

Housing Authority of the City of Sedro-Woolley

**Financial Statements
(With Supplementary Information)
and Independent Auditor's Report**

December 31, 2024

Housing Authority of the City of Sedro-Woolley

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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City of Sedro-Woolley

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Housing Authority of the City of Sedro-Woolley (the "Authority"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the business-type activities of the Authority, as of December 31, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may

involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards, as required by

Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and is also not a required part of the basic financial statements.

The financial data schedule and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 29, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CohnReznick LLP

Charlotte, North Carolina
September 29, 2025

Independent Auditor's Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards*

To the Board of Commissioners
Housing Authority of the City of Sedro-Woolley

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Sedro-Woolley (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 29, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Charlotte, North Carolina
September 29, 2025

Housing Authority of the City of Sedro-Woolley

**Schedule of Findings and Responses
December 31, 2024**

Our audit disclosed no findings that are required to be reported herein.

Housing Authority of the City of Sedro-Woolley

Management's Discussion and Analysis

This first section of the annual financial report presents a discussion and analysis of the Housing Authority of the City of Sedro-Woolley's (SWHA) financial performance during the year ended December 31, 2024. It should be read in conjunction with the Authority's financial statements, which immediately follow this section.

Located in Skagit County, Washington, the city of Sedro-Woolley officially merged the neighboring towns of Sedro and Woolley when it incorporated over 100 years ago. With a local population of approximately 11,690, SWHA currently operates two public housing developments—Hillsview and Cedar Grove. These two developments total 80 units and serve a diversified population including senior, disabled and family households.

The King County Housing Authority (KCHA) has a long-standing contract to manage and assist the Sedro-Woolley Housing Authority. SWHA has its own Board of Commissioners, which is responsible for approving its operating and capital budgets and overseeing programs. SWHA is charged by KCHA for the direct operating expenses of the two public housing developments. In addition, KCHA also charges for administrative services provided. These indirect costs are allocated to SWHA using established allocation methods, generally based upon the number of units.

The financial statements included in this report are in conformance with Generally Accepted Accounting Principles for governments.

2024 Financial Highlights

- Total assets of the Authority exceeded total liabilities at December 31, 2024 by \$1,817,391.
- Total revenues (operating and non-operating) for 2024 were \$910,649. Total expenses (operating and non-operating) were \$1,072,840. The change in net position was a decrease of \$87,184.

Overview of the Financial Statements

As required under the GASB 34 financial reporting standards, this annual report consist of two parts—the *basic financial statements*, and *required supplementary information*.

The following *basic financial statements* are included in this report:

- *Statement of Net Position*—reports the Authority’s current financial resources (short-term expendable resources) with capital assets and long-term debt obligations.
- *Statement of Revenues, Expenses and Changes in Net Position*—reports the operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions.
- *Statement of Cash Flows*—reports the Authority’s cash flows from operating, investing, capital and non-capital activities.
- The statements identified above are followed by a section of required supplementary information that further explains and supports the information found in the financial statements.

Financial Analysis of the Authority

Statement of Net Position:

The *Statement of Net Position* presents the assets, liabilities, and net position of the Authority at the end of the year. The purpose of the statement is to provide a snapshot of the financial condition of the Authority at a certain point in time. Table A-1 presents the Authority’s *Condensed Statement of Net Position* for 2024 and 2023. Supplementary information is provided in the accompanying notes that further explain and support the data presented in table A-1.

Table A-1, Condensed Statement of Net Position

Assets:	2024	2023
Current and other assets	\$ 215,869	\$ 252,670
Capital assets	1,717,946	1,743,955
Total Assets	<u>1,933,815</u>	<u>1,996,625</u>
Liabilities:		
Current and other liabilities	85,071	92,050
Noncurrent Liabilities	31,353	-
Total Liabilities	<u>116,424</u>	<u>92,050</u>
Net Position:		
Net investment in capital assets	1,717,946	1,743,954
Unrestricted	99,445	160,621
Total Net Position	<u>\$ 1,817,391</u>	<u>\$ 1,904,575</u>

Current and other assets, excluding capital assets, for the year ended December 31, 2024 total \$215,869 and are comprised of \$77,748 in cash and cash equivalents and \$102,791 in accounts receivables, and \$35,330 in other assets. Cash and cash equivalents increased by \$24,883.

Capital assets for the year ended December 31, 2024 are \$1.72 million. Included in this category are land and improvements, buildings and improvements, personal property, and construction-in-progress.

