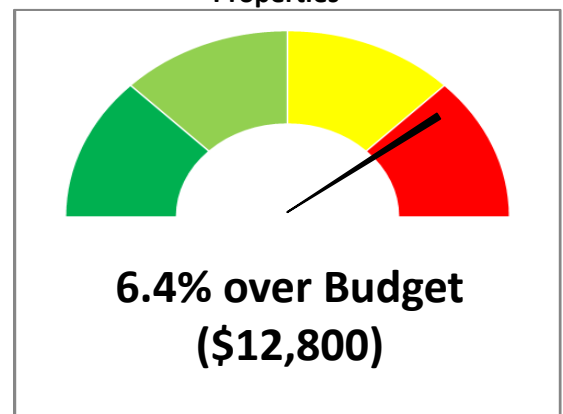
Community Initiatives



Property Management



Properties





SCIDpda Dashboard - Affordable August 2025

Highlights

- PDA Occupancy is 98%, Jackson 100% and 13th & Fir increases to 92%, while Atlas dropped to 87%.
- Collection rate is 97% for PDA properties, and 88% for managed. Slight collection rate decreases normal for August.
- AR over 60 Days: Bush increased to 65%, DVA to 80%, and 13th & Fir to 92%. Bush has two residents in eviction for large AR balances, Atlas had 4 tenants with significant balances (two moved out in July and two paid early September), New Central's accounts were resolved over the last two months, and DVA still requires an in-depth ledger review with SHA which staff is prioritizing for Q3.
- Rent Arrears & Evictions: 13th & Fir had 10 households move out following writs, one is waiting for the sheriff to schedule eviction, and three have upcoming court dates. These households account for **over 65% of the AR balance**. A few more residents are expected to enter the eviction process in August. Bush: One tenant is awaiting the sheriff's action at the end of September, and another has an upcoming hearing.
- Purchased the Legal module in Yardi to automate processes such as notice communications and evictions in compliance with City of Seattle codes. Currently in training with Yardi and expected to rollout in late September/October.
- 13th & Fir Assistant Building Manager –Still receiving resumes and setting up interviews for this position.

	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
SCIDPDA										
Bush	3	190	97%	\$5,983	97%	\$12,339	\$19,049	41%	65%	4
DVA	0	0	100%	\$0	102%	\$20,877	\$26,240	3%	80%	14
New Central	0	0	100%	\$0	102%	\$15	\$928	0%	2%	0
PDA Summary	3	190	98%	\$5,983	100%	\$33,231	\$46,217	14%	72%	18
Target									25%	
PDA Summary 2025					97%					10%
Managed										
13th & Fir Residential	12	1,255	92%	\$74,828	93%	\$468,394	\$510,508	12%	92%	70
Atlas	6	431	87%	\$11,489	99%	\$32,331	\$42,710	-7%	76%	9
Jackson	0	0	100%	\$0	87%	\$7,772	\$14,115	44%	55%	10
Managed Summary	18	1,686	92%	\$87,443	93%	\$508,497	\$567,333	11%	90%	89
Target									25%	
Managed Summary 2025					88%					41%
										27%

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

Balance Sheet (With Period Change)

Period = Jan 2025-Jun 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	Notes
		Current Period	Balance	Change	
1000-0000	ASSETS				
1001-0000	CURRENT ASSETS				
1100-0000	CASH & CASH EQUIVALENTS				
	Cash & Cash Equivalents	7,695,854	8,485,578	-789,724	Decrease due to additional investments for Spic N Span, 8th & Lane, loan interest payments on behalf of Lot On the Hill, increase in prepayments, and return of unused funds to City of SDOT Lake Publix grant (\$400k)
1156-1111	Operating Reserve - Unrestricted - Coastal	200,534	200,577	-42	
1156-1112	Op Reserve Invest - Unrestricted - Coastal	887,867	870,430	17,437	
1153-1111	Operating Reserve #3.1 - Unrestricted	1,494	1,494	0	
	Investments	1,691,121	1,668,534	22,586	
	Restricted Cash	3,890,208	4,099,414	-209,206	
	Restricted Investments	141,332	139,883	1,449	
1199-0000	TOTAL CASH & CASH EQUIVALENTS	14,508,410	15,465,909	-957,499	
1200-0000	ACCOUNTS RECEIVABLE				
	Accounts Receivable - Net	3,245,751	2,699,097	546,654	Tenant Receivables, Loan interest payments of Lot On the Hill
	Deferred Rent Receivable	739,462	739,462	0	
1299-0000	TOTAL ACCOUNTS RECEIVABLE	3,985,213	3,438,559	546,654	
1300-0000	OTHER RECEIVABLES				
	Note Receivable	10,644,964	10,619,964	25,000	
1312-0000	Interest Receivable - Leases	28,775	28,775	0	
	Other Receivables	443,938	971,244	-527,305	Interco receivable with CIDpda on remittance of realized donations
1342-0000	Short Term Receivable - Leases	1,596,526	1,596,526	0	
1399-0000	TOTAL OTHER RECEIVABLES	12,714,204	13,216,509	-502,305	
1400-0000	DEPOSITS & PREPAIDS				
	Prepaid Insurance	122,179	76,710	45,469	
	Prepaid Expenses & Deposits	441,058	363,501	77,557	Insurance, Yardi annual license fees
1499-0000	TOTAL DEPOSITS & PREPAIDS	563,236	440,211	123,025	
1499-9999	TOTAL CURRENT ASSETS	31,771,063	32,561,188	-790,124	
1500-0000	LONG-TERM ASSETS				
1501-0000	PROPERTY				
	Property - Net Accum. Depreciation	30,254,274	30,978,194	-723,921	
1599-0000	TOTAL PROPERTY	30,254,274	30,978,194	-723,921	
1600-0000	FIXED ASSETS				
	Furniture Fixtures & Equipment - Net Accum. Depreci	318,990	318,411	579	
1699-0000	TOTAL FIXED ASSETS	318,990	318,411	579	
1699-9999	TOTAL LONG-TERM ASSETS	30,573,263	31,296,605	-723,342	
1700-0000	OTHER ASSETS				
1701-0000	OTHER ASSETS				
	Other Receivables	68,813,737	68,284,198	529,539	Lothill pass-through construction loan draws
1781-0000	Lease Asset	6,378,961	6,378,961	0	
1782-0000	Long Term Receivable - Leases	12,166,670	12,166,670	0	
	Investments in & Deposits with Other Entities	17,251,131	17,176,631	74,500	
	Development Projects	278,770	11,448	267,322	Engineering Svcs for Spic 'n Span site, Earnest Money and Assignment Fees for 8th & Lane
1799-0000	TOTAL OTHER ASSETS	104,889,269	104,017,908	871,361	
1899-9999	TOTAL OTHER ASSETS	104,889,269	104,017,908	871,361	
1999-9999	TOTAL ASSETS	167,233,596	167,875,701	-642,105	
2000-0000	LIABILITIES & CAPITAL				
2001-0000	LIABILITIES				
2010-0000	CURRENT LIABILITIES				
2100-0000	PAYABLES & OBLIGATIONS				
	Accounts Payable	1,456,956	982,763	474,193	Increase due to timing of payments
2122-0000	Interest Payable - Leases	800	800	0	
	Prepaid Rent	108,177	104,536	3,641	
	Current Portion Due of Mortgages & Other Obligation	1,353,190	1,371,452	-18,262	
2142-0000	Short Term Liability - Leases	3,514	3,514	0	
	Taxes & Benefits Payable	-2,658	3,817	-6,476	
2199-0000	TOTAL PAYABLES & OBLIGATIONS	2,919,979	2,466,883	453,096	
2200-0000	ACCRUED EXPENSES				
	Accrued Expenses	2,444,091	2,324,087	120,005	
2299-0000	TOTAL ACCRUED EXPENSES	2,444,091	2,324,087	120,005	
2299-9999	TOTAL CURRENT LIABILITIES	5,364,070	4,790,969	573,101	
2300-0000	LONG-TERM LIABILITIES				
2301-0000	MORTGAGES & OTHER OBLIGATIONS				
	Loan Payable	93,059,063	92,917,960	141,102	Construction draws for Lot on the Hill
	Deferred Inflow of Resources - Net Accum. Amortizat	17,410,875	17,426,488	-15,613	
2352-0000	Long Term Liability - Leases	6,375,447	6,375,447	0	

