

VERDANT HEALTH COMMISSION
PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
Regular Meeting - AGENDA
July 23rd, 2025
8:00 a.m. to 9:30 a.m.

The public can participate in person at the Verdant Community Wellness Center or join via Zoom by visiting <https://us02web.zoom.us/j/88942297873> Meeting ID: 889 4229 7873 or the call-in number is 253-215-8782.

	<u>ACTION</u>	<u>TIME</u>	<u>PAGE</u>
A. Call to Order	---	8:00 am	---
B. Land & Enslaved People's Acknowledgement	---	8:00 am	3
C. Consent Agenda:	Action	8:01 am	4-14
1. Approval of Minutes:			
a. June 25, 2025, Board Meeting			
2. Superintendent Discretionary Request – Community Health Services			
D. Public Comments (limit 3 minutes per speaker)	Information	8:03 am	---
E. Executive Committee Report		8:13 am	
1. Resolution 2025-03	Action		15-17
F. Superintendent Report	Information	8:16 am	---
1. Marketing Update			
a. Edmonds Foodbank Video			
b. Mental Health Moments Video			
2. Community Building Demolition – Timeline			
G. Program Committee Report	Information	8:30 am	
1. 2026 Funding Cycle Summary Update			---
2. CHS Update			
H. Finance Committee Report		8:35 am	
1. June 2025 Financial Report	Information		18-28
2. Authorization of Warrants and Electronic Disbursements	Action		29
I. Public Comments (limit 3 minutes per speaker)	Information	8:55 am	
J. Commissioner Comments	Information	9:05 am	---

K. Adjourn

9:15 am

Upcoming Dates:

- Regular Board of Commissioners Meetings
 - 8/27/2025 8:00 AM to 10:00 AM
 - 9/24/2025 8:00 AM to 10:00 AM
- Special Board of Commissioners Meetings
 - 7/28/2025 4:00 PM to 5:30 PM
 - 9/10/2025 5:00 PM to 7:00 PM
 - 9/22/2025 5:00 PM to 7:00 PM

– Land & Enslaved People’s Acknowledgment –

We respectfully acknowledge that this meeting is being held on the traditional lands of Duwamish, Skokomish, Snohomish, Snoqualmie, and Suquamish and other Coast Salish Tribes.

PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON
VERDANT HEALTH COMMISSION

BOARD OF COMMISSIONERS

Regular Meeting

Hybrid: In-Person at Verdant Community Wellness Center and via Zoom

June 25, 2025

8:00 a.m.-9:30 a.m.

**Commissioners
Present**

Carolyn Brennan, Secretary
Deana Knutsen, Commissioner
Jim Distelhorst, MD, Commissioner
Bob Knowles, Commissioner
Karianna Wilson, President

Staff

Dr. Lisa Edwards, Superintendent
Riene Simpson, Director of Finance
Ceil Erickson, Director of Community Impact
Kyla Morgan, Executive Assistant and Office Manager
Chase Toscano, Contracts Manager
David Lee, Digital Marketing & Communications Manager
Humaira Barlas, Fiscal Specialist
Elise Berndahl, Marketing Intern

Visitors

Mathew Stopa, Moss Adams
Courtney Amonsens, SAO
Wally Webster, The ACCESS Project
Mara Marano-Bianco, Edmonds School District
Jennifer O'Neill, Edmonds School District
Dale Kaemingk, Mayor of Brier
Tom Burley, Lahai Health

Call to Order

The regular meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 8:03 a.m. by President Wilson.

**Land and
Enslaved People's
Acknowledgement**

President Wilson read the land acknowledgement aloud.

Consent Agenda

Commissioner Distelhorst made a motion to approve all items included on the consent agenda, Commissioner Knutsen seconded. Motion passed.

Consent Agenda (E:34:25)

1. Approval of Minutes:

- a. May 5, 2025, Special Board Meeting
- b. May 28, 2025, Board Meeting
- c. June 10, 2025, Special Board Meeting

Public Comment

1. Wally Webster, 98037 - Mr. Webster has lived in Lynnwood for 37 years. He came to the meeting to speak about the ACCESS Project, for which he is the founding President. He shared the project's mission to use innovative tactics to engage youth before they become involved in criminal or destructive behavior, noting that seven young people have been lost to gun violence since 2020. He emphasized the importance of providing support and guidance before situations escalate into violence and thanked the District for funding the ACCESS Project, stating it is saving lives.
Mr. Webster expressed deep appreciation for the staff, especially Mr. David Lee, recognizing his exceptional commitment to supporting youth, including volunteering his own time and consistently attending every Cops and Youth basketball game. The speaker commended the prioritization of child, adolescent, and young adult mental health, urging leaders to also consider mental health challenges that fall outside the clinical scope—such as depression, child abuse, sexual abuse, substance abuse, and trauma in schools. They closed by expressing concern over the ongoing loss of young lives to suicide.
2. Jennifer O'Neill, 98036 – Ms. O'Neill, a nurse serving the Edmonds School District and school-based health centers, shared an update focused on behavioral health services at Meadowdale and Mountlake Terrace. These services address issues such as anxiety, depression, test anxiety, and oral health, while also offering activities, photo booths, and mental health resources. Student-led initiatives have been developed to promote available support through letters and Instagram, with monthly themes and school-wide advertising.
Telehealth services have been launched at Scriber Lake, with Edmonds Heights scheduled to begin telehealth in the fall. Additionally, the Community Health Center (CHC) and the Edmonds School District jointly applied for and received approval to open a clinic in Lynnwood. They are now considering applying for a Snohomish County grant to expand services to all four schools.
3. Dale Kaemingk, Mayor of Brier, 98036 – Mayor Kaemingk of Brier spoke in support of seeking funding to improve Brier parks, specifically to replace the outdated bathroom facilities. He commended the focus on mental health,

noting that in his role as Mayor, he has witnessed more mental health challenges than he would like. Drawing on his background working with children at the elementary, middle, and high school levels, he emphasized the importance of outdoor activity, healthy eating, and play for youth well-being. While the park is otherwise functioning well, the lack of proper restrooms is deterring families and children from using it. The Mayor urged support for funding to upgrade the facilities and help encourage more outdoor engagement in city parks.

Executive Committee Report

Executive committee met last week to approve the agenda, and no action was taken.

Superintendent Report

Dr. Edwards shared several updates and acknowledgments. The community impact team successfully launched the current funding cycle, which will close on July 11. A recent Community Roundtable, hosted by Ms. Erickson and Mr. Toscano, focused on resiliency and moving forward during uncertain times. Dr. Edwards thanked the finance team for their role in a successful audit and for supporting smooth operations, as well as Ms. Morgan and the finance team for their work on both the front and back ends of the recent remodel.

1. Marketing Update

1. Dr. Edwards also recognized the marketing team's efforts on summer events and introduced Ms. Elise Berndahl, the new marketing intern from Edmonds College. Ms. Berndahl will be creating media content and stories that highlight the long-term impact of legacy programs supported by Verdant. Additionally, Mr. Lee is working with C+C, a marketing consultant, to analyze Verdant's current marketing strategy.

Program Committee Report

1. Convening Update

1. Ms. Erickson provided an update on the convening efforts. Ms. Helphand has met with each commissioner individually, and a summary of consensus areas will be shared once complete. A special board meeting with Ms. Helphand is scheduled for July 28th, with read-ahead materials expected in the second week of July.

The Verdant Community Roundtable took place yesterday, June 24th, with 30 in-person and 25 virtual attendees. Commissioners Distelhorst and Knutsen participated. Julie Davidson facilitated a conversation on resilient leadership, and the event included networking and discussions related to the 2026 funding cycle. Commissioner Distelhorst raised concerns about immigration policies affecting health access, noting that fear is preventing

some from attending medical appointments. Unlike Oregon, Washington does not have protections preventing ICE from entering medical facilities. Telehealth is being explored to support these populations. Commissioner Knutsen shared feedback from a participant struggling with facility costs, suggesting collaboration among groups to reduce overhead. South County Fire supported the idea of aligning overlapping services due to funding cuts. The roundtable highlighted sustainability and collaboration as key areas to explore and Commissioner Knutsen felt they were great starting points for Verdant to explore further.

South County Fire is working with Lynnwood Police on a collaborative funding request this cycle. There is interest in evolving current systems and using seed funding to replicate innovative models seen elsewhere in the state, key partners may include VOA, 211, and Homage.

Commissioner Wilson asked which partners are seeing missed appointments—Lahai, CHC, and the Community Health Coalition, among others, report high cancellation and rescheduling rates. Food banks are also facing significant impacts.

Finance Report

1. Moss Adams Audit

1. Independent auditor Mathew Stopa, Moss Adams, presented the audit findings (E:35:25). A representative from the State Auditor's Office was present for the review in preparation for the upcoming bi-annual state audit. The field work began just over a month ago, with District staff audit preparations beginning in April. This includes schedule preparation and support as requested by the Moss Adams team. All proceeded smoothly, reflecting the strong organization and responsiveness of the finance team. The District received a clean, unmodified opinion under government auditing standards. Two new accounting standards, GASB 100 and GASB 101, were adopted for 2024 but had immaterial impact to Verdant. There were no significant deficiencies, or issues surrounding internal control. Mr. Stopa reviewed year over year financial benchmarks showing consistent asset levels since 2021, with long-term lease receivables comprising the majority of assets. There were \$5.4 million in new fixed asset additions, (net of depreciation reductions) representing construction in progress for the Langer Clinic, offset by depreciation. Current liabilities remain very low relative to leases, and the District's net

position has been trending positively, reaching \$105.3 million in 2024.

