LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, October 28, 2025 AT 5:00 PM – VIA MS TEAMS
AGENDA

I. *Roll Call*

II. *Approval of the September 30, 2025 meeting minutes (pages 2-3)*

III. *Consent Agenda: Financial Reports (pages 4-30) & Healy Terrace Budget (pages 31-33)*

IV. *Consent Agenda: Operational & Director Reports (pages 34-43)*

V. *New Business*

   a. *November meeting date discussion*
   b. *Board Resolution: AUTHORIZING USE OF MTW FUNDS FOR YEAR 1 OF THE DIRECT RENTAL ASSISTANCE (DRA) PILOT (page 44)*
   c. *Payment Standards Update*
   d. *Government Shutdown Update*
   e. *Board Retreat Short Recap*
   f. *Pre-Development Loan Update*
   g. *Jen Boardman Role Update*

VI. *Date for next teleconference meeting – November 25, 2025*

VII. *Open Forum*

VIII. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c)*

IX. *Adjournment*

LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, September 30, 2025 AT 5:00 PM – VIA MS TEAMS
Meeting Minutes

I. Roll Call – Meeting called to order at 5:02pm

Marc Pellerin, Jonathan Hussey, Guy Gagnon, Jody Jalbert, Donna Mathieu

Absent: Cheryl Keaton

Employees: Sarah Cash, Travis Heynen, Chris Kilmurry, Penn Lindsay, Hollie Sprague, Jen Boardman

II. Approval of the August 26, 2025 meeting minutes

- **Hussey moved to approve the minutes as amended of the August 26, 2025 meeting. Jalbert seconded. Motion passed unanimously.**

III. Consent Agenda: Financial Reports

Hussey reported that the Finance Committee met on September 25 and discussed overall financial progress rather than specific reports, as last year's closeout was still in progress. The audit is underway with no major issues noted, though auditors identified a control deficiency in the accounts payable approval process. Hussey asked Heynen and Kilmurry how long it would take to implement a corrective workflow; Kilmurry replied it would be simple to set up and could be completed soon. Hussey emphasized the need to have it in place before the next audit phase.

He also noted that reconciliations are progressing steadily, with recent months being completed on time and staff working to finish older accounts. Once caught up, workload demands will ease, and the committee expects all reconciliations to be finalized by the November meeting.

Simplicio added that two deficiencies were noted in the Mount David audit, one of which he is disputing and expects a response from the auditors shortly. Hussey requested an update at the next Finance Committee meeting.

- **Hussey moved to approve the consent agenda. Gagnon seconded**. ***Motion passed unanimously.***

IV. Consent Agenda: Operational & Director Reports

Hussey asked why the monthly packets no longer included reports from Kilmurry and Heynen, noting that they had previously been helpful summaries of monthly activities. Kilmurry explained that he has been including written updates only when there is a major or high-level topic to address, since Lindsay now provides the development updates he used to handle. He said he was happy to resume providing regular summaries if the board found them useful. Hussey replied that even brief bullet-point updates would be appreciated, as they provide helpful context and a record of ongoing work, and he suggested the same for Heynen's reports as well.

- **Hussey moved to approve the consent agenda. Mathieu seconded.** ***Motion passed unanimously.***

V. New Business

a. *Admin Plan Approval*

Hussey asked Heynen to give a brief summary of the major changes in the updated plan, noting that he had used AI to generate an overview but hadn't read all 800 pages himself. Heynen explained that the revisions primarily fell into two categories: changes required for HOTMA implementation, reflecting new HUD regulations, and updates related to Moving to Work–approved waivers and prior administrative adjustments. He added that most other edits were minor

cleanups or clarifications. Hussey then asked whether any public comments or concerns had been submitted, and Heynen confirmed that no one attended the public meeting and no comments were received.

- **Hussey moved to approve the Admin Plan. Gagnon seconded. *Motion passed unanimously.***

b. Confirmation of Email Vote – Jodell Anderson Travel

- **Hussey motioned first to affirm the email vote approving travel for Jodell Anderson. Gagnon seconded. *Motion passed unanimously.***

VI. Open Forum

Gagnon asked about the property lines near Martel and whether any land separated it from the Shaw's entrance. Kilmurry explained that the properties meet, though there is a small buffer and a noticeable slope between them, which makes a direct walkway impractical. He said a sidewalk connection will instead link the site to the main sidewalk and crosswalk for safe access. Hussey briefly asked about the steepness of the area, and Kilmurry confirmed it is significant.

Kilmurry then informed the board that a federal government shutdown was imminent and could impact housing programs, particularly Section 8 funding. Heynen noted that current funds were expected to last through mid-November. Hussey asked about available reserves and whether they could be used temporarily, but Kilmurry advised against it, explaining that reserves are not intended to replace federal funding. He said staff would prepare contingency plans in case the shutdown continued and that more information would be shared before the next meeting. The group briefly discussed potential effects on residents and landlords if payments were delayed and the agency's plans to manage communication and response.

Cash gave a brief reminder of the upcoming board retreat on October 24th.

Lindsay gave a general update on current development projects, noting that Martel Phase One is nearing closing, with Phase Two design work underway. The Soleil project is progressing through predevelopment and contractor selection, with additional funding applications pending. He also mentioned continued work on 163 Bates Street and ongoing negotiations for another property to be discussed in Executive Session. Wedgewood is nearly complete, and construction at DeWitt is continuing as planned.

VII. Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c) the body or agency: 1MRSA 405(6)(a)(1)

- **Hussey motioned first at 5:28pm to move to Executive Session. Gagnon seconded. *Motion passed unanimously.***

- **Hussey motioned first at 6:11pm to exit Executive Session. Gagnon seconded. *Motion passed unanimously.***

- **Hussey motioned first to approve the Purchase & Sale Agreement as discussed in Executive Session for Maison Marcotte. Mathieu seconded. *Motion passed unanimously.***

I. Adjournment

- **Hussey motioned first to adjourn at 6:13pm. Jalbert seconded. *Motion passed unanimously.***

ip shs sab bst ehv fyi hva hcv lpa msv mva mod2 mod5 raa pbvbhs pbvloft pbvsuh pbvbsf homeohcv ll

Balance Sheet

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	3,165,586.29
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	725,747.52
1299-00-000	OTHER CURRENT ASSETS	6,823,077.65
1300-00-000	TOTAL CURRENT ASSETS	10,714,411.46
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,791,180.52
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	7,611,651.27
1999-00-000	TOTAL ASSETS	18,326,062.73
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	-31,030.58
2399-00-000	NONCURRENT LIABILITIES	1,785,093.58
2499-00-000	TOTAL LIABILITIES	1,754,063.00
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	6,295,330.65
2809-99-000	RETAINED EARNINGS	9,475,678.67
2810-99-000	OTHER EQUITY	800,990.41
2899-00-000	TOTAL EQUITY	16,571,999.73
2999-00-000	TOTAL LIABILITIES AND EQUITY	18,326,062.73
9999-99-000	TOTAL OF ALL	0.00

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	3,899.55	0.00	3,899.55	N/A	8,999.17	0.00	8,999.17	N/A
3499-00-000	GRANT INCOME	2,937.55	43,635.10	-40,697.55	-93.27	-27,654.60	260,712.30	-288,366.90	-110.61
3500-99-000	CFP FUNDS	0.00	0.00	0.00	N/A	47,861.32	0.00	47,861.32	N/A
3699-00-000	OTHER INCOME	96,047.95	101,167.08	-5,119.13	-5.06	314,189.66	303,501.24	10,688.42	3.52
3999-00-000	TOTAL INCOME	102,885.05	144,802.18	-41,917.13	-28.95	343,395.55	564,213.54	-220,817.99	-39.14
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	94,208.32	127,466.34	33,258.02	26.09	255,832.48	382,399.02	126,566.54	33.10
4299-00-000	TENANT SERVICES EXPENSES	52,266.14	37,156.92	-15,109.22	-40.66	118,261.26	111,470.76	-6,790.50	-6.09
4399-00-000	UTILITY EXPENSES	2,393.02	2,190.16	-202.86	-9.26	5,353.18	6,570.48	1,217.30	18.53
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	-57,296.99	-34,789.26	22,507.73	64.70	-152,008.55	-104,367.78	47,640.77	45.65
4599-00-000	GENERAL EXPENSES	6,115.20	6,225.58	110.38	1.77	23,770.22	18,676.74	-5,093.48	-27.27
4699-00-000	GRANT EXPENSES	3,267.60	12,646.75	9,379.15	74.16	-455.38	37,940.25	38,395.63	101.20
4899-00-000	FINANCING EXPENSES	623.03	600.00	-23.03	-3.84	1,856.34	1,800.00	-56.34	-3.13
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	51.25	0.00	-51.25	N/A
5999-00-000	NON-OPERATING ITEMS	5,130.81	5,131.00	0.19	0.00	15,392.43	15,393.00	0.57	0.00
8000-00-000	TOTAL EXPENSES	106,707.13	156,627.49	49,920.36	31.87	268,053.23	469,882.47	201,829.24	42.95
9000-00-000	NET INCOME	-3,822.08	-11,825.31	8,003.23	67.68	75,342.32	94,331.07	-18,988.75	-20.13

Property = portin bst hta mva lha college choice cfe bsc cocc .amp3 .voucher .pbvouch mka sle

Balance Sheet

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	3,634,084.58
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	726,647.50
1299-00-000	OTHER CURRENT ASSETS	6,875,104.65
1300-00-000	TOTAL CURRENT ASSETS	11,235,836.73
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	11,998,674.47
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	404,556.19
1499-00-000	TOTAL NONCURRENT ASSETS	13,903,230.66
1999-00-000	TOTAL ASSETS	25,139,067.39
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	505,396.59
2399-00-000	NONCURRENT LIABILITIES	3,352,224.82
2499-00-000	TOTAL LIABILITIES	3,857,621.41
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	14,336,204.36
2809-99-000	RETAINED EARNINGS	6,340,410.66
2810-99-000	OTHER EQUITY	604,830.96
2899-00-000	TOTAL EQUITY	21,281,445.98
2999-00-000	TOTAL LIABILITIES AND EQUITY	25,139,067.39
9999-99-000	TOTAL OF ALL	0.00

Property = portin bst hta mva lha college choice cfe bsc cocc .amp3 .voucher .pbvouch mka sle

Budget Comparison (with PTD)

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	209,187.40	185,814.84	23,372.56	12.58	209,187.40	185,814.84	23,372.56	12.58
3499-00-000	GRANT INCOME	1,519,161.57	1,476,165.27	42,996.30	2.91	1,519,161.57	1,476,165.27	42,996.30	2.91
3500-99-000	CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	0.00	34,458.59	-34,458.59	-100.00
3699-00-000	OTHER INCOME	216,762.02	114,443.31	102,318.71	89.41	216,762.02	114,443.31	102,318.71	89.41
3999-00-000	TOTAL INCOME	1,945,110.99	1,810,882.01	134,228.98	7.41	1,945,110.99	1,810,882.01	134,228.98	7.41
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	348,021.74	375,405.40	27,383.66	7.29	348,021.74	375,405.40	27,383.66	7.29
4299-00-000	TENANT SERVICES EXPENSES	96,474.10	100,418.67	3,944.57	3.93	96,474.10	100,418.67	3,944.57	3.93
4399-00-000	UTILITY EXPENSES	72,981.88	89,662.28	16,680.40	18.60	72,981.88	89,662.28	16,680.40	18.60
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	90,715.72	130,344.19	39,628.47	30.40	90,715.72	130,344.19	39,628.47	30.40
4599-00-000	GENERAL EXPENSES	61,139.99	43,465.55	-17,674.44	-40.66	61,139.99	43,465.55	-17,674.44	-40.66
4699-00-000	GRANT EXPENSES	3,267.60	17,923.42	14,655.82	81.77	3,267.60	17,923.42	14,655.82	81.77
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,052,873.00	1,117,850.18	64,977.18	5.81	1,052,873.00	1,117,850.18	64,977.18	5.81
4899-00-000	FINANCING EXPENSES	623.03	600.00	-23.03	-3.84	623.03	600.00	-23.03	-3.84
4929-00-000	(PRE)DEVELOPMENT COSTS	14,752.50	0.00	-14,752.50	N/A	14,752.50	0.00	-14,752.50	N/A
5999-00-000	NON-OPERATING ITEMS	59,901.18	57,895.88	-2,005.30	-3.46	59,901.18	57,895.88	-2,005.30	-3.46
8000-00-000	TOTAL EXPENSES	1,800,750.74	1,933,565.57	132,814.83	6.87	1,800,750.74	1,933,565.57	132,814.83	6.87
9000-00-000	NET INCOME	144,360.25	-122,683.56	267,043.81	217.67	144,360.25	-122,683.56	267,043.81	217.67

