

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, April 29, 2025 AT 5:00 PM – VIA MS TEAMS
AGENDA**

- I. *Roll Call*
- II. *Approval of the March 25, 2025 meeting minutes & April 15, 2025 special meeting minutes (pages 2-9)*
- III. *Consent Agenda: Financial Reports (pages 10-54)*
- IV. *Consent Agenda: Operational & Director Reports (pages 55-69)*
- V. *New Business*
 - a. *RHR Smith LHA Audit (pages 70-156)*
- VI. *Date for next teleconference meeting – 5/27/2025*
- VII. *Open Forum*
- VIII. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c) and Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency: 1MRSA 405(6)(a)(1)*
- IX. *Adjournment*

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, March 25, 2025, AT 5:00 PM – VIA MS TEAMS
Meeting Minutes**

I. Roll Call – Meeting called to order at 5:03pm

Jonathan Hussey, Donna Mathieu, Marc Pellerin, Hassan Bouh (joined at 5:08pm)

Absent: Guy Gagnon (excused)

Employees: Chris Kilmurry, Sarah Cash, Hollie Sprague, Travis Heynen, Gianni Simplicio, Penn Lindsay, Krissie Bodkin-Rubino

II. Approval of the February 25, 2025 meeting minutes

Hussey motioned first to approve the minutes. Mathieu seconded. **All in favor.**

III. Consent Agenda: Financial Reports

Hussey motioned first to approve the consent agenda. Mathieu seconded. **All in favor.**

IV. Consent Agenda: Operational & Director Reports

Hussey stated that he had one question about the Development Report. He asked about the long-term feasibility of continuing to secure TIFs from the City. Noting current applications for TIFs for both the Martel Two and Soleil projects, Hussey expressed concern that public and political resistance—particularly during the ongoing budget cycle—might begin to limit the City’s willingness to support future requests. He acknowledged the importance of TIFs in making projects financially viable and asked whether the Housing Authority might eventually reach a limit, politically or practically, in obtaining them.

Lindsay responded, stating that he had recently presented both TIF requests to the City Council during an executive session. He reported that the proposals were received generally favorably. Lindsay noted that he would return to the Council in April for the next stage of the approval process and that the Council had requested additional information during the executive session, which he has since provided. He mentioned that the Council is currently reviewing several TIFs but emphasized that, to his knowledge, there are no formal limitations—legal or otherwise—on the number of TIFs the Housing Authority can request.

Hussey clarified that his concern was not about legal or policy restrictions, but about the political climate and whether there might come a point where TIFs would no longer be politically viable due to public or Council resistance. He reiterated that TIFs are essential for making the housing developments viable and emphasized that his concern was about their future availability.

Lindsay acknowledged this political angle, noting that while outcomes could vary depending on the makeup of the Council, the current Council appeared to understand the importance of TIFs as a tool for development. He indicated that, at least for the Martel Two and Soleil projects, the Council appeared supportive.

Hussey expressed appreciation for the update and said that this assurance was exactly what he was hoping to hear.

Kilmurry added further context, stating that the City Council seemed to understand the TIF scoring procedures used by MaineHousing. He emphasized that the Housing Authority does not set the rules—those come from MaineHousing—but

that TIFs are a critical component of the application scoring process. He pointed out that the City gains significant value from partial tax revenue on these developments, noting that "25% of a lot is a lot more than 100% of nothing." He affirmed that there is no one else in line competing for these TIFs and that these developments align with both city and state priorities for affordable housing.

Kilmurry also shared that, informally, he had encouraged the Council to engage in a broader conversation with MaineHousing about the regressiveness of the current scoring structure for cities like Lewiston. He stressed that while such advocacy might be important, the Housing Authority must continue working within the existing rules to remain competitive, and that the Council's role was to support those efforts through the TIF process. He concluded by stating his belief that the Council understands this balance and that the key issue is how to manage the political messaging around the use of public funds.

Hussey closed the discussion by thanking Kilmurry for the clarification.

Hussey motioned first to approve the consent agenda. Mathieu seconded. **All in favor.**

V. *New Business*

a. *Board Commissioner Appointment Updates*

Pellerin opened the discussion by informing the group that Azinaida had officially tendered her resignation the previous week. He noted that Kilmurry had forwarded the resignation to the mayor for further action.

Pellerin then shared that Muhidin was no longer serving on the board, due to his relocation, which disqualified him from continuing in his role as a resident commissioner. It was unclear whether the group had previously been made aware of this change, but it was now confirmed.

To address the resulting vacancies, Pellerin noted that a couple of candidate names had been submitted to the mayor for consideration. He inquired whether Kilmurry had received any updates in response. He also mentioned that earlier that same day, one of the individuals whose name had been submitted, had reached out to ask whether any decisions had been made and when the next City Council meeting would take place.

Kilmurry responded that the next Council meeting was happening that evening. However, Hussey clarified that tonight's session was a special budget workshop and not a regular City Council meeting. He noted that regular Council meetings occur on the first and third Tuesdays of the month, and that because the current evening's session was dedicated to the budget, the board appointments were not expected to be addressed.

Pellerin acknowledged that the budget discussions would likely occupy the Council's attention for the evening.

Hussey reiterated that the session was not a formal Council meeting but a workshop, and he expressed hope that the board appointment matters would appear on the agenda for the next official meeting.

b. *Confirmation of Email Vote on 3/18/25 regarding travel approval for Krissie Bodkin-Rubino & Chelsea Steele*

Hussey motioned first to approve. Mathieu seconded. **All in favor.**

c. *81 Ash St. Otis Atwell Audit Report*

Simplicio began by informing the group that the Healy Terrace audit had been completed. He reported that the financial statements and tax return had both been successfully uploaded to Boston Financial. He referenced a few notes received in the management letter, specifically citing page 39, and clarified that all the points raised were issues the team was already aware of but had not yet addressed due to lack of internal capacity.

He explained that he had shared the proposed corrective actions with the auditors to verify whether implementation would satisfy their concerns and remove the items from future audit reports. The auditors had responded positively, acknowledging that the planned responses would address the deficiencies. The issues identified included journal entry reviews, general ledger reconciliations, and other fundamental financial processes.

Simplicio also mentioned one point related to the Yardi system conversion, which had posed challenges. However, he felt the team had made substantial progress and expected no issues with future system implementations or related audits.

He reiterated that none of the management letter points were new—they had appeared in prior years as well—but expressed optimism that, with audits wrapping up within the week, the team would finally have the capacity to address these issues and implement improvements to prevent their recurrence.

Hussey then posed a broader question, asking what reaction they expected from MaineHousing and possibly HUD, given the audit findings. He acknowledged that the audit was not a HUD submission, but noted that since the organization receives grant funding from HUD, the findings might still warrant attention. However, he emphasized that MaineHousing would certainly review the audit and asked how they might respond.

Kilmurry responded that he did not anticipate any issues from MaineHousing. He reiterated that some of the points in the management letter had appeared in previous audits and emphasized that the organization had since made significant departmental changes. He viewed the audit comments as recommendations for organizational strengthening, rather than findings of noncompliance. He added that these changes had already been addressed internally and that, if anything, the organization now appeared stronger to MaineHousing than in prior years.

Hussey acknowledged the improvements but noted that the report classified some of the issues as material misstatements, which he clarified were more serious than immaterial ones. Material misstatements meant that the financials previously presented were not materially correct, and that this had broader implications for monthly reporting accuracy. He appreciated that Simplicio had prepared a written narrative contextualizing the issues and acknowledged that these challenges were largely tied to the transition to the Yardi system.

Hussey then asked Simplicio to confirm whether June was a realistic target for resolving the issues. Simplicio affirmed that June was the target, noting that with the LHA and LAAHDC audits wrapping up, the team would finally have the bandwidth to reassign tasks and stabilize processes over the following two months. He emphasized that many of the required corrections involved tenant ledgers, which feed into the general ledger—a root source of many of the audit findings. He acknowledged that correcting hundreds of tenant records would be a significant undertaking.

In response, Hussey proposed scheduling a follow-up discussion in the July Finance Committee meeting, with a progress review at the July Board meeting. He felt this timeline would give the team an appropriate window to make meaningful progress and provide the Board with a status update.

Simplicio agreed that this plan and timeline sounded appropriate, and all participants confirmed alignment.

d. Moving to Work Plan Discussion & Special Meeting Reminder (4/15/25 3pm)

Heynen stated that the Moving to Work (MTW) plan had been included in the materials and had also been previously emailed out. He noted that this agenda item was an opportunity to answer any questions or receive comments about the plan. He also reminded the group that a special meeting is scheduled for April 15 at 3:00 PM to vote on the plan prior to submission to HUD.

e. Chris Kilmurry credit monitoring service approval

Kilmurry introduced the topic, explaining that he had historically been responsible for setting up EINs for various business entities and that recently Heynen had been included in that process as well. He expressed concern that their

Social Security numbers were appearing on multiple documents, which increased their exposure as these documents were disseminated more broadly. He emphasized the need to protect personal information in an era of frequent data breaches and hacking incidents. As a preventive measure, he asked the board to consider approving credit monitoring and reporting services for those involved, to provide additional protection.

Hussey asked what the cost of the credit monitoring service would be.

Kilmurry responded that he had not yet looked up specific pricing but estimated it would likely be around \$20 per month per person. He noted that the services were generally inexpensive but emphasized that he wanted to obtain formal approval before initiating an ongoing expense. He suggested that the group could establish a spending limit or cap, if preferred.

Following the discussion, Hussey made a motion to approve the expense.

Hussey then asked a clarifying question about whether Lindsay had also provided his Social Security number in the EIN setup process and, if so, whether he should be included in the credit monitoring service as well.

Kilmurry clarified that Lindsay had not provided his Social Security number for any EIN-related documents thus far. He explained that he and Heynen had handled those submissions. However, Kilmurry added that if another staff member were required to submit their Social Security information in the future, he would be happy to bring it back to the group for approval at that time.

Hussey agreed, stating that if any additional staff members needed to be added to the credit monitoring plan in the future, it would be a reasonable request and the board could approve it as needed.

Pellerin confirmed that a motion had been made by Hussey and seconded by Mathieu. **All in favor.**

f. *MAPHD Annual Congressional Visit*

Kilmurry provided a comprehensive update regarding recent conversations and insights gained during a meeting attended by agency directors and stakeholders, including personnel from HUD.

He explained that the tone of the meeting was markedly different from past sessions and emphasized his surprise that the much-anticipated “big shoe” had not yet dropped—referring to the anticipated federal budget cuts, particularly staff reductions at HUD. According to Kilmurry, despite widespread expectation and internal recommendations to reduce staffing by up to 50%, those cuts had not yet occurred. He shared that many HUD staff appeared visibly strained and were bracing for a significant shift, but no formal action had yet been taken.

On a positive note, Kilmurry reported that a Continuing Resolution had been passed, which was the best-case scenario the agency had hoped for. This secured stable funding for the next six months, with the possibility of additional short-term extensions before a final federal budget is approved. He cautioned, however, that once a permanent budget is enacted, it would likely include reductions that could directly impact housing authorities. As such, he recommended that we begin planning for a future scenario in which funding levels may fall below the near-100% mark that agencies have received in recent years.

Kilmurry then provided updates on capital funding expectations, stating that public housing capital funds in 2026 may be reduced or reclaimed by HUD if agencies are found to be holding more than the equivalent of one full year of operating reserves. He advised that we must prepare for the potential loss of those funds if we exceed that threshold. He also noted that Section 8 reserve guidelines were clarified: HUD is expected to establish a reserve cap of four months’ worth of funding. While LHA is not currently near that limit, he confirmed that we already have strategies in place to keep reserves at compliant levels, typically aiming to maintain reserves around 4%, a figure that generally keeps agencies off HUD’s audit radar.

Kilmurry emphasized that while the changes were likely to have a more significant impact on larger housing authorities, we still needed to mentally and operationally prepare for funding contractions across several programs. Specifically, he identified potential threats to grant-funded programs, including:

- ROSS (Resident Opportunities and Self-Sufficiency): Approximately \$300,000 received over multiple years, which may be at risk of elimination.
- FSS (Family Self-Sufficiency): Typically brings in ~\$100,000 annually, also potentially on the chopping block.
- Choice Neighborhood People Component: While the development component of this program is likely to be preserved due to its advanced stage, the people-focused portion may lose funding.

He emphasized that no definitive word had yet been received on any of these changes, but that it was prudent to prepare for potential funding losses in all of these areas.

In conclusion, Kilmurry stated that, overall, the agency received relatively good news from the meeting. We remain well-positioned in terms of reserves, and no immediate threats exist to our operational stability. However, we were advised to be alert to potential structural changes across HUD programs and prepare for a more constrained budget environment in the coming fiscal year.

g. 104 Park

Kilmurry opened the discussion by providing an update on the leasing and redevelopment plans involving space at 104 Park. He noted that Penobscot Contracting had expressed interest in renting space from the agency due to their proximity to a construction site in the same area. The proposed arrangement included leasing laydown space at the Martel site for their larger materials and approximately 3,000 square feet on the first floor of the adjacent building near the construction zone.

He stated that negotiations were ongoing, but the anticipated lease rate was around \$7 per square foot. Penobscot Contracting would also handle the rough framing of interior walls and assist with minor improvements to make the space usable. Because their condition expectations were minimal, the agency would only need to move out desks and basic furnishings. The lease was expected to generate between \$13,000 and \$16,000 in income.

Kilmurry then described a broader proposal to renovate and repurpose the building, a plan revisited after previously considering relocation strategies for Co-Lab, Goodwill, and agency offices. With those partners no longer in play, the agency had reassessed the space and determined that it could be reconfigured into a smaller, more functional footprint.

He projected a total cost of approximately \$100,000 to \$150,000 for renovations. The plan would include moving the Section 8 office to the first floor with proper public access for walk-in hours, and reconfiguring the second and third floors for administrative offices. The current office space at 86 Lisbon St. would be leased to MIRS (Maine Immigrant & Refugee Services), and Co-Lab would be moved to the second floor, allowing MIRS to occupy ADA-compliant space on the first floor.

Hussey inquired about the timeframe for these proposed changes.

Kilmurry stated that he would like to begin as soon as possible, noting that with construction at the adjacent site ramping up, it would be logical to coordinate the agency's move with that activity. He emphasized that the current location was increasingly logistically challenging. He also raised concerns with the agency's insurance provider, who had been questioning occupancy and usage of the current facility.

Kilmurry suggested that with the building partially unoccupied, the agency might face insurance liability issues in the event of an incident. Taking all these factors into account, he believed it was the right time to proceed. He projected a 30-day permitting period, followed by approximately 60 days of renovation, with a target of mid-summer occupancy.

Pellerin then asked if the board was all set on the 104 Park plan, and Kilmurry confirmed that a formal budget would be presented soon. In the meantime, he asked for a general consensus on the proposal and whether the board felt it was worth further exploration. He noted that floor plans would be provided, and the concept was similar to earlier discussions, with minor changes.

Hussey shifted the discussion by asking what the agency planned to do with the 86 Lisbon St. property.

Kilmurry responded that the first floor would be leased to MIRS, which had already expressed interest. Once that lease was executed, Co-Lab would be moved to the second floor, ensuring continued use of the building and covering the mortgage.

Hussey acknowledged that the plan to lease the space ensured it would not sit vacant and stated he was supportive of the 104 Park relocation plan.

Pellerin then raised a strategic question about whether the agency should continue to hold ownership of 86 Lisbon St, given that its primary mission is housing—not commercial real estate. He questioned whether retaining a commercial property aligned with the organization’s long-term goals.

In response, Kilmurry expressed interest in exploring a deeper conversation about the agency’s role in commercial redevelopment. He argued that there could be a long-term value in playing a part in Lewiston’s economic revitalization, especially downtown. He cited the agency’s successful experience with the New Market Tax Credit program as evidence of its credibility in redevelopment, and suggested that as a local nonprofit, the agency was uniquely positioned to take on projects with social value rather than short-term profit.

He proposed that the agency could help revitalize downtown by acquiring mixed-use buildings with commercial space on the first floor and affordable housing above, offering below-market commercial rents to support small, local businesses. He pointed to a successful model in Cincinnati, where a similar strategy had transformed a neglected downtown area into a thriving, mixed-use district. Kilmurry emphasized that the agency could provide a long-term, stabilizing presence in the local commercial market and fill gaps in services the community feels the city has not addressed.

Pellerin agreed that this broader discussion should take place and emphasized that it would be important to talk further before signing long-term leases at the Lisbon St property. He stated his support for having a strategic conversation about the agency’s future in commercial real estate.

Kilmurry acknowledged this, stating that the proposal was currently conceptual, and that further discussion was absolutely warranted. He reiterated that the idea was also about building goodwill with the city, particularly if the agency focused on leasing to small businesses and restaurants, rather than only nonprofits.

Pellerin concluded by affirming that the board was supportive of the 104 Park plan.

VI. Open Forum

Pellerin began by offering formal acknowledgments and expressions of gratitude to two departing board members. He stated that while he believed he had previously thanked Azinaida for her service to LAAHDC, he wanted to ensure that he also thanked her for her participation and input on the LHA Board. He expressed appreciation for her time and contributions to both boards.

In addition, Pellerin noted that he was unsure if a formal thank-you had yet been extended to Muhidin, and he wanted to recognize and thank him for his participation and service on the board as well. He extended sincere thanks to both Azinaida and Muhidin for their commitment and efforts.

Following this, Hussey asked Pellerin whether he would like a motion to authorize a parting or thank-you gift for the outgoing board members, noting that such gestures had been customary in the past.

Pellerin confirmed that this would be a great idea and agreed that the board had previously provided thank-you gifts to departing members.

Hussey asked whether a specific amount should be included in the motion. He suggested \$100 per person, which he indicated had been the typical amount in prior instances.

Pellerin agreed with the amount, and Hussey formally moved to authorize a \$100 thank-you gift for each of the two departing board members. Mathieu seconded, **All in favor.**

VII. Executive Session: Cancelled

The decision was made that an Executive Session was not needed for the current meeting.

I. Adjournment

Hussey motioned first to adjourn at 5:34pm. Mathieu seconded. **All in favor.**

*LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE SPECIAL MEETING
TUESDAY, APRIL 15, 2025 AT 3:00 PM – VIA MS TEAMS
Meeting Minutes*

I. Roll Call – Meeting called to order at 3:02pm

Jon Hussey, Marc Pellerin, Guy Gagnon, Donna Mathieu

Absent: Hassan Bouh

Employees: Sarah Cash, Travis Heynen, Chris Kilmurry

II. New Business

a. MTW Vote

Hussey motioned first to approve. Mathieu seconded. **All in favor.**

III. Adjournment

Hussey motioned first to adjourn at 3:07pm. Mathieu seconded. **All in favor.**

**LEWISTON HOUSING
FINANCIAL COMMITTEE
Thursday, April 24, 2025, AT 2:00 PM – VIA MS TEAMS
Meeting Notes**

Attendance: Jon Hussey

Employees: Sarah Cash, Gianni Simplicio, Travis Heynen

The meeting was called to order at 2:00pm. A bullet pointed summary of discussion points is below:

Audit and Fiscal Year Discussion

- Hussey asked for updates on the audits for LHA and LAAHDC.
- Simplicio confirmed LHA's audit is complete; LAAHDC's draft is pending due to auditor unavailability.
- Heynen confirmed the LHA audit will go out with the board packet.
- Simplicio noted the 990s are due May 15, and clarified LAAHDC had a June 30 year-end according to prior records.
- Hussey stated that bylaws were changed in 2022 to a calendar year (Jan 1–Dec 31) to align with tax credit requirements.
- Cash confirmed the bylaw language specifies a calendar year.
- Hussey emphasized the need to comply with bylaws and potentially perform a short fiscal year transition from June to December.
- Heynen clarified that while tax credit LPs align with investor fiscal years, LAAHDC's fiscal year isn't dependent on those.
- Hussey recommended the team to follow up with Kilmurry and legal counsel to determine the path forward and comply with the bylaws.

Balance Sheet & Financial Review

- Hussey inquired about the amortization of permanent financing fees, noting he couldn't find the corresponding asset or liability.
- Simplicio agreed to investigate, as no activity was evident in Yardi.
- Hussey suggested grouping liabilities into subtotals (e.g., security deposits, intercompany, accrued payroll) similar to how cash is categorized.
- Simplicio agreed and said they could implement that structure.
- Heynen suggested discussing intercompany transactions.
- Simplicio explained LHA is owed roughly \$400K from properties managed by CCI, and they've started transferring funds. Michele has processed over \$100K so far.
- Hussey encouraged steady monthly progress and asked whether any properties were deficient.
- Simplicio said some might be, but they hope to cover shortfalls through operating cash and expense cuts.

Program-Specific Financials

- Hussey flagged a \$200K loss in the voucher program, noting it was historically profitable.
- Heynen explained lower utilization rates have reduced admin fees. They've lowered the payment standard from 120% to 110% of FMR to address this and are exploring strategies to improve utilization.
- Hussey discussed Healy Terrace's \$240K loss vs. a projected gain. Simplicio and Heynen said T&I drawdowns would improve cash position, but not profitability.
- Simplicio confirmed budgets were entered backward for some items, affecting analysis. Hussey agreed to hold further questions until corrected.

Choice Grant Tracking and Job Cost Integration

- Heynen and Simplicio updated on the integration of the Choice Grant into Yardi's job cost module.
- Simplicio said they are rebuilding a general ledger going back several years and are on track for completion by end of May.
- Hussey advised running the system by auditors to ensure accuracy in account selection and reconciliation.

Miscellaneous Accounting Items

- Hussey questioned the long-term accrued compensated absences; Simplicio said it's a likely outdated ResMan balance needing adjustment.
- Hussey asked if "contributed capital" was restricted; Simplicio confirmed it was for capital fund purposes.
- On another equity item (McKinney Act savings), Heynen explained it's a restricted fund for homelessness-related projects.
- Hussey asked about variances in AMP financials, noting a \$250K discrepancy from budget. Simplicio cited lumpy utility costs and the need for monthly accruals.
- Heynen added that operating funding was low and FSS grant access was delayed until April, affecting revenue.
- Hussey expressed satisfaction with the financial progress and ongoing work.