Total liabilities totaled \$116,424 at December 31, 2024, an increase of \$24,374 from 2023 primarily from accrued compensated absences, accounts payable and deferred rent revenue.

The Authority's current ratio reflects the relationship between current assets and current liabilities and is a measure of the Authority's ability to pay short-term obligations. At December 31, 2024, the Authority's current ratio was 2.54:1, a decrease from the previous year's current ratio of 2.74:1. This means that for every dollar in current liabilities there is \$2.54 in current assets.

Total net position decreased by \$87,184 during 2024. Net investment in capital assets decreased by \$26,008, primarily due to depreciation net of additions to construction-in-progress, while unrestricted net position decreased by \$61,176. Unrestricted net position decreased by 38% primarily due to increase in operating expenses.

Statement of Revenues, Expenses and Changes in Net Position:

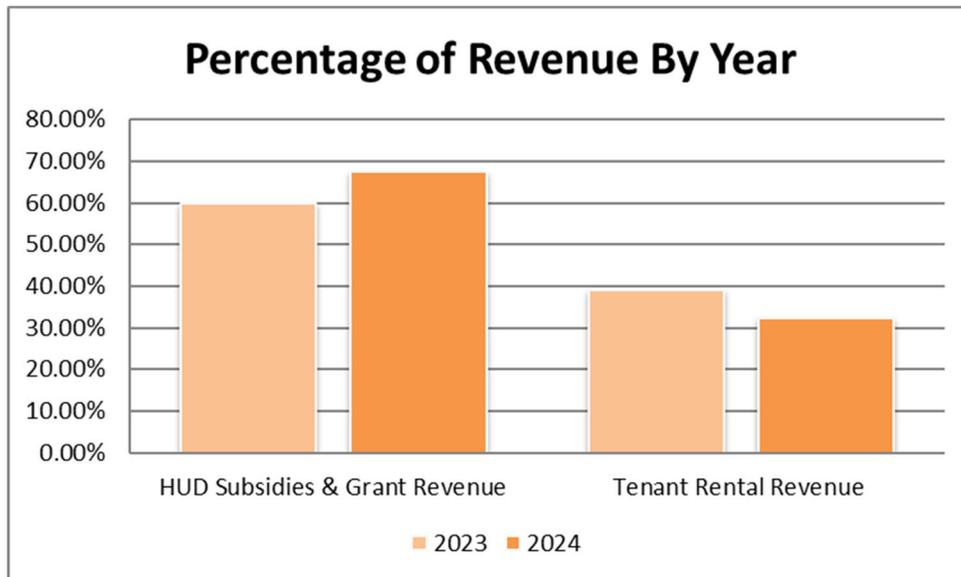
The purpose of the Statement of Revenues, Expenses and Changes in Net Position is to present the revenues earned by the Authority (both operating and non-operating) and the expenses incurred (operating and non-operating), and any other revenues, expenses, gains and losses received or spent by SWHA. Table A-2 represents the Authority's *Condensed Statement of Revenues, Expenses, and Changes in Net Position* for 2024 and 2023.

Table A-2, Condensed Statement of Revenues, Expenses and Changes in Net Position

	<u>2024</u>	<u>2023</u>
Operating Revenues	\$ 296,489	\$ 317,293
Net nonoperating revenues	614,160	491,261
Total Revenues	<u>910,649</u>	<u>808,554</u>
Operating expenses	<u>1,072,840</u>	<u>998,246</u>
Total Expenses	<u>1,072,840</u>	<u>998,246</u>
Excess or deficiency before contributions	(162,191)	(189,692)
Capital grant contributions	<u>75,007</u>	<u>12,031</u>
Change in Net Position	<u>(87,184)</u>	<u>(177,661)</u>
Beginning Net Position	<u>1,904,575</u>	<u>2,082,236</u>
Ending Net Position	<u>\$ 1,817,391</u>	<u>\$ 1,904,575</u>

Revenues are classified as operating or non-operating. Table A-3 shows the sources of operating revenues for 2023 and 2024.