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	27,948.55	27,119.60	828.95	3.06	81,343.53	81,358.80	-15.27	-0.02
3499-00-000	GRANT INCOME	29,997.34	29,117.00	880.34	3.02	103,282.12	207,474.00	-104,191.88	-50.22
3500-99-000	CFP FUNDS	0.00	7,962.92	-7,962.92	-100.00	0.00	23,888.76	-23,888.76	-100.00
3999-00-000	TOTAL INCOME	57,945.89	64,199.52	-6,253.63	-9.74	184,625.65	312,721.56	-128,095.91	-40.96
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	21,479.37	26,179.50	4,700.13	17.95	63,755.70	78,538.50	14,782.80	18.82
4299-00-000	TENANT SERVICES EXPENSES	728.17	751.33	23.16	3.08	13,644.51	2,253.99	-11,390.52	-505.35
4399-00-000	UTILITY EXPENSES	10,047.88	11,458.83	1,410.95	12.31	22,718.67	34,376.49	11,657.82	33.91
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	28,668.11	35,643.75	6,975.64	19.57	75,065.67	106,931.25	31,865.58	29.80
4599-00-000	GENERAL EXPENSES	16,426.95	5,592.83	-10,834.12	-193.71	38,255.60	16,778.49	-21,477.11	-128.00
4799-00-000	HOUSING ASSISTANCE PAYMENTS	509.00	811.00	302.00	37.24	949.00	2,433.00	1,484.00	60.99
4929-00-000	(PRE)DEVELOPMENT COSTS	1,752.50	0.00	-1,752.50	N/A	1,752.50	0.00	-1,752.50	N/A
5999-00-000	NON-OPERATING ITEMS	4,899.83	4,900.00	0.17	0.00	14,699.49	14,700.00	0.51	0.00
8000-00-000	TOTAL EXPENSES	84,511.81	85,337.24	825.43	0.97	230,841.14	256,011.72	25,170.58	9.83
9000-00-000	NET INCOME	-26,565.92	-21,137.72	-5,428.20	-25.68	-46,215.49	56,709.84	-102,925.33	-181.49

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	57,613.63	57,597.33	16.30	0.03	164,583.53	172,791.99	-8,208.46	-4.75
3499-00-000	GRANT INCOME	36,362.68	35,102.00	1,260.68	3.59	125,365.79	293,540.00	-168,174.21	-57.29
3500-99-000	CFP FUNDS	0.00	11,738.58	-11,738.58	-100.00	0.00	35,215.74	-35,215.74	-100.00
3699-00-000	OTHER INCOME	250.00	0.00	250.00	N/A	250.00	0.00	250.00	N/A
3999-00-000	TOTAL INCOME	94,226.31	104,437.91	-10,211.60	-9.78	290,199.32	501,547.73	-211,348.41	-42.14
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	38,997.97	45,501.17	6,503.20	14.29	116,985.73	136,503.51	19,517.78	14.30
4299-00-000	TENANT SERVICES EXPENSES	1,092.69	1,186.50	93.81	7.91	3,594.97	3,559.50	-35.47	-1.00
4399-00-000	UTILITY EXPENSES	10,870.34	15,042.59	4,172.25	27.74	32,912.11	45,127.77	12,215.66	27.07
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	22,139.75	35,601.28	13,461.53	37.81	75,627.93	106,803.84	31,175.91	29.19
4599-00-000	GENERAL EXPENSES	9,775.43	10,672.50	897.07	8.41	28,521.32	32,017.50	3,496.18	10.92
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	421.75	421.75	100.00	0.00	1,265.25	1,265.25	100.00
4929-00-000	(PRE)DEVELOPMENT COSTS	4,500.00	0.00	-4,500.00	N/A	4,500.00	0.00	-4,500.00	N/A
5999-00-000	NON-OPERATING ITEMS	13,168.19	13,168.00	-0.19	0.00	39,504.57	39,504.00	-0.57	0.00
8000-00-000	TOTAL EXPENSES	100,544.37	121,593.79	21,049.42	17.31	301,646.63	364,781.37	63,134.74	17.31
9000-00-000	NET INCOME	-6,318.06	-17,155.88	10,837.82	63.17	-11,447.31	136,766.36	-148,213.67	-108.37

Amp 3 (.amp3)

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	70,143.21	66,302.58	3,840.63	5.79	206,262.83	208,859.99	-2,597.16	-1.24
3499-00-000	GRANT INCOME	59,852.68	65,139.00	-5,286.32	-8.12	205,108.46	400,989.00	-195,880.54	-48.85
3500-99-000	CFP FUNDS	0.00	14,757.09	-14,757.09	-100.00	0.00	44,271.27	-44,271.27	-100.00
3699-00-000	OTHER INCOME	79.92	112.00	-32.08	-28.64	253.33	336.00	-82.67	-24.60
3999-00-000	TOTAL INCOME	130,075.81	146,310.67	-16,234.86	-11.10	411,624.62	654,456.26	-242,831.64	-37.10
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	48,963.92	46,823.39	-2,140.53	-4.57	145,413.56	140,470.17	-4,943.39	-3.52
4299-00-000	TENANT SERVICES EXPENSES	19,807.41	12,032.41	-7,775.00	-64.62	50,464.94	36,097.23	-14,367.71	-39.80
4399-00-000	UTILITY EXPENSES	34,240.18	45,929.45	11,689.27	25.45	103,144.82	137,788.35	34,643.53	25.14
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	75,185.55	73,962.21	-1,223.34	-1.65	213,999.00	221,898.63	7,899.63	3.56
4599-00-000	GENERAL EXPENSES	17,262.19	13,096.48	-4,165.71	-31.81	51,479.54	39,289.44	-12,190.10	-31.03
4799-00-000	HOUSING ASSISTANCE PAYMENTS	2,479.00	4,432.34	1,953.34	44.07	8,020.00	13,297.02	5,277.02	39.69
5999-00-000	NON-OPERATING ITEMS	17,971.43	17,971.08	-0.35	0.00	53,914.29	53,913.24	-1.05	0.00
8000-00-000	TOTAL EXPENSES	215,909.68	214,247.36	-1,662.32	-0.78	626,436.15	642,754.08	16,317.93	2.54
9000-00-000	NET INCOME	-85,833.87	-67,936.69	-17,897.18	-26.34	-214,811.53	11,702.18	-226,513.71	-1,935.65

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	155,705.39	151,019.51	4,685.88	3.10	452,189.89	463,010.78	-10,820.89	-2.34
3499-00-000	GRANT INCOME	126,212.70	129,358.00	-3,145.30	-2.43	433,756.37	902,003.00	-468,246.63	-51.91
3500-99-000	CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	0.00	103,375.77	-103,375.77	-100.00
3699-00-000	OTHER INCOME	329.92	112.00	217.92	194.57	503.33	336.00	167.33	49.80
3999-00-000	TOTAL INCOME	282,248.01	314,948.10	-32,700.09	-10.38	886,449.59	1,468,725.55	-582,275.96	-39.65
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	109,441.26	118,504.06	9,062.80	7.65	326,154.99	355,512.18	29,357.19	8.26
4299-00-000	TENANT SERVICES EXPENSES	21,628.27	13,970.24	-7,658.03	-54.82	67,704.42	41,910.72	-25,793.70	-61.54
4399-00-000	UTILITY EXPENSES	55,158.40	72,430.87	17,272.47	23.85	158,775.60	217,292.61	58,517.01	26.93
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	125,993.41	145,207.24	19,213.83	13.23	364,692.60	435,633.72	70,941.12	16.28
4599-00-000	GENERAL EXPENSES	43,464.57	29,361.81	-14,102.76	-48.03	118,256.46	88,085.43	-30,171.03	-34.25
4799-00-000	HOUSING ASSISTANCE PAYMENTS	2,988.00	5,665.09	2,677.09	47.26	8,969.00	16,995.27	8,026.27	47.23
4929-00-000	(PRE)DEVELOPMENT COSTS	6,252.50	0.00	-6,252.50	N/A	6,252.50	0.00	-6,252.50	N/A
5999-00-000	NON-OPERATING ITEMS	36,039.45	36,039.08	-0.37	0.00	108,118.35	108,117.24	-1.11	0.00
8000-00-000	TOTAL EXPENSES	400,965.86	421,178.39	20,212.53	4.80	1,158,923.92	1,263,547.17	104,623.25	8.28
9000-00-000	NET INCOME	-118,717.85	-106,230.29	-12,487.56	-11.76	-272,474.33	205,178.38	-477,652.71	-232.80

Property = .voucher .pbvouch

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	12,841.00	0.00	12,841.00	N/A
3499-00-000	GRANT INCOME	1,167,674.00	1,220,786.09	-53,112.09	-4.35	3,410,615.00	3,662,358.27	-251,743.27	-6.87
3999-00-000	TOTAL INCOME	1,167,674.00	1,220,786.09	-53,112.09	-4.35	3,423,456.00	3,662,358.27	-238,902.27	-6.52
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	88,426.16	92,630.95	4,204.79	4.54	258,345.20	277,892.85	19,547.65	7.03
4299-00-000	TENANT SERVICES EXPENSES	1,996.90	3,253.92	1,257.02	38.63	7,438.90	9,761.76	2,322.86	23.80
4399-00-000	UTILITY EXPENSES	0.00	1,035.66	1,035.66	100.00	838.70	3,106.98	2,268.28	73.01
4599-00-000	GENERAL EXPENSES	573.80	631.25	57.45	9.10	1,721.40	1,893.75	172.35	9.10
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,049,885.00	1,111,188.09	61,303.09	5.52	3,160,600.00	3,306,656.27	146,056.27	4.42
8000-00-000	TOTAL EXPENSES	1,140,881.86	1,208,739.87	67,858.01	5.61	3,428,944.20	3,599,311.61	170,367.41	4.73
9000-00-000	NET INCOME	26,792.14	12,046.22	14,745.92	122.41	-5,488.20	63,046.66	-68,534.86	-108.70

Healy Terrace (hta)

Balance Sheet

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	290,083.97
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	1,379.47
1299-00-000	OTHER CURRENT ASSETS	27,039.68
1300-00-000	TOTAL CURRENT ASSETS	318,503.12
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,596,413.93
1439-00-000	OTHER ASSETS	65,876.44
1499-00-000	TOTAL NONCURRENT ASSETS	5,662,290.37
1999-00-000	TOTAL ASSETS	5,980,793.49
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	328,179.02
2399-00-000	NONCURRENT LIABILITIES	707,477.00
2499-00-000	TOTAL LIABILITIES	1,035,656.02
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	8,040,873.71
2809-99-000	RETAINED EARNINGS	-3,074,296.56
2810-99-000	OTHER EQUITY	-21,439.68
2899-00-000	TOTAL EQUITY	4,945,137.47
2999-00-000	TOTAL LIABILITIES AND EQUITY	5,980,793.49
9999-99-000	TOTAL OF ALL	0.00

Healy Terrace (hta)

Budget Comparison (with PTD)