Program expenses continue to account for the majority of Verdant spending accounting for 61% of total expenditures, a slight decrease from 64% the previous year, though total spending increased, largely due to growth in professional service expenses. The District has invested \$45.8 million into the community over the last five years, including \$7.9 million for 2025. Ms. Simpson thanked the audit team for their efforts and expressed appreciation for the smooth audit process.

**2. Review
Financial
Statements &
Cash Activity**

2. Ms. Simpson presented the May 2025 financial reports (E:36:25), highlighting any atypical transactions compared to prior months. There is a surplus cash balance due to the large levy payment in May. Ms. Simpson is evaluating an additional reserve transfer of \$500,000 while demolition and Langer Clinic final payments are under review. A discussion ensued. Given uncertainties around these two items a transfer of additional cash was tabled. Depreciation and amortization are under budget due to Langer remodel delays, with substantial completion still pending. A retroactive adjustment will be made upon completion. Although investment income saw an unrealized market loss in May, due to bond market volatility, it has since recovered in June. A favorable operating income variance of \$71,000. External program expenses are on track, while operational expenses are overbudget. Drivers are noted in the report footnotes.

**3. Authorization
of Warrants
and Electronic
Disbursements**

3. Authorization for payment of vouchers and electronic disbursements:
Warrants Reference A, No. 16867 through 16894, Warrants Reference B, No. T241 through T281, no warrants Reference C, for May in the amount of \$321,160.28 were presented for approval as well as electronic disbursements in the amount of \$1,121,418.04 for total disbursements of \$1,442,578.32 (E:37:25).

Motion was made by Commissioner Knutsen, seconded by Commissioner Distelhorst, and passed unanimously to approve the warrants & electronic disbursements as presented.

**4. Community
Building
Demolition
ITB**

4. The Board discussed the Community Building demolition and budget noting approximately \$100,000 in costs incurred to date for architectural, civil engineering and permitting costs required. The

demolition permit is valid for one year. The ITB is in process finalizing timelines for all components of the bid process. South County Fire (SCF) has remaining funds available from Department of Ecology (DOE) grant that can be utilized for remediation planning. This allowed for \$50,000 in funding to be applied to development of the extended cleanup plan with a timeline of December 31, 2025. SCF has also committed some of its own resources to this planning. The cleanup plan is separate from any demolition related work currently as it is still in study and planning phase. The District as owner, is managing the demolition. The ITB for demolition will be ready and posted in early July, with bid approval targeted for August. Bids are expected to exceed \$350,000 due to Brownfield site status. Commissioner Distelhorst will serve on the selection committee. This demolition was not budgeted for 2025 as it was not anticipated in September of 2024. Additional information has become available throughout the review process and Commissioners agreed to move forward with a developing demolition plan. Costs are more firmly estimated, timing is optimum, and the ecological data has become clearer. Circumstances suggest to mitigate costs and risks to the District that demolition should take place as soon as possible.

The board went on to discuss whether delaying or foregoing demolition given updated costs was prudent, and whether it would impact the sales price.

Superintendent Edwards clarified that although SCF's purchase agreement remains in draft form (without price) every indication from their leadership is they wish to continue pursuing purchase. This is evidenced by their receipt of DOE funds and continued work to establish the clean-up plan including investing their own funds in the process. Superintendent Edwards has been in conversation with SCF Fire Chief whereby they continue to express their desire to purchase the property. Ms. Simpson emphasized that the purchase price would need to be negotiated based on a market study as required by statute while also accounting for the clean-up costs. We are in a unique situation given the clean-up funds are available only to the purchaser not the District. It was further noted that we have incurred over \$125,000 in costs already, plus ongoing maintenance and insurance costs if the building remains of approximately \$65,000 annually. All commissioners expressed support for proceeding with demolition to reduce liability and enable reinvestment.

Motion was made by Commissioner Knutsen, seconded by Commissioner Distelhorst, to let the ITB for the Community Building demolition and passed unanimously to approve.

Public Comments

1. Tom Burley, 98020 – Mr. Burley resided in the 98037 zip code for the last 32 years, but has spent the last year in 98020. Mr. Burley shared his appreciation for the District, drawing from his 17 years in construction and understanding of unexpected costs. He began with an apology for previously overlooking the Health Commission during voting, which changed after joining the Lahai Health Board and reviewing their finances. There, he recognized Verdant's significant contributions. In 2025, Lahai Health served 800 unduplicated patients through 4,100 appointments and 9,000 volunteer hours. Mr. Burley praised the organization's volunteer efficiency, which inspired him to seek a board position. He invited commissioners to visit the facility, just a 12-minute walk from Verdant to the Scriber Lake location, which now includes a new dental clinic proudly displaying Verdant's name, alongside their mobile dental van.

Commissioner Comments

Commissioner Knutsen thanked the staff for all their hard work and felt the Community Roundtable was fantastic and gave her a lot of ideas to help the community moving forward. Commissioner Knowles thanked commissioners for participating with Ms. Helphand to help move the convening forward. Commissioner Brennan found the conversations exciting and energizing. She also thanked Ms. Simpson for her hard work for getting through an audit in such an expedited manor. Commissioner Wilson and commissioner Brennan thanked Mr. Toscano for his updates on the funding cycle. Commissioner Distelhorst dittoed the other comments.

Adjournment

The meeting was adjourned at 9:24 a.m. by President Wilson.

ATTEST BY:

President

Secretary



July 21, 2025

Support for Center for Human Services Fire Recovery

The Program Committee discussed potential support for Center for Human Services (CHS), whose Lynnwood building was lost to a fire on July 6th. Verdant staff have been in communication with CHS regarding short-term support options, including temporary space at the Langer Building and funding through the Superintendent Discretionary Fund.

CHS is trying to serve clients virtually and in the community with no service interruptions. To support their immediate operational recovery, the Program Committee recommends a \$25,000 award from the Superintendent Discretionary Fund. These funds would be used for:

- Therapy kits and clinical materials for 55 staff
- Replacement of program curricula
- Deposit for new location and replacing office equipment

In addition, the Program Committee supports providing CHS with the equivalent of three months' use of Suite 110 at the Langer Building. However, the value must still be recorded in Verdant's financials. The associated cost can be covered through the existing operating budget or the remaining superintendent discretionary funds.

Together, these two actions would either utilize the remaining balance of the Superintendent Discretionary Fund or draw funds from the current operating budget. If another urgent need arises before the end of the budget year, the Board has the option to consider increasing the fund's allocation.



DISCRETIONARY FUNDING REQUEST

ORGANIZATION NAME:	Center for Human Services	EIN or tax status:	23-7082323
PROJECT TITLE:	Emergent Needs After Fire	REQUEST AMOUNT:	\$25,000
Completed by:	Beratta Gomillion, Executive Director	Date:	7/10/2025
Point of Contact Email:	bgomillion@chs-nw.org	Phone:	206-631-8802
Proposed Start Date:	7/10/2025	Proposed End Date:	9/10/2025

PRIORITY AREA

Primary Priority Area (same fields we use for annual)

Secondary Priority Area (same fields we use for annual)

OVERVIEW

1. Organization Background and Alignment with Verdant Strategic Priorities:

Briefly describe the organization's background and how its program(s) align with one or more of Verdant's priority areas (see also Verdant website for more priorities):

- Food Security
- Healthcare Access
- Mental Health

Center for Human Services (CHS) is a nonprofit behavioral health and family support agency with over 55 years of experience in Snohomish County. We provide office-based and school-based mental health services, substance use disorder treatment, Wraparound with Intensive Services (WISe), infant and early childhood mental health, and family support including parenting classes. We deliver accessible, trauma-informed care for children, youth, and families who often face barriers accessing services.

2. Project Scope (the “what” and “how”)

Briefly describe the scope of the project for which funds are requested, how the funds will be applied, and the capacity in place to ensure the successful implementation of the project.

This request is for emergency funding to help recover from a fire that occurred at our Lynnwood site on July 6th, which destroyed the building housing three critical mental health programs. Despite the loss, CHS has maintained uninterrupted services through

community-based sessions and virtual supports. However, the fire has created urgent, unbudgeted needs.

Requested funds would support:

- Re-creation of therapy kits for 55 displaced staff
- Replacement curricula for mental health programs
- Deposits for a temporary/new location program site
- Replacement of office equipment

We are acting swiftly to identify a temporary location and ensure service continuity. While insurance will cover some losses, significant gaps remain, especially in the timely replacement of client-facing tools.

3. Population Beneficiaries (the “who”)

Briefly describe the population benefiting from the proposed activities or services and estimate the percentage residing in [Verdant Service Area](#). Verdant funding is required to support residents in the Verdant Service Area.