LHA Balance Sheet (xlhabs)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	3,089,747.32
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	631,477.24
1299-00-000	OTHER CURRENT ASSETS	2,971,383.80
1300-00-000	TOTAL CURRENT ASSETS	6,692,608.36
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,923,249.39
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	7,741,434.96
1999-00-000	TOTAL ASSETS	14,434,043.32
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	1,269,428.61
2399-00-000	NONCURRENT LIABILITIES	1,763,024.19
2499-00-000	TOTAL LIABILITIES	3,032,452.80
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	6,295,330.65
2809-99-000	RETAINED EARNINGS	4,305,269.46
2810-99-000	OTHER EQUITY	800,990.41
2899-00-000	TOTAL EQUITY	11,401,590.52
2999-00-000	TOTAL LIABILITIES AND EQUITY	14,434,043.32
9999-99-000	TOTAL OF ALL	0.00

Property = lha cfe
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	1,390.91	0.00	1,390.91	N/A	12,663.32	0.00	12,663.32	N/A
3499-00-000	GRANT INCOME	115,221.38	0.00	115,221.38	N/A	336,474.04	0.00	336,474.04	N/A
3500-99-000	CFP FUNDS	12,791.69	0.00	12,791.69	N/A	1,423,216.04	0.00	1,423,216.04	N/A
3699-00-000	OTHER INCOME	101,803.81	0.00	101,803.81	N/A	792,128.06	0.00	792,128.06	N/A
3999-00-000	TOTAL INCOME	231,207.79	0.00	231,207.79	N/A	2,564,481.46	0.00	2,564,481.46	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	83,880.15	0.00	-83,880.15	N/A	917,907.98	0.00	-917,907.98	N/A
4299-00-000	TENANT SERVICES EXPENSES	16,110.72	0.00	-16,110.72	N/A	300,851.91	0.00	-300,851.91	N/A
4399-00-000	UTILITY EXPENSES	3,188.39	0.00	-3,188.39	N/A	18,771.36	0.00	-18,771.36	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	-52,708.17	0.00	52,708.17	N/A	-324,472.09	0.00	324,472.09	N/A
4599-00-000	GENERAL EXPENSES	5,590.10	0.00	-5,590.10	N/A	44,700.97	0.00	-44,700.97	N/A
4699-00-000	GRANT EXPENSES	10,129.19	0.00	-10,129.19	N/A	96,786.73	0.00	-96,786.73	N/A
4899-00-000	FINANCING EXPENSES	616.40	0.00	-616.40	N/A	2,439.97	0.00	-2,439.97	N/A
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	1,408.51	0.00	-1,408.51	N/A
5999-00-000	NON-OPERATING ITEMS	5,130.81	0.00	-5,130.81	N/A	35,915.67	0.00	-35,915.67	N/A
8000-00-000	TOTAL EXPENSES	71,937.59	0.00	-71,937.59	N/A	1,094,311.01	0.00	-1,094,311.01	N/A
9000-00-000	NET INCOME	159,270.20	0.00	159,270.20	N/A	1,470,170.45	0.00	1,470,170.45	N/A

Property = bst mva .amp3
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	151,255.47	167,408.22	-16,152.75	-9.65	1,418,872.98	1,506,673.98	-87,801.00	-5.83
3499-00-000	GRANT INCOME	116,163.32	177,808.55	-61,645.23	-34.67	1,253,050.29	1,600,276.95	-347,226.66	-21.70
3699-00-000	OTHER INCOME	332.15	0.00	332.15	N/A	1,007.09	0.00	1,007.09	N/A
3999-00-000	TOTAL INCOME	267,750.94	345,216.77	-77,465.83	-22.44	2,672,930.36	3,106,950.93	-434,020.57	-13.97
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	89,465.25	106,987.10	17,521.85	16.38	848,280.86	962,883.90	114,603.04	11.90
4299-00-000	TENANT SERVICES EXPENSES	20,094.67	17,148.93	-2,945.74	-17.18	131,353.76	154,340.37	22,986.61	14.89
4399-00-000	UTILITY EXPENSES	132,904.66	72,710.57	-60,194.09	-82.79	620,634.25	654,395.13	33,760.88	5.16
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	157,238.90	134,398.60	-22,840.30	-16.99	1,279,757.60	1,209,587.40	-70,170.20	-5.80
4599-00-000	GENERAL EXPENSES	8,303.32	26,638.67	18,335.35	68.83	93,112.74	239,748.03	146,635.29	61.16
4799-00-000	HOUSING ASSISTANCE PAYMENTS	13,775.84	4,000.00	-9,775.84	-244.40	49,803.72	36,000.00	-13,803.72	-38.34
5999-00-000	NON-OPERATING ITEMS	36,039.45	30,399.16	-5,640.29	-18.55	324,355.05	273,592.44	-50,762.61	-18.55
8000-00-000	TOTAL EXPENSES	457,822.09	392,283.03	-65,539.06	-16.71	3,347,297.98	3,530,547.27	183,249.29	5.19
9000-00-000	NET INCOME	-190,071.15	-47,066.26	-143,004.89	-303.84	-674,367.62	-423,596.34	-250,771.28	-59.20

Blake Street Towers (bst)
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	23,963.70	27,422.33	-3,458.63	-12.61	244,074.23	246,800.97	-2,726.74	-1.10
3499-00-000	GRANT INCOME	27,680.66	37,778.10	-10,097.44	-26.73	300,821.00	340,002.90	-39,181.90	-11.52
3999-00-000	TOTAL INCOME	51,644.36	65,200.43	-13,556.07	-20.79	544,895.23	586,803.87	-41,908.64	-7.14
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	19,693.54	27,049.03	7,355.49	27.19	184,643.64	243,441.27	58,797.63	24.15
4299-00-000	TENANT SERVICES EXPENSES	6,212.71	3,737.20	-2,475.51	-66.24	26,673.46	33,634.80	6,961.34	20.70
4399-00-000	UTILITY EXPENSES	19,382.37	12,798.30	-6,584.07	-51.44	98,218.51	115,184.70	16,966.19	14.73
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	39,851.26	24,409.44	-15,441.82	-63.26	306,679.09	219,684.96	-86,994.13	-39.60
4599-00-000	GENERAL EXPENSES	-5,538.36	4,485.85	10,024.21	223.46	22,434.33	40,372.65	17,938.32	44.43
4799-00-000	HOUSING ASSISTANCE PAYMENTS	440.00	0.00	-440.00	N/A	6,117.00	0.00	-6,117.00	N/A
5999-00-000	NON-OPERATING ITEMS	4,899.83	6,583.33	1,683.50	25.57	44,098.47	59,249.97	15,151.50	25.57
8000-00-000	TOTAL EXPENSES	84,941.35	79,063.15	-5,878.20	-7.43	688,864.50	711,568.35	22,703.85	3.19
9000-00-000	NET INCOME	-33,296.99	-13,862.72	-19,434.27	-140.19	-143,969.27	-124,764.48	-19,204.79	-15.39

Meadowview Apartments (mva)
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	57,968.42	51,210.61	6,757.81	13.20	518,362.61	460,895.49	57,467.12	12.47
3499-00-000	GRANT INCOME	33,617.66	44,446.37	-10,828.71	-24.36	355,982.14	400,017.33	-44,035.19	-11.01
3999-00-000	TOTAL INCOME	91,586.08	95,656.98	-4,070.90	-4.26	874,344.75	860,912.82	13,431.93	1.56
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	37,006.21	37,783.54	777.33	2.06	318,864.21	340,051.86	21,187.65	6.23
4299-00-000	TENANT SERVICES EXPENSES	856.67	5,336.11	4,479.44	83.95	2,382.46	48,024.99	45,642.53	95.04
4399-00-000	UTILITY EXPENSES	27,342.19	14,262.11	-13,080.08	-91.71	128,935.10	128,358.99	-576.11	-0.45
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	43,475.22	35,326.12	-8,149.10	-23.07	304,246.59	317,935.08	13,688.49	4.31
4599-00-000	GENERAL EXPENSES	5,022.64	8,193.08	3,170.44	38.70	31,509.52	73,737.72	42,228.20	57.27
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	3,794.97	0.00	-3,794.97	N/A
5999-00-000	NON-OPERATING ITEMS	13,168.19	11,065.83	-2,102.36	-19.00	118,513.71	99,592.47	-18,921.24	-19.00
8000-00-000	TOTAL EXPENSES	126,871.12	111,966.79	-14,904.33	-13.31	908,246.56	1,007,701.11	99,454.55	9.87
9000-00-000	NET INCOME	-35,285.04	-16,309.81	-18,975.23	-116.34	-33,901.81	-146,788.29	112,886.48	76.90

Amp 3 (.amp3)
Budget Comparison (with PTD)

Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	69,323.35	88,775.28	-19,451.93	-21.91	656,436.14	798,977.52	-142,541.38	-17.84
3499-00-000	GRANT INCOME	54,865.00	95,584.08	-40,719.08	-42.60	596,247.15	860,256.72	-264,009.57	-30.69
3699-00-000	OTHER INCOME	332.15	0.00	332.15	N/A	1,007.09	0.00	1,007.09	N/A
3999-00-000	TOTAL INCOME	124,520.50	184,359.36	-59,838.86	-32.46	1,253,690.38	1,659,234.24	-405,543.86	-24.44
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	32,765.50	42,154.53	9,389.03	22.27	344,773.01	379,390.77	34,617.76	9.12
4299-00-000	TENANT SERVICES EXPENSES	13,025.29	8,075.62	-4,949.67	-61.29	102,297.84	72,680.58	-29,617.26	-40.75
4399-00-000	UTILITY EXPENSES	86,180.10	45,650.16	-40,529.94	-88.78	393,480.64	410,851.44	17,370.80	4.23
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	73,912.42	74,663.04	750.62	1.01	668,831.92	671,967.36	3,135.44	0.47
4599-00-000	GENERAL EXPENSES	8,819.04	13,959.74	5,140.70	36.83	39,168.89	125,637.66	86,468.77	68.82
4799-00-000	HOUSING ASSISTANCE PAYMENTS	13,335.84	4,000.00	-9,335.84	-233.40	39,891.75	36,000.00	-3,891.75	-10.81
5999-00-000	NON-OPERATING ITEMS	17,971.43	12,750.00	-5,221.43	-40.95	161,742.87	114,750.00	-46,992.87	-40.95
8000-00-000	TOTAL EXPENSES	246,009.62	201,253.09	-44,756.53	-22.24	1,750,186.92	1,811,277.81	61,090.89	3.37
9000-00-000	NET INCOME	-121,489.12	-16,893.73	-104,595.39	-619.14	-496,496.54	-152,043.57	-344,452.97	-226.55

Property = .voucher.pbvouch

Budget Comparison (with PTD)

Period = Jul 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	2,059.00	0.00	2,059.00	N/A	31,382.00	0.00	31,382.00	N/A
3499-00-000	GRANT INCOME	1,137,779.00	0.00	1,137,779.00	N/A	9,974,238.00	0.00	9,974,238.00	N/A
3999-00-000	TOTAL INCOME	1,139,838.00	0.00	1,139,838.00	N/A	10,005,620.00	0.00	10,005,620.00	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	89,353.22	0.00	-89,353.22	N/A	853,766.50	0.00	-853,766.50	N/A
4299-00-000	TENANT SERVICES EXPENSES	1,716.51	0.00	-1,716.51	N/A	11,029.50	0.00	-11,029.50	N/A
4399-00-000	UTILITY EXPENSES	1,442.65	0.00	-1,442.65	N/A	8,929.00	0.00	-8,929.00	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	N/A	4.00	0.00	-4.00	N/A
4599-00-000	GENERAL EXPENSES	573.80	0.00	-573.80	N/A	-1,246.53	0.00	1,246.53	N/A
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,054,183.00	0.00	-1,054,183.00	N/A	9,337,073.47	0.00	-9,337,073.47	N/A
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	510.00	0.00	-510.00	N/A
8000-00-000	TOTAL EXPENSES	1,147,269.18	0.00	-1,147,269.18	N/A	10,210,065.94	0.00	-10,210,065.94	N/A
9000-00-000	NET INCOME	-7,431.18	0.00	-7,431.18	N/A	-204,445.94	0.00	-204,445.94	N/A

Healy Terrace (hta)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	327,333.79
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	10,836.56
1299-00-000	OTHER CURRENT ASSETS	30,032.49
1300-00-000	TOTAL CURRENT ASSETS	368,202.84
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,652,540.57
1439-00-000	OTHER ASSETS	67,316.92
1499-00-000	TOTAL NONCURRENT ASSETS	5,719,857.49
1999-00-000	TOTAL ASSETS	6,088,060.33
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	313,845.98
2399-00-000	NONCURRENT LIABILITIES	707,477.00
2499-00-000	TOTAL LIABILITIES	1,021,322.98
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	8,040,873.71
2809-99-000	RETAINED EARNINGS	-2,952,696.68
2810-99-000	OTHER EQUITY	-21,439.68
2899-00-000	TOTAL EQUITY	5,066,737.35
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,088,060.33
9999-99-000	TOTAL OF ALL	0.00

Healy Terrace (hta)
Budget Comparison (with PTD)
 Period = Jan 2025-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	30,502.47	33,451.92	-2,949.45	-8.82	78,127.67	100,355.76	-22,228.09	-22.15
3699-00-000	OTHER INCOME	1,105.30	3,291.17	-2,185.87	-66.42	3,282.80	9,873.51	-6,590.71	-66.75
3999-00-000	TOTAL INCOME	31,607.77	36,743.09	-5,135.32	-13.98	81,410.47	110,229.27	-28,818.80	-26.14
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	11,138.81	-14,623.90	-25,762.71	-176.17	38,893.52	-43,871.70	-82,765.22	-188.65
4299-00-000	TENANT SERVICES EXPENSES	1,317.84	-1,220.00	-2,537.84	-208.02	5,854.46	-3,660.00	-9,514.46	-259.96
4399-00-000	UTILITY EXPENSES	8,808.19	-6,556.42	-15,364.61	-234.34	21,196.00	-19,669.26	-40,865.26	-207.76
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	5,861.42	-7,466.66	-13,328.08	-178.50	23,915.04	-22,399.98	-46,315.02	-206.76
4599-00-000	GENERAL EXPENSES	5,526.89	-6,502.58	-12,029.47	-185.00	16,059.01	-19,507.74	-35,566.75	-182.32
4699-00-000	GRANT EXPENSES	0.00	1,170.00	1,170.00	100.00	0.00	3,510.00	3,510.00	100.00
5999-00-000	NON-OPERATING ITEMS	18,995.80	17,948.51	-1,047.29	-5.84	55,372.98	53,845.53	-1,527.45	-2.84
8000-00-000	TOTAL EXPENSES	51,648.95	-17,251.05	-68,900.00	-399.40	161,291.01	-51,753.15	-213,044.16	-411.65
9000-00-000	NET INCOME	-20,041.18	53,994.14	-74,035.32	-137.12	-79,880.54	161,982.42	-241,862.96	-149.31

Maple Knoll Apartments (mka)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	220,333.34
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	31,455.62
1299-00-000	OTHER CURRENT ASSETS	14,408.12
1300-00-000	TOTAL CURRENT ASSETS	266,197.08
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	611,080.02
1439-00-000	OTHER ASSETS	18,209.00
1499-00-000	TOTAL NONCURRENT ASSETS	629,289.02
1999-00-000	TOTAL ASSETS	895,486.10
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	204,607.24
2399-00-000	NONCURRENT LIABILITIES	859,654.24
2499-00-000	TOTAL LIABILITIES	1,064,261.48
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	5,944.39
2810-99-000	OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-168,775.38
2999-00-000	TOTAL LIABILITIES AND EQUITY	895,486.10
9999-99-000	TOTAL OF ALL	0.00

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2025-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	18,943.00	0.00	18,943.00	N/A	58,041.73	0.00	58,041.73	N/A
3699-00-000	OTHER INCOME	19.11	0.00	19.11	N/A	57.37	0.00	57.37	N/A
3999-00-000	TOTAL INCOME	18,962.11	0.00	18,962.11	N/A	58,099.10	0.00	58,099.10	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	5,429.79	0.00	-5,429.79	N/A	17,623.60	0.00	-17,623.60	N/A
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	44.00	0.00	-44.00	N/A
4399-00-000	UTILITY EXPENSES	10,027.55	0.00	-10,027.55	N/A	21,980.34	0.00	-21,980.34	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	7,442.02	0.00	-7,442.02	N/A	20,569.72	0.00	-20,569.72	N/A
4599-00-000	GENERAL EXPENSES	4,718.46	0.00	-4,718.46	N/A	14,808.12	0.00	-14,808.12	N/A
8000-00-000	TOTAL EXPENSES	27,617.82	0.00	-27,617.82	N/A	75,025.78	0.00	-75,025.78	N/A
9000-00-000	NET INCOME	-8,655.71	0.00	-8,655.71	N/A	-16,926.68	0.00	-16,926.68	N/A

B Street Condo (bsc)
Budget Comparison (with PTD)

Period = Jul 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	8,068.12	-8,068.12	-100.00	0.00	72,613.08	-72,613.08	-100.00
3699-00-000	OTHER INCOME	81,026.02	0.00	81,026.02	N/A	81,026.02	0.00	81,026.02	N/A
3999-00-000	TOTAL INCOME	81,026.02	8,068.12	72,957.90	904.27	81,026.02	72,613.08	8,412.94	11.59
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	47,956.80	252.08	-47,704.72	-18,924.44	166,110.38	2,268.72	-163,841.66	-7,221.77
4399-00-000	UTILITY EXPENSES	5,793.58	4,020.23	-1,773.35	-44.11	56,345.13	36,182.07	-20,163.06	-55.73
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	3,998.02	2,703.36	-1,294.66	-47.89	37,241.44	24,330.24	-12,911.20	-53.07
4599-00-000	GENERAL EXPENSES	676.67	605.02	-71.65	-11.84	-1,613.09	5,445.18	7,058.27	129.62
5999-00-000	NON-OPERATING ITEMS	273.26	0.00	-273.26	N/A	2,459.34	0.00	-2,459.34	N/A
8000-00-000	TOTAL EXPENSES	58,698.33	7,580.69	-51,117.64	-674.31	260,543.20	68,226.21	-192,316.99	-281.88
9000-00-000	NET INCOME	22,327.69	487.43	21,840.26	4,480.70	-179,517.18	4,386.87	-183,904.05	-4,192.15

All Properties/Entities/Vouchers/Grants (.all)

General Ledger

Period = Apr 2024-Mar 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-05-000				PID - Wedgewood						2,396,134.76 = Beginning Balance =
choice	CHOICE	4/26/2024	04-2024	Record ACH Avesta Wedgewood	J-1579		1,168,775.54	0.00	3,564,910.30	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	5/31/2024	05-2024	Record ACH Avesta Wedgewood	J-1581		984,531.84	0.00	4,549,442.14	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/28/2024	06-2024	Record ACH Avesta Wedgewood	J-1584		1,201,974.52	0.00	5,751,416.66	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/30/2024	06-2024	To clear PID Wedgewood - per client, this is	J-5632		0.00	5,751,416.66	0.00	To clear PID Wedgewood - per client, this is not a note, all PID funds transferred for expenses incurred
choice	CHOICE	8/1/2024	08-2024	Record ACH Avesta Wedgewood	J-1586		476,805.33	0.00	476,805.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/3/2024	10-2024	Camden - Outgoing ACH	J-4513		150,000.29	0.00	626,805.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/31/2024	10-2024	Record ACH Avesta Wedgewood	J-4575		66,787.14	0.00	693,592.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-5766		0.00	59,997.14	633,595.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Reverse - posted backwards. MR	J-6918	:Reversal of .	59,997.14	0.00	693,592.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-6920		59,997.14	0.00	753,589.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-5767		0.00	61,656.09	691,933.81	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Reverse - posted backwards. MR	J-6919	:Reversal of .	61,656.09	0.00	753,589.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-6921		61,656.09	0.00	815,245.99	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7227		0.00	67,072.13	748,173.86	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Reverse - posted backwards MR	J-7889	:Reversal of .	67,072.13	0.00	815,245.99	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7892		67,072.13	0.00	882,318.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7228		0.00	183,570.16	698,747.96	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Reverse - posted backwards MR	J-7890	:Reversal of .	183,570.16	0.00	882,318.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7891		183,570.16	0.00	1,065,888.28	ACH - Avesta Choice Wedgewood
choice	CHOICE	3/28/2025	03-2025	Camden - Outgoing ACH	J-7963		73,747.61	0.00	1,139,635.89	ACH - Avesta Choice Wedgewood
				Net Change=-1,256,498.87			4,867,213.31	6,123,712.18	1,139,635.89	= Ending Balance =

1280-09-000				PID - Martel School						0.00 = Beginning Balance =
laahdc	Lewiston Auburn Area D 7/30/2024	07-2024		Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Martel Phase II Pre App Fee
laahdc	Lewiston Auburn Area D 7/30/2024	07-2024		Reclass to PID 07.2024	J-3810		551.66	0.00	2,551.66	Compliance Monitoring Martel School Demo
lha	Lewiston Housing Autho 7/30/2024	07-2024		Reclass to PID 07.2024	J-3811		700.00	0.00	3,251.66	Martel Phase 2 Dev Rev App
laahdc	Lewiston Auburn Area D 7/9/2024	08-2024		Acorn Engineering Inc (v0000147)	P-16465	2204	3,230.00	0.00	6,481.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D 7/9/2024	08-2024		Acorn Engineering Inc (v0000147)	P-16465	2204	2,655.00	0.00	9,136.66	Lha schematic design
laahdc	Lewiston Auburn Area D 7/9/2024	08-2024		Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	11,776.66	Professional services
laahdc	Lewiston Auburn Area D 8/7/2024	08-2024		Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	180.00	0.00	11,956.66	Clean up 6/8/24
laahdc	Lewiston Auburn Area D 8/7/2024	08-2024		Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	600.00	0.00	12,556.66	Clean up 7/18/24
laahdc	Lewiston Auburn Area D 8/23/2024	08-2024		St Laurent & Son (v0000137)	P-14371	LAAHDC Mar	178,500.00	0.00	191,056.66	Demo Abatement for Martel
laahdc	Lewiston Auburn Area D 8/27/2024	08-2024		Kleinfelder Construction Services Inc (v00001P-16345	7788		212.95	0.00	191,269.61	138455
laahdc	Lewiston Auburn Area D 8/30/2024	08-2024		2114 unapplied allocations	J-1669		0.00	178,500.00	12,769.61	Martel School Development - City of Lewiston
lha	Lewiston Housing Autho 8/15/2024	08-2024		St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	619,876.00	0.00	632,645.61	Martel Demo (GL 1280-10 > 1280-09)
laahdc	Lewiston Auburn Area D 6/17/2024	09-2024		Haley Ward (v0002155)	P-18465	202414838	2,000.00	0.00	634,645.61	Project 10708.005 Martel -- 2024 phase Iesa update
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024		Acorn Engineering Inc (v0000147)	P-18464	2444	340.00	0.00	634,985.61	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024		Acorn Engineering Inc (v0000147)	P-18464	2444	1,653.75	0.00	636,639.36	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024		Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	637,430.77	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024		Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	637,485.04	8/10/2024 Am-At-Lier Service Booklets and Plans for Site Plan
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024		Acorn Engineering Inc (v0000147)	P-18464	2444	555.00	0.00	638,040.04	8/10/2024 City of Lewiston Business Milare Design Agreement
										1244 - LHA Design Development -Martel School phase 2 --
										Principal

All Properties/Entities/Vouchers/Grants (.all)