Period = Jan 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	29,243.46	32,420.08	-3,176.62	-9.80	255,727.64	291,780.72	-36,053.08	-12.36
3699-00-000	OTHER INCOME	869.45	3,291.17	-2,421.72	-73.58	20,465.07	29,620.53	-9,155.46	-30.91
3999-00-000	TOTAL INCOME	30,112.91	35,711.25	-5,598.34	-15.68	276,192.71	321,401.25	-45,208.54	-14.07
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	8,018.90	8,498.06	479.16	5.64	122,206.59	76,482.54	-45,724.05	-59.78
4299-00-000	TENANT SERVICES EXPENSES	1,302.45	1,220.00	-82.45	-6.76	14,535.28	10,980.00	-3,555.28	-32.38
4399-00-000	UTILITY EXPENSES	5,529.05	6,556.42	1,027.37	15.67	50,070.34	59,007.78	8,937.44	15.15
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	13,355.92	7,466.66	-5,889.26	-78.87	75,199.83	67,199.94	-7,999.89	-11.90
4599-00-000	GENERAL EXPENSES	5,638.01	6,502.58	864.57	13.30	49,542.15	58,523.22	8,981.07	15.35
5999-00-000	NON-OPERATING ITEMS	18,457.66	16,452.80	-2,004.86	-12.19	166,118.94	148,075.20	-18,043.74	-12.19
8000-00-000	TOTAL EXPENSES	52,301.99	46,696.52	-5,605.47	-12.00	477,673.13	420,268.68	-57,404.45	-13.66
9000-00-000	NET INCOME	-22,189.08	-10,985.27	-11,203.81	-101.99	-201,480.42	-98,867.43	-102,612.99	-103.79

Maple Knoll Apartments (mka)

Balance Sheet

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	236,140.32
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	-479.49
1299-00-000	OTHER CURRENT ASSETS	24,987.32
1300-00-000	TOTAL CURRENT ASSETS	260,648.15
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	611,080.02
1439-00-000	OTHER ASSETS	18,209.00
1499-00-000	TOTAL NONCURRENT ASSETS	629,289.02
1999-00-000	TOTAL ASSETS	889,937.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	208,248.15
2399-00-000	NONCURRENT LIABILITIES	859,654.24
2499-00-000	TOTAL LIABILITIES	1,067,902.39
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	-3,245.45
2810-99-000	OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-177,965.22
2999-00-000	TOTAL LIABILITIES AND EQUITY	889,937.17
9999-99-000	TOTAL OF ALL	0.00

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	20,339.00	0.00	20,339.00	N/A	161,338.69	0.00	161,338.69	N/A
3699-00-000	OTHER INCOME	1,037.96	0.00	1,037.96	N/A	1,216.28	0.00	1,216.28	N/A
3999-00-000	TOTAL INCOME	21,376.96	0.00	21,376.96	N/A	162,554.97	0.00	162,554.97	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	7,153.86	0.00	-7,153.86	N/A	59,702.95	0.00	-59,702.95	N/A
4299-00-000	TENANT SERVICES EXPENSES	28.00	0.00	-28.00	N/A	100.05	0.00	-100.05	N/A
4399-00-000	UTILITY EXPENSES	4,327.76	0.00	-4,327.76	N/A	53,176.27	0.00	-53,176.27	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	1,502.22	0.00	-1,502.22	N/A	33,066.70	0.00	-33,066.70	N/A
4599-00-000	GENERAL EXPENSES	4,574.58	0.00	-4,574.58	N/A	42,625.52	0.00	-42,625.52	N/A
8000-00-000	TOTAL EXPENSES	17,586.42	0.00	-17,586.42	N/A	188,671.49	0.00	-188,671.49	N/A
9000-00-000	NET INCOME	3,790.54	0.00	3,790.54	N/A	-26,116.52	0.00	-26,116.52	N/A

B Street Condo (bsc)

Budget Comparison (with PTD)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
3699-00-000	OTHER INCOME	118,476.74	9,873.06	108,603.68	1,100.00	118,476.74	29,619.18	88,857.56	300.00
3999-00-000	TOTAL INCOME	118,476.74	9,873.06	108,603.68	1,100.00	118,476.74	29,619.18	88,857.56	300.00
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	15,408.53	3,488.99	-11,919.54	-341.63	3,510.13	10,466.97	6,956.84	66.46
4399-00-000	UTILITY EXPENSES	5,196.25	6,573.25	1,377.00	20.95	18,379.10	19,719.75	1,340.65	6.80
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	5,475.35	4,295.99	-1,179.36	-27.45	18,522.67	12,887.97	-5,634.70	-43.72
4599-00-000	GENERAL EXPENSES	773.83	744.33	-29.50	-3.96	2,321.50	2,232.99	-88.51	-3.96
4929-00-000	(PRE)DEVELOPMENT COSTS	8,500.00	0.00	-8,500.00	N/A	8,500.00	0.00	-8,500.00	N/A
5999-00-000	NON-OPERATING ITEMS	273.26	273.00	-0.26	-0.10	819.78	819.00	-0.78	-0.10
8000-00-000	TOTAL EXPENSES	35,627.22	15,375.56	-20,251.66	-131.71	52,053.18	46,126.68	-5,926.50	-12.85
9000-00-000	NET INCOME	82,849.52	-5,502.50	88,352.02	1,605.67	66,423.56	-16,507.50	82,931.06	502.38

Check Register

For Period = Sep 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20116	656	09/2025	9/2/2025		hva		10.00	86146	
K-20117	656	09/2025	9/2/2025		hva		10.00	86147	
K-20118	656	09/2025	9/2/2025		hva		29.00	86148	
K-20119	656	09/2025	9/2/2025		hva		10.00	86149	
K-20120	656	09/2025	9/2/2025		hva		10.00	86150	
K-20121	656	09/2025	9/2/2025		hva		10.00	86151	
K-20122	656	09/2025	9/2/2025		hva		10.00	86152	
K-20123	656	09/2025	9/2/2025		hva		29.00	86153	
K-20124	656	09/2025	9/2/2025		hva		10.00	86154	
K-20125	656	09/2025	9/2/2025		hva		29.00	86155	
K-20126	656	09/2025	9/2/2025		hva		10.00	86156	
K-20127	656	09/2025	9/2/2025		hva		10.00	86157	
K-20128	656	09/2025	9/2/2025		hva		29.00	86158	
K-20129	656	09/2025	9/2/2025		hva		10.00	86159	
K-20130	656	09/2025	9/2/2025		hva		10.00	86160	
K-20131	656	09/2025	9/2/2025		ash		62.00	86161	
K-20132	656	09/2025	9/2/2025		sws		66.00	86162	
K-20133	656	09/2025	9/2/2025		hva		10.00	86163	
K-20134	656	09/2025	9/2/2025		hva		10.00	86164	
K-20135	656	09/2025	9/2/2025		hva		10.00	86165	
K-20136	656	09/2025	9/2/2025		hva		10.00	86166	
K-20137	656	09/2025	9/2/2025		hva		66.00	86167	
K-20272	657	09/2025	9/4/2025	Rentgrow Inc (v0000081)	hcv		18.00	86168	
K-20273	657	09/2025	9/4/2025	Voyager Networks of New England, Inc (v00	lha		849.00	86169	
K-20274	657	09/2025	9/4/2025	Norman G Guerette (v0001030)	hcv		2,135.00	86170	
K-20275	657	09/2025	9/4/2025	ASM Properties LLC (v0001095)	hcv		520.00	86171	
K-20276	657	09/2025	9/4/2025	The Burns Property Maine Division LLC (v00	hcv		1,475.00	86172	
K-20277	657	09/2025	9/4/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	86173	
					hva		1,008.00	86173	
K-20278	657	09/2025	9/4/2025	AFSCME Council 93 (v0002020)	lha		555.36	86174	
K-20279	657	09/2025	9/4/2025	All Outdoor Services (v0002024)	hva		2,377.00	86175	
					mva		520.00	86175	
K-20280	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		84.43	86176	
K-20281	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	bst		8.28	86177	
K-20282	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		118.64	86178	
K-20283	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		121.03	86179	
K-20284	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		98.79	86180	
K-20285	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		36.84	86181	
K-20286	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		51.80	86182	
K-20287	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		216.44	86183	
K-20288	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		297.57	86184	
K-20289	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		35.70	86185	
K-20290	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		86.35	86186	
K-20291	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		86.10	86187	
K-20292	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		195.65	86188	

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For Period = Sep 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20293	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	htn		35.21	86189	
K-20294	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		34.28	86190	
K-20295	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		36.66	86191	
K-20296	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	htn		34.02	86192	
K-20297	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		80.60	86193	
K-20298	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		91.61	86194	
K-20299	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		71.75	86195	
K-20300	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		89.93	86196	
K-20301	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		784.24	86197	
K-20302	657	09/2025	9/4/2025	Central Maine Power Company (v0002074)	hva		67.69	86198	
K-20303	657	09/2025	9/4/2025	Consolidated Communications (v0002086)	bst		188.74	86199	
					hva		188.74	86199	
					lha		188.73	86199	
					mva		188.73	86199	
K-20304	657	09/2025	9/4/2025	Daves Appliance Inc. (v0002102)	hva		799.00	86200	
K-20305	657	09/2025	9/4/2025	Drillen Hardware (v0002113)	hva		94.96	86201	
K-20306	657	09/2025	9/4/2025	Otis Elevator Company (v0002268)	hva		102.60	86202	
K-20307	657	09/2025	9/4/2025	EMCOR Services New England Mechanical (v	bsc		8,117.95	86203	
K-20308	657	09/2025	9/4/2025	SOS Drywall and Painting, LLC (v0002322)	hva		350.00	86204	
K-20309	657	09/2025	9/4/2025	Sprague Operating Resources LLC Lockbox (	ash		87.68	86205	
					bsc		541.41	86205	
					bst		298.28	86205	
					college		22.62	86205	
					htn		3.42	86205	
					hva		1,596.09	86205	
					lha		12.30	86205	
					lpa		295.30	86205	
					mva		753.83	86205	
					prk		161.67	86205	
					raa		263.09	86205	
					wip		63.48	86205	
K-20310	657	09/2025	9/4/2025	City Of Lewiston (v0002338)	bsc		15.00	86206	
					bst		22.00	86206	
					hva		243.00	86206	
					mva		58.00	86206	
					sws		41.00	86206	
K-20311	657	09/2025	9/4/2025	Trafton & Matzen (v0002355)	bst		498.89	86207	
					hva		1,157.14	86207	
					lha		27.00	86207	
					msv		54.00	86207	
					mva		20.25	86207	
K-20312	657	09/2025	9/4/2025	Tribles USA, Inc. (v0002357)	hva		552.83	86208	
K-20313	657	09/2025	9/4/2025	Tribles USA, Inc. (v0002357)	hva		199.67	86209	
K-20314	657	09/2025	9/4/2025	Tribles USA, Inc. (v0002357)	hva		373.13	86210	
K-20315	657	09/2025	9/4/2025	Verizon Wireless (v0002373)	ash		9.85	86211	