1. Children and youth with intensive mental health needs and their families
2. Infants and toddlers experiencing attachment disorders or other mental health issues
3. Pregnant women and postpartum parents seeking mental health services

We estimate that at least 85% of the clients in these programs reside in the Verdant Service Area.

4. Desired Outcomes

Briefly describe realistic outputs and/or outcomes over the proposed performance period.

With these funds, we will:

- Replace therapy kits and key therapeutic materials for use by 55 staff members
- Ensure no disruption in services for over 150 families served monthly in affected programs
- Resume full in-person services once a new site is secured

5. Key Partners

If the project’s implementation involves other partner agencies, briefly provide the organization name(s) and their role.

Our current partners include:

- Our insurance provider (assessing damage and coverage)
- Local fire department (investigation and safety guidance)

- Temporary facility contacts and school district partners assisting with space solutions
- Verdant (long time partner and potential supporter during this recovery)

6. Project Budget

Provide an activity-based budget to describe how requested funds will be allocated to support the scope described in question 2.

We respectfully request flexibility in the use of funds to respond to emerging needs. A preliminary budget includes:

- \$10,000 – Therapy kits and clinical materials (therapeutic toys, games, books, sensory tools)
- \$5,000 – Curriculum replacement for early childhood and prenatal programs
- \$5,000 – Securing temporary facilities while relocation efforts are conducted.
- \$5,000 – Equipment replacement (laptops, printers, and other office equipment)

CHS will submit a final itemized expense report for any funds allocated.

7. ADDITIONAL COMMENTS

We are proud of our team's rapid response to this crisis and grateful for Verdant's continued partnership in reaching out and providing support. We welcome the opportunity to provide updates or meet with Commissioners to share how these funds help restore critical services.

PUBLIC HOSPITAL DISTRICT NO. 2
SNOHOMISH COUNTY, WASHINGTON
RESOLUTION NO. 2025-03

A RESOLUTION of the Board of Commissioners (the “Board”) of Public Hospital District No. 2, Snohomish County, Washington (the “District”), accepting the resignation of the District’s superintendent and authorizing a retention agreement.

WHEREAS, RCW 70.44.070 requires the District to appoint a superintendent of the District (the “Superintendent”) by resolution adopted by the Board; and

WHEREAS, RCW 70.44.070 further requires that the Superintendent be appointed for an indefinite time and receive such compensation as the Board may establish by resolution; and

WHEREAS, Lisa Edwards was appointed as the District’s Superintendent by Resolution No. 2020-03, adopted by the Board on June 24, 2020; and

WHEREAS, Ms. Edwards has tendered her resignation as the Superintendent and the Board desires to retain the Ms. Edwards as Superintendent through a transition period ending August 31, 2025, and secure her services on a limited basis thereafter to ensure that the District’s operations continue smoothly while the District transitions to new leadership; and

WHEREAS, to provide an incentive to Ms. Edwards to remain as the Superintendent through the transition period and perform limited services after the transition period, the District desires to enter into a retention agreement with Ms. Edwards substantially in the form presented to, and reviewed by, the Board (the “Retention Agreement”); NOW, THEREFORE,

BE IT RESOLVED by the Board of Commissioners of Public Hospital District No. 2, Snohomish County, Washington, that effective as of August 31, 2025, the District accepts Ms. Edwards resignation as the Superintendent of the District.

BE IT FURTHER RESOLVED by the Board of Commissioners of Public Hospital District No. 2, Snohomish County, Washington, that the Retention Agreement is hereby approved and that the Chair of the Board is authorized and directed to execute the Retention Agreement on behalf of the District and deliver the Retention Agreement to Ms. Edwards.

ADOPTED AND APPROVED by the Commission of Public Hospital District No. 2, Snohomish County, Washington, at a regular open public meeting thereof this 23rd day of July, 2025, the following Commissioners being present and voting in favor of the adoption of the resolution.

President and Commissioner

Commissioner

Commissioner

Commissioner

Secretary and Commissioner

I, the undersigned, Secretary of the Commission of Public Hospital District No. 2, Snohomish County, Washington, hereby certify that the attached copy of Resolution No. 2025-___ is a true and correct copy of the original resolution adopted on July 23, 2025, as that resolution appears on the Minute Book of the District.

DATED this 23rd day of July, 2025.

Carolyn Brennan
Secretary of the Commission

PHD #2, Snohomish County-Verdant Health Commission

Balance Sheet					
As of May 2025 & June 2025					
Ref		5/31/2025	6/30/2025	Month Change	Comments:
1	ASSETS				
2	Current Assets-				
3	Cash Balance	4,225,507	3,686,667	(538,839)	Excess over operating cash requirement of \$2.9M is for remaining construction cash flow and demolition costs
4	Accounts Receivable	(42,476)	(4,309)	38,168	5/31/25 prepaid rent reclass entry was not recorded-balance sheet impact only
5	Other Current Assets				
6	Clearing Account	7,411	7,411	-	Receivable for FUTA tax refund in process with Paychex-still in process-District is Exempt-Paychex resubmitted amended return April 2025
7	Investments/Reserve	62,980,612	63,624,715	644,103	June; monthly reserve transfer in \$229k; Interest income \$211k; Unrealized gain market recovery from May of \$232k
8	Prepaid Expenses	253,195	236,282	(16,914)	Prepaid Prop & Casualty Insurance; Broker commissions for PSG & Swedish tenant lease renewals (expensed monthly) and other prepaid operating expenses.
9	M&O Tax Levy Receivable	(98,900)	(27,774)	71,126	
10	Short Term Lease Receivable	4,490,480	4,490,480	-	GASB 87 Balance forward from 12/31/2024-
11	Subtotal Other Current Assets	67,632,798	68,331,114	698,315	
12	Total Current Assets	71,815,829	72,013,472	197,644	
13	Long Term Assets-				
14	Fixed Assets-Net of Depreciation	26,885,227	27,570,752	685,524	Includes construction in progress of \$8.3 MM-Including all accumulated costs associated with Langer Clinic Refresh-Currently reclassifying to depreciable assets
15	Tenant Improvements-Net of Amortization	59,256	58,439	(817)	Net Balance in unamortized tenant improvements (EMC \$51k & Swedish Clinic new costs incurred to date- \$9k out of TI Allowance \$327,942 expires 6/30/26)
16	Lease Receivables-LT Lease and Interest Receivable	252,017,721	252,017,721	-	GASB 87-LT rent receivable Balance forward from 12/31/2024
17	TOTAL ASSETS	350,778,032	351,660,383	882,351	GASB 87: Interim monthly adjustments are not being made to the financial statements for the impacts on lease and interest revenue under the standard. A single adjustment is recorded at year end, December 31.
18	LIABILITIES & NET POSITION				
19	Current Liabilities-				
20	Accounts Payable & Unclaimed Property	46,056	46,407	350	
21	Credit Cards	3,620	2,013	(1,607)	
22	Tenant Prepaid Rents	1,041,361	1,077,406	36,044	July prepaid rents for Hospital, Swedish Clinics and other tenants paid by 6/30/2025;
23	Other Payables & Accruals	175,133	184,089	8,956	Business Taxes, Accrued Operating Expenses, Tenant Security Deposits
24	Construction Retainage	275,394	307,297	31,903	Retention on construction invoices at 5%
25	Accrued Salary & Benefits	54,060	53,513	(546)	
26	L&I Self-Insured Reserve	125,000	125,000	-	Reserve for self funded L&I claims and pension adjustments. Set at \$125k by L&I.
27	Total Current Liabilities	1,720,625	1,795,725	75,100	
28	Long Term Liabilities-				
29	Deferred Inflow of Resources	240,343,069	240,343,069	-	GASB 87 balance forward at 12/31/24
30	Total Long Term Liabilities	240,343,069	240,343,069	-	
31	TOTAL LIABILITIES	242,063,693	242,138,793	75,100	
32	NET POSITION	108,714,339	109,521,590	807,251	Change in Net Position is Net Income for June 2025 \$807,251
33	TOTAL LIABILITIES & NET POSITION	350,778,032	351,660,383	882,351	

Denotes accounts impacted by GASB 87 Lease Standard Adjustments through 12/31/2024--

