

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, April 28, 2026 AT 5:00 PM – VIA MS TEAMS
AGENDA**

- I. *Roll Call*
- II. *Approval of the March 31, 2026 meeting minutes (pages 2-4)*
- III. *Consent Agenda: Financial Reports (pages 5-83)*
- IV. *Consent Agenda: Operational & Director Reports (pages 84-94)*
- V. *New Business*
 - a. *Affirmation of the 4/16/26 Email Vote: Approval of the update to 5-year plan to state – “Significant amendments or modifications to the 5-Year Plan or subsequent Annual Plans are defined as discretionary changes in the plans or policy of the Housing Authority that fundamentally change the plans of the agency, and which require formal approval of the Board of Commissioners.” (4 in favor; 3 abstained [Purcell, Gagnon, Keaton] – Motion Passed)*
 - b. *Affirmation of the 4/16/26 Email Vote: Approval of the 4-year Energy Contract with CES (5 in favor; 2 abstained [Purcell & Keaton] – Motion Passed)*
 - c. *81 Ash St. Audit Approval (pages 95-121)*
 - d. *LHA Audit Approval (pages 122-201)*
 - e. *163 Bates St VASH HAP*
 - f. *LAAHDC Articles of Incorporation Change Discussion (pages 202-204)*
 - g. *Northeast Bank CD Liquidation*
 - h. *Positive Pay Approval*
 - i. *Letter of Credit Change to Liquid Letter of Credit Approval*
- VI. *Date for next teleconference meeting – May 26, 2026*
- 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 or the investigation or hearing of charges or complaints against a person or persons: 1MRSA 405(6)(a)(1)*
- IX. *Adjournment*

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, March 31, 2026 AT 5:00 PM – VIA MS TEAMS
Meeting Minutes**

I. Roll Call – Meeting called to order at 5:01 PM

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

Absent: Anne Purcell, Cheryl Keaton

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

II. Approval of the February 24, 2026 Meeting Minutes

- **Mathieu moved to approve the minutes of the February 24, 2026 meeting. Jalbert seconded. Motion passed unanimously.**

III. Consent Agenda: Financial Reports

- **Hussey moved to accept the Consent Agenda for Financial Reports. Jalbert seconded. Motion passed unanimously.**

IV. Consent Agenda: Operational & Director Reports

- **Mathieu moved to accept the Consent Agenda for Operational and Director Reports. Jalbert seconded. Motion passed unanimously.**

V. New Business

a. Travel Approval – Travis Heynen

- **Hussey moved to approve travel for Travis Heynen. Jalbert seconded. Motion passed unanimously.**

b. Travel Approval – Krissie Bodkin-Rubino & Chelsea Steele

- **Hussey moved to approve travel for Krissie Bodkin-Rubino and Chelsea Steele. Jalbert seconded. Motion passed unanimously.**

c. 81 Ash St. Audit Approval – TABLED

d. LHA Audit Approval – TABLED

i. LAAHDC Articles of Incorporation Change Approval – TABLED

Hussey requested that items c, d, and i be tabled to allow additional time for review. He noted that he received some of these materials only the day prior and would prefer to bring them through the Finance Committee before returning to the full board. No vote was required to table. The board agreed without objection.

e. MTW Plan Approval

Heynen presented the annual Moving to Work (MTW) Plan for approval. The plan was discussed at last month's meeting and has been out for public comment, which closed with no comments received. The plan is due to HUD by mid-April.

Key changes from the prior year include the addition of future pipeline development projects to allow funding flexibility, and significant revisions to the Family Self-Sufficiency (FSS) program. The FSS changes shift to an opt-out enrollment model (all

participants automatically enrolled) and a goal-oriented reward structure focused on educational and employment milestones rather than income increases. Heynen noted that many other MTW agencies have already adopted similar FSS reforms.

Hussey asked whether new developments must be explicitly included in the plan each year. Kilmurry confirmed they do, and noted the plan can also be amended mid-year if needed, though annual inclusion is preferable.

- **Hussey moved to accept the MTW Plan. Mathieu seconded. Motion passed unanimously.**

f. Procurement Policy Approval

Heynen presented proposed revisions to the procurement policy, prompted by HUD's updated procurement manual (the first update since 2007). LHA's current policy was written recently and already aligned with federal standards. The primary updates involve adjusting dollar thresholds to match the new HUD thresholds and minor language cleanup. No substantive changes to LHA's practices were required.

- **Hussey moved to accept the revised Procurement Policy. Jalbert seconded. Motion passed unanimously.**

g. Audit Extension: Wedgewood, Gauvreau Place, Blake & Walnut

Hussey provided an informational update. Several of these are new entities or recently assumed properties. LHA obtained 30-day extensions from MaineHousing (from March to April) for the Wedgewood, Gauvreau Place, and Blake & Walnut audits. All are currently in process. No vote was required.

h. Utility Contracts

Kilmurry presented a recommendation from Competitive Energy Services to lock in three-year supply contracts for electric and natural gas, citing projected price increases and market volatility. Hussey noted that these contracts cover the supplier portion only, not CMP transmission. The board raised questions about early termination fees and current rate comparisons. Kilmurry will confirm details with the broker and circulate a summary, with formal approval to be handled via email vote.

j. Annual Plan and Five-Year Plan Update (added by Kilmurry)

Kilmurry informed the board that the LHA Annual Plan and Five-Year Plan update also require approval. The public comment period ended the day of the meeting, and the documents must be submitted to HUD before April 17. The Annual Plan contains the same standard updates as prior years. The only change to the Five-Year Plan is the removal of one sentence containing a double-negative regarding substantial deviation and board approval, which was complicating the Section 22 process with HUD's Special Applications Center (SAC).

Kilmurry will send both documents to the board for review and will handle approval via email vote. Pellerin will provide the required signature electronically.

k. FSS Forfeiture Bank Account

Simplicio requested authorization to open a segregated FSS forfeiture account. While not required by the program, it is strongly recommended and will make reconciliation, tracking, and compliance monitoring of forfeited FSS funds significantly easier.

- **Hussey moved to approve opening a segregated FSS forfeiture account. Gagnon seconded. Motion passed unanimously.**

l. Section 22 Update

Kilmurry reported that the Section 22 conversion is progressing well. Hebert Construction provided updated capital repair estimates for all public housing properties, all of which exceeded the 10% threshold needed to support the conversion case. The development team are in contact with HUD's SAC office, and document review is underway. The remaining prerequisite is

submission of the Annual Plan update. Kilmurry expressed confidence that LHA should be out of the public housing program before Q3 2026, with a RAD Blend 90/10 conversion as a fallback if needed.

VI. Date for Next Teleconference Meeting

The next board meeting is scheduled for Tuesday, April 28, 2026 via MS Teams.