Balance Sheet (With Period Change)

Period = Jan 2025-Jun 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	Notes
		Current Period	Balance	Change	
2399-0000	TOTAL MORTGAGES & OTHER OBLIGATIONS	116,845,384	116,719,895	125,489	
2399-9999	TOTAL LONG-TERM LIABILITIES	116,845,384	116,719,895	125,489	
2400-0000	OTHER LIABILITIES				
	Security Deposit Liability	166,261	157,848	8,413	
	Other Liabilities	407,416	1,093,905	-686,490	Mainly due to return of unused funds to City of SDOT Lake Publix grant, and release from restriction of used grant funding
	Deferred Rent Payable	493,278	493,278	0	
2499-0000	TOTAL OTHER LIABILITIES	1,066,955	1,745,031	-678,077	
2999-0000	TOTAL LIABILITIES	123,276,409	123,255,895	20,513	
3001-0000	CAPITAL				
	Retained Earnings	44,273,593	44,620,243	-346,649	
3999-0000	TOTAL CAPITAL	44,273,593	44,620,243	-346,649	
3999-9999	TOTAL LIABILITIES & CAPITAL	167,550,002	167,876,138	-326,136	

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.

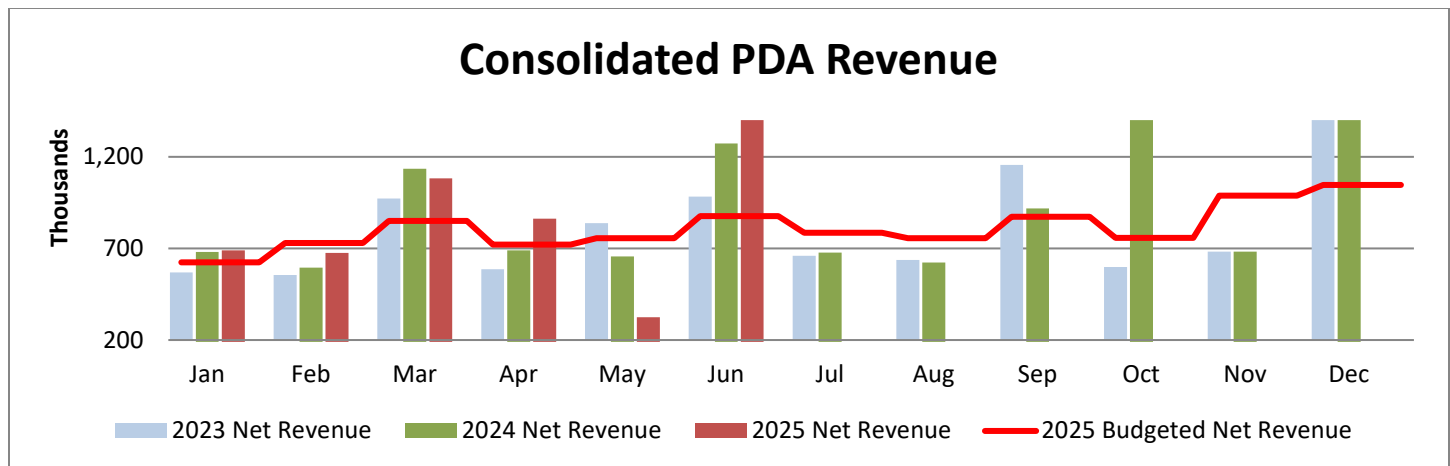
	<u>YTD June</u> <u>2025</u>	<u>2024</u>	<u>Small Co.</u> <u>Property</u> <u>Industry 2024</u>	<u>2023</u>	<u>Target</u>
CURRENT RATIO					
					Benchmark for Property Industry is range of 1.5 - 2.0 covering a wide spectrum of company size, business models and market specifics.
<u>Current Assets</u>	<u>\$31,771,063</u>	<u>\$32,561,188</u>		<u>\$23,267,330</u>	
<u>Current Liabilities</u>	<u>\$5,364,070</u>	<u>\$4,790,969</u>		<u>\$3,843,490</u>	
	<div>5.9</div>	<div>6.8</div>	Range 1.5 - 2.0	<div>6.1</div>	Ability to cover short term liabilities with current assets. 2.0+ is typical for small Property companies, 1.0 or less for large, stable companies
DAYS CASH ON HAND					
					3 months (90 days) is a common goal, depends on the stability of cash receipts
<u>Cash & Short-term Investments</u>	<u>\$14,508,410</u>	<u>\$15,465,909</u>		<u>\$10,810,049</u>	
<u>Daily Cash Required</u>	<u>\$23,926</u>	<u>\$23,318</u>		<u>\$19,316</u>	Factors influencing Property Co.'s cash include persistent inflation, high interest rates. demand stability, revenue limitations (HUD), technology adoptions, and Covid 19 policies
