

Federal Compliance Audit

Lewiston Housing Authority

June 30, 2025



Proven Expertise & Integrity

LEWISTON HOUSING AUTHORITY

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JUNE 30, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities of the Lewiston Housing Authority, as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the Lewiston Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business type activities of Lewiston Housing Authority as of June 30, 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension and OPEB information on pages 5 through 10 and 47 through 52 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Lewiston Housing Authority's basic financial statements. The combining condensed statement of net position, combining condensed statement of revenues, expenses and changes in net position, combining condensed statement of cash flows and supplemental financial data schedule are presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining condensed statement of net position, combining condensed statement of revenues, expenses and changes in net position, combining condensed statement of cash flows, supplemental financial data schedule and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2026, on our consideration of the Lewiston Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Lewiston Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Lewiston Housing Authority's internal control over financial reporting and compliance.

RHR Smith & Company

Buxton, Maine
March 27, 2026

**REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

(UNAUDITED)

The following management's discussion and analysis of the Lewiston Housing Authority's financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2025. Please read it in conjunction with the Authority's financial statements.

Financial Statement Overview

The Lewiston Housing Authority's basic financial statements include the following components: 1) government-wide financial statements and 2) notes to the financial statements. This report also includes required supplementary information which consists of pension and OPEB information and other supplementary information which includes other schedules.

Basic Financial Statements

The Authority's basic financial statements include financial information in the entity-wide perspective as the Authority only has one fund. These basic financial statements also include the notes to financial statements that explain in more detail certain information in the financial statements and also provide the user with the accounting policies used in the preparation of the financial statements.

Government-Wide Financial Statements

The government-wide financial statements provide a broad view of the Authority's operations in a manner that is similar to private businesses. These statements provide both short-term as well as long-term information in regard to the Authority's financial position. These financial statements are prepared using the accrual basis of accounting. This measurement focus takes into account all revenues and expenses associated with the fiscal year regardless of when cash is received or paid. The government-wide financial statements include the following three statements:

The Statement of Net Position - this statement presents *all* of the government's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the difference being reported as net position.

The Statement of Changes in Revenues, Expenses and Net Position - this statement presents information that shows how the government's net position changed during the period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows.

The Statement of Cash Flows - this statement presents the classification of cash receipts and payments according to whether they are from operating activities, investing activities, capital and related financing activities or noncapital financing activities.

All of the above-mentioned financial statements have a separate column for the one type of Authority activity. The type of activity presented for the Authority is:

- *Business-type activities* - These activities are normally intended to recover all or a significant portion of their costs through user fees and/or charges to external users for goods and/or services. These activities for the Authority include all funds.

Fund financial statements are not presented as all activity for the Authority is proprietary in nature. The activity of the Authority is presented for the following:

Proprietary Funds: The Authority maintains one major proprietary fund. These funds are used to show activities that operate more like those of commercial enterprises.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the Government-Wide Financial Statements. The Notes to Financial Statements can be found following the Statement of Cash Flows.

Required Supplementary Information

The basic financial statements are followed by a section of required supplementary information, which includes a Schedule of Proportionate Share of the Net Pension Liability, Schedule of Contributions - Pension, Schedule of Changes in Net OPEB Liability, Schedule of Changes in Net OPEB Liability and Related Ratios, Schedule of Contributions - OPEB and Notes to Required Supplementary Information.

Other Supplementary Information

Other supplementary information follows the required supplementary information. The combining schedules provide specific details on the Authority's program activities.

Government-Wide Financial Analysis

Our analysis below focuses on the net position and changes in net position of the Authority's business-type activities. The Authority's business-type net position increased by \$2,012,895 from \$9,034,679 to \$11,047,574. The increase in business-type activities was due primarily to a decrease in other funds' expenses.

Unrestricted net position - the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation or other legal requirements - decreased for business-type activities by \$211,328 from \$2,237,121 to a balance of \$2,025,793 at the end of this year.

Table 1
Lewiston Housing Authority
Net Position
June 30,

	Business-type Activities	
	2025	2024
Assets:		
Current Assets	\$ 4,268,122	\$ 4,336,117
Noncurrent Assets:		
Capital Assets	10,170,193	9,639,695
Other	1,918,319	397,380
Total Assets	<u>16,356,634</u>	<u>14,373,192</u>
Deferred Outflows of Resources	<u>663,468</u>	<u>444,706</u>
Liabilities:		
Current Liabilities	2,076,349	1,237,886
Noncurrent Liabilities	3,636,041	4,208,252
Total Liabilities	<u>5,712,390</u>	<u>5,446,138</u>
Deferred Inflows of Resources	<u>260,138</u>	<u>337,081</u>
Net Position:		
Net Investment in Capital Assets	8,184,237	6,751,397
Restricted	837,544	46,161
Unrestricted	<u>2,025,793</u>	<u>2,237,121</u>
Total Net Position	<u>\$ 11,047,574</u>	<u>\$ 9,034,679</u>

Revenues and Expenses

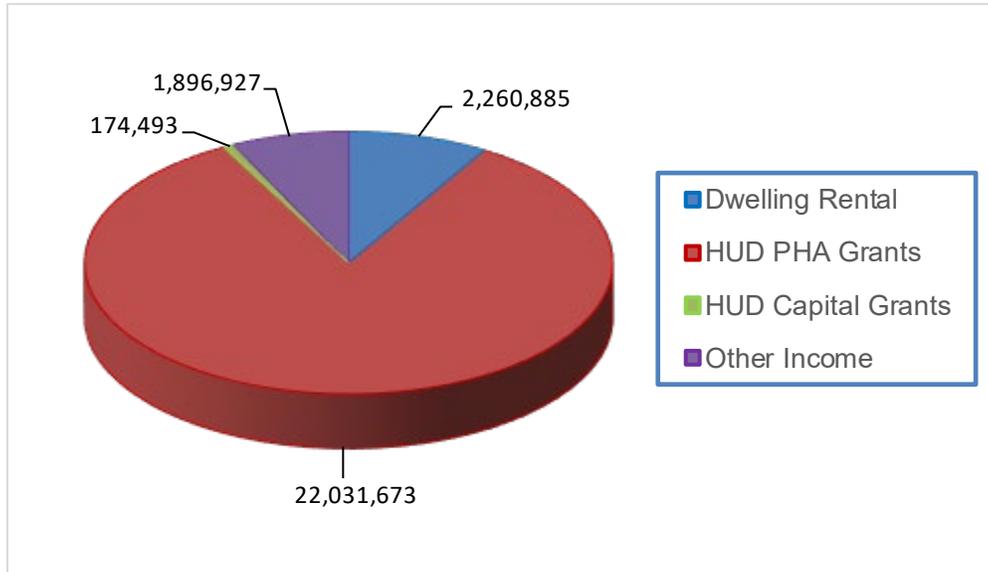
The business-type activities' revenues experienced a decrease of 8.47% while expenses decreased by 19.59% from the prior fiscal year.

Table 2
Lewiston Housing Authority
Changes in Net Position
For the Years Ended June 30,

	Business-type Activities	
	2025	2024
Revenues		
Rental revenues	\$ 2,260,885	\$ 2,182,446
Intergovernmental	22,206,166	25,897,049
Miscellaneous	1,896,927	722,594
Total Revenues	<u>26,363,978</u>	<u>28,802,089</u>
Expenses		
PHA owned housing	3,052,983	2,904,821
COCC	3,127,098	2,808,914
Housing choice vouchers	19,347	21,508
State/Local	51,192	188,863
Component units	1,404,139	1,717,491
Other funds	16,696,324	22,642,428
Total Expenses	<u>24,351,083</u>	<u>30,284,025</u>
Extraordinary Item		
Extraordinary maintenance	-	(6,725)
Total Extraordinary Item	<u>-</u>	<u>(6,725)</u>
Change in Net Position	2,012,895	(1,488,661)
Net Position - July 1	<u>9,034,679</u>	<u>10,523,340</u>
Net Position - June 30	<u>\$ 11,047,574</u>	<u>\$ 9,034,679</u>

Operating Income

Revenues for the years ended June 30, 2025 and 2024 were \$26,363,978 and \$28,802,089, respectively. The following is a chart showing income from the various revenue sources:



Capital Asset and Long-Term Debt Activity

Capital Assets

As of June 30, 2025, the net book value of capital assets recorded by the Authority increased by \$530,498 from the prior year. This increase is the result of capital additions of \$2,687,988, less current year depreciation expense of \$2,157,490.

Table 3
Lewiston Housing Authority
Capital Assets (Net of Depreciation)
June 30,

	<u>2025</u>	<u>2024</u>
Land	\$ 767,834	\$ 767,834
Construction in progress	1,299,534	-
Buildings	5,643,794	7,578,441
Leasehold improvements	563,373	620,144
Equipment	1,598,538	283,040
Right of use lease asset	297,120	390,236
Total	<u>\$10,170,193</u>	<u>\$ 9,639,695</u>

Debt

At June 30, 2025, the Authority had \$1,688,836 in notes from direct borrowings payable versus \$2,498,052 in the previous year. Refer to Note 7 of Notes to Financial Statements for additional information.

Currently Known Facts, Decisions or Conditions

The Authority has noted a subsequent event as a currently known fact. Refer to Note 21 of Notes to Financial Statements for more detailed information.

Economic Factors

Significant economic factors that affect the Authority are federal funding by the Department of Housing and Urban Development, local labor supply and demand, which can affect salary and wage rates, local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income and inflationary pressure on utility rates, supplies, insurances and other costs.

Contacting the Housing Authority's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Authority's Accounting Department at 86 Lisbon Street, Lewiston, Maine 04240.

LEWISTON HOUSING AUTHORITY

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2025

ASSETS

Current assets:

Cash and cash equivalents - unrestricted	\$ 2,507,201
Investments - unrestricted	22,883
Accounts receivable (net of allowance for uncollectibles)	1,546,229
Prepaid items	<u>191,809</u>
Total current assets	<u>4,268,122</u>

Noncurrent assets:

Cash and cash equivalents - restricted	418,319
Right to Use Subscription Asset (Net of Accumulated Depreciation)	297,120
Capital assets:	
Construction in Progress	1,299,534
Land, infrastructure and other assets not being depreciated	767,834
Buildings and equipment, net of accumulated depreciation	<u>7,805,705</u>
Total noncurrent assets	<u>10,588,512</u>
Notes and mortgages receivable	<u>1,500,000</u>
Total noncurrent assets	<u>12,088,512</u>

TOTAL ASSETS	<u>16,356,634</u>
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DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows related to pension	632,552
Deferred outflows related to OPEB	<u>30,916</u>
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>663,468</u>

TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u><u>\$ 17,020,102</u></u>
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STATEMENT A (CONTINUED)
LEWISTON HOUSING AUTHORITY

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2025

LIABILITIES

Current liabilities:

Accounts payable	\$ 353,006
Due to other governments	124,249
Accrued expenses	172,229
Unearned revenue	44,511
Tenant security deposits	146,946
Other	796,776
Current portion of long-term obligations:	
Accrued compensated absences	37,506
Revolving line of credit	290,451
Notes from direct borrowings payable	32,288
Software Subscription Liability	78,387
Total current liabilities	2,076,349

Noncurrent liabilities:

Noncurrent portion of long-term obligations:

Accrued compensated absences	337,550
Notes from direct borrowings payable	1,656,548
Software Subscription Liability	218,733
Net pension liability	1,074,427
Net OPEB liability	205,233
Other	143,550
Total noncurrent liabilities	3,636,041

TOTAL LIABILITIES 5,712,390

DEFERRED INFLOWS OF RESOURCES

Deferred inflows related to pension	140,217
Deferred inflows related to OPEB	119,921
TOTAL DEFERRED INFLOWS OF RESOURCES	260,138

NET POSITION

Net investment in capital assets	8,184,237
Restricted	837,544
Unrestricted	2,025,793
TOTAL NET POSITION	11,047,574

TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES
AND NET POSITION \$ 17,020,102

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED JUNE 30, 2025

OPERATING REVENUES	
Tenant rental income	\$ 2,260,885
HUD grants and contributions	22,031,673
Other revenue	<u>1,840,537</u>
TOTAL OPERATING REVENUES	<u>26,133,095</u>
OPERATING EXPENSES	
Housing assistance payments	12,790,520
Administration	6,054,074
Tenant services	960,130
Utilities	1,005,373
Repairs and maintenance	1,456,017
Insurance and protective services	285,334
General expense	695,833
Depreciation and amortization expense	878,872
Bad debt	<u>21,841</u>
TOTAL OPERATING EXPENSES	<u>24,147,994</u>
OPERATING INCOME (LOSS)	<u>1,985,101</u>
NONOPERATING REVENUES (EXPENSES)	
Interest and investment revenue	53,390
Gain (loss) on sale of capital assets	3,000
Interest expense	<u>(203,089)</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(146,699)</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>1,838,402</u>
CAPITAL CONTRIBUTIONS	
HUD capital grants and contributions	<u>174,493</u>
TOTAL CAPITAL CONTRIBUTIONS	<u>174,493</u>
CHANGE IN NET POSITION	2,012,895
NET POSITION - JULY 1	<u>9,034,679</u>
NET POSITION - JUNE 30	<u>\$ 11,047,574</u>

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants	\$ 2,404,338
HUD grants and contributions	22,031,673
Other operating receipts	340,537
Payments to suppliers	(18,521,062)
Payments to employees	<u>(4,146,427)</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>2,109,059</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
(Purchases) sale of capital assets	(1,408,582)
HUD capital grants	174,493
Debt proceeds	1,790,451
Repayment of long-term debt	(2,403,130)
Interest paid	(203,089)
Gain (loss) on sale of capital assets	3,000
Bad debt expense	<u>(21,841)</u>
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(2,068,698)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest and dividends received	53,390
(Increase) decrease in investments	<u>38,557</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>91,947</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	132,308
CASH AND CASH EQUIVALENTS - JULY 1	<u>2,793,212</u>
CASH AND CASH EQUIVALENTS - JUNE 30	<u>\$ 2,925,520</u>
CASH AND CASH EQUIVALENTS:	
Cash and cash equivalents - unrestricted	\$ 2,507,201
Cash and cash equivalents - restricted	418,319
CASH AND CASH EQUIVALENTS - JUNE 30	<u>\$ 2,925,520</u>

STATEMENT C (CONTINUED)
LEWISTON HOUSING AUTHORITY

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Operating income (loss)	\$ 1,985,101
Adjustments to reconcile operating income to net cash provided by operating activities:	
Bad debt expense	21,841
Depreciation expense	878,872
Proceeds from judgement funds	
Changes in operating assets, deferred outflows of resources, liabilities and deferred inflows of resources:	
(Increase) decrease in accounts receivable	181,730
(Increase) decrease in prepaid items	(40,923)
(Increase) decrease in notes and mortgages receivable	(1,500,000)
(Increase) decrease in deferred outflows related to pensions	(225,988)
(Increase) decrease in deferred outflows related to OPEB	7,226
(Decrease) increase in accounts payable	(55,902)
(Decrease) increase in due to other governments	(10,172)
(Decrease) increase in accrued expenses	21,013
(Decrease) increase in unearned revenue	(28,360)
(Decrease) increase in tenant security deposits	(9,917)
(Decrease) increase in other liabilities	606,614
(Decrease) increase in accrued compensated absences	169,854
(Decrease) increase in net pension liability/(asset)	294,399
(Decrease) increase in net OPEB liability	18,605
(Decrease) increase in other long-term liability	(127,991)
(Decrease) increase in deferred inflows related to pensions	(49,158)
(Decrease) increase in deferred inflows related to OPEB	(27,785)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 2,109,059</u>

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Lewiston Housing Authority was established pursuant to the laws of the State of Maine to provide low rent housing for low and moderate income families and elderly individuals in accordance with rules and regulations prescribed by the Department of Housing and Urban Development and other federal agencies.

The Authority's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The Authority's combined financial statements include all accounts and all operations of the Authority. We have determined that the Authority has two component units, Lewiston-Auburn Area Housing Development Corporation and B Street Community Center Condominium Association, not for profit organizations, as described in GASB Statement No. 14 and amended by GASB Statements No. 39 and 61. These component units are blended with the financial statements of the Authority.

Implementation of New Accounting Standards

During the year ended June 30, 2025, the following statements of financial accounting standards issued by the Governmental Accounting Standards Board became effective:

Statement No. 101 "Compensated Absences". The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Management has determined the impact of this Statement is not material to the financial statements.

Statement No. 102 "Certain Risk Disclosures". The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this statement

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. A disclosure should be made in the notes to financial statements if a government determines that those criteria for disclosures have been met for a concentration or constraint. Management has determined the impact of this Statement is not material to the financial statements.

The Authority maintains its accounting records by program and operates the following programs:

Low Rent Public Housing - Under this program, the Authority owns, operates and maintains rental housing acquired with grants from the U.S. Department of Housing and Urban Development (HUD). Dwelling units are leased to low-income tenants at rates based on their ability to pay. Operations are supported by HUD through operating grants.

Public Housing Capital Fund and Capital Fund Formula Stimulus Grants - HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Authority under the Low Rent Public Housing Program.

A portion of capital funds may also be used to support operations and to make improvements in the management and operation of the Authority.

Section 8 Housing Choice Voucher - HUD provides grants to the Authority to subsidize rents paid by low-income families and individuals who rent dwelling units from private landlords. Under this program, qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. The Authority will subsidize the landlord for the difference between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard.

Measurement Focus - Basic Financial Statements

The financial transactions of the Authority are reported in the individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures/expenses. The various funds are reported by generic classification within the financial statements. The following fund type is used by the Authority:

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. Operating revenues include charges for services, intergovernmental reimbursements and other miscellaneous fees which are a direct result of the proprietary activity. Nonoperating revenues are any revenues which are generated outside of the general proprietary activity, i.e., interest income. The following is a description of the proprietary funds of the Authority:

- a. Enterprise Funds are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) established fees and charges based on a pricing policy designed to recover similar costs.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

1. Accrual

Governmental activities in the government-wide financial statements and fiduciary fund financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Deposits and Investments

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

It is the Authority's policy to value investments at fair value. None of the Authority's investments are reported at amortized cost. For purposes of the statement of cash flows, all highly liquid investments with a maturity of three months or less when purchased are considered to be cash equivalents. The Authority is authorized by State Statutes to invest all excess funds in the following:

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- Obligations of the U.S. Government, its agencies and instrumentalities
- Certificates of deposit and other evidence of deposits at banks, savings and loan associations and credit unions
- Repurchase agreements
- Money market mutual funds

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Receivables

Receivables include amounts due from tenants under rental agreements and governmental agencies. All such receivables are current and therefore due within one year. Receivables are reported net of an allowance for uncollectible accounts. Allowances are recorded when accounts are determined to be uncollectible. The allowance for uncollectible accounts is estimated to be \$61,672 as of June 30, 2025. Accounts receivable, net of the allowance for doubtful accounts, totaled \$1,546,229 for the year ended June 30, 2025. A note receivable in the amount of \$1,500,000 is classified as a non-current asset (see Note 4).

Capital Assets

Capital assets purchased or acquired are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the estimated useful lives.

A right of use lease asset is required to be reported at the present value of payments expected to be made during the lease term including and any/all other required financial lease obligations in accordance with the terms of the lease and excluding interest. A lease asset will be amortized on a straight-line basis over the lease term or the useful life of the underlying asset (whichever is shorter).

The assets are valued at historical cost when available and estimated historical cost where actual invoices or budgetary data was unavailable. Donated capital assets are reported at their estimated fair value on the date received. All retirements have been recorded by eliminating the net carrying values.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimated useful lives are as follows:

Leasehold improvements	15 years
Buildings and improvements	15 - 40 years
Furniture, equipment and machinery	3 - 7 years

Long-term Obligations

The accounting treatment of long-term obligations depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in government-wide statements. The long-term obligations consist of notes from direct borrowings payable, lease liability, net pension liability, net OPEB liability and accrued compensated absences.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Participating Local District (PLD) Consolidated Plan and additions to/deductions from the PLD Consolidated Plan's fiduciary net position have been determined on the same basis as they are reported by the PLD Consolidated Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

OPEB

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, management received and relied on an actuarial report provided to them by the Maine Municipal Employees Health Trust (MMEHT), which determined the Authority's fiduciary net position as a single employer defined benefit plan based on information provided solely by MMEHT to complete the actuarial report. Additions to/deductions from the MMEHT OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by MMEHT. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position and/or balance sheet will at times report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has two types of this item, deferred outflows related to pensions and deferred outflows related to OPEB. These items are reported in the statement of net position.

In addition to liabilities, the statement of net position will at times report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows related to pensions and deferred inflows related to OPEB qualifies for reporting in this category. These items are reported in the statement of net position. All items in this category are deferred and recognized as an inflow of resources in the period that the amounts become available.

Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for those assets and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities and deferred inflows of resources that are not included in the determination of net investment in capital assets or restricted net position.

Program Revenues

Program revenues include all directly related income items applicable to a particular program (charges to customers or applicants for goods, services or privileges provided, operating or capital grants and contributions, including special assessments).

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating/Nonoperating Proprietary Fund Revenues

Operating revenues consist mainly of direct revenue sources and/or charges for services applicable to that fund's ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Use of Estimates

During the preparation of the Authority's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent items as of the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results may differ from these estimates.

NOTE 2 - DEPOSITS AND INVESTMENTS

The Authority's investment policies, which follow state statutes, require that all investments be made considering the safe and sound investment of principal and preservation of capital in the overall portfolio, maintenance of sufficient liquidity to meet day-to-day operations and other cash requirements and maximization of income, within established investment risk guidelines, with consistent cash flows throughout the budgetary cycle. These investment policies apply to all Authority funds.

Deposits:

Custodial credit risk for deposits is the risk that, in the event of a failure of a depository financial institution, the Authority will not be able to recover its deposits. The Authority does not have a policy covering custodial credit risk for deposits. However, the Authority maintains deposits in qualifying financial institutions that are a member of the FDIC or NCUSIF as defined in Title 30-A, Section 5706 of the Maine Revised Statutes.

As of June 30, 2025, the Authority's total cash balances were \$2,925,520, consisting of bank deposits totaling \$2,926,035. Of these deposits, \$583,584 were insured by federal depository insurance and thus not exposed to custodial credit risk. The remaining deposits of \$2,342,451 consisted of \$1,000,000 secured by a standby letter of credit, while the balance of \$1,342,451 was uninsured and uncollateralized, exposing those funds to custodial credit risk.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

<u>Account Type</u>	<u>Bank Balance</u>
Checking accounts	\$ 2,592,451
ICS accounts	123,408
Money market accounts	210,176
	<u>\$ 2,926,035</u>

Investments:

Custodial credit risk for investments is that, in the event of failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. Currently, the Authority does not have a policy for custodial credit risk for investments.

At June 30, 2025, the Authority had \$22,883 in investments. All of the Authority's investments were insured by federal depository insurance and consequently was not exposed to custodial credit risk.

Interest rate risk - is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority does not have a policy related to interest rate risk. Certificates of deposit held with local financial institutions for \$22,883 are excluded from interest rate risk as these investments are considered held to maturity and are therefore not measured at fair value.

Credit risk - Statutes for the State of Maine authorize the Authority to invest in obligations of the U.S. Treasury, agencies and instrumentalities, other States and Canada, provided such securities are rated within the three highest grades by an approved rating service of the State of Maine, corporate stocks and bonds within statutory limits, financial institutions, mutual funds and repurchase agreements. The Authority does not have an investment policy on credit risk. Generally, the Authority invests excess funds in money market accounts and various certificates of deposit.

NOTE 3 - RESTRICTIONS ON CASH AND CASH EQUIVALENTS

The Authority's total current restricted cash and cash equivalents balance of \$418,319 is comprised of: \$82,191 being held for Project Total, \$71,340 being held for the Moving to Work Demonstration program, \$59,909 being held for Mainstream Vouchers, \$57,933 being held for EHV Emergency Housing Voucher and \$146,946 as tenant security deposits. These restricted cash balances are supported by corresponding liabilities or restricted net position of the funds.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 4 – NOTE RECEIVABLE

On February 1, 2025, the Lewiston-Auburn Area Housing Development Corporation (LAAHDC) executed a \$1,500,000 promissory note payable to Lewiston Housing Authority. The note bears a fixed interest rate of 3.16% per annum. Monthly interest-only payments are due beginning February 1, 2025 through January 1, 2030. The outstanding principal balance and any accrued interest are due in one balloon payment at the earlier of the closing of a Low-Income Housing Tax Credit (LIHTC) construction loan for the project or January 1, 2030. The loan is secured by a junior mortgage on properties located at 104 Park Street, 104 Park Street Rear, and 61 Ash Street in Lewiston, Maine.

NOTE 5 - CAPITAL ASSETS

The following is a summary of changes in capital assets for Lewiston Housing Authority's non-component unit operations for the year ended June 30, 2025:

Non-component unit

	Balance, 7/1/24	Additions	Deletions	Balance, 6/30/25
Non-depreciated assets:				
Land	\$ 551,100	\$ -	\$ -	\$ 551,100
Construction in progress	-	1,299,534	-	1,299,534
	<u>551,100</u>	<u>1,299,534</u>	<u>-</u>	<u>1,850,634</u>
Depreciated assets:				
Buildings	28,646,660	26,668	(1,279,406)	27,393,922
Leasehold improvements	3,888,074	-	-	3,888,074
Equipment	1,648,973	1,361,786	-	3,010,759
Right of use subscription asset	390,236	-	-	390,236
	<u>34,573,943</u>	<u>1,388,454</u>	<u>(1,279,406)</u>	<u>34,682,991</u>
Less accumulated depreciation:				
Buildings	(23,491,159)	(1,856,606)	1,279,406	(24,068,359)
Leasehold improvements	(3,317,588)	(46,008)	-	(3,363,596)
Equipment	(1,355,945)	(44,243)	-	(1,400,188)
Right of use subscription asset	-	(93,116)	-	(93,116)
	<u>(28,164,692)</u>	<u>(2,039,973)</u>	<u>1,279,406</u>	<u>(28,925,259)</u>
	<u>6,409,251</u>	<u>(651,519)</u>	<u>-</u>	<u>5,757,732</u>
Net capital assets	<u>\$ 6,960,351</u>	<u>\$ 648,015</u>	<u>\$ -</u>	<u>\$ 7,608,366</u>

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 5 - CAPITAL ASSETS (CONTINUED)

Component Unit:

	Balance, 7/1/24	Additions	Deletions	Balance, 6/30/25
Non-depreciated assets:				
Land	\$ 216,734	\$ -	\$ -	\$ 216,734
	<u>216,734</u>	<u>-</u>	<u>-</u>	<u>216,734</u>
Depreciated assets:				
Buildings	3,769,960	-	-	3,769,960
Leasehold improvements	79,259	-	-	79,259
Equipment	8,641	-	-	8,641
	<u>3,857,860</u>	<u>-</u>	<u>-</u>	<u>3,857,860</u>
Less accumulated depreciation:				
Buildings	(1,347,020)	(104,709)	-	(1,451,729)
Leasehold improvements	(29,601)	(10,763)	-	(40,364)
Equipment	(18,629)	(2,045)	-	(20,674)
	<u>(1,395,250)</u>	<u>(117,517)</u>	<u>-</u>	<u>(1,512,767)</u>
	<u>2,462,610</u>	<u>(117,517)</u>	<u>-</u>	<u>2,345,093</u>
Net capital assets	<u>\$ 2,679,344</u>	<u>\$ (117,517)</u>	<u>\$ -</u>	<u>\$ 2,561,827</u>

NOTE 6 - SHORT TERM DEBT

On July 31, 2024, the Authority entered into a revolving line of credit agreement (Loan No. 2024-0028) with Evernorth Loan Fund, Inc. with a maximum borrowing capacity of \$300,000. The line of credit bears interest at a rate of 3.0 percent per annum. The outstanding balance is due on July 31, 2025; however, the agreement may be renewed in six-month increments upon mutual consent of the parties.

The line of credit is intended to provide short-term financing for operating needs. As of June 30, 2025, the outstanding balance under the agreement was \$290,451. The outstanding balance is expected to be repaid during the next fiscal year.

NOTE 7 - LONG-TERM DEBT

The following is a summary of changes in the long-term debt for the year ended June 30, 2025:

	Balance, 7/1/24	Additions	Deletions	Balance, 6/30/25	Current Portion
Notes from direct borrowings payable	<u>\$ 2,498,062</u>	<u>\$ 1,500,000</u>	<u>\$ (2,309,226)</u>	<u>\$ 1,688,836</u>	<u>\$ 10,610</u>

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - LONG-TERM DEBT (CONTINUED)

The following is a summary of the outstanding notes from direct borrowings payable:

\$219,375 - 3.85% annual fixed interest mortgage payable to Androscoggin Savings Bank. Monthly principal and interest payments of \$1,319 with maturity in August 2031. Proceeds were used to purchase 86 Lisbon Street in Lewiston. \$ 188,836

\$1,500,000 loan agreement dated February 1, 2025, between Lewiston-Auburn Area Housing Development Corp. and Lewiston Housing Authority bears interest at a fixed annual rate of 5.00% and matures in accordance with the terms of the related promissory note. The loan is secured by a junior mortgage and related loan documents on properties located at 104 Park Street, 104 Park Street Rear, and 61 Ash Street in Lewiston, Maine. Proceeds were used to refinance existing indebtedness with Maine State Housing Authority and to support the development of a low-income housing tax credit project. 1,500,000

\$ 1,688,836

The following is a summary of outstanding notes from direct borrowings payable principal and interest requirements for the following years ending June 30:

Fiscal Year	Notes from Direct Borrowings Payable		Total Debt Service
	Principal	Interest	
2026	\$ 10,610	\$ 5,213	\$ 15,823
2027	1,511,443	370,630	1,882,073
2028	12,308	3,515	15,823
2029	7,293	2,615	9,908
2030	147,182	2,411	149,593
	<u>\$ 1,688,836</u>	<u>\$ 384,384</u>	<u>\$ 2,073,220</u>

NOTE 8 - SUBSCRIPTION BASED TECHNOLOGY ARRANGEMENTS (SBITA)

The Authority recorded a subscription liability of \$532,437 and a corresponding right-to-use subscription asset for a software agreement with Yardi Systems, Inc. on May 27, 2023. The agreement has a five-year term and an interest rate of 4.63%. As of June 30, 2025, the remaining subscription liability totaled \$297,120, and scheduled payments will continue through February 2028.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - SUBSCRIPTION BASED TECHNOLOGY ARRANGEMENTS (SBITA)
(CONTINUED)

	<u>Subscription Based Technology</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 78,387	\$ 4,350	\$ 82,737
2027	115,113	3,230	118,343
2028	103,620	1,764	105,384
	<u>\$297,120</u>	<u>\$ 9,344</u>	<u>\$306,464</u>

NOTE 9 - OTHER LONG-TERM OBLIGATIONS

A summary of other long-term obligations for the year ended June 30, 2025 is as follows:

	<u>Balance, 7/1/24</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance, 6/30/25</u>	<u>Current Portion</u>
Net pension liability	\$ 780,028	\$ 557,851	\$ (263,452)	\$ 1,074,427	\$ -
Net OPEB liability	186,628	26,927	(8,322)	205,233	-
Accrued compensated absences	205,202	169,854	-	375,056	37,506
	<u>\$ 1,171,858</u>	<u>\$ 754,632</u>	<u>\$ (271,774)</u>	<u>\$ 1,654,716</u>	<u>\$ 37,506</u>

Please see Notes 10, 14 and 16 for detailed information on each of the other long-term obligations.

NOTE 10 - ACCRUED COMPENSATED ABSENCES

The Authority's policies regarding vacation and sick time do permit employees to accumulate earned but unused vacation and sick leave. The liability for these compensated absences is recorded as a long-term obligation in the government-wide financial statements. In the fund financial statements, governmental funds report only the compensated absence liability payable from expendable available financial resources, while the proprietary funds report the liability as it is incurred. As of June 30, 2025, the Authority's liability for compensated absences is \$375,056 which represents a net increase of \$169,854 from the prior year.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 11 - OTHER NONCURRENT LIABILITIES

A summary of the other noncurrent liabilities for the year ended June 30, 2025 is as follows:

Project Total:	
FSS escrow	\$ 28,872
Moving to Work Demonstration Program:	
FSS escrow	39,236
Blended Component Unit:	
Accrued interest first mortgage	73,130
COCC	
FSS liability account	2,312
	\$ 143,550

NOTE 12 - NET INVESTMENT IN CAPITAL ASSETS

The following is the calculation of the net investment in capital assets for the Authority at June 30, 2025:

Invested in capital assets	\$ 40,608,219
Accumulated depreciation	(30,438,026)
Outstanding capital related debt	(1,985,956)
	\$ 8,184,237

NOTE 13 - RESTRICTED NET POSITION

The Authority had the following restricted net position at June 30, 2025:

Moving to work	\$ 698,945
Mainstream Vouchers	59,909
EFA FSS Escrow	20,757
14.EVH Emergency Housing Voucher	57,933
	\$ 837,544

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN

MAINE PUBLIC EMPLOYEES' RETIREMENT SYSTEM

PARTICIPATING LOCAL DISTRICT CONSOLIDATED PLAN

Plan Description

Authority employees contribute to the Maine Public Employees Retirement System (MainePERS), a cost-sharing multiple-employer defined benefit pension plan established by the Maine State Legislature. Title 5 of the Maine Revised Statutes Annotated assigns the authority to establish and amend benefit provisions to the Participating Local District (PLD) Consolidated Plan's advisory group, which reviews the terms of the plan and periodically makes recommendations to the Legislature to amend the terms. The Maine Public Employees Retirement System issues a publicly available financial report that includes financial statements and required supplementary information for the Consolidated Plan. That report may be obtained online at www.maineopers.org or by contacting the System at (207) 512-3100.

Benefits Provided

The Maine Public Employees Retirement System provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. The System's retirement programs provide defined retirement benefits based on members' average final compensation and service credit earned as of retirement. Vesting (i.e., eligibility for benefits upon reaching qualification) occurs upon the earning of five years of service credit (effective October 1, 1999, the prior ten-year requirement was reduced by legislative action to five years for employees of PLDs). In some cases, vesting occurs on the earning of one year of service credit immediately preceding retirement at or after normal retirement age. For PLD members, normal retirement age is 60 or 65. The monthly benefit of members who retire before normal retirement age by virtue of having at least 25 years of service credit is reduced by a statutorily prescribed factor for each year of age that a member is below her/his normal retirement age at retirement. The System also provides disability and death benefits which are established by contract with other PLD employers under applicable statutory provisions. As of June 30, 2024, there were 336 employers in the plan.

Upon termination of membership, members' accumulated employee contributions are refundable with interest, credited in accordance with statute. Withdrawal of accumulated contributions results in forfeiture of all benefits and membership rights. The annual rate of interest credited to members' accounts is set by the System's Board of Trustees and is currently 3.88%.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Contributions

Retirement benefits are funded by contributions from members and employers and by earnings on investments. Disability and death benefits are funded by employer normal cost contributions and by investment earnings. The Authority's AC plan members are required to contribute 7.70% or 6.95% of their annual covered salary. The Authority is required to contribute at an actuarially determined rate. The current rate is 10.20% for the AC plan of covered payroll. The contribution rates of plan members and the Authority are established and may be amended by the Maine Public Employee Retirement Systems advisory group. The Authority's contribution to the MainePERS PLD Consolidated Plan for the year ended June 30, 2025 was \$263,452.

Pension Liabilities

PLD Consolidated Plan

At June 30, 2025, the Authority reported a liability of \$1,074,427 for its proportionate share of the net pension liabilities for the plan. The net pension liabilities were measured as of June 30, 2024 and the total pension liabilities used to calculate the net pension liabilities was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liabilities were based on a projection of the Authority's long-term share of contributions to each pension plan relative to the projected contributions of all PLDs, actuarially determined. At June 30, 2023, the Authority's proportion was 0.26844%, which was an increase of 0.023988% from its proportion measured as of June 30, 2023.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2025, the Authority recognized total pension revenue of \$19,253 for the PLD plan. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

	PLD Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 318,885	\$ -
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	111,713
Changes in proportion and differences between contributions and proportionate share of contributions	50,215	28,504
Contributions subsequent to the measurement date	263,452	-
Total	\$ 632,552	\$ 140,217

\$263,452 for the PLD plan was reported as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the years ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	PLD Plan
Plan year ended June 30:	
2025	\$ (20,245)
2026	285,667
2027	(14,890)
2028	(21,647)
2029	-
Thereafter	-

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial Methods and Assumptions

The respective collective total pension liability for the plans was determined by an actuarial valuation as of June 30, 2024, using the following methods and assumptions applied to all periods included in the measurement:

Actuarial Cost Method

The Entry Age Normal cost method is used to determine costs. Under this cost method, the total employer contribution rate consists of two elements: the normal cost rate and the unfunded actuarial liability (UAL) rate.

The individual entry age normal method is used to determine liabilities. Under the individual entry age normal method, a normal cost rate is calculated for each employee. This rate is determined by taking the value, as of age at entry into the plan, of the member's projected future benefits and dividing it by the value, also as of the member's entry age and the member's expected future salary. The normal cost for each member is the product of the member's pay and their normal cost rate. The normal cost for the group is the sum of the normal costs for all members.

Experience gains and losses, i.e., decreases or increases in liabilities and/or in assets when actual experience differs from the actuarial assumptions, affect the unfunded actuarial accrued liability.

Asset Valuation Method

The actuarial valuation employs a technique for determining the actuarial value of assets which reduces the impact of short-term volatility in the market value. The specific technique adopted in this valuation recognizes in a given year one-third of the investment return that is different from the actuarial assumption for investment return.

Amortization

The net pension liability of the PLD Consolidated Plan is amortized on a level percentage of payroll using a method where a separate twenty-year closed period is established annually for the gain or loss for that year.

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2024 are as follows:

Investment Rate of Return - 6.50% per annum for the year ended June 30, 2024 and 2023, compounded annually.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Salary Increases, Merit and Inflation - 2.75% to 11.48% per year.

Mortality Rates - For the plan, the rates are based on the 2010 Public Plan General Benefits-Weighted Healthy Retiree Mortality Table, for males and females, projected generationally using the RPEC_2020 model.

Cost of Living Benefit Increases - 1.91%

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as June 30, 2024 are summarized in the following table.

Asset Class	PLD Plan	
	Target Allocation	Long-term Expected Real Rate of Return
Public equities	30.0%	5.6%
US Government	7.5%	2.2%
Private equity	15.0%	7.2%
Real assets:		
Real estate	10.0%	5.8%
Infrastructure	10.0%	5.3%
Natural resources	5.0%	5.1%
Traditional credit	7.5%	2.7%
Alternative credit	5.0%	6.4%
Diversifiers	10.0%	4.8%

Discount Rate

The discount rate used to measure the collective total pension liability was 6.50% for 2024 for the Plan. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following table shows how the collective net pension liability as of June 30, 2024 would change if the discount rate used was one percentage point lower or one percentage point higher than the current rate. The current rate is 6.50% for the Plan.

	1% Decrease	Discount Rate	1% Increase
<u>PLD Plan:</u>			
Discount rate	5.50%	6.50%	7.50%
Authority's proportionate share of the net pension liability	\$ 2,684,607	\$ 1,074,427	\$ (252,177)

Changes in Net Pension Liability

Each employer's share of the collective net pension liability is equal to the collective net pension liability multiplied by the employer's proportionate share as of June 30, 2024 as shown in the schedules of employer and non-employer contributing entity allocations. Changes in net pension liability are recognized in pension expense for the year ended June 30, 2024 with the following exceptions.

Differences between Expected and Actual Experience

The difference between expected and actual experience with regard to economic or demographic factors is recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members in each plan. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources. For 2023 through 2020, this was three years for the PLD Consolidated Plan. For 2019, this was four years for the PLD Consolidated Plan. For 2018 and 2017, this was three years; prior to 2017, this was four years for the PLD Consolidated Plan.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Differences between Expected and Actual Investment Earnings

Differences between projected and actual investment earnings are recognized in pension expense using a straight-line amortization method over a closed five-year period. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources.

Changes in Assumptions

Differences due to changes in assumptions about future economic or demographic factors or other inputs are recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members in each plan. The actuarial assumptions used for the year ended June 30, 2024 valuation were based on the results of an actuarial experience study for the period of June 30, 2015 through June 30, 2020. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources. Please refer to the *Actuarial Methods and Assumptions* section for information relating to the use of assumptions.

Changes in Proportion and Differences between Employer Contributions and Proportionate Share of Contributions

Differences resulting from a change in proportionate share of contributions and differences between total employer contributions and the employer's proportionate share of contributions are recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members in each plan. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources. Differences between total employer contributions and the employer's proportionate share of contributions may arise when an employer has a contribution requirement for an employer specific liability.

Pension Plan Fiduciary Net Position

Additional financial and actuarial information with respect to the Plan can be found in the MainePERS' 2024 Annual Comprehensive Financial Report available online at www.mainebers.org or by contacting the System at (207) 512-3100.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 15 - OTHER RETIREMENT PLANS

The Authority offers its employees a deferred compensation plan created in accordance with Internal Revenue Service Code Section 457(b) through MissionSquare Retirement. The plan, available to all employees, permits them to defer a portion of their salary. The Authority does not match employee contributions. The deferred compensation is not available to employees until termination, retirement, death or unforeseen emergency.

The Authority also offers its employees a defined contribution plan created in accordance with Internal Revenue Service Code Section 401(a) through MissionSquare Retirement. With this plan, Lewiston Housing Authority contributes 5% of an eligible employee's wages on a monthly basis. An employee is eligible to participate in this plan if they have worked for Lewiston Housing Authority for at least twelve months, is over 21 years of age and is a full-time permanent employee. The Plan has a vesting schedule with an employee becoming fully vested after five years. The contributions made to the plan are not available to employees until termination, retirement or death.

All amounts of compensation deferred under the plans, all property and rights purchased with those amounts and all income attributable to those amounts, property or rights are (until paid or made available to the employee or other beneficiary) to be held in a trust for the exclusive benefit of the participants and their beneficiaries.

It is the opinion of the Authority's management that the Authority has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor.

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN

MAINE MUNICIPAL EMPLOYEES' HEALTH TRUST

Plan Description

The Authority and Authority retirees contribute to the Authority's OPEB Plan with the Maine Municipal Employees Health Trust (MMEHT), a single employer defined benefit plan. Contributions and membership in this Plan are voluntary and may be terminated at any time by the Authority and/or the Authority retirees. MMEHT is a fully funded, self-insured trust which provides benefits to municipal and quasi-municipal organizations and county governments and acts as the agent to the Authority concerning administration of this Plan. Title 24-A Chapter 81 of the Maine Revised Statutes Annotated authorizes the regulation of MMEHT as a Multiple Employer Welfare Arrangement by the State of Maine

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Bureau of Insurance. Benefits and plans are designed and governed by MMEHT participants and are administered by a number of third-party administrators contracted by MMEHT. No assets are accumulated in a trust that meets the criteria of paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. MMEHT issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by MMEHT at (800) 852-8300.

Benefits Provided

This Plan provides medical/prescription drug benefits during retirement to Medicare and non-Medicare retirees and their surviving spouses with varying levels of benefits determined by voluntary plan selection by the retiree as well as applicable Medicare statutes and regulations. The Plan also provides an automatic life insurance benefit of \$2,000 to participants which includes a surviving spouse benefit for the same. The employee must meet the minimum requirement of age 55 with at least 5 years of service at retirement to be eligible for the Plan. The retiree must enroll when first eligible and continue coverage without interruption.

Employees Covered by Benefit Terms

At January 1, 2025, the following employees were covered by the benefit terms:

Active members	26
Retirees and spouses	<u>2</u>
Total	<u><u>28</u></u>

Contributions

Retiree and spouse premium amounts are funded by the retiree at the rate for the coverage elected by the retiree. Premium rates are those determined by the MMEHT's Board of Trustees to be actuarially sufficient to pay anticipated claims. Premiums for retiree life insurance coverage are factored into the premiums paid for basic coverage. Retirees and spouses must contribute 100% of the premium amounts. Medical benefits are provided for the life of the retiree and surviving spouses as long as they remain in the plan.

Retiree Premium Amounts:

The following monthly premium amounts were reported on the individual data file. Actual plan election was reflected in expected retiree premium amounts.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

	<u>Pre-Medicare</u>	<u>Single Coverage</u>	<u>Family Coverage</u>
PPO 500		\$ 1,144	\$ 2,567
PPO 2500		\$ 1,015	\$ 2,278
	<u>Medicare</u>		
Medicare-Eligible Retirees		\$ 659	\$ 1,319

Total OPEB Liability, OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2025, the Authority reported a liability of \$205,233 for its total OPEB liability for this Plan. The total OPEB liability was measured as of January 1, 2024 and was determined by an actuarial valuation as of that date. The Authority's total OPEB liability was based on the Entry Age Normal Actuarial Cost Method which does not reflect future changes in benefits, subsidies, penalties, taxes or administrative costs that may be required as a result of the Patient Protection and Affordable Care Act of 2010 (ACA) related legislation and regulations.

For the year ended June 30, 2025, the Authority recognized OPEB revenue of \$1,954. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>MMEHT</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 106,352
Changes of assumptions	23,415	13,569
Net difference between projected and actual earnings on OPEB plan investments	-	-
Contributions subsequent to the measurement date	7,501	-
Total	<u>\$ 30,916</u>	<u>\$ 119,921</u>

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

\$7,501 were reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	<u>MMEHT</u>
Plan year ended December 31:	
2025	\$ (24,749)
2026	(24,749)
2027	(24,749)
2028	(9,508)
2029	(6,316)
Thereafter	(6,435)

Discount Rate

The discount rate is the assumed interest rate used for converting projected dollar related values to a present value as of the valuation date of January 1, 2025. The discount rate determination is based on the high-quality AA/Aa or higher bond yields in effect for 20-year, tax-exempt general obligation municipal bonds using the Bond Buyer 20-Bond GO Index. The rate of 4.08% per annum for June 30, 2025 was based upon a measurement date of December 26, 2024. The sensitivity of net OPEB liability to changes in discount rate are as follows:

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
	3.08%	4.08%	5.08%
Total OPEB liability	\$ 232,545	\$ 205,233	\$ 182,562
Plan fiduciary net position	-	-	-
Net OPEB liability	<u>\$ 232,545</u>	<u>\$ 205,233</u>	<u>\$ 182,562</u>
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Healthcare Trend

The healthcare trend is the assumed dollar increase in dollar-related values in the future due to the increase in the cost of health care. The healthcare cost trend rate is the rate of change in per capita health claim costs over time as a result of factors such as medical inflation, utilization of healthcare services, plan design and technological developments. The sensitivity of net OPEB liability to changes in healthcare cost trend rates are as follows:

	1% Decrease	Healthcare Trend Rates	1% Increase
Total OPEB liability	\$ 178,226	\$ 205,233	\$ 239,005
Plan fiduciary net position	-	-	-
Net OPEB liability	\$ 178,226	\$ 205,233	\$ 239,005
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%

Actuarial Methods and Assumptions

The total OPEB liability for the Plan was determined by an actuarial valuation as of January 1, 2025, using the following methods and assumptions applied to all periods included in the measurement:

Actuarial Cost Method

The Entry Age Normal Actuarial Cost Method is used to determine costs. Under this funding method, a normal cost rate is determined as a level percent of pay for each active Plan member and then summed to produce the total normal cost for this Plan. The unfunded actuarial liability is the difference between the actuarial liability and the actuarial value of assets.

For medical and pharmacy, historical claims and census records were assembled and provided through June 30, 2023. Medicare and non-Medicare eligible medical and prescription experience were analyzed. It was assumed that current enrollment distribution of benefit options would remain constant in the future for retirees. The cost was distributed based on the current covered population and the actuary's standard age curves which vary by age, gender and Medicare status. Children costs are converted to a load on the non-Medicare retirees which implicitly assumes that future retirees will have the same child distribution as current retirees.

LEWISTON HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS
 JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Assumptions

The actuarial assumptions used in the January 1, 2025 actuarial valuation were adopted by the Maine State Retirement Consolidated Plan for Participating Local Districts as of June 30, 2022 and based on the experience study covering the period from June 30, 2016 through June 30, 2021. As of January 1, 2025, they are as follows:

Discount Rate - 4.08% per annum for year end 2025 reporting. 3.26% per annum for year end 2024 reporting.

Trend Assumptions:

Medical Trend assumptions were developed using the Society of Actuaries (SOA) Long-Run Medical Cost Trend Model. The SOA model was released in December 2007 and version 2025_1b was used for this valuation. The following assumptions were input into this model:

<u>Variable</u>	<u>Rate</u>
Rate of Inflation	2.38%
Rate of Growth in Real Income/GDP per capital 2029+	1.40%
Extra Trend due to Taste/Technology 2029+	1.10%
Expected Health Share of GDP 2034	19.00%
Health Share of GDP Resistance Point	18.00%
Year for Limiting Cost Growth to GDP Growth	2045

The SOA Long-Run Medical Cost Trend Model and its baseline projection are based on an econometric analysis of historical U.S. medical expenditures and the judgements of experts in the field. The long-run baseline projection and input variables have been developed under the guidance of the SOA Project Oversight Group.

The trends selected from 2025 to 2028 were based on plan design, population weighting, renewal projections and market analysis. For the years 2029 to 2033, these are interpolated from 2028 to 2034 (which is the product of the inflation, GDP and extra trend rate assumptions).

Deductibles, Co-payments and Out of Pocket Maximums are assumed to increase at the above trend rates. The ultimate trend rate reflects an assumed nominal per capital GDP growth.

Administrative and claims expense: 3% per annum

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Future plan changes: It is assumed that the current Plan and cost-sharing structure remains in place for all future years.

Retirement Rates - Rates vary for plans with no explicit employer subsidy (or payment) versus those plans defining an explicit employer subsidy (or payment). The rates are based on assumptions from the Maine State Retirement Consolidated Plan for Participating Local District at June 30, 2021.

Retirement Contribution Increases - Assumed to increase at the same rate as incurred claims. A constant cost sharing in plan design between employer and employees is assumed.

Family Enrollment Composition - For males, 50% of future retirees under the age of 65 and 50% of current retirees are married and elect spousal coverage while females are at 30% for both. 25% of male and female future retirees over the age of 65 are married and elect spousal coverage.

Age Difference of Spouses - Husbands are assumed to be 3 years older than wives.

Administrative expenses - Determined separately for non-Medicare and Medicare retirees including the estimated impact of rebates.

Disability Incidence - Disabled lives will be considered active employees and will not be valued separately.

Salary Increase Rate - 2.75% per year assumed using the level percentage of pay entry age method.

Dates of Hire - Needed to be assumed for some employees and will be based on the average age at hire for similar employees.

Rate of Mortality:

Healthy Annuitant - Based on 112.1% and 118.5% of the 2010 Public Plan General Benefits-Weighted Healthy Retiree Mortality Table, respectively, for males and females. The proposed rates are projected generationally using the RPEC_2020 model, with an ultimate rate of 1.00% for ages 80 and under, grading down to 0.05% at age 95 and further grading down to 0.00% at age 115, along with convergence to the ultimate rates in the year 2027. All other parameters used in the RPEC_2020 model are those included in the published MP-2020 scale. As prescribed by the Trust, mortality rates were taken from the assumptions for the Maine State Retirement Consolidated Plan for Participating Local Districts at June 30, 2021.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Active Employees - Rates of mortality are based on 83.5% and 88.6% of the 2010 Public Plan General Benefits - Weighted Employee Mortality Table, respectively, for males and females. These rates are generationally projected using the same version of the RPEC_2020 model as described in the healthy annuitant mortality. As prescribed by the Trust, mortality rates were taken from the assumptions for the Maine State Retirement Consolidated Plan for Participating Local Districts at June 30, 2021.

Retiree Continuation Percentage:

Medicare participant retirees - 100% assumed to continue in the plan elected.

Pre-Medicare plan retirees and active participants - 75% assumed to continue coverage once Medicare-eligible.

Pre-Medicare plan spouses and spouses of active participants - 50% assumed to continue coverage once Medicare-eligible.

Changes in Net OPEB Liability

Changes in net OPEB liability are recognized in OPEB expense for the year ended June 30, 2025 with the following exceptions:

Differences between Expected and Actual Experience

The difference between expected and actual experience are recognized in OPEB expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members in each plan. The first year is recognized as OPEB expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources. The net difference between expected and actual experience as of January 1, 2025 was (\$106,352).

Changes in Assumptions

Differences due to changes in assumptions about future economic, demographic or claim and expense factors or other inputs are recognized in OPEB expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members in each plan. The actuarial assumptions used in the January 1, 2025 actuarial valuation were adopted by the Maine State Retirement Consolidated Plan for Participating Local Districts as of June 30, 2021 and based on the experience study covering the period from June 30, 2016 through June 30, 2020. The first year is recognized as OPEB expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Differences between Projected and Actual Earnings on OPEB Plan Investments

Differences between projected and actual investment earnings are recognized in OPEB expense using a straight-line amortization method over a closed five-year period. The first year is recognized as OPEB expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources.

OPEB Plan Fiduciary Net Position

Additional financial and actuarial information with respect to this Plan can be found at the Authority's office at 86 Lisbon Street, Lewiston, Maine 04240.

NOTE 17 - CONTINGENCIES

The Authority is contingently liable with respect to lawsuits and other claims incidental to the ordinary course of its operations. Claims covered by the risk management program are reviewed and losses are accrued as required in the judgment of management. In the opinion of management, based on the advice of legal counsel, the ultimate disposition of lawsuits and claims will not have a material adverse effect on the financial position of the Authority.

The Authority receives federal funds through grants and loans. Closeout of these grants may not happen until subsequent fiscal years. The Authority may be responsible for returning federal funds based upon the close out of these grants.

NOTE 18 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters for which the Authority carries commercial insurance.

Based on the coverage provided by commercial insurance purchased, the Authority is not aware of any material actual or potential claim liabilities which should be recorded as of June 30, 2025. There were no significant reductions in insurance coverage from that of the prior year. Settled claims have not exceeded insurance coverage for any of the past three fiscal years.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 19 - DISCRETELY PRESENTED COMPONENT UNITS

Lewiston Housing Authority was involved in the formation of the Lewiston-Auburn Area Housing Development Corporation. This Corporation was formed to organize, develop, financially assist or manage on a non-profit basis, projects or programs providing low-income housing to elderly, handicapped and/or families. The Authority has guaranteed a note of LAAHDC. Each project undertaken, financed or assisted by the Corporation is subject to approval by the Authority. Accordingly, the financial information of the component unit, LAAHDC, has been reported as a discretely presented component unit in the financial statements of the Authority. Individual financial statements of the component unit can be obtained by contacting LAAHDC's principal office at 86 Lisbon Street, Lewiston, Maine 04240.

NOTE 20- LETTER OF CREDIT

At June 30, 2025, the Authority has an outstanding irrevocable standby letter of credit issued by the Federal Home Loan Bank of Pittsburgh serving as collateral for its deposits held at T.D. Bank, N.A. This letter of credit, which expires at the close of business on September 8, 2025, authorizes one draw only up to the amount of \$1,000,000. There were no draws for the year ended June 30, 2025. The limit for the letter of credit was increased on 7/2/2025 to \$2,000,000.

NOTE 21 - SUBSEQUENT EVENTS

In January 2026, the Lewiston-Auburn Area Housing Development Corporation (LAAHDC) contributed \$65,522 to the Maine Resiliency Center. These funds were provided by LAAHDC and represent a subsequent event occurring after the fiscal year ended June 30, 2025.

Required Supplementary Information

Required supplementary information includes financial information and disclosures that are required by the Governmental Accounting Standards Board but are not considered a part of the basic financial statements. Such information includes:

- Schedule of Proportionate Share of the Net Pension Liability
- Schedule of Contributions - Pension
- Schedule of Changes in Net OPEB Liability
- Schedule of Changes in Net OPEB Liability and Related Ratios
- Schedule of Contributions - OPEB
- Notes to Required Supplementary Information

LEWISTON HOUSING AUTHORITY

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
LAST 10 FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
<u>PLD Plan:</u>										
Proportion of the net pension liability/(asset)	0.27%	0.24%	0.28%	0.26%	0.28%	0.29%	0.28%	0.32%	0.31%	0.30%
Proportionate share of the net pension liability/(asset)	\$ 1,074,427	\$ 780,028	\$ 732,783	\$ (82,100)	\$ 1,104,423	\$ 874,824	\$ 774,857	\$ 1,302,522	\$ 1,656,137	\$ 988,257
Covered payroll	\$ 2,381,951	\$ 2,206,911	\$ 2,106,544	\$ 1,723,025	\$ 1,791,244	\$ 1,748,332	\$ 1,759,103	\$ 1,771,255	\$ 1,721,927	\$ 1,682,031
Proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	45.11%	35.34%	34.79%	-4.76%	61.66%	50.04%	44.05%	73.54%	96.18%	58.75%
Plan fiduciary net position as a percentage of the total pension liability/(asset)	91.06%	92.34%	93.26%	100.86%	88.35%	90.62%	91.14%	86.43%	86.40%	81.61%

* The amounts presented for each fiscal year were determined as of June 30.

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CONTRIBUTIONS - PENSION
LAST 10 FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
<u>PLD Plan:</u>										
Contractually required contribution	\$ 263,452	\$ 242,959	\$ 225,105	\$ 216,974	\$ 174,025	\$ 179,322	\$ 174,833	\$ 159,246	\$ 146,262	\$ 126,616
Contributions in relation to the contractually required contribution	<u>(263,452)</u>	<u>(242,959)</u>	<u>(225,105)</u>	<u>(216,974)</u>	<u>(174,025)</u>	<u>(179,322)</u>	<u>(174,833)</u>	<u>(159,246)</u>	<u>(146,262)</u>	<u>(126,616)</u>
Contribution deficiency (excess)	<u>\$ -</u>									
Covered payroll	\$ 2,582,865	\$ 2,381,951	\$ 2,206,911	\$ 2,106,544	\$ 1,723,025	\$ 1,791,244	\$ 1,748,332	\$ 1,759,103	\$ 1,771,255	\$ 1,721,927
Contributions as a percentage of covered payroll	10.20%	10.20%	10.20%	10.30%	10.10%	10.01%	10.00%	9.05%	8.26%	7.35%

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CHANGES IN NET OPEB LIABILITY
FOR THE YEAR ENDED JUNE 30, 2025

	Increase (Decrease)		
	Net OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at 1/1/24 (Reporting December 31, 2024)	\$ 186,628	\$ -	\$ 186,628
Changes for the year:			
Service cost	20,301	-	20,301
Interest	6,626	-	6,626
Changes of benefits	-	-	-
Differences between expected and actual experience	-	-	-
Changes of assumptions	(922)	-	(922)
Contributions - employer	-	7,400	(7,400)
Contributions - member	-	-	-
Net investment income	-	-	-
Benefit payments	(7,400)	(7,400)	-
Administrative expense	-	-	-
Net changes	<u>18,605</u>	<u>-</u>	<u>18,605</u>
Balances at 1/1/25 (Reporting December 31, 2025)	<u>\$ 205,233</u>	<u>\$ -</u>	<u>\$ 205,233</u>

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018
<u>Total OPEB liability</u>								
Service cost (BOY)	\$ 20,301	\$ 14,212	\$ 16,439	\$ 22,798	\$ 20,159	\$ 16,052	\$ 17,327	\$ 11,269
Interest (includes interest on service cost)	6,626	8,629	5,012	7,119	8,184	9,122	7,647	8,080
Changes of benefit terms	-	-	-	-	-	(5,965)	-	-
Differences between expected and actual experience	-	(80,378)	-	(107,488)	-	16,703	-	(11,603)
Changes of assumptions	(922)	30,768	(22,332)	787	16,837	45,129	(16,264)	1,627
Benefit payments, including refunds of member contributions	(7,400)	(8,617)	(7,861)	(10,898)	(10,479)	(7,406)	(7,121)	(6,624)
Net change in total OPEB liability	\$ 18,605	\$ (35,386)	\$ (8,742)	\$ (87,682)	\$ 34,701	\$ 73,635	\$ 1,589	\$ 2,749
Total OPEB liability - beginning	\$ 186,628	\$ 222,014	\$ 230,756	\$ 318,438	\$ 283,737	\$ 210,102	\$ 208,513	\$ 205,764
Total OPEB liability - ending	\$ 205,233	\$ 186,628	\$ 222,014	\$ 230,756	\$ 318,438	\$ 283,737	\$ 210,102	\$ 208,513
<u>Plan fiduciary net position</u>								
Contributions - employer	7,400	8,617	7,861	10,898	10,479	7,406	7,121	6,624
Contributions - member	-	-	-	-	-	-	-	-
Net investment income	-	-	-	-	-	-	-	-
Benefit payments, including refunds of member contributions	(7,400)	(8,617)	(7,861)	(10,898)	(10,479)	(7,406)	(7,121)	(6,624)
Administrative expense	-	-	-	-	-	-	-	-
Net change in fiduciary net position	-	-	-	-	-	-	-	-
Plan fiduciary net position - beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plan fiduciary net position - ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net OPEB liability - ending	\$ 205,233	\$ 186,628	\$ 222,014	\$ 230,756	\$ 318,438	\$ 285,326	\$ 210,102	\$ 208,513
Plan fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Covered payroll	\$ 1,433,813	\$ 1,433,813	\$ 1,081,369	\$ 1,081,369	\$ 971,837	\$ 971,837	\$ 1,121,844	\$ 1,121,844
Net OPEB liability as a percentage of covered payroll	14.3%	13.0%	20.5%	21.3%	32.8%	29.4%	18.7%	18.6%

* The amounts presented for each fiscal year are for those years for which information is available.

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CONTRIBUTIONS - OPEB
LAST 10 FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018
<u>MMEHT:</u>								
Employer contributions	\$ 7,400	\$ 8,617	\$ 7,861	\$ 10,898	\$ 10,479	\$ 7,406	\$ 7,121	\$ 6,624
Benefit payments	(7,400)	(8,617)	(7,861)	(10,898)	(10,479)	(7,406)	(7,121)	(6,624)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 1,433,813	\$ 1,433,813	\$ 1,081,369	\$ 1,081,369	\$ 971,837	\$ 971,837	\$ 1,121,844	\$ 1,121,844
Contributions as a percentage of covered payroll	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

* The amounts presented for each fiscal year are for those years for which information is available.

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2025

Changes of Assumptions

MEPERS PLD Plan:

There were no changes to the actuarial assumptions.

MMEHT OPEB Plan:

The discount rate was updated to reflect the December 26, 2024 Bond Buyer 20-Bond GO Index. Short-term trends were adjusted in this valuation to reflect the expected 2025 per capita costs, premium increases, and an increase in expected rebates.

Other Supplementary Information

Other supplementary information includes financial statements and schedules not required by the Governmental Accounting Standards Board, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

- Combining Condensed Statement of Net Position
- Combining Condensed Statement of Revenues, Expenses and Changes in Net Position
- Combining Condensed Statement of Cash Flows
- Supplemental Financial Data Schedule

LEWISTON HOUSING AUTHORITY

COMBINING CONDENSED STATEMENT OF NET POSITION
FOR YEAR ENDED JUNE 30, 2025

	Lewiston Housing Authority	LAAHDC	B Street	Total
Assets:				
Current Assets	\$ 4,468,148	\$ 60,667	157,626	\$ 4,686,441
Noncurrent Assets	7,808,832	3,826,087	35,274	11,670,193
Total Assets	<u>12,276,980</u>	<u>3,886,754</u>	<u>192,900</u>	<u>16,356,634</u>
Deferred Outflows of Resources	<u>663,468</u>	<u>-</u>	<u>-</u>	<u>663,468</u>
Liabilities:				
Current Liabilities	4,809	1,505,954	565,586	2,076,349
Noncurrent Liabilities	2,062,351	1,573,690	-	3,636,041
Total Liabilities	<u>2,067,160</u>	<u>3,079,644</u>	<u>565,586</u>	<u>5,712,390</u>
Deferred Inflows of Resources	<u>260,138</u>	<u>-</u>	<u>-</u>	<u>260,138</u>
Net Position:				
Net Investment in Capital Assets	5,822,876	2,326,087	35,274	8,184,237
Restricted	837,544	-	-	837,544
Unrestricted (Deficit)	3,952,730	(1,518,977)	(407,960)	2,025,793
Total Net Position	<u>\$ 10,613,150</u>	<u>\$ 807,110</u>	<u>\$ (372,686)</u>	<u>\$ 11,047,574</u>

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE B

LEWISTON HOUSING AUTHORITY

COMBINING CONDENSED STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
FOR YEAR ENDED JUNE 30, 2025

	Lewiston Housing Authority	LAAHDC	B Street	Total
OPERATING REVENUES				
Tenant rental income	\$ 2,028,094	\$ 232,791	\$ -	\$ 2,260,885
HUD grants and contributions	22,031,673	-	-	22,031,673
Other revenue	988,197	734,872	117,468	1,840,537
TOTAL OPERATING REVENUES	25,047,964	967,663	117,468	26,133,095
OPERATING EXPENSES				
Other operating expenses	9,394,590	735,823	366,927	10,497,340
Depreciation expense	761,354	114,239	3,279	878,872
TOTAL OPERATING EXPENSES	10,155,944	850,062	370,206	11,376,212
OPERATING INCOME (LOSS)	14,892,020	117,601	(252,738)	14,756,883
NONOPERATING REVENUES (EXPENSES)				
Interest and investment revenue	44,245	9,145	-	53,390
Gain (loss) on sale of capital assets	3,000	-	-	3,000
Interfund transfers	(911,787)	911,787	-	-
Housing assistance payments	(12,790,520)	-	-	(12,790,520)
Interest expense	-	(183,871)	-	(183,871)
TOTAL NONOPERATING REVENUES (EXPENSES)	(13,655,062)	737,061	-	(12,918,001)
EXTRAORDINARY ITEMS				
Extraordinary maintenance	-	-	-	-
Extraordinary items net gain/(loss)	(480)	-	-	(480)
TOTAL EXTRAORDINARY ITEMS	(480)	-	-	(480)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	1,236,478	854,662	(252,738)	1,838,402
CAPITAL CONTRIBUTIONS				
HUD capital grants and contributions	174,493	-	-	174,493
TOTAL CAPITAL CONTRIBUTIONS	174,493	-	-	174,493
CHANGE IN NET POSITION	1,410,971	854,662	(252,738)	2,012,895
NET POSITION - JULY 1	9,202,179	(47,552)	(119,948)	9,034,679
NET POSITION - JUNE 30	\$ 10,613,150	\$ 807,110	\$ (372,686)	\$ 11,047,574

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

COMBINING CONDENSED STATEMENT OF CASH FLOWS
FOR YEAR ENDED JUNE 30, 2025

	Lewiston Housing Authority	LAAHDC	B Street	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from tenants	\$ 2,171,547	\$ 232,791	\$ -	\$ 2,404,338
HUD grants and contributions	22,031,673	-	-	22,031,673
Other operating receipts	(511,803)	734,872	117,468	340,537
Payments to suppliers	(17,300,794)	(850,062)	(370,206)	(18,521,062)
Payments to employees	(4,146,427)	-	-	(4,146,427)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>2,244,196</u>	<u>117,601</u>	<u>(252,738)</u>	<u>2,109,059</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
(Purchases) sale of capital assets	118,929	-	-	118,929
HUD capital grants	174,493	-	-	174,493
Gain (loss) on sale of capital assets	3,000	-	-	3,000
Proceeds from note	1,790,451	-	-	1,790,451
Repayment of long-term debt	(2,403,130)	-	-	(2,403,130)
Interest paid	(19,218)	(183,871)	-	(203,089)
Extraordinary items net gain/(loss)	(21,841)	-	-	(21,841)
Interfund transfers	(1,837,690)	57,441	252,738	(1,527,511)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(2,195,006)</u>	<u>(126,430)</u>	<u>252,738</u>	<u>(2,068,698)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and dividends received	44,245	9,145	-	53,390
(Increase) decrease in investments	38,557	-	-	38,557
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>82,802</u>	<u>9,145</u>	<u>-</u>	<u>91,947</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	131,992	316	-	132,308
CASH AND CASH EQUIVALENTS - JULY 1	<u>2,780,893</u>	<u>12,319</u>	<u>-</u>	<u>2,793,212</u>
CASH AND CASH EQUIVALENTS - JUNE 30	<u>\$ 2,912,885</u>	<u>\$ 12,635</u>	<u>\$ -</u>	<u>\$ 2,925,520</u>

See accompanying independent auditor's report and notes to financial statements.

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration on Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit Blended	14.HCV MTW Demonstration on Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA FSS Escrow	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$ 1,004,144	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 45,854	\$ -	\$ -	\$ 409,156	\$ 45,495	\$ 20,757	\$ 4,629	\$ 977,165	\$ -	\$ 2,507,201	\$ -	\$ 2,507,201
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113 Cash - Other Restricted	82,191	-	-	-	-	-	-	-	-	71,340	59,909	-	57,933	-	-	271,373	-	271,373
114 Cash - Tenant Security Deposits	134,312	-	-	-	-	12,634	-	-	-	-	-	-	-	-	-	146,946	-	146,946
115 Cash - Restricted for Payment of Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Total Cash	1,220,647	-	-	-	-	12,635	45,854	-	-	480,496	105,404	20,757	62,562	977,165	-	2,925,520	-	2,925,520
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	1,136	-	27,405	-	150,263	-	-	-	-	-	-	-	-	-	-	179,297	-	179,297
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	-	176,286	-	-	-	23,179	3,359	-	-	-	1,097,070	1,299,894	-	1,299,894
126 Accounts Receivable - Tenants	108,743	-	-	-	-	19,967	-	-	-	-	-	-	-	-	-	128,710	-	128,710
126.1 Allowance for Doubtful Accounts - Tenants	(50,178)	-	-	-	-	(11,494)	-	-	-	-	-	-	-	-	-	(61,672)	-	(61,672)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	161,085	-	-	-	-	-	161,085	-	161,085
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	(161,085)	-	-	-	-	-	(161,085)	-	(161,085)
120 Total Receivables, Net of Allowances for	69,701	-	27,405	-	150,263	184,759	-	-	-	23,179	3,359	-	-	493	1,097,070	1,546,229	-	1,546,229
131 Investments - Unrestricted	18,535	-	-	-	-	-	-	-	-	-	-	-	-	-	4,348	22,883	-	22,883
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	137,206	-	-	-	-	20,899	-	-	-	7,268	353	-	36	290	25,757	191,809	-	191,809
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter-Program Due From	1,812,064	-	-	-	-	-	-	-	-	-	-	-	-	-	136,436	1,748,500	(1,748,500)	-
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150 Total Current Assets	3,048,153	-	27,405	-	150,263	218,293	45,854	-	-	510,943	109,116	20,757	62,598	977,948	1,263,611	6,434,941	(1,748,500)	4,686,441
161 Land	427,048	-	-	-	-	216,734	-	118,259	-	-	-	-	-	-	5,793	767,834	-	767,834
162 Buildings	24,490,594	-	-	-	895,000	3,769,961	-	2,002,328	-	-	-	-	-	-	6,000	31,163,883	-	31,163,883
163 Furniture, Equipment & Machinery - Dwellings	796,804	-	-	-	-	8,640	-	-	-	-	-	-	-	-	-	805,444	-	805,444
164 Furniture, Equipment & Machinery - Non	368,830	-	-	-	-	-	-	-	-	-	-	-	-	-	1,802,103	2,213,955	-	2,213,955
165 Leasehold Improvements	3,670,921	-	-	-	-	79,259	-	-	-	43,022	-	-	-	-	607,389	4,357,569	-	4,357,569
166 Accumulated Depreciation	(26,181,079)	-	-	-	(66,296)	(1,512,767)	-	(1,082,434)	-	(43,022)	-	-	-	-	(1,552,428)	(30,438,026)	-	(30,438,026)
167 Construction in Progress	-	-	-	-	-	1,299,534	-	-	-	-	-	-	-	-	-	1,299,534	-	1,299,534
168 Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated	3,573,118	-	-	-	828,704	3,861,361	-	1,038,153	-	-	-	-	-	-	868,857	10,170,193	-	10,170,193
171 Notes, Loans and Mortgages Receivable - Non	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500,000	1,500,000	-	1,500,000
172 Notes, Loans, & Mortgages Receivable - Non	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
175 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180 Total Non-Current Assets	3,573,118	-	-	-	828,704	3,861,361	-	1,038,153	-	-	-	-	-	-	2,368,857	11,670,193	-	11,670,193
200 Deferred Outflow of Resources	121,746	-	-	-	-	-	-	-	-	108,543	2,568	-	1,659	2,986	425,946	663,468	-	663,468
290 Total Assets and Deferred Outflow of	6,743,017	-	27,405	-	978,967	4,079,654	1,084,007	-	-	619,486	111,704	20,757	64,257	980,934	4,058,414	18,768,602	(1,748,500)	17,020,102

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit Blended	14.HCV MTW Demonstration Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA FSS Escrow	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program Section 8 Moderate	COCC	Subtotal	ELIM	Total
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	100,006	-	-	-	-	203,247	-	-	-	-	-	-	-	-	49,753	353,006	-	353,006
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	10,811	-	-	-	-	268	-	-	-	3,778	473	-	308	396	80,999	97,033	-	97,033
322 Accrued Compensated Absences - Current	5,638	-	-	-	4,838	62	-	-	-	4,830	330	-	221	370	21,217	37,506	-	37,506
323 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	12,620	-	12,620	-	12,620
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	111,629	-	-	-	-	-	-	-	-	-	-	-	-	-	-	111,629	-	111,629
341 Tenant Security Deposits	134,312	-	-	-	-	12,634	-	-	-	-	-	-	-	-	-	146,946	-	146,946
342 Unearned Revenue	44,254	-	-	-	-	257	-	-	-	-	-	-	-	-	-	44,511	-	44,511
343 Current Portion of Long-term Debt - Capital	-	-	-	-	-	290,451	-	-	-	-	-	-	-	-	-	110,675	-	401,126
344 Current Portion of Long-term Debt - Operating	-	-	-	-	-	649,862	-	-	-	-	-	-	-	-	-	-	-	796,776
345 Other Current Liabilities	-	-	-	-	-	22,238	146,914	-	-	-	-	-	-	-	-	796,776	-	796,776
346 Accrued Liabilities - Other	29,558	-	-	-	13,939	-	-	-	-	339	-	-	-	-	8,092	75,196	-	75,196
347 Inter Program - Due To	32,021	-	27,405	-	87,945	852,491	-	-	-	-	-	-	-	-	708,638	1,748,500	(1,748,500)	-
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	468,229	-	27,405	-	106,722	2,071,540	-	146,914	-	8,947	803	-	529	13,386	980,374	3,824,849	(1,748,500)	2,076,349
351 Long-term Debt, Net of Current - Capital	-	-	-	-	-	1,500,000	-	-	-	-	-	-	-	-	375,281	1,875,281	-	1,875,281
352 Long-term Debt, Net of Current - Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	28,872	-	-	-	-	73,130	-	-	-	39,236	-	-	-	-	2,312	143,550	-	143,550
354 Accrued Compensated Absences - Non Current	50,744	-	-	-	43,541	560	-	-	-	43,469	2,989	-	1,989	3,327	190,951	337,550	-	337,550
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	234,818	-	-	-	-	-	-	-	209,352	4,991	-	3,199	5,758	821,542	1,279,660	-	1,279,660	
350 Total Non-Current Liabilities	314,434	-	-	-	43,541	1,573,690	-	-	292,057	7,960	-	5,188	9,085	1,390,086	3,636,041	-	3,636,041	
300 Total Liabilities	782,663	-	27,405	-	150,263	3,645,230	-	146,914	-	301,004	8,763	-	5,717	22,471	2,370,460	7,460,890	(1,748,500)	5,712,390
400 Deferred Inflow of Resources	47,735	-	-	-	-	-	-	-	-	42,659	1,015	-	650	1,169	167,010	260,138	-	260,138
508.4 Net Investment in Capital Assets	3,573,118	-	-	-	828,704	2,361,361	-	1,038,153	-	-	-	-	-	-	382,901	8,184,237	-	8,184,237
511.4 Restricted Net Position	-	-	-	-	-	-	-	-	-	698,945	59,909	20,757	57,933	-	837,544	-	-	837,544
512.4 Unrestricted Net Position	2,339,501	-	-	-	-	(1,926,937)	-	(101,060)	-	(423,022)	42,017	(43)	(43)	957,294	1,138,043	2,025,793	-	2,025,793
513 Total Equity - Net Assets / Position	5,912,619	-	-	-	828,704	434,424	-	937,093	-	275,923	101,926	20,757	57,890	957,294	1,520,944	11,047,574	-	11,047,574
600 Total Liabilities, Deferred Inflows of	6,743,017	-	27,405	-	978,967	4,079,654	-	1,084,007	-	619,486	111,704	20,757	64,267	960,934	4,058,414	18,768,602	(1,748,500)	17,020,102

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit - Blended	14.HCV MTW Demonstration Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$ 1,879,130	\$ -	\$ -	\$ -	\$ -	\$ 232,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,112,118	\$ -	\$ 2,112,118
70400 Tenant Revenue - Other	148,964	-	-	-	-	(197)	-	-	-	-	-	-	-	-	-	148,767	-	148,767
78599 Total Tenant Revenue	2,028,094	-	-	-	-	232,791	-	-	-	-	-	-	-	-	-	2,260,885	-	2,260,885
70600 HUD PHA Operating Grants	-	19,314	180,249	2,264,788	3,717,046	-	11,603,854	-	1,554,414	-	1,389,939	-	183,225	1,118,844	-	22,031,673	-	22,031,673
70610 Capital Grants	-	-	-	174,493	-	-	-	-	-	-	-	-	-	-	-	174,493	-	174,493
70710 Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	860,132	860,132	(860,132)	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,440	52,440	(52,440)	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,273	134,273	(134,273)	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,328,993	1,328,993	(1,328,993)	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700 Total Fee Revenue	-	19,314	180,249	2,439,281	3,717,046	-	11,603,854	-	1,554,414	-	1,389,939	-	183,225	1,118,844	2,375,838	24,582,004	(2,375,838)	22,206,166
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88,285	88,285	-	88,285
71100 Investment Income - Unrestricted	731	33	-	-	-	9,145	-	-	-	19,519	-	-	-	-	23,962	53,390	-	53,390
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	16,060	-	-	-	-	-	16,060	-	16,060
71500 Other Revenue	18,362	-	-	-	-	852,340	-	17,082	-	9,162	-	20,787	-	503	817,886	1,736,192	-	1,736,192
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-	3,000
72000 Investment Income - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000 Total Revenue	2,047,187	19,347	180,249	2,439,281	3,717,046	1,094,276	11,603,854	17,082	1,554,414	44,741	1,389,939	20,787	183,225	1,119,347	3,309,071	28,739,816	(2,375,838)	26,363,978