General Ledger

Period = Apr 2024-Mar 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D 9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444		220.00	0.00	638,260.04	1244 - LHA Design Development -Martel School phase 2 -- PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D 9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar		2,500.00	0.00	640,760.04	LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D 9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar		1,000.00	0.00	641,760.04	App fee - Martel
laahdc	Lewiston Auburn Area D 9/25/2024	09-2024	Owen Haskell, Inc. (v0002271)	P-18731	2023-214.2		400.00	0.00	642,160.04	Job#:2023-214 L-A -- Deed description for 860
lha	Lewiston Housing Autho 9/30/2024	09-2024	Reclass to PID 09.2024	J-3815			29,986.30	0.00	672,146.34	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D 10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586		110.00	0.00	672,256.34	Design Engineer 1.00
laahdc	Lewiston Auburn Area D 10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586		911.25	0.00	673,167.59	Project Landscape Architect
laahdc	Lewiston Auburn Area D 10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586		382.50	0.00	673,550.09	Project Manager
laahdc	Lewiston Auburn Area D 10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586		55.00	0.00	673,605.09	Design Engineer 0.50
laahdc	Lewiston Auburn Area D 10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586		127.50	0.00	673,732.59	Project Manager 0.750
laahdc	Lewiston Auburn Area D 10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103		217.00	0.00	673,949.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
laahdc	Lewiston Auburn Area D 10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103		2,380.00	0.00	676,329.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D 10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103		1,960.00	0.00	678,289.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno
lha	Lewiston Housing Autho 10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622		360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		1,836.25	0.00	680,485.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		17,314.99	0.00	697,800.83	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		3,780.00	0.00	701,580.83	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		0.01	0.00	701,580.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		2,450.00	0.00	704,030.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328		1,684.42	0.00	705,715.26	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D 1/5/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23951	147853		566.55	0.00	706,281.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D 4/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23956	148656		3,748.50	0.00	710,030.31	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D 5/2/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23952	148868		1,210.50	0.00	711,240.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D 6/7/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23953	149152		273.60	0.00	711,514.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D 7/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23957	149502		9,873.00	0.00	721,387.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D 9/9/2024	12-2024	Acorn Engineering Inc (v0000147)	P-25730	2444.1		4,077.90	0.00	725,465.31	1244 - LHA Design Development -Martel School phase 2 -- PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D 12/31/2024	12-2024	Recognize revenue for City of Lewiston Cont J-6335				178,500.00	0.00	903,965.31	Reclass City of Lewiston contribution for Martel School
laahdc	Lewiston Auburn Area D 10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1		3,500.00	0.00	907,465.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D 10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1		2,000.00	0.00	909,465.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D 10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1		600.00	0.00	910,065.31	Martel -- Utility Subcontractor
laahdc	Lewiston Auburn Area D 10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1		3,000.00	0.00	913,065.31	Martel -- Subsurface Explorations Equipment
laahdc	Lewiston Auburn Area D 12/31/2024	01-2025	Platz Associates (v0002284)	P-27401	LAAHDC PLA		45,000.00	0.00	958,065.31	File 202319 Martel
laahdc	Lewiston Auburn Area D 1/17/2025	01-2025	Maine State Housing Authority (v0000162)	P-26377	Martel 01172		5,800.00	0.00	963,865.31	MaineLand Appraisal Consultants for Martel
laahdc	Lewiston Auburn Area D 2/28/2025	02-2025	RC Acorn Engineering to PID - Martel	J-7692			5,307.50	0.00	969,172.81	RC Acorn Engineering Inv #2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D 2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693			2,000.00	0.00	971,172.81	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D 2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084		412.50	0.00	971,585.31	Project landscape architect
laahdc	Lewiston Auburn Area D 2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084		1,788.75	0.00	973,374.06	Project landscape architect
laahdc	Lewiston Auburn Area D 2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084		300.00	0.00	973,674.06	Design engineer
laahdc	Lewiston Auburn Area D 2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084		277.50	0.00	973,951.56	Project manager
laahdc	Lewiston Auburn Area D 3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187		323.75	0.00	974,275.31	Senior project manager
laahdc	Lewiston Auburn Area D 3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187		750.00	0.00	975,025.31	project landscape architect
Net Change=975,025.31							1,153,525.31	178,500.00	975,025.31	= Ending Balance =

All Properties/Entities/Vouchers/Grants (.all)

General Ledger

Period = Apr 2024-Mar 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-10-000				DNU PID - Martel School					0.00 = Beginning Balance =	
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v0000137)	P-14197	LAAHDC Mar	619,876.00	0.00	619,876.00	Martel Demo
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	0.00	619,876.00	0.00	Martel Demo (GL 1280-10 > 1280-09)
Net Change=0.00							619,876.00	619,876.00	0.00 = Ending Balance =	
1280-11-000				PID - Ramada					0.00 = Beginning Balance =	
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Ramada Pre-App Fee
laahdc	Lewiston Auburn Area D	8/8/2024	08-2024	Cushman & Wakefield Of Massachusetts, Inc	P-16457	24-27001-90	5,450.00	0.00	7,450.00	24-27001-900950 Ramada appraisal report
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Curtis Thaxter LLC (v0002094)	P-18475	150629	2,230.00	0.00	9,680.00	Professional Services Rendered - Consult On Option. Consult On Option Agreements Begin Work On Same Review Of
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	1,000.00	0.00	10,680.00	Ramada App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	2,500.00	0.00	13,180.00	Ramada LIHTC App Fee
laahdc	Lewiston Auburn Area D	10/10/2024	09-2024	Emerald Hospitality LLC (v0000166)	P-18729	LAAHDC RAM	10,000.00	0.00	23,180.00	Acquisition Escrow - Ramada
laahdc	Lewiston Auburn Area D	9/30/2024	01-2025	Platz Associates (v0002284)	P-26442	LAAHDC 093	26,598.25	0.00	49,778.25	File 202422 Ramada-Professional services 09/30/2024
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	51,778.25	RC MH Ramada 4% LIHTC
Net Change=51,778.25							51,778.25	0.00	51,778.25 = Ending Balance =	
1280-12-000				PID - Soleil Phase I					0.00 = Beginning Balance =	
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	2,000.00	Soleil Apts Phase 2 Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	4,000.00	Soleil Apts Phase 1 Pre App Fee
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	9,559.37	Terradyn Consult Kaplan Thompson Architect
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	11,559.37	Supplemental Services Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	1,000.00	0.00	12,559.37	Soleil Apts Phase 1 App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	2,500.00	0.00	15,059.37	Soleil Apts Phase 1 LIHTC App Fee
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-LI	16,261.26	0.00	31,320.63	Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	8/2/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28955	20240802-LI	14,589.17	0.00	45,909.80	Proj:LHA1 Choice 2 --inv20240802-LHA1 -- consultants
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	4,579.20	0.00	50,489.00	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	10,233.55	0.00	60,722.55	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	181.25	0.00	60,903.80	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	437.60	0.00	61,341.40	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	27,750.75	0.00	89,092.15	Project LHA1--Schematic design
Net Change=89,092.15							89,092.15	0.00	89,092.15 = Ending Balance =	
							6,781,485.02	6,922,088.18		

Check Register

For Period = Mar 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-12889	542	03/2025	3/3/2025		hva		20.00	84529	
K-12890	542	03/2025	3/3/2025		hva		20.00	84530	
K-12891	542	03/2025	3/3/2025		hva		20.00	84531	
K-12892	542	03/2025	3/3/2025		hva		29.00	84532	
K-12893	542	03/2025	3/3/2025		hva		20.00	84533	
K-12894	542	03/2025	3/3/2025		hva		20.00	84534	
K-12895	542	03/2025	3/3/2025		hva		20.00	84535	
K-12896	542	03/2025	3/3/2025		hva		20.00	84536	
K-12897	542	03/2025	3/3/2025		hva		20.00	84537	
K-12898	542	03/2025	3/3/2025		hva		58.00	84538	
K-12899	542	03/2025	3/3/2025		hva		20.00	84539	
K-12900	542	03/2025	3/3/2025		hva		58.00	84540	
K-12901	542	03/2025	3/3/2025		hva		58.00	84541	
K-12902	542	03/2025	3/3/2025		hva		20.00	84542	
K-12903	542	03/2025	3/3/2025		hva		58.00	84543	
K-12904	542	03/2025	3/3/2025		hva		20.00	84544	
K-12905	542	03/2025	3/3/2025		hva		50.00	84545	
K-12906	542	03/2025	3/3/2025		hva		58.00	84546	
K-12907	542	03/2025	3/3/2025		hva		20.00	84547	
K-12908	542	03/2025	3/3/2025		sws		132.00	84548	
K-12909	542	03/2025	3/3/2025		hva		20.00	84549	
K-12910	542	03/2025	3/3/2025		hva		20.00	84550	
K-12911	542	03/2025	3/3/2025		hva		20.00	84551	
K-12912	542	03/2025	3/3/2025		hva		20.00	84552	
K-12913	543	03/2025	3/3/2025	Community Clinical Services (v0000209)	choice		34,031.38	84553	
K-12914	543	03/2025	3/3/2025	The Iserv Company LLC (v0002174)	lha		22,322.10	84554	
K-12979	544	03/2025	3/7/2025		hva		1,672.00	84555	
K-12980	544	03/2025	3/7/2025		mva		333.00	84556	
K-12981	544	03/2025	3/7/2025		bst		172.00	84557	
K-12982	544	03/2025	3/7/2025	Augusta Housing Authority (v0000026)	hcv		4.84	84558	
K-12983	544	03/2025	3/7/2025	WB Mason Company Inc (v0000044)	lha		464.32	84559	
K-12984	544	03/2025	3/7/2025	Andwell Health Partners (v0000049)	lha		5,455.10	84560	
K-12985	544	03/2025	3/7/2025	Rentgrow Inc (v0000081)	ash		3.50	84561	
					bst		9.00	84561	
					hva		9.00	84561	
					mva		9.00	84561	
					raa		18.00	84561	
K-12986	544	03/2025	3/7/2025	Houston Housing Authority (v0000225)	lha		450.00	84562	
K-12987	544	03/2025	3/7/2025	Central Maine Property Management Inc (v0000000)	hcv		1,832.00	84563	
K-12988	544	03/2025	3/7/2025	Sweezey Properties LLC (v0001311)	hcv		2,213.33	84564	
K-12989	544	03/2025	3/7/2025	Acadia Insurance Company (v0002012)	lha		174.00	84565	
K-12990	544	03/2025	3/7/2025	Ace Detective & Security Agency, Inc. (v0000000)	bst		8,532.00	84566	
					hva		4,032.00	84566	
K-12991	544	03/2025	3/7/2025	Affordable Housing Network LLC (v0002018)	hcv		5,895.72	84567	
K-12992	544	03/2025	3/7/2025	AFSCME Council 93 (v0002020)	lha		509.08	84568	

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K-12993	544	03/2025	3/7/2025	Aire Serv of Lewiston (v0002022)	hva		1,696.58	84569	
K-12994	544	03/2025	3/7/2025	All Outdoor Services (v0002024)	hva		25.00	84570	
K-12995	544	03/2025	3/7/2025	Becky Cobb (v0002051)	lha		1,285.00	84571	
K-12996	544	03/2025	3/7/2025	Building Controls LLC (v0002062)	bst		387.67	84572	
K-12997	544	03/2025	3/7/2025	Carahsoft Technology Corp (v0002070)	hcv		4,388.94	84573	
K-12998	544	03/2025	3/7/2025	Central Maine Power Company (v0002074)	bst		7.03	84574	
K-12999	544	03/2025	3/7/2025	Central Maine Power Company (v0002074)	mva		22.36	84575	
K-13000	544	03/2025	3/7/2025	Central Maine Power Company (v0002074)	mva		178.62	84576	
K-13001	544	03/2025	3/7/2025	Central Maine Power Company (v0002074)	mva		883.28	84577	
K-13002	544	03/2025	3/7/2025	Marsh & McLennan Agency LLC (Clark Insur	bst		35.20	84578	
					hva		34.11	84578	
					lha		5,868.66	84578	
					lpa		10.89	84578	
					mva		55.16	84578	
					prk		5.08	84578	
					raa		10.89	84578	
K-13003	544	03/2025	3/7/2025	Community Concepts Inc. (v0002083)	hcv		791.00	84579	
K-13004	544	03/2025	3/7/2025	Competitive Energy (v0002084)	bsc		27.44	84580	
					bst		62.04	84580	
					college		12.24	84580	
					hva		20.62	84580	
					lha		4.50	84580	
					mva		23.73	84580	
K-13005	544	03/2025	3/7/2025	F. W. Webb Company (v0002124)	bsc		152.46	84581	
K-13006	544	03/2025	3/7/2025	FP Mailing Solutions (v0002138)	lha		120.00	84582	
K-13007	544	03/2025	3/7/2025	Haven Connect, Inc. (v0002161)	bst		2.30	84583	
					mva		76.15	84583	
K-13008	544	03/2025	3/7/2025	HD Supply (v0002162)	lha		122.37	84584	
K-13009	544	03/2025	3/7/2025	Housing Authority Risk Retention Group (HA	hva		124.80	84585	
K-13010	544	03/2025	3/7/2025	The Iserv Company LLC (v0002174)	bst		738.38	84586	
					hva		1,739.70	84586	
					lha		5,760.81	84586	
					lpa		353.38	84586	
					mva		1,953.91	84586	
K-13011	544	03/2025	3/7/2025	J.C. Ehrlich (v0002176)	ash		68.60	84587	
					bst		949.74	84587	
					htn		19.54	84587	
					hva		922.13	84587	
					lha		50.00	84587	
					lpa		294.28	84587	
					mva		80.00	84587	
					oak		9.79	84587	
					prk		137.28	84587	
					raa		269.97	84587	
					sab		8.97	84587	

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K-13012	544	03/2025	3/7/2025	L.P. Poirier & Son Inc. (v0002187)	shs		19.54	84587	
					sws		29.38	84587	
					wip		39.22	84587	
					bsc		641.55	84588	
					bst		2,403.48	84588	
					htn		449.08	84588	
					hva		3,047.35	84588	
					lha		174.82	84588	
					lpa		1,212.52	84588	
					mva		1,603.87	84588	
					raa		1,443.48	84588	
					shs		384.93	84588	
K-13013	544	03/2025	3/7/2025	Language Line Services (v0002191)	sws		384.92	84588	
					wip		481.16	84588	
					hva		124.00	84589	
					lha		141.43	84589	
K-13014	544	03/2025	3/7/2025	Lanit (v0002192)	prk		24.00	84589	
					lha		280.00	84590	
K-13015	544	03/2025	3/7/2025	Law Office of Aubrey Russell, LLC (v0002194)	prk		80.87	84591	
K-13016	544	03/2025	3/7/2025	Littlefield Solar LLC (v0002202)	bsc		31.00	84592	
					bst		304.24	84592	
					hva		108.26	84592	
					lha		86.42	84592	
					mva		208.67	84592	
K-13017	544	03/2025	3/7/2025	Maine Auto Service (v0002207)	lha		1,132.51	84593	
K-13018	544	03/2025	3/7/2025	NAPA Lewiston (v0002247)	lha		32.47	84594	
K-13019	544	03/2025	3/7/2025	New Age Home Improvement (v0002255)	bst		7,700.00	84595	
K-13020	544	03/2025	3/7/2025	On-Call Services, Inc. (v0002266)	lha		546.31	84596	
K-13021	544	03/2025	3/7/2025	OTS Leasing (v0002269)	bst		96.50	84597	
K-13022	544	03/2025	3/7/2025	ResiDesk, Inc. (v0002298)	hcv		283.00	84598	
					lha		283.00	84598	
K-13023	544	03/2025	3/7/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		2,163.00	84599	
K-13024	544	03/2025	3/7/2025	Sherwin-Williams Co. (v0002314)	hva		816.29	84600	
K-13025	544	03/2025	3/7/2025	SOS Drywall and Painting, LLC (v0002322)	bst		990.00	84601	
K-13026	544	03/2025	3/7/2025	Sprague Operating Resources LLC Lockbox (ash		495.24	84602	
					bsc		1,757.33	84602	
					bst		3,735.45	84602	
					college		233.09	84602	
					htn		125.29	84602	
					hva		8,876.51	84602	
					lha		400.17	84602	
					lpa		1,674.19	84602	
					mva		4,048.56	84602	
					prk		1,250.79	84602	
					raa		1,760.51	84602	

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					shs		151.94	84602	
					sws		203.89	84602	
					wip		428.62	84602	
K-13027	544	03/2025	3/7/2025	Stanley Elevator Co Inc (v0002330)	bsc		1,051.00	84603	
K-13028	544	03/2025	3/7/2025	Stevens Electric and Pump Service Inc (v0002331)	college		400.00	84604	
K-13029	544	03/2025	3/7/2025	City Of Lewiston - Tax Collector (v0002334)	lha		5,388.98	84605	
K-13030	544	03/2025	3/7/2025	City Of Lewiston (v0002338)	lha		225.00	84606	
K-13031	544	03/2025	3/7/2025	The Home Depot Pro (v0002342)	bst		133.25	84607	
					hva		753.66	84607	
K-13032	544	03/2025	3/7/2025	Unifirst Corporation (v0002361)	bsc		201.84	84608	
					bst		139.23	84608	
					hva		194.34	84608	
					lha		56.70	84608	
					mva		80.89	84608	
K-13033	544	03/2025	3/7/2025	Unitil (v0002366)	mva		195.40	84609	
K-13034	544	03/2025	3/7/2025	Yardi Systems Inc (v0002385)	bsc		6.00	84610	
K-13099	554	03/2025	3/10/2025	Libah (t0000697)	hva		1,227.00	84611	
K-13128	556	03/2025	3/14/2025	Mortimer (b0002793)	bst		178.00	84612	
K-13129	556	03/2025	3/14/2025	Ace Detective & Security Agency, Inc. (v0002390)	hva		1,008.00	84613	
K-13130	556	03/2025	3/14/2025	ACS Electrical Contractors (v0002015)	raa		2,757.91	84614	
K-13131	556	03/2025	3/14/2025	Aire Serv of Lewiston (v0002022)	htn		1,083.33	84615	
					hva		175.00	84615	
K-13132	556	03/2025	3/14/2025	All Outdoor Services (v0002024)	hva		250.00	84616	
K-13133	556	03/2025	3/14/2025	Auburn-Lewiston YMCA (v0002038)	hva		13,161.04	84617	
K-13134	556	03/2025	3/14/2025	Casella Recycling (v0002073)	bst		55.00	84618	
					hva		110.00	84618	
					lha		155.00	84618	
					lpa		55.00	84618	
K-13135	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	raa		96.23	84619	
K-13136	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		29.28	84620	
K-13137	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		36.66	84621	
K-13138	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		29.07	84622	
K-13139	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		29.39	84623	
K-13140	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		130.71	84624	
K-13141	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		29.70	84625	
K-13142	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		90.40	84626	
K-13143	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		27.37	84627	
K-13144	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		28.96	84628	
K-13145	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		30.02	84629	
K-13146	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		113.09	84630	
K-13147	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		34.78	84631	
K-13148	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		27.69	84632	
K-13149	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	mva		33.15	84633	
K-13150	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		88.54	84634	
K-13151	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		92.73	84635	

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K-13152	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	raa		106.25	84636	
K-13153	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	raa		128.15	84637	
K-13154	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	raa		90.17	84638	
K-13155	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		28.22	84639	
K-13156	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		56.58	84640	
K-13157	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		114.27	84641	
K-13158	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	lpa		107.96	84642	
K-13159	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	mva		54.46	84643	
K-13160	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	mva		30.02	84644	
K-13161	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	hva		68.97	84645	
K-13162	556	03/2025	3/14/2025	Central Maine Power Company (v0002074)	mva		5.89	84646	
K-13163	556	03/2025	3/14/2025	J.C. Ehrlich (v0002176)	mva		1,491.06	84647	
K-13164	556	03/2025	3/14/2025	ResMan LLC (v0002299)	ash		30.00	84648	
					bsc		30.00	84648	
					bst		30.00	84648	
					college		30.00	84648	
					htn		30.00	84648	
					hva		30.00	84648	
					lha		30.00	84648	
					lpa		30.00	84648	
					mva		30.00	84648	
					oak		30.00	84648	
					prk		30.00	84648	
					raa		30.00	84648	
					sab		30.00	84648	
					shs		30.00	84648	
					sle		30.00	84648	
					sws		30.00	84648	
					wip		30.00	84648	
K-13165	556	03/2025	3/14/2025	Sherwin-Williams Co. (v0002314)	mva		1,652.71	84649	
K-13166	556	03/2025	3/14/2025	Stanley Elevator Co Inc (v0002330)	bst		864.90	84650	
K-13167	556	03/2025	3/14/2025	United Ag and Turf NE (v0002363)	lha		435.60	84651	
K-13168	556	03/2025	3/14/2025	Verizon Connect Fleet USA LLC (v0002372)	hcv		112.76	84652	
					hva		28.19	84652	
					lha		30.36	84652	
					mva		21.68	84652	
K-13169	556	03/2025	3/14/2025	Yardi Systems Inc (v0002385)	ash		4.40	84653	
					bsc		7.80	84653	
					bst		63.10	84653	
					college		5.40	84653	
					hcv		3.60	84653	
					htn		5.40	84653	
					hva		76.70	84653	
					lha		67.90	84653	
					lpa		19.40	84653	

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					mva		91.70	84653	
					oak		1.20	84653	
					prk		9.30	84653	
					raa		22.20	84653	
					sab		1.70	84653	
					shs		2.90	84653	
					sws		2.90	84653	
					wip		2.80	84653	
K-13289	557	03/2025	3/21/2025		mva		445.00	84654	
K-13290	557	03/2025	3/21/2025		hva		2,899.84	84655	
K-13291	557	03/2025	3/21/2025		bst		50.00	84656	
K-13292	557	03/2025	3/21/2025		mva		846.71	84657	
K-13293	557	03/2025	3/21/2025		bst		653.42	84658	
K-13294	557	03/2025	3/21/2025	Auburn Housing Authority (v0000016)	hcv		35.00	84659	
K-13295	557	03/2025	3/21/2025	Maine Municipal Employees Health Trust (MI lha			65,958.78	84660	
K-13296	557	03/2025	3/21/2025	Western Maine Transportation Services (v00 choice			21.00	84661	
K-13297	557	03/2025	3/21/2025	R.A. Webber & Sons, Inc. (v0000226)	college		350.00	84662	
K-13298	557	03/2025	3/21/2025	Jennifer Boardman (v0000229)	lha		1,580.00	84663	
K-13299	557	03/2025	3/21/2025	St Mary's Health System (v0001012)	hcv		5,844.00	84664	
K-13300	557	03/2025	3/21/2025	Bailbrook Properties (v0001099)	hcv		3,172.00	84665	
K-13301	557	03/2025	3/21/2025	JLW Property Stewards LLC (v0001191)	hcv		693.00	84666	
K-13302	557	03/2025	3/21/2025	Able Power Rooter, Inc (v0002010)	hva		335.00	84667	
K-13303	557	03/2025	3/21/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	84668	
K-13304	557	03/2025	3/21/2025	Aire Serv of Lewiston (v0002022)	bst		605.08	84669	
					hva		12,791.69	84669	
K-13305	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	wip		411.48	84670	
K-13306	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		147.25	84671	
K-13307	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		101.81	84672	
K-13308	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		116.73	84673	
K-13309	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		168.90	84674	
K-13310	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		91.80	84675	
K-13311	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		93.44	84676	
K-13312	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		111.14	84677	
K-13313	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		135.37	84678	
K-13314	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		104.85	84679	
K-13315	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		24.42	84680	
K-13316	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		21.65	84681	
K-13317	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		35.70	84682	
K-13318	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		111.37	84683	
K-13319	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		101.59	84684	
K-13320	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		182.67	84685	
K-13321	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		91.57	84686	
K-13322	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		128.85	84687	
K-13323	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	lha		301.75	84688	
K-13324	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	college		1,017.43	84689	

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K-13325	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bsc		150.72	84690	
K-13326	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		31.83	84691	
K-13327	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		27.07	84692	
K-13328	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		184.64	84693	
K-13329	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		21.48	84694	
K-13330	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		238.82	84695	
K-13331	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		36.13	84696	
K-13332	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		33.98	84697	
K-13333	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		78.11	84698	
K-13334	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		29.39	84699	
K-13335	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		2,342.82	84700	
K-13336	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	ash		312.45	84701	
K-13337	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	htn		99.65	84702	
K-13338	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	lha		777.06	84703	
K-13339	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	lpa		29.92	84704	
K-13340	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	prk		22.18	84705	
K-13341	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	prk		29.39	84706	
K-13342	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	prk		76.42	84707	
K-13343	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	prk		119.99	84708	
K-13344	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	mva		48.40	84709	
K-13345	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bsc		340.25	84710	
K-13346	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	hva		91.11	84711	
K-13347	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bsc		1,222.36	84712	
K-13348	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bsc		749.23	84713	
K-13349	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	bst		49.77	84714	
K-13350	557	03/2025	3/21/2025	Central Maine Power Company (v0002074)	prk		46.60	84715	
K-13351	557	03/2025	3/21/2025	Clean-O-Rama Co. Inc. (v0002081)	ash		19.36	84716	
					bst		268.21	84716	
					htn		5.53	84716	
					hva		259.99	84716	
					lpa		80.19	84716	
					mva		420.36	84716	
					prk		33.18	84716	
					raa		82.97	84716	
					sab		2.77	84716	
					shs		20.64	84716	
					sws		20.64	84716	
					wip		11.06	84716	
K-13352	557	03/2025	3/21/2025	DeBlois Electric, Inc. (v0002104)	hva		799.92	84717	
K-13353	557	03/2025	3/21/2025	Drillen Hardware (v0002113)	hva		47.29	84718	
K-13354	557	03/2025	3/21/2025	Grainger (v0002149)	mva		404.90	84719	
K-13355	557	03/2025	3/21/2025	HD Supply (v0002162)	hva		104.84	84720	
K-13356	557	03/2025	3/21/2025	Maine Auto Service (v0002207)	lha		82.21	84721	
K-13357	557	03/2025	3/21/2025	Northeast Electrical (v0002260)	bst		679.18	84722	
K-13358	557	03/2025	3/21/2025	Red's Moving, Inc. (v0002295)	choice		8,631.00	84723	