Calculation: Total Expenses minus depreciation, non-cash expense, and pass-through expenses. Divide the sum by 365	<div>606</div>	<div>663</div>		<div>560</div>	Number of days that expenses can be paid
DEBT RATIO					
					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. Property Industry ranges from .7:1 to 4:1 based on a company's leverage strategy and interest rates.
<u>Total Liabilities</u>	<u>\$123,276,409</u>	<u>\$123,255,895</u>		<u>\$103,443,207</u>	
<u>Total Unrestricted Net Assets</u>	<u>\$58,312,786</u>	<u>\$59,618,496</u>		<u>\$49,867,070</u>	
	<div>2.11</div>	<div>2.07</div>	2.33	<div>2.07</div>	Ability to cover Total Liabilities with unrestricted cash/investments
REQUIRE INTERNAL FINANCIAL INFORMATION NOT AVAILABLE FOR EXTERNAL REVIEW					
ACCOUNTS RECEIVABLE AGING					
					The lower the better, compare to field of service peers (excl Other Receivables such as Notes)
<u>Accounts receivables more than 90 days old</u>	<u>\$390,038</u>	<u>\$290,658</u>		<u>\$76,745</u>	
<u>Total Accounts Receivables</u>	<u>\$3,985,213</u>	<u>\$3,231,917</u>		<u>\$1,908,881</u>	
	<div>9.8%</div>	<div>9.0%</div>		<div>4.0%</div>	of receivables were due 3 months ago or more, excl managed properties
ACCOUNTS PAYABLE AGING					
					The goal is zero. An indication of a problem - could be short-term or long-term AP Aging TBD
<u>Accounts payables due more than 90 days</u>	<u>\$0</u>	<u>\$0</u>		<u>\$0</u>	
<u>Total Accounts Payables</u>	<u>\$2,919,979</u>	<u>\$2,466,883</u>		<u>\$1,780,536</u>	
	<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

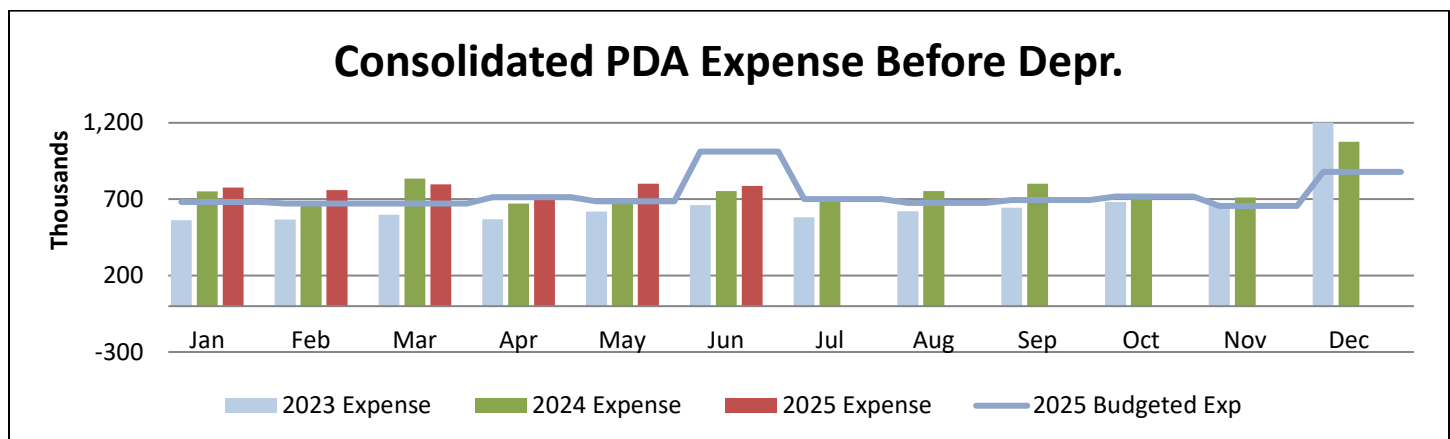
The financial ratios are valuable tools that provide insights into an organization’s solvency, efficiency, profitability, and sustainability. However, financial ratios have limitations and should not be taken as benchmarks. On their own, financial ratios can’t provide a complete picture of the organization’s 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.