Table A-3, Sources of Revenues for 2023 and 2024

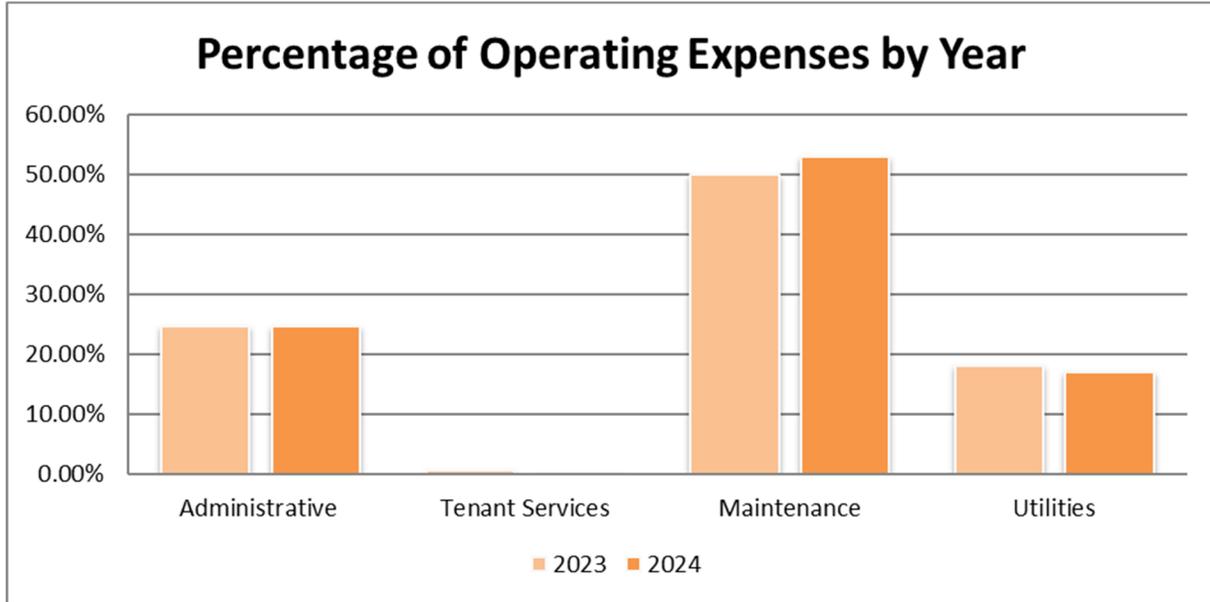


Operating expenses are amounts paid for providing housing to the Authority's tenants and administering the various programs. Total operating expenses (excluding depreciation), for 2024

were \$971,825. Costs included in operating expenses include: administrative, tenant services, maintenance, utilities, and other.

Table A-4 illustrates the operating expense break down by category. Increase in operating expense was mainly due to unbudgeted asphalt, fence, and roof repairs.

Table A-4, Operating Expenses for 2023 and 2024



Capital Assets

The Housing Authority of the City of Sedro-Woolley is committed to the ongoing rehabilitation and modernization of its housing inventory. Hillsview and Cedar Grove were both built in 1971.

Table A-5, Capital Assets for 2024 and 2023

	2024	2023
Land	\$ 59,287	\$ 59,287
Buildings and Improvements	4,306,856	4,306,856
Construction-in-progress	393,403	318,396
	<u>4,759,546</u>	<u>4,684,539</u>
Total accumulated depreciation	<u>(3,041,600)</u>	<u>(2,940,585)</u>
Net Capital Assets	<u>\$ 1,717,946</u>	<u>\$ 1,743,954</u>

Information about the Authority's capital assets is further presented in the financial statements Note 4 – Capital Assets.

Economic Factors Affecting the Authority's Future

The Authority receives the bulk of its operational funding from the United States Department of Housing and Urban Development (HUD) which, like all federal agencies, depends upon congressional appropriations. The current administration advocates severe funding cuts to programs administered by HUD; including completely defunding the Capital Fund Program. It is uncertain how much congress will appropriate.

Contacting the Authority's Financial Management

This financial report is designed to provide our stakeholders with a general overview of the Housing Authority's finances and to demonstrate SWHA's accountability for its resources. Any questions about this report, or requests for additional information, should be directed to the Vice President of Finance of the King County Housing Authority.

Housing Authority of The City of Sedro-Woolley
Statement Of Net Position
As of December 31, 2024

ASSETS:

Current Assets

Cash and cash equivalents	\$ 68,898
Restricted cash and cash equivalents	8,850
Receivables, net	102,791
Other current assets	35,330
Total Current Assets	<u>215,869</u>

Noncurrent Assets

Land, Buildings, and Equipment, net	
Nondepreciable	452,690
Depreciable	1,265,256
Total Noncurrent Assets	<u>1,717,946</u>
Total Assets	<u>1,933,815</u>

LIABILITIES:

Current Liabilities

Accounts payable	47,557
Accrued compensated absences	3,484
Tenant security deposits	8,850
Prepaid tenant rent	13,642
Other Current Liabilities	11,538
Total Current Liabilities	<u>85,071</u>