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For Period = Sep 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					bst		136.46	86211	
					hcv		73.53	86211	
					htn		2.81	86211	
					hva		132.25	86211	
					lha		194.09	86211	
					lpa		18.29	86211	
					mva		213.84	86211	
					oak		1.41	86211	
					prk		14.07	86211	
					raa		42.20	86211	
					sab		1.41	86211	
					shs		2.81	86211	
					sws		4.22	86211	
					wip		5.63	86211	
K-20316	657	09/2025	9/4/2025	Wesco Air Inc (v0002384)	bst		561.50	86212	
K-20408	658	09/2025	9/11/2025		lpa		313.00	86213	
K-20409	658	09/2025	9/11/2025	WB Mason Company Inc (v0000044)	lha		117.94	86214	
K-20410	658	09/2025	9/11/2025	Andwell Health Partners (v0000049)	lha		3,087.80	86215	
K-20411	658	09/2025	9/11/2025	Jennifer Boardman (v0000229)	lha		1,596.80	86216	
K-20412	658	09/2025	9/11/2025	Acadia Insurance Company (v0002012)	lha		354.00	86217	
K-20413	658	09/2025	9/11/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	86218	
					hva		1,008.00	86218	
K-20414	658	09/2025	9/11/2025	All Outdoor Services (v0002024)	lha		700.00	86219	
K-20415	658	09/2025	9/11/2025	BDO (v0002047)	lha		3,810.00	86220	
K-20416	658	09/2025	9/11/2025	Budget Document Technology (v0002061)	lha		139.00	86221	
K-20417	658	09/2025	9/11/2025	Carahsoft Technology Corp (v0002070)	hcv		2,968.74	86222	
K-20418	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	hva		157.62	86223	
K-20419	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	hva		86.35	86224	
K-20420	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	hva		107.39	86225	
K-20421	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	sws		59.60	86226	
K-20422	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	shs		33.49	86227	
K-20423	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		31.36	86228	
K-20424	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		683.42	86229	
K-20425	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	sws		34.07	86230	
K-20426	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	sws		40.89	86231	
K-20427	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	shs		31.74	86232	
K-20428	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	shs		36.66	86233	
K-20429	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	bst		62.61	86234	
K-20430	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		60.62	86235	
K-20431	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		69.34	86236	
K-20432	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	raa		52.38	86237	
K-20433	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.19	86238	
K-20434	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.61	86239	
K-20435	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.19	86240	
K-20436	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		33.54	86241	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20437	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		33.81	86242	
K-20438	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		81.56	86243	
K-20439	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		78.69	86244	
K-20440	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		33.33	86245	
K-20441	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		35.21	86246	
K-20442	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		33.54	86247	
K-20443	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		32.69	86248	
K-20444	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		35.21	86249	
K-20445	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		34.39	86250	
K-20446	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		30.04	86251	
K-20447	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		101.41	86252	
K-20448	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.82	86253	
K-20449	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		86.86	86254	
K-20450	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		34.98	86255	
K-20451	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		34.50	86256	
K-20452	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		35.46	86257	
K-20453	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.19	86258	
K-20454	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		29.19	86259	
K-20455	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	raa		166.24	86260	
K-20456	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	raa		59.80	86261	
K-20457	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		34.73	86262	
K-20458	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		34.39	86263	
K-20459	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	raa		207.85	86264	
K-20460	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	raa		97.58	86265	
K-20461	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	lpa		37.14	86266	
K-20462	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		87.06	86267	
K-20463	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		71.27	86268	
K-20464	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		131.79	86269	
K-20465	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		89.70	86270	
K-20466	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		64.34	86271	
K-20467	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		34.18	86272	
K-20468	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		44.80	86273	
K-20469	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		31.31	86274	
K-20470	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		86.66	86275	
K-20471	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		33.44	86276	
K-20472	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		30.78	86277	
K-20473	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		40.92	86278	
K-20474	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		105.47	86279	
K-20475	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		143.50	86280	
K-20476	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		84.19	86281	
K-20477	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		92.09	86282	
K-20478	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		64.57	86283	
K-20479	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		93.52	86284	
K-20480	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		200.67	86285	
K-20481	658	09/2025	9/11/2025	Central Maine Power Company (v0002074)	mva		45.92	86286	

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For Period = Sep 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20482	658	09/2025	9/11/2025	Grants Bakery Inc. (v0002150)	mva		377.67	86287	
K-20483	658	09/2025	9/11/2025	Haven Connect, Inc. (v0002161)	bst		14.90	86288	
					hva		10.00	86288	
					lha		18.75	86288	
					mva		16.25	86288	
K-20484	658	09/2025	9/11/2025	HD Supply (v0002162)	bst		126.66	86289	
					hva		229.95	86289	
					mva		126.67	86289	
K-20485	658	09/2025	9/11/2025	The Iserv Company LLC (v0002174)	bst		738.38	86290	
					hva		1,749.70	86290	
					lha		7,358.57	86290	
					mva		723.38	86290	
					raa		321.00	86290	
K-20486	658	09/2025	9/11/2025	Lanit (v0002192)	lha		35.00	86291	
K-20487	658	09/2025	9/11/2025	Lawnguard Lawncare, Inc. (v0002196)	ash		132.62	86292	
					bsc		132.62	86292	
					bst		663.10	86292	
					htn		132.62	86292	
					hva		1,705.12	86292	
					lpa		663.10	86292	
					mva		928.34	86292	
					oak		132.62	86292	
					prk		170.51	86292	
					raa		1,042.02	86292	
					sab		132.62	86292	
					shs		132.62	86292	
					sws		132.62	86292	
					wip		132.62	86292	
K-20488	658	09/2025	9/11/2025	Minuteman Security Technologies (v000223	hva		169.00	86293	
K-20489	658	09/2025	9/11/2025	OTS Leasing (v0002269)	bst		96.50	86294	
					lha		663.82	86294	
					mva		200.74	86294	
					raa		137.32	86294	
K-20490	658	09/2025	9/11/2025	Sherwin-Williams Co. (v0002314)	lha		43.20	86295	
K-20491	658	09/2025	9/11/2025	SOS Drywall and Painting, LLC (v0002322)	hva		1,945.00	86296	
K-20492	658	09/2025	9/11/2025	City Of Lewiston - Tax Collector (v0002334)	lha		5,560.31	86297	
K-20493	658	09/2025	9/11/2025	The Home Depot Pro (v0002342)	lha		-109.00	86298	
					mva		946.81	86298	
K-20494	658	09/2025	9/11/2025	Unifirst Corporation (v0002361)	bsc		111.17	86299	
					bst		278.42	86299	
					hva		350.10	86299	
					lha		62.55	86299	
					mva		214.08	86299	
K-20538	659	09/2025	9/16/2025	Maine Council on Aging (v0000293)	lha		125.00	86300	
K-20567	660	09/2025	9/18/2025	Andwell Health Partners (v0000049)	lha		19,110.50	86301	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20568	660	09/2025	9/18/2025	Comfort Bridge, dba Care Synergy (v000019	lha		5,750.00	86302	
K-20569	660	09/2025	9/18/2025	All Outdoor Services (v0002024)	lha		3,228.00	86303	
K-20570	660	09/2025	9/18/2025	The Home Depot Pro (v0002342)	lha		3,994.54	86304	
K-20620	662	09/2025	9/18/2025	Maine Municipal Employees Health Trust (MI	lha		64,426.20	86305	
K-20621	662	09/2025	9/18/2025	Jennifer Boardman (v0000229)	lha		2,976.80	86306	
K-20622	662	09/2025	9/18/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	86307	
					hva		1,008.00	86307	
K-20623	662	09/2025	9/18/2025	Becky Cobb (v0002051)	lha		1,495.00	86308	
K-20624	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	lpa		29.83	86309	
K-20625	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	hva		95.06	86310	
K-20626	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	mva		22.69	86311	
K-20627	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	bst		22.45	86312	
K-20628	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	mva		58.84	86313	
K-20629	662	09/2025	9/18/2025	Central Maine Power Company (v0002074)	lpa		33.44	86314	
K-20630	662	09/2025	9/18/2025	Drummond Woodsum (v0002114)	lha		197.51	86315	
K-20631	662	09/2025	9/18/2025	HD Supply (v0002162)	hva		131.98	86316	
K-20632	662	09/2025	9/18/2025	J.C. Ehrlich (v0002176)	lha		50.00	86317	
					raa		890.00	86317	
K-20633	662	09/2025	9/18/2025	Minuteman Security Technologies (v000223	hva		1,298.91	86318	
K-20634	662	09/2025	9/18/2025	Northeast Electrical (v0002260)	bsc		93.81	86319	
					hva		184.61	86319	
					mva		679.18	86319	
K-20635	662	09/2025	9/18/2025	Stanley Elevator Co Inc (v0002330)	bsc		1,848.00	86320	
K-20636	662	09/2025	9/18/2025	The Home Depot Pro (v0002342)	bst		44.16	86321	
					hva		810.55	86321	
					lha		531.83	86321	
K-20637	662	09/2025	9/18/2025	Unifirst Corporation (v0002361)	bst		165.87	86322	
					hva		101.54	86322	
					lha		62.55	86322	
					mva		101.53	86322	
K-20638	662	09/2025	9/18/2025	Yardi Systems Inc (v0002385)	ash		32.80	86323	
					bsc		7.20	86323	
					bst		243.40	86323	
					choice		1.80	86323	
					college		3.00	86323	
					hcv		64.10	86323	
					htn		3.00	86323	
					hva		375.30	86323	
					lha		30,857.70	86323	
					lpa		28.40	86323	
					mod2		6.60	86323	
					msv		6.00	86323	
					mva		258.60	86323	
					oak		1.20	86323	
					prk		28.60	86323	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					raa		126.90	86323	
					sab		8.30	86323	
					shs		3.00	86323	
					sws		3.60	86323	
					wip		34.50	86323	
K-20675	663	09/2025	9/18/2025		hcv		725.00	86324	
K-20678		09/2025	9/18/2025	Central Maine Power Company (v0002074)	lha		-150.23	86040	VOID & REISSUE
K-20679	664	09/2025	9/18/2025	Central Maine Power Company (v0002074)	lha		150.23	86325	
K-20684	665	09/2025	9/22/2025	Charest Appraisal Services (v0000059)	mva		4,500.00	86326	
K-20685	665	09/2025	9/22/2025	Haley Ward (v0002155)	bsc		12,000.00	86327	
K-20697	669	09/2025	9/25/2025	Maple Street Housing (v0000008)	hcv		439.00	86328	
K-20698	669	09/2025	9/25/2025	292 Bates Street (BAT) LAAHDC (v0000129)	hva		660.00	86329	
K-20699	669	09/2025	9/25/2025	292 Bates Street (BAT) LAAHDC (v0000129)	lpa		798.00	86330	
K-20700	669	09/2025	9/25/2025	292 Bates Street (BAT) LAAHDC (v0000129)	lpa		330.00	86331	
K-20701	669	09/2025	9/25/2025	Oxford Family (OXFAM) (v0000130)	lha		656.00	86332	
K-20702	669	09/2025	9/25/2025	Blake & Pine LP (v0001113)	msv		273.00	86333	
K-20703	669	09/2025	9/25/2025	Supportive Housing Assoc LP (v0001288)	mva		272.00	86334	
K-20704	669	09/2025	9/25/2025	Supportive Housing Assoc LP (v0001288)	mva		272.00	86335	
K-20705	669	09/2025	9/25/2025	81 Ash Street Associates LP (v0002005)	ash		217.00	86336	
K-20706	669	09/2025	9/25/2025	Maple Heights LLC (v0002221)	raa		700.00	86337	
K-20748	670	09/2025	9/25/2025	Central Maine Power Company (v0002074)	bst		3.24	86338	
K-20863	671	09/2025	9/25/2025		mva		375.87	86339	
K-20864	671	09/2025	9/25/2025		hva		192.00	86340	
K-20865	671	09/2025	9/25/2025		bst		147.73	86341	
K-21311	680	09/2025	9/29/2025		prk		451.20	86364	
K-21312	680	09/2025	9/29/2025		lpa		1,200.90	86365	
						Total	251,725.38		

(.all)