		YTD Jun 2025	2024	Small Co. Property Industry 2024	2023	Comments
RELIANCE RATIO						
Single largest type of income	Net Rent Income	\$3,351,801	\$6,027,940		\$6,291,212	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	\$5,306,826	\$13,260,023		\$16,701,030	
		63.2%	45.5%		37.7%	
RELIANCE ON GOVERNMENT RATIO						
Grants & Contract Income from Gov't Agencies	Net Govt Grant Income + Rental Subsidies	\$317,436	\$1,371,400		\$1,980,083	An indication of possible reliance, especially important if funds are cost reimbursement or similar limiting formula
Total Income	Net Revenue	\$5,306,826	\$13,260,023		\$16,701,030	
		6.0%	10.3%		11.9%	
EARNED INCOME RATIO						
Total Earned Income (Revenue)	Net Operating Revenue	\$4,559,415	\$8,303,534		\$8,161,674	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	\$5,306,826	\$13,260,023		\$16,701,030	
		85.9%	62.6%		48.9%	
SELF SUFFICIENCY RATIO						
Total Earned Income (Revenue)	Net Operating Revenues	\$4,559,415	\$8,303,534		\$8,161,674	Based on internal goals and inflationary pressures, compare to peer organizations or field of service comparisons, ranges from 60% - 75%
Total Expenses	Total Expenses (Operating and Non-Operating)	\$5,443,281	\$10,685,732		\$9,933,379	
		84%	78%	75%	82%	of expenses are supported by earned income
PERSONNEL COST RATIO						
Total Personnel Expense	Personnel Expenses Total Expenses	\$2,180,410	\$4,119,869		\$3,156,465	Valuable to track over time (Personnel Expenses = Salaries/Wages, Job Listings, Cert Spec Fees, Reimbursements, Incentives, Taxes, Benefits)
Total Expenses	(Operating and Non-Operating)	\$5,443,281	\$10,685,732		\$9,933,379	
		40.1%	38.6%		31.8%	of expenses spent for staff costs
BENEFIT COST RATIO						
Taxes, Insurance & Other Benefit Expense	Taxes, Ins, Benefits	\$541,032	\$914,335		\$719,799	Valuable to track over time (Salaries/Wages incl PTO, incentives) Impacted by scale and benefit plans.
Total Compensation Expense	Salaries & Wages	\$2,180,410	\$4,119,869		\$3,156,465	
		24.8%	22.2%		22.8%	
GEN, ADMIN & FUNDRAISING COST RATIO						
General & Admin + Fundraising Expense		\$1,684,013	\$6,811,368		\$5,831,078	External reviewers use this to assess effective use of funds, generally no more than 35%. Lower isn't necessarily better. incl all program expenses
Total Expenses		\$5,443,281	\$10,685,732		\$9,933,379	
		30.9%	63.7%		58.7%	
FUNDRAISING EFFICIENCY						
Total contributed income (Support)	Grants & Fundraising Rev	\$231,114	\$1,959,252		\$717,449	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	

SCIDpda Consolidated – YTD June 2025 Financial Summary

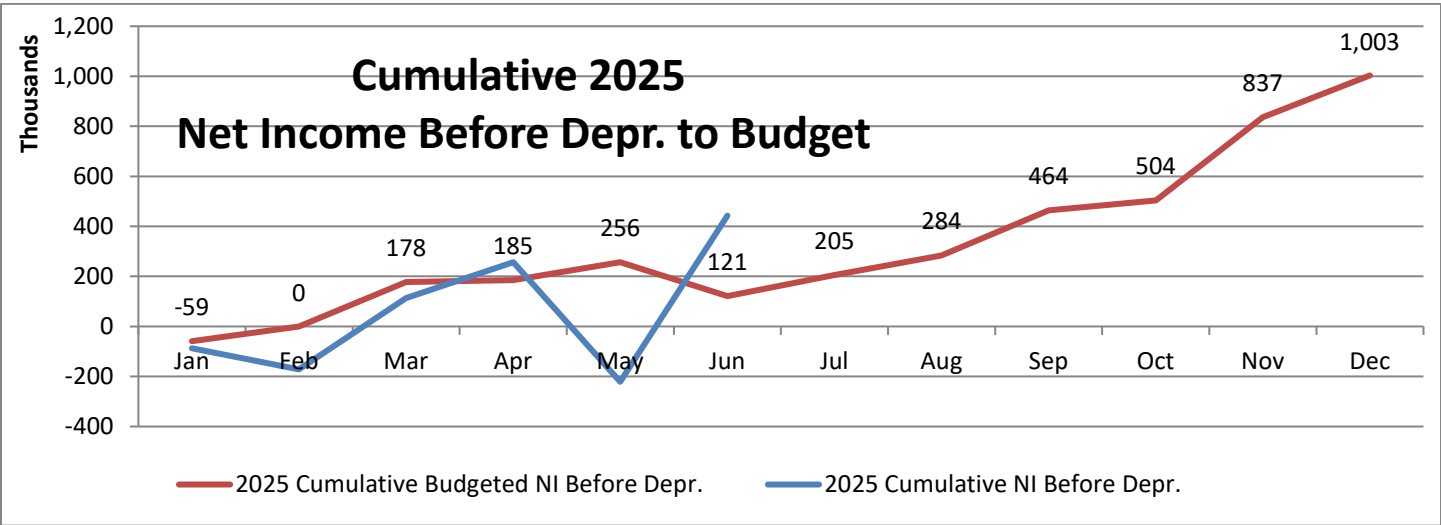


Net Revenue was \$426k favorable to budget for the organization due to higher rent receipts of \$246k (current), and less past due write-offs of \$165k as the Operations teams in Affordable and Commercial are targeting collections (Crawfish, ICHS, Gourmet Noodle, initial legal notifications, and evictions). Also, Grants net of Program costs was \$118k shy of plan due to timing in recognizing the revenues throughout the first half of 2025 compared to expectations for the latter half, whereas the budgets were estimated per quarter. We are favorable with Fundraising amounts by \$84k due to timing to plan and the 50th Anniversary focus with increased media attention highlighting SCIDPDA and adding to sponsorships, contributions (Bash), merchandise, and tile sales.