PHD #2, Snohomish County-Verdant Health Commission

Statement of Income

Months Ending May 2025 & June 2025

Ref	Month of May 2025	Month of June 2025	Month Change Inc/(Dec)	Comments
1 Operating Revenue				
2 Cash Lease Revenues (Base, CAM, Taxes)	1,067,456	1,067,309	(147)	
3 Deferred Rent Adjustments	-	-	-	
4 Award Repayments	-	-	-	
5 Total Operating Revenue	1,067,456	1,067,309	(147)	
6 Program Funding and Operating Expenses				
7 Programs				
8 Program Funding-All Categories	514,494	553,214	38,720	Includes All Program Payments, External Awards & Internal program costs. Effective January 25-Calendar year awards with one cycle only.
9 Operating Expenses			-	
10 Salaries, Benefits & Contracted Staff	125,353	112,606	(12,747)	
11 Professional Development/Planning	1,816	1,000	(816)	
12 Professional Services	75,431	66,078	(9,353)	Legal, HR, Property Related Costs, IT, Audit Fees
13 Purchased Services	44,348	41,532	(2,816)	Regular recurring services for properties; including janitorial, landscape, parking lot maint; & security.
14 Supplies, Postage, Dues, Software Subscriptions	9,001	7,681	(1,320)	
15 Repairs, Maintenance & Insurance	27,811	27,562	(250)	
16 Utilities	15,957	15,462	(495)	
17 Business Taxes	4,999	4,985	(14)	B&O and Leasehold Taxes
18 Marketing	8,227	9,809	1,582	Advertising & partner event sponsorships
19 Election Fee	-	-	-	
19 Depreciation	77,963	77,691	(272)	
20 Amortization	818	818	-	
21 Contingency	-	-	-	
22 Total Operating Expenses	391,724	365,223	(26,501)	
23 Total Program and Operating Expenses	906,218	918,436	12,219	
24 Net Operating Income (Loss)	161,238	148,872	(12,366)	Net Operating Income June \$148,872
25 Other Income / (Expense)			-	
26 Other Income		21,232	21,232	June-Medicaid MQIP Reimbursement via AWP
27 Self Funded L&I Reimbursements	-	-	-	
28 Self Funded L&I (Expenses)	(858)	(833)	25	
29 Levy Income	223,035	223,035	-	Monthly Levy Revenue (straight line)
30 Total Other Income / (Expense)	222,177	243,434	21,257	
31 Net Income (Loss) after Other Income / (Expense)	383,415	392,306	8,891	Net Income after Other Income / (Expense) June 2025 \$392,306
32 Investment Income-Net of Unrealized Gains (Loss)	(36,413)	414,945	451,359	Details: June 2025: interest \$211,256 Realized Loss (\$28,170) Unrealized Gain \$231,859;Total \$414,945
33 Net Income (Loss)	347,001	807,251	460,250	Net Income Month of June 2025 \$807,251

**Statement of Income-Actual v Budget
Month and YTD Ending June 2025**

	Month V Budget				YTD Vs Budget			Notes
	June 25 Actual Month	June 25 Budget Month	Month Fav (Unfav) Variance		June 25 Actual YTD	June 25 Budget YTD	YTD Fav (Unfav) Variance	
1 Income								
2 Operating Revenue-	1,067,309	1,067,261	47	F	6,471,237	6,399,871	71,366	F 1. A
3 Expenses								
4 Program Expenses-All Categories	553,214	590,029	36,815	F	3,240,516	3,285,366	44,850	F 3 timing
5 Operating Expenses & Contingency	286,715	286,764	49	F	1,996,837	1,853,048	(143,788)	U 4
6 Depreciation & Amortization	78,508	116,687	38,179	F	481,217	700,122	218,905	F 4
7 Total Expenses	918,437	993,481	75,044	F	5,718,570	5,838,537	119,967	F Net
8 Operating Income (Loss)	148,872	73,781	75,091	F	752,667	561,334	191,334	F
9 Levy and Other Non Operating Income / (Expense)								
10 Other Income	21,232	-	21,232	F	22,383	-	22,383	F 1. B
11 Levy Income	223,035	223,035	(0)		1,338,211	1,338,211	(0)	1. B
12 Investment Income-Net of Unrealized Gains (Losses)	414,945	149,159	265,787	F	1,861,427	894,953	966,475	F 1. B
13 Self Insured L&I Reimbursements	-	-	-		217,000	-	217,000	F 1 B
14 Self Insured L&I Expenses	(833)	(2,170)	1,337	F	(5,993)	(13,023)	7,030	F 5
15 Total-Non Operating Income / Expense	658,379	370,023	288,356	F	3,433,028	2,220,141	1,212,887	
16								
17 Net Income (Loss) After Other Income	807,251	443,804	363,447	F	4,185,695	2,781,474	1,404,221	F Denotes key variance drivers
Reference					YTD 2024			
					2,188,904	1,355,915	832,989	F

1. A Revenues-Operating \$71k over budget

Lease Income - Reflects base, CAM, and any tenant specific bill backs. Interim statements are on accrual basis not adjusted for GASB 87 lease standard. Bill backs are not budgeted. \$19k YTD over budget. Vacant Bldg Rental Revenue \$1k
Award Repayments - Not a budgeted item; \$47k YTD over budget

1. B Revenues-Non Operating

Levy Income-2025 Rate of \$223k per month;

Self Insured Insurance Reimbursements-Line 13 Total received YTD is \$217k; unbudgeted. Payment from reinsurer for costs in excess of self insured cap. (2022 to 2024 pension costs)

Investment Income-The District does not budget for market gains or losses only interest income. Details for YTD June 2025; Interest Income: \$1,260,065, /Realized Gain \$44,574 Unrealized Gain \$556,788

Miscellaneous Unbudgeted income of Medicaid reimbursement program \$22k

2. GASB 87 Lease and Interest Income

This standard was implemented retroactive to 2021 at the end of 2022. Annual revenue (lease and interest) entries related to the GASB 87 standard **are not recorded on an interim basis** to the internal management use financials so as not to distort the interim financials and budget reviews. All adjustments are made at year end. As a result these interim statements do not reflect monthly adjustments to revise income to the standard. They reflect standard accrual based revenue and receivables

3. Expenses-All Program: Under budget \$45k--

This includes:

External Awards-(Competitive, CHART, VOA 211, Superintendent Discretionary) \$1k over budget--timing/rounding of payments from Fluxx

Internal Programs-(Nutrition, Multicultural, Mental Health, and Outreach) \$45k underbudget.

4. Expenses-Operating Operating Expenses line 5 are over budget \$144k for 6 months ending 6/30/25

The primary drivers are **S&B, Professional Services, Repairs & Maint and Purchased services**. **S&B** is over budget due to PTO and Severance payouts. **Legal** is overbudget by \$63k YTD 2025. **Other Property Consulting** is over budget by \$41k and **Other professional consulting & accounting** services by \$14k. **Repairs and maintenance** is over budget by \$22k due to unanticipated elevator repairs at Langer and Wellness Center--this negative budget variance will reduce as the budget year progresses. **Purchased services** for the facilities is over budget by \$28k due to additional weather related parking lot services.(deicing & snow removal), unanticipated tree removal at Langer of \$7k and higher than budgeted costs from CPM, the contracted property maintenance vendor. Have since audited this contract and reduced unnecessary service calls. **Depreciation** is underbudget by \$219k as it was anticipated Kruger Clinic costs would be capitalized and depreciated by 1/1/2025. Depreciation expense will be trued up in the July financials.

5. Expenses-Non Operating

Self Insured Expenses-Administrative Fees, Claim Costs-YTD are \$7k under budget, there have been no claim or pension costs incurred yet in 2025.

Expense Trends As a Percentage of Lease and Levy Revenue-DRAFT for new charts
As reviewed by Finance Committee 7/14/25

		YTD 6/30/25	2024	2023	2022	2021
New Presentation Data						
\$ Lease and Levy Revenues \$						
	Leases	\$ 6,424,083	12,538,468	12,213,458	11,854,470	11,692,801
	Levy	\$ 1,338,211	2,607,391	2,601,952	2,504,026	2,466,425
	Total Lease and Levy Revenues	\$ 7,762,294	\$ 15,145,859	\$ 14,815,410	\$ 14,358,496	\$ 14,159,226
Opex \$						
category	Program Expense	\$ 3,240,516	\$ 7,931,903	\$ 8,073,996	\$ 9,781,276	11,556,795
	Operating Expenses + Self Insured	\$ 2,002,830	\$ 3,971,789	\$ 3,260,481	\$ 3,192,692	2,784,980
	Depreciation & Amortization Expense	\$ 481,217	\$ 1,096,719	\$ 1,226,779	\$ 1,282,941	1,464,179
	Total Expense	\$ 5,718,570	\$ 12,949,239	\$ 12,520,975	\$ 14,212,195	15,805,954
Opex %						
category	Program	42%	52%	54%	68%	82%
	Operating	26%	26%	22%	22%	20%
	Depreciation & Amortization	6%	7%	8%	9%	10%
	Total Expense as % of Lease and Levy Revenue	74%	85%	85%	99%	112%

Current Presentation-Expenses as a % of total expense versus revenue

Total Expenses Including Depreciation	\$ 5,718,570	\$ 12,949,239	\$ 12,520,975	\$ 14,212,195	\$ 15,805,954
Total Expenses Excluding Depreciation	\$ 5,237,353	\$ 11,903,692	\$ 11,334,477	\$ 12,973,968	\$ 14,341,775

Opex by Category as % of Total

	YTD 6/30/2025	
Program	\$ 3,240,516	57%
S&B	\$ 788,939	13%
Professional Services	\$ 464,699	14%
All Other Operating Expenses	\$ 743,199	8%
Depreciation	\$ 481,217	8%
Total	\$ 5,718,570	100%