VII. Open Forum

a. 2026 NERC NAHRO Annual Conference – Travel Approval

Pellerin raised the need for travel approval for the 2026 annual NERC NAHRO conference, scheduled for June 21 through June 25 in Falmouth, MA. Cash will send a follow-up email for those interested.

- **Hussey moved to approve commissioner travel for the 2026 NERC NAHRO conference. Mathieu seconded. Motion passed unanimously.**

VIII. Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1 MRSA 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 or the investigation or hearing of charges or complaints against a person or persons: 1 MRSA 405(6)(a)(1)

- **Hussey moved to enter Executive Session at 5:26 PM. Gagnon seconded. Motion passed unanimously.**
- **Hussey moved to exit Executive Session at 5:51 PM. Gagnon seconded. Motion passed unanimously.**
- **Hussey moved to approve the purchase of the B Street condo and waive CAM fees. Jalbert seconded. Motion passed unanimously.**

IX. Adjournment

- **Hussey moved to adjourn at 5:53pm. Gagnon seconded. Motion passed unanimously.**

**LEWISTON HOUSING
FINANCIAL COMMITTEE
Thursday, April 23, 2026, AT 2:00 PM – VIA MS TEAMS
Meeting Notes**

Attendance: Marc Pellerin, Jon Hussey

Absent: Guy Gagnon

Employees: Gianni Simplicio, Chris Kilmurry, Travis Heynen, Sarah Cash

The meeting was called to order at 2:02 PM. A bullet pointed summary of discussion points is below:

LAAHDC 990 Review

- Steve Wallace was listed as a director on the 990; however, he held the title of Vice Chair during the applicable period (fiscal year ending 6/30/2025). Cash to confirm the exact timing of the Vice Chair position creation and report back to Simplicio for correction if needed.
- Page 10 of the 990 shows \$231,809 in other salaries and wages, but page 5 reports zero employees on W-3s. These two figures are inconsistent. Simplicio will review with the auditors to determine whether the wages are properly attributed to LAAHDC under its EIN or should instead be characterized as reimbursements from LHA.
- Schedule A public support percentage dropped to 27.8% for 2024 (down from 86.81% in 2023), primarily due to \$669K in other income that may be pulling the ratio down. If the support percentage falls below the 33.33% threshold, the organization risks being reclassified as a private foundation. Hussey advised Simplicio to discuss with the auditors whether some of that income qualifies as grants under line 1 rather than other income, noting that these types of grants will be recurring and should not be treated as unusual.
- Schedule R (Related Organizations and Transactions) is significantly incomplete. Only Lewiston Housing, Oak Park, B Street, and 81 Ash are currently listed. Numerous related entities (Choice Wedgewood, Choice DeWitt, various limited partnerships) are missing and must be disclosed. Additionally, the \$1.5M loan from LAAHDC to LHA is not listed in the transaction section (Part II, Item D), and intercompany transactions such as management fees, payroll, facilities sharing, and reimbursements are not reflected. Simplicio will work to populate Schedule R with at least the most material items before the May 15 filing deadline, and will develop a system to track and report related-party transactions more accurately going forward.
- After corrections are made, Simplicio will send the revised 990 to Hussey (copying Kilmurry and Heynen) for a final review rather than bringing it back to the full Finance Committee.

AFS / Audit

- Hussey reviewed both the LAAHDC and LHA audited financial statements and had no major comments. Both appeared reasonable.
- The management letter flagged collateralization of cash balances. Committee emphasized the importance of maintaining adequate collateralization as cash balances grow with upcoming development closings.

Cash Collateralization / FDIC Coverage

- Simplicio reported that TD Bank currently provides collateralization letters from FHLB approximately every six months. The concern is that balances can fluctuate significantly between letter dates, leaving cash potentially uncollateralized during periods of large inflows (particularly from construction closings).
- TD Bank offers an alternative program through BNY Mellon that updates collateralization on a daily basis at no additional charge. Simplicio will obtain program details.
- Pellerin noted that commercial cash management departments at large banks often offer programs that sweep funds across multiple institutions in \$250K increments to maintain FDIC coverage. Simplicio will inquire with TD about whether they offer this type of program as well.

- Hussey requested that Simplicio email a description of each available collateralization program to the full Finance Committee for review.

Northeast Bank CD

- LHA holds a CD at Northeast Bank with a balance of approximately \$61,000, earning 0.05% interest (\$2.61/month). The CD matures May 26, 2026.
- The Finance Committee recommended liquidating the CD and consolidating the funds into the existing public housing security deposit cash account. Early termination penalty would be approximately \$30 in forfeited interest; committee agreed this is immaterial and does not warrant waiting for the maturity window.
- The account lists former directors as signers. Kilmurry and Pellerin are current signers. Simplicio will bring a formal vote to the board.

BDO / Accounting Cleanup Support

- Simplicio has sent multiple requests to BDO for help with outstanding reconciliation and cleanup. Kilmurry asked to be copied on the next outreach so he can follow up directly.
- Hussey emphasized that if BDO cannot assist, LHA should engage another resource. The backlog of reconciliation work has been growing, and without dedicated support, it will not get resolved. The past year has been focused on cleaning up property-level books; LHA and LAAHDC-level items still need attention.
- Hussey asked whether additional accounting department staffing should be considered as part of the upcoming budget process, given new properties coming online (DeWitt in approximately 7 months, Martel in approximately 18 months). Kilmurry indicated that a staffing model will be included in the budget being developed and shared with the Finance Committee.

Otis Atwell Property Audits

- Drafts for Wedgewood and Gauvreau Place audits are still outstanding. Otis Atwell indicated they would deliver by Friday (April 25); Simplicio is following up. The extension deadline is April 30.

Budget Process

- The budget process has been underway for the past several weeks. Simplicio, Kilmurry, Heynen, Sprague, and the executive team are refining the numbers. The goal is to have a draft budget ready in advance of the May board meeting, though timing depends on how smoothly the process goes.
- Hussey encouraged standardizing the budget format across all properties to make ongoing maintenance easier as the portfolio scales.

163-165 Bates Street

- The property continues to show a loss, driven primarily by eight VASH voucher units that remain unleased. The VA office has not been placing tenants despite initial assurances of a strong waiting list.
- Kilmurry reported that LHA has decided to cancel the VASH HAP contracts and return the vouchers to the VA for reissuance. LHA is working with HUD to explore placing a new project-based HAP contract using regular vouchers on those eight units, which would lease up more quickly. All non-VASH units at the property are fully occupied.
- Some tenant ledger setup issues are also affecting the income statement. Tenants are paying rent, but payments are sitting in prepaid rent rather than posting to income because the ledger charges have not been fully configured. This will be resolved within 35 to 45 days.

Public Housing Operating Losses / Section 22 Conversion

- Public housing properties are trending toward approximately a \$1M operating loss for the year. This is offset by approximately \$1.15M in capital fund draws that pass through to LHA.