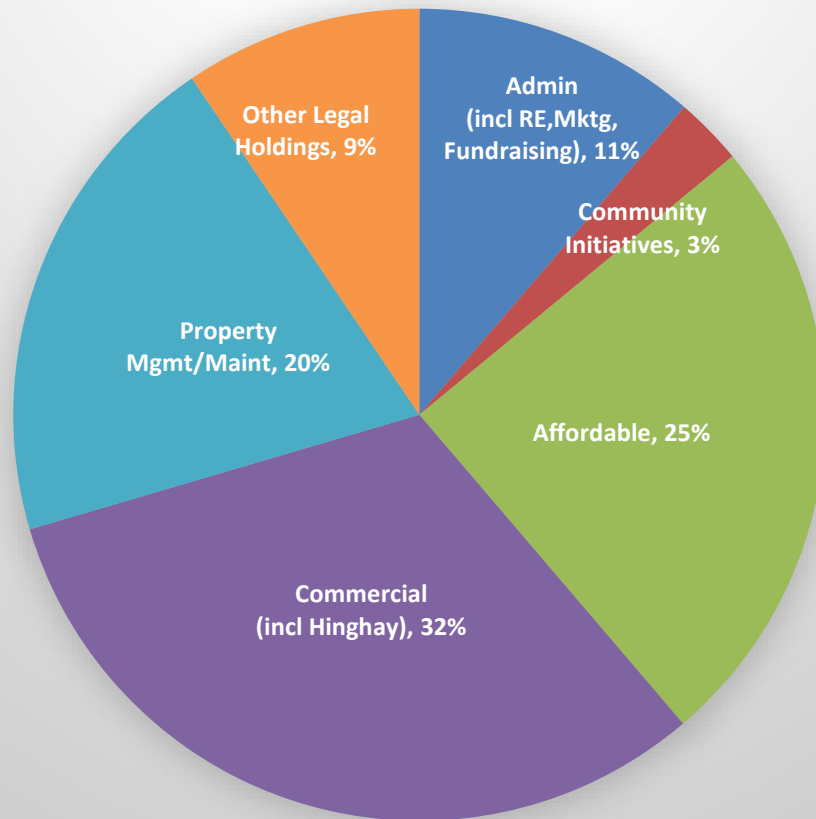


Total Expense excluding Depr/Amort was \$238k favorable to budget for the organization. Planned demo of Spic 'n Span for \$300k in June did not happen as ISRD has so far denied our work plan – may still happen in 2H. Admin expenses also had \$59k in rent expenses from El Centro sublease through June, and higher Tech costs of \$40k for additional laptops, WIFI outages, and a new vendor. Maintenance billing favorable gap to budget is offset by the janitorial billing. CAM recovery miss of \$125k makes up the variance to plan which is a timing issue. Utilities rates higher than expenses by \$40k, recoveries \$143k unfavorable to budget due to timing and waiting for past due payments from selected Commercial tenants (Gourmet Noodle, Crawfish).

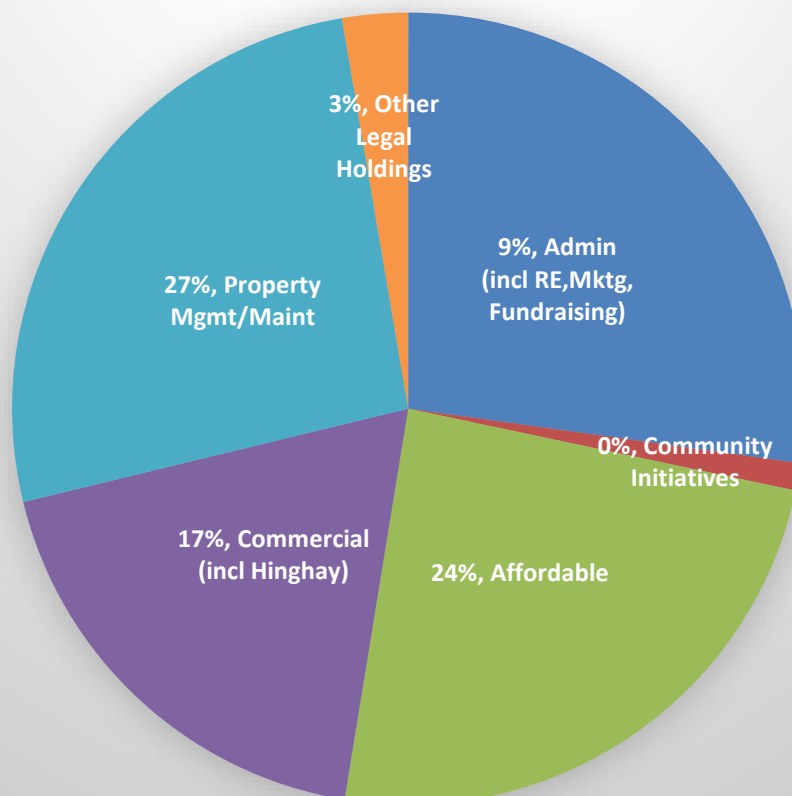
As a result, our NOI before Depreciation was \$653k compared to a budget of \$415k or \$238k favorable to budget.