General Ledger

Period = Jan 2024-Sep 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-05-000				**PID - Choice Wedgewood**					**0.00**	**= Beginning Balance =**
choice	CHOICE	3/1/2024	03-2024	Record ACH Avesta Wedgewood	J-1575		1,018,956.61	0.00	1,018,956.61	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	3/29/2024	03-2024	Record ACH Avesta Wedgewood	J-1577		1,377,178.15	0.00	2,396,134.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	4/26/2024	04-2024	Record ACH Avesta Wedgewood	J-1579		1,168,775.54	0.00	3,564,910.30	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	5/31/2024	05-2024	Record ACH Avesta Wedgewood	J-1581		984,531.84	0.00	4,549,442.14	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/28/2024	06-2024	Record ACH Avesta Wedgewood	J-1584		1,201,974.52	0.00	5,751,416.66	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/30/2024	06-2024	To clear PID Wedgewood - per client, this is	J-5632		0.00	5,751,416.66	0.00	To clear PID Wedgewood - per client, this is not a note, all HUD funds transferred for expenses incurred
choice	CHOICE	8/1/2024	08-2024	Record ACH Avesta Wedgewood	J-1586		476,805.33	0.00	476,805.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	9/30/2024	09-2024	Record ACH Avesta Wedgewood	J-11778		99,937.00	0.00	576,742.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	9/30/2024	09-2024	Record ACH Avesta Wedgewood	J-11781		18,000.00	0.00	594,742.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/3/2024	10-2024	Camden - Outgoing ACH	J-4513		150,000.29	0.00	744,742.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/31/2024	10-2024	Record ACH Avesta Wedgewood	J-4575		66,787.14	0.00	811,529.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-5766		0.00	59,997.14	751,532.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Reverse - posted backwards. MR	J-6918	:Reversal of .	59,997.14	0.00	811,529.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-6920		59,997.14	0.00	871,526.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-5767		0.00	61,656.09	809,870.81	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Reverse - posted backwards. MR	J-6919	:Reversal of .	61,656.09	0.00	871,526.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-6921		61,656.09	0.00	933,182.99	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7227		0.00	67,072.13	866,110.86	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Reverse - posted backwards MR	J-7889	:Reversal of .	67,072.13	0.00	933,182.99	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7892		67,072.13	0.00	1,000,255.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7228		0.00	183,570.16	816,684.96	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Reverse - posted backwards MR	J-7890	:Reversal of .	183,570.16	0.00	1,000,255.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7891		183,570.16	0.00	1,183,825.28	ACH - Avesta Choice Wedgewood
choice	CHOICE	3/28/2025	03-2025	Camden - Outgoing ACH	J-7963		73,747.61	0.00	1,257,572.89	ACH - Avesta Choice Wedgewood
choice	CHOICE	4/29/2025	04-2025	Camden - Outgoing ACH	J-9074		168,735.56	0.00	1,426,308.45	ACH - Avesta Choice Wedgewood
choice	CHOICE	5/29/2025	05-2025	Camden - Outgoing ACH	J-10229		85,697.22	0.00	1,512,005.67	ACH - Avesta Choice Wedgewood
choice	CHOICE	6/27/2025	06-2025	Camden - Outgoing ACH	J-10945		101,131.16	0.00	1,613,136.83	ACH - Avesta Choice Wedgewood
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11956		101,562.68	0.00	1,714,699.51	ACH - Avesta Choice Wedgewood
choice	CHOICE	8/29/2025	08-2025	Camden - Outgoing ACH	J-13825		138,067.21	0.00	1,852,766.72	ACH - Avesta Choice Wedgewood
				Net Change=1,852,766.72			**7,976,478.90**	**6,123,712.18**	**1,852,766.72**	**= Ending Balance =**
1280-06-000				**PID - Choice Dewitt**					**0.00**	**= Beginning Balance =**
choice	CHOICE	4/7/2025	04-2025	Camden - Outgoing ACH	J-9073		506,592.98	0.00	506,592.98	ACH - Avesta Choice Dewitt
choice	CHOICE	5/19/2025	05-2025	Camden - Outgoing ACH	J-10228		418,434.44	0.00	925,027.42	ACH - Avesta Choice Dewitt
laahdc	Lewiston Auburn Area D	5/21/2025	05-2025	Curtis Thaxter Client Escrow Account (v0000	P-37046	LAAHDC 052	100.00	0.00	925,127.42	$100 DEPOSIT DUE FOR CLOSING
choice	CHOICE	6/27/2025	06-2025	Camden - Outgoing ACH	J-10944		303,705.97	0.00	1,228,833.39	ACH - Avesta Choice Dewitt
choice	CHOICE	7/1/2025	07-2025	Camden - Outgoing ACH	J-11955		421,683.17	0.00	1,650,516.56	ACH - Avesta Choice Dewitt
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11957		358,903.42	0.00	2,009,419.98	ACH - Avesta Choice Dewitt
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11958		186,707.94	0.00	2,196,127.92	ACH - Avesta Choice Dewitt (supplemental)
choice	CHOICE	8/29/2025	08-2025	Camden - Outgoing ACH	J-13824		799,735.14	0.00	2,995,863.06	ACH - Avesta Choice Dewitt
choice	CHOICE	9/30/2025	09-2025	Camden - Outgoing ACH	J-14791		222,337.32	0.00	3,218,200.38	ACH - Avesta Choice Dewitt

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General Ledger

Period = Jan 2024-Sep 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/8/2025	09-2025	Owen Haskell, Inc. (v0002271)	P-47266	2023-214.3	4,500.00	0.00	3,222,700.38	Job#:2023-214 L-A -- ALTA/NSPS Land Title Survey for 860 Lisbon Street in Lewiston Maine
				Net Change=3,222,700.38			**3,222,700.38**	**0.00**	**3,222,700.38**	**= Ending Balance =**
1280-09-000				**PID - Martel School I**					**0.00**	**= Beginning Balance =**
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		551.66	0.00	551.66	Compliance Monitoring Martel School Demo
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,551.66	Martel Phase II Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		700.00	0.00	3,251.66	Martel Phase 2 Dev Rev App
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	3,230.00	0.00	6,481.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,655.00	0.00	9,136.66	Lha schematic design
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	11,776.66	Professional services
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	180.00	0.00	11,956.66	Clean up 6/8/24
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	600.00	0.00	12,556.66	Clean up 7/18/24
laahdc	Lewiston Auburn Area D	8/23/2024	08-2024	St Laurent & Son (v0000137)	P-14371	LAAHDC Mar	178,500.00	0.00	191,056.66	Demo Abatement for Martel
laahdc	Lewiston Auburn Area D	8/27/2024	08-2024	Kleinfelder Construction Services Inc (v0000	P-16345	7788	212.95	0.00	191,269.61	138455
laahdc	Lewiston Auburn Area D	8/30/2024	08-2024	2114 unapplied allocations	J-1669		0.00	178,500.00	12,769.61	Martel School Development - City of Lewiston
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	619,876.00	0.00	632,645.61	Martel Demo (GL 1280-10 > 1280-09)
laahdc	Lewiston Auburn Area D	6/17/2024	09-2024	Haley Ward (v0002155)	P-18465	202414838	2,000.00	0.00	634,645.61	Project 10708.005 Martel -- 2024 phase iesa udate
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	634,699.88	1244 - LHA Design Development -Martel School phase 2 -- 8/12/2024 Craig Burgess Mileage Reimbursement
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	635,491.29	1244 - LHA Design Development -Martel School phase 2 -- 8/10/2024 Am-At-Hor Service Booklets and Plans for Site Plan
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	340.00	0.00	635,831.29	1244 - LHA Design Development -Martel School phase 2 -- Project Manager
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	1,653.75	0.00	637,485.04	1244 - LHA Design Development -Martel School phase 2 -- Project Landscape Architect
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	555.00	0.00	638,040.04	1244 - LHA Design Development -Martel School phase 2 -- Principal
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	220.00	0.00	638,260.04	1244 - LHA Design Development -Martel School phase 2 -- PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	2,500.00	0.00	640,760.04	LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	1,000.00	0.00	641,760.04	App fee - Martel
laahdc	Lewiston Auburn Area D	9/25/2024	09-2024	Owen Haskell, Inc. (v0002271)	P-18731	2023-214.2	400.00	0.00	642,160.04	Job#:2023-214 L-A -- Deed description for 860
lha	Lewiston Housing Autho	9/30/2024	09-2024	Reclass to PID 09.2024	J-3815		29,986.30	0.00	672,146.34	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	127.50	0.00	672,273.84	Project Manager 0.750
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	55.00	0.00	672,328.84	Design Engineer 0.50
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	382.50	0.00	672,711.34	Project Manager
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	911.25	0.00	673,622.59	Project Landscape Architect
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	110.00	0.00	673,732.59	Design Engineer 1.00
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	1,960.00	0.00	675,692.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	2,380.00	0.00	678,072.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	217.00	0.00	678,289.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
lha	Lewiston Housing Autho	10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622	360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,836.25	0.00	680,485.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Professional services
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	17,314.99	0.00	697,800.83	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha design development
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	0.01	0.00	697,800.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 DIFFERENCE BETWEEN PO AND INVOICE
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	3,780.00	0.00	701,580.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha landscape architecture services
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	2,450.00	0.00	704,030.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha local permitting
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,684.42	0.00	705,715.26	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Expenses

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General Ledger

Period = Jan 2024-Sep 2025

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	1/5/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23951	147853	566.55	0.00	706,281.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	4/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23956	148656	3,748.50	0.00	710,030.31	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	5/2/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23952	148868	1,210.50	0.00	711,240.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	6/7/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23953	149152	273.60	0.00	711,514.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	7/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23957	149502	9,873.00	0.00	721,387.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	9/9/2024	12-2024	Acorn Engineering Inc (v0000147)	P-25730	2444.1	4,077.90	0.00	725,465.31	1244 - LHA Design Development -Martel School phase 2 -- PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D	12/31/2024	12-2024	Recognize revenue for City of Lewiston Cont	J-6335		178,500.00	0.00	903,965.31	Reclass City of Lewiston contribution for Martel School
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(	P-29180	24181-1	3,500.00	0.00	907,465.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(	P-29180	24181-1	2,000.00	0.00	909,465.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(	P-29180	24181-1	600.00	0.00	910,065.31	Martel -- Utility Subcontractor
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(	P-29180	24181-1	3,000.00	0.00	913,065.31	Martel -- Subsurface Explorations Equipment
laahdc	Lewiston Auburn Area D	12/31/2024	01-2025	Platz Associates (v0002284)	P-27401	LAAHDC PLA	45,000.00	0.00	958,065.31	File 202319 Martel
laahdc	Lewiston Auburn Area D	1/17/2025	01-2025	Maine State Housing Authority (v0000162)	P-26377	Martel 01172	5,800.00	0.00	963,865.31	MaineLand Appraisal Consultants for Martel
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC Acorn Engineering to PID - Martel	J-7692		5,307.50	0.00	969,172.81	RC Acorn Engineering Inv #2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	971,172.81	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	277.50	0.00	971,450.31	Project manager
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	300.00	0.00	971,750.31	Design engineer
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	1,788.75	0.00	973,539.06	Project landscape architect
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	412.50	0.00	973,951.56	Project landscape architect
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	750.00	0.00	974,701.56	project landscape architetc
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	323.75	0.00	975,025.31	Senior project manager
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	2,500.00	0.00	977,525.31	App Fee
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	1,000.00	0.00	978,525.31	LIHTC Fee
laahdc	Lewiston Auburn Area D	4/11/2025	05-2025	Curtis Thaxter LLC (v0002094)	P-36767	152650	759.50	0.00	979,284.81	Lewiston Development GP LLC Martel School Apartments Phase II LP check availability of name emails to/from M
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,004,284.81	Construction Documents
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,475.00	0.00	1,029,759.81	Design Development
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,054,759.81	Schematic Design
laahdc	Lewiston Auburn Area D	4/7/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39432	3274	8,316.25	0.00	1,063,076.06	Martel -- 1244-LHA Design Development & Architecture services
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,078,617.56	Remits building code surcharge
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	35,000.00	0.00	1,113,617.56	Construction documents
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	20,000.00	0.00	1,133,617.56	Design development
laahdc	Lewiston Auburn Area D	5/8/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39439	3398	13,873.75	0.00	1,147,491.31	Martel
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		21,215.25	0.00	1,168,706.56	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of .	0.00	21,215.25	1,147,491.31	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	8/8/2025	08-2025	Evernorth (v0000212)	P-46504	20258-1	4,463.01	0.00	1,151,954.32	2024-0028 -- Martel Interest Payment
laahdc	Lewiston Auburn Area D	7/7/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47259	3688	2,967.50	0.00	1,154,921.82	Phase 1 CD Correspondence with the architect for scheduling
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	285.00	0.00	1,155,206.82	Senior Project Manager
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	490.00	0.00	1,155,696.82	Project Engineer I
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	142.50	0.00	1,155,839.32	Acorn - Indirect Labor
laahdc	Lewiston Auburn Area D	9/1/2025	09-2025	Horvath Development LLC (v0000291)	P-47265	LHA202508	2,512.60	0.00	1,158,351.92	Martel Phase 1 -- 8/1/25-8/31/25
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47268	4118	2,431.25	0.00	1,160,783.17	Martel out of scope
				Net Change=1,160,783.17			**1,360,498.42**	**199,715.25**	**1,160,783.17**	**= Ending Balance =**

(.all)