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For Period = Mar 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-13359	557	03/2025	3/21/2025	SOS Drywall and Painting, LLC (v0002322)	bst		985.00	84724	
					hva		1,970.00	84724	
K-13360	557	03/2025	3/21/2025	City Of Lewiston (v0002338)	bst		150.00	84725	
K-13361	557	03/2025	3/21/2025	The Home Depot Pro (v0002342)	lha		400.35	84726	
					mva		203.05	84726	
K-13362	557	03/2025	3/21/2025	Trafton & Matzen (v0002355)	bst		1,089.90	84727	
					hva		933.80	84727	
					lha		67.50	84727	
					lpa		81.00	84727	
					mva		563.17	84727	
K-13363	557	03/2025	3/21/2025	Tribles USA, Inc. (v0002357)	bst		88.53	84728	
					mva		231.69	84728	
K-13364	557	03/2025	3/21/2025	Unifirst Corporation (v0002361)	bsc		201.84	84729	
					bst		321.05	84729	
					hva		386.24	84729	
					mva		262.71	84729	
K-13365	557	03/2025	3/21/2025	Yardi Systems Inc (v0002385)	choice		0.60	84730	
					lha		26,780.69	84730	
K-13520	558	03/2025	3/28/2025		lpa		908.00	84731	
K-13521	558	03/2025	3/28/2025		ash		626.34	84732	
K-13522	558	03/2025	3/28/2025		bst		309.35	84733	
K-13523	558	03/2025	3/28/2025	Maple Heights LLC (v0000007)	raa		786.00	84734	
K-13524	558	03/2025	3/28/2025	Lewiston Auburn Area Development Corp (v	hcv		100.00	84735	
K-13525	558	03/2025	3/28/2025	Elan Financial Services (v0000041)	lha		1,754.65	84736	
K-13526	558	03/2025	3/28/2025	DP Flores Inc (v0000089)	lha		276.45	84737	
K-13527	558	03/2025	3/28/2025	Jason M. Knights (v0000187)	mva		4,000.00	84738	
K-13528	558	03/2025	3/28/2025	The Way Air Should Be LLC (v0000195)	mva		750.00	84739	
K-13529	558	03/2025	3/28/2025	Jennifer Boardman (v0000229)	lha		1,553.20	84740	
K-13530	558	03/2025	3/28/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	84741	
					hva		1,008.00	84741	
K-13531	558	03/2025	3/28/2025	All Outdoor Services (v0002024)	ash		40.00	84742	
					hva		1,112.00	84742	
					lha		4,700.00	84742	
					lpa		100.00	84742	
					raa		2,036.00	84742	
K-13532	558	03/2025	3/28/2025	Budget Document Technology (v0002061)	hva		673.75	84743	
K-13533	558	03/2025	3/28/2025	Carahsoft Technology Corp (v0002070)	hcv		3,357.84	84744	
K-13534	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	mva		16.99	84745	
K-13535	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	mva		22.50	84746	
K-13536	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		74.56	84747	
K-13537	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		275.14	84748	
K-13538	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		153.55	84749	
K-13539	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		108.34	84750	
K-13540	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		113.47	84751	
K-13541	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		113.24	84752	

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For Period = Mar 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-13542	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		912.76	84753	
K-13543	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		92.73	84754	
K-13544	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		99.26	84755	
K-13545	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		115.33	84756	
K-13546	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		107.65	84757	
K-13547	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	htn		43.10	84758	
K-13548	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	htn		37.12	84759	
K-13549	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		29.37	84760	
K-13550	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		115.10	84761	
K-13551	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		115.10	84762	
K-13552	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		126.52	84763	
K-13553	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		183.14	84764	
K-13554	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	shs		48.00	84765	
K-13555	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	sws		64.07	84766	
K-13556	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	sws		30.13	84767	
K-13557	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		129.61	84768	
K-13558	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	shs		32.15	84769	
K-13559	558	03/2025	3/28/2025	Central Maine Power Company (v0002074)	hva		132.35	84770	
K-13560	558	03/2025	3/28/2025	City of Lewiston - Utility Services Division (vi	hva		1,049.78	84771	
K-13561	558	03/2025	3/28/2025	Marsh & McLennan Agency LLC (Clark Insur	bst		1,565.07	84772	
					hva		1,516.67	84772	
					lpa		484.04	84772	
					mva		2,452.48	84772	
					prk		225.89	84772	
					raa		484.04	84772	
K-13562	558	03/2025	3/28/2025	Consolidated Communications (v0002086)	bst		175.91	84773	
					hva		175.91	84773	
					lha		175.91	84773	
					mva		175.91	84773	
K-13563	558	03/2025	3/28/2025	H. Fortier & Sons, Inc. (v0002153)	bst		160.05	84774	
					hva		10.00	84774	
					lha		201.57	84774	
					mva		170.74	84774	
					raa		96.05	84774	
					wip		182.05	84774	
K-13564	558	03/2025	3/28/2025	The Iserv Company LLC (v0002174)	lha		3,755.00	84775	
K-13565	558	03/2025	3/28/2025	J.C. Ehrlich (v0002176)	lha		50.00	84776	
K-13566	558	03/2025	3/28/2025	On-Call Services, Inc. (v0002266)	lha		517.15	84777	
K-13567	558	03/2025	3/28/2025	Quikserve Plumbing and Heating (v0002291	raa		726.63	84778	
K-13568	558	03/2025	3/28/2025	RHR Smith & Company (v0002300)	lha		400.00	84779	
K-13569	558	03/2025	3/28/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		1,442.00	84780	
K-13570	558	03/2025	3/28/2025	SOS Drywall and Painting, LLC (v0002322)	ash		1,705.00	84781	
K-13571	558	03/2025	3/28/2025	SRL Architects (v0002328)	bsc		47,892.50	84782	
K-13572	558	03/2025	3/28/2025	City Of Lewiston (v0002338)	bst		19.00	84783	
					hva		218.00	84783	

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For Period = Mar 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-13573	558	03/2025	3/28/2025	City Of Lewiston (v0002338)	mva		31.00	84783	
					prk		74.00	84783	
					ash		18.01	84784	
					bst		249.61	84784	
					htn		5.15	84784	
					hva		241.89	84784	
					lha		128.66	84784	
					lpa		74.62	84784	
					mva		391.14	84784	
					prk		30.88	84784	
					raa		77.20	84784	
					sab		2.57	84784	
					shs		5.15	84784	
					sws		5.15	84784	
					wip		10.29	84784	
K-13574	558	03/2025	3/28/2025	The Home Depot Pro (v0002342)	bst		6,199.80	84785	
					mva		5,875.00	84785	
					raa		37.45	84785	
K-13575	558	03/2025	3/28/2025	Unifirst Corporation (v0002361)	bst		139.23	84786	
					hva		194.34	84786	
					lha		113.40	84786	
					mva		80.89	84786	
K-13576	558	03/2025	3/28/2025	Unitil (v0002366)	ash		390.78	84787	
					bsc		1,249.75	84787	
					bst		2,355.78	84787	
					college		215.39	84787	
					htn		176.37	84787	
					hva		6,422.18	84787	
					lha		860.32	84787	
					lpa		1,635.14	84787	
					mva		3,560.65	84787	
					oak		268.92	84787	
					prk		976.43	84787	
					raa		1,527.83	84787	
					sab		295.17	84787	
					shs		164.44	84787	
					sws		210.82	84787	
					wip		330.69	84787	
Total							494,079.48		

Blake and Walnut (blwa)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	309,690.12
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	2,972.12
1299-00-000	OTHER CURRENT ASSETS	10,460.03
1300-00-000	TOTAL CURRENT ASSETS	323,122.27
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	7,555,895.76
1499-00-000	TOTAL NONCURRENT ASSETS	7,555,895.76
1999-00-000	TOTAL ASSETS	7,879,018.03
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	130,601.47
2399-00-000	NONCURRENT LIABILITIES	4,233,160.00
2499-00-000	TOTAL LIABILITIES	4,363,761.47
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	3,889,691.00
2809-99-000	RETAINED EARNINGS	-374,434.44
2899-00-000	TOTAL EQUITY	3,515,256.56
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,879,018.03
9999-99-000	TOTAL OF ALL	0.00

Blake and Walnut (blwa)

Budget Comparison (with PTD)

Period = Jan 2025-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	20,094.04	22,710.50	-2,616.46	-11.52	62,592.20	68,131.50	-5,539.30	-8.13
3699-00-000	OTHER INCOME	930.33	800.25	130.08	16.25	2,681.15	2,400.75	280.40	11.68
3999-00-000	TOTAL INCOME	21,024.37	23,510.75	-2,486.38	-10.58	65,273.35	70,532.25	-5,258.90	-7.46
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	3,271.32	3,851.59	580.27	15.07	10,404.09	11,554.77	1,150.68	9.96
4299-00-000	TENANT SERVICES EXPENSES	608.00	0.00	-608.00	N/A	1,216.00	0.00	-1,216.00	N/A
4399-00-000	UTILITY EXPENSES	4,978.55	4,767.32	-211.23	-4.43	17,495.37	14,301.96	-3,193.41	-22.33
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	15,173.50	4,203.42	-10,970.08	-260.98	40,156.88	12,610.26	-27,546.62	-218.45
4599-00-000	GENERAL EXPENSES	1,031.32	4,079.00	3,047.68	74.72	11,228.87	12,237.00	1,008.13	8.24
4899-00-000	FINANCING EXPENSES	2,750.00	2,750.00	0.00	0.00	5,500.00	8,250.00	2,750.00	33.33
5999-00-000	NON-OPERATING ITEMS	60,480.24	0.00	-60,480.24	N/A	60,480.24	0.00	-60,480.24	N/A
8000-00-000	TOTAL EXPENSES	88,292.93	19,651.33	-68,641.60	-349.30	146,481.45	58,953.99	-87,527.46	-148.47
9000-00-000	NET INCOME	-67,268.56	3,859.42	-71,127.98	-1,842.97	-81,208.10	11,578.26	-92,786.36	-801.38

Bates Senior Housing (bsh)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	656,302.39
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	35,780.22
1299-00-000	OTHER CURRENT ASSETS	16,074.54
1300-00-000	TOTAL CURRENT ASSETS	708,157.15
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	1,305,369.02
1499-00-000	TOTAL NONCURRENT ASSETS	1,305,369.02
1999-00-000	TOTAL ASSETS	2,013,526.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	811,477.84
2399-00-000	NONCURRENT LIABILITIES	960,000.00
2499-00-000	TOTAL LIABILITIES	1,771,477.84
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	242,048.33
2899-00-000	TOTAL EQUITY	242,048.33
2999-00-000	TOTAL LIABILITIES AND EQUITY	2,013,526.17
9999-99-000	TOTAL OF ALL	0.00

Bates Senior Housing (bsh)
Budget Comparison (with PTD)
 Period = Oct 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	24,169.49	0.00	24,169.49	N/A	149,145.53	0.00	149,145.53	N/A
3699-00-000	OTHER INCOME	898.11	0.00	898.11	N/A	27,168.04	0.00	27,168.04	N/A
3999-00-000	TOTAL INCOME	25,067.60	0.00	25,067.60	N/A	176,313.57	0.00	176,313.57	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	9,661.31	0.00	-9,661.31	N/A	46,039.42	0.00	-46,039.42	N/A
4299-00-000	TENANT SERVICES EXPENSES	699.90	0.00	-699.90	N/A	4,989.23	0.00	-4,989.23	N/A
4399-00-000	UTILITY EXPENSES	4,236.93	0.00	-4,236.93	N/A	37,765.88	0.00	-37,765.88	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	6,757.09	0.00	-6,757.09	N/A	43,505.05	0.00	-43,505.05	N/A
4599-00-000	GENERAL EXPENSES	-3,776.04	0.00	3,776.04	N/A	56,275.02	0.00	-56,275.02	N/A
5999-00-000	NON-OPERATING ITEMS	10,912.25	0.00	-10,912.25	N/A	65,473.50	0.00	-65,473.50	N/A
8000-00-000	TOTAL EXPENSES	28,491.44	0.00	-28,491.44	N/A	254,048.10	0.00	-254,048.10	N/A
9000-00-000	NET INCOME	-3,423.84	0.00	-3,423.84	N/A	-77,734.53	0.00	-77,734.53	N/A

Gauvreau Place (gvp)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	424,510.49
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	57,826.19
1299-00-000	OTHER CURRENT ASSETS	16,883.14
1300-00-000	TOTAL CURRENT ASSETS	499,219.82
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	7,539,822.25
1499-00-000	TOTAL NONCURRENT ASSETS	7,539,822.25
1999-00-000	TOTAL ASSETS	8,039,042.07
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	224,635.05
2399-00-000	NONCURRENT LIABILITIES	3,609,052.98
2499-00-000	TOTAL LIABILITIES	3,833,688.03
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	4,842,152.00
2809-99-000	RETAINED EARNINGS	-636,797.96
2899-00-000	TOTAL EQUITY	4,205,354.04
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,039,042.07
9999-99-000	TOTAL OF ALL	0.00

Gauvreau Place (gvp)
Budget Comparison (with PTD)

Period = Jan 2025-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	33,278.09	35,411.33	-2,133.24	-6.02	94,573.26	106,233.99	-11,660.73	-10.98
3699-00-000	OTHER INCOME	1,322.82	3,031.16	-1,708.34	-56.36	3,770.89	9,093.48	-5,322.59	-58.53
3999-00-000	TOTAL INCOME	34,600.91	38,442.49	-3,841.58	-9.99	98,344.15	115,327.47	-16,983.32	-14.73
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	11,484.05	-9,323.16	-20,807.21	-223.18	35,762.70	-27,969.48	-63,732.18	-227.86
4299-00-000	TENANT SERVICES EXPENSES	1,392.50	-1,346.67	-2,739.17	-203.40	4,254.50	-4,040.01	-8,294.51	-205.31
4399-00-000	UTILITY EXPENSES	9,514.78	-8,150.00	-17,664.78	-216.75	34,094.88	-24,450.00	-58,544.88	-239.45
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	2,904.04	-5,898.34	-8,802.38	-149.23	23,358.87	-17,695.02	-41,053.89	-232.01
4599-00-000	GENERAL EXPENSES	4,444.86	-7,099.75	-11,544.61	-162.61	13,786.80	-21,299.25	-35,086.05	-164.73
4699-00-000	GRANT EXPENSES	0.00	-1,267.50	-1,267.50	-100.00	0.00	-3,802.50	-3,802.50	-100.00
4899-00-000	FINANCING EXPENSES	2,417.97	-2,635.00	-5,052.97	-191.76	7,967.21	-7,905.00	-15,872.21	-200.79
5999-00-000	NON-OPERATING ITEMS	18,743.57	0.00	-18,743.57	N/A	55,481.01	0.00	-55,481.01	N/A
8000-00-000	TOTAL EXPENSES	50,901.77	-35,720.42	-86,622.19	-242.50	174,705.97	-107,161.26	-281,867.23	-263.03
9000-00-000	NET INCOME	-16,300.86	74,162.91	-90,463.77	-121.98	-76,361.82	222,488.73	-298,850.55	-134.32

Mt. Blue Housing (mbh)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	79,927.45
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	20,680.75
1299-00-000	OTHER CURRENT ASSETS	0.00
1300-00-000	TOTAL CURRENT ASSETS	100,608.20
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	128,227.99
1499-00-000	TOTAL NONCURRENT ASSETS	128,227.99
1999-00-000	TOTAL ASSETS	228,836.19
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	34,827.56
2499-00-000	TOTAL LIABILITIES	34,827.56
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	-231,991.37
2810-99-000	OTHER EQUITY	426,000.00
2899-00-000	TOTAL EQUITY	194,008.63
2999-00-000	TOTAL LIABILITIES AND EQUITY	228,836.19
9999-99-000	TOTAL OF ALL	0.00

Mt. Blue Housing (mbh)
Budget Comparison (with PTD)

Period = Jul 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	7,050.00	6,775.67	274.33	4.05	57,992.10	60,981.03	-2,988.93	-4.90
3699-00-000	OTHER INCOME	128.99	34.67	94.32	272.05	1,167.69	312.03	855.66	274.22
3999-00-000	TOTAL INCOME	7,178.99	6,810.34	368.65	5.41	59,159.79	61,293.06	-2,133.27	-3.48
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	1,977.73	2,012.33	34.60	1.72	24,904.17	18,110.97	-6,793.20	-37.51
4399-00-000	UTILITY EXPENSES	873.07	1,333.34	460.27	34.52	9,010.25	12,000.06	2,989.81	24.92
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	1,831.42	1,898.09	66.67	3.51	22,442.51	17,082.81	-5,359.70	-31.37
4599-00-000	GENERAL EXPENSES	138.92	286.42	147.50	51.50	5,725.93	2,577.78	-3,148.15	-122.13
5999-00-000	NON-OPERATING ITEMS	3,674.55	0.00	-3,674.55	N/A	14,817.75	0.00	-14,817.75	N/A
8000-00-000	TOTAL EXPENSES	8,495.69	5,530.18	-2,965.51	-53.62	76,900.61	49,771.62	-27,128.99	-54.51
9000-00-000	NET INCOME	-1,316.70	1,280.16	-2,596.86	-202.85	-17,740.82	11,521.44	-29,262.26	-253.98

Mt. David Housing (mdh)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	275,382.51
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	28,645.55
1299-00-000	OTHER CURRENT ASSETS	0.00
1300-00-000	TOTAL CURRENT ASSETS	304,028.06
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	150,995.64
1499-00-000	TOTAL NONCURRENT ASSETS	150,995.64
1999-00-000	TOTAL ASSETS	455,023.70
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	60,959.50
2499-00-000	TOTAL LIABILITIES	60,959.50
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	-769,535.80
2810-99-000	OTHER EQUITY	1,163,600.00
2899-00-000	TOTAL EQUITY	394,064.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	455,023.70
9999-99-000	TOTAL OF ALL	0.00

Mt. David Housing (mdh)
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	16,242.18	10,075.74	6,166.44	61.20	160,138.18	90,681.66	69,456.52	76.59
3699-00-000	OTHER INCOME	11.05	5.17	5.88	113.73	124.93	46.53	78.40	168.49
3999-00-000	TOTAL INCOME	16,253.23	10,080.91	6,172.32	61.23	160,263.11	90,728.19	69,534.92	76.64
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	3,339.13	3,427.00	87.87	2.56	30,421.02	30,843.00	421.98	1.37
4299-00-000	TENANT SERVICES EXPENSES	-670.35	0.00	670.35	N/A	0.00	0.00	0.00	N/A
4399-00-000	UTILITY EXPENSES	4,037.83	1,960.50	-2,077.33	-105.96	33,977.00	17,644.50	-16,332.50	-92.56
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	12,008.79	3,578.25	-8,430.54	-235.61	58,749.08	32,204.25	-26,544.83	-82.43
4599-00-000	GENERAL EXPENSES	1,506.71	444.00	-1,062.71	-239.35	8,544.09	3,996.00	-4,548.09	-113.82
4899-00-000	FINANCING EXPENSES	0.00	14.92	14.92	100.00	0.00	134.28	134.28	100.00
5999-00-000	NON-OPERATING ITEMS	4,222.36	0.00	-4,222.36	N/A	32,751.00	0.00	-32,751.00	N/A
8000-00-000	TOTAL EXPENSES	24,444.47	9,424.67	-15,019.80	-159.37	164,442.19	84,822.03	-79,620.16	-93.87
9000-00-000	NET INCOME	-8,191.24	656.24	-8,847.48	-1,348.21	-4,179.08	5,906.16	-10,085.24	-170.76

Maple Street Housing (msh)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	188,713.39
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	25,084.84
1299-00-000	OTHER CURRENT ASSETS	373.46
1300-00-000	TOTAL CURRENT ASSETS	214,171.69
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	877,691.11
1499-00-000	TOTAL NONCURRENT ASSETS	877,691.11
1999-00-000	TOTAL ASSETS	1,091,862.80
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	647,260.66
2399-00-000	NONCURRENT LIABILITIES	634,875.00
2499-00-000	TOTAL LIABILITIES	1,282,135.66
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	134,190.54
2809-99-000	RETAINED EARNINGS	-324,463.40
2899-00-000	TOTAL EQUITY	-190,272.86
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,091,862.80
9999-99-000	TOTAL OF ALL	0.00

Maple Street Housing (msh)
Budget Comparison (with PTD)
 Period = Oct 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	23,627.00	20,462.00	3,165.00	15.47	120,972.43	122,772.00	-1,799.57	-1.47
3699-00-000	OTHER INCOME	57.83	12.50	45.33	362.64	408.31	75.00	333.31	444.41
3999-00-000	TOTAL INCOME	23,684.83	20,474.50	3,210.33	15.68	121,380.74	122,847.00	-1,466.26	-1.19
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	3,155.06	3,426.74	271.68	7.93	11,981.87	20,560.44	8,578.57	41.72
4399-00-000	UTILITY EXPENSES	7,005.81	5,775.01	-1,230.80	-21.31	37,529.27	34,650.06	-2,879.21	-8.31
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	6,696.12	5,263.16	-1,432.96	-27.23	32,432.64	31,578.96	-853.68	-2.70
4599-00-000	GENERAL EXPENSES	2,148.46	1,750.00	-398.46	-22.77	24,813.34	10,500.00	-14,313.34	-136.32
5999-00-000	NON-OPERATING ITEMS	3,076.85	0.00	-3,076.85	N/A	17,938.50	0.00	-17,938.50	N/A
8000-00-000	TOTAL EXPENSES	22,082.30	16,214.91	-5,867.39	-36.19	124,695.62	97,289.46	-27,406.16	-28.17
9000-00-000	NET INCOME	1,602.53	4,259.59	-2,657.06	-62.38	-3,314.88	25,557.54	-28,872.42	-112.97

Oxford Family Housing (oxfam)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	531,343.21
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	62,933.93
1299-00-000	OTHER CURRENT ASSETS	-705.17
1300-00-000	TOTAL CURRENT ASSETS	593,571.97
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	3,001,836.26
1499-00-000	TOTAL NONCURRENT ASSETS	3,001,836.26
1999-00-000	TOTAL ASSETS	3,595,408.23
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	519,400.82
2399-00-000	NONCURRENT LIABILITIES	1,974,046.70
2499-00-000	TOTAL LIABILITIES	2,493,447.52
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	1,607,583.55
2809-99-000	RETAINED EARNINGS	-505,622.84
2899-00-000	TOTAL EQUITY	1,101,960.71
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,595,408.23
9999-99-000	TOTAL OF ALL	0.00