YTD June 2025 Net Revenue \$5.3m



YTD June 2025 Expense \$4.7m



PDA Reporting Comparison Income Statement

	Q2 2025									YTD June 2025								
	Admin (incl RE,Mktg, Fundraising)	Community Initiatives	Affordable	Commercial (incl Hinghay)	Property Mgmt/Maint	Other Legal Holdings	Total	Budget		Admin (incl RE,Mktg, Fundraising)	Community Initiatives	Affordable	Commercial (incl Hinghay)	Property Mgmt/Maint	Other Legal Holdings	Total	Budget	
REVENUE																		
RENT INCOME																		
Rent	62,983	0	650,501	759,075	0	253,527	1,726,085	1,581,901	144,184	62,983	0	1,305,807	1,517,652	0	500,590	3,387,032	3,140,899	246,133
Vacancies	0	0	(3,295)	(12,381)	0	0	(15,676)	(6,089)	(9,587)	0	0	(8,771)	(35,517)	0	0	(44,288)	(30,337)	(13,950)
Concessions and Bad Debt	0	0	(4,629)	29,242	0	0	24,614	(30,343)	54,957	0	0	(7,258)	17,268	0	(954)	9,057	(156,434)	165,490
NET RENT INCOME	62,983	0	642,577	775,936	0	253,527	1,735,022	1,545,469	189,553	62,983	0	1,289,779	1,499,404	0	499,636	3,351,801	2,954,128	397,673
TOTAL OTHER RENTAL INCOME	0	0	0	56,920	0	0	56,920	56,704	216	0	0	0	113,645	0	0	113,645	113,039	606
TOTAL SERVICE INCOME	44,873	6,562	0	0	505,130	0	556,566	553,454	3,112	90,238	6,562	0	0	997,168	0	1,093,969	1,095,214	(1,245)
TOTAL OTHER INCOME	54,130	(291)	3,225	1,543	0	0	58,606	55,340	3,266	101,270	109	5,765	2,545	0	0	109,689	110,551	(862)
TOTAL INTEREST INCOME	63,973	0	8,245	37,350	0	1,398	110,966	78,896	32,070	132,951	0	16,288	66,377	0	2,538	218,154	154,723	63,432
Grants	153,425	543,038	576	0	25,728	0	722,767	783,243	(60,476)	149,413	684,248	576	0	77,487	0	911,724	1,547,793	(636,069)
LESS Grant Program Expense	(30,400)	(551,856)	0	0	3,204	0	(578,847)	(597,837)	18,990	(37,780)	(612,313)	0	0	(8,457)	0	(658,550)	(1,191,982)	533,432
Other Fundraising	90,037	34,200	0	0	0	0	124,237	41,344	82,893	101,194	65,200	0	0	0	0	166,394	82,688	83,706
TOTAL FUNDRAISING INCOME	213,062	25,382	576	0	28,932	0	268,157	226,750	41,407	212,827	137,135	576	0	69,030	0	419,568	453,500	(33,931)
TOTAL REVENUE	0	31,653	654,623	871,748	534,062	254,924	2,786,236	2,516,613	269,623	600,269	143,807	1,312,408	1,681,971	1,066,198	502,174	5,306,826	4,866,154	440,672
EXPENSES																		
ADMINISTRATIVE																		
Professional Fees & Consulting	11,268	1,468	12,046	18,995	34,926	6,778	85,480	377,982	292,502	60,744	2,601	26,862	31,770	39,847	11,941	173,765	440,443	266,678
Rent Expense	75,382	0	53,007	211,608	2,205	0	342,202	277,962	(64,240)	87,781	0	106,014	416,753	4,410	0	614,958	551,722	(63,236)
Salaries	455,358	(482)	58,712	20,327	540,945	0	1,074,860	1,077,270	2,410	870,893	43,167	123,703	45,190	1,097,458	0	2,180,410	2,137,505	(42,905)
Other Admin Expenses	40,429	4,539	9,908	(567)	6,139	413	60,861	46,177	(14,684)	97,416	5,751	19,909	(4,297)	10,718	635	130,131	79,881	(50,250)
TOTAL ADMINISTRATIVE	582,437	5,524	133,673	250,363	584,214	7,191	1,563,403	1,779,391	215,988	1,116,835	51,518	276,487	489,415	1,152,432	12,577	3,099,264	3,209,551	110,287
TOTAL MANAGEMENT FEE	1,476	394	54,768	53,929	30,308	0	140,875	137,399	(3,476)	2,952	418	105,330	107,545	59,830	0	276,075	265,322	(10,753)
TOTAL MAINTENANCE	10,877	0	146,042	60,473	788	95	218,274	161,887	(56,387)	21,582	0	293,769	113,261	1,562	0	430,174	316,253	(113,921)
TOTAL UTILITIES	2,814	0	129,770	(6,042)	897	0	127,439	87,272	(40,167)	5,628	0	265,715	89,907	966	0	362,215	177,850	(184,365)
TOTAL TAXES	76	2	3,681	1,502	18	15,135	20,414	18,745	(1,669)	151	27	5,685	3,126	36	15,610	24,635	20,301	(4,335)
TOTAL INSURANCE	6,744	0	52,269	15,844	246	0	75,102	65,484	(9,618)	13,248	0	103,695	30,915	492	0	148,350	126,316	(22,034)
TOTAL PROGRAM EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	604,424	5,920	520,203	376,069	616,471	22,421	2,145,507	2,250,178	104,671	1,174,225	51,963	1,050,681	834,168	1,215,319	28,187	4,354,544	4,145,593	(208,950)
NOI BEFORE DEBT SERVICE & GROUND LEASE	(604,424)	25,733	134,419	495,678	(82,408)	232,504	640,729	266,435	2,033	(573,956)	91,843	261,727	847,802	(149,120)	473,987	952,282	735,561	216,721
TOTAL DEBT SERVICE & GROUND LEASE	0	0	32,754	36,262	0	50,624	119,640	117,607	(2,033)	0	0	65,533	64,231	0	94,869	224,633	234,905	10,272
NOI AFTER DEBT SERVICE & GROUND LEASE	(165,402)	25,733	101,665	459,416	(82,408)	181,880	520,884	133,827	387,057	(573,956)	91,843	196,194	783,571	(149,120)	379,118	727,650	500,656	226,993
TOTAL OTHER EXPENSES	50,228	0	6,272	(15,888)	0	750	41,362	42,966	1,604	91,706	0	12,544	(31,053)	0	1,500	74,697	85,804	11,107
NET INCOME BEFORE DEPR & AMORT	(215,630)	25,733	95,393	475,304	(82,408)	181,130	479,522	90,861	388,661	(665,662)	91,843	183,650	814,624	(149,120)	377,618	652,953	414,852	238,101