YTD 2025 Program Spending v Total Budget

For review and discussion by Program and Finance Committees 7/14/2025

For Internal Reference

6/30/2025

YTD June 2025 Actual	Full Year 2025 Budget	% of Budget Incurred	Remaining 2025 Budget at 6/30/2025	Notes	Committed 7/1/25- 12/31/25	Estimated uncommitted budget at 6/30/25
		50.00%				
3,001,050	6,000,000	50.02%	2,998,950	fully committed	-2,998,950	0
57,650	115,120	50.08%	57,470	fully committed-paid semi annual	-57,470	0
46,470	92,763	50.10%	46,293	fully committed-paid semi annual	-46,293	0
50,000	100,000	50.00%	50,000	no other commitments at 6/30/25	0	50,000
3,155,170	6,307,883	50.02%	3,152,713		-3,102,713	50,000
21,121	90,350	23.38%	69,229	\$10k Winco paid 7/1/25; \$20k remaining budget will be issued	-30,000	39,229
7,489	30,000	24.96%	22,511	Approximately \$9k of remaining budget is yet to be paid on contracts	-9,077	13,434
54,480	85,000	64.09%	30,520	\$12,500 of remaining budget is committed to SC Fire Foundation	-12,500	18,020
2,256	15,700	14.37%	13,444	Estimating remaining costs for partner roundtables and CHNE event	-17,000	-3,556
85,346	221,050	38.61%	135,704		-68,577	67,127
3,240,516	6,528,933	49.63%	3,288,417		-3,171,290	117,127

Notes:

Award Refunds

\$47,153 in prior year awards returned from partners in 2025, these funds are recorded in revenue not as a <> to program expenses
 \$22,716 from VOA Hotel Voucher Program 2024 and 2025 awards/ \$24,437 refunded from Edmonds School District 2024 Award

2025 Internal Program Contracts

Project Girl-exercise and cooking classes	\$	3,300
House of Wisdom-food/snacks for tutoring	\$	3,000
Inside Health Institute-Workshops	\$	3,000
Sound Dietitians-nutrition programming	\$	3,600
Korean Community Service Center-vaccine clinic	\$	2,320
Harvest at Home	\$	2,000
6056.4 VOA original 2025 Temp Shelter	\$	25,000
6056.4 South County Fire Foundation -Temporary Shelter*	\$	37,500
6059 Lynnwood Events Center-CHNE \$15,000 other \$2,000	\$	17,000
6053.3 Edmonds Waterfront Center-Cooking Demos	\$	12,000
6053.1 WinCo Food Cards*	\$	30,000
Total	\$	138,720

*Not contracted

source of contract Data is CE 5/2025

Public Hospital District #2 of Snohomish County, dba Verdant Health Commission

YTD 6.30.25 Budget vs. Actual-Expanded View

As reviewed by Finance Committee 7/14/2025

Accrual Basis

Draft

	Jan - Jun 25 Actual	Jan-Jun 25 Budget	\$ Over (under) Budget	Reference
Ordinary Income/Expense				
Income				
5000 · Rental Income	6,424,083.41	6,399,870.58	24,212.83	
5900 · Award Repayments	47,153.62	0.00	47,153.62	
Total Income	6,471,237.03	6,399,870.58	71,366.45	
Gross Profit	6,471,237.03	6,399,870.58	71,366.45	
Expense				
Programmatic Work	3,240,516.34	3,285,366.48	-44,850.14	
Operating Expense Details:				
6100 · Wages, PR Taxes & Benefits	788,938.77	693,327.60	95,611.17	C
6200 · Professional Services	464,698.74	350,424.78	114,273.96	C
6300 · Taxes/Licenses	30,860.58	30,172.86	687.72	
6400 · Supplies & All Other	66,194.78	69,689.15	-3,494.37	
6500 · Utilities	105,223.86	110,433.08	-5,209.22	
6620 · Repairs-Maint-Insurance	180,102.55	157,591.52	22,511.03	C
6650 · Purchased Services	307,360.44	279,409.50	27,950.94	C
6670 · Marketing & Communications	38,343.41	90,250.00	-51,906.59	timing D
6680 · Professional Devel & Planning	5,895.96	9,250.00	-3,354.04	
6700 · Depreciation and Amortization	481,216.74	700,121.90	-218,905.16	timing D
6800 · Contingency	9,217.50	62,499.96	-53,282.46	
Total Expense	5,718,569.67	5,838,536.83	-119,967.16	
Net Ordinary Income	752,667.36	561,333.75	191,333.61	
Other Income/Expense				
Other Income				
Non Operating Revenue				
8000 · Miscellaneous Income	22,383.39	0.00	22,383.39	
8040 · Self Insured Reimbursements	216,999.59	0.00	216,999.59	B
8050 · Levy Revenue (M&O) (G&O)	1,338,210.72	1,338,210.77	-0.05	
8070 · Investment Income (Loss)	1,861,427.37	894,952.50	966,474.87	B
Total Non Operating Revenue	3,439,021.07	2,233,163.27	1,205,857.80	
Total Other Income	3,439,021.07	2,233,163.27	1,205,857.80	
Other Expense				
Non-Operating Expense				
8940 · Self Insured L&I Expense	5,993.12	13,022.74	-7,029.62	
Total Non-Operating Expense	5,993.12	13,022.74	-7,029.62	
Total Other Expense	5,993.12	13,022.74	-7,029.62	
Net Other Income	3,433,027.95	2,220,140.53	1,212,887.42	
Net Income	4,185,695.31	2,781,474.28	1,404,221.03	A

Overall the District Net Income is ahead of budget by \$1.4MM as of 6/30/2025-(A). Investment income and Self Insured Reimbursements (B) on the income side are exceeding the unplanned expense variances in S&B, Professional services, Repairs and Maintenance and Purchased Services (C). Under budget variances in Marketing and Depreciation are timing only and will level out by year end (D). Professional services are expected to exceed budget for the year dby approximately \$400k due to Legal, and demolition costs. The contingency of \$100k will partially offset.

PHD #2 Snohomish County-Verdant Health Commission

Warrants

June 2025

Ref	Type	Date	Num	Name	Amount	Memo
1	Warrants:					
2	1002 - Wells Warrant Acct *2717					
3	Check	06/04/2025	16895	Dynamic Computing, Inc.	6,883.76	A 6.1.25 Inv. #44363 IT Tech & Software Subscription
4	Check	06/04/2025	16896	JDG Strategic Services for Leaders & Team	0.00	VOID: 5/2025 - Virtual Team Learning Experience "No Meeting Day" Name Updated
5	Check	06/16/2025	16897	Colehour and Cohen Inc	0.00	VOID: Verdant PR & Marketing Communication Services - Name Updated
6	Check	06/16/2025	16898	City of Edmonds	0.00	VOID: 2025 Movies in the Park Sponsorship - Name Updated
7	Check	06/16/2025	16899	City of Lynnwood	14,792.00	A636 - 2025 Scout Program - Payment 6 of 12
8	Check	06/16/2025	16900	Division 10 Signs	5,254.28	6/10/25 Inv. #2572 & #2573 Payment
9	Check	06/16/2025	16901	Dynamic Computing, Inc.	135.49	05/25 - IT Support Services
10	Check	06/16/2025	16902	Filo Fajardo	200.00	Inv. #053125 Accounting Services
11	Check	06/16/2025	16903	Health Care Authority	8,686.69	06/2025 Employee Health Insurance
12	Check	06/16/2025	16904	Inside Health Institute	750.00	05/28/25 - Community Education "Self Care Presentation"
13	Check	06/16/2025	16905	MLT Cares	2,500.00	2025 MLT Cares Sponsorship
14	Check	06/16/2025	16906	Payden & Rygel	10,471.00	05/25 - Monthly Investment Advisory Service Fee
15	Check	06/16/2025	16907	Project Girl Mentoring Program	75.00	5/2025 - Zumba Session
16	Check	06/16/2025	16908	Wells Fargo	4,715.13	5/2025 Credit Card Bill Payment
17	Check	06/16/2025	16909	Colehour and Cohen Inc	1,395.00	Verdant PR & Marketing Communication Services
18	Check	06/16/2025	16910	City of Edmonds	3,500.00	2025 Movies in the Park Sponsorship
19	Check	06/25/2025	16911	Baker Tilly US LLP	12,600.00	Client #614892 - 2024 Audit Services
20	Check	06/25/2025	16912	Carney Badley Spellman	172.50	05/2025 Legal Services - Facilities Evaluation
21	Check	06/25/2025	16913	KMD Architects	13,110.75	5/2025 Professional Services for Site Demo Plan progress billing 4
22	Check	06/25/2025	16914	Latino Educational Training Institute	750.00	2025 Latino Expo Booth and Support
23	Check	06/25/2025	16915	Pacific Office Automation	15.78	06/10/25 Inv. #359961 Quarterly Overage Printing
24	Total - Wells Fargo Warrant Acct *2717				86,007.38	A
25						
26	1005 - PHD#2 Umpqua -Property Mgmt Trust Acct *1792					
27	Check	6/10/2025	T282 a	Armstrong Services	1,520.00	B 6/1/25 Inv. #14145 Verdant Janitorial Services
28	Check	6/10/2025	T282 b	Armstrong Services	10,747.00	6/1/25 Inv. #14121 Langer Janitorial Services
29	Check	6/10/2025	T282 c	Armstrong Services	635.33	5/30/25 Inv. #14154 Langer Clinic Routine Floor Maintenance
30	Check	6/10/2025	T282 d	Armstrong Services	756.16	5/30/25 Inv. #14155 Pressure Washing South Entry at Langer
31	Check	6/10/2025	T283 a	Camden Gardens, Inc.	552.5	5/30/25 Inv. #41358 2025 Irrigation System Start Up at Langer
32	Check	6/10/2025	T283 b	Camden Gardens, Inc.	222.37	6/1/25 Inv. #41475 June Interior Monthly Maintenance
33	Check	6/10/2025	T283 c	Camden Gardens, Inc.	753.64	6/1/25 Inv. #41474 June Seasonal Monthly Maintenance
34	Check	6/10/2025	T283 d	Camden Gardens, Inc.	2,506.58	6/1/25 Inv. #41473 June Exterior Monthly Maintenance
35	Check	6/10/2025	T284	Cochran, Inc.	2,342.60	5/29/25 Inv. #78145001 - 30-day metering of Panel H1
36	Check	6/10/2025	T285 a	Comcast - Acct # 933676367	774.18	Acct. #933676367 - Verdant June Internet Service
37	Check	6/10/2025	T285 b	Comcast - Acct # 905447969	687.86	Acct. #905447969 May 2025 Verdant Phone/Internet
38	Check	6/10/2025	T286	Commercial Property Maintenance, Inc.	2,871.06	6/3/25 Inv. #116290 Langer Ground Cleaning for Opening Ceremony
39	Check	6/10/2025	T287 a	Guardian Security Systems, Inc.	873.03	6/1/25 Inv. #1616885 July - Sept 2025 Access CCTV/Integration at Verdant
40	Check	6/10/2025	T287 b	Guardian Security Systems, Inc.	55.25	6/1/25 Inv. #1620397 Fire Alarm Monitoring at Verdant
41	Check	6/10/2025	T287 c	Guardian Security Systems, Inc.	117.68	6/1/25 Inv. #1620398 Verdant AES Radio Monitoring/Elevator Emerg. Phone
42	Check	6/10/2025	T288 a	JSH Properties Inc	1,000.00	5/31/25 Inv. #Verdant-0525MF Verdant Management Fee
43	Check	6/10/2025	T288 b	JSH Properties Inc	6,174.08	5/31/25 Inv. #Verdant-0525MF Langer Management Fee
44	Check	6/10/2025	T288 c	JSH Properties Inc	800	5/31/25 Inv. #Verdant-0525MF Value Village Management Fee
45	Check	6/10/2025	T288 d	JSH Properties Inc	2,500.00	6/6/25 Langer Clinic (Refresh Inv. #25)
46	Check	6/10/2025	T289 a	Pacific Facility Services	939.25	6/4/25 Inv. #WO-3907 Value Village Parking lot Cleanup
47	Check	6/10/2025	T289 b	Pacific Facility Services	2,265.25	B 6/4/25 Inv. #WO-3910 Removed Large Tree at Langer Clinic