Oxford Family Housing (oxfam)
Budget Comparison (with PTD)
 Period = Oct 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	67,273.00	68,618.91	-1,345.91	-1.96	397,927.43	411,713.46	-13,786.03	-3.35
3699-00-000	OTHER INCOME	499.16	38.08	461.08	1,210.82	3,514.72	228.48	3,286.24	1,438.31
3999-00-000	TOTAL INCOME	67,772.16	68,656.99	-884.83	-1.29	401,442.15	411,941.94	-10,499.79	-2.55
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	12,622.46	5,852.82	-6,769.64	-115.66	98,521.33	35,116.92	-63,404.41	-180.55
4399-00-000	UTILITY EXPENSES	21,300.23	17,268.67	-4,031.56	-23.35	136,958.55	103,612.02	-33,346.53	-32.18
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	37,261.14	19,296.66	-17,964.48	-93.10	186,723.72	115,779.96	-70,943.76	-61.27
4599-00-000	GENERAL EXPENSES	2,531.08	5,823.08	3,292.00	56.53	51,884.25	34,938.48	-16,945.77	-48.50
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	588.00	0.00	-588.00	N/A
5999-00-000	NON-OPERATING ITEMS	16,313.61	0.00	-16,313.61	N/A	93,299.46	0.00	-93,299.46	N/A
8000-00-000	TOTAL EXPENSES	90,028.52	48,241.23	-41,787.29	-86.62	567,975.31	289,447.38	-278,527.93	-96.23
9000-00-000	NET INCOME	-22,256.36	20,415.76	-42,672.12	-209.02	-166,533.16	122,494.56	-289,027.72	-235.95

Stony Brook Housing (sbh)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	159,733.53
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	27,344.01
1299-00-000	OTHER CURRENT ASSETS	0.00
1300-00-000	TOTAL CURRENT ASSETS	187,077.54
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	202,534.87
1499-00-000	TOTAL NONCURRENT ASSETS	202,534.87
1999-00-000	TOTAL ASSETS	389,612.41
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	30,278.58
2499-00-000	TOTAL LIABILITIES	30,278.58
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	-110,964.17
2810-99-000	OTHER EQUITY	470,298.00
2899-00-000	TOTAL EQUITY	359,333.83
2999-00-000	TOTAL LIABILITIES AND EQUITY	389,612.41
9999-99-000	TOTAL OF ALL	0.00

Stony Brook Housing (sbh)
Budget Comparison (with PTD)
 Period = Jul 2024-Mar 2025
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	10,200.00	8,679.25	1,520.75	17.52	84,660.00	78,113.25	6,546.75	8.38
3699-00-000	OTHER INCOME	208.89	3.50	205.39	5,868.29	1,933.41	31.50	1,901.91	6,037.81
3999-00-000	TOTAL INCOME	10,408.89	8,682.75	1,726.14	19.88	86,593.41	78,144.75	8,448.66	10.81
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	941.22	-1,747.41	-2,688.63	-153.86	12,787.24	-15,726.69	-28,513.93	-181.31
4399-00-000	UTILITY EXPENSES	3,006.84	-2,017.67	-5,024.51	-249.03	16,269.76	-18,159.03	-34,428.79	-189.60
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	3,853.29	-2,405.42	-6,258.71	-260.19	13,027.57	-21,648.78	-34,676.35	-160.18
4599-00-000	GENERAL EXPENSES	360.90	-260.00	-620.90	-238.81	4,118.16	-2,340.00	-6,458.16	-275.99
5999-00-000	NON-OPERATING ITEMS	1,099.06	-1,176.00	-2,275.06	-193.46	9,736.50	-10,584.00	-20,320.50	-191.99
8000-00-000	TOTAL EXPENSES	9,261.31	-7,606.50	-16,867.81	-221.76	55,939.23	-68,458.50	-124,397.73	-181.71
9000-00-000	NET INCOME	1,147.58	16,289.25	-15,141.67	-92.96	30,654.18	146,603.25	-115,949.07	-79.09

Supportive Housing (suph)

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	156,134.84
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	15,602.70
1299-00-000	OTHER CURRENT ASSETS	340.60
1300-00-000	TOTAL CURRENT ASSETS	172,078.14
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	447,230.96
1499-00-000	TOTAL NONCURRENT ASSETS	447,230.96
1999-00-000	TOTAL ASSETS	619,309.10
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	165,260.57
2399-00-000	NONCURRENT LIABILITIES	784,047.00
2499-00-000	TOTAL LIABILITIES	949,307.57
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	-99,363.62
2809-99-000	RETAINED EARNINGS	-230,634.85
2899-00-000	TOTAL EQUITY	-329,998.47
2999-00-000	TOTAL LIABILITIES AND EQUITY	619,309.10
9999-99-000	TOTAL OF ALL	0.00

Supportive Housing (suph)
Budget Comparison (with PTD)

Period = Oct 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	16,751.00	29,893.25	-13,142.25	-43.96	92,381.57	179,359.50	-86,977.93	-48.49
3699-00-000	OTHER INCOME	7.88	3.25	4.63	142.46	5,645.83	19.50	5,626.33	28,852.97
3999-00-000	TOTAL INCOME	16,758.88	29,896.50	-13,137.62	-43.94	98,027.40	179,379.00	-81,351.60	-45.35
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	1,779.52	-2,530.15	-4,309.67	-170.33	17,673.40	-15,180.90	-32,854.30	-216.42
4399-00-000	UTILITY EXPENSES	4,466.80	-2,017.42	-6,484.22	-321.41	21,972.42	-12,104.52	-34,076.94	-281.52
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	8,487.99	-6,303.00	-14,790.99	-234.67	48,116.60	-37,818.00	-85,934.60	-227.23
4599-00-000	GENERAL EXPENSES	1,452.02	-1,291.67	-2,743.69	-212.41	8,712.10	-7,750.02	-16,462.12	-212.41
5999-00-000	NON-OPERATING ITEMS	3,728.15	0.00	-3,728.15	N/A	21,946.50	0.00	-21,946.50	N/A
8000-00-000	TOTAL EXPENSES	19,914.48	-12,142.24	-32,056.72	-264.01	118,421.02	-72,853.44	-191,274.46	-262.55
9000-00-000	NET INCOME	-3,155.60	42,038.74	-45,194.34	-107.51	-20,393.62	252,232.44	-272,626.06	-108.09

LHA/LAAHDC Development Update - 4/23/25

Project	Stage	Status	Important Dates	Next Steps
Martel I	Pre - Dev	* 90% plan set will be complete by 4/25 and going out for pricing by 5/2	Closing target: Summer 2025	* Send 90% Drawing set to MSHA and to Penobscot GC for Pricing
Martel II	Application	* Applying for TIF; Provided Council with requested info, will appear at council meeting on May 20 Submitted 4% Application on 4/3	Early June 2025 - 4% Application Awards Expected	* Continue TIF approval process with Lewiston CC * 4% Application award notifications expected in early June
61 Ash/Soleil	Application	* Applying for TIF; Provided Council with requested info, will appear at council meeting on May 20 Submitted 4% Application on 4/3	Early June 2025 - 4% Application Awards Expected	* Continue TIF approval process with Lewiston CC * 4% Application award notifications expected in early June
Ramada	Application	* Toured property on 4/9 with Hebert Construction; flood damage not as bad as expected Submitted 4% Application on 4/3	Early June 2025 - 4% Application Awards Expected	* 4% Application award notifications expected in early June * Review updated construction numbers from Hebert in early May
Public Housing Conversions	In process	* Working on Section 22 conversion; have ordered necessary appraisals * Cost tool threshold has been met for Hillview, Meadowview and Blake Street Towers	Ongoing	* Incorporate conversion into LHA Annual Plan * Begin to hold Resident Meetings informing residents of planned conversions * Begin preparing Section 22 submission docs for HUD
B-Street - New Markets Tax Credit Deal	Pre-Closing	* New Market Tax Credit transaction now on hold due to ME state budget shortfall for users of Medicaid Working on new approach where LHA would retain the building, bring in new lessee to run the dental practice; In process	June - Will have update on ME budget process	* Work with St. Mary's for sale of their condo Continue conversations with Community Dental * Revise scope and re-price * Prepare new project budget/proforma
Housing First	Application	* MaineHousing selected Auburn Housing Authority for the Housing First award in our region	TBD	* Talk to MaineHousing about next round timing
Choice	Stage	Status	Important Dates	Next Steps
Wedgewood	Construction / Lease Up	* Building A, B, C are all complete and working on lease up process; Buildings E & G will turn over on 4/30 * Wedgewood Historic completing in early May * Other buildings are underway and on schedule; Final completion expected in September	Ongoing	* Complete lease up and punch list for buildings as they complete Tour of Historic Building set with City Councillors for Friday, May 9

LHA/LAAHDC Development Update - 4/23/25

Project	Stage	Status	Important Dates	Next Steps
DeWitt	Predevelopment	<ul style="list-style-type: none"> * Tentative closing date set for week of May 19th * Largest of the commercial spaces has been leased 	Target Closing: May 2025	<ul style="list-style-type: none"> * Working with Avesta/KTA/Maine Housing on finalizing all closing-related docs
Acquisitions	Stage	Status	Important Dates	Next Steps
Maison Marcotte	Acquisition	<ul style="list-style-type: none"> * Have restarted discussions with St. Mary's; MaineHousing seems to be supportive. 	TBD	<ul style="list-style-type: none"> * Site Visit scheduled with Maine Housing on May 8th
163 Bates	Acquisition	<ul style="list-style-type: none"> * Evernorth has confirmed their interest in lending for the project; In process * Need Environmental Review due to use of Federal Funds; will not affect our closing timeframe * Confirming whether there are any accessibility requirements associated with fed Funds 	Closing target: August 2025	<ul style="list-style-type: none"> * Work with Evernorth on commitment letter * Order Environmental Review * Determine whether accesibility requirements, if any, are achievable
Marstan Street	Acquisition	<ul style="list-style-type: none"> * Made offer on property, but was declined 	N/A	<ul style="list-style-type: none"> * This deal is now dead

Deputy Executive Director Report

Submitted by Travis Heynen

April 2025

Housing First:

Unfortunately, MaineHousing notified us that our Housing First application was not awarded. Auburn received the award for the Lewiston-Auburn area. We can discuss the details further in executive session.

Moving to Work (MTW):

The MTW annual plan was successfully submitted to HUD. We expect to receive feedback in the coming weeks.

Choice Neighborhoods:

Annual Choice data was submitted to HUD. This includes reporting on the people team, housing progress, neighborhood changes, financials, and local investments. This is a significant undertaking each year, but has become more manageable as systems improve. We will have our annual data review meeting with HUD in the next few weeks to receive feedback.

Yardi CRM IQ:

We are close to launching Yardi CRM IQ. This resident customer service system will allow us to track all resident interactions, communicate with residents via text and email, and better manage maintenance calls, including emergency work orders.

Yardi Job Cost:

Yardi Job Cost is also close to being rolled out. Gianni has been leading this implementation and has focused on entering the Choice grant as the first Job Cost item. We're looking forward to better detail and management, especially with the grant closeout approaching in the next couple of years. This system will support detailed accounting for large construction projects, developments, and grants.

Local University Involvement:

We had two different class projects with Bates College. One focused on our HSV program, with students spending 48 hours in a "hackathon" to review data. Their observations were consistent with what we see — rising rental prices, a tight market, and challenges renting larger units.

Another class worked on financial literacy for our FSS program and presented ways to improve tenant education. Additionally, an Urban Politics class from Bowdoin visited and discussed our work on the Choice grant, including tours of the DeWitt and Wedgewood sites. All classes were engaged and helped us fine-tune our public messaging.

Staffing Updates:

Hires:

Carlos Gil, 4/23/25 – Capable Maintenance Tech

Matthew Basinet 4/30/25 –Leasing Specialist

No departures.



Property Management and Rental Assistance Report

Submitted by Hollie Sprague

April 2025

Property Management:

Occupancy:

Owned: 96%

Managed: 91.8%

Make ready average- Managed 17

Make ready average- Owned 13

(please note the percentage takes into account units not re-rented for Choice)

Wedgewood lease up:

Wedgewood is home to twenty-five families. An additional 10 families have been approved for move-in while we await the delivery of two more buildings which are expected to come online mid- May.

Hillview:

The EMLI program is wrapping up for this school year and has laid out plans for the last few lessons in March and early April. The RSC continued working with the Property Manager on meeting with residents with significant rent delinquencies to work towards resolution. The coordinator also researched options to ensure residents had access to our March Newsletter in multiple languages and included a notice that other languages were available upon request.

Meadowview:

In March, Andwell Health Partners offered free physical therapy screenings for residents. The event had a good turnout with approximately a dozen evaluations completed with residents. The ROSS coordinator continued setting residents up for ACH payments for their rent and submitting Sales Tax Fairness Credit applications for about 13 additional households.

Blake Street Towers

Re-occurring monthly events and activities continued at the property with 15-30 residents attending each event. Residents participated in bingo, brunch with Bates Students. Approximately 20 residents attended.

Jamie from SAPARS visits the property every other week for the residents to mingle and participate in arts and crafts with coffee with the PM team and Seniors plus meals continuing. USM students held a blood pressure clinic and met with 25 residents.

Andwell Health Partners held an event on in-home services they can provide such as Case Management, PT and OT and the food security coordinator held Farm Share signups.

Gauvreau Place:

The April newsletter provided residents with information about financial awareness and information about the Community Credit Union services they provide such as budgeting and loans.

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Healy Terrace:

There is a regular gathering to celebrate residents' birthdays and interface with the property management team for updates and voice any concerns they may have. There is also a monthly food pantry held that is well attended. Andwell Health Partners held an event and discussed in-home services they provide. 5 residents met with the OT and were assessed after the meeting. Lewiston Housing has partnered with a local farm to provide a CSA, information was provided for interested residents, and the food security coordinator will schedule a day to sign them up for the program.

Resident Success Team updates:**Food Security Program**

Monthly micro-pantries and sharing tables at Rosedale Acres, Lafayette Park, Maple Knoll and Bates Street Senior Housing continued to be widely attended by residents with a combined total of 76 residents. An impromptu sharing table was added for Hillview during the month, when we received an abundant amount of produce and bread loaves. These foods are preferred at the Hillview community and were quickly acquired by residents. Lewiston Hannaford donated over 2,107 lbs. of food to our program in March 2025 to make these pantries and tables bountiful.

Additionally, the visiting nurse program continues at Blake Street Towers, Healy Terrace and Meadowview. 50 residents in the month of March were provided with basic health screenings and received food donations from the Gray Hannaford. There were 970 pounds of food donated.

The Food Security Program is in the process of expanding to address the needs of the LH communities and their residents. The Rosedale Acres community room is being transitioned into an office and space to hold micro pantries.

The program continues to partner with Trinity Jubilee providing daily meals to our older residents, with more than 525 meals served in March. Sign-ups continue to be held at our communities to increase the number of recipients. Due to recent cuts our numbers are expected to increase over the next few months for this specific program.

The USDA Commodity Food Service Program is a food box program for older adults 60+, which distributes nutritious, shelf stable food one time per month. After holding sign-ups, the Food Security Program has increased its numbers for this program for the month of March to 23 recipients. We anticipate higher numbers as more residents have inquired about this program. Additionally, the Food Security Program will be taking on the delivery of food boxes for Healy Terrace, which already has recipients of the program bringing the total to 29.

Requests for emergency or urgent food assistance have remained steady over the month with 7 direct requests from residents, and 2 requests from Property managers or RSC's. This month there were 2 requests for pet food assistance and 1 request for household items (dishwashing soap, sponges, personal hygiene).

As residents from Lafayette Park transition into the new CHOICE neighborhood, we are seeing a subtle shift in pantry attendance. However, requests for food assistance continue and are available to households who require transitional aid. We continue to field requests from homeschooled families who have relocated to the new

neighborhood; homeschooling tends to create hardships due to the lack of nutrition programs available. Resources are being offered as needed to help these families.

Maine Senior Farm Share signups were held in March. As we were wrapping up the applications we were notified by the participating farm (who filled last year's shares) that they had dissolved their farming business and would not be fulfilling the MSFS contracts. The Food Security Program Coordinator reached out to all farms and farmstands listed on the enrolled registry for MSFS, as well as speaking with the Director of Maine Senior Farm Share at the Dept. Agriculture, Conservation & Forestry. Together they were able to find a farm with enough shares to fulfill the residents' needs. Dancing Harvest Farm in South Portland will provide 45 shares over 8 weeks of the harvest season. Sign-ups will continue and be submitted by May 1st to the participating farm.

A plan for rehabilitating garden beds at both Meadowview and Blake Street Towers is in the works for May/June.

Lastly, the 5th cycle of Lunchboxes for Literacy will be held over April school break. We anticipate serving 220 children, ages 0-12 in our LHA communities.

CHOICE

There are no moves for Choice residents to Wedgewood during the month of April and residents will continue to relocate in May.

Micro food pantries continue to be held monthly at Maple Knoll and Lafayette Park.

Wedgewood

Orientations have been provided for 2 new residents. In the April newsletter, information was provided regarding financial awareness and information provided about a community partner, Community Credit Union, that can provide financial services such as budgeting.

CAPABLE

There are 36 on the waitlist for CAPABLE services. The CAPABLE maintenance position has been filled, and they are training with other maintenance staff.

OAHP/CAPABLE HUD:

There were 7 intakes this month, but 1 applicant decided they were not ready for the service and asked to be back on the waitlist.

There are currently 7 homes in process and 3 homes that have been completed.

The CAPABLE coordinator and Residents Success Manager attended the Building Performance Assoc's National Home Performance Conference in New Orleans. Several sessions were provided specifically for OAHP grant recipients and was a great opportunity for networking with new and existing grant recipients.

OAHP/CAPABLE Maine Housing grant

Currently there are 4 participants enrolled in the CAPABLE program and 3 homes were completed over the past month.

FSS Program

The FSS coordinator continues to market the program to public housing residents and HCV participants. There was 1 enrollment over the past month and 3 graduated. There are 3 apts scheduled with residents who are interested in enrolling in the program.

FYI:

Currently there are 3 vouchers issued. 2 of the vouchers are being utilized and 1 voucher has been issued, and the applicant is searching for housing.

YMCA – Hillview

There were 286 total monthly attendance in March and 374 meals served. There were several days throughout the month that attendance was low due to weather and Ramadan.

YMCA staff continue to assist with onsite food pantries, referring families in need of emergency food assistance and provide support to EMLI Program 1X per week.

St.Mary's Lots to Gardens collaboration continue on Wednesdays with pre-planned food activities, a dinner service, seed planting and growing sprouts for spring gardening. We also provide nutritional education.

Ifka Community Services continue to collaborate and provide nature-based storytelling and learning. Sharing various cultural stories will be integrated into curriculum.

STEAM Wednesdays have been a big hit, and the children are eager to see what the week's activity will be.

New life skills and incentive based earning program built. Jobs created to assist in daily governing of the environment. "Job descriptions" created and application for those jobs filled out by the children. They will earn "Y Bucks" for completing their jobs every week as well as additional opportunities around daily attendance and exhibiting the core values of the YMCA- Caring, Honestly, Respect & Responsibility.

Jobs have been assigned after job interviews and the children are LOVING it. There has been a huge improvement with behavior and respecting each other and our environment. They are also loving the "goods" that they are able to earn with their "money".

Maine Family Credit Union will be starting financial Literacy classes for all age groups in April. She will be starting with the younger group and each week another age group will have a turn. This will be repeated weekly. The curriculum looks VERY engaging and FUN!

We have Implemented "My Opinion" Social-Emotional Learning Sessions. This enables youth to engage with each other in a game like setting to identify strengths in each other, like-minded opinions and interests and allow space for generative discussion.

Maine Bio Fuels Bike Safety & Giveaway Event is in the beginning planning stages. This will likely be 2 part event in June. Last year there were over 60 participants and a waitlist.

CCI Portfolio:

In the April newsletter, information was provided about financial awareness and giving information about a community partner, Community Credit Union, that can provide financial services. A monthly food pantry will also occur on site. Last month 16 residents attended the onsite pantry. Andwell Health Partners have scheduled an event to promote their rehab support services. Lewiston Housing has partnered with a local farm to provide a CSA, information was provided for interested residents and the Food Security Coordinator will hold a day for residents to sign up.

Rental Assistance Program:

Staffing:

The Rental Assistance Dept is down a Housing Specialist since Tatum moved on. The team is working diligently to keep the working flow going and on time. The team is learning about NSPIRE that starts October 1, 2025

Housing Navigator:

Unfortunately, the Homeless Navigator Grant was not renewed this year and Datsy has moved on to a new position with LHA. Datsy did a tremendous service to the community in this position and helped serve a vast number of people directly and indirectly while in this role. This program had over 346 client interactions and 81 total placements as well a direct input to on the warming center and the future homeless shelter.

Housing Choice Vouchers:

We currently have approximately 1584 applications on the section 8 waiting list, along with 0 vouchers currently issued and 1 port in. We have pulled 46 MSV applications off the waiting list and we are working with the applicants to gather the necessary documents to issue MSV.