Noncurrent Liabilities

Accrued compensated absences - Noncurrent	<u>31,353</u>
Total Noncurrent Liabilities	<u>31,353</u>
Total Liabilities	<u>116,424</u>

NET POSITION:

Net investment in capital assets	1,717,946
Unrestricted	99,445
Total Net Position	<u>\$ 1,817,391</u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of The City of Sedro-Woolley
Statement of Revenues, Expenses and Changes in Net Position
For the 12 Month Period Ending December 31, 2024

Operating Revenues	
Tenant revenue	\$ 295,004
Other revenue	1,485
Total Operating Revenues	<u>296,489</u>
Operating Expenses	
Administrative	235,110
Tenant services	143
Maintenance	511,892
Utilities	162,742
Depreciation	101,015
Other expenses	61,938
Total Operating Expenses	<u>1,072,840</u>
Operating Income (Loss)	(776,351)
Nonoperating Revenues (Expenses)	
HUD subsidies and grant revenue	613,556
Investment income	604
Total Nonoperating Revenues (Expenses)	<u>614,160</u>
INCOME (LOSS) before contributions	(162,191)
Capital grant contributions	<u>75,007</u>
CHANGE IN NET POSITION	(87,184)
Beginning Net Position	1,904,575
Ending Net Position	<u><u>\$ 1,817,391</u></u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of The City of Sedro-Woolley
Statement of Cash Flows
For the 12 Month Period Ending December 31, 2024

Cash Flows from Operating Activities:	
Receipts from tenants	\$ 318,085
Payments to employees	(167,650)
Payments to suppliers of goods and services	(789,266)
Other receipts	1,511
Net cash used in operating activities	<u>(637,320)</u>
Cash Flows from Noncapital Financing Activities:	
Receipts from HUD	<u>661,599</u>
Net cash provided by noncapital financing activities	<u>661,599</u>
Cash Flows from Capital and Related Financing Activities:	
Capital grant contributions	75,007
Purchases of capital assets	<u>(75,007)</u>
Net cash provided by capital and related financing activities	<u>(0)</u>
Cash Flows from Investing Activities:	
Investment income	604
Other receipts (payments)	<u>-</u>
Net cash provided by investing activities	<u>604</u>
Net increase in cash, restricted cash and cash equivalents	24,883
Cash, restricted cash and cash equivalents - beginning of the year	<u>52,865</u>
Cash, restricted cash and cash equivalents -- end of the year	<u>\$ 77,748</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ (776,351)
Adjustments to reconcile operating income (loss) to net cash	
Used in operating activities:	
Depreciation expense	101,015
Change in assets and liabilities:	
Receivables	18,553
Inventories and other	(4,912)
Accounts payable	(4,692)
Other current liabilities	29,067
Net cash provided by (used in) operating activities	<u>\$ (637,320)</u>

The accompanying notes are an integral part of these financial statements.

Note 1 – Reporting Entity and Summary of Significant Accounting Policies

Reporting Entity

Primary Government

The Housing Authority of the City of Sedro-Woolley (the “Authority”) was created as a municipal corporation under the provisions of the State Housing Authorities Law (RCW 35.82) and the Housing Cooperation Law (RCW 35.83) in response to the Federal Housing Act of 1937. The Act created the United States Housing Authority, empowering it to make loans and annual contributions to local public housing agencies to assist in the development, acquisition and administration of low rent projects. The programs authorized under the Act, as amended, are now administered by the Department of Housing and Urban Development (HUD).

The King County Housing Authority (KCHA) has a long-standing contract to manage and assist the Authority. The Authority has its own Board of Commissioners, which is responsible for approving its operating and capital budgets and overseeing programs. The Authority is charged by KCHA for the direct operating expenses of the two public housing developments. In addition, KCHA also charges a fee for administrative services provided.

The Authority has been granted a broad range of powers to provide housing assistance to low-income households. The nationally recognized definition of a low-income family is a household earning less than 80 percent of the area’s median income, adjusted for family size. The Authority administers programs that serve housing needs.

Summary of Significant Accounting Policies

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described below.

Basis of Accounting

Accounting records are maintained according to the proprietary fund model that is similar to private business enterprises. The Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses during the reporting period. Actual results could differ from those estimates.

Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are tenant revenues. Operating expenses for proprietary funds include the cost of maintenance and repairs, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The basis for recognition of revenues and expenses is the accrual basis of accounting. Revenues are recorded when earned. Expenses are recorded when incurred. Revenue from operating subsidies and grants is classified as non-operating revenue. Revenue from capital grants is classified as capital grant contributions.