PHD #2 Snohomish County-Verdant Health Commission

Warrants

June 2025

Ref	Type	Date	Num	Name	Amount	Memo
48	1005 - PHD#2 Umpqua Trust Acct. *1792 - Continued					
49	Check	6/10/2025	T289 c	Pacific Facility Services	3,867.50	B 6/4/25 Inv. #WO-3904 Removed/Disposed off debris
50	Check	6/10/2025	T290 a	Property Maintenance Com/Res	1,102.00	6/1/25 Inv. #JSH.VT 063025.1 Verdant Security
51	Check	6/10/2025	T290 b	Property Maintenance Com/Res	1,102.00	6/1/25 Inv. #JSH.OVV 063025.1 Value Village Security
52	Check	6/10/2025	T291	Puget Sound Energy	79.2	4/23/25-5/22/25 Value Village Gas Utility
53	Check	6/10/2025	T292	Republic Services	2,956.60	05/01-05/31-Trash/Recycle Service at Langer
54	Check	6/10/2025	T293	Schindler Elevator Corporation	389.77	6/1/25 Inv. #8106906665 Monthly Prev. Maintenance at Verdant
55	Check	6/10/2025	T294 a	Snohomish County PUD	5,377.36	04/26/25-05/29/25 Langer Electricity
56	Check	6/10/2025	T294 b	Snohomish County PUD	652.64	04/26/25-05/29/25 Value Village Electricity
57	Check	6/10/2025	T295 a	Waste Management	775.4	6/1/25 Inv. 2107209-2677-8 Verdant Trash/Recycling
58	Check	6/10/2025	T295 b	Waste Management	188.32	6/1/25 Inv. 2107209-2677-0 Verdant Trash/Recycling
59	Check	6/19/2025	T296 a	Armstrong Services	615.34	6/12/25 Inv. #14193 Langer Carpet Cleaning
60	Check	6/19/2025	T296 b	Armstrong Services	227.88	6/12/25 Inv. #14194 Pressure Washing at Verdant Dumpster
61	Check	6/19/2025	T297	Batmaster	539.55	6/9/25 Inv. #1060553 Service Call- Backflow testing at Langer
62	Check	6/19/2025	T298	Bulger Safe & Lock, Inc	989.32	6/11/25 Inv. # WO-237521 Disconnected power/replaced bad lever trim with new
63	Check	6/19/2025	T299	Columbia Roofing	3,224.35	6/11/25 Inv. #24765 Roof Inspection/Debris Cleanup
64	Check	6/19/2025	T300 a	Commercial Property Maintenance, Inc.	298.35	6/10/25 Inv.. #116333 Checked Graffiti/Removed Trash at Value Village
65	Check	6/19/2025	T300 b	Commercial Property Maintenance, Inc.	2,412.63	6/10/25 Inv.. #116332 Removed/Replaced Exit Sign, Pickup Trash, Checked Plumbing
66	Check	6/19/2025	T301	Cosco Fire Protection	180	6/13/25 Inv. #1000725953 Wet Sprinkler Quarterly Inspection
67	Check	6/19/2025	T302	JPC Architects	7,311.30	6/11/25 Inv. #56517 Langer Refresh Construction Review & Support
68	Check	6/19/2025	T303	National Construction Rentals, Inc	219.19	6/5/25 Inv. #7852998 Temporary Panels at Value Village
69	Check	6/19/2025	T304 a	Pacific Facility Services	911.63	6/11/25 Inv. #WO-3905 Removed/Replaced 18 LF Curbing & Debris
70	Check	6/19/2025	T304 b	Pacific Facility Services	5,663.13	6/11/25 Inv. #WO-3908 Prepared Landscaping Bed Areas at Langer
71	Check	6/19/2025	T304 c	Pacific Facility Services	1,502.80	6/13/25 Inv. #WO-3917 Prepared landscaping beds/installed white rocks at Langer
72	Check	6/19/2025	T305	Allied Universal Security Services	8,707.60	05/23/25-06/5/25-Security Service at Langer
73	Check	6/19/2025	T306	Ziply Fiber	69.88	425-672-6783-010603-5 - 06/07/25 to 07/06/25 Langer
74	Check	6/19/2025	T307	Ziply Fiber	154.9	425-673-5011-111914-5 - 06/07/25 to 07/06/25 Langer
75	Check	6/19/2025	T308	Ziply Fiber	141.6	425-744-0744-070396-5 - 06/07/25 to 07/06/25 Langer
76	Check	6/27/2025	T309	Aardvark Services Corp.	106.42	06/15/25 - Inv. #245467 Langer Parking Sweeping
77	Check	6/27/2025	T310	City of Edmonds - Utilities	1,268.27	04/22 - 6/20/25 Acct. #4-50025 Value Village Water/Sewer
78	Check	6/27/2025	T311 a	Commercial Property Maintenance, Inc.	119.34	6/17/25 Inv. #116388 Checked Graffiti/Picked Up Trash at Value Village
79	Check	6/27/2025	T311 b	Commercial Property Maintenance, Inc.	2,224.97	6/17/25 Inv. #116386 Checked Lighting/Plumbing/Graffiti at Langer
80	Check	6/27/2025	T312 a	Pacific Facility Services	1,049.75	Inv. #WO-3906 06/2/25-Installation Mulch in sloped area at Langer
81	Check	6/27/2025	T312 b	Pacific Facility Services	6,630.00	Inv. #WO-3909 05/30/25-Replaced drainage pipe/connected to downspout system
82	Check	6/27/2025	T312 c	Pacific Facility Services	3,892.55	Inv. #WO-3986 06/09/25-Replaced 6 broken sprinkler heads & installed 3 heads to entrance
83	Check	6/27/2025	T312 d	Pacific Facility Services	2,839.99	Inv. #WO-3967 06/06/25-Installed plants & trees by main entrance
84	Check	6/27/2025	T313	Puget Sound Energy	56.63	05/21/25-06/20/25-21558 Highway 99-Gas
85	Check	6/27/2025	T314	RDH Building Science Inc	1,888.88	6/13/25 Inv. #63513 Langer Envelope Consulting
86	Check	6/27/2025	T315	Snohomish County PUD	1,145.22	5/23/25-6/22/25 Verdant Electricity
87	Check	6/27/2025	T316	Allied Universal Security Services	8,404.32	Inv. #17215238 06/06/25-06/19/25-Security Service
88	Check	6/27/2025	T317	Western Exterminator Company	290.65	6/23/25 Inv. #79080410 Langer Pest Control Services
89	Total - PHD#2 Umpqua Trust Acct *1792				118,671.05	B
90						
91	1003 - Wells Fargo Work Comp Acct *2725				0.00	C
92	Total - Wells Fargo Work Comp Acct				0.00	C
93						
94	Total Warrants June 2025				204,678.43	A-C