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	62,983	(86,554)	149,537	0	0	0	1,305,807	1,269,022	36,785	1,517,652	1,462,462	55,191	0	0	0	500,590	495,970	4,620	3,387,032	3,140,899	246,133
Vacancies	0	0	0	0	0	0	(8,771)	(8,789)	18	(35,517)	(21,548)	(13,969)	0	0	0	0	0	0	(44,288)	(30,337)	(13,950)
Concessions and Bad Debt	0	0	0	0	0	0	(7,258)	(21,722)	14,464	17,268	(134,712)	151,980	0	0	0	(954)	0	(954)	9,057	(156,434)	165,490
NET RENT INCOME	62,983	(86,554)	149,537	0	0	0	1,289,779	1,238,511	51,268	1,499,404	1,306,202	193,202	0	0	0	499,636	495,970	3,666	3,351,801	2,954,128	397,673
TOTAL OTHER RENTAL INCOME	0	0	0	0	0	0	0	0	0	113,645	113,039	606	0	0	0	0	0	0	113,645	113,039	606
TOTAL SERVICE INCOME	90,238	91,215	(977)	6,562	0	6,562	0	0	0	0	0	0	997,168	1,003,999	(6,831)	0	0	0	1,093,969	1,095,214	(1,245)
TOTAL OTHER INCOME	101,270	101,664	(394)	109	0	109	5,765	5,892	(127)	2,545	2,995	(450)	0	0	0	0	0	0	109,689	110,551	(862)
TOTAL INTEREST INCOME	132,951	75,300	57,651	0	0	0	16,288	21,106	(4,818)	66,377	55,984	10,393	0	0	0	2,538	2,332	206	218,154	154,723	63,432
Grants	149,413	367,034	(217,621)	684,248	1,067,760	(383,511)	576	0	576	0	0	0	77,487	113,000	(35,513)	0	0	0	911,724	1,547,793	(636,069)
LESS Grant Program Expense	(21,210)	(127,050)	(105,840)	(612,313)	(911,232)	298,919	0	0	0	0	0	0	(8,457)	(22,958)	14,501	0	0	0	(578,847)	(597,837)	18,990
Other Fundraising	101,194	75,000	26,194	65,200	7,688	57,512	0	0	0	0	0	0	0	0	0	0	0	0	166,394	82,688	83,706
TOTAL FUNDRAISING INCOME	229,397	314,984	85,587	137,135	164,216	(27,080)	576	0	576	0	0	0	69,030	90,042	(21,012)	0	0	0	499,271	1,032,644	(533,373)
TOTAL REVENUE	0	0	0	143,807	164,216	(20,409)	1,312,408	1,265,509	46,898	1,681,971	1,478,220	203,751	1,066,198	1,094,041	(27,843)	502,174	498,302	3,872	5,386,529	5,460,299	(73,770)

EXPENSES

ADMINISTRATIVE																					
Professional Fees & Consulting	60,744	378,794	318,049	2,601	2,913	312	26,862	25,934	(928)	31,770	22,477	(9,292)	39,847	0	(39,847)	11,941	10,326	(1,616)	173,765	440,443	266,678
Rent Expense	87,781	25,542	(62,239)	0	0	0	106,014	106,015	1	416,753	415,755	(998)	4,410	4,410	0	0	0	0	614,958	551,722	(63,236)
Salaries	870,893	935,745	64,852	43,167	2,541	(40,626)	123,703	135,988	12,285	45,190	44,665	(525)	1,097,458	1,018,566	(78,892)	0	0	0	2,180,410	2,137,505	(42,905)
Other Admin Expenses	97,416	66,756	(30,660)	5,751	6,275	524	19,909	20,258	349	(4,297)	(26,593)	(22,295)	10,718	12,871	2,153	635	314	(321)	130,131	79,881	(50,250)
TOTAL ADMINISTRATIVE	1,116,835	1,406,837	290,002	51,518	11,729	(39,789)	276,487	288,194	11,707	489,415	456,305	(33,110)	1,152,432	1,035,847	(116,586)	12,577	10,640	(1,937)	3,099,264	3,209,551	110,287
TOTAL MANAGEMENT FEE	2,952	5,474	2,522	418	2,592	2,174	105,330	100,868	(4,462)	107,545	97,188	(10,357)	59,830	59,200	(630)	0	0	0	276,075	265,322	(10,753)
TOTAL MAINTENANCE	21,582	21,454	(128)	0	0	0	293,769	311,846	18,077	113,261	(20,124)	(133,385)	1,562	3,521	1,959	0	(444)	(444)	430,174	316,253	(113,921)
TOTAL UTILITIES	5,628	5,598	(30)	0	0	0	265,715	237,006	(28,709)	89,907	(66,095)	(156,001)	966	1,341	375	0	0	0	362,215	177,850	(184,365)
TOTAL TAXES	151	150	(1)	27	0	(27)	5,685	8,715	3,030	3,126	(982)	(4,108)	36	42	6	15,610	12,376	(3,234)	24,635	20,301	(4,335)
TOTAL INSURANCE	13,248	13,333	85	0	0	0	103,695	105,418	1,723	30,915	7,073	(23,842)	492	492	0	0	0	0	148,350	126,316	(22,034)
TOTAL PROGRAM EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	1,160,396	1,452,846	308,620	51,963	14,321	(37,642)	1,050,681	1,052,048	1,367	834,168	473,365	(360,803)	1,215,319	1,100,442	(114,876)	28,187	22,572	(5,615)	4,340,713	4,115,593	(208,950)
NOI BEFORE DEBT SERVICE & GROUND LEASE	(1,160,396)	(1,452,846)	528,022	91,843	149,894	(58,051)	261,727	213,462	48,265	847,802	1,004,855	(157,052)	(149,120)	(6,401)	(142,719)	473,987	475,730	(1,743)	1,045,816	1,344,706	216,721
TOTAL DEBT SERVICE & GROUND LEASE	0	0	0	0	0	0	65,533	69,730	4,197	64,231	60,501	(3,730)	0	0	0	94,869	104,674	9,805	224,633	234,905	10,272
NOI AFTER DEBT SERVICE & GROUND LEASE	(573,956)	(1,101,979)	528,022	91,843	149,894	(58,051)	196,194	143,732	52,462	783,571	944,354	(160,782)	(149,120)	(6,401)	(142,719)	379,118	371,056	8,062	727,650	500,656	226,993
TOTAL OTHER EXPENSES	91,706	114,789	23,083	0	0	0	12,544	12,273	(271)	(31,053)	(42,758)	(11,705)	0	0	0	1,500	1,500	0	74,697	85,804	11,107

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.*

September 2025 Items

Community Initiatives

Real Estate

Property Operations

Finance

- Settlement of Victorian Row's outstanding loan with Beneficial Bank with an outstanding principal of around \$301,000 as of July 31, 2025. The full settlement amount, including interest, will be determined after the receipt of Beneficial Bank's payoff statement in Oct 2025.

**RESOLUTION OF SEATTLE CHINATOWN-INTERNATIONAL DISTRICT
PRESERVATION AND DEVELOPMENT AUTHORITY,
A WASHINGTON PUBLIC CORPORATION
(Bush Hotel)**

RESOLUTION NO. _____

BACKGROUND

WHEREAS, Seattle Chinatown-International District Preservation and Development Authority, a Washington public corporation (“SCIDpda”), is organized pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-755, and Seattle Municipal Code Ch. 3.110.