Cash, Cash Equivalents and Investments

Cash consists of Federal Depository Insurance Corporation (FDIC) insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, securities and other assets that are held primarily for the purpose of obtaining income or profit. Restricted cash and cash equivalents as of December 31, 2024 include \$8,850 of tenant security deposits.

Receivables and Bad Debts

Receivables consist primarily of rents due from tenants. Annually, tenant receivables are analyzed and the allowance for doubtful accounts is appropriately adjusted. No allowances existed at December 31, 2024 other than the allowance for tenant accounts receivable of \$217.

Capital Assets

Capital assets are recorded at historical cost in the land, structures, and equipment accounts. Donated assets are recorded at acquisition cost. The Authority defines capital assets as tangible items with an initial individual cost of at least \$5,000 if the item is equipment and \$50,000 if the item is real property or a capital improvement. Capital assets are depreciated using the straight-line method with depreciation commencing in the acquisition year and ceasing in the disposal year. Capital project costs clearly associated with the acquisition, development, and construction of a real estate project, including indirect costs and interest, are capitalized as a cost of that project.

Depreciable lives for the capital asset categories follow:

Land	No depreciation
Buildings	20 – 40 years
Improvements	15 years
Equipment	3 – 10 years
Construction-in-process	No depreciation

Maintenance and repairs are charged to expense when incurred. Management reviews land, structures, and equipment for possible impairment whenever events or circumstances indicate the carrying amount of an asset may not be recoverable. If there is an indication of impairment, management prepares an estimate of future cash flows expected to result from the use of the asset and its eventual disposition. If these cash flows are less than the carrying amount of the asset, an impairment loss is recognized to write down the asset to its estimated fair value.

Preparation of estimated expected future cash flows is inherently subjective and is based on management's best estimate of assumptions concerning expected future conditions.

Tax Liability

The Authority is by law exempt from all federal, state, and local taxes and assessments.

Compensated Absences

The liability for compensated absences reported on the statement of net position consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash. It is the Authority's policy to pay 100% of accumulated annual leave when an employee terminates employment from the Authority. As such, the value of annual leave earned but not used at year-end is accrued. Sick leave does not vest and is only paid to those separating from the Authority as retirees as defined by the state pension system. Because the amount of such payments is difficult to estimate, an accrual is made only when the actual payment amount is known.

Note 2 – Adoption of New Accounting Standards

a) New Accounting Standards Adopted

During 2024, the Authority adopted GASB Statement No. 100, Accounting Changes and Error Corrections – an amendment of GASB statement No. 62, will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The adoption of GASB Statement No. 100 had no material impact on the financial statements.

During 2024, the Authority adopted GASB Statement No. 101, Compensated Absences, will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability between governments that offer different types of leave. The adoption of GASB Statement No. 101 had no material impact on the financial statements.

b) New Accounting Standards to be Adopted in Future Years

GASB Statement No. 102, Certain Risk Disclosures, the objective of this Statement defines concentration and constraints related to inflows and outflows of resources which may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess and disclose on whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. This Statement is effective for fiscal years beginning after June 15, 2024.

GASB Statement No. 103, Financial Reporting Model Improvements, the objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement is effective for fiscal years beginning after June 15, 2025.

The Authority's management is currently evaluating these new standards to determine what impact they will have on the Authority.

GASB Statement No. 104, Disclosure of Certain Capital Assets, the objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement is effective for fiscal years beginning after June 15, 2025.

The Authority's management is currently evaluating these new standards to determine what impact they will have on the Authority.

Note 3 - Cash Deposits and Investments

The Authority is restricted in its cash deposits and investments to those allowed by RCW 35.82.070(6). In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC).

Insurance and Collateralization

Deposits that are in excess of the \$250,000 insured amount must be continuously and fully (100%) secured. Collateral, comprised of identifiable U.S. Government securities as prescribed by HUD, are pledged or set aside to secure these deposits. The Public Deposit Protection Act in effect in the State of Washington set up a multiple financial institution collateral pool to insure public deposits. This protection is in the form of securities pledged as collateral to the Public Deposit Protection Commission (PDPC) by all qualified depositories. In 1994, the Authority received a waiver from HUD that enabled it to make deposits in excess of \$100,000 in a qualified public depository because HUD determined that there were "adequate safeguards against the loss of Public Housing Authority funds."

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the maximum maturity of an investment to not greater than three years. Exceptions may be made for collateralization of repurchase agreements using investments not exceeding 30 years, for the investment of reserve funds, which can be invested up to 30 years if matched to an anticipated future cash flow, and for "step-investments" that increase interest payments at pre-defined times.