PHD #2 Snohomish County-Verdant Health Commission
Electronic Disbursements
June 2025

Ref	Type	Date	Num	Name	Amount	Memo
1	Wells Fargo Operating Acct *2709					
2	Electronic Payments-A/P					
3	ACH	06/02/2025	ACH 3094	AmeriFlex Business Solutions	31.60	D 06/02/25 Inv. #4712564 Employee FSA Claims
4	ACH	06/02/2025	ACH 3095	Corebridge	2,835.58	PPE 5.24.25 Ck Date 5.29.25 EE Deferral
5	ACH	06/02/2025	ACH 3096	Corebridge	2,046.15	PPE 5.24.25 Ck Date 5.29.25 ER Contribution
6	ACH	06/05/2025	ACH 3097	Principal Life Insurance Co.	138.34	1019549-10001, STD, LTD, Life & ADD Premium
7	ACH	06/09/2025	ACH 3098	AmeriFlex Business Solutions	177.52	6/6/25 Inv. #4716350 Employee FSA Claims
8	ACH	06/11/2025	ACH 3099	Wells Fargo Merchant Services	70.00	Monthly Merchant #487970294996 Service Fee
9	ACH	06/11/2025	ACH 3100	Wells Fargo	1,251.52	Monthly Client Analysis Svc Chrg #10828766
10	ACH	06/11/2025	ACH 3101	Paychex	10,223.53	PPE 6.7.25 Ck Date 6.12.25 Payroll Taxes
11	ACH	06/11/2025	ACH 3102	Paychex	30,465.07	PPE 6.7.25 Ck Date 6.12.25 Net Payroll
12	ACH	06/12/2025	ACH 3103	AmeriFlex Business Solutions	28.75	6/2/25 Inv. #879483 FSA Claims Admin Fee
13	ACH	06/12/2025	ACH 3104	Paychex	234.98	PPE 6.7.25 Ck Date 6.12.25 Payroll Processing Fee
14	ACH	06/13/2025	ACH 3105	Paychex	50.00	Payroll Admin Fee - Statement #30976355
15	ACH	06/16/2025	ACH 3150	AmeriFlex Business Solutions	240.76	6/13/25 Inv. #4723687 Employee FSA Claims
16	ACH	06/20/2025	ACH 3151	US Bank	229,157.33	June 2025 Reserve Transfer
17	ACH	06/20/2025	ACH 3152	Paychex	141.02	6/5/25 Inv. #10023567 Monthly Time & Attendance Fee
18	ACH	06/20/2025	ACH 3153	Paychex	268.73	6/18/25 Inv. #2025061801 Payroll Service Fee
19	ACH	06/24/2025	ACH 3156	Corebridge	2,049.98	PPE 6.12.25 Ck Date 6.12.25 ER Match
20	ACH	06/24/2025	ACH 3157	Corebridge	2,835.58	PPE 6.12.25 Ck Date 6.12.25 EE Deferral
21	ACH	06/25/2025	ACH 3158	Paychex	10,551.83	PPE 6.21.25 Ck Date 6.26.25 Payroll Taxes
22	ACH	06/25/2025	ACH 3159	Paychex	30,173.87	PPE 6.21.25 Ck Date 6.26.25 Net Payroll
23	ACH	06/26/2025	ACH 3160	Paychex	234.98	PPE 6.21.25 Ck Date 6.26.25 Payroll Service Fee
24	ACH	06/26/2025	ACH 3161	WA State Department of Revenue	812.85	05/2025 Hospital B&O Tax Payment
25	ACH	06/30/2025	ACH 3162	AmeriFlex Business Solutions	52.47	6.27.25 Inv. #4734551 Employee FSA Claims
26	ACH	06/30/2025	ACH 3163	Corebridge	2,068.73	PPE 6.21.25 Ck Date 6.26.25 ER Match
27	ACH	06/30/2025	ACH 3164	Corebridge	2,835.58	PPE 6.21.25 Ck Date 6.26.25 EE Contribution
28	ACH	06/13/2025	ACH12075877	Anna Tarkowska McCleary	13,200.00	5.31.25 Inv. #25-05 Langer Refresh CIP Management
29	ACH	06/13/2025	ACH12077493	Thomas & Associates Consulting, LLC	3,377.00	05/2025 Consulting Services
30	ACH	06/20/2025	ACH12163600	Turner HR Services, Inc.	437.50	5/25 -Servuces
31	ACH	06/27/2025	ACH12300052	ehsi25	8,470.47	Community Building Demolition - Progress Billing-Environmental
32	ACH	06/27/2025	ACH12300919	Alliant Insurance Services, Inc.	364.00	25-27 Langer Landscape Bond
33	ACH	06/12/2025	ACH20886814	Canon Financial Services, Inc.	194.70	6/25 Invoice #39048942 for Contract #912953-1 Payment
34	ACH	06/25/2025	ACH21661967	JDG Strategic Services for Leaders & Team	1,000.00	5/2025 - Virtual Team Learning Experience
35	ACH	06/25/2025	ACH21661967	JDG Strategic Services for Leaders & Team	25.00	Wells Fargo Merchant Service Fee for JDG Online Payment
36	ACH	06/04/2025	ACH24469269	Canon Financial Services, Inc.	652.08	05/26/25 Invoice for Contract #852451-1 Payment
37	ACH	06/27/2025	ACH29347151	JDG Strategic Services for Leaders & Team	1,025.00	5/2025 -Partner meeting Presentation
38	Total June 25 Electronic Payments (A/P)				365,865.25	D
39	Electronic Payments-Monthly Award Payments					
40	ACH	06/13/2025	ACH Grn3106	The Access Project	5,581.00	E A637 - South County 2025
41	ACH	06/13/2025	ACH Grn3107	Boys & Girls Club of Sno County	8,330.00	A628 - BGCSC Behavioral Health Uplift Initiative
42	continued					

PHD #2 Snohomish County-Verdant Health Commission
Electronic Disbursements
June 2025