1 bedroom =0
2 bedrooms = 0
3 bedrooms =0
4 bedrooms = 0

Landlord incentive totals:

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

Security deposit: \$260,906.00
Landlord incentives: \$384,650.00
Landlord incentives MSV: \$10,000.00
Damage Reimbursement: \$54,141.29
Vacancy Claims \$9,274.33

Housing Assistance Payments Program

Housing Choice Voucher and Mod Rehab

Contract Status for April 2025

	Grand Total	SRO	1 BR	2BR	3 BR	4 BR	5+ BR
Total Authorized Vouchers	1544						
Tenant Based Vouchers	1267						
Project Based Vouchers	112						
Mainstream Vouchers	139						
Emergency Housing Vouchers	10						
Foster Youth Vouchers	3						
Vash Vouchers	8						
Tenant Protection Vouchers	5						
Total Active Vouchers	1136						
Total Active Tenant Based Vouchers	877						
Tenant Based Vouchers Temporarily Inactive	48						
Total Active Project Based Vouchers	72						
Total Active Mainstream Vouchers	129						
Total Active Emergency Housing Vouchers	10						
Mod Rehab Contracts Authorized	114						
Contract in Effect	103						
Total Active MainStream Vouchers Ported Out	8						
Portable Tenant Vouchers Ported In	1						
Portable Tenant Vouchers Ported Out	24						

Vash Vouchers Issued	0						
EHV Vouchers Issued	0						
Tenant Protection Vouchers Issued	0						
FYI Vouchers Issued	0						
Main Stream Vouchers Issued	0						
Tenant Based Vouchers Issued	1						

LEWISTON HOUSING AUTHORITY INSPECTION REPORT April 2025	PRE-OCCUPANCY	ANNUAL	SPECIAL	RE-INSPECTIONS	
<u>SECTION 8 EXSISTING</u>	8	50		45	
TOTALS	8	50		45	103
<u>MOD. REHAB</u>					
162, 164 BARTLETT STREET					
ST. MARY'S	2				
TOTALS					
SUB TOTALS	10	50		45	105
	TOTAL OF ALL INSPECTIONS				105

As Of Date = 04/14/2025

Unit	Unit Type	Resident	Name	Turn	Turn date	Unit ready	Days Vacant	Lease Sign
Blake Street Towers (bst) - Vacant Rented Ready								
5-w	bst1x1	t0003242		7	3/27/2025		4/10/2025	75 move-in 4/18/25
Total			1 Units			0		
Blake Street Towers (bst) - Vacant Unrented Not Ready								
1-C	bst1x1			2			0	90 early May
Total			1 Units					
Blake Street Towers (bst) - Vacant Unrented Ready								
3-Z	bst0x1	t0003086		3	2/10/2025		2/13/2025	Processing applications and 63 waitlist
4-d	bst1x1	t0001109		10	2/21/2025		3/3/2025	45 Processing applicator
3-m	bst1x1	t0001715		10	3/4/2025		3/14/2025	41 Processing applicator
2-d	bst1x1	t0001886		39	2/10/2025		3/21/2025	71 processing applicator
5-P	bst1x2	b0002793		8	2/26/2025		3/6/2025	Processing applications and 77 waitlist
Total			5 Units					
Healy Terrace (hta) - Vacant Rented Not Ready								
	203 hta1x1	t0003193		1	1/30/2025		0	92 moved in 4/15/25
Total			1 Units			0		
Healy Terrace (hta) - Vacant Rented Ready								
	303 hta1x1	t0003206		6	2/28/2025		3/6/2025	70 move-in scheduled for
Total			1 Units					
Healy Terrace (hta) - Vacant Unrented Ready								
	207 hta1x1	t0002018		16	12/18/2025		1/3/2025	117 Processing applicator
Total			1 Units			0		

127 Horton Street (htn) - Vacant Unrented Not Ready

1 htn3x1	b0000409	Pending	0	0	139
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Total	1 Units	0			
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Hillview Apartments (hva) - Vacant Unrented Not Ready

1 hva3x1	t0001969	Approved applicant	13	1/9/2025	0	14
1 hva4x1	t0002531	Approved applicant	16	4/11/2025	0	20 #####

Total	2 Units	0			
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Hillview Apartments (hva) - Vacant Unrented Ready

1 hva3x1	t0002064	Pending	0	0	123
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Total	1 Units	0			
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Maple Knoll Apartments (mka) - Vacant Unrented Ready

3 mka1x1				0	410 Pending
10 mka1x1				0	410 Pending
4 mka1x1				0	83 Pending
30 mka1x1				0	390 Pending
32 mka2x1				0	410 Pending
37 mka2x1				0	410 Pending

Total	6 Units				
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Meadowview Apartments (mva) - Vacant Unrented Not Ready

162 mva0x1		Pending	4/10/2025		10 Processing application
331 mva0x1	t0002073	Approved applicant	16	4/10/2025	38 applicant in compliance

Total	2 Units	0			
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Meadowview Apartments (mva) - Vacant Unrented Ready

311 mva0x1	t0001727		16	3/20/2025	3/20/2025	41 Applicant in compliance
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452 mva1x1 t0002713

7 4/4/2025

4/4/2025

20 Applicant in compliance review

Total	2 Units
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NOR-12	oxfam3x1	Processing 1 applicant		0 Pending	165	4/30/2025	1
Total		1 Units					

Oxford Family Housing (oxfam) - Vacant Unrented Not Ready							
16-FR-2	oxfam3x1	Processing	pending		1	103	
Total		1 Units					

Oxford Family Housing (oxfam) - Vacant Unrented Ready							
399-2	oxfam1x1	Processing		3/15/2024	13	408	1
24-FR-12	oxfam2x1	Processing		10/3/2024	23	228	1
16-SP-1	oxfam3x1	Processing		2/24/2024	3	430	1
Total		4 Units					

Federal Compliance Audit

Lewiston Housing Authority

June 30, 2024



Proven Expertise & Integrity

LEWISTON HOUSING AUTHORITY

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JUNE 30, 2024

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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, 2024 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, 2024 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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www.rhrsmith.com

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 46 through 51 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 26, 2025, 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 26, 2025

**REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

(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, 2024. 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 decreased by \$1,488,661 from \$10,523,340 to \$9,034,679. The decrease in business-type activities was due primarily to 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 \$1,903,065 from \$4,140,186 to a balance of \$2,237,121 at the end of this year.

Table 1
Lewiston Housing Authority
Net Position
June 30,

	Business-type Activities	
	2024	2023
Assets:		
Current Assets	\$ 4,336,117	\$ 7,698,301
Noncurrent Assets:		
Capital Assets	9,639,695	9,426,109
Other	397,380	366,609
Total Assets	<u>\$ 14,373,192</u>	<u>\$ 17,491,019</u>
Deferred Outflows of Resources	<u>\$ 444,706</u>	<u>\$ 578,201</u>
Liabilities:		
Current Liabilities	\$ 1,237,886	\$ 2,460,663
Noncurrent Liabilities	4,208,252	4,655,019
Total Liabilities	<u>\$ 5,446,138</u>	<u>\$ 7,115,682</u>
Deferred Inflows of Resources	<u>\$ 337,081</u>	<u>\$ 430,198</u>
Net Position:		
Net Investment in Capital Assets	\$ 6,751,397	\$ 6,326,199
Restricted	46,161	56,955
Unrestricted	2,237,121	4,140,186
Total Net Position	<u>\$ 9,034,679</u>	<u>\$ 10,523,340</u>

Revenues and Expenses

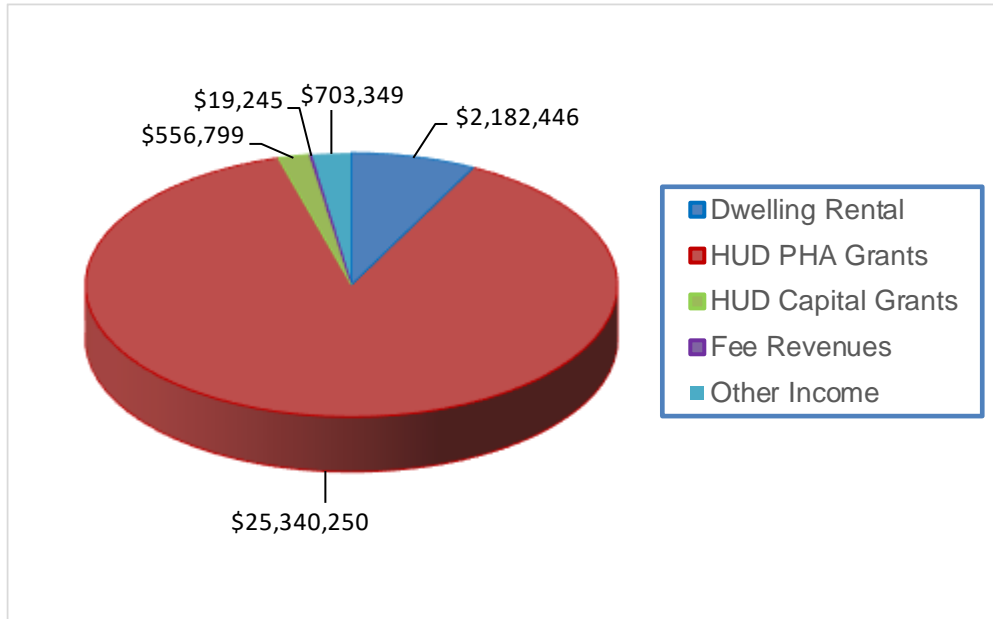
The business-type activities' revenues experienced an increase of 43.88% while expenses increased by 68.35% from the prior fiscal year.

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

	Business-type Activities	
	2024	2023
Revenues		
Rental revenues	\$ 2,182,446	\$ 2,464,492
Intergovernmental	25,897,049	16,867,353
Miscellaneous	722,594	686,012
Total Revenues	<u>28,802,089</u>	<u>20,017,857</u>
Expenses		
PHA owned housing	2,904,821	2,942,971
COCC	2,808,914	1,955,669
Housing choice vouchers	21,508	9,660,829
State/Local	188,863	112,914
Component units	1,717,491	885,342
Other funds	<u>22,642,428</u>	<u>2,430,875</u>
Total Expenses	<u>30,284,025</u>	<u>17,988,600</u>
Extraordinary Item		
Extraordinary maintenance	<u>(6,725)</u>	<u>(1,211,476)</u>
Total Extraordinary Item	<u>(6,725)</u>	<u>(1,211,476)</u>
Change in Net Position	(1,488,661)	817,781
Net Position - July 1	<u>10,523,340</u>	<u>9,705,559</u>
Net Position - June 30	<u>\$ 9,034,679</u>	<u>\$ 10,523,340</u>

Operating Income

Revenues for the years ended June 30, 2024 and 2023 were \$28,802,089 and \$20,017,857, 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, 2024, the net book value of capital assets recorded by the Authority increased by \$213,586 from the prior year. This increase is the result of capital additions of \$2,020,153 less net disposals of \$906,111 and current year depreciation expense of \$785,388.

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

	2024	2023
Land	\$ 767,834	\$ 1,225,213
Buildings	7,578,441	7,297,180
Leasehold improvements	620,144	532,413
Equipment	283,040	371,303
Right of use lease asset	390,236	-
Total	<u>\$ 9,639,695</u>	<u>\$ 9,426,109</u>

Debt

At June 30, 2024, the Authority had \$2,888,298 in notes from direct borrowings payable and a lease liability outstanding versus \$3,099,910 in the previous year. Refer to Note 5 of Notes to Financial Statements for additional information.

Currently Known Facts, Decisions or Conditions

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, 2024

ASSETS

Current assets:

Cash and cash equivalents - unrestricted	\$ 2,395,832
Investments - unrestricted	61,440
Accounts receivable (net of allowance for uncollectibles)	1,727,959
Prepaid items	<u>150,886</u>
Total current assets	<u>4,336,117</u>

Noncurrent assets:

Cash and cash equivalents - restricted	397,380
Capital assets:	
Land, infrastructure and other assets not being depreciated	767,834
Buildings and equipment, net of accumulated depreciation	8,481,625
Right of use lease asset	<u>390,236</u>
Total noncurrent assets	<u>10,037,075</u>

TOTAL ASSETS	<u>14,373,192</u>
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DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows related to pension	406,564
Deferred outflows related to OPEB	<u>38,142</u>
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>444,706</u>

TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 14,817,898</u>
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STATEMENT A (CONTINUED)

LEWISTON HOUSING AUTHORITY

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2024

LIABILITIES

Current liabilities:

Accounts payable	\$ 408,908
Due to other governments	134,421
Accrued expenses	151,216
Unearned revenue	72,871
Tenant security deposits	156,863
Other	190,162

Current portion of long-term obligations:

Accrued compensated absences	20,521
Notes from direct borrowings payable	5,310
Lease liability	97,614

Total current liabilities	<u>1,237,886</u>
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Noncurrent liabilities:

Noncurrent portion of long-term obligations:

Accrued compensated absences	184,681
Notes from direct borrowings payable	2,492,752
Lease liability	292,622
Net pension liability	780,028
Net OPEB liability	186,628
Other	271,541

Total noncurrent liabilities	<u>4,208,252</u>
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TOTAL LIABILITIES	<u>5,446,138</u>
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DEFERRED INFLOWS OF RESOURCES

Deferred inflows related to pension	189,375
Deferred inflows related to OPEB	147,706

TOTAL DEFERRED INFLOWS OF RESOURCES	<u>337,081</u>
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NET POSITION

Net investment in capital assets	6,751,397
Restricted	46,161
Unrestricted	2,237,121

TOTAL NET POSITION	<u>9,034,679</u>
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TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES
AND NET POSITION

\$ 14,817,898

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, 2024

OPERATING REVENUES	
Tenant rental income	\$ 2,182,446
HUD grants and contributions	25,340,250
Fee revenues	19,245
Other revenue	<u>567,723</u>
TOTAL OPERATING REVENUES	<u>28,109,664</u>
OPERATING EXPENSES	
Housing assistance payments	10,931,517
Administration	3,404,623
Tenant services	943,418
Utilities	953,297
Repairs and maintenance	1,272,395
Insurance and protective services	380,635
General expense	11,299,147
Depreciation and amortization expense	906,112
Bad debt	<u>42,921</u>
TOTAL OPERATING EXPENSES	<u>30,134,065</u>
OPERATING INCOME (LOSS)	<u>(2,024,401)</u>
NONOPERATING REVENUES (EXPENSES)	
Interest and investment revenue	60,051
Gain (loss) on sale of capital assets	75,575
Interest expense	<u>(149,960)</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(14,334)</u>
EXTRAORDINARY ITEMS	
Extraordinary maintenance	<u>(6,725)</u>
TOTAL EXTRAORDINARY ITEMS	<u>(6,725)</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>(2,045,460)</u>
CAPITAL CONTRIBUTIONS	
HUD capital grants and contributions	<u>556,799</u>
TOTAL CAPITAL CONTRIBUTIONS	<u>556,799</u>
CHANGE IN NET POSITION	(1,488,661)
NET POSITION - JULY 1	<u>10,523,340</u>
NET POSITION - JUNE 30	<u>\$ 9,034,679</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, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$ (866,284)
HUD grants and contributions	25,340,250
Other operating receipts	586,968
Payments to suppliers	(25,218,385)
Payments to employees	(3,574,411)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>(3,731,862)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Extraordinary maintenance	<u>(6,725)</u>
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	<u>(6,725)</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

(Purchases) sale of capital assets	(1,119,698)
HUD capital grants	556,799
Debt proceeds	390,236
Repayment of long-term debt	(601,848)
Interest paid	(149,960)
Gain (loss) on sale of capital assets	75,575
Bad debt expense	(42,921)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(891,817)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest and dividends received	60,051
(Increase) decrease in investments	(34,792)
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>25,259</u>

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS (4,605,145)

CASH AND CASH EQUIVALENTS - JULY 1 7,398,357

CASH AND CASH EQUIVALENTS - JUNE 30 \$ 2,793,212

CASH AND CASH EQUIVALENTS:

Cash and cash equivalents - unrestricted	\$ 2,395,832
Cash and cash equivalents - restricted	397,380
CASH AND CASH EQUIVALENTS - JUNE 30	<u><u>\$ 2,793,212</u></u>

STATEMENT C (CONTINUED)
LEWISTON HOUSING AUTHORITY

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH

PROVIDED BY OPERATING ACTIVITIES:

Operating income (loss) \$ (2,024,401)

Adjustments to reconcile operating income to net cash provided by
operating activities:

Bad debt expense 42,921

Depreciation expense 906,112

Proceeds from judgement funds

Changes in operating assets, deferred outflows of resources, liabilities
and deferred inflows of resources:

(Increase) decrease in accounts receivable (1,239,388)

(Increase) decrease in prepaid items 448

(Increase) decrease in deferred outflows related to pensions 141,038

(Increase) decrease in deferred outflows related to OPEB (7,543)

(Decrease) increase in accounts payable 387,284

(Decrease) increase in due to other governments (65,074)

(Decrease) increase in accrued expenses 51,598

(Decrease) increase in unearned revenue (1,817,371)

(Decrease) increase in tenant security deposits 8,029

(Decrease) increase in other liabilities 121,620

(Decrease) increase in accrued compensated absences (27,503)

(Decrease) increase in net pension liability/(asset) 47,245

(Decrease) increase in net OPEB liability (35,386)

(Decrease) increase in other long-term liability (128,374)

(Decrease) increase in deferred inflows related to pensions (144,576)

(Decrease) increase in deferred inflows related to OPEB 51,459

NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES \$ (3,731,862)

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

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

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, 2024, the following statement of financial accounting standards issued by the Governmental Accounting Standards Board became effective:

Statement No. 100 "Accounting Changes and Error Corrections - an Amendment of GASB Statement No. 62". The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. 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.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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:

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.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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:

- 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.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

Receivables include amounts due from tenants under rental agreements and governmental agencies. All receivables are current and therefore due within one year. Receivables are reported net of an allowance for uncollectible accounts. Allowances are reported when accounts are proven to be uncollectible. The allowance for uncollectible accounts is estimated to be \$167,307 as of June 30, 2024. Accounts receivable netted with the allowance for doubtful accounts was \$1,727,959 for the year ended June 30, 2024.

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.

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.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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).

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.

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

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.

At June 30, 2024, the Authority's cash balances amounting to \$2,793,212 were comprised of deposits of \$3,419,700. Of these bank deposits, \$1,718,682 were insured by federal depository insurance and consequently were not exposed to custodial credit risk. The remaining deposits of \$1,701,018 were uncollateralized and uninsured.

<u>Account Type</u>	<u>Bank Balance</u>
Checking accounts	\$ 2,262,458
ICS accounts	910,147
Money market accounts	247,095
	<u>\$ 3,419,700</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, 2024, the Authority had \$61,440 in investments. All of the Authority's investments were insured by federal depository insurance and consequently was not exposed to custodial credit risk.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

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 \$61,440 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 \$397,380 is comprised of: \$146,337 being held in escrow for the Family Self Sufficiency program, \$46,161 being held for Housing Choice Voucher program, \$48,019 being held for the Moving to Work Demonstration program and \$156,863 being held 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, 2024

NOTE 4 - 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, 2024:

	Balance, 7/1/23	Additions	Deletions	Balance, 6/30/24
Non-depreciated assets:				
Land	\$ 551,100	\$ -	\$ -	\$ 551,100
	<u>551,100</u>	<u>-</u>	<u>-</u>	<u>551,100</u>
Depreciated assets:				
Buildings	27,315,475	1,331,185	-	28,646,660
Leasehold improvements	3,732,384	155,690	-	3,888,074
Equipment	1,509,941	139,032	-	1,648,973
Right of use lease asset	-	390,236	-	390,236
	<u>32,557,800</u>	<u>2,016,143</u>	<u>-</u>	<u>34,573,943</u>
Less accumulated depreciation:				
Buildings	(22,999,538)	(491,621)	-	(23,491,159)
Leasehold improvements	(3,248,943)	(68,645)	-	(3,317,588)
Equipment	(1,139,797)	(216,148)	-	(1,355,945)
	<u>(27,388,278)</u>	<u>(776,414)</u>	<u>-</u>	<u>(28,164,692)</u>
	<u>5,169,522</u>	<u>1,239,729</u>	<u>-</u>	<u>6,409,251</u>
Net capital assets	<u>\$ 5,720,622</u>	<u>\$ 1,239,729</u>	<u>\$ -</u>	<u>\$ 6,960,351</u>
Component Unit:				
Non-depreciated assets:				
Land	\$ 674,113	\$ -	\$ (457,379)	\$ 216,734
	<u>674,113</u>	<u>-</u>	<u>(457,379)</u>	<u>216,734</u>
Depreciated assets:				
Buildings	4,269,265	-	(499,305)	3,769,960
Leasehold improvements	75,249	4,010	-	79,259
Equipment	8,641	-	-	8,641
	<u>4,353,155</u>	<u>4,010</u>	<u>(499,305)</u>	<u>3,857,860</u>
Less accumulated depreciation:				
Buildings	(1,288,022)	(115,226)	56,228	(1,347,020)
Leasehold improvements	(26,277)	(3,324)	-	(29,601)
Equipment	(7,482)	(11,147)	-	(18,629)
	<u>(1,321,781)</u>	<u>(129,697)</u>	<u>56,228</u>	<u>(1,395,250)</u>
	<u>3,031,374</u>	<u>(125,687)</u>	<u>(443,077)</u>	<u>2,462,610</u>
Net capital assets	<u>\$ 3,705,487</u>	<u>\$ (125,687)</u>	<u>\$ (900,456)</u>	<u>\$ 2,679,344</u>

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 4 - CAPITAL ASSETS (CONTINUED)

The right of use lease asset associated with this lease liability (including amortization/depreciation applicable to the same) are presented as a separate category of Capital Assets and is grouped accordingly on the Statement of Net Position.

NOTE 5 - LONG-TERM DEBT

The following is a summary of changes in the long-term debt for the year ended June 30, 2024:

	Balance, 7/1/23	Additions	Deletions	Balance, 6/30/24	Current Portion
Notes from direct borrowings payable	\$ 3,099,910	\$ -	\$ (601,848)	\$ 2,498,062	\$ 810,780
Lease liability	-	390,236	-	390,236	97,614
	<u>\$ 3,099,910</u>	<u>\$ 390,236</u>	<u>\$ (601,848)</u>	<u>\$ 2,888,298</u>	<u>\$ 908,394</u>

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

\$1,394,902 - 4.70% annual fixed interest note payable to the Genesis Fund. Payments can be made voluntarily until payment due date of January 31, 2025 when a balloon payment of the full amount of the loan is due along with any accrued interest. Proceeds were used to purchase property on Pine, Bartlett and Pierce Streets in Lewiston.	\$ 800,972
\$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.	197,090
\$1,500,000 - Annual fixed interest through April 1, 2025 of 5.00% and 7.00% through February 1, 2027 note payable to Maine State Housing Authority. Accrued interest will be added annually to the principal balance on April 1, 2023 through February 1, 2027. Payments can be made voluntarily until payment due date of February 1, 2027 when a balloon payment of the full amount of the loan is due along with any accrued interest. Proceeds were used to purchase property known as Sun Journal Properties in Lewiston.	1,500,000
	<u>\$ 2,498,062</u>

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT (CONTINUED)

The following is a summary of the outstanding lease liability:

\$532,437 - 4.63% annual fixed interest lease payable to Yardi. Monthly principal and interest payments of \$8,874 with maturity in April of 2028.

\$ 390,236

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

Fiscal Year	Notes from Direct Borrowings Payable		Lease Liability		Total Debt Service
	Principal	Interest	Principal	Interest	
2025	\$ 810,780	\$ 366,112	\$ 97,614	\$ 11,625	\$ 1,286,131
2026	10,610	5,213	106,488	6,028	128,339
2027	1,511,443	370,630	106,487	9,404	1,997,964
2028	12,308	3,515	79,647	9,212	104,682
2029	13,207	2,615	-	-	15,822
2030-2034	139,714	2,411	-	-	142,125
	<u>\$ 2,498,062</u>	<u>\$ 750,496</u>	<u>\$ 390,236</u>	<u>\$ 36,269</u>	<u>\$ 3,675,063</u>

NOTE 6 - OTHER LONG-TERM OBLIGATIONS

A summary of other long-term obligations for the year ended June 30, 2024 is as follows:

	Balance, 7/1/23	Additions	Deletions	Balance, 6/30/24	Current Portion
Net pension liability	\$ 732,783	\$ 431,242	\$ (383,997)	\$ 780,028	\$ -
Net OPEB liability	222,014	-	(35,386)	186,628	-
Accrued compensated absences	232,705	-	(27,503)	205,202	20,521
	<u>\$ 1,187,502</u>	<u>\$ 431,242</u>	<u>\$ (446,886)</u>	<u>\$ 1,171,858</u>	<u>\$ 20,521</u>

Please see Notes 7, 11 and 13 for detailed information on each of the other long-term obligations.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2024

NOTE 7 - 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, 2024, the Authority's liability for compensated absences is \$205,202.

NOTE 8 - OTHER NONCURRENT LIABILITIES

A summary of the other noncurrent liabilities for the year ended June 30, 2024 is as follows:

Project Total:	
FSS escrow	\$ 150,392
Moving to Work Demonstration Program:	
FSS escrow	48,019
Blended Component Unit:	
Accrued interest first mortgage	73,130
	<u>\$ 271,541</u>

NOTE 9 - NET INVESTMENT IN CAPITAL ASSETS

The following is the calculation of the net investment in capital assets for the Authority at June 30, 2024:

Invested in capital assets	\$ 39,199,637
Accumulated depreciation	(29,559,942)
Outstanding capital related debt	(2,888,298)
	<u>\$ 6,751,397</u>

NOTE 10 - RESTRICTED NET POSITION

The Authority had the following restricted net position at June 30, 2024:

Mainstream Vouchers	<u>\$ 46,161</u>
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LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - 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, 2023, there were 327 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, 2024

NOTE 11 - 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, 2024 was \$242,959.

Pension Liabilities

PLD Consolidated Plan

At June 30, 2024, the Authority reported a liability of \$780,028 for its proportionate share of the net pension liabilities for the plan. The net pension liabilities were measured as of June 30, 2023 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 0.24445%, which was a decrease of 0.031203% from its proportion measured as of June 30, 2022.