Credit Risk

The Department of Housing and Urban Development (HUD), Washington State law, and the Authority's investment policy all limit the instruments in which the Authority may invest. Not all Authority funds have the same restrictions. Following are some of the instruments in which any Authority funds, including Federal funds, may be invested:

- 1) Direct obligations of the Federal government backed by the full faith and credit of the United States
 - a) U.S. Treasury Bills.
 - b) U.S. Treasury Notes and Bonds.
- 2) Obligations of Federal government agencies, such as:
 - a) Government National Mortgage Association (GNMA) mortgage-backed securities.
 - b) GNMA participation securities.
 - c) Maritime Administration Bonds.
 - d) Small Business Administration Bonds.
- 3) Securities of Government Sponsored Agencies, such as:
 - a) Federal Home Loan Mortgage Corporation (FHLMC) notes and bonds.
 - b) Federal National Mortgage Association (FNMA) notes and bonds.

- c) Federal Home Loan Bank (FHLB) notes and bonds.
- d) Federal Farm Credit Bank (FFCB) notes and bonds.
- e) Student Loan Marketing Association (SLMA) notes and bonds.
- 4) Demand and savings accounts.
- 5) Money Market Deposit accounts.
- 6) Certain mutual funds.

Concentration of Credit Risk

The Authority diversifies its investments by security type and institution. SWHA follows the investment policy of KCHA which states: “With the exception of U.S. Treasury securities, investment agreements for trustee held funds, and authorized pools, no more than 15% of the Authority’s total investment portfolio will be invested in a single security type or with a single financial institution.

Valuation and Classification

Cash equivalents include deposits and investments that are readily convertible to cash. Instruments with an original maturity date of over 3 months are classified as investments. Cash and investments held for the future payment of long-term liabilities are classified as non-current assets. Cash and investments legally or contractually restricted as to use are classified as restricted.

The Authority is a voluntary participant in the Local Government Investment Pool, an external investment pool operated by the Washington State Treasurer. The pool is not rated and not registered with the SEC. Rather, oversight is provided by the State Finance Committee in accordance with RCW 43.250. Investments in the LGIP are reported at amortized cost, which is the same as the value of the pool per share. The LGIP does not impose any restrictions on participant withdrawals. As of December 31, 2024, the pool had an average days-to-maturity of 24 days and therefore is reported at cost.

A summary of cash and investments at December 31, 2024 follows.

	Unrestricted	Restricted	Total
Cash and Cash Equivalents:			
Depository	\$ 5,000	\$ -	\$ 5,000
Local Government Investment Pool	63,898	8,850	72,748
Washington State Investment Pool	-	-	-
Total Cash And Cash Equivalents	<u>\$ 68,898</u>	<u>\$ 8,850</u>	<u>\$ 77,748</u>

Note 4 – Capital Assets

The components and capital activity of land, structures and equipment follow.

	<u>Beginning Balances</u>	<u>Additions and Transfers-in</u>	<u>Disposals and Transfers-out</u>	<u>Ending Balances</u>
Nondepreciable:				
Land	\$ 59,287	\$ -	\$ -	\$ 59,287
Construction-in-progress	318,396	75,007	-	393,403
Total Nondepreciable	<u>377,683</u>	<u>75,007</u>	<u>-</u>	<u>452,690</u>
Depreciable:				
Buildings and Improvements	4,306,856	-	-	4,306,856
Total Depreciable	<u>4,306,856</u>	<u>-</u>	<u>-</u>	<u>4,306,856</u>
Total Capital Assets:	4,684,539	75,007	-	4,759,546
Less: Accumulated depreciation	<u>(2,940,584)</u>	<u>(101,016)</u>	<u>-</u>	<u>(3,041,600)</u>
	<u>\$ 1,743,955</u>	<u>\$ (26,009)</u>	<u>\$ -</u>	<u>\$ 1,717,946</u>

Note 5 - Risk Management

Sedro-Woolley Housing Authority (SWHA) has the responsibility to systematically and continuously identify potential exposure to losses in terms of frequency and severity probability, and to apply sound risk control and financing techniques to minimize the impact of those potential losses. SWHA Risk Management has implemented programs to protect the Housing Authority against accidental and criminal losses that would significantly affect personnel, property, or budget by using a combination of loss control programs, purchased commercial insurance, voluntary self-insurance, participation in a risk-sharing pool or group, and contractual risk transfer via indemnification agreements.