Ref	Type	Date	Num	Name	Amount	Memo
43	Electronic Payments-Monthly Award Payments - continued					
44	ACH	06/13/2025	ACH Grn3108	Center for Human Services	29,155.00	E A626 - School Based Youth Counseling Services
45	ACH	06/13/2025	ACH Grn3109	Child Advocacy Center of Snohomish County	4,165.00	A638 - Child Advocacy Center Services: General Operations
46	ACH	06/13/2025	ACH Grn3110	ChildStrive	14,578.00	A646 - ChildStrive Nurse Family Partnership
47	ACH	06/13/2025	ACH Grn3111	Community Health Center of Sno County	8,747.00	A627 - MLT SBHC Behavioral Health Expansion
48	ACH	06/13/2025	ACH Grn3112	Community Health Center of Sno County	10,058.00	A630 - Uninsured Dental Program
49	ACH	06/13/2025	ACH Grn3113	CHW Coalition for Migrants & Refugees	2,083.00	A664 - Overcoming Mental Health Disparities in the LGBTQ+ populations
50	ACH	06/13/2025	ACH Grn3114	Concern for Neighbors Food Bank	2,916.00	A633 - Nutritional Food and Dairy Supplement
51	ACH	06/13/2025	ACH Grn3115	Domestic Violence Services Sno Co	15,744.00	A663 - Nutritional Food and Dairy Supplement
52	ACH	06/13/2025	ACH Grn3116	Edmonds College Foundation	25,000.00	S568 - Food Insecurity
53	ACH	06/13/2025	ACH Grn3117	Edmonds Food Bank	13,221.00	A639 - Bridging Gaps: Nutrition for Unique Demographics
54	ACH	06/13/2025	ACH Grn3118	Edmonds School District	6,685.00	A645 - Edmonds School District School Based Health Centers
55	ACH	06/13/2025	ACH Grn3119	Edmonds School District	61,309.00	A667 - Family Resource Advocates
56	ACH	06/13/2025	ACH Grn3120	Edmonds Senior Center	10,460.00	A649 - Enhancing Health and Wellness Program
57	ACH	06/13/2025	ACH Grn3121	Evergreen Recovery Centers	12,328.00	A660 - Holistic Care for Lynnwood Detox Patients
58	ACH	06/13/2025	ACH Grn3122	Foundation for Edmonds School District	25,000.00	S569 - Whole Families, Whole Communities
59	ACH	06/13/2025	ACH Grn3123	Foundation for Edmonds School District	11,662.00	A641 - Whole person support in South Snohomish County
60	ACH	06/13/2025	ACH Grn3124	Homage Senior Services	17,826.00	A640 - Homage South County Nutrition Programs
61	ACH	06/13/2025	ACH Grn3125	Jean Kim Foundation	23,657.00	A652 - Hygiene Center & Health Access
62	ACH	06/13/2025	ACH Grn3126	Korean Community Service Center	6,664.00	A658 - Mind, Body, and Soul for Korean Americans
63	ACH	06/13/2025	ACH Grn3127	Korean Women's Association	8,330.00	A648 - Immigrant and Refugee Holistic Health Program
64	ACH	06/13/2025	ACH Grn3128	Lahai Health	58,143.00	A631 - Dental, Medical, and Counseling Healthcare
65	ACH	06/13/2025	ACH Grn3129	Latino Educational Training Institute	9,996.00	A642 - LETI Health and Family Wellness Program
66	ACH	06/13/2025	ACH Grn3130	Lynnwood Food Bank	8,005.00	A634 - Focus on Nutrition & Culture 2025
67	ACH	06/13/2025	ACH Grn3131	Medical Teams International	11,713.00	A653 - Care & Connect
68	ACH	06/13/2025	ACH Grn3132	Millenia Ministries	10,829.00	A635 - Mobile Manna Food Sufficiency
69	ACH	06/13/2025	ACH Grn3133	NAMI Washington	1,666.00	A668 - NAMI Sno-Isle Programs
70	ACH	06/13/2025	ACH Grn3134	Northwest Neighbors Network	2,083.00	A659 - Senior Mental Health and Medical Transportation
71	ACH	06/13/2025	ACH Grn3135	Oceania Northwest	833.00	A651 - Oceania Village Initiative
72	ACH	06/13/2025	ACH Grn3136	Pacific Northwest Veteran Assistance Prog	417.00	A665 - Operation Art to Heal
73	ACH	06/13/2025	ACH Grn3137	Parent Trust for WA Children	2,796.00	A629 - 1st 5 Years: Mental Health/Parenting Support for Families in S. Snohomish County
74	ACH	06/13/2025	ACH Grn3138	Prescription Drug Assistance Foundation	4,165.00	A650 - Prescription Drug Assistance Network Western Washington
75	ACH	06/13/2025	ACH Grn3139	Program for Early Parent Support	2,916.00	A662 - PEPS: Reducing Parental Isolation, Promoting Well-being
76	ACH	06/13/2025	ACH Grn3140	Project Access Northwest	7,497.00	A647 - Specialty Care Coordination
77	ACH	06/13/2025	ACH Grn3141	Project Girl Mentoring Program	6,973.00	A657 - Immersion Lab: Connections
78	ACH	06/13/2025	ACH Grn3142	Sound Pathways	10,413.00	A666 - Harm Reduction Center
79	ACH	06/13/2025	ACH Grn3143	South County Fire	41,502.00	A632 - Community Resource Paramedic Program
80	ACH	06/13/2025	ACH Grn3144	St. Pius X Church	833.00	A644 - Mercy House
81	ACH	06/13/2025	ACH Grn3145	Support 7	2,832.00	A655 - Improving Mental Wellbeing through Crisis Care
82	ACH	06/13/2025	ACH Grn3146	The Clearwater School	6,664.00	A661 - Mi Vida Importa: Nourish mi Familia
83	ACH	06/13/2025	ACH Grn3147	The Hand Up Project	12,912.00	A656 - The Highway 99 Hallmark of Hope ("99 HH")
84	ACH	06/13/2025	ACH Grn3148	Washington West African Center - WAWAC	3,749.00	A654 - Year 2 extended drop in center
85	ACH	06/13/2025	ACH Grn3149	YWCA of Seattle, King and Sno Co	4,582.00	E A643 - YWCA-Health Care Access Services
86	Total June 25 Electronic (Award) Payments				535,018.00	E
87	Total Combined Electronic Payments Operating Acct *2709				900,883.25	D/E

PHD #2 Snohomish County-Verdant Health Commission
Electronic Disbursements
June 2025

Ref	Type	Date	Num	Name	Amount	Memo
90	Wells Fargo Property Acct *7265 - Electronic Payment					
91	ACH	06/03/2025	ACH11887904	Axiom Northwest Construction	673,150.82	F Kruger Refresh 5/28/25 Inv. #60172-15R.1 (Progress Billing)
92	Total - ACH Wells Fargo Property Acct *7265				673,150.82	F
93						
94	Summary				Amount	Ref
95	Warrants-All Accounts				204,678.43	A-C
96	Electronic Disbursements-Acct 2709				900,883.25	D-E
97	Electronic Disbursements-Acct 7265				673,150.82	F
98	Total Disbursements June 2025				1,778,712.50	A-F

PUBLIC HOSPITAL DISTRICT #2 OF SNOHOMISH COUNTY

DBA VERDANT HEALTH COMMISSION

WARRANT AND ELECTRONIC DISBURSEMENT APPROVAL- JUNE 2025

WE, the undersigned Board of Commissioners of Public Hospital District #2 of Snohomish, County, Washington do hereby certify that the merchandise or services hereinafter specified in the supporting schedules referenced A-C and D-F have been received and the Warrant Numbers and Electronic Transactions detailed herein have been issued in the payment amounts as follows:

Type	Account	By	Date	Check or Electronic #	Total	Reference
Warrants	2717-Warrant	Verdant	6/1/2025-6/30/2025	16895 - 16915	86,007.38	A
Warrants	7265-WF Property Management	JSH	6/1/2025-6/30/2025	-	-	
Warrants	1792-Property Management Trust Acct.	JSH	6/1/2025-6/30/2025	T282 a - T317	118,671.05	B
Warrants	2725-Workers Comp	Helmsman Management Services LLC	6/1/2025-6/30/2025	-	-	C
				Subtotal Warrants	204,678.43	A-C
Electronic	2709-Operating	Verdant	6/1/2025-6/30/2025	ACH 3094-ACH 3164 ACH12075877-ACH29347151 ACH GRN3106-ACH GRN3149	900,883.25	D-E
Electronic	7265-Property	Verdant	6/1/2025-6/30/2025	ACH11887904	673,150.82	F
				Subtotal Electronic	1,574,034.07	D-F
				Total Disbursements	1,778,712.50	A-F

These warrants and electronic disbursements are hereby approved.

Attest:

Riene Simpson-CPA, Director of Finance
District Auditor

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Marketing Report for July 2025 Board Meeting

Social Media: June 19 – July 14, 2025

Facebook	Instagram
Reach: 2,566 (up 2.6%)	Reach: 283 (down 63.8%)
Content Interactions: 58 (down 69.3%)	Content Interactions: 64 (down 69.8%)
Followers: 1,723 (up 8)	Followers: 285 (up 7)
Posts: 17 (down 7)	Posts: 10 (down 4)

Events

- July 12 Wellbeing Center Health Event – significant dropoff in attendance compared to last year’s event due to community fears
- July 18, 25 and Aug 1 Edmonds Movies in the Park
- July 18 Mountlake Terrace Festival Parade
- July 26 LETI Expo @ Edmonds College
- Aug 12 Meet me at the Park #2 in Lynnwood at Wilcox Park
- Aug 14 ESD Back to School Fair
- Aug 16 Woodway Town Fair
- Aug 16 Wellbeing Center Back to School Fair
- Aug 16 WAWAC Sounds of Africa, SCD Vertical Gardening Demo

Media (25 paid and earned media stories YTD)

- (Latino Herald) [How to Navigate the Labyrinth of the Healthcare System: A Practical Guide for Parents](#)
- [Verdant to fund ‘Whole Families, Whole Communities’ pilot project serving middle schoolers and their families](#)
- [Why August is such a busy month for the Hygiene Center](#)
- [Council-approved SCOUT agreement will provide part-time social worker to assist MLT police](#)

- [Summer teen cooking classes at Edmonds Waterfront Center starting July 14](#)
- Upcoming partner stories: Millenia Ministries (July). Boys and Girls Club (Aug), Edmonds Food Bank (Sept), South County Fire (Oct), ESD FRA (Nov)

Content

- The [July e-Newsletter](#) went out with the theme of Child and Family Health
- Videos created in partnership with Edmonds Food Bank and ACCESS Project

Marketing Consultant

- Workshops with Commissioners have been completed. Recommendations to be shared 1st week in Aug.

Website

- Website is being reviewed by C+C. Targeting Aug 15 launch date.

2025 Marketing Plan Tracker

Task	Status	% Done	Notes
Events			
Participate in 20 events	Complete	40%	Juneteenth, Meet me in the parks, MLT, Woodway
Partner Impact Stories			
Build library of 10 partner impact stories	In progress	50%	Project Access, PDAF, EWC Foot Care, CHC SBHC Dental stories published. Boys and Girls Club (youth mental health), Millenia Ministries are next.
Media (Paid, Earned, Owned)			

25-30 paid and earned stories		80%	10 nonprofit spotlights through My Neighborhood News Network and 5 Health Matters Stories. 10 topical stories through Latino Herald tied to Verdant priorities.
New Content			
4-5 Videos through summer intern	Complete	80%	Planning videos with Elise
Marketing Consultant			
Workshop	In progress	70%	Recommendations shared 1 st of week of Aug
Website Refresh			
Punchlist before new website launch	In progress	90%	Planning migration of content. Will receive feedback from consultant prior to launching