- The 2025 Capital Fund allocation is \$1.3M. The 2026 Capital Fund allocation came in slightly higher, closer to \$1.4M.
- LHA plans to submit Section 22 conversion plans as soon as the Five-Year/Annual Plan (recently approved by the board and submitted to HUD) is approved, expected within 30 to 45 days. If all goes smoothly, LHA could be out of public housing within 90 to 120 days after that.
- Post-conversion, properties will generate significantly higher cash flow through increased rental income, eliminating the need for capital fund subsidies. LHA will then be positioned to work with MaineHousing on redevelopment plans.
- Some current expenses, such as the after-school program, will need to be reevaluated post-conversion. Kilmurry will address this in the budget for the coming year.

Security

- LHA is currently running elevated security at public housing properties due to ongoing issues. Incidents at public housing have decreased. Homeless-related issues are also beginning to tamp down at BST now that local shelters have reopened.

B Street Property Acquisition

- Kilmurry reached an agreement with St. Mary's on terms and has sent over a purchase and sale agreement. Waiting on St. Mary's to sign.
- Kilmurry discussed with Senator Collins' office the possibility of using Community Development Block Grant (CDBG) loans held by Trinity Community Clinical Services and Community Dental to help buy down debt on the full building, which would significantly lower rents. Collins' office will review the loan language to confirm eligibility.
- Once St. Mary's signs and LHA applies allocated Choice dollars to the property, acquisition and construction can begin quickly.

292 Bates Street

- This property has been operating at a loss. The first-floor commercial space is currently unused. A bill for pharmacies is advancing in the legislature, and if passed, Community Clinical Services would likely rent the commercial space, generating approximately \$20,000 in additional annual revenue.

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	481,099.64
1110-02-000	Cash - Operating 2 (HAP)	749,059.72
1110-50-000	Cash - Payroll	136,246.35
1111-01-000	Cash - Sweep	1,067,346.36
1112-02-000	Cash - Public Housing SD Androscoggin	86,502.51
1112-99-000	TOTAL UNRESTRICTED CASH	2,520,254.58
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	87,372.36
1115-00-000	Replacement Reserve	206,554.79
1116-00-000	Tax & Insurance Reserve	109,188.91
1116-50-000	FSS Escrow	62,463.48
1118-00-000	Operating Deficit Escrow	129,393.26
1118-99-000	TOTAL RESTRICTED CASH	594,972.80
1119-00-000	TOTAL CASH	3,115,227.38
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	88,015.04
1122-01-000	Allowance for Doubtful Accounts - Tenant	-153,401.98
1122-02-000	A/R - Tenant Payment Agreement (TPA)	44,647.00
1123-00-000	A/R -Tenant Based Subsidy	1,089.00
1123-04-000	A/R - Commercial	7,148.53
1123-05-000	A/R - Condo Owners	50,817.63
1129-00-000	A/R -Other	152,148.14
1129-00-001	A/R Other LL Incentives	48,978.33
1135-01-000	A/R -50059 HAP	518,774.82
1135-03-000	A/R - HUD	312.30
1135-05-000	Subsidy Suspense Receivable	-605.58
1135-07-000	A/R - HUD OAHMP	111,276.05
1135-08-000	A/R - HUD CHOICE	12,625.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	881,824.28
1160-00-000	OTHER CURRENT ASSETS	
1162-11-000	Investments - HARRG	24,796.94
1211-00-000	Prepaid Insurance	205,855.09
1213-00-000	Prepaid Taxes	15,429.68
1215-00-000	Prepaid Other	65,436.23
1280-05-000	PID - Choice Wedgewood	1,852,766.72
1280-06-000	PID - Choice Dewitt	10,861,679.09

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1280-09-000	PID - Martel School I	788,274.05
1280-09-002	PID - Martel School II	8,762.25
1294-10-000	Acquisition - Maple Knoll	895,000.00
1295-00-000	Interprogram-Due From	-352.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>14,717,647.49</u>
1300-00-000	TOTAL CURRENT ASSETS	18,714,699.15
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	744,099.23
1400-06-000	Buildings	35,520,990.45
1400-06-001	Building Equipment	105,621.20
1400-06-002	Building Improvements	66,627.42
1400-07-000	Furniture and Equipment-Dwelling	913,116.70
1400-08-000	Furniture and Equipment-Admin.	2,272,252.61
1400-08-001	Furniture & Fixtures	1,425.00
1400-09-000	Leasehold Improvements	532,436.79
1400-10-000	Site Improvement	3,909,770.27
1400-11-000	Vehicles	139,767.00
1404-00-000	Accumulated Depreciation	-1,570,652.56
1405-01-001	Accum Depr - Dwelling Structures	-2,285.18
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-25,756,093.87
1405-03-000	Accum Depreciation-Furn & Equip Admin	-1,768,112.53
1405-05-000	Accum Depreciation-Site Improvements	<u>-3,428,296.75</u>
1420-00-000	TOTAL FIXED ASSETS	11,680,665.78
1421-00-000	LOANS RECEIVABLE	
1421-01-000	Loan Receivable - LAAHDC	1,500,000.00
1421-02-000	Loan Receivable - SRO Bates	<u>580,000.00</u>
1421-25-000	TOTAL LOANS RECEIVABLE	2,080,000.00
1430-00-000	OTHER ASSETS	
1430-01-000	Other Permanent Financing	29,168.00
1430-02-000	Syndication Costs	58,000.00
1430-03-000	Tax Allocation Fee	38,920.00
1431-01-000	Accumulated Amort - Permanent Financing Fees	-161,214.00
1431-02-000	Accumulated Amort - Deferred Financing	-18,288.29
1432-02-000	Deferred Outflows OEB	49,142.00
1432-03-000	Deferred Outflows Net Pension	<u>406,564.00</u>
1439-00-000	TOTAL OTHER ASSETS	402,291.71
1499-00-000	TOTAL NONCURRENT ASSETS	<u>14,162,957.49</u>
1999-00-000	TOTAL ASSETS	<u>32,877,656.64</u>
2000-00-000	LIABILITIES & EQUITY	