General Ledger

Period = Jan 2024-Sep 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-09-002				**PID - Martel School II**					**0.00**	**= Beginning Balance =**
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	300.00	0.00	300.00	ACCT 202428 -- Bill mclauglin
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	700.00	0.00	1,000.00	ACCT 202428 -- Daniel moreno
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	1,827.50	0.00	2,827.50	ACCT 202428 -- Morgan
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	141.37	0.00	2,968.87	ACCT 202428 -- reimbursables
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39441	152857	66.00	0.00	3,034.87	ACCT 49691 -- Service rendered
laahdc	Lewiston Auburn Area D	6/9/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39167	153112	513.00	0.00	3,547.87	Invoice 153112 Martel School Phase II Services rendered through 05/31/2025
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		1,275.75	0.00	4,823.62	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of .	0.00	1,275.75	3,547.87	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	60.75	0.00	3,608.62	Martel -- 5 Reimbursables
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	42.50	0.00	3,651.12	Martel -- Paige Morgan
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	490.00	0.00	4,141.12	Martel -- Daniel Moreno
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	300.00	0.00	4,441.12	Martel -- Bill McLaughlin
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	382.50	0.00	4,823.62	Martel -- Brogan McCormick
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	45.50	0.00	4,869.12	Project 202428 -- Martel -- 5 reimbursables
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	910.00	0.00	5,779.12	Project 202428 -- Martel -- daniel moreno
				Net Change=5,779.12			**7,054.87**	**1,275.75**	**5,779.12**	**= Ending Balance =**
1280-10-000				**DNU PID - Martel School**					**0.00**	**= Beginning Balance =**
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v0000137)	P-14197	LAAHDC Mar	619,876.00	0.00	619,876.00	Martel Demo
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	0.00	619,876.00	0.00	Martel Demo (GL 1280-10 > 1280-09)
				Net Change=0.00			**619,876.00**	**619,876.00**	**0.00**	**= Ending Balance =**
1280-11-000				**PID - Ramada**					**0.00**	**= Beginning Balance =**
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Ramada Pre-App Fee
laahdc	Lewiston Auburn Area D	8/8/2024	08-2024	Cushman & Wakefield Of Massachusetts, Inc	P-16457	24-27001-90	5,450.00	0.00	7,450.00	24-27001-900950 Ramada appraisal report
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Curtis Thaxter LLC (v0002094)	P-18475	150629	2,230.00	0.00	9,680.00	Professional Services Rendered - Consult On Option. Consult On Option Agreements Begin Work On Same Review Of
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Ram	1,000.00	0.00	10,680.00	Ramada App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Ram	2,500.00	0.00	13,180.00	Ramada LIHTC App Fee
laahdc	Lewiston Auburn Area D	10/10/2024	09-2024	Emerald Hospitality LLC (v0000166)	P-18729	LAAHDC RAM	10,000.00	0.00	23,180.00	Acquisition Escrow - Ramada
laahdc	Lewiston Auburn Area D	9/30/2024	01-2025	Platz Associates (v0002284)	P-26442	LAAHDC 093	26,598.25	0.00	49,778.25	File 202422 Ramada-Professional servics 09/30/2024
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	51,778.25	RC MH Ramada 4% LIHTC
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	2,500.00	0.00	54,278.25	App Fee - Arbor Village-Ramada
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	1,000.00	0.00	55,278.25	LIHTC Fee - Arbor Village - Ramada
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39433	152647	6,402.98	0.00	61,681.23	RAMADA
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	30.00	0.00	61,711.23	ACCT 49691 -- Ramada -- Corporate document retrieval
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	3.00	0.00	61,714.23	ACCT 49691 -- Ramada -- Filing/recording fees
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Emerald Hospitality	R-29238	00001024	0.00	10,000.00	51,714.23	:CHECKscan Payment - Emerald Hospitality (Ramada Dep Refund)
				Net Change=51,714.23			**61,714.23**	**10,000.00**	**51,714.23**	**= Ending Balance =**
1280-12-000				**PID - Soleil I**					**0.00**	**= Beginning Balance =**

(.all)

General Ledger

Period = Jan 2024-Sep 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	2,000.00	Soleil Apts Phase 2 Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	4,000.00	Soleil Apts Phase 1 Pre App Fee
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	6,000.00	Supplemental Services Kaplan Thompson Architects
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	11,559.37	Terradyn Consult Kaplan Thompson Architect
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	2,500.00	0.00	14,059.37	Soleil Apts Phase 1 LIHTC App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	1,000.00	0.00	15,059.37	Soleil Apts Phase 1 App Fee
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-LH	16,261.26	0.00	31,320.63	Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	8/2/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28955	20240802-LH	14,589.17	0.00	45,909.80	Proj:LHA1 Choice 2 --inv20240802-LHA1 -- conulsants
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	27,750.75	0.00	73,660.55	Project LHA1--Schematic design
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	437.60	0.00	74,098.15	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	181.25	0.00	74,279.40	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	10,233.55	0.00	84,512.95	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	4,579.20	0.00	89,092.15	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	1,000.00	0.00	90,092.15	LIHTC Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	2,500.00	0.00	92,592.15	App Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39434	152649	416.50	0.00	93,008.65	61 Ash
lha	Lewiston Housing Autho	5/9/2025	06-2025	Kaplan Thompson Architects (v0002184)	P-39438	20250509-LH	693.00	0.00	93,701.65	Terradyn Consultants LLC Request Number 7438 18 Apr 2025 Additional Services Drawings for Public Works Database
				Net Change=93,701.65			**93,701.65**	**0.00**	**93,701.65**	**= Ending Balance =**
1280-12-002				**PID - Soleil II**					**0.00**	**= Beginning Balance =**
laahdc	Lewiston Auburn Area D	6/26/2025	06-2025	MaineHousing (MSHA) (v0002218)	P-39563	LAAHDC 062	2,000.00	0.00	2,000.00	Pre Application Fee
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	1,000.00	0.00	3,000.00	General App Fee
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	2,500.00	0.00	5,500.00	LIHTC App Fee
				Net Change=5,500.00			**5,500.00**	**0.00**	**5,500.00**	**= Ending Balance =**
1280-15-000				**PID - 104 Park Street**					**0.00**	**= Beginning Balance =**
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	62.50	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	187.50	0.00	250.00	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	375.00	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	687.50	0.00	1,062.50	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	1,687.50	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	1,750.00	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	312.50	0.00	2,062.50	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	437.50	0.00	2,500.00	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	562.50	0.00	3,062.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	3,687.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	3,812.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	375.00	0.00	4,187.50	104 Park St Plan Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	42.12	0.00	4,229.62	4/23/25 Mileage For Client Meeting On Site 72 Miles X 0.585
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	4,292.12	Permit Drawings
				Net Change=4,292.12			**4,292.12**	**0.00**	**4,292.12**	**= Ending Balance =**

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General Ledger

Period = Jan 2024-Sep 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-16-000				**PID - St Mary's**					**0.00**	**= Beginning Balance =**
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Cushman & Wakefield of Massachusetts, LLC	P-47260	25-27001-90	4,950.00	0.00	4,950.00	St Mary's Appraisal report
				Net Change=4,950.00			**4,950.00**	**0.00**	**4,950.00**	**= Ending Balance =**
							13,356,766.57	**6,954,579.18**		

MaineHousing
Maine State Housing Authority

Annual Budget

MaineHousing Instructions:

- The white cells must be completed by the Owner/Manager.
- Column C "Current Year Accepted MH Budget" must contain the figures approved by MaineHousing on the prior year budget.
- Since the annual budget must be submitted prior to the close of the current fiscal year, expenditures for the last two or three months of operation must be included and annualized in order to complete the Current Year Annualized Actuals. (Column D)
- Significant percentage (5% Increase or Decrease and $500 Increase or Decrease) changes between "Current Year Accepted MH Budget" and "Next Year Proposed Budget" must be clarified under the Notes column J.
- Please detail expenses listed on lines 54 & 83
- Submit the budget (not password protected) to financialreporting@mainehousing.org.

Property Name:	Healy Terrace	**Property Number:**	MSHA RLP 1511
Property Address:	81 Ash Street Lewiston ME 04240	**Number of Units:**	32
Management Agent:	Lewiston Housing		
Contact Name:	Hollie Sprague	**Period covered by this budget:**	
Phone:	207-783-1423	Starting date:	1/1/2026
Return Email Address:	hsprague@lewistonhousing.org	Ending date:	12/31/2026
Owner Entity:	81 Ash Street Associates LP		

	Current Year Accepted MH Budget	Current Year Annualized Actuals	Next Year Proposed Budget	% Inc/Dec CY/NY	MAINEHOUSING USE Adjusted Total	PUPM	% Adj Inc/Dec	Notes
OPERATING INCOME								
Rental Income								
Total Annual Proposed Rents	$372,952	$398,500	$427,944	14.75%		$0	-100.00%	FMR increase
Less: Vacancy	$6,191	$24,372	$9,327	50.65%		$0	-100.00%	4%
Total Net Rental Income (5120.01)	$366,761	$374,128	$418,617	14.14%	$0	$0	-100.00%	
Other Income								
Tenant Services (5920.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Resident Service Income (Addendum B)	$0	$0	$0	0.00%	$0	$0	#DIV/0!	
Other Project Services (5320.01)	$500	$0	$0	-100.00%		$0	-100.00%	
Total Other Income	$500	$0	$0	-100.00%	$0	$0	-100.00%	
Financial and Other Income								
Interest Income - Rest. Reserves (5440.01)	$7,524	$11,550	$12,720	69.06%	$12,720	$33	69.06%	increase in interest rates
Interest Income - Other (5490.01)	$13,245	$0	$0	-100.00%		$0	-100.00%	Reclassed to restricted
Other Income (5990.01)	$18,725	$17,000	$18,725	0.00%		$0	-100.00%	
Total Financial and Other Income	$39,494	$28,550	$31,445	-20.38%	$12,720	$33	-67.79%	
Total Housing Income	$406,755	$402,678	$450,062	10.65%	$12,720	$33	-96.87%	
Total Commercial Income (5140.01)	$0	$0	$0	0.00%	$0	$0	#DIV/0!	
Effective Gross Income	$406,755	$402,678	$450,062	10.65%	$12,720	$33	-96.87%	

OPERATING EXPENSES								
Administrative Expenses								
Management Fees (6320.01)	$22,005	$22,048	$25,117	14.14%		$0	-100.00%	Increase in rental income
Management Charges (addendum A)	$33,930	$74,081	$39,205	15.55%	$0	$0	-100.00%	Increase in rental income
Total Management Expenses	$55,935	$96,129	$64,322	14.99%	$0	$0	-100.00%	
Marketing Expenses (6210.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Legal Expenses (6340.01)	$3,000	$3,500	$3,500	16.67%		$0	-100.00%	
Background Checks (6390.01)	$0	$204	$150	0.00%		$0	#DIV/0!	
Property Postage/Copier (6390.01)	$100	$282	$300	200.00%		$0	-100.00%	
Interpreting (6390.01)	$150	$0	$0	-100.00%		$0	-100.00%	
Bank Charges (6235.01)	$150	$150	$150	0.00%		$0	-100.00%	
Rent Comp Study (HUD Section 8 Properties only) (6390.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Software and Maintenance of Computers (6390.01)	$2,500	$3,548	$3,600	44.00%		$0	-100.00%	Yardi+ Haven
Auditing Expenses (6350.01)	$9,600	$10,900	$10,900	13.54%		$0	-100.00%	Audit fee
Management Consultants (6205.21)	$0	$0	$0	0.00%		$0	#DIV/0!	
Workmen's Compensation Insurance (6723.21)	$325	$1,173	$1,200	269.23%		$0	-100.00%	Budgeting for actual
Health Insurance and Employee Benefits (6723.01)	$10,000	$19,000	$19,000	90.00%		$0	-100.00%	Budgeted in management charges
Other Admin **(Must identify item and individual charge)** (6390.01)	$0	$0	$900	0.00%		$0	#DIV/0!	3rd party file compliance auditor
Total Administrative Expenses	$81,760	$134,886	$104,022	27.23%	$0	$0	-100.00%	
Utility Expenses								
Heating Fuel (6420.01)	$27,000	$17,749	$27,810	3.00%		$0	-100.00%	
Electricity (6450.11)	$36,984	$31,392	$38,093	3.00%		$0	-100.00%	
Water and Sewer (6450.31)	$10,500	$10,516	$10,815	3.00%		$0	-100.00%	
Property Internet/Phone for Tenant use (6450.91)	$20,067	$9,348	$9,400	-53.16%		$0	-100.00%	Budgeting for actual
Total Utility Expenses	$94,551	$69,005	$86,118	-8.92%	$0	$0	-100.00%	3% increase anticipated
Maintenance Expenses								
Janitorial Payroll (6510.12)	$0	$0	$0	0.00%		$0	#DIV/0!	
Janitorial Supplies and Equipment (6515.12)	$500	$0	$0	-100.00%		$0	-100.00%	
Janitorial Contractual Services (6520.12)	$21,600	$19,800		-100.00%		$0	-100.00%	No longer using a janitorial contractor
Garbage and Trash Removal (6525.01)	$4,193	$5,304	$5,500	31.17%		$0	-100.00%	Increase in fuel rates
Vehicle and Equipment Expenses (6570.01)	$100	$0	$0	-100.00%		$0	-100.00%	
Grounds Maintenance Payroll (6510.14)	$0	$0	$0	0.00%		$0	#DIV/0!	
Grounds Tools and Supplies (6515.14)	$400	$0	$0	-100.00%		$0	-100.00%	
Grounds Contractual Services (6520.14)	$14,000	$10,554	$11,300	-19.29%		$0	-100.00%	Budget reflects contracted expenses
Miscellaneous Ground Maintenance (6540.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Building Maintenance Payroll (6510.01)	$34,000	$46,834	$46,700	37.35%		$0	-100.00%	Increase in benefits + cleaning
Building Tools and Supplies (6515.01)	$4,500	$5,750	$6,000	33.33%		$0	-100.00%	Budgeting for aging property as well as actuals
Building Contractual Services (6520.01)	$10,000	$7,258	$9,500	-5.00%		$0	-100.00%	
Building Systems Maintenance (6590.01)	$4,500	$14,787	$15,000	233.33%		$0	-100.00%	Budgeting for aging property and anticipated contracts
Miscellaneous Building Maintenance (6590.01)	$0	$1,189	$0	0.00%		$0	#DIV/0!	
Total Maintenance Expenses	$93,793	$111,476	$94,000	0.22%	$0	$0	-100.00%	
General Expenses								
Property Taxes (6710.01)	$52,000	$51,155	$51,956	-0.08%		$0	-100.00%	
Property and Liability Insurance (6720.01)	$26,031	$12,372	$28,113	8.00%		$0	-100.00%	Increased to reflect potential rate increase
Interest on MaineHousing Mortgage Note (6810.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Interest on Other Notes Payable (6820.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Other Financial Expenses (Must identify item and individual charge) (6890.01)	$0	$0	$0	0.00%		$0	#DIV/0!	
Resident Service Expenses (Addendum B)	$14,640	$14,362	$14,890	1.71%	$0	$0	-100.00%	
Total General Expenses	$92,671	$77,889	$94,959	2.47%	$0	$0	-100.00%	
Total Housing Expenses	$362,775	$393,256	$379,099	4.50%	$0	$0	-100.00%	
Total Commercial Expenses (7010.01)	$0	$0	$0	0.00%	$0	$0	#DIV/0!	
Total Budgeted Expenses	$362,775	$393,256	$379,099	4.50%	$0	$0	-100.00%	
Property Operating Profit (Loss)								

Housing Operations	$43,980	$9,422	$70,963	61.35%	$12,720	$33	-71.08%
Commercial Operations	$0	$0	$0	0.00%	$0	$0	#DIV/0!
Total Property Profit (Loss)	$43,980	$9,422	$70,963	61.35%	$12,720	$33	-71.08%
Operating Balance After Other Transactions							
Mortgage Principal Payments	$0	$0	$0				
Restricted Reserve Deposits	$18,803	$18,803	$19,367		$0		
Interest Income/Restricted Reserves	$7,524	$11,550	$12,720		$12,720		
Restricted Reserve Withdrawals	$25,250	$46,905	$11,900		$0		
Fixed Asset Transactions (Net)	$25,250	$0	$11,900		$0		
Total Operating Balance After Other Transactions	$17,653	$25,974	$38,876		$0		
PROPERTY PROFITABILITY SUMMARY							
Net Operating Income (NOI)	$25,177	-$9,381	$51,596		$12,720		
Annual Debt Service	$0	$0	$0		$0		
Debt Service Coverage Ratio	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		
Net Cash Flow	$25,177	-$9,381	$51,596		$12,720		

Executive Director Update
Oct 2025

We are on the cusp of entering our 4th week of government shutdown. While our work has kept moving along without major issues to date, as each day passes with no hint of a deal, we inch closer to unprecedented territory. I am not at a point where I am seriously concerned, as I believe our government, despite their current differences, will not risk the operations of nearly 3,000 Housing Authorities which represent nearly 3.2MM Households broken down to 828,734 Public housing units and 2,334,952 Housing Choice Vouchers across the US. If we conservatively assume these vouchers and units represent two people each that's nearly 2% of the total US population. However, if the human toll does not weigh heavily enough to spur movement, the HCV program represents nearly 32 billion of annual budget authority, and much of that money goes to landlords who hold conventional mortgages. If those payments ended, the results would be catastrophic to the health of the banking industry, and the ripple effects would shake the US economy overall.

We will continue to monitor the situation and keep the board informed over the coming weeks, and if significant progress is not made in the next 30 days, we will likely have decisions to make as a group. However, I'm hopeful that one or more of the factors above will motivate our elected officials to find a path forward.

LHA/LAAHDC Development Update - 10/22/25				
Project	**Stage**	**Status**	**Important Dates**	**Next Steps**
Martel I	Pre - Dev	* 100% Plans and Specifications submitted to MHSA and Equity Investor, Red Stone, for review. General Contractor, Penobscot is pricing the 100% set for the GMP. Expected to have draft GMP within next two weeks. * Equity Investor, Redstone, due diligence process and underwriting in process * TIF Agreement approved by MSHA.	Closing target: Late Fall 2025	* Finalize GMP * Continue working with MSHA underwriting team to get approval from loan committee * Continue to move forward with Redstone due diligence/underwriting process
Martel II	Pre - Dev	* Submitted Pre-Development Loan Application to Evernorth * Working with MSHA to obtain their Notice to Proceed * TIF Agreement approved by MSHA. * MSHA has confirmed that no CM Selection Process is necessary; we can work with PGC	Notice to Proceed from MSHA Fall 2025	* Finalize 50% drawings for submission to MSHA * Finalize Notice to Proceed * Finalize contract with Platz Architects
Soleil Phase I	Pre - Dev	* Draft Notice to Proceed received from MSHA; Scheduled a MSHA Kick-Off Meeting * CM Interviews have been conducted; Selection in process * FHLB AHP Application submitted in July 2025. * Pre-Development Loan Application Submitted to Genesis.	Notice to Proceed from MSHA Fall 2025	* Prepare 50% Plan submission for MSHA * Finalize Notice to Proceed with MSHA * Make CM Selection * FHLB AHP Award expected December 2025 * Genesis Pre-Development Loan Application to be brought to Loan Committee Late Fall 2025
Soleil Phase II	Pre-Dev	* Submitted 9% LIHTC Application to MSHA * FHLB AHP Application submitted in July 2025	Funding Awards December 2025	* LIHTC 9% awards expected December 2025 * FHLB AHP Award expected December 2025
Public Housing Conversions	In process	* Working on Section 22 conversions * Cost tool threshold has been met for Hillview, Meadowview and Blake Street Towers * Conversion materials are drafted, preparing to organize resident meetings. * Preparing required Environmental Review	Ongoing	* Incorporate conversion into LHA Annual Plan * Begin to hold Resident Meetings informing residents of planned conversions * Begin preparing Section 22 submission docs for HUD
B-Street Expansion / Renovation	Pre-Closing	* Community Dental modifications to the plans have been incorporated by architect/engineer; GC has updated their pricing * Have confirmed that Maine BLS continues to be interested in providing loan/financing	Target Rehab Start January 2026	* Work with St. Mary's for sale of their condo * Community Dental reviewing LOI * Incorporate updated construction numbers into project proforma * Work with Lender on underwriting/approval
Choice	**Stage**	**Status**	**Important Dates**	Next Steps
Wedgewood	Construction / Lease Up	* Construction is complete; lease up underway	Lease-up ongoing	* Compete lease up
DeWitt	Predevelopment	* Bates Bldg - Demo/Abatement complete; steel erection underway * Park Bldg - Demo /Abatement underway	Construction Ongoing	* Construction underway
Acquisitions	**Stage**	**Status**	**Important Dates**	Next Steps
Maison Marcotte	Acquisition	* In active negotiations with St. Mary's on a new P&S Agreement * Working with MSHA underwriting * Lining up inspections for Due Diligence period	Due Diligence by 45 days from P&S date; Closing by year end 2025	* Provide St. Mary's with LOI; currently drafted and in review internally * Complete due diligence process * Complete MSHA underwriting and loan committee process
163-165 Bates	Acquisition	* Evernorth approved loan; commitment has been signed * Environmental Review still in process; gov't shutdown is slowing progress * Tenant income verification in process * PB Voucher waiver for use with SRO units submitted to HUD	Closing target: December 2025	* Work with Evernorth toward closing * Enviro Review proceeds - finalize with City *Complete Tenant Income Verifications

Deputy Executive Director Report
Submitted by Travis Heynen
October 2025

Mainstream Vouchers:
We recently updated our intake process for Mainstream vouchers through a new partnership with the local Continuum of Care. Eligible applicants will now be identified through coordinated entry. Participants will come with supportive services in place, improving their chances for long-term housing stability and success.

Safety Committee:
We've re-launched the Lewiston Housing Safety Committee, a staff-led group focused on reviewing safety issues and recommending improvements. So far, the committee has:

- Coordinated a meeting with the Lewiston Police Department
- Organized a mass shooting preparedness training (which we will also open to other housing authorities)
- Updated our OSHA Emergency Preparedness and Response Plan
- Begun reviewing internal safety-related policies and procedures

HUD Drawdowns:
Despite the ongoing federal government shutdown, we continue to have access to eLOCCS and are making drawdowns as scheduled. I've been working closely with Avesta on our Choice-related drawdowns to avoid triggering a manual override, which would require direct HUD staff approval. So far, there have been no disruptions or issues accessing funds.

2026 Health Insurance & Open Enrollment:
We are switching our FSA/HRA administration from Flores & Associates to Consumer Health Solutions for 2026 to improve service and reduce costs. Additionally, we are changing vision insurance providers from VSP Vision to EyeMed, which will result in cost savings for employees. Our health insurance with Anthem, through the Maine Municipal Employees Health Trust, is expected to increase by approximately 10%. We had budgeted for an 11% increase. We anticipate minor adjustments to the plan offerings, and open enrollment will begin in November.

Staffing Updates:

<u>Hires:</u>
Jennifer Boardman, Director of Rental Assistance, 10/1/2025
Candie Johnson, Maintenance Tech, 10/21/2025

<u>Departures:</u>
Anthony Carter, Maintenance Tech, 9/5/2025

Property Management Report
Submitted by Hollie Sprague
October 2025

Property Management:
Occupancy:
Owned: 95% (excludes CHOICE units)
Managed: 92%
Make ready average- Managed 23 days (floor installation caused delay)
Make ready average- Owned: 7 days

Wedgewood lease up:
All nine buildings have been completed with 63 occupied apartments. The team has several other applications in process with the goal of leasing the remaining 19 apartments by year end.

Property Updates:
Blake Street Towers:
The Blake Street Towers staff hosted a Community Lunch featuring a traditional ham boiled dinner, which brought together 35 residents for a warm and social gathering. The event provided an opportunity for residents to connect, share a meal, and strengthen community bonds.

Meadowview:
Arts & Crafts Nights with Bates Students: These creative sessions continue to be a success, with 6–8 residents participating in each event.
Bates Student Brunches: The brunch series has resumed, drawing an impressive turnout of 45–50 residents who enjoyed good food and connection with Bates College students.
Citylink MPO Presentation: Larry Allen, Director of Transportation for Citylink MPO, visited Meadowview to meet with residents and discuss upcoming changes to local bus routes, providing valuable information and an opportunity for residents to ask questions and share feedback.

Hillview:
EMLI has begun hosting programming on Tuesday evenings. To help reduce barriers for family participation, care is being provided for older siblings during these sessions. The program has also extended an invitation to new families to register for care if their children are not currently on the roster.
The Girl Scouts have resumed programming on Monday evenings and are adding a new early release Wednesday program for middle and high school girls. This group will focus on fundraising activities throughout the year with the goal of planning a major field trip at year's end. Hillview and YMCA staff are supporting recruitment and referral efforts to help expand participation.

Bates Senior Housing:
Monthly Food Pantry: The monthly pantry served 16 residents this month.