WHEREAS, SCIDpda was organized for the purpose, among others, of affording a structure to work for the conservation and renewal of the unique cultural and ethnic characteristic of the area historically known as the Chinatown-International District, including developing and operating affordable low income housing.

WHEREAS, SCIDpda is the sole member and manager of SCIDpda Bush Residential LLC, a Washington limited liability company (“Bush Residential”);

WHEREAS, Bush Residential owns and operates certain property commonly known as Unit 2 of the Bush Hotel 2, a Condominium, located at 621 South Jackson Street, Seattle, Washington (the “Residential Condominium Unit”);

WHEREAS, SCIDpda Bush Hotel QALICB, LLC, a Washington limited liability company (“QALICB”) owns and operates certain property commonly known as Unit 1 of the Bush Hotel 2, a Condominium, located at 621 South Jackson Street, Seattle, Washington (the “Commercial Condominium Unit”, and together with the Residential Condominium Unit, the “Bush Hotel Property”);

WHEREAS, SCIDpda entered into that certain Settlement Agreement, dated January 1, 2019 with the City of Seattle, a Washington municipal corporation (the “City”), whereby SCIDpda, as manager of Bush Residential, agreed to demise two condominium units within the Bush Hotel Property and convey such units to the City;

WHEREAS, SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, desires to amend the Condominium Survey Map and Plans and Condominium Declaration for Bush Hotel 2, a Condominium in King County, Washington, Volume 255 of Condominiums, pages 27 through 33, inclusive, under recording numbers 2008122300002943 (“Survey Map and Plans”) and 200812230000294 (“Declaration”) to reflect the subdivision of one unit into three units, the reallocation of certain limited common elements, the redrawing of certain unit boundaries and the correction of certain descriptions of unit boundaries, the addition of certain permitted uses, an increase in the number of members of the Board of Directors of the Association, an amendment to the insurance requirements of individual unit owners, and the establishment of an easement for the benefit of Unit 1 and Unit 3 (collectively, the First Amendment”);

WHEREAS, upon recordation of the First Amendment and the creation of Units 3 and 4 of the Bush Hotel Property (the “City Units”), SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, desires for the QALICB to convey the City Units to the City (the “City Unit Conveyance”);

WHEREAS, SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, desires to obtain consent of the existing mortgagees of the Bush Hotel Property to the First Amendment and City Unit Conveyance and reconvey the City Units from existing monetary encumbrances against the Bush Hotel Property (collectively, the “Mortgagee Consents and Releases”);

WHEREAS, the Board of SCIDpda deems it to be in the best interest of SCIDpda to take all actions reasonably necessary or advisable to (i) amend the Survey Map and Plans and Declaration to effectuate the First Amendment; (ii) for the QALICB to convey the newly created City Units to the City; (iii) obtain the Mortgagee Consents and Releases; and (iv) ratify and affirm all steps already taken in connection with the foregoing.

RESOLUTIONS

IT IS HEREBY RESOLVED that the above recitals are hereby incorporated into these Resolutions.

FURTHER RESOLVED that SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, is authorized, empowered and directed to take such steps and execute and deliver such documents as are necessary to amend the Survey Map and Plans and Declaration to effectuate the First Amendment, including, but not limited to, First Amendment to Condominium Declaration, First Amendment to the Survey Map and Plans, and all such documents as may be required or advisable in connection with the First Amendment.

FURTHER RESOLVED that SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, is authorized, empowered and directed to take such steps and execute and deliver such documents as are necessary for the QALICB to effectuate the City Unit Conveyance.

FURTHER RESOLVED that SCIDpda, in its individual corporate capacity and in its capacity as manager of Bush Residential, is authorized, empowered and directed to take such steps and execute and deliver such documents as are necessary to obtain the Mortgagee Consents.

FURTHER RESOLVED that any and all documents hereby authorized to be executed on behalf of SCIDpda, in its individual corporate capacity and as manager of Bush Residential, are authorized to be executed by any one of the following (each, an “Authorized Representative”):

Jamie Lee, Co-Executive Director

Jared Johnson, Co-Executive Director

FURTHER RESOLVED that any Authorized Representative is authorized, empowered and directed to take such further action on behalf of SCIDpda in its own corporate capacity, and as manager of Bush Residential, as the Authorized Representative may deem necessary to effectuate the foregoing.

FURTHER RESOLVED that while the titles of and parties to the various documents described in this resolution may change, no change to such titles or parties will affect SCIDpda conferred by this resolution to negotiate, execute, deliver and perform under the documents in their final form.

FURTHER RESOVLED that any and all acts authorized pursuant to these Resolutions and performed prior to the passage of these Resolutions are hereby ratified and affirmed.

[Remainder of Page Intentionally Blank]

CERTIFICATE

I, _____, certify that I am the _____ of Seattle Chinatown-International District Preservation and Development Authority (“SCIDpda”) and that the foregoing Resolutions were duly adopted at a meeting of the Board of SCIDpda held on _____, 2025, in accordance with the Charter and Rules and Regulations of SCIDpda upon proper notice and at which time a quorum was present and that the above named representatives are representatives of SCIDpda and occupy the position set opposite their name.

Dated _____, 2025

By: _____
Name: _____
Title: _____

SCIDpda Board Meeting Minutes

August 19, 2025

Online via Teams Meeting

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

Board Present (online): Tony To, Jerilyn Young, Michelle Villafuerte, Cindy Ju, May Wu, Kyle Igarashi, Kevin Cao, Regina Wang, Casey Huang, Lester Brown

Staff Present: Jared Jonson, Jamie Lee, Marion Emme, Winston Samson,

Other:

1. Call to Order

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

2. Consent Agenda

Resolution 25-08-18-01

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

- Approve July Board Meeting Minutes
- Approve August Concurrence Requests
- August Expenditure Reports

Moved: Kevin Cao

Seconded: Michelle Villafuerte

Board Approved: 9

Abstained: 0

Absent: 5

3. Updates – Jared Jonson

Meeting adjourned by Cindy Ju, Board President, at 6:33PM.