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	153,668.65
2114-00-000	Tenant Security Deposits	152,392.98
2114-01-000	Security Deposit Interest	1,079.75
2114-02-000	Security Deposit Clearing Account	-1,281.97
2114-03-000	Security Deposit - Pet	2,700.00
2114-04-000	Security Deposit - Fob	360.00
2114-10-000	Unapplied Receipts	22,971.30
2115-00-000	A/P Other	50,935.14
2116-00-000	A/P-HUD	12,620.00
2117-04-000	Federal Tax Withholding	-59,824.21
2117-05-000	State Tax Withholding	-33,819.00
2117-07-000	Employee Medicare Withholding	-12,331.42
2117-09-000	State Unemployment Tax	-440.00
2117-10-000	Workers Compensation	426.96
2117-12-000	MEPERS/MSRS - Maine State Retirement System	47,698.29
2117-14-000	Health Insurance	-14,798.94
2117-15-000	401a Plan	11,848.05
2117-16-000	457 Plan	4,780.56
2117-17-000	Dental Insurance	-7.13
2117-18-000	Life/STD/LTD	18,882.68
2117-19-000	Union Dues	655.60
2117-20-000	Vision	-22.39
2117-21-000	FSA - Medical	17,899.21
2118-01-000	Accrued Salaries & Wages	-50,193.22
2118-02-000	Accrued Payroll Taxes	-258,804.76
2119-00-000	Garnishment Clearing Account	-5,399.62
2119-10-000	Accrued Expense	35,981.11
2131-00-000	Accrued Interest Payable	1,561.79
2131-01-000	Accrued Interest - Mortgage 1	128,866.24
2136-00-000	Accrued Liabilities-Other	9,341.84
2136-01-000	Accrued Partner Management Fee	58,959.05
2136-02-000	Accrued Incentive Management Fee	62,394.00
2136-03-000	Accrued Asset Management Fee	10,890.50
2137-00-000	Accrued PILOT	178,524.90
2145-00-000	InterCo BST / COCC	18,594.84
2145-02-000	InterCo HVA / COCC	44,210.46
2145-09-000	InterCo OAK / COCC	-88.00
2145-14-000	InterCo PORTIN / COCC	684,795.83
2145-15-000	InterCo HCV / COCC	-667,344.07
2145-16-000	InterCo MSV / COCC	-8,997.24
2145-17-000	InterCo EHV / COCC	-2,137.34
2145-18-000	InterCo COCC / Accts MODs & Misc	18,385.55

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2145-20-000	InterCo MOD2 / COCC	-391.73
2145-21-000	InterCo Sec 8 / MODs	-1,618,321.71
2145-22-000	InterCo MOD5 / COCC	-2,632.89
2145-23-000	InterCo BAT / COCC	-55,053.96
2145-24-000	InterCo LAAHDC / COCC	-874,908.02
2145-26-000	InterCo RIV / COCC	-95,062.82
2145-27-000	InterCo BSC / COCC	-0.03
2145-28-000	InterCo CHOICE / COCC	-179.99
2145-29-000	InterCo MKA / COCC	344.55
2145-30-000	InterCo BLWA / COCC	-5,118.94
2145-31-000	InterCo OXFAM / COCC	-10,290.20
2145-32-000	InterCo FHH / COCC DNU	-6,489.63
2145-33-000	InterCo WMH / COCC DNU	-64,338.12
2145-34-000	InterCo WHH / COCC DNU	-10,042.57
2145-35-000	InterCo SUPH / COCC	-2,979.01
2145-36-000	InterCo MSH / COCC	-9,111.16
2145-37-000	InterCo BSH / COCC	-7,556.99
2145-38-000	InterCo SBH / COCC	-1,454.86
2145-39-000	InterCo MBH / COCC	-2,953.93
2145-40-000	InterCo CFP / COCC	-6,462.10
2145-41-000	InterCo Due To	1,851,219.14
2145-42-000	InterCo COCC / Acct Vouchers	-16,972.81
2145-43-000	InterCo MDH / COCC	-3,539.15
2145-44-000	InterCo GVP / COCC	-7,930.93
2145-45-000	InterCo 104P / COCC	23,783.70
2145-46-000	InterCo WED / COCC	-26,655.97
2145-48-000	InterCo PLSM / COCC	-16,229.35
2145-49-000	InterCo SHOUSE / COCC	-996.42
2145-51-000	InterCo SROBATES / COCC	-4,648.71
2150-00-000	Suspense (Payroll)	-1,348.66
2150-00-001	Suspense (Center Card)	18,189.18
2240-00-000	Tenant Prepaid Rents	65,996.10
2240-05-000	FSS Liability Account	14,755.38
2240-07-000	FSS Undistributed Interest Account	43,774.68
2240-25-000	Prepaid Commercial Rent	4,920.00
2250-00-000	Contract Retentions	297,120.03
2250-10-000	SBITA - Software Lease liability ST	93,115.53
2260-00-000	Accrued Compensated Absences-Current	204,074.72
2299-00-000	TOTAL CURRENT LIABILITIES	401,558.32
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,054.59
2307-00-000	FSS Escrow	69,172.28
2307-01-000	Mortgage Payable - 1	918,257.83

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2307-02-000	Mortgage Payable - 2	294,717.52
2307-04-000	Note Payable - 1	541,964.00
2308-01-000	OPEB Liability	186,628.00
2308-02-000	Net Pension Liability	780,028.00
2309-01-000	Deferred Inflows - OPEB	147,706.00
2309-02-000	Deferred Inflows - Net Pension	189,375.00
2311-02-000	Clearing Account	99,530.14
2311-04-000	Clearing Account - TB Import Variance (Temp)	-84,079.14
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,144,354.22
2499-00-000	TOTAL LIABILITIES	3,545,912.54
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	5,471,222.32
2802-00-002	General Partner Contribution	8,040,873.71
2802-01-170	Contributed CFE	28,744.79
2802-01-180	Contributed CFP	60,553.20
2802-01-190	Contributed CFP	6,358.33
2802-02-170	Contributed CFP	130,497.71
2802-02-180	Contributed CFP	127,674.70
2802-03-170	Contributed CFP	202,522.04
2802-03-180	Contributed CFP	222,503.37
2802-03-190	Contributed CFP	45,254.19
2805-99-000	TOTAL CONTRIBUTED CAPITAL	14,336,204.36
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	14,495,616.11
2809-03-000	Equity - Net Assets	-104,907.33
2809-99-000	TOTAL RETAINED EARNINGS	14,390,708.78
2810-00-000	OTHER EQUITY	
2810-01-000	Distributions - Prior	-21,439.68
2810-02-000	Distributions - Current	-301,435.00
2810-03-000	Operating Transfers	154,761.60
2810-04-000	Prior Year Adjustments	126,715.23
2810-05-000	Unreserved Surplus	86,689.82
2810-22-000	Cumulative McKinney Act Savings	559,538.99
2810-99-000	TOTAL OTHER EQUITY	604,830.96
2899-00-000	TOTAL EQUITY	29,331,744.10

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2999-00-000	TOTAL LIABILITIES AND EQUITY	32,877,656.64
9999-99-000	TOTAL OF ALL	0.00

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

Budget Comparison (with PTD)

Period = Mar 2026

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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3110-00-000	Rent Income-Gross Potential	0.00	35,662.00	-35,662.00	-100.00	0.00	35,662.00	-35,662.00	-100.00
3111-00-000	Tenant Rent	186,796.06	140,129.18	46,666.88	33.30	186,796.06	140,129.18	46,666.88	33.30
3112-00-000	50059 HAP Subsidy	8,483.00	0.00	8,483.00	N/A	8,483.00	0.00	8,483.00	N/A
3112-01-000	Tenant Based Subsidy	2,809.00	32,643.00	-29,834.00	-91.39	2,809.00	32,643.00	-29,834.00	-91.39
3112-03-000	Utility Allowance Charge	145.00	0.00	-145.00	N/A	145.00	0.00	-145.00	N/A
3112-06-000	PBV HAP Subsidy	25,724.00	0.00	25,724.00	N/A	25,724.00	0.00	25,724.00	N/A
3113-00-000	Less: Vacancies	-13,340.00	-777.25	-12,562.75	-1,616.31	-13,340.00	-777.25	-12,562.75	-1,616.31
3114-00-000	Less: Concessions	-340.30	0.00	-340.30	N/A	-340.30	0.00	-340.30	N/A
3118-01-000	Commercial Rent	8,384.22	11,824.00	-3,439.78	-29.09	8,384.22	11,824.00	-3,439.78	-29.09
3119-00-000	TOTAL RENTAL INCOME	218,370.98	219,480.93	-1,109.95	-0.51	218,370.98	219,480.93	-1,109.95	-0.51
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	1,378.22	1,055.75	322.47	30.54	1,378.22	1,055.75	322.47	30.54
3120-02-000	Cleaning Fee	1,060.00	385.41	674.59	175.03	1,060.00	385.41	674.59	175.03
3120-03-000	Damages	1,000.00	311.00	689.00	221.54	1,000.00	311.00	689.00	221.54
3120-07-000	Tenant Owed Utilities	883.32	1,047.33	-164.01	-15.66	883.32	1,047.33	-164.01	-15.66
3120-09-000	Tenant Income - Other	0.00	1,633.67	-1,633.67	-100.00	0.00	1,633.67	-1,633.67	-100.00
3120-11-000	Trash Removal	871.00	120.75	750.25	621.33	871.00	120.75	750.25	621.33
3120-12-000	Keys and Locks Fee	35.00	52.42	-17.42	-33.23	35.00	52.42	-17.42	-33.23
3121-01-000	TPA - Fraud	774.00	0.00	774.00	N/A	774.00	0.00	774.00	N/A
3121-02-000	TPA - Other	14,591.00	0.00	14,591.00	N/A	14,591.00	0.00	14,591.00	N/A
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	3.67	-3.67	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	20,592.54	4,610.00	15,982.54	346.69	20,592.54	4,610.00	15,982.54	346.69
3199-00-000	TOTAL TENANT INCOME	238,963.52	224,090.93	14,872.59	6.64	238,963.52	224,090.93	14,872.59	6.64
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	0.00	5,833.33	-5,833.33	-100.00
3400-20-000	CHOICE Grant Funds - HUD	1,078,506.53	82,386.08	996,120.45	1,209.09	1,078,506.53	82,386.08	996,120.45	1,209.09
3400-30-000	FSS Grant	11,418.88	8,512.17	2,906.71	34.15	11,418.88	8,512.17	2,906.71	34.15
3400-31-000	MODs - Annual Contributions Received	0.00	80,468.75	-80,468.75	-100.00	0.00	80,468.75	-80,468.75	-100.00
3400-33-000	Capable USM Grant Income	0.00	6,418.17	-6,418.17	-100.00	0.00	6,418.17	-6,418.17	-100.00
3400-34-000	Homeless HUB Grant Income	0.00	6,851.42	-6,851.42	-100.00	0.00	6,851.42	-6,851.42	-100.00
3400-35-000	HUD Older Adults Home Modification Program	-3,189.05	18,049.17	-21,238.22	-117.67	-3,189.05	18,049.17	-21,238.22	-117.67
3401-10-000	Operating Subsidy	152,558.40	123,524.67	29,033.73	23.50	152,558.40	123,524.67	29,033.73	23.50
3402-01-000	Ross Grant	0.00	3,804.17	-3,804.17	-100.00	0.00	3,804.17	-3,804.17	-100.00
3410-01-000	Section 8 HAP Received	1,232,551.00	1,040,170.75	192,380.25	18.50	1,232,551.00	1,040,170.75	192,380.25	18.50
3410-02-000	Section 8 Admin Fee Income	83,323.00	100,146.59	-16,823.59	-16.80	83,323.00	100,146.59	-16,823.59	-16.80
3410-04-000	Port-In Admin Fees Earned	76.45	0.00	76.45	N/A	76.45	0.00	76.45	N/A

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

Budget Comparison (with PTD)

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3410-06-000	Port In HAP Earned	1,063.00	0.00	1,063.00	N/A	1,063.00	0.00	1,063.00	N/A
3499-00-000	TOTAL GRANT INCOME	2,556,308.21	1,476,165.27	1,080,142.94	73.17	2,556,308.21	1,476,165.27	1,080,142.94	73.17
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	34,458.59	-34,458.59	-100.00	0.00	34,458.59	-34,458.59	-100.00
3500-24-000	CFP 24 Fund	953,235.00	0.00	953,235.00	N/A	953,235.00	0.00	953,235.00	N/A
3500-99-000	TOTAL CFP FUNDS	953,235.00	34,458.59	918,776.41	2,666.32	953,235.00	34,458.59	918,776.41	2,666.32
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	37.39	2,210.33	-2,172.94	-98.31	37.39	2,210.33	-2,172.94	-98.31
3611-00-000	Interest Income - Restricted	819.39	1,060.00	-240.61	-22.70	819.39	1,060.00	-240.61	-22.70
3612-00-000	Interest Income - Loans	3,950.00	3,950.00	0.00	0.00	3,950.00	3,950.00	0.00	0.00
3620-00-000	Management Fee Income	73,539.96	55,970.50	17,569.46	31.39	73,539.96	55,970.50	17,569.46	31.39
3621-01-000	Tenant Services Income	6,090.00	5,655.00	435.00	7.69	6,090.00	5,655.00	435.00	7.69
3630-01-000	Asset Management Fee	4,370.00	4,370.00	0.00	0.00	4,370.00	4,370.00	0.00	0.00
3630-02-000	Bookkeeping Fee	11,460.00	15,479.25	-4,019.25	-25.97	11,460.00	15,479.25	-4,019.25	-25.97
3630-03-000	Safe Harbor Fee	13,644.00	13,644.00	0.00	0.00	13,644.00	13,644.00	0.00	0.00
3650-00-000	Miscellaneous Other Income	12,247.95	11,195.56	1,052.39	9.40	12,247.95	11,195.56	1,052.39	9.40
3699-00-000	TOTAL OTHER INCOME	126,158.69	113,534.64	12,624.05	11.12	126,158.69	113,534.64	12,624.05	11.12
3999-00-000	TOTAL INCOME	3,874,665.42	1,848,249.43	2,026,415.99	109.64	3,874,665.42	1,848,249.43	2,026,415.99	109.64
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	149,577.75	167,526.00	17,948.25	10.71	149,577.75	167,526.00	17,948.25	10.71
4110-04-000	Employee Benefit Contribution-Admin	13,219.82	0.00	-13,219.82	N/A	13,219.82	0.00	-13,219.82	N/A
4110-06-000	Other Employee Expense	0.00	709.25	709.25	100.00	0.00	709.25	709.25	100.00
4110-21-000	Unemployment Tax - Administrative	964.08	499.51	-464.57	-93.01	964.08	499.51	-464.57	-93.01
4110-22-000	Medicare Tax - Administrative	2,418.02	2,398.00	-20.02	-0.83	2,418.02	2,398.00	-20.02	-0.83
4110-23-000	Health Insurance - Administrative	32,218.25	34,638.33	2,420.08	6.99	32,218.25	34,638.33	2,420.08	6.99
4110-24-000	Dental Insurance - Administrative	1,373.63	1,294.00	-79.63	-6.15	1,373.63	1,294.00	-79.63	-6.15
4110-25-000	STD/LTD/Life Ins - Administrative	362.53	1,030.00	667.47	64.80	362.53	1,030.00	667.47	64.80
4110-25-001	Workers Compensation - Administrative	2,052.12	1,278.00	-774.12	-60.57	2,052.12	1,278.00	-774.12	-60.57
4110-26-000	HRA Expense - Administrative	0.00	3,664.00	3,664.00	100.00	0.00	3,664.00	3,664.00	100.00
4110-28-000	MEPERS/MSRS - Administrative	17,121.24	16,871.00	-250.24	-1.48	17,121.24	16,871.00	-250.24	-1.48
4110-29-000	Retirement 401a Plan - Administrative	6,983.55	7,137.00	153.45	2.15	6,983.55	7,137.00	153.45	2.15
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	231.00	231.00	100.00	0.00	231.00	231.00	100.00
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	226,290.99	237,276.09	10,985.10	4.63	226,290.99	237,276.09	10,985.10	4.63
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	14.50	14.50	100.00	0.00	14.50	14.50	100.00
4130-03-000	Tenant Screening	3,671.15	3,465.49	-205.66	-5.93	3,671.15	3,465.49	-205.66	-5.93

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

Budget Comparison (with PTD)

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-04-000	General Legal Expense	6,209.87	5,482.51	-727.36	-13.27	6,209.87	5,482.51	-727.36	-13.27
4130-05-000	Employee Other	206.00	382.50	176.50	46.14	206.00	382.50	176.50	46.14
4131-00-000	TOTAL LEGAL EXPENSES	10,087.02	9,345.00	-742.02	-7.94	10,087.02	9,345.00	-742.02	-7.94
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	2,795.18	1,717.75	-1,077.43	-62.72	2,795.18	1,717.75	-1,077.43	-62.72
4150-00-000	Travel	2,254.13	1,540.81	-713.32	-46.30	2,254.13	1,540.81	-713.32	-46.30
4151-00-000	Mileage Reimbursement	1,430.14	947.58	-482.56	-50.93	1,430.14	947.58	-482.56	-50.93
4170-00-000	Accounting Fees	1,946.59	6,688.24	4,741.65	70.90	1,946.59	6,688.24	4,741.65	70.90
4171-00-000	Auditing Fees	600.00	2,611.58	2,011.58	77.03	600.00	2,611.58	2,011.58	77.03
4172-00-000	Port Out Admin Fee Paid	3,132.40	2,315.41	-816.99	-35.28	3,132.40	2,315.41	-816.99	-35.28
4173-00-000	Management Fee	33,024.49	32,025.50	-998.99	-3.12	33,024.49	32,025.50	-998.99	-3.12
4173-01-000	Asset Management Fee	4,656.50	4,588.50	-68.00	-1.48	4,656.50	4,588.50	-68.00	-1.48
4173-02-000	Bookkeeping Fee	11,460.00	12,037.50	577.50	4.80	11,460.00	12,037.50	577.50	4.80
4173-04-000	Safe Harbor Fee	13,644.00	14,333.42	689.42	4.81	13,644.00	14,333.42	689.42	4.81
4173-06-000	Partnership Administration Fee	930.92	0.00	-930.92	N/A	930.92	0.00	-930.92	N/A
4174-00-000	Marketing	869.96	0.00	-869.96	N/A	869.96	0.00	-869.96	N/A
4180-00-000	Office Rent	1,049.47	0.00	-1,049.47	N/A	1,049.47	0.00	-1,049.47	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	77,793.78	78,806.29	1,012.51	1.28	77,793.78	78,806.29	1,012.51	1.28
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	1,581.69	4,592.50	3,010.81	65.56	1,581.69	4,592.50	3,010.81	65.56
4190-04-000	Office Supplies	1,083.38	2,179.66	1,096.28	50.30	1,083.38	2,179.66	1,096.28	50.30
4190-07-000	Telephone	2,470.72	2,607.01	136.29	5.23	2,470.72	2,607.01	136.29	5.23
4190-07-001	Answering Service	0.00	742.16	742.16	100.00	0.00	742.16	742.16	100.00
4190-08-000	Postage	805.12	1,342.34	537.22	40.02	805.12	1,342.34	537.22	40.02
4190-09-000	Software License Expense	210.00	300.00	90.00	30.00	210.00	300.00	90.00	30.00
4190-10-000	Copiers	0.00	12.50	12.50	100.00	0.00	12.50	12.50	100.00
4190-11-000	Printing and Printer Supplies	3.45	449.49	446.04	99.23	3.45	449.49	446.04	99.23
4190-12-000	Software	14,795.38	15,680.24	884.86	5.64	14,795.38	15,680.24	884.86	5.64
4190-13-000	Internet	7,318.90	6,315.69	-1,003.21	-15.88	7,318.90	6,315.69	-1,003.21	-15.88
4190-15-000	Cell Phones/Pagers	293.78	223.41	-70.37	-31.50	293.78	223.41	-70.37	-31.50
4190-18-000	Small Office Equipment	4,043.43	693.66	-3,349.77	-482.91	4,043.43	693.66	-3,349.77	-482.91
4190-19-000	Professional Services	185.00	12,593.25	12,408.25	98.53	185.00	12,593.25	12,408.25	98.53
4190-20-000	Bank Fees	191.48	165.44	-26.04	-15.74	191.48	165.44	-26.04	-15.74
4190-22-000	Other Misc Admin Expenses	609.15	665.27	56.12	8.44	609.15	665.27	56.12	8.44
4190-25-000	Contracts - Equipment Service	0.00	264.84	264.84	100.00	0.00	264.84	264.84	100.00
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	33,591.48	48,827.46	15,235.98	31.20	33,591.48	48,827.46	15,235.98	31.20
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	347,763.27	374,254.84	26,491.57	7.08	347,763.27	374,254.84	26,491.57	7.08
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	37,216.37	44,122.00	6,905.63	15.65	37,216.37	44,122.00	6,905.63	15.65
4210-21-000	Unemployment Tax - Tenant Services	358.92	184.00	-174.92	-95.07	358.92	184.00	-174.92	-95.07
4210-22-000	Medicare Tax - Tenant Services	525.11	621.00	95.89	15.44	525.11	621.00	95.89	15.44
4210-23-000	Health Insurance - Tenant Services	12,678.81	11,705.00	-973.81	-8.32	12,678.81	11,705.00	-973.81	-8.32

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

Budget Comparison (with PTD)

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-24-000	Dental Insurance - Tenant Services	378.38	435.00	56.62	13.02	378.38	435.00	56.62	13.02
4210-25-000	STD/LTD/Life Ins - Tenant Services	26.73	266.00	239.27	89.95	26.73	266.00	239.27	89.95
4210-25-001	Workers Compensation - Tenant Services	744.57	990.00	245.43	24.79	744.57	990.00	245.43	24.79
4210-26-000	HRA Expense - Tenant Services	0.00	1,353.00	1,353.00	100.00	0.00	1,353.00	1,353.00	100.00
4210-28-000	MEPERS/MSRS - Tenant Services	3,815.50	4,379.00	563.50	12.87	3,815.50	4,379.00	563.50	12.87
4210-29-000	Retirement 401a Plan - Tenant Services	1,684.10	2,046.00	361.90	17.69	1,684.10	2,046.00	361.90	17.69
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00
4220-01-000	Other Tenant Svcs.	73.84	123.67	49.83	40.29	73.84	123.67	49.83	40.29
4221-01-000	Grant Fund Expense	16,805.28	18,142.91	1,337.63	7.37	16,805.28	18,142.91	1,337.63	7.37
4230-00-000	Tenant Services Contract Costs	1,774.00	15,503.93	13,729.93	88.56	1,774.00	15,503.93	13,729.93	88.56
4230-02-000	Resident Participation	2,715.51	496.99	-2,218.52	-446.39	2,715.51	496.99	-2,218.52	-446.39
4231-00-999	TOTAL TENANT SERVICES EXPENSES	78,797.12	100,428.50	21,631.38	21.54	78,797.12	100,428.50	21,631.38	21.54
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	10,596.48	8,320.31	-2,276.17	-27.36	10,596.48	8,320.31	-2,276.17	-27.36
4320-00-000	Electricity	19,723.81	22,301.91	2,578.10	11.56	19,723.81	22,301.91	2,578.10	11.56
4320-02-000	Electricity - Vacant Units	3,506.63	1,703.74	-1,802.89	-105.82	3,506.63	1,703.74	-1,802.89	-105.82
4330-00-000	Natural Gas & Propane	42,626.99	27,016.57	-15,610.42	-57.78	42,626.99	27,016.57	-15,610.42	-57.78
4332-00-000	Heating Oil	0.00	2,317.50	2,317.50	100.00	0.00	2,317.50	2,317.50	100.00
4340-00-000	Garbage/Trash Removal	6,046.55	5,414.50	-632.05	-11.67	6,046.55	5,414.50	-632.05	-11.67
4390-00-000	Sewer	24,521.74	14,236.01	-10,285.73	-72.25	24,521.74	14,236.01	-10,285.73	-72.25
4391-00-000	Storm Water	4,197.17	2,164.66	-2,032.51	-93.90	4,197.17	2,164.66	-2,032.51	-93.90
4392-00-000	Sprinkler	0.00	737.16	737.16	100.00	0.00	737.16	737.16	100.00
4399-00-000	TOTAL UTILITY EXPENSES	111,219.37	84,212.36	-27,007.01	-32.07	111,219.37	84,212.36	-27,007.01	-32.07
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	-42,662.51	-40,697.23	1,965.28	4.83	-42,662.51	-40,697.23	1,965.28	4.83
4410-00-000	Salaries & Wages - Maintenance	45,147.44	61,283.00	16,135.56	26.33	45,147.44	61,283.00	16,135.56	26.33
4410-01-000	Maintenance Labor-Grounds	0.00	7,940.59	7,940.59	100.00	0.00	7,940.59	7,940.59	100.00
4410-02-000	Maint-On Call Service	0.00	783.33	783.33	100.00	0.00	783.33	783.33	100.00
4410-21-000	Unemployment Tax - Maintenance	456.52	286.08	-170.44	-59.58	456.52	286.08	-170.44	-59.58
4410-22-000	Medicare Tax - Maintenance	773.08	888.00	114.92	12.94	773.08	888.00	114.92	12.94
4410-23-000	Health Insurance - Maintenance	11,672.98	15,111.00	3,438.02	22.75	11,672.98	15,111.00	3,438.02	22.75
4410-24-000	Dental Insurance - Maintenance	638.58	667.00	28.42	4.26	638.58	667.00	28.42	4.26
4410-25-000	STD/LTD/Life Ins - Maintenance	109.16	343.00	233.84	68.17	109.16	343.00	233.84	68.17
4410-25-001	Workers Compensation - Maintenance	1,096.65	1,414.00	317.35	22.44	1,096.65	1,414.00	317.35	22.44
4410-26-000	HRA Expense - Maintenance	0.00	1,426.00	1,426.00	100.00	0.00	1,426.00	1,426.00	100.00
4410-28-000	MEPERS/MSRS - Maintenance	5,349.70	6,251.00	901.30	14.42	5,349.70	6,251.00	901.30	14.42
4410-29-000	Retirement 401a Plan - Maintenance	2,361.19	2,520.00	158.81	6.30	2,361.19	2,520.00	158.81	6.30
4410-30-000	Miscellaneous Benefit Expense - Maintenance	0.00	86.00	86.00	100.00	0.00	86.00	86.00	100.00
4411-00-000	Maintenance Uniforms	1,776.98	1,335.18	-441.80	-33.09	1,776.98	1,335.18	-441.80	-33.09
4412-00-000	Maintenance Travel/Training	0.00	0.75	0.75	100.00	0.00	0.75	0.75	100.00

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

Budget Comparison (with PTD)