The Housing Authority has secured fidelity coverage through Travelers Insurance with a \$2,000,000 per occurrence/aggregate for all employees. Management liability coverage is provided by Chubb. Coverage includes public officials, errors & omissions, and employment practices liability coverage appropriate to the agency's scope of work with \$5,000,000 per occurrence/aggregate limit and a \$200,000 deductible on a claims made basis.

Buildings, contents, and rental income are insured through Philadelphia Insurance Company on a replacement-cost basis within a blanket policy. The per-loss deductible varies between \$5,000 for tax credit properties to \$25,000 for public housing and bond properties. Electronics and contents at SWHA office locations are insured on a replacement-cost basis within a blanket policy form. The per-loss deductible is \$1,000.

SWHA maintains cyber liability coverage with a \$5,000,000 per claim policy limit through Resilience (\$150,000 deductible). HAI Group provides a shared excess cyber liability policy in the amount of \$250,000.

Finally, KCHA maintains coverage for flood-related losses at specified properties as required by the U.S. Department of Housing and Urban Development. Requirements are based on identified risks related to local geographies.

No active claims are anticipated to exceed the applicable limits of insurance secured from any of the listed providers. Settled claims have not exceeded coverage purchased during the past five years.

Note 6 – Subsequent Event

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net position, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through September 29, 2025 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

**HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the 12 Month Period Ending December 31, 2024**

Federal Agency (Pass-Through Agency)	Federal Program	ALN Number	Other Award Number	Expenditures			Passed through to Subrecipients	Debt Liability Balance	Note
				From Pass- Through Awards	From Direct Awards	Total			
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Public and Indian Housing	14.850	S 004	\$ -	\$ 360,272	\$ 360,272	\$ -	\$ -	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Public Housing Capital Fund	14.872	WA01P030501-21	-	328,291	328,291	-	-	1,2
			Total CFDA 14.872	-	328,291	328,291	-	-	
			Total Federal Expenditures	\$ -	\$ 688,563	\$ 688,563	\$ -	\$ -	

The accompanying notes to the Schedule of Expenditures of Federal Awards are an integral part of this schedule.

NOTE 1 - BASIS OF ACCOUNTING

The Schedule of Financial Assistance is prepared on the same basis of accounting as the City of Sedro-Woolley Housing Authority's financial statements. (See Note 1 in the Notes to the Financial Statements.)

NOTE 2 - PROGRAM COSTS

The amounts shown as current year expenditures represent only the federal portion of the program costs. Entire program costs, including The Authority's portion, may be more than shown. Such expenditures are recognized following, as applicable, either the cost principles in the OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, or the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Authority has not elected to use the 10-percent de minimus indirect cost rate allowed under the Uniform Guidance.

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
111 Cash - Unrestricted	\$68,898			\$68,898
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$3,700	\$5,150		\$8,850
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$72,598	\$5,150	\$0	\$77,748
121 Accounts Receivable - PHA Projects	\$4,627	\$1,486		\$6,113
122 Accounts Receivable - HUD Other Projects	\$29,143	\$62,501		\$91,644
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$3,434	\$1,817		\$5,251
126.1 Allowance for Doubtful Accounts -Tenants	-\$217	\$0		-\$217
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$36,987	\$65,804	\$0	\$102,791
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$11,520	\$23,811		\$35,331
143 Inventories				
143.1 Allowance for Obsolete Inventories				
144 Inter Program Due From				

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
145 Assets Held for Sale				
150 Total Current Assets	\$121,105	\$94,765	\$0	\$215,870
161 Land		\$59,287		\$59,287
162 Buildings	\$516,537	\$3,270,426		\$3,786,963
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration				
165 Leasehold Improvements				
166 Accumulated Depreciation	-\$554,920	-\$2,486,680		-\$3,041,600
167 Construction in Progress	\$366,277	\$27,126		\$393,403
168 Infrastructure	\$383,139	\$136,753		\$519,892
160 Total Capital Assets, Net of Accumulated Depreciation	\$711,033	\$1,006,912	\$0	\$1,717,945
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$711,033	\$1,006,912	\$0	\$1,717,945
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$832,138	\$1,101,677	\$0	\$1,933,815
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$18,470	\$29,087		\$47,557
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$3,031	\$8,507		\$11,538

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
322 Accrued Compensated Absences - Current Portion	\$871	\$2,613		\$3,484
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government				
341 Tenant Security Deposits	\$3,700	\$5,150		\$8,850
342 Unearned Revenue	\$7,442	\$6,200		\$13,642
343 Current Portion of Long-term Debt - Capital				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$33,514	\$51,557	\$0	\$85,071
351 Long-term Debt, Net of Current - Capital Projects/Mortgage				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current	\$7,838	\$23,515		\$31,353
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$7,838	\$23,515	\$0	\$31,353
300 Total Liabilities	\$41,352	\$75,072	\$0	\$116,424
400 Deferred Inflow of Resources				