Seniors Plus Lunches: Held bi-weekly, these lunches continue to provide both nourishment and social connection, with 7–10 residents attending each session.
End-of-Summer BBQ: The community wrapped up the season with an End-of-Summer Barbecue, bringing together 13 residents for food, conversation, and celebration.

Resident Success Team updates:
Several members of the Resident Success Team participated in a multi-day virtual training through NERSC, focusing on professional growth and best practices in resident engagement.
Additionally, both the Property Management and Resident Success Teams attended Mental Health First Aid training, strengthening their ability to recognize and respond effectively to residents experiencing mental health challenges.

Food Security Update
Micro Property Pantries: Four pantry events were held over the past month, serving a total of 73 residents.
Maple Knoll Deliveries: 14 residents from Maple Knoll received their monthly grocery delivery.
Trinity Lunch Program: A total of 567 lunches were served to 27 participants over the past month.
Emergency and Supplemental Food Assistance: 17 emergencies or supplemental food boxes were distributed to residents across multiple properties.
Commodity Supplemental Food Program (CSFP): 23 food boxes were delivered, with 1 new resident referral added to the program.

OAHMP / CAPABLE Program Update
The Maine Housing OAHMP/CAPABLE grant concluded on September 30th. In 2025, a total of 12 home modification jobs were completed, bringing the overall total under the grant to 30 completed projects.

The program continues to expand its referral network and community connections:

- Established contact with the City of Portland Elder Services Nurse.
- Began receiving an increased number of referrals from Community Concepts across multiple counties.
- 1 referral from Spurwink.
- Attended the Change AGEnt Summit, providing opportunities to network with other aging services providers.
- Scheduled to table at the Successful Aging Expo in October to promote program awareness and outreach.

Andwell Health Partners now has two registered nurses who have completed CAPABLE training and are meeting with participants. The program's occupational therapist will be returning to work four days a week and transitioning to focus 100% on the CAPABLE program, which will further strengthen service delivery as we continue to expand to 5 counties.

FSS Program:
Total: 47 Participants

- 23 Public Housing
- 25 HCV/PBV/EHV

FYI Program:
Total: 6 Vouchers

3 are currently in use and 3 have been issued to applicants seeking out housing.

ROSS program
Total: 51 Participants

YMCA @ Hillview
Month reporting on: September 2025
576 meals served
546 kids attended

- 98 unduplicated youth
- 1 new enrollment

Maine Community Integration (MCI) – MCI continues to be a strong partner in youth engagement, with a particular focus on teen programming. Building on the success of the Teen Talk sessions, MCI is interested in expanding collaboration to include targeted teen engagement opportunities, parent educational sessions, and family-focused activities.

Maine Youth Led Justice – This organization also participated in the Teen Talk series and has expressed enthusiasm for continued collaboration. Future efforts will focus on creating meaningful opportunities for youth voice, leadership, and peer-led discussion.

Maine Family Credit Union – Financial Literacy classes, led by Ms. Rachel, continue to be offered weekly for all age groups. The sessions have been well received, with children actively learning about money management, budgeting, and the importance of mindful spending. Ms. Rachel has become a trusted mentor and friend to many of the youth participating in these sessions.

Aid for Kids – A new partnership has been established with Aid for Kids, which will provide essential resources such as bedding, clothing, winter gear (jackets, snow pants, hats, mittens, and boots), toys, movies, shoes, and household items for families. Due to the volume and location of supplies in Houlton, Maine, a larger mode of transportation will be needed to collect and deliver these items.

The Teen Talk three-part series wrapped up in September. Teens have expressed strong interest in continuing these sessions, focusing on areas of personal interest and identifying community partners they'd like to collaborate with. Maine Community Integration and Youth Led Justice have also shown enthusiasm about continuing the program.

Additionally, Maine Inside Out has reached out to begin discussions on potential collaboration to support teens at Hillview. This partnership presents an exciting opportunity for youth engagement and growth, and we will continue to explore ways to move it forward.

Property	Unit	BR	Date Availa	Occ.	Status
bst	4-U	0	4/8/2025	vacant	Processing Wailist & 8 apps
bst	4-N	0	8/22/2025	vacant	Processing Wailist & 8 apps
bst	3-Z	0	8/21/2025	vacant	Processing Wailist & 8 apps
bst	5-R	1	8/21/2025	vacant	Processing Wailist & 8 apps
bst	2-P	0	9/2/2025	vacant	Processing Wailist & 8 apps
bst	5-A	1	10/10/2025	vacant	Processing Wailist & 8 apps
bst	3-C	1	10/14/2025	vacant	Processing Wailist & 8 apps
hta	203	1	6/13/2025	vacant	MI scheduled
hta	307	1	9/19/2025	vacant	PM Processing Wailist & 7 apps
hta	309	1	10/15/2025	vacant	PM Processing Wailist & 7 apps
hta	5	1	6/17/2025	vacant	PM Processing Wailist & 7 apps
hta	6	1	9/12/2025	vacant	PM Processing Wailist & 7 apps
hva	2-Mar	3	6/17/2025	vacant	Submitted for approval
hva	6-May	3	6/2/2025	vacant	Held for CHOICE resident
hva	4-Sep	2	6/28/2025	vacant	Wheelchair unit - Reached out to 31 mobility impared
hva	1-Jan	3	8/24/2025	vacant	Processing Wailist & 2 apps
hva	2-Apr	3	8/27/2025	vacant	Processing Wailist & 2 apps
riv	31-8	2	6/15/2025	vacant	Pend section 8 inspection
riv	30-8	2	7/15/2025	vacant	M/I pending
mka	11	1	8/19/2024	vacant	Processing Wailist & 10 apps
mka	4	1	1/31/2025	vacant	Processing Wailist & 10 apps
mka	23	1	3/8/2025	vacant	Processing Wailist & 10 apps

Property	Unit	BR	Date Availa	Occ.	Status
blwa	84 Walnut	1	8/27/2025	vacant	PM Processing waitlist and 3 applicants
bsh	209	1	9/24/2025	vacant	Processing waitlist and 5 applicants
gvp	307	1	6/12/2025	vacant	PM processing waitlist and 11 applicants
gvp	407	1	6/12/2025	vacant	PM processing waitlist and 9 applicants
gvp	311	2	5/11/2024	vacant	MI scheduled 11/24
oxfam	29-1	3	7/14/2025	vacant	Processing waitlist and 3 applicants for Bethel
oxfam	399-2	1	3/2/2024	vacant	Processing waitlist and 4 applicants for Fryeburg
oxfam	16-FR-2	3	6/6/2025	vacant	Pending Transfer
oxfam	24-FR-12	2	9/10/2024	vacant	MI scheduled
oxfam	NOR-11	3	8/31/2025	vacant	PM Processing waitlist and 1 applicant
oxfam	NOR-5	3	8/31/2025	vacant	PM Processing waitlist and 7 applicants
oxfam	NOR-13	3	8/31/2025	Notice	PM Processing waitlist and 8 applicants
oxfam	6-SP-2	3	10/24/2025	Notice	PM Processing waitlist and 3 applicants
suph	408-1	1	4/14/2025	vacant	Processing waitlist and 2 applicants for Rumford
suph	138-1	1	7/28/2025	vacant	Application being submitted for approval

Voucher Administration Division Report
Submitted by Jennifer Boardman
September/October 2025

Voucher Administration Report Summary:
CRM IQ was officially implemented for the HCV Department and as a result the call "tree"/answering service was modified to be more efficient and customer service oriented. The division has created one HCV email account for use by all participants and landlords with questions about the HCV program. The email account will be used by multiple staff to answer questions. Direct Rental Assistance marketing materials are being prepared to go out for advertising on November 1 to begin accepting applicants to the waitlist. The interest in the program will determine how long the waitlist will stay open.

Staffing:
Jennifer Boardman officially started on October 1, 2025 as the Director of Rental Assistance for the Voucher Administration division.

Centralized Waitlist:

Month	Total Number on Waitlist	Change
September 2025	1754	
October 2025	1632	-122

MainStream Voucher Program
The MainStream Voucher Program began to accept referrals from the Continuum of Care in Lewiston. This partnership should help increase the utilization of the Mainstream vouchers and increase the number of participants.

Landlord incentive totals:
The landlord incentive program continues to be utilized strongly in the community. Totals so far:

Security deposit: $265,896.00 (no change from last month)
Landlord incentives: $386,050.00 (no change from last month)
Landlord incentives MSV: $10,500.00 (no change from last month)
Damage Reimbursement: $60,661.29 (increase of $5,020)
Vacancy Claims $9,274.33 (no change from last month)

Annuals/Interims/Rent Increases
Staff are processing around 30+ annual recertifications a month which is the new streamlined amount with the Triennial recertification timeline. Interims are still being requested as participants are losing their jobs. The department processed 44 interims (which includes rent increase requests from landlords). We expect the number to increase in January when the new payment standard is announced.

Voucher Administration Program

Program Stats for October 2025

	October Total	Previous Month (September 2025)
Total Authorized Vouchers	**1544**	**1544**
Tenant Based Vouchers	1267	1267
Project Based Vouchers	112	112
Mainstream Vouchers	139	139
Emergency Housing Vouchers	10	10
Foster Youth Vouchers	4	3
Vash Vouchers	8	8
Tenant Protection Vouchers	9	8
Total Active Vouchers	**1138**	**1154**
Total Active Tenant Based Vouchers	827	843
Tenant Based Vouchers Temporarily Inactive	35	44
Total Active Project Based Vouchers	97	90
Total Active Mainstream Vouchers	120	119
Total Active Emergency Housing Vouchers	10	10
Total Active MainStream Vouchers Ported Out	10	10
Portable Tenant Vouchers Ported Out	39	38
Mod Rehab Contracts Authorized (total units)	**114**	**114**
Contract in Effect (units rented)	105	104
Portable Tenant Vouchers Ported In	5	6
Excluded from Active Voucher Count - people searching for unit		
Vash Vouchers Issued	0	0
EHV Vouchers Issued	0	0
Tenant Protection Vouchers Issued	0	0
FYI Vouchers Issued	0	0
Main Stream Vouchers Issued	8	0
Tenant Based Vouchers Issued	0	0

LEWISTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS

RESOLUTION AUTHORIZING USE OF MTW FUNDS FOR YEAR 1 OF THE DIRECT RENTAL ASSISTANCE (DRA) PILOT

Presented to the Board of Commissioners for consideration at the November 2025 meeting.

This resolution authorizes the use of Moving to Work (MTW) Housing Choice Voucher (HCV) funds to implement **Year 1** of a five-year Direct Rental Assistance (DRA) pilot program serving up to sixty (60) participants. The DRA pilot is a Local, Non-Traditional MTW activity consistent with HUD Notice 2011-45 and advances MTW statutory objectives by increasing housing choice, promoting self-sufficiency, and enhancing cost effectiveness in the administration of federal housing funds.

WHEREAS, Lewiston Housing has been designated as a Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development (HUD) MTW Expansion Cohort, granting flexibility to design and test innovative housing strategies; and

WHEREAS, HUD approved Lewiston Housing's Direct Rental Assistance (DRA) plan on **January 17, 2025**, authorizing implementation of this Local, Non-Traditional MTW activity; and

WHEREAS, Lewiston Housing seeks to implement a five-year Direct Rental Assistance (DRA) pilot program to provide tenant-based rental assistance directly to households outside the traditional Housing Choice Voucher framework; and

WHEREAS, this Direct Rental Assistance (DRA) pilot constitutes a Local, Non-Traditional (LNT) MTW activity consistent with the guidance set forth in **HUD Notice 2011-45**, *"Guidance on Local, Non-Traditional Activities under the MTW Demonstration Program,"* which permits the use of MTW funds for locally designed rental assistance models; and

WHEREAS, the DRA pilot will serve up to sixty (60) participants annually, with an estimated annual MTW Housing Choice Voucher (HCV) funding need of **$660,240** for the first twelve (12) months based on the July 2025 per-unit cost (PUC); and

WHEREAS, the DRA pilot aligns with MTW statutory objectives by enhancing cost effectiveness in federal expenditures, increasing housing choice, and promoting self-sufficiency among participating households;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes the Executive Director to obligate and expend up to **$660,240** in MTW HCV funds to implement **Year 1** of the five-year Direct Rental Assistance (DRA) pilot for sixty (60) participants over a twelve (12)-month period; and

Adopted this ___ day of _____, 2025.