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

For the year ended June 30, 2024, the Authority recognized total pension revenue of \$43,707 for the PLD plan. At June 30, 2024, 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, 2024

NOTE 11 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

	PLD Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 144,813	\$ -
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	132,367
Changes in proportion and differences between contributions and proportionate share of contributions	18,792	57,008
Contributions subsequent to the measurement date	242,959	-
Total	<u>\$ 406,564</u>	<u>\$ 189,375</u>

\$242,959 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, 2025. 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:	
2024	\$ (19,311)
2025	(146,867)
2026	134,256
2027	6,153
2028	-
Thereafter	-

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - 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, 2023, 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, 2023 are as follows:

Investment Rate of Return - 6.50% per annum for the year ended June 30, 2023 and 2022, compounded annually.

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - 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, 2023 are summarized in the following table.

Asset Class	PLD Plan	
	Target Allocation	Long-term Expected Real Rate of Return
Public equities	30.0%	6.0%
US Government	7.5%	2.6%
Private equity	15.0%	7.6%
Real assets:		
Real estate	10.0%	5.2%
Infrastructure	10.0%	5.3%
Natural resources	5.0%	5.0%
Traditional credit	7.5%	3.2%
Alternative credit	5.0%	7.4%
Diversifiers	10.0%	5.0%

Discount Rate

The discount rate used to measure the collective total pension liability was 6.50% for 2023 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, 2024

NOTE 11 - 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, 2023 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	\$ 2,137,333	\$ 780,028	\$ (339,639)

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, 2023 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, 2023 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, 2024

NOTE 11 - 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, 2023 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' 2023 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, 2024

NOTE 12 - 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 13 - 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, 2024

NOTE 13 - 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, 2024, 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, 2024

NOTE 13 - 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, 2024, the Authority reported a liability of \$186,628 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, 2024, the Authority recognized OPEB expense of \$8,530. At June 30, 2024, 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	\$ -	\$ 131,754
Changes of assumptions	30,742	15,952
Net difference between projected and actual earnings on OPEB plan investments	-	-
Contributions subsequent to the measurement date	7,400	-
Total	<u>\$ 38,142</u>	<u>\$ 147,706</u>

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

\$7,400 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, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	MMEHT
Plan year ended December 31:	
2025	\$ (21,265)
2026	(24,634)
2027	(24,634)
2028	(24,634)
2029	(9,393)
Thereafter	(12,404)

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, 2024. 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 3.26% per annum for June 30, 2024 was based upon a measurement date of December 28, 2023. The sensitivity of net OPEB liability to changes in discount rate are as follows:

	1% Decrease	Discount Rate	1% Increase
	2.26%	3.26%	4.26%
Total OPEB liability	\$ 211,619	\$ 186,628	\$ 165,853
Plan fiduciary net position	-	-	-
Net OPEB liability	<u>\$ 211,619</u>	<u>\$ 186,628</u>	<u>\$ 165,853</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, 2024

NOTE 13 - 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	\$ 163,570	\$ 186,628	\$ 215,226
Plan fiduciary net position	-	-	-
Net OPEB liability	<u>\$ 163,570</u>	<u>\$ 186,628</u>	<u>\$ 215,226</u>
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, 2024, 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, 2021. 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, 2024

NOTE 13 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Assumptions

The actuarial assumptions used in the January 1, 2024 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, 2024, they are as follows:

Discount Rate - 3.26% per annum for year end 2024 reporting. 3.72% per annum for year end 2023 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 2024_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 2032+	1.40%
Extra Trend due to Taste/Technology 2031+	1.10%
Expected Health Share of GDP 2031	19.80%
Health Share of GDP Resistance Point	18.00%
Year for Limiting Cost Growth to GDP Growth	2044

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 2024 to 2027 were based on plan design, population weighting, renewal projections and market analysis. For the years 2028 to 2032, these are interpolated from 2027 to 2033 (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, 2024

NOTE 13 - 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 - Included in the per capita claims cost.

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, 2024

NOTE 13 - 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, 2024 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, 2024 was (\$131,754).

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, 2024 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, 2024

NOTE 13 - 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 14 - 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 15 - 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, 2024. 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, 2024

NOTE 16 - 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 17 - SUBSEQUENT EVENTS

The Authority paid the Genesis Fund payment of \$800,972 in January of 2025. The debt was paid in full at this time.

The Authority received \$65,522 from the Maine Community Foundation in fiscal year 2024. This amount will be returned in March of 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*

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<u>PLD Plan:</u>										
Proportion of the net pension liability/(asset)	0.24%	0.28%	0.26%	0.28%	0.29%	0.28%	0.32%	0.31%	0.30%	0.30%
Proportionate share of the net pension liability/(asset)	\$ 780,028	\$ 732,783	\$ (82,100)	\$ 1,104,423	\$ 874,824	\$ 774,857	\$ 1,302,522	\$ 1,656,137	\$ 988,257	\$ 460,061
Covered payroll	\$ 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	35.34%	34.79%	-4.76%	61.66%	50.04%	44.05%	73.54%	96.18%	58.75%	0.00%
Plan fiduciary net position as a percentage of the total pension liability/(asset)	92.34%	93.26%	100.86%	88.35%	90.62%	91.14%	86.43%	86.40%	81.61%	88.30%

* 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

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<u>PLD Plan:</u>										
Contractually required contribution	\$ 242,959	\$ 225,105	\$ 216,974	\$ 174,025	\$ 179,322	\$ 174,833	\$ 159,246	\$ 146,262	\$ 126,616	\$ 103,643
Contributions in relation to the contractually required contribution	<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>	<u>(103,643)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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
Contributions as a percentage of covered payroll	10.20%	10.20%	10.30%	10.10%	10.01%	10.00%	9.05%	8.26%	7.35%	6.16%

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, 2024

	Increase (Decrease)		
	Net OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at 1/1/23 (Reporting December 31, 2023)	\$ 222,014	\$ -	\$ 222,014
Changes for the year:			
Service cost	14,212	-	14,212
Interest	8,629	-	8,629
Changes of benefits	-	-	-
Differences between expected and actual experience	(80,378)	-	(80,378)
Changes of assumptions	30,768	-	30,768
Contributions - employer	-	8,617	(8,617)
Contributions - member	-	-	-
Net investment income	-	-	-
Benefit payments	(8,617)	(8,617)	-
Administrative expense	-	-	-
Net changes	(35,386)	-	(35,386)
Balances at 1/1/24 (Reporting December 31, 2024)	<u>\$ 186,628</u>	<u>\$ -</u>	<u>\$ 186,628</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*

	2024	2023	2022	2021	2020	2019	2018
<u>Total OPEB liability</u>							
Service cost (BOY)	\$ 14,212	\$ 16,439	\$ 22,798	\$ 20,159	\$ 16,052	\$ 17,327	\$ 11,269
Interest (includes interest on service cost)	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	30,768	(22,332)	787	16,837	45,129	(16,264)	1,627
Benefit payments, including refunds of member contributions	(8,617)	(7,861)	(10,898)	(10,479)	(7,406)	(7,121)	(6,624)
Net change in total OPEB liability	\$ (35,386)	\$ (8,742)	\$ (87,682)	\$ 34,701	\$ 73,635	\$ 1,589	\$ 2,749
Total OPEB liability - beginning	\$ 222,014	\$ 230,756	\$ 318,438	\$ 283,737	\$ 210,102	\$ 208,513	\$ 205,764
Total OPEB liability - ending	\$ 186,628	\$ 222,014	\$ 230,756	\$ 318,438	\$ 283,737	\$ 210,102	\$ 208,513
<u>Plan fiduciary net position</u>							
Contributions - employer	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	(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	<u>\$ 186,628</u>	<u>\$ 222,014</u>	<u>\$ 230,756</u>	<u>\$ 318,438</u>	<u>\$ 285,326</u>	<u>\$ 210,102</u>	<u>\$ 208,513</u>
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%
Covered payroll	\$ 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	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*

	2024	2023	2022	2021	2020	2019	2018
<u>MMEHT:</u>							
Employer contributions	\$ 8,617	\$ 7,861	\$ 10,898	\$ 10,479	\$ 7,406	\$ 7,121	\$ 6,624
Benefit payments	(8,617)	(7,861)	(10,898)	(10,479)	(7,406)	(7,121)	(6,624)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 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%

* 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, 2024

Changes of Assumptions

MMEHT OPEB Plan:

There was a change in the discount rate from 3.72% to 3.26% per GASB 75 discount rate selection. Trends have been updated since the last valuation.

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, 2024

	Lewiston Housing Authority	LAAHDC	B Street	Total
Assets:				
Current Assets	\$ 4,497,473	\$ 103,739	\$ 132,285	\$ 4,733,497
Noncurrent Assets	6,960,351	2,640,792	38,552	9,639,695
Total Assets	<u>\$ 11,457,824</u>	<u>\$ 2,744,531</u>	<u>\$ 170,837</u>	<u>\$ 14,373,192</u>
Deferred Outflows of Resources	<u>\$ 444,706</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 444,706</u>
Liabilities:				
Current Liabilities	\$ 529,185	\$ 417,916	\$ 290,785	\$ 1,237,886
Noncurrent Liabilities	1,834,085	2,374,167	-	4,208,252
Total Liabilities	<u>\$ 2,363,270</u>	<u>\$ 2,792,083</u>	<u>\$ 290,785</u>	<u>\$ 5,446,138</u>
Deferred Inflows of Resources	<u>\$ 337,081</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 337,081</u>
Net Position:				
Net Investment in Capital Assets	\$ 6,373,025	\$ 339,820	\$ 38,552	\$ 6,751,397
Restricted	46,161	-	-	46,161
Unrestricted (Deficit)	2,782,993	(387,372)	(158,500)	2,237,121
Total Net Position	<u>\$ 9,202,179</u>	<u>\$ (47,552)</u>	<u>\$ (119,948)</u>	<u>\$ 9,034,679</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, 2024

	Lewiston Housing Authority	LAAHDC	B Street	Total
OPERATING REVENUES				
Tenant rental income	\$ 1,965,037	\$ 108,903	\$ 108,506	\$ 2,182,446
HUD grants and contributions	25,340,250	-	-	25,340,250
Fee revenues	19,245	-	-	19,245
Other revenue	273,727	293,996	-	567,723
TOTAL OPERATING REVENUES	<u>27,598,259</u>	<u>402,899</u>	<u>108,506</u>	<u>28,109,664</u>
OPERATING EXPENSES				
Other operating expenses	16,858,602	1,319,582	153,106	18,331,290
Depreciation expense	776,415	126,418	3,279	906,112
TOTAL OPERATING EXPENSES	<u>17,635,017</u>	<u>1,446,000</u>	<u>156,385</u>	<u>19,237,402</u>
OPERATING INCOME (LOSS)	<u>9,963,242</u>	<u>(1,043,101)</u>	<u>(47,879)</u>	<u>8,872,262</u>
NONOPERATING REVENUES (EXPENSES)				
Interest and investment revenue	38,446	21,605	-	60,051
Gain (loss) on sale of capital assets	-	75,575	-	75,575
Housing assistance payments	(10,931,517)	-	-	(10,931,517)
Interest expense	-	(115,106)	-	(115,106)
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(10,893,071)</u>	<u>(17,926)</u>	<u>-</u>	<u>(10,910,997)</u>
EXTRAORDINARY ITEMS				
Extraordinary maintenance	(6,725)	-	-	(6,725)
TOTAL EXTRAORDINARY ITEMS	<u>(6,725)</u>	<u>-</u>	<u>-</u>	<u>(6,725)</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>(936,554)</u>	<u>(1,061,027)</u>	<u>(47,879)</u>	<u>(2,045,460)</u>
CAPITAL CONTRIBUTIONS				
HUD capital grants and contributions	556,799	-	-	556,799
TOTAL CAPITAL CONTRIBUTIONS	<u>556,799</u>	<u>-</u>	<u>-</u>	<u>556,799</u>
CHANGE IN NET POSITION	<u>(379,755)</u>	<u>(1,061,027)</u>	<u>(47,879)</u>	<u>(1,488,661)</u>
NET POSITION - JULY 1	<u>9,581,934</u>	<u>1,013,475</u>	<u>(72,069)</u>	<u>10,523,340</u>
NET POSITION - JUNE 30	<u>\$ 9,202,179</u>	<u>\$ (47,552)</u>	<u>\$ (119,948)</u>	<u>\$ 9,034,679</u>

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, 2024

	Lewiston Housing Authority	LAAHDC	B Street	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from tenants	\$ (1,083,693)	\$ 108,903	\$ 108,506	\$ (866,284)
HUD grants and contributions	25,340,250	-	-	25,340,250
Other operating receipts	292,972	293,996	-	586,968
Payments to suppliers	(23,616,000)	(1,446,000)	(156,385)	(25,218,385)
Payments to employees	(3,574,411)	-	-	(3,574,411)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>(2,640,882)</u>	<u>(1,043,101)</u>	<u>(47,879)</u>	<u>(3,731,862)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Extraordinary maintenance	(6,725)	-	-	(6,725)
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	<u>(6,725)</u>	<u>-</u>	<u>-</u>	<u>(6,725)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
(Purchases) sale of capital assets	(2,016,143)	896,445	-	(1,119,698)
HUD capital grants	556,799	-	-	556,799
Gain (loss) on sale of capital assets	-	75,575	-	75,575
Proceeds from note	390,236	-	-	390,236
Repayment of long-term debt	(7,918)	(593,930)	-	(601,848)
Interest paid	(34,854)	(115,106)	-	(149,960)
Extraordinary items net gain/(loss)	(42,921)	-	-	(42,921)
Interfund transfers	1,239,378	(1,287,257)	47,879	-
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>84,577</u>	<u>(1,024,273)</u>	<u>47,879</u>	<u>(891,817)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and dividends received	38,446	21,605	-	60,051
(Increase) decrease in investments	(34,792)	-	-	(34,792)
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>3,654</u>	<u>21,605</u>	<u>-</u>	<u>25,259</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	<u>(2,559,376)</u>	<u>(2,045,769)</u>	<u>-</u>	<u>(4,605,145)</u>
CASH AND CASH EQUIVALENTS - JULY 1	<u>5,340,269</u>	<u>2,058,088</u>	<u>-</u>	<u>7,398,357</u>
CASH AND CASH EQUIVALENTS - JUNE 30	<u>\$ 2,780,893</u>	<u>\$ 12,319</u>	<u>\$ -</u>	<u>\$ 2,793,212</u>

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

SCHEDULE D

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

	Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$ 1,546,984	\$ -	\$ -	\$ 65,031	\$ -	\$ -	\$ -	\$ -	\$ 25,561	\$ 579,121	\$ -	\$ 35,731	\$ 180,048	\$ -	\$ 2,432,476	\$ -	\$ 2,432,476
113 Cash - Other Restricted	146,337	-	-	-	-	-	-	-	48,019	46,161	-	-	-	-	240,517	-	240,517
114 Cash - Tenant Security Deposits	144,544	-	-	-	12,319	-	-	-	-	-	-	-	-	-	156,863	-	156,863
100 Total Cash	1,837,865	-	-	65,031	12,319	-	-	-	73,580	625,282	-	35,731	180,048	-	2,829,856	-	2,829,856
122 Accounts Receivable - HUD Other Projects	713,179	-	-	185,576	-	-	-	-	279,643	-	21,255	312	493	178,769	1,379,227	-	1,379,227
125 Accounts Receivable - Miscellaneous	-	-	-	-	189,943	-	-	-	67,313	-	-	-	-	-	257,256	-	257,256
126 Accounts Receivable - Tenants	107,175	-	-	-	14,612	-	-	-	-	-	-	-	-	-	121,787	-	121,787
126.1 Allowance for Doubtful Accounts - Tenants	(28,336)	-	-	-	(1,975)	-	-	-	-	-	-	-	-	-	(30,311)	-	(30,311)
128 Fraud Recovery	-	-	-	-	-	-	-	-	136,996	-	-	-	-	-	136,996	-	136,996
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	(136,996)	-	-	-	-	-	(136,996)	-	(136,996)
120 Total Receivables, Net of Allowances for Doubtful Accounts	792,018	-	-	185,576	202,580	-	-	-	346,956	-	21,255	312	493	178,769	1,727,959	-	1,727,959
131 Investments - Unrestricted	20,085	-	-	-	-	-	-	-	-	-	-	-	-	4,711	24,796	-	24,796
142 Prepaid Expenses and Other Assets	97,081	-	-	-	21,125	-	426	-	6,955	346	-	37	341	24,575	150,886	-	150,886
144 Inter Program Due From	30,615	-	-	-	-	-	45,278	-	270,327	-	-	-	641,871	1,015,518	2,003,609	(2,003,609)	-
150 Total Current Assets	2,777,664	-	-	250,607	236,024	-	45,704	-	697,818	625,628	21,255	36,080	822,753	1,223,573	6,737,106	(2,003,609)	4,733,497
161 Land	427,048	-	-	-	216,734	-	118,259	-	-	-	-	-	-	5,793	767,834	-	767,834
162 Buildings	24,463,926	-	-	895,000	3,769,961	-	2,002,328	-	-	-	-	-	-	1,285,406	32,416,621	-	32,416,621
163 Furniture, Equipment & Machinery - Dwellings	781,610	-	-	-	8,640	-	-	-	-	-	-	-	-	-	790,250	-	790,250
164 Furniture, Equipment & Machinery - Administration	368,830	-	-	-	-	-	-	-	43,022	-	-	-	788	454,723	867,363	-	867,363
165 Leasehold Improvements	3,670,921	-	-	-	79,259	-	-	-	-	-	-	-	-	607,389	4,357,569	-	4,357,569
166 Accumulated Depreciation	(25,689,015)	-	-	(33,148)	(1,395,250)	-	(1,031,092)	-	(43,022)	-	-	-	(788)	(1,367,627)	(29,559,942)	-	(29,559,942)
160 Total Capital Assets, Net of Accumulated Depreciation	4,023,320	-	-	861,852	2,679,344	-	1,089,495	-	-	-	-	-	-	985,684	9,639,695	-	9,639,695
174 Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180 Total Non-Current Assets	4,023,320	-	-	861,852	2,679,344	-	1,089,495	-	-	-	-	-	-	985,684	9,639,695	-	9,639,695
200 Deferred Outflow of Resources	81,604	-	-	-	-	-	-	-	72,754	1,735	-	1,112	2,001	285,500	444,706	-	444,706
290 Total Assets and Deferred Outflow of Resources	6,882,588	-	-	1,112,459	2,915,368	-	1,135,199	-	770,572	627,363	21,255	37,192	824,754	2,494,757	16,821,507	(2,003,609)	14,817,898

SCHEDULE D (CONTINUED)

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

	Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	131,921	-	-	4,026	118,300	-	-	-	29,085	182	-	17	173	125,204	408,908	-	408,908
321 Accrued Wage/Payroll Taxes Payable	8,683	-	-	11,791	57	-	-	-	7,168	156	-	109	204	123,048	151,216	-	151,216
322 Accrued Compensated Absences - Current Portion	3,724	-	-	3,754	8	-	-	-	2,162	63	-	43	76	10,691	20,521	-	20,521
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	12,620	-	12,620	-	12,620
333 Accounts Payable - Other Government	121,801	-	-	-	-	-	-	-	-	-	-	-	-	-	121,801	-	121,801
341 Tenant Security Deposits	144,544	-	-	-	12,319	-	-	-	-	-	-	-	-	-	156,863	-	156,863
342 Unearned Revenue	68,608	-	-	-	4,263	-	-	-	-	-	-	-	-	-	72,871	-	72,871
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	102,924	102,924	-	102,924
345 Other Current Liabilities	-	-	-	-	-	-	163,996	-	-	-	-	-	-	26,166	190,162	-	190,162
346 Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347 Inter Program - Due To	340,015	-	-	197,248	573,754	-	-	-	-	549,024	21,255	62,159	260,154	-	2,003,609	(2,003,609)	-
310 Total Current Liabilities	819,296	-	-	216,819	708,701	-	163,996	-	38,415	549,425	21,255	62,328	273,227	388,033	3,241,495	(2,003,609)	1,237,886
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	2,300,972	-	-	-	-	-	-	-	-	484,402	2,785,374	-	2,785,374
353 Non-current Liabilities - Other	150,392	-	-	-	73,130	-	-	-	48,019	-	-	-	-	-	271,541	-	271,541
354 Accrued Compensated Absences - Non Current	33,517	-	-	33,788	65	-	-	-	19,462	565	-	385	683	96,216	184,681	-	184,681
357 Accrued Pension and OPEB Liabilities	177,382	-	-	-	-	-	-	-	158,145	3,770	-	2,417	4,350	620,592	966,656	-	966,656
350 Total Non-Current Liabilities	361,291	-	-	33,788	2,374,167	-	-	-	225,626	4,335	-	2,802	5,033	1,201,210	4,208,252	-	4,208,252
300 Total Liabilities	1,180,587	-	-	250,607	3,082,868	-	163,996	-	264,041	553,760	21,255	65,130	278,260	1,589,243	7,449,747	(2,003,609)	5,446,138
400 Deferred Inflow of Resources	61,854	-	-	-	-	-	-	-	55,147	1,315	-	842	1,518	216,405	337,081	-	337,081
508.4 Net Investment in Capital Assets	4,023,320	-	-	861,852	378,372	-	1,089,495	-	-	-	-	-	-	398,358	6,751,397	-	6,751,397
511.4 Restricted Net Position	-	-	-	-	-	-	-	-	-	46,161	-	-	-	-	46,161	-	46,161
512.4 Unrestricted Net Position	1,616,827	-	-	-	(545,872)	-	(118,292)	-	451,384	26,127	-	(28,780)	544,976	290,751	2,237,121	-	2,237,121
513 Total Equity - Net Assets / Position	5,640,147	-	-	861,852	(167,500)	-	971,203	-	451,384	72,288	-	(28,780)	544,976	689,109	9,034,679	-	9,034,679
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	6,882,588	-	-	1,112,459	2,915,368	-	1,135,199	-	770,572	627,363	21,255	37,192	824,754	2,494,757	16,821,507	(2,003,609)	14,817,898

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

			Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$ 1,953,028	\$ -	\$ -	\$ -	\$ -	\$ 228,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,181,034	\$ -	\$ 2,181,034
70400 Tenant Revenue - Other	12,009	-	-	-	-	(10,597)	-	-	-	-	-	-	-	-	-	-	1,412	-	1,412
70500 Total Tenant Revenue	1,965,037	-	-	-	-	217,409	-	-	-	-	-	-	-	-	-	-	2,182,446	-	2,182,446
70600 HUD PHA Operating Grants	-	21,469	369,982	11,443,524	-	9,830,541	-	1,254,185	-	1,375,758	46,488	139,544	858,759	-	25,340,250	-	25,340,250	-	25,340,250
70610 Capital Grants	-	-	556,799	-	-	-	-	-	-	-	-	-	-	-	-	-	556,799	-	556,799
70710 Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	751,982	751,982	(751,982)	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,440	52,440	(52,440)	-	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138,158	138,158	(138,158)	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,096,369	1,096,369	(1,096,369)	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,245	19,245	-	-	19,245
70700 Total Fee Revenue	-	21,469	926,781	11,443,524	-	9,830,541	-	1,254,185	-	1,375,758	46,488	139,544	858,759	2,058,194	27,955,243	(2,038,949)	25,916,294	-	25,916,294
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	143,165	143,165	-	-	143,165
71100 Investment Income - Unrestricted	115	39	-	-	21,605	-	-	-	24,228	-	-	-	-	-	14,064	60,051	-	-	60,051
71400 Fraud Recovery	-	-	-	-	-	-	-	-	5,376	1,048	-	619	510	-	7,553	-	-	-	7,553
71500 Other Revenue	14,419	-	-	-	293,996	-	-	-	54,685	-	-	-	-	-	53,905	417,005	-	-	417,005
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	75,575	-	-	-	-	-	-	-	-	-	75,575	-	-	-	75,575
70000 Total Revenue	1,979,571	21,508	926,781	11,443,524	608,585	9,830,541	-	1,254,185	84,289	1,376,806	46,488	140,163	859,269	2,269,328	30,841,038	(2,038,949)	28,802,089	-	28,802,089