LEWISTON HOUSING AUTHORITY
 SUPPLEMENTAL FINANCIAL DATA SCHEDULE
 JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit-Blended	14.HCV MTW Demonstration Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV/ Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
91100 Administrative Salaries	334,706	751	-	-	203,041	187,403	-	-	-	323,524	34,588	-	5,379	38,373	912,166	2,039,933	-	2,039,933
91200 Auditing Fees	647,622	-	-	-	-	3,650	-	-	-	-	-	-	-	-	28,491	32,139	-	32,139
91300 Management Fee	36,510	-	-	-	-	-	-	-	-	181,856	27,484	-	3,070	-	860,132	(860,132)	-	-
91310 Book-keeping Fee	36,510	-	-	-	-	-	-	-	-	85,028	11,700	-	1,035	-	134,273	(134,273)	-	-
91400 Advertising and Marketing	79,800	-	-	-	35,445	31,029	-	-	-	75,639	8,368	-	2,838	8,295	102	102	-	638,257
91500 Employee Benefit Contributions - Administrative	151,649	343	-	-	15,602	11,531	-	-	-	147,685	25,543	-	2,304	15,288	10,815	380,758	-	380,758
91700 Legal Expense	44,852	23	-	-	-	56,511	-	-	-	9,911	1,404	-	125	1,248	-	114,074	-	114,074
91800 Travel	6,298	22	-	-	1,447	470	-	-	-	9,448	1,346	-	198	1,198	12,287	32,634	-	32,634
91810 Allocated Overhead	401,853	265	-	-	1,842,535	305,102	-	287	-	114,207	1,503	-	151	9,107	41,156	2,816,035	-	2,816,035
91900 Other	1,703,380	1,573	-	-	2,201,071	595,696	-	-	-	947,368	111,986	-	16,022	74,476	1,397,650	7,048,479	(994,405)	6,054,074
92000 Asset Management Fee	35,445	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,440	(52,440)	-
92100 Tenant Services - Salaries	46,840	18	126,725	-	193,232	-	-	-	-	7,884	-	-	-	-	130,983	505,682	-	505,682
92200 Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	12,750	3	-	-	43,408	-	-	-	-	1,258	-	-	-	-	126,138	183,598	-	183,598
92400 Tenant Services - Other	8,468	22	-	-	127,412	-	-	-	-	9,291	-	-	-	-	125,689	270,882	-	270,882
92500 Total Tenant Services	120,507	43	126,725	-	364,052	-	-	-	-	18,433	-	-	-	-	382,810	1,012,570	(52,440)	960,130
93100 Water	86,406	-	-	-	-	13,203	-	-	-	-	-	-	-	225	110,534	-	-	110,534
93200 Electricity	167,562	-	-	-	-	119,054	-	-	-	-	-	-	-	8,610	295,256	-	-	295,256
93300 Gas	285,482	23	-	-	71,093	-	-	-	-	10,004	1,108	-	120	1,044	6,994	375,668	-	375,668
93400 Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600 Sewer	188,793	-	-	-	-	19,850	-	-	-	-	-	-	-	-	944	189,557	-	189,557
93700 Employee Benefit Contributions - Utilities	24,515	-	-	-	-	9,088	-	-	-	-	-	-	-	-	551	34,168	-	34,168
93800 Other Utilities Expense	742,758	23	-	-	-	232,288	-	-	-	10,004	1,108	-	120	1,044	18,028	1,005,373	-	1,005,373
94100 Ordinary Maintenance and Operations - Labor	167,780	-	53,524	-	-	500	-	-	-	-	-	-	-	-	681,704	735,788	-	735,788
94200 Ordinary Maintenance and Operations - Materials and	1,362,485	-	-	-	264	5,640	-	-	-	-	-	-	-	-	5,175	181,658	-	181,658
94300 Ordinary Maintenance and Operations Contracts	13,294	-	-	-	10,135	172,835	-	-	-	-	-	-	-	-	91,075	1,636,530	(1,328,993)	307,537
94500 Employee Benefit Contributions - Ordinary Maintenance	1,843,859	-	53,524	-	18,803	182,697	-	-	-	-	-	-	-	-	204,934	230,354	-	230,354
94600 Total Maintenance	1,843,859	-	53,524	-	18,803	182,697	-	-	-	-	-	-	-	-	885,943	2,784,530	(1,328,993)	1,455,537

SCHEDULE D (CONTINUED)

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit-Blended	14.HCV MTW Demonstration Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300 Protective Services - Other	31,711	-	-	-	-	-	-	-	-	-	-	-	-	-	538	32,249	-	32,249
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	31,711	-	-	-	-	-	-	-	-	-	-	-	-	-	538	32,249	-	32,249
96110 Property Insurances	87,921	-	-	-	-	22,058	-	-	-	-	-	-	-	-	-	109,979	-	109,979
96120 Liability Insurance	59,874	7	-	-	-	(60,913)	-	(407)	-	-	-	-	-	-	24,260	21,622	-	21,622
96130 Workmen's Compensation	6,230	-	-	-	4,511	697	-	-	2,907	350	-	226	-	325	15,671	30,997	-	30,997
96140 All Other Insurance	21,996	3	-	-	-	41,314	-	-	1,300	486	-	27	-	486	24,508	90,287	-	90,287
96100 Total Insurance Premiums	175,021	10	-	-	4,511	3,147	-	(407)	4,387	913	-	253	-	811	64,439	253,085	-	253,085
96200 Other General Expenses	173,591	-	-	-	216,822	(8,750)	-	-	21,665	7,525	-	-	-	-	61,197	477,090	-	477,090
96210 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	113,637	-	-	-	-	92,632	-	-	-	-	-	-	-	-	12,474	218,743	-	218,743
96400 Bad debt - Tenant Rents	21,841	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,841	-	21,841
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	309,069	-	-	-	216,822	88,922	-	-	21,665	7,525	-	-	-	-	73,671	717,674	-	717,674
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	153,871	-	-	-	-	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,218	203,089	-	203,089
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	153,871	-	-	-	-	-	-	-	-	19,218	203,089	-	203,089
96900 Total Operating Expenses	4,626,005	1,649	180,249	-	2,805,259	1,286,621	-	(150)	-	1,001,861	121,532	-	15,395	76,331	2,942,297	13,057,049	(2,375,838)	10,681,211
97000 Excess of Operating Revenue over Operating	(2,578,818)	17,698	-	2,439,281	911,787	(192,345)	11,603,854	17,232	1,554,414	(957,120)	1,268,407	20,757	167,830	1,043,016	366,774	15,682,767	-	15,682,767
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480	-	480
97300 Housing Assistance Payments	17,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability-in	-	-	-	-	-	-	-	-	-	10,786,635	1,238,759	-	109,840	630,698	-	12,783,740	-	12,783,740
97400 Depreciation Expense	482,063	-	-	-	33,148	117,518	-	51,342	-	6,780	-	-	-	-	-	6,780	-	6,780
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	194,801	878,872	-	878,872
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
98000 Total Expenses	5,118,546	19,347	180,249	-	2,838,407	1,404,138	-	51,192	-	11,795,276	1,360,301	-	125,335	707,029	3,127,098	26,726,921	(2,375,838)	24,351,083

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit-Blended	14.HCV MTW Demonstration Program for HCV Program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
10010 Operating Transfer In	5,515,123	-	-	-	-	911,787	-	-	-	15,473,393	-	-	-	-	-	-	-	-
10020 Operating Transfer Out	(2,171,290)	-	-	-	(911,787)	-	(11,603,854)	-	(1,554,414)	(3,869,539)	-	-	-	-	-	-	-	-
10030 Operating Transfers from/to Primary Government	-	-	-	(2,439,281)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094 Transfers between Program and Project - Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	3,343,833	-	-	(2,439,281)	(911,787)	911,787	(11,603,854)	-	(1,554,414)	11,603,854	-	-	-	-	649,862	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under)	272,472	-	-	-	(33,148)	601,824	-	(34,110)	-	(146,691)	29,638	20,757	57,890	412,318	831,835	2,012,895	-	2,012,895
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030 Beginning Equity	5,640,147	-	-	-	861,852	(167,500)	-	971,203	-	422,604	72,288	-	-	544,978	689,109	9,034,679	-	9,034,679
11040 Prior Period Adjustments, Equity Transfers and Correction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11055 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11080 Changes in Special Term Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	5,244	19	-	-	-	288	-	-	-	15,204	1,699	-	180	1,368	-	23,971	-	23,971
11210 Number of Unit Months Leased	4,868	19	-	-	-	286	-	-	-	11,337	1,560	-	138	1,095	-	19,303	-	19,303
11220 Excess Cash	2,342,676	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,342,676	-	2,342,676
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	174,493	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174,493	-	174,493
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Federal Compliance

Federal compliance includes financial information and reports that are required in accordance with *Government Auditing Standards* and/or the Uniform Guidance in accordance with 2 CFR § 515. Such financial information and reports include:

- Schedule of Expenditures of Federal Awards
- Notes to Schedule of Expenditures of Federal Awards
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
- Independent Auditor's Report on Compliance or Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance
- Schedule of Findings and Questioned Costs

LEWISTON HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

Federal Grantor Pass-through Grantor Program or Cluster Title	Federal AL Number	Pass-through Grantor Number	Federal Expenditures	Expenditures to Subrecipients
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: Direct programs:				
Public and Indian Housing	14.850	N/A	\$ 1,578,800 <u>1,578,800</u>	\$ - <u>-</u>
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	14.856	N/A	\$ 1,118,844 <u>1,118,844</u>	\$ - <u>-</u>
Subtotal Section 8 Project-Based Cluster				
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	<u>180,306</u>	<u>-</u>
Housing Voucher Cluster:				
Section 8 Housing Choice Vouchers	14.871	N/A	183,537	-
Mainstream Vouchers	14.879	N/A	<u>1,368,263</u>	<u>-</u>
Subtotal Housing Voucher Cluster			<u>1,551,800</u>	<u>-</u>
Moving to Work Demonstration Program - HCV	14.881	N/A	<u>11,924,487</u> <u>11,924,487</u>	<u>-</u> <u>-</u>
HOPE VI Cluster:				
Choice Neighborhood Implementation Grant	14.889	N/A	<u>4,284,603</u>	<u>-</u>
Subtotal HOPE VI Cluster			<u>4,284,603</u>	<u>-</u>
Public Housing Capital Fund	14.872	N/A	<u>1,851,426</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>22,490,266</u>	<u>-</u>
TOTAL FEDERAL AWARDS			<u>\$ 22,490,266</u>	<u>\$ -</u>

LEWISTON HOUSING AUTHORITY

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2025

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Lewiston Housing Authority under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Lewiston Housing Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Lewiston Housing Authority.

2. Summary of Significant Accounting Policies

- a. Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance and/or OMB Circular A-87, Cost Principles for State, Local and Indian Tribal Governments, wherein certain types of expenditures are not allowable or are limited as to reimbursement.
- b. The Lewiston Housing Authority has not elected to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

3. Reporting Guidance

The accompanying Schedule of Expenditures of Federal Awards has been prepared following the guidance provided by the U.S. Department of Housing and Urban Development's Real Estate Assessment Center (REAC).



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Lewiston Housing Authority, as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the Lewiston Housing Authority basic financial statements and have issued our report thereon dated March 27, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

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Report on Compliance and Other Matters

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

Additionally, as part of obtaining reasonable assurance about whether the Lewiston Housing Authority's financial statements are free of material misstatement, we considered the Lewiston Housing Authority's internal controls. We did this for the purpose of determining our auditing procedures but not for the purpose of expressing an opinion on the effectiveness of the Lewiston Housing Authority's internal control over financial reporting or compliance. We provided a separate letter reporting the results of our consideration of internal control to the management of the Lewiston Housing Authority's dated March 27, 2026.

Purpose of the Report

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

RHR Smith & Company

Buxton, Maine
March 27, 2026



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Lewiston Housing Authority's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Lewiston Housing Authority's major federal programs for the year ended June 30, 2025. The Lewiston Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Lewiston Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*) and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Lewiston Housing Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Lewiston Housing Authority's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Lewiston Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error and express an opinion on the Lewiston Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards* and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Lewiston Housing Authority's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Lewiston Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Lewiston Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Lewiston Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

RHR Smith & Company

Buxton, Maine
March 27, 2026

LEWISTON HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025

Section I - Summary of Auditor's Results

• *Financial Statements*

Type of auditor's report issued : Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? yes no
- Significant deficiency(ies) identified? yes no
- Noncompliance material to financial statements noted? yes no

• *Federal Awards*

Internal control over major programs:

- Material weakness(es) identified? yes no
- Significant deficiency(ies) identified? yes no

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported
in accordance with 2 CFR section 200.516(a)? yes no

Identification of major programs:

<u>AL Numbers</u>	<u>Name of Federal Program or Cluster</u>
14.871 & 14.879	Housing Voucher Cluster
14.872	Public Housing: Capitol Project Fund
14.881	Moving to Work Demonstration Program

Dollar threshold used to distinguish between type A and B: \$750,000

Auditee qualified as low-risk auditee? yes no

Section II - Financial Statement Findings

None

Section III - Federal Awards Findings and Questioned Costs

None