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
508.4 Net Investment in Capital Assets	\$711,033	\$1,006,913		\$1,717,946
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$79,753	\$19,692	\$0	\$99,445
513 Total Equity - Net Assets / Position	\$790,786	\$1,026,605	\$0	\$1,817,391
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$832,138	\$1,101,677	\$0	\$1,933,815

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
70300 Net Tenant Rental Revenue	\$99,715	\$187,459		\$287,174
70400 Tenant Revenue - Other	\$2,010	\$5,820		\$7,830
70500 Total Tenant Revenue	\$101,725	\$193,279	\$0	\$295,004
70600 HUD PHA Operating Grants	\$260,881	\$352,676		\$613,557
70610 Capital Grants	\$50,098	\$24,909		\$75,007
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants				
71100 Investment Income - Unrestricted				
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$523	\$962		\$1,485
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted	\$495	\$109		\$604
70000 Total Revenue	\$413,722	\$571,935	\$0	\$985,657
91100 Administrative Salaries	\$22,614	\$64,734		\$87,348
91200 Auditing Fees	\$3,799	\$11,398		\$15,197
91300 Management Fee	\$17,167	\$51,001		\$68,168

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
91310 Book-keeping Fee				
91400 Advertising and Marketing	\$34	\$101		\$135
91500 Employee Benefit contributions - Administrative	\$7,767	\$21,755		\$29,522
91600 Office Expenses	\$1,186	\$5,364		\$6,550
91700 Legal Expense	\$4,305	\$2,228		\$6,533
91800 Travel	\$195	\$586		\$781
91810 Allocated Overhead				
91900 Other	\$2,963	\$17,914		\$20,877
91000 Total Operating - Administrative	\$60,030	\$175,081	\$0	\$235,111
92000 Asset Management Fee				
92100 Tenant Services - Salaries		\$107		\$107
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$36			\$36
92500 Total Tenant Services	\$36	\$107	\$0	\$143
93100 Water	\$16,839	\$13,268		\$30,107
93200 Electricity	\$2,074	\$13,825		\$15,899
93300 Gas	\$1,918			\$1,918
93400 Fuel				
93500 Labor				
93600 Sewer	\$18,926	\$55,759		\$74,685
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense	\$16,650	\$23,483		\$40,133
93000 Total Utilities	\$56,407	\$106,335	\$0	\$162,742
94100 Ordinary Maintenance and Operations - Labor	\$22,542	\$66,274		\$88,816

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
94200 Ordinary Maintenance and Operations - Materials and	\$136,612	\$95,391		\$232,003
94300 Ordinary Maintenance and Operations Contracts	\$63,748	\$97,740		\$161,488
94500 Employee Benefit Contributions - Ordinary Maintenance	\$7,447	\$22,138		\$29,585
94000 Total Maintenance	\$230,349	\$281,543	\$0	\$511,892
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$9,939	\$17,011		\$26,950
96120 Liability Insurance	\$5,443	\$15,048		\$20,491
96130 Workmen's Compensation	\$839	\$2,516		\$3,355
96140 All Other Insurance				
96100 Total insurance Premiums	\$16,221	\$34,575	\$0	\$50,796
96200 Other General Expenses				
96210 Compensated Absences	\$2,753	\$8,388		\$11,141
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents				
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$2,753	\$8,388	\$0	\$11,141
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$365,796	\$606,029	\$0	\$971,825
97000 Excess of Operating Revenue over Operating Expenses	\$47,926	-\$34,094	\$0	\$13,832
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$31,205	\$69,811		\$101,016
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$397,001	\$675,840	\$0	\$1,072,841
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$16,721	-\$103,905	\$0	-\$87,184
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$774,065	\$1,130,510	\$0	\$1,904,575
11040 Prior Period Adjustments, Equity Transfers and	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	239	714	0	953
11210 Number of Unit Months Leased	236	699	0	935
11270 Excess Cash	\$56,261	-\$20,670	\$0	\$35,591
11610 Land Purchases	\$0	\$0	\$0	\$0
11620 Building Purchases	\$50,098	\$25,930	\$0	\$76,028
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0

HA City of Sedro Woolley (WA030)

TUKWILA, WA

Project Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	WA030000103	WA030000155	OTHER PROJ	Total
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0