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

		Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
91100 Administrative Salaries	361,713	650	-	-	156,903	4,672	-	-	-	405,386	2,773	-	5,920	10,780	603,420	1,552,217	-	1,552,217
91200 Auditing Fees	6,232	25	-	-	-	5,500	-	-	-	10,606	1,363	-	-	894	881	25,501	-	25,501
91300 Management Fee	514,497	-	-	-	-	-	-	-	-	201,711	32,920	-	2,854	-	-	751,982	(751,982)	-
91310 Book-keeping Fee	37,981	-	-	-	-	-	-	-	-	86,858	12,059	-	1,260	-	-	138,158	(138,158)	-
91400 Advertising and Marketing	298	-	-	-	-	7	-	-	-	605	66	-	7	42	517	1,542	-	1,542
91500 Employee Benefit contributions - Administrative	77,775	166	-	-	44,351	687	-	-	-	97,419	-	-	1,865	4,887	397,638	624,788	-	624,788
91600 Office Expenses	196,516	227	-	-	6,898	9,397	-	-	-	159,802	12,794	-	1,626	10,750	103,703	501,713	-	501,713
91700 Legal Expense	37,339	23	-	-	4,118	36,261	-	-	-	14,310	1,605	-	173	984	1,252	96,065	-	96,065
91800 Travel	9,191	21	-	-	1,262	56	-	-	-	13,313	1,423	-	154	865	55,541	81,826	-	81,826
91900 Other	185,767	246	-	-	24,440	84,327	-	-	-	72,491	2,127	-	144	10,630	140,799	520,971	-	520,971
91000 Total Operating - Administrative	1,427,309	1,358	-	-	237,972	140,907	-	-	-	1,062,501	67,130	-	14,003	39,832	1,303,751	4,294,763	(890,140)	3,404,623
92000 Asset Management Fee	52,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,440	(52,440)	-
92100 Tenant Services - Salaries	136,467	84	-	-	222,215	-	-	-	-	52,516	-	46,488	-	-	1,800	459,570	-	459,570
92300 Employee Benefit Contributions - Tenant Services	53,010	57	-	-	64,657	-	-	-	-	35,710	-	-	-	-	364	153,798	-	153,798
92400 Tenant Services - Other	7,464	25	-	-	145,638	423	-	-	-	15,340	-	-	-	-	161,160	330,050	-	330,050
92500 Total Tenant Services	249,381	166	-	-	432,510	423	-	-	-	103,566	-	46,488	-	-	163,324	995,858	(52,440)	943,418
93100 Water	103,170	-	-	-	-	11,327	-	-	-	-	-	-	-	-	1,146	115,643	-	115,643
93200 Electricity	159,361	-	-	-	-	82,044	-	-	-	-	-	-	-	-	13,205	254,610	-	254,610
93300 Gas	272,232	4	-	-	-	66,154	-	-	-	2,685	297	-	-	-	6,367	347,739	-	347,739
93400 Fuel	-	7	-	-	-	-	-	-	-	4,670	517	-	-	713	-	5,907	-	5,907
93500 Labor	-	-	-	-	-	-	-	-	-	-	-	-	148	-	-	148	-	148
93600 Sewer	173,027	-	-	-	-	17,487	-	-	-	-	-	-	-	-	1,132	191,646	-	191,646
93800 Other Utilities Expense	27,222	-	-	-	-	9,862	-	-	-	-	-	-	-	-	520	37,604	-	37,604
93000 Total Utilities	735,012	11	-	-	-	186,874	-	-	-	7,355	814	-	148	713	22,370	953,297	-	953,297
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	900	-	-	-	-	-	-	-	-	600,443	601,343	-	601,343
94200 Ordinary Maintenance and Operations - Materials and Other	190,918	-	-	-	-	6,729	-	-	-	-	-	-	-	-	6,445	204,092	-	204,092
94300 Ordinary Maintenance and Operations Contracts	1,125,095	18	-	-	-	177,324	-	-	-	11,895	2,068	-	256	3,522	35,722	1,355,900	(1,096,369)	259,531
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	207,429	207,429	-	207,429
94000 Total Maintenance	1,316,013	18	-	-	-	184,953	-	-	-	11,895	2,068	-	256	3,522	850,039	2,368,764	(1,096,369)	1,272,395

SCHEDULE D (CONTINUED)

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

	Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96110 Property Insurances	58,283	-	-	-	20,769	-	-	-	-	-	-	-	-	17,520	96,572	-	96,572
96120 Liability Insurance	43,784	5	-	-	87,745	-	406	-	3,721	416	-	55	339	25,283	161,754	-	161,754
96130 Workmen's Compensation	10,147	-	-	3,141	83	-	-	-	3,043	15	-	17	18	14,674	31,138	-	31,138
96140 All Other Insurance	50,442	13	-	-	11,899	-	-	-	8,161	238	-	36	290	20,092	91,171	-	91,171
96100 Total Insurance Premiums	162,656	18	-	3,141	120,496	-	406	-	14,925	669	-	108	647	77,569	380,635	-	380,635
96200 Other General Expenses	42,422	-	-	9,874,901	770,152	-	137,115	-	78,831	3,899	-	-	27,468	165,220	11,100,008	-	11,100,008
96210 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	121,775	-	-	-	68,883	-	-	-	-	-	-	-	-	8,481	199,139	-	199,139
96400 Bad debt - Tenant Rents	42,921	-	-	-	-	-	-	-	-	-	-	-	-	-	42,921	-	42,921
96000 Total Other General Expenses	207,118	-	-	9,874,901	839,035	-	137,115	-	78,831	3,899	-	-	27,468	173,701	11,342,068	-	11,342,068
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	115,106	-	-	-	-	-	-	-	-	34,854	149,960	-	149,960
96700 Total Interest Expense and Amortization Cost	-	-	-	-	115,106	-	-	-	-	-	-	-	-	34,854	149,960	-	149,960
96900 Total Operating Expenses	4,097,489	1,571	-	10,548,524	1,587,794	-	137,521	-	1,279,073	74,580	46,488	14,515	72,182	2,625,608	20,485,345	(2,038,949)	18,446,396
97000 Excess of Operating Revenue over Operating Expenses	(2,117,918)	19,937	926,781	895,000	(979,209)	9,830,541	(137,521)	1,254,185	(1,194,784)	1,302,226	-	125,648	787,087	(356,280)	10,355,693	-	10,355,693
97100 Extraordinary Maintenance	6,725	-	-	-	-	-	-	-	-	-	-	-	-	-	6,725	-	6,725
97300 Housing Assistance Payments	-	19,937	-	-	-	-	-	-	8,876,135	1,165,518	-	134,050	721,455	-	10,917,095	-	10,917,095
97350 HAP Portability-In	-	-	-	-	-	-	-	-	14,422	-	-	-	-	-	14,422	-	14,422
97400 Depreciation Expense	508,619	-	-	33,148	129,697	-	51,342	-	-	-	-	-	-	183,306	906,112	-	906,112
90000 Total Expenses	4,612,833	21,508	-	10,581,672	1,717,491	-	188,863	-	10,169,630	1,240,098	46,488	148,565	793,637	2,808,914	32,329,699	(2,038,949)	30,290,750

SCHEDULE D (CONTINUED)

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2024

			Project Total	14.871 Housing Choice Vouchers	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	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
10010 Operating Transfer In	2,518,927	-	-	-	-	-	-	-	-	-	12,011,507	-	-	-	-	-	14,530,434	(14,530,434)	-
10020 Operating transfer Out	(337,960)	-	(926,781)	-	-	(9,830,541)	-	(1,254,185)	(2,180,967)	-	-	-	-	-	-	-	(14,530,434)	14,530,434	-
10100 Total Other financing Sources (Uses)	2,180,967	-	(926,781)	-	-	(9,830,541)	-	(1,254,185)	9,830,540	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(452,295)	-	-	861,852	(1,108,906)	-	(188,863)	-	(254,801)	136,708	-	(8,402)	65,632	(539,586)	(1,488,661)	-	(1,488,661)	-	(1,488,661)
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030 Beginning Equity	6,092,442	706,185	-	-	941,406	-	1,160,066	-	-	-	(64,420)	-	(20,378)	479,344	1,228,695	10,523,340	-	10,523,340	-
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	(706,185)	-	-	-	-	-	-	-	-	706,185	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	5,244	15,194	-	-	291	-	-	-	-	-	1,668	-	180	1,540	-	24,117	-	24,117	-
11210 Number of Unit Months Leased	5,064	11,639	-	-	291	-	-	-	-	-	1,608	-	168	1,415	-	20,185	-	20,185	-
11270 Excess Cash	1,376,163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,376,163	-	1,376,163	-
11620 Building Purchases	556,799	-	-	-	-	-	-	-	-	-	-	-	-	-	-	556,799	-	556,799	-

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, 2024

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:				
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	14.856	N/A	\$ 858,759	\$ -
Subtotal Section 8 Project-Based Cluster			<u>858,759</u>	<u>-</u>
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	<u>46,488</u>	<u>-</u>
Housing Voucher Cluster:				
Section 8 Housing Choice Vouchers	14.871	N/A	21,469	-
Section 8 Housing Choice Vouchers - Emergency Housing Voucher	14.871	N/A	139,544	-
Mainstream Vouchers - CARES Act Funding	14.879	N/A	<u>1,375,758</u>	<u>-</u>
Subtotal Housing Voucher Cluster			<u>1,536,771</u>	<u>-</u>
Moving to Work Demonstration Program - HCV	14.881	N/A	9,830,541	-
Moving to Work Demonstration Program - Capital	14.881	N/A	926,781	-
Moving to Work Demonstration Program - Operations	14.881	N/A	<u>1,254,185</u>	<u>-</u>
			<u>12,011,507</u>	<u>-</u>
HOPE VI Cluster:				
Choice Neighborhood Implementation Grant	14.889	N/A	<u>11,443,524</u>	<u>-</u>
Subtotal HOPE VI Cluster			<u>11,443,524</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>25,897,049</u>	<u>-</u>
TOTAL FEDERAL AWARDS			<u>\$ 25,897,049</u>	<u>\$ -</u>

LEWISTON HOUSING AUTHORITY

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2024

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, 2024. 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 Lewiston Housing Authority, as of and for the year ended June 30, 2024 and the related notes to the financial statements, which collectively comprise Lewiston Housing Authority basic financial statements and have issued our report thereon dated March 26, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered 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.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether 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. We noted certain other matters that we reported to the management of Lewiston Housing Authority in a separate letter dated March 26, 2025.

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 26, 2025



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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 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 Lewiston Housing Authority's major federal programs for the year ended June 30, 2024. 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, 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, 2024.

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 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 Lewiston Housing Authority's compliance with the compliance requirements referred to above.

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 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 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 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 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 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 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.

A handwritten signature in dark ink that reads "RHR Smith & Company". The signature is written in a cursive, flowing style.

Buxton, Maine
March 26, 2025

LEWISTON HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024

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>
-------------------	---

14.881	Moving to Work Demonstration Program
--------	--------------------------------------

Dollar threshold used to distinguish between type A and B: \$776,911

Auditee qualified as low-risk auditee? ☒yes ☐no

Section II - Financial Statement Findings

None

Section III - Federal Awards Findings and Questioned Costs

None



March 26, 2025

Board of Commissioners
Lewiston Housing Authority
86 Lisbon Street
Lewiston, Maine 04240

We have audited the financial statements of the business-type activities of the Lewiston Housing Authority for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated February 28, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Lewiston Housing Authority are described in Note 1 of Notes to Financial Statements. All significant transactions have been recognized in the financial statements in the proper period.

As described in Note 1 of Notes to Financial Statements, the Lewiston Housing Authority changed accounting policies related to Governmental Accounting Standards Board (GASB Statement) No. 100, "*Accounting Changes and Error Corrections - an Amendment of GASB Statement No. 62*" in 2024. There was no impact in the financial statements based on the cumulative effect of these accounting changes.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the business-type activities of the Lewiston Housing Authority's financial statements were:

- ☐ Allowance for uncollectible accounts
- ☐ Depreciation expense which is based on the estimated useful lives of capital assets
- ☐ Pension and OPEB related assets, liabilities and revenues/expenses which are based on actuarial valuations
- ☐ Accrued compensated absences

Management's process for determining the above estimates is based on firm concepts and reasonable assumptions of both historical and future events. We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements are reflected in the capital assets and other long-term obligations footnotes.

The financial statement disclosures are neutral, consistent and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. A schedule of any uncorrected misstatements has been presented to management with the management representation letter. We did not identify or propose any adjustments of misstatements as a result of audit procedures that were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 26, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Lewiston Housing Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Lewiston Housing Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

However, we noted certain other matters that we reported to management of the Lewiston Housing Authority in a separate letter dated March 26, 2025.

Other Matters

We applied certain limited procedures to the Schedule of Proportionate Share of the Net Pension Liability, Schedule of Contributions - Pensions, 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, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining condensed statements, supplemental financial data schedule and schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the Board of Commissioners and management of the Lewiston Housing Authority and is not intended to be and should not be, used by anyone other than these specified parties.

Very Best,

A handwritten signature in black ink that reads "RHR Smith & Company". The signature is written in a cursive, flowing style.

RHR Smith & Company, CPAs



Proven Expertise & Integrity

March 26, 2024

Board of Commissioners
Lewiston Housing Authority
86 Lisbon Street
Lewiston, Maine 04240

MANAGEMENT LETTER

In planning and performing our audit of the financial statements of the the business-type activities and the aggregate discretely presented component units of the Lewiston Housing Authority as of and for the year ended June 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the Lewiston Housing Authority's internal control. We did so to determine our auditing procedures for the purpose of expressing an opinion on the financial statements, but not for expressing our opinion on the effectiveness of the Lewiston housing Authority's internal control over financial reporting or compliance.

During our audit we became aware of several matters referred to as "management letter comments" that offer opportunities for strengthening internal control and improving operating efficiencies of the Lewiston Housing Authority. The following page summarizes our comments and suggestions on those matters.

This report is intended solely for the information and use of the Board of Commissioners, management and others within the entity and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

These matters do not modify our opinion on the financial statements for the year ended June 30, 2024, where we expressed an unmodified opinion on our independent auditor's report dated March 26, 2025.

Cash Receipting:

While performing the audit for the above-mentioned fiscal year, we noted the entity posts several days of cash receipting activity to its financial accounting software at one time as opposed to daily. Internal documentation of cash receipts in this manner made accurate comparison to banking records difficult. While we believe this is merely an accounting procedural change, we recommend that the entity post cash receipts daily. This will further improve internal controls and flow of information for financial reporting purposes. While performing the audit for the above-mentioned fiscal year, we noted that management could not provide supporting documentation for cash receipts/deposits. We recommend that supporting documentation is kept for all cash receipts/deposits and filed with the deposit slips.

While performing the audit for the above-mentioned fiscal year, we were unable to determine how long checks remained in the Authority's possession prior to being deposited. We recommend that management review and revise its procedures concerning how long deposits remain onsite at the entity to help reduce the risk of fraud and to help ensure accuracy and completeness of transactions in the correct reporting period. We also recommend that management consider any and all applicable federal/state statutes and regulations concerning this timeline (please refer to 30-A M.R.S. 5603) to help ensure compliance with all applicable regulatory requirements. Some examples of procedures to implement would include purchasing a received stamp and recording payment receipt dates.

Client Response:

Checks are now deposited as received with typical turnaround of 0-2 days.

We would like to thank Gianni and all of the staff at the Lewiston Housing Authority for their cooperation throughout this audit process.

If there are any questions regarding this letter, please do not hesitate to call.

Very Best,

A handwritten signature in black ink that reads "RHR Smith & Company". The signature is written in a cursive, flowing style.

RHR Smith & Company, CPAs



Ronald H.R. Smith, Principal
RHR Smith & Company, CPAs
3 Old Orchard Road
Buxton, Maine 04093

Dear Ron:

This representation letter is provided in connection with your audit of the financial statements of the Lewiston Housing Authority which comprise

1. the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information as of June 30, 2024 and
2. the respective changes in financial position and, where applicable,
3. cash flows for the period then ended and
4. the related notes to the financial statements ("disclosures"),

for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 21, 2024, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.



3. We acknowledge our responsibility 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.
4. We acknowledge our responsibility for the design, implementation and maintenance of internal control to prevent and detect fraud.

The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in accordance with U.S. GAAP

5. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements and guarantees and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
6. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements for which U.S. GAAP would require adjustment to, or disclosure in, the financial statements or in the schedule of findings and questioned costs.
7. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements is attached to this representation letter. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We are in agreement with those adjustments.
8. The effects of all known actual or possible litigation, claims and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
9. Guarantees, whether written or oral, under which the Lewiston Housing Authority is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

10. We have provided you with:

- a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation and other matters and all audit or relevant monitoring reports, if any, received from funding sources.
- b. Additional information that you have requested from us for the purpose of the audit.
- c. Unrestricted access to persons within the Lewiston Housing Authority from whom you determined it necessary to obtain audit evidence.



- d. Minutes of the meetings of the Board of Commissioners or summaries of actions of recent meetings for which minutes have not yet been prepared.
11. All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.
12. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
13. We have no knowledge of any fraud or suspected fraud that affects the Lewiston Housing Authority and involves:
 - Management,
 - Employees who have significant roles in internal control or
 - Others where the fraud could have a material effect on the financial statements.
14. We have no knowledge of any allegations of fraud or suspected fraud affecting the Lewiston Housing Authority financial statements communicated by employees, former employees, regulators or others.
15. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

We have disclosed to you all known actual or possible litigation, claims and assessments whose effects should be considered when preparing the financial statements

1. We have disclosed to you the names and identity of the Lewiston Housing Authority related parties and all the related party relationships and transactions, including any side agreements of which we are aware.

Government-specific

2. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
3. We have identified to you any previous audits, attestation engagements and other studies related to the audit objectives and whether related recommendations have been implemented.
4. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
5. The Lewiston Housing Authority has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or equity (fund balance and/or net position).



6. We are responsible for compliance with the laws, regulations and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts and legal and contractual provisions for reporting specific activities in separate funds.
7. We have appropriately identified, recorded and disclosed all leases in accordance with GASBS No. 87.
8. We have identified and disclosed to you all instances that have occurred, or are likely to have occurred, of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts and grant agreements that we believe have a material effect on the financial statements or other financial data significant to the audit objectives and any other instances that warrant the attention of those charged with governance.
9. We have identified and disclosed to you all instances that have occurred, or are likely to have occurred, of waste or abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.
10. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency or for reporting on noncompliance.
11. As part of your audit, you assisted with preparation of the financial statements and disclosures, based on management's chart of accounts and trial balance and any adjusting, correcting and closing entries that have been approved by management, preparation of the schedule of expenditures of federal awards, draft Management's Discussion and Analysis based on information determined and approved by management; depreciation schedules for which management has determined the method of depreciation, rate of depreciation and salvage value of the asset, all in conformity with U.S. generally accepted accounting principles, permissible nonattest services under the AICPA Code of Conduct and nonaudit services under *Government Auditing Standards* for attest/audit engagements. We acknowledge our responsibility as it relates to those nonaudit services, including that we:
 - a. assume all management responsibilities;
 - b. oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience;
 - c. evaluate the adequacy and results of the services performed,
 - d. accept responsibility for the results of the services; and
 - e. ensure that the data and records are complete and that we have sufficient information to oversee the services.



We have reviewed, approved and accepted responsibility for those financial statements and disclosures and schedule of expenditures of federal awards.

1. The Lewiston Housing Authority has satisfactory title to all owned assets and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
2. The Lewiston Housing Authority has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
3. The financial statements include all component units, appropriately present majority equity interests in legally separate organizations, as well as joint ventures with an equity interest and properly disclose all other joint ventures and other related organizations.
4. The Lewiston Housing Authority has identified all fiduciary activities required by GASBS No 84, as amended, and has presented them appropriately in the financial statements.
5. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
6. All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
7. Components of net position (net investment in capital assets, restricted and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
8. Investments, derivative instruments and land and other real estate held by endowments are properly valued.
9. Provisions for uncollectible receivables have been properly identified and recorded.
10. Expenses have been appropriately classified in, or allocated to, functions and programs in the statement of activities and allocations have been made on a reasonable basis.
11. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments or contributions to permanent fund principal.
12. Interfund, internal and intra-entity activity and balances have been appropriately classified and reported.
13. We believe that the actuarial assumptions and methods used to measure pension and OPEB liabilities and costs for financial accounting purposes are appropriate in the circumstances.
14. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
15. We acknowledge that the amount of “uncollateralized” deposits and/or investments or “uninsured, unregistered securities held by the counterparty, or by its trust department or agent but not in the entity’s name” during the period significantly exceeded the amounts in those categories as of the financial statement date was properly disclosed in the financial statements.
16. We believe that the decline in value of debt or equity securities to be temporary.
17. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported and, if applicable, depreciated or amortized.
18. The government meets the GASB-established requirements for accounting for eligible infrastructure assets using the modified approach.
19. Direct borrowings and direct placements of debt have been properly separated from other debt, and unused lines of credit, collateral pledged to secure debt, terms in debt agreements related



significant default or termination events with finance-related consequences, and significant subjective acceleration clauses have been properly disclosed.

16. We have appropriately disclosed the Lewiston Housing Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
17. We are following GASB Statement No. 54, paragraph 18, to determine the fund balance classifications for financial reporting purposes.
18. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
19. With respect to any other supplementary information on which an in-relation-to opinion is issued,
 - a. We acknowledge our responsibility for presenting the other supplementary information in accordance with accounting principles generally accepted in the United States of America and we believe the other supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the other supplementary information have not changed from those used in the prior period and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the other supplementary information.
20. We acknowledge that oral communications were made by the auditor throughout and at the conclusion of the audit.
21. With respect to federal award programs:
 - a. We are responsible for understanding and complying with and have complied with, the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards.
 - b. We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards (SEFA) and related disclosures in accordance with the requirements of the Uniform Guidance and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.



- c. If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.
- d. We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations and other direct assistance.
- e. We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.
- f. We are responsible for establishing, designing, implementing and maintaining, and have established, designed, implemented and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.
- g. We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.
- h. We have received no requests from a federal agency to audit one or more specific programs as a major program.
- i. We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement*, relating to federal awards and have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards OR confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards.
- j. We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- k. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements and internal or external monitoring that directly



relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.

- l. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).
- m. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.
- n. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- o. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- p. There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.
- q. No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor's report.
- r. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- s. The copies of federal program financial reports provided you are true copies of the reports submitted or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
- t. We have charged costs to federal awards in accordance with applicable cost principles.
- u. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- v. We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.
- w. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.



- x. We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.
- y. We have disclosed to you all contracts or other agreements with service organizations and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

Preparation Services

In regard to the financial statement preparation services performed by you, we have—

22. Assumed all management responsibilities.

23. Designated Gianni Simplicio, who has (have) suitable skill, knowledge or experience to oversee the services.

24. Evaluated the adequacy and results of the services performed.

25. Accepted responsibility for the results of the services.

26. Insured that the data and records are complete and we have sufficient information to oversee the services.

27. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures and schedule of expenditures of federal awards. Please provide _____ bound copies of the financial statements.

Signed:

Signed:

Title:

Gianni Simplicio

Title:

Date:

3/20/2025

Date:
