

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



HYBRID MEETING OF THE BOARD OF COMMISSIONERS

Thursday, June 11, 2026
10:45am

Zoom Link:

<https://kcha-org.zoom.us/j/83696082090>

Hillsview Apartments
830 Township St
Sedro-Woolley, WA 98284

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Thursday, June 11, 2026 - 10:45am

Hillsvew Apartments – 830 Township Street, Sedro-Woolley, WA 98284

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes** **1**
 - A. Board Meeting Minutes – April 16, 2026
- V. Action Items for Discussion & Approval** **2**
 - A. Approval of Voucher Report – April 1, 2026 to May 31, 2026
- VI. Reports**
 - A. Housing Management Report for April 2026/May 2026 **3**
 - B. Financial Report for April 2026 **4**
 - C. Federal Update
- VII. Executive Session**
 - A. To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)).)
- VIII. New Business**
- IX. Adjournment**

T A B N U M B E R

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HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY
BOARD OF COMMISSIONERS
HYBRID MEETING MINUTES
Thursday, April 16, 2026

I. Call to Order

The special virtual meeting of the Board of Commissioners of the Sedro-Woolley Housing Authority was called to order by Chair Debra Lancaster at 10:45 a.m., on Thursday, April 16, 2026.

Introductions around the room.

II. Roll Call

Present: Commissioner Debra Lancaster (Chair), Commissioner Danielle Fontaine, Commissioner James Cox (via Zoom), Commissioner Daniel Hasenoehrl (via Zoom) and Commissioner Mario Padilla (via Zoom).

III. Public Comment

Richard Hall gave public comment.

IV. Approval of Minutes

A. February 12, 2026

Commissioner Daniel Hasenoehrl moved for approval of the Minutes, seconded by Commissioner Mario Padilla; the Board unanimously approved the Minutes from February 12, 2026.

VI. Action Items for Discussion & Approval

A. Approval of Voucher Report February 1, 2026 to March 31, 2026

Commissioner Daniel Hasenoehrl moved for approval of the Voucher Report, seconded by Commissioner Mario Padilla; the board unanimously approved the Voucher Report for February 1, 2026 to March 31, 2026.

B. **Resolution No. 511 – Adopting the Amended 2026-203 5 Year Public Housing Agency Plan Incorporating Rental Assistance Demonstration Requirements**

Penny Bradley, Senior Vice President of Housing and Community Services

There was a public comment this morning before the SWHA Board meeting. There was one public comment.

Questions of Commissioners were answered.

Commissioner Mario Padilla moved for approval, seconded by Commissioner Daniel Hasenoehrl; the board unanimously approved Resolution 511.

VII. Reports

A. Housing Management Report for February 2026/March 2026

Michelle Davis, Senior Property Manager gave the summary of the reports with details that we are fully staffed for NSPIRE inspections that were done at Cedar Grove. We haven't received notice for Hillsvue yet. NSPIRE is the inspection that HUD does. HUD's National Standards for the Physical Inspection of Real Estate. Focusing on three main areas. Unit, Inside and Outside. HUD gives 28 days notice for the inspection. We do not have the results from the visit at this time.

B. Financial Report for February 2026

Sean Lay, Financial Reporting Manager, gave a detailed summary of the report.

Commissioners would like to see a longer trendline with report as a yearly report compared to last year.

Elevator questions.

C. Federal Update

Penny Bradley, Senior Vice President of Housing and Community Services

Proposed President's budget. The cuts were not as severe as last year.

We did get accolade from PDAS Principal deputy for MTW. That is a good thing. Shout out to us.

We were notified yesterday that we have a small claims case that was launched for KCHA staff member. We are already

VIII. New Business

IX. Adjournment

There being no further business before the Board of Commissioners, the meeting was adjourned at 11:28 a.m.

**THE HOUSING AUTHORITY OF THE
CITY OF SEDRO-WOOLLEY, WASHINGTON**

DEBRA LANCASTER, Chair
Board of Commissioners

ROBIN WALLS
President/CEO

T A B N U M B E R

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HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



SWHA Board of Commissioners

Laurie Fellers, *Chair*

Katherine Olson

Debra Lancaster

Kevin Riley

KCHA President/CEO

Robin Walls

TO: Board of Commissioners

FROM: Crystal Barrow-Mendez, Accounting Manager

DATE: June 1, 2026

RE: Approval of Vouchers April 1, 2026 to May 31, 2026

I, Crystal Barrow-Mendez, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the expenditures represented by the summary listed below were just obligations of the Sedro-Woolley Housing Authority, and that I am authorized to authenticate and certify said claims.

Crystal Barrow-Mendez
Accounting Manager
June 1, 2026

Expenditures to Sedro-Woolley

Operations

Directly to Cedar Grove	24,228.80
Cedar Grove Voids	<u>0.00</u>
Cedar Grove Total	24,228.80

Directly to Hillsvew	30,967.06
Hillsvew Voids	<u>0.00</u>
Hillsvew Total	<u>30,967.06</u>

Total Expenditures	<u><u>55,195.86</u></u>
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SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
CEDAR GROVE						
170000	Work-In-Process	2,990.00	SHKS ARCHITECTS INC	CEDAR GROVE 1&2 - APP 3	4/3/2026	0
170000	Work-In-Process	555.00	SHKS ARCHITECTS INC	CEDAR GROVE 1 & 2	4/17/2026	362598
400100	Salaries-Temporary Employees	14.46	BEACON HILL SOLUTIONS GROUP LLC	MILLER, A. - W/E 03/28/26	4/10/2026	362527
410000	Administrative Supplies	41.85	BLUE TRITON BRANDS INC	WATER - Ballinger/Sedro	4/10/2026	362561
411101	Comp Equipment-Software	3.75	CDW/COMPUTER CENTERS INC	IBOSS - CLOUD STORAGE	5/15/2026	363022
411103	Comp Equipment-Software Maintenance	14.49	TROY MOBILITY INC	1 YR SUBSCRIPTION	5/8/2026	362953
411104	Comp Equipment-Software as a Service Fees	0.03	CDW/COMPUTER CENTERS INC	MARCH 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.02	CDW/COMPUTER CENTERS INC	JAN 2024 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	APRIL 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	NOV 2025 - iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.01	CDW/COMPUTER CENTERS INC	JUNE 2024 - iLAND USAGE	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.03	CDW/COMPUTER CENTERS INC	FEB 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.02	CDW/COMPUTER CENTERS INC	DEC 2023 iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	JULY 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	AUGUST 2025 - iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.02	CDW/COMPUTER CENTERS INC	NOV 2023 -- iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - SEPT 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.02	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - DEC 2024	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.05	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - MAY 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - JUNE 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.04	CDW/COMPUTER CENTERS INC	JAN 2026 - iLAND SECURE CLOUD	5/8/2026	362903
411104	Comp Equipment-Software as a Service Fees	8.25	EXTREME NETWORKS INC	PROFESSIONAL SVC	5/15/2026	363104
411104	Comp Equipment-Software as a Service Fees	5.62	RAVE MOBILE SAFETY	ANNUAL - 02/24/26 TO 02/23/27	5/15/2026	363088
411104	Comp Equipment-Software as a Service Fees	4.54	EXTREME NETWORKS INC	APRIL 2026 - NIAAS	5/15/2026	363104
411104	Comp Equipment-Software as a Service Fees	5.35	JUSTFOIA INC	ANNUAL FEE 01/01/26 TO 12/31/26	5/29/2026	363325
411901	Equipment-Other-Leased/Rented	1.31	CANON FINANCIAL	APR-26 LEASE & MAR-26 OVERAGE	4/24/2026	362732
411901	Equipment-Other-Leased/Rented	0.96	CANON FINANCIAL	MAY 2026 - LEASE	5/29/2026	363299
420000	Professional Services-Legal	0.01	MONTGOMERY PURDUE BLANKINSHIP	DEFAULT EVICTIONS THRU 12/31/25	4/17/2026	362567
420000	Professional Services-Legal	517.75	MONTGOMERY PURDUE BLANKINSHIP	ZINN, TANYA - LEGAL SVC	4/17/2026	362567
420000	Professional Services-Legal	0.05	MONTGOMERY PURDUE BLANKINSHIP	DEFAULT EVICTIONS THRU 11/30/25	4/17/2026	362567
420000	Professional Services-Legal	34.91	MONTGOMERY PURDUE BLANKINSHIP	LEGAL SVC THRU 12/31/25	4/17/2026	362567
420000	Professional Services-Legal	862.50	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES THRU 03/31/26	5/15/2026	363014
420000	Professional Services-Legal	0.02	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - DEFAULT EVICTIONS	5/15/2026	363014
420000	Professional Services-Legal	32.27	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES THRU 03/31/26	5/15/2026	363014
420000	Professional Services-Legal	115.00	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - TANYA ZINN	5/15/2026	363014
420000	Professional Services-Legal	170.00	MONTGOMERY PURDUE BLANKINSHIP	LEGAL SVC THRU 03/31/26 - SUMMONS & COMPLAINT	5/15/2026	363014
420000	Professional Services-Legal	230.00	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - TANYA ZINN	5/22/2026	363126
420000	Professional Services-Legal	0.01	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - DEFAULT EVICTIONS	5/22/2026	363126
421000	Admin Contracts-Translations	1.83	EFFECTIFF LLC	JULY 2024 - TRANSLATION SVC	4/10/2026	362542
421902	Admin Contracts-Answering Service	4.85	ABS COMMUNICATIONS, INC	BILLING PERIOD 012926 TO 022826	5/8/2026	362933
421904	Admin Contracts- Cloud Recovery Services	18.11	NET2VAULT LLC	DISASTER RECOVERY SVC	5/15/2026	363063
450002	Comm-Phones Lines-Service-Digital Voice	0.35	CENTURYLINK	032426 TO 042326	4/17/2026	362588
450002	Comm-Phones Lines-Service-Digital Voice	0.35	CENTURYLINK	032426 TO 042326	4/17/2026	362588
450002	Comm-Phones Lines-Service-Digital Voice	0.30	CENTURYLINK	032626 TO 042526	4/17/2026	362588

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
450002	Comm-Phones Lines-Service-Digital Voice	0.83	CENTURYLINK	46113	4/24/2026	362755
450002	Comm-Phones Lines-Service-Digital Voice	0.35	CENTURYLINK	04/24/26 TO 05/23/26	5/8/2026	362915
450002	Comm-Phones Lines-Service-Digital Voice	0.41	INTRADO LIFE & SAFETY INC	46082	5/8/2026	362951
450002	Comm-Phones Lines-Service-Digital Voice	0.30	CENTURYLINK	04/26/26 TO 05/25/26	5/8/2026	362915
450002	Comm-Phones Lines-Service-Digital Voice	0.35	CENTURYLINK	04/24/26 TO 05/23/26	5/8/2026	362915
450100	Comm-Long Distance Charges	0.13	CENTURYLINK	46082	4/3/2026	362405
450100	Comm-Long Distance Charges	0.14	CENTURYLINK	031226 - 041126	4/24/2026	362755
452000	Comm-Advertising	27.24	SKAGIT VALLEY PUBLISHING	PUBLIC COMMENT PERI	5/15/2026	363019
491000	Admin Expenses-Criminal/Background Checks	6.31	NATIONAL CREDIT REPORTING	MARCH 2026 - CREDIT CHECKS	4/17/2026	362584
491000	Admin Expenses-Criminal/Background Checks	12.36	WASHINGTON STATE PATROL	MARCH 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	9.84	WASHINGTON STATE PATROL	JANUARY 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	9.86	WASHINGTON STATE PATROL	DECEMBER 2025 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	9.33	WASHINGTON STATE PATROL	FEBRUARY 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	3.45	NATIONAL CREDIT REPORTING	APRIL 2026 - CREDIT CHECK	5/15/2026	363029
491001	Admin Expenses-Tenant Screening	5.81	CARASOFT TECHNOLOGY CORPORATION	MARCH 2026 FEES	4/17/2026	362637
493000	Other Admin Exp-Postage	8.94	QUADIENT FINANCE USA INC	MARCH 2026 POSTAGE	4/17/2026	362642
493000	Other Admin Exp-Postage	14.76	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493000	Other Admin Exp-Postage	14.62	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493000	Other Admin Exp-Postage	6.62	QUADIENT FINANCE USA INC	POSTAGE	5/22/2026	363211
493000	Other Admin Exp-Postage	14.43	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493000	Other Admin Exp-Postage	14.75	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493100	Other Admin Exp-Mail Handling	2.27	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493100	Other Admin Exp-Mail Handling	32.92	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493100	Other Admin Exp-Mail Handling	2.26	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493100	Other Admin Exp-Mail Handling	32.71	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
520104	Social Service Contracts-Interpretation	2.99	EFFECTIFF LLC	MARCH 2026 - TRANSLACTION	4/17/2026	362655
520104	Social Service Contracts-Interpretation	0.49	EFFECTIFF LLC	JUNE 2024 - TRANSLATION SVC	5/8/2026	362987
520104	Social Service Contracts-Interpretation	2.94	EFFECTIFF LLC	OCT 2024 - TRANSLATION SVC	5/8/2026	362987
520104	Social Service Contracts-Interpretation	2.33	EFFECTIFF LLC	APRIL 2026 - INTERPATION	5/15/2026	363091
610003	Occ Exp-Materials-Carpentry	(79.00)	THE HOME DEPOT	CREDIT FOR CURB DLVRY	4/3/2026	362348
610004	Occ Exp-Materials-Cabinetry	7.68	HD SUPPLY FACILITIES MAINTENANCE	BLANK KEYS	5/15/2026	363018
610004	Occ Exp-Materials-Cabinetry	12.06	HD SUPPLY FACILITIES MAINTENANCE	BLANK KEYSQ	5/15/2026	363018
610004	Occ Exp-Materials-Cabinetry	72.80	HD SUPPLY FACILITIES MAINTENANCE	DOOR KNOBS & SMOKE DETECTORS	5/22/2026	363136
610008	Occ Exp-Materials-Fire/Safety	733.32	HD SUPPLY FACILITIES MAINTENANCE	DOOR KNOBS & SMOKE DETECTORS	5/22/2026	363136
610009	Occ Exp-Materials-Disaster Preparedness	0.48	CELLHIRE USA LLC	03/10/26 to 03/28/26	4/17/2026	362664
620011	Occ Exp-Maint-Fire/Safety	321.50	SMITH FIRE SYSTEMS INC	ANNUAL FIRE EXT. INSPECT. - JAN-26	5/22/2026	363213
620012	Occ Exp-Maint-Pest Control	375.00	PARATEX PEST CONTROL	PEST CONTROL - JAN TO MAR 2026	5/1/2026	362842
620012	Occ Exp-Maint-Pest Control	375.00	PARATEX PEST CONTROL	PEST CONTROL - OTRLY BILLING	5/1/2026	362842
620012	Occ Exp-Maint-Pest Control	375.00	PARATEX PEST CONTROL	PEST CONROL - QTRLY BILLING	5/1/2026	362842
620013	Occ Exp-Maint-Yard/Garden/Landscaping	1,800.00	SKAGIT LANDSCAPING LLC	MARCH 2026 - LAWN MAINT	4/24/2026	362754
620013	Occ Exp-Maint-Yard/Garden/Landscaping	1,750.00	SKAGIT LANDSCAPING LLC	APRIL 2026 - LAWN MAINT	5/15/2026	363076
620016	Occ Exp-Maint-Hazardous Material	1,200.00	CONSTRUCTION GROUP INTER LLC	ASBESTOS ABATEMENT - UNIT 4	5/15/2026	363031
660000	Occ Exp-Utilities-Water	216.40	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	141.81	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	90.92	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
660000	Occ Exp-Utilities-Water	109.94	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	179.11	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	164.19	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	105.18	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	179.11	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	261.14	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660000	Occ Exp-Utilities-Water	180.51	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	203.06	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	240.64	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	165.47	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	218.08	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	248.15	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	240.64	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	188.03	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	225.60	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	91.63	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660000	Occ Exp-Utilities-Water	180.51	PUBLIC UTILITY DISTRICT #1	WATER	5/22/2026	363176
660100	Occ Exp-Utilities-Sewer	499.69	CITY OF SEDRO WOOLLEY	SEWER	4/10/2026	362491
660100	Occ Exp-Utilities-Sewer	336.63	CITY OF SEDRO WOOLLEY	SEWER	4/10/2026	362491
660100	Occ Exp-Utilities-Sewer	839.81	CITY OF SEDRO WOOLLEY	SEWER	4/10/2026	362491
660100	Occ Exp-Utilities-Sewer	333.45	CITY OF SEDRO WOOLLEY	SEWER	5/22/2026	363179
660100	Occ Exp-Utilities-Sewer	499.69	CITY OF SEDRO WOOLLEY	SEWER	5/22/2026	363179
660100	Occ Exp-Utilities-Sewer	842.47	CITY OF SEDRO WOOLLEY	SEWER	5/22/2026	363179
660200	Occ Exp-Utilities-Electricity	25.21	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/10/2026	362479
660200	Occ Exp-Utilities-Electricity	108.72	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/10/2026	362479
660200	Occ Exp-Utilities-Electricity	104.26	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/10/2026	362479
660200	Occ Exp-Utilities-Electricity	22.66	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/8/2026	362925
660200	Occ Exp-Utilities-Electricity	109.48	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/8/2026	362925
660200	Occ Exp-Utilities-Electricity	85.43	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/8/2026	362925
660201	Occ Exp-Utilities-Electricity-Closing Bill	403.38	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/17/2026	362604
660201	Occ Exp-Utilities-Electricity-Closing Bill	15.25	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/17/2026	362604
660201	Occ Exp-Utilities-Electricity-Closing Bill	18.07	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/8/2026	362925
660300	Occ Exp-Utilities-Natural Gas	274.89	CASCADE NATURAL GAS CO	GAS	4/10/2026	362474
660300	Occ Exp-Utilities-Natural Gas	15.53	CASCADE NATURAL GAS CO	GAS	4/17/2026	362602
660300	Occ Exp-Utilities-Natural Gas	50.03	CASCADE NATURAL GAS CO	GAS	5/8/2026	362921
660301	Occ Exp-Utilities-Natural Gas-Closing Bill	14.02	CASCADE NATURAL GAS CO	GAS	5/15/2026	363037
660500	Occ Exp-Utilities-Surface Water Mgmt	79.50	CITY OF SEDRO WOOLLEY	STORM	4/10/2026	362491
660500	Occ Exp-Utilities-Surface Water Mgmt	47.08	CITY OF SEDRO WOOLLEY	STORM	4/10/2026	362491
660500	Occ Exp-Utilities-Surface Water Mgmt	31.90	CITY OF SEDRO WOOLLEY	STORM	4/10/2026	362491
660500	Occ Exp-Utilities-Surface Water Mgmt	79.89	CITY OF SEDRO WOOLLEY	STORM	5/22/2026	363179
660500	Occ Exp-Utilities-Surface Water Mgmt	47.08	CITY OF SEDRO WOOLLEY	STORM	5/22/2026	363179
660500	Occ Exp-Utilities-Surface Water Mgmt	31.44	CITY OF SEDRO WOOLLEY	STORM	5/22/2026	363179
660700	Occ Exp-Utilities-Garbage	323.05	CITY OF SEDRO WOOLLEY	GARBAGE	4/10/2026	362491
660700	Occ Exp-Utilities-Garbage	769.08	CITY OF SEDRO WOOLLEY	GARBAGE	4/10/2026	362491
660700	Occ Exp-Utilities-Garbage	347.67	CITY OF SEDRO WOOLLEY	GARBAGE	4/10/2026	362491

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
660700	Occ Exp-Utilities-Garbage	233.44	CITY OF SEDRO WOOLLEY	GARBAGE	5/22/2026	363179
660700	Occ Exp-Utilities-Garbage	844.26	CITY OF SEDRO WOOLLEY	GARBAGE	5/22/2026	363179
660700	Occ Exp-Utilities-Garbage	347.67	CITY OF SEDRO WOOLLEY	GARBAGE	5/22/2026	363179
	SUBTOTAL CEDAR GROVE	24,228.80				
	CEDAR GROVE VOIDS	-				
	TOTAL CEDAR GROVE	24,228.80				
HILLSVIEW						
Account	Account(T)	Amount	Vendor(T)	Voucher Description	Pay Date	Check No
400100	Salaries-Temporary Employees	43.37	BEACON HILL SOLUTIONS GROUP LLC	MILLER, A. - W/E 03/28/26	4/10/2026	362527
410000	Administrative Supplies	125.55	BLUE TRITON BRANDS INC	WATER - Ballinger/Sedro	4/10/2026	362561
411101	Comp Equipment-Software	11.25	CDW/COMPUTER CENTERS INC	IBOSS - CLOUD STORAGE	5/15/2026	363022
411103	Comp Equipment-Software Maintenance	43.48	TROY MOBILITY INC	1 YR SUBSCRIPTION	5/8/2026	362953
411104	Comp Equipment-Software as a Service Fees	0.01	CDW/COMPUTER CENTERS INC	MARCH 2024 iLAND USAGE	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.06	CDW/COMPUTER CENTERS INC	NOV 2023 -- iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.12	CDW/COMPUTER CENTERS INC	AUGUST 2025 - iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.06	CDW/COMPUTER CENTERS INC	JAN 2024 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.06	CDW/COMPUTER CENTERS INC	DEC 2023 iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.08	CDW/COMPUTER CENTERS INC	FEB 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.12	CDW/COMPUTER CENTERS INC	NOV 2025 - iLAND SECURE CLOUD	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.02	CDW/COMPUTER CENTERS INC	JUNE 2024 - iLAND USAGE	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.11	CDW/COMPUTER CENTERS INC	APRIL 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.12	CDW/COMPUTER CENTERS INC	JULY 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.09	CDW/COMPUTER CENTERS INC	MARCH 2025 - iLAND SECURE CLOUD BACKUP	4/3/2026	362353
411104	Comp Equipment-Software as a Service Fees	0.13	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - JUNE 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.14	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - MAY 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.07	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - DEC 2024	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.13	CDW/COMPUTER CENTERS INC	iLAND SECURE CLOUD - SEPT 2025	4/24/2026	362697
411104	Comp Equipment-Software as a Service Fees	0.11	CDW/COMPUTER CENTERS INC	JAN 2026 - iLAND SECURE CLOUD	5/8/2026	362903
411104	Comp Equipment-Software as a Service Fees	24.76	EXTREME NETWORKS INC	PROFESSIONAL SVC	5/15/2026	363104
411104	Comp Equipment-Software as a Service Fees	13.63	EXTREME NETWORKS INC	APRIL 2026 - NIAAS	5/15/2026	363104
411104	Comp Equipment-Software as a Service Fees	16.85	RAVE MOBILE SAFETY	ANNUAL - 02/24/26 TO 02/23/27	5/15/2026	363088
411104	Comp Equipment-Software as a Service Fees	16.04	JUSTFOIA INC	ANNUAL FEE 01/01/26 TO 12/31/26	5/29/2026	363325
411901	Equipment-Other-Leased/Rented	3.93	CANON FINANCIAL	APR-26 LEASE & MAR-26 OVERAGE	4/24/2026	362732
411901	Equipment-Other-Leased/Rented	2.87	CANON FINANCIAL	MAY 2026 - LEASE	5/29/2026	363299
420000	Professional Services-Legal	0.03	MONTGOMERY PURDUE BLANKINSHIP	DEFAULT EVICTIONS THRU 12/31/25	4/17/2026	362567
420000	Professional Services-Legal	104.11	MONTGOMERY PURDUE BLANKINSHIP	LEGAL SVC THRU 12/31/25	4/17/2026	362567
420000	Professional Services-Legal	0.16	MONTGOMERY PURDUE BLANKINSHIP	DEFAULT EVICTIONS THRU 11/30/25	4/17/2026	362567
420000	Professional Services-Legal	96.31	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES THRU 03/31/26	5/15/2026	363014
420000	Professional Services-Legal	0.07	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - DEFAULT EVICTIONS	5/15/2026	363014
420000	Professional Services-Legal	170.00	MONTGOMERY PURDUE BLANKINSHIP	LEGAL SVC THRU 03/31/26 - SUMMONS & COMPLAINT	5/15/2026	363014
420000	Professional Services-Legal	0.02	MONTGOMERY PURDUE BLANKINSHIP	LEGAL FEES - DEFAUL EVICTIONS	5/22/2026	363126

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
421000	Admin Contracts-Translations	5.48	EFFECTIFF LLC	JULY 2024 - TRANSLATION SVC	4/10/2026	362542
421902	Admin Contracts-Answering Service	14.54	ABS COMMUNICATIONS, INC	BILLING PERIOD 012926 TO 022826	5/8/2026	362933
421904	Admin Contracts- Cloud Recovery Services	54.33	NET2VAULT LLC	DISASTER RECOVERY SVC	5/15/2026	363063
450002	Comm-Phones Lines-Service-Digital Voice	1.06	CENTURYLINK	032426 TO 042326	4/17/2026	362588
450002	Comm-Phones Lines-Service-Digital Voice	1.06	CENTURYLINK	032426 TO 042326	4/17/2026	362588
450002	Comm-Phones Lines-Service-Digital Voice	0.91	CENTURYLINK	032626 TO 042526	4/17/2026	362588
450002	Comm-Phones Lines-Service-Digital Voice	2.50	CENTURYLINK	46113	4/24/2026	362755
450002	Comm-Phones Lines-Service-Digital Voice	0.90	CENTURYLINK	04/26/26 TO 05/25/26	5/8/2026	362915
450002	Comm-Phones Lines-Service-Digital Voice	1.06	CENTURYLINK	04/24/26 TO 05/23/26	5/8/2026	362915
450002	Comm-Phones Lines-Service-Digital Voice	1.06	CENTURYLINK	04/24/26 TO 05/23/26	5/8/2026	362915
450002	Comm-Phones Lines-Service-Digital Voice	1.24	INTRADO LIFE & SAFETY INC	46082	5/8/2026	362951
450003	Comm-Phones Lines-Security	135.00	WASHINGTON TECHNOLOGY SOLUTIONS	45870	4/17/2026	362619
450003	Comm-Phones Lines-Security	135.00	WASHINGTON TECHNOLOGY SOLUTIONS	45809	4/17/2026	362619
450003	Comm-Phones Lines-Security	135.00	WASHINGTON TECHNOLOGY SOLUTIONS	45839	4/17/2026	362619
450100	Comm-Long Distance Charges	0.37	CENTURYLINK	46082	4/3/2026	362405
450100	Comm-Long Distance Charges	0.41	CENTURYLINK	031226 - 041126	4/24/2026	362755
452000	Comm-Advertising	81.73	SKAGIT VALLEY PUBLISHING	PUBLIC COMMENT PERI	5/15/2026	363019
491000	Admin Expenses-Criminal/Background Checks	18.94	NATIONAL CREDIT REPORTING	MARCH 2026 - CREDIT CHECKS	4/17/2026	362584
491000	Admin Expenses-Criminal/Background Checks	28.00	WASHINGTON STATE PATROL	FEBRUARY 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	29.52	WASHINGTON STATE PATROL	JANUARY 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	29.58	WASHINGTON STATE PATROL	DECEMBER 2025 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	37.07	WASHINGTON STATE PATROL	MARCH 2026 - BACKGROUND CHECKS	4/24/2026	362698
491000	Admin Expenses-Criminal/Background Checks	10.36	NATIONAL CREDIT REPORTING	APRIL 2026 - CREDIT CHECK	5/15/2026	363029
491001	Admin Expenses-Tenant Screening	17.42	CARAHSOFT TECHNOLOGY CORPORATION	MARCH 2026 FEES	4/17/2026	362637
493000	Other Admin Exp-Postage	26.82	QUADIENT FINANCE USA INC	MARCH 2026 POSTAGE	4/17/2026	362642
493000	Other Admin Exp-Postage	44.28	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493000	Other Admin Exp-Postage	43.85	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493000	Other Admin Exp-Postage	19.86	QUADIENT FINANCE USA INC	POSTAGE	5/22/2026	363211
493000	Other Admin Exp-Postage	44.24	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493000	Other Admin Exp-Postage	43.29	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493100	Other Admin Exp-Mail Handling	6.80	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493100	Other Admin Exp-Mail Handling	98.77	MAIL ADVERTISING BUREAU INC	46143	5/15/2026	363016
493100	Other Admin Exp-Mail Handling	6.79	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
493100	Other Admin Exp-Mail Handling	98.13	MAIL ADVERTISING BUREAU INC	46113	5/22/2026	363132
520104	Social Service Contracts-Interpretation	8.98	EFFECTIFF LLC	MARCH 2026 - TRANSLACTION	4/17/2026	362655
520104	Social Service Contracts-Interpretation	8.83	EFFECTIFF LLC	OCT 2024 - TRANSLATION SVC	5/8/2026	362987
520104	Social Service Contracts-Interpretation	1.48	EFFECTIFF LLC	JUNE 2024 - TRANSLATION SVC	5/8/2026	362987
520104	Social Service Contracts-Interpretation	6.98	EFFECTIFF LLC	APRIL 2026 - INTERPATION	5/15/2026	363091
610003	Occ Exp-Materials-Carpentry	(100.50)	THE HOME DEPOT	CREDIT FOR CURB DLVRY	4/3/2026	362348
610004	Occ Exp-Materials-Cabinetry	208.15	ADI	PROX CARDS WITH LOGO - LESS \$21.23 SALES TAX	4/3/2026	362355
610004	Occ Exp-Materials-Cabinetry	36.17	HD SUPPLY FACILITIES MAINTENANCE	BLANK KEYSQ	5/15/2026	363018
610004	Occ Exp-Materials-Cabinetry	154.00	HD SUPPLY FACILITIES MAINTENANCE	BLANK KEYS	5/15/2026	363018
610004	Occ Exp-Materials-Cabinetry	23.05	HD SUPPLY FACILITIES MAINTENANCE	BLANK KEYS	5/15/2026	363018
610006	Occ Exp-Materials-Windows	662.16	HD SUPPLY FACILITIES MAINTENANCE	VERTICAL BLINDS	5/1/2026	362808
610006	Occ Exp-Materials-Windows	662.16	HD SUPPLY FACILITIES MAINTENANCE	VERT BLINDS	5/22/2026	363136

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
4/01/2026 TO 5/31/2026

Account No.	Major Account Description	Amount	Vendor Name	Voucher Description	Date	Check Number
610009	Occ Exp-Materials-Disaster Preparedness	1.43	CELLHIRE USA LLC	03/10/26 to 03/28/26	4/17/2026	362664
610102	Occ Exp-Equipment-Appliances	1,198.00	GENERAL ELECTRIC APPLIANCES	2 - REFRIDGE	5/22/2026	363125
610103	Occ Exp-Equipment-Water Heaters	597.55	HD SUPPLY FACILITIES MAINTENANCE	WATER HEATER	5/15/2026	363018
620007	Occ Exp-Maint-Elevator	223.00	SCHINDLER ELEVATOR CORPORATION	OCT 2025 - PREVENTIVE MAINT	4/17/2026	362630
620007	Occ Exp-Maint-Elevator	223.00	SCHINDLER ELEVATOR CORPORATION	JULY 2025 - PREVENTIVE MAINT	5/8/2026	362948
620012	Occ Exp-Maint-Pest Control	450.00	PARATEX PEST CONTROL	PEST CONTROL - JAN TO MAR 2026	5/1/2026	362842
620013	Occ Exp-Maint-Yard/Garden/Landscaping	1,200.00	SKAGIT LANDSCAPING LLC	MARCH 2026 - LAWN MAINT	4/24/2026	362754
620013	Occ Exp-Maint-Yard/Garden/Landscaping	1,250.00	SKAGIT LANDSCAPING LLC	APRIL 2026 - LAWN MAINT	5/15/2026	363076
660000	Occ Exp-Utilities-Water	2,559.32	PUBLIC UTILITY DISTRICT #1	WATER	5/15/2026	363044
660100	Occ Exp-Utilities-Sewer	4,925.60	CITY OF SEDRO WOOLLEY	SEWER	4/10/2026	362491
660100	Occ Exp-Utilities-Sewer	4,923.67	CITY OF SEDRO WOOLLEY	SEWER	5/22/2026	363179
660200	Occ Exp-Utilities-Electricity	2,375.97	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	4/10/2026	362479
660200	Occ Exp-Utilities-Electricity	1,867.41	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/8/2026	362925
660201	Occ Exp-Utilities-Electricity-Closing Bill	131.74	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/15/2026	363039
660201	Occ Exp-Utilities-Electricity-Closing Bill	18.47	PUGET SOUND ENERGY-BOT-01H	ELECTRIC	5/22/2026	363172
660500	Occ Exp-Utilities-Surface Water Mgmt	460.32	CITY OF SEDRO WOOLLEY	STORM	4/10/2026	362491
660500	Occ Exp-Utilities-Surface Water Mgmt	460.04	CITY OF SEDRO WOOLLEY	STORM	5/22/2026	363179
660700	Occ Exp-Utilities-Garbage	1,649.15	CITY OF SEDRO WOOLLEY	GARBAGE	4/10/2026	362491
660700	Occ Exp-Utilities-Garbage	1,595.00	CITY OF SEDRO WOOLLEY	GARBAGE	5/22/2026	363179
810099	Other Expenses-Casualty Losses-Other	1,336.70	AMANDA EDWARDS	CLAIM FOR DAMAGES	5/22/2026	363254
	SUBTOTAL HILLSVIEW	30,967.06				
	VOIDS	-				
	TOTAL HILLSVIEW	30,967.06				
	TOTAL SEDRO WOOLLEY	55,195.86				

T A B N U M B E R

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SEDRO-WOOLLEY HOUSING AUTHORITY

Housing Management Report

April 2026 to May 2026

VACANCIES

Vacant Units

Total vacant units as of the last day of the reporting period: 1

Hillsvieview – 0
Cedar Grove - 1 (upgrade)

Unit Turn Over

Unit turnover during the reporting period

	Vacates	Housings	Completed Upgrades
Hillsvieview	0	2	0
Cedar Grove	0	0	1

YTD Average Unit Turnover Rate:

Hillsvieview – 4 days
Cedar Grove – 6 days

APPLICATIONS

Number of applicants by property, bedroom size and admissions preference* claimed by applicant as of the last day of the reporting period:

Hillsvieview	Preference	Non-Preference	Total
1 Bedroom	98 (45 elderly/disabled)	42	140

Cedar Grove	Preference	Non-Preference	Total
2 Bedrooms	293	28	321
3 Bedrooms	68	19	87
4 Bedrooms	15	2	17
Total	376	49	425

*Preferences:

- Rent burden – person is paying more than 50% of income in rent
- Family lives in substandard housing - homeless or condition of unit substandard
- Involuntary displacement – disaster, government action, owner action, domestic violence, etc.
- Extremely low-income – below 30% area median income

SEDRO-WOOLLEY HOUSING AUTHORITY

Housing Management Report

WORK ORDERS

Work orders completed during the reporting period

	Preventive	Inspection	Emergency	Vacate	RA	Tenant Request	Total
Hillsview	2	12	0	0	0	2	16
<i>Cedar Grove I</i>	<i>0</i>	<i>7</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>10</i>
<i>Cedar Grove II</i>	<i>0</i>	<i>4</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>9</i>
<i>Cedar Grove III</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>2</i>
Cedar Grove (total)	0	12	8	0	0	1	21
Total	2	24	8	0	0	3	37

RA=Reasonable Accommodation

UPDATES

Previous Meeting Follow Up: No pending follow-up items.

Staffing: APM will be transferring effective June 13. Recruitment for the position has started and will be moving through the process as quickly as possible.

Resident Engagement: Still working to get senior/disabled activities in the community room.

Resident Issues: No new resident issues.

Building Issues:

- There is ongoing pre-work being done for RAD conversion such as checking walls beneath the stucco to determine the underlying product.
- Cedar Grove – HUD contractors completed the required NSPIRE inspection on April 9. Eight emergency works orders were initiated during inspection. Nearly two-thirds were due to resident behavior (such as removing batteries from smoke detectors) or an erroneous call on the part of the inspector. All were resolved within 24 hours.
- Hillsview – HUD's NSPIRE inspection is scheduled for July 10.

T A B N U M B E R

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SEDRO-WOOLLEY HOUSING AUTHORITY

April 2026 Financial Report - Board Summary

What this report covers

This report summarizes information provide in the **April 2026 Financial Report** dated June 11, 2026. It covers financial performance compared to budget, current cash position, obligations, and key drivers of variance.

The report is presented on a cash-focused basis, meaning timing of payments affects results.

Operating Revenue and Expense

Revenues are slightly below expectations

- Total revenue is **\$215K year-to-date**
- Revenue is **\$8,400 (3.8%) below budget** driven mostly by:
 - Lower than budgeted HUD subsidy receipts (-5.9%)
 - Slightly lower tenant revenue (-1.5%)

Expenses are significantly below budget

- Total expenses are **\$190K year-to-date**
- Expenses are **\$45K (19%) below budget** driven mostly by:
 - Some bills (especially utilities) haven't been received yet
 - Expenses were reduced by a vendor reimbursement (\$20K)
 - Lower occupancy-related costs

Capital Activity

Capital Projects (major repairs and upgrades)

- Spending is **higher than expected (98% above budget)**
- Driven by:
 - Unbudgeted necessary repairs (elevator, balconies, envelope)
 - The one planned unit upgrade for the year was completed

Change in Unrestricted Cash

Cash Position

- **Cash increased by \$138K year-to-date**, ending at **\$154K in unrestricted cash**
- This increase is **mainly due to unpaid bills (accounts payable)**—meaning we have held onto cash longer

Statement of Financial Position

Assets - total: **\$2.44M**

- Cash (\$154K unrestricted, \$171K total)
- Buildings and long-term assets (\$2.27M)

Liabilities - total: **\$536K**

- Mostly **current bills and payables**

Equity - total: **\$1.9M**



SEDRO-WOOLLEY HOUSING AUTHORITY

INTEROFFICE MEMORANDUM

TO: Board of Commissioners
FROM: Sean Lay, Temporary Financial Reporting Manager
DATE: June 11, 2026
RE: April 2026 Financial Report

Attached for your review is the unaudited financial report for April 2026. This report shows actual results, budgets, and variances expressed in both dollars and percentages. The report, in cash format, details operating income and expenses, operating cash flow, non-operating income and expenses, and changes in assets and liabilities. Reports in this format will reconcile the changes in cash, and both the beginning and ending cash balances are displayed.

EXECUTIVE SUMMARY

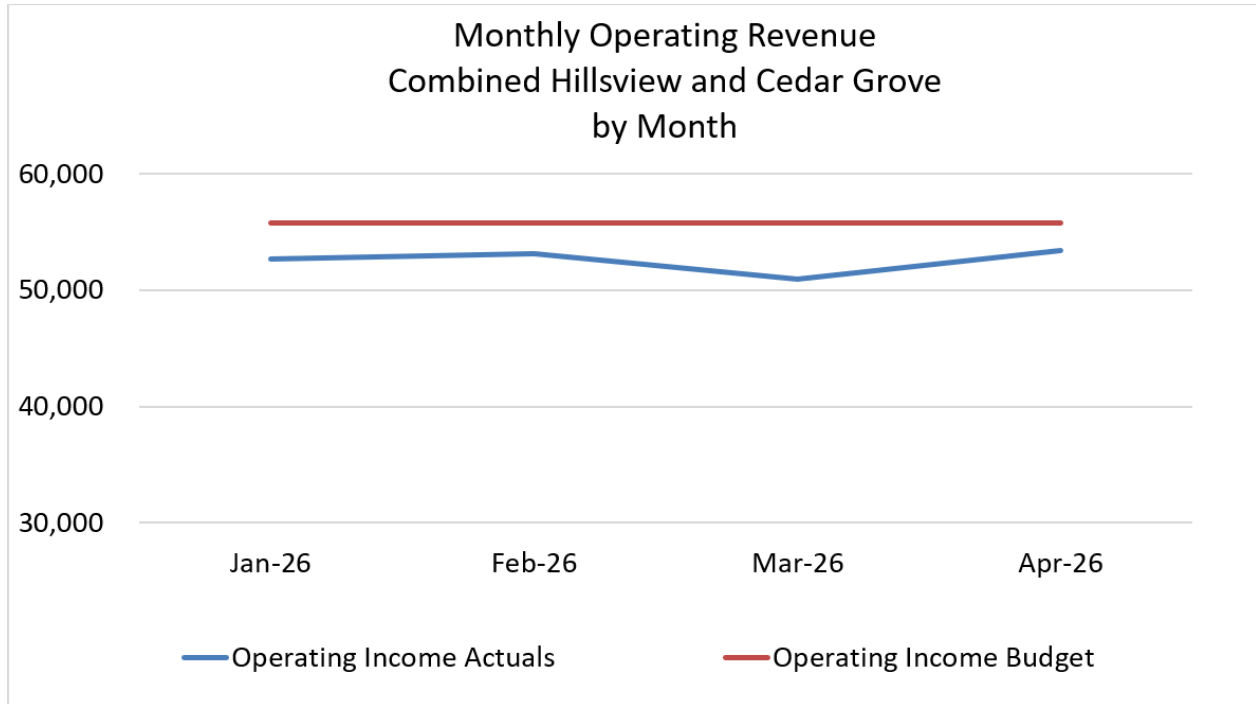
Year-to-date operating income was 3.8% under budget and operating expenses were 19% under budget.

Operating Revenue	Favorable (Unfavorable)			Operating Expenses	Favorable (Unfavorable)		
	\$ Variance	% Variance			\$ Variance	% Variance	
Tenant Revenue	(\$1,639)	-1.5%	●	Salaries and Benefits	\$5,819	7.1%	●
Federal Operating Support	(6,705)	-5.9%	●	Administrative Expenses	\$2,637	5.1%	●
Other Revenue	(95)	-19.0%	●	Maintenance Expenses, Utilities, Taxes	\$36,430	36.1%	●
				Other Programmatic Expenses	\$188	82.1%	●
Total Operating Income	(\$8,439)	-3.8%	●	Total Operating Expenses	45,073	19.2%	●

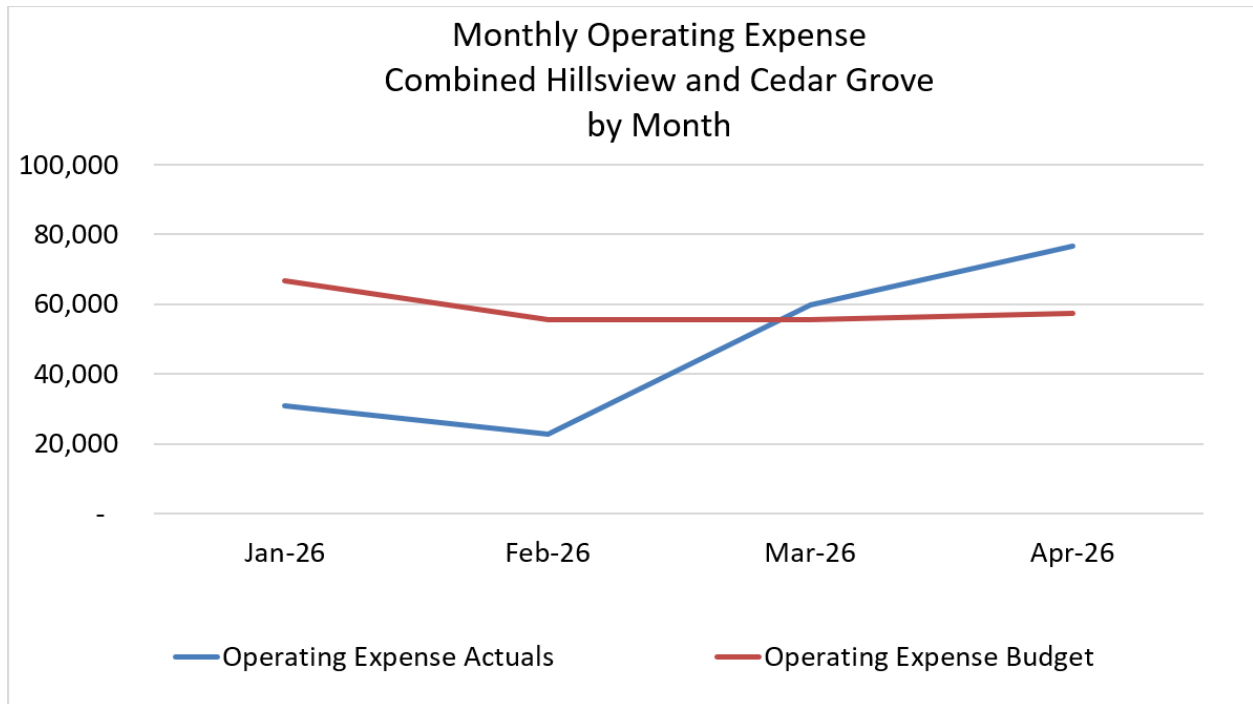
- Green are favorable variances
- Yellow are unfavorable variances less than 5%
- Red are unfavorable variances greater than 5%

OPERATING REVENUE AND EXPENSE

Year-to-date operating revenues totaling \$215K came under budget by \$8.4K, or 3.8%.



Year-to-date operating expenses totaled \$190K and were 19% under budget. The primary drivers were lower-than-anticipated occupancy and administrative costs, largely due to timing of invoices. As of April, only three months of water service at Cedar Grove has been billed. At Hillsview, vendor reimbursement totaling \$20K was received related to advance payment for an elevator project. Occupancy expenses are expected to increase as the year progresses.

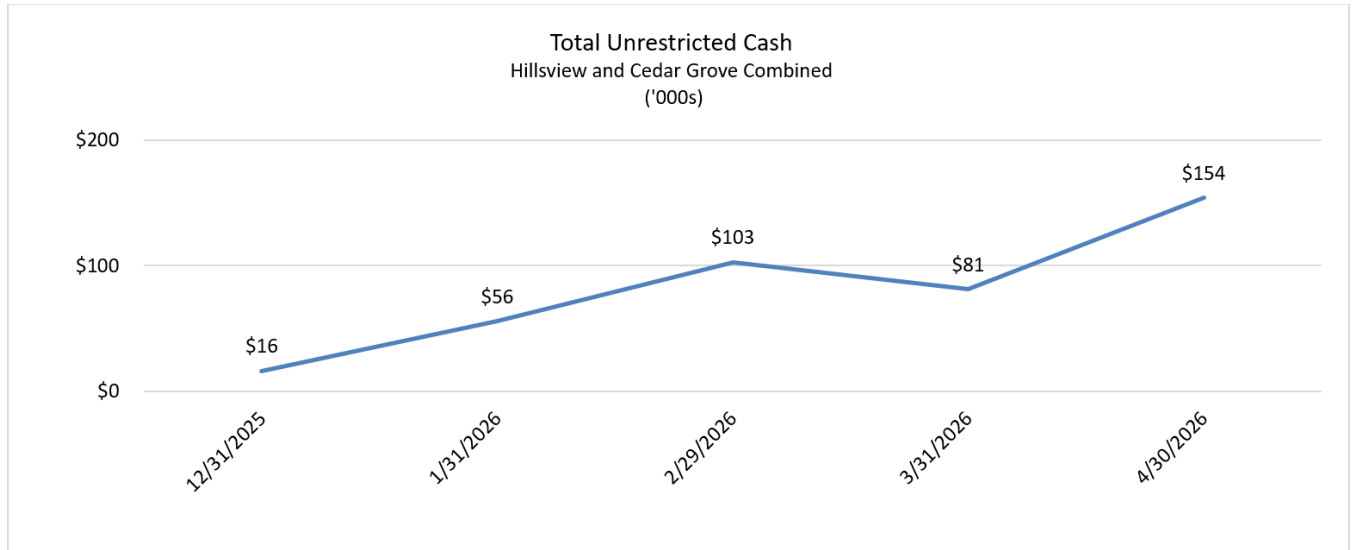


CAPITAL ACTIVITY

Capital project expenditures totaling \$38K exceeded the budget of \$19K by 98%, primarily due to unbudgeted elevator door refurbishment, envelope and balconies costs totaling \$16K at Hillsview. One unit upgrade at Cedar Grove was budgeted for the year and has been completed. The corresponding draw from the Capital Fund Program (CFP) grant is scheduled for later this month.

CHANGE IN UNRESTRICTED CASH

Unrestricted cash in the amount of \$154K increased by \$138K since the beginning of the year. The increase is primarily due to increase in accounts payable where payments to vendors were delayed, temporarily reducing cash outflows and allowing for more cash to remain on hand. This was slightly offset by collection on outstanding tenant rent receivables and receipt of CFP grant receivables.



Sedro-Woolley Housing Authority
Statement of Financial Position
As of April 30, 2026

	Cedar Grove	Hillsview	Combined
Cash-Unrestricted	\$112,661	\$41,449	\$154,110
Cash-Held by Management Agent	-	-	-
Cash-Designated	-	-	-
Cash-Restricted	6,875	10,525	17,400
Total Cash	119,536	51,974	171,510
Other Current Assets	\$17,740	\$347,598	365,339
Long-term Assets	\$959,645	\$945,452	1,905,097
Total Other Assets	977,385	1,293,051	2,270,436
Total Assets	1,096,921	1,345,024	2,441,946
Current Liabilities	104,963	430,684	535,647
Long-Term Liabilities	-	-	-
Total Liabilities	104,963	430,684	535,647
Equity	991,958	914,340	1,906,299
Total Liabilities and Equity	\$1,096,921	\$1,345,024	\$2,441,946

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Combined Operations
For the Period Ended April 30, 2026

	2026 YTD Actual	2026 YTD Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable)	
Beginning Cash Balance-Unrestricted/Held by Mgmt Agent	\$15,926				
Beginning Cash Balance-Designated	0				
Beginning Cash Balance-Restricted	17,975				
Total Beginning Resources	\$33,901				
Tenant Revenue	\$107,282	\$108,920	(\$1,639)	(1.5%)	
Operating Subsidy from HUD-PH	107,056	113,761	(6,705)	(5.9%)	
Other Operating Income	407	503	(95)	(19.0%)	
Total Operating Income	214,745	223,184	(8,439)	-3.8%	
Salaries	(57,548)	(59,525)	1,977	3.3%	
Benefits	(19,004)	(22,846)	3,842	16.8%	
Occupancy Expenses	(64,584)	(101,014)	36,430	36.1%	(1)
Other Social Service Expenses	(41)	(229)	188	82.1%	
Administrative Expenses	(48,760)	(51,397)	2,637	5.1%	
Total Operating Expenses	(189,937)	(235,011)	45,073	19.2%	
Operating Cash Flow	24,808	(11,827)	36,635	309.8%	
Non-Operating Income	26,829	40,658	(13,829)	(34.0%)	(2)
Non-Operating Expenses	-	-	-	n/a	
Capital Expenditures	(37,846)	(19,138)	(18,708)	(97.8%)	(2)
Change in Designated Cash	-	-	-	n/a	
Change in Restricted Cash	575	-	575	n/a	
Transfers In/Out	-	-	-	n/a	
Others Sources/(Uses of Cash)	123,818	-	123,818	n/a	(3)
Non Operating Net Sources (Uses) of Cash	113,376	21,520	91,857	426.8%	
Net Change in Unrestricted Cash	138,184	\$9,693	\$128,491	1,325.6%	
Ending Cash Balance-Unrestricted/Held by Mgmt Agent	\$154,110				
Ending Cash Balance-Designated	0				
Ending Cash Balance-Restricted	17,400				
Total Ending Resources	\$171,510				

- 1) Timing of invoicing impacted results: at Cedar Grove, only three months of water service have been billed. At Hillsvieview, a \$20K vendor reimbursement related to an advance payment for an elevator project was received. Occupancy expenses are expected to increase as the year progresses.
- 2) Elevator door refurbishment and envelope and balconies repair costs totaling \$16K were incurred. Unbudgeted. One unit upgrade at Cedar Grove was budgeted for the year and has been completed. The accompanying CFP fund draw is expected to occur next month.
- 3) Mainly due to increase in accounts payable (bills yet to be paid). Slightly offset by collection on outstanding tenant rent receivables and CFP grant receivable.

Sedro-Woolley Housing Authority
Combined Operations
Rolling 12 Months Revenues and Expenditures

	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	Total
Total Operating Income													
Actual	55,789	48,258	59,149	60,723	54,588	54,252	53,792	52,999	54,061	54,642	52,608	53,434	654,295
Budget	62,081	62,081	62,081	62,081	62,081	62,081	62,081	61,819	55,796	55,796	55,796	55,796	719,567
Variance	(6,292)	(13,823)	(2,932)	(1,357)	(7,493)	(7,829)	(8,288)	(8,820)	(1,735)	(1,154)	(3,188)	(2,362)	(65,272)
Total Operating Expenses													
Actual	117,551	71,597	50,424	67,963	76,590	83,980	47,915	97,647	30,805	22,591	59,784	76,758	803,603
Budget	57,214	57,546	57,210	65,791	57,203	57,894	57,926	57,444	66,610	55,606	55,565	57,230	703,239
Variance	60,337	14,051	(6,787)	2,172	19,387	26,085	(10,012)	40,203	(35,805)	(33,015)	4,218	19,528	100,364
Total Capital Expenditures													
Actual	27,629	14,935	3,219	24,445	21,146	16,857	-	231	1,580	13,380	2,778	20,108	146,308
Budget	16,831	9,720	9,720	9,720	9,720	9,720	9,720	9,720	4,785	4,785	4,785	4,785	104,008
Variance	10,798	5,215	(6,501)	14,725	11,426	7,137	(9,720)	(9,488)	(3,204)	8,595	(2,007)	15,323	42,299

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Cedar Grove
For the Period Ended April 30, 2026

	2026 YTD Actual	2026 YTD Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable)	
Beginning Cash Balance-Unrestricted/Held by Mgmt Agent	\$77,097				
Beginning Cash Balance-Designated	0				
Beginning Cash Balance-Restricted	7,375				
Total Beginning Resources	\$84,472				
Tenant Revenue	\$33,952	\$36,396	(\$2,444)	(6.7%)	
Operating Subsidy from HUD-PH	33,044	36,142	(3,098)	(8.6%)	
Other Operating Income	177	221	(44)	(19.8%)	
Total Operating Income	67,173	72,758	(5,585)	-7.7%	
Salaries	(14,624)	(15,272)	648	4.2%	
Benefits	(4,833)	(5,906)	1,073	18.2%	
Occupancy Expenses	(35,690)	(34,091)	(1,600)	(4.7%)	
Other Social Service Expenses	(10)	(78)	68	86.9%	
Administrative Expenses	(11,507)	(13,140)	1,633	12.4%	
Total Operating Expenses	(66,664)	(68,487)	1,823	2.7%	
Operating Cash Flow	509	4,272	(3,763)	(88.1%)	
Non-Operating Income	(1,072)	24,518	(25,590)	(104.4%)	(1)
Non-Operating Expenses	-	-	-	n/a	
Capital Expenditures	(19,804)	(19,138)	(665)	(3.5%)	(1)
Change in Designated Cash	-	-	-	n/a	
Change in Restricted Cash	500	-	500	n/a	
Transfers In/Out	-	-	-	n/a	
Others Sources/(Uses of Cash)	55,431	-	55,431	n/a	(3)
Non Operating Net Sources (Uses) of Cash	35,055	5,380	29,676	551.6%	
Net Change in Unrestricted Cash	\$35,564	\$9,652	\$25,913	268.5%	
Ending Cash Balance-Unrestricted/Held by Mgmt Agent	\$112,661				
Ending Cash Balance-Designated	0				
Ending Cash Balance-Restricted	6,875				
Total Ending Resources	\$119,536				

- 1) One unit upgrade was budgeted for the year and has been completed. The accompanying CFP fund draw is expected to occur next month.
2) Mainly due to the collection on outstanding tenant rent receivables and and increase in accounts payable.

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Hillsview
For the Period Ended April 30, 2026

	2026 YTD Actual	2026 YTD Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable)	
Beginning Cash Balance-Unrestricted/Held by Mgmt Agent	(\$61,171)				
Beginning Cash Balance-Designated	0				
Beginning Cash Balance-Restricted	10,600				
Total Beginning Resources	(\$50,571)				
Tenant Revenue	\$73,330	\$72,525	\$806	1.1%	
Operating Subsidy from HUD-PH	74,012	77,619	(3,607)	(4.6%)	
Other Operating Income	230	282	(52)	(18.3%)	
Total Operating Income	147,572	150,426	(2,853)	-1.9%	
Salaries	(42,924)	(44,253)	1,329	3.0%	
Benefits	(14,171)	(16,940)	2,768	16.3%	
Occupancy Expenses	(28,894)	(66,924)	38,030	56.8%	(1)
Other Social Service Expenses	(31)	(150)	119	79.5%	
Administrative Expenses	(37,253)	(38,257)	1,004	2.6%	
Total Operating Expenses	(123,273)	(166,524)	43,251	26.0%	
Operating Cash Flow	24,299	(16,098)	40,397	250.9%	
Non-Operating Income	27,901	16,140	11,761	72.9%	(2)
Non-Operating Expenses	-	-	-	n/a	
Capital Expenditures	(18,043)	-	(18,043)	n/a	(2)
Change in Designated Cash	-	-	-	n/a	
Change in Restricted Cash	75	-	75	n/a	
Transfers In/Out	-	-	-	n/a	
Others Sources/(Uses of Cash)	68,388	-	68,388	n/a	(4)
Non Operating Net Sources (Uses) of Cash	78,321	16,140	62,181	385.3%	
Net Change in Unrestricted Cash	\$102,620	\$41	\$102,578	247,594.7%	
Ending Cash Balance-Unrestricted/Held by Mgmt Agent	\$41,449				
Ending Cash Balance-Designated	0				
Ending Cash Balance-Restricted	10,525				
Total Ending Resources	\$51,974				

- 1) A \$20K vendor reimbursement related to an advance payment for an elevator project was received. Also, due to timing of utility invoices. Occupancy expenses are expected to increase as the year progresses.
- 2) Elevator door refurbishment and envelope and balconies repair costs totaling \$16K were incurred. Unbudgeted. This resulted in higher than budgeted CFP grant draws.
- 3) Mainly due to increase in accounts payable and receipt of CFP grant receivable.