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4413-00-000	Vehicle Expense	3,456.09	4,823.17	1,367.08	28.34	3,456.09	4,823.17	1,367.08	28.34
4419-00-000	TOTAL GENERAL MAINT EXPENSE	30,175.86	64,460.87	34,285.01	53.19	30,175.86	64,460.87	34,285.01	53.19
4420-00-000	MATERIALS								
4420-02-000	Appliances	3,372.51	3,497.42	124.91	3.57	3,372.51	3,497.42	124.91	3.57
4420-03-000	Supplies-Painting	1,583.80	1,597.83	14.03	0.88	1,583.80	1,597.83	14.03	0.88
4420-04-000	Supplies-Electrical	844.04	1,123.08	279.04	24.85	844.04	1,123.08	279.04	24.85
4420-05-000	Supplies-Windows/Doors/Locks	1,463.45	1,808.99	345.54	19.10	1,463.45	1,808.99	345.54	19.10
4420-06-000	Supplies-Janitorial/Cleaning	1,256.77	1,044.58	-212.19	-20.31	1,256.77	1,044.58	-212.19	-20.31
4420-07-000	Supplies-Maint/Repairs	3,607.28	2,348.00	-1,259.28	-53.63	3,607.28	2,348.00	-1,259.28	-53.63
4420-08-000	Supplies-Plumbing	783.71	1,500.91	717.20	47.78	783.71	1,500.91	717.20	47.78
4420-09-000	Tools and Equipment	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00
4420-11-000	Supplies-Heating and Cooling	1,413.06	1,021.84	-391.22	-38.29	1,413.06	1,021.84	-391.22	-38.29
4420-12-000	Supplies - Seasonal	0.00	638.49	638.49	100.00	0.00	638.49	638.49	100.00
4429-00-000	TOTAL MATERIALS	14,324.62	15,081.14	756.52	5.02	14,324.62	15,081.14	756.52	5.02
4430-00-000	CONTRACT COSTS								
4430-03-000	Contract-Building Repairs	4,850.00	0.00	-4,850.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	5,600.00	6,744.24	1,144.24	16.97	5,600.00	6,744.24	1,144.24	16.97
4430-06-000	Contract-Electrical	-4,850.00	1,249.42	6,099.42	488.18	-4,850.00	1,249.42	6,099.42	488.18
4430-07-000	Contract-Pest Control	5,337.63	6,112.84	775.21	12.68	5,337.63	6,112.84	775.21	12.68
4430-09-000	Contract-Grounds	14,761.66	5,755.85	-9,005.81	-156.46	14,761.66	5,755.85	-9,005.81	-156.46
4430-10-000	Contract-Janitorial/Cleaning	584.59	4,107.36	3,522.77	85.77	584.59	4,107.36	3,522.77	85.77
4430-11-000	Contract-Plumbing	1,536.92	725.75	-811.17	-111.77	1,536.92	725.75	-811.17	-111.77
4430-13-000	Contract-HVAC	7,863.98	4,387.33	-3,476.65	-79.24	7,863.98	4,387.33	-3,476.65	-79.24
4430-15-000	Contract-Equipment Rental	2,213.07	1,307.83	-905.24	-69.22	2,213.07	1,307.83	-905.24	-69.22
4430-17-000	Contract - Elevator Expense	1,496.17	602.91	-893.26	-148.16	1,496.17	602.91	-893.26	-148.16
4430-18-000	Contract-Alarm Monitoring	0.00	177.84	177.84	100.00	0.00	177.84	177.84	100.00
4430-19-000	Fire and Safety	2,503.41	3,235.67	732.26	22.63	2,503.41	3,235.67	732.26	22.63
4430-99-000	Contract Costs-Other	0.00	915.50	915.50	100.00	0.00	915.50	915.50	100.00
4431-01-000	Professional Services	1,840.00	14,508.49	12,668.49	87.32	1,840.00	14,508.49	12,668.49	87.32
4439-00-000	TOTAL CONTRACT COSTS	43,737.43	49,831.03	6,093.60	12.23	43,737.43	49,831.03	6,093.60	12.23
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	88,237.91	129,373.04	41,135.13	31.80	88,237.91	129,373.04	41,135.13	31.80
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	9,081.34	6,308.99	-2,772.35	-43.94	9,081.34	6,308.99	-2,772.35	-43.94
4510-10-000	Property Insurance	13,318.03	12,501.59	-816.44	-6.53	13,318.03	12,501.59	-816.44	-6.53
4510-20-000	Liability Insurance	7,862.45	6,463.57	-1,398.88	-21.64	7,862.45	6,463.57	-1,398.88	-21.64
4510-22-000	Auto Insurance	1,074.38	1,315.42	241.04	18.32	1,074.38	1,315.42	241.04	18.32
4510-50-000	Insurance Claims / Uninsured Losses	0.00	58.58	58.58	100.00	0.00	58.58	58.58	100.00
4520-00-000	Property Tax / PILOT	14,310.25	15,675.33	1,365.08	8.71	14,310.25	15,675.33	1,365.08	8.71
4570-00-000	Bad Debt-Tenant Rents	-2,301.37	0.00	2,301.37	N/A	-2,301.37	0.00	2,301.37	N/A
4570-01-000	Bad Debt-Other	-3,970.69	0.00	3,970.69	N/A	-3,970.69	0.00	3,970.69	N/A
4580-00-000	Security/Law Enforcement	12,327.00	1,028.91	-11,298.09	-1,098.06	12,327.00	1,028.91	-11,298.09	-1,098.06
4599-00-000	TOTAL GENERAL EXPENSES	51,701.39	43,352.39	-8,349.00	-19.26	51,701.39	43,352.39	-8,349.00	-19.26

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

Budget Comparison (with PTD)

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4600-00-000	GRANT EXPENSES								
4600-02-000	Capable USM Grant	14,390.89	6,418.17	-7,972.72	-124.22	14,390.89	6,418.17	-7,972.72	-124.22
4600-03-000	Choice Salaries & Benefits	0.00	5,276.67	5,276.67	100.00	0.00	5,276.67	5,276.67	100.00
4600-08-000	Homeless HUB Expenses	0.00	6,228.58	6,228.58	100.00	0.00	6,228.58	6,228.58	100.00
4699-00-000	TOTAL GRANT EXPENSES	14,390.89	17,923.42	3,532.53	19.71	14,390.89	17,923.42	3,532.53	19.71
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	1,054,315.00	1,056,960.93	2,645.93	0.25	1,054,315.00	1,056,960.93	2,645.93	0.25
4715-01-000	Tenant Utility Payments-Voucher	6,415.00	5,337.75	-1,077.25	-20.18	6,415.00	5,337.75	-1,077.25	-20.18
4715-01-001	Tenant Utility Payments-Public Housing	288.00	471.17	183.17	38.88	288.00	471.17	183.17	38.88
4715-02-000	Port Out HAP Payments	66,429.00	47,362.58	-19,066.42	-40.26	66,429.00	47,362.58	-19,066.42	-40.26
4715-06-000	FSS Escrow Payments (Public Housing)	10,368.00	7,077.75	-3,290.25	-46.49	10,368.00	7,077.75	-3,290.25	-46.49
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,137,815.00	1,117,210.18	-20,604.82	-1.84	1,137,815.00	1,117,210.18	-20,604.82	-1.84
4800-00-000	FINANCING EXPENSE								
4807-00-000	Interest Expense	570.02	600.00	29.98	5.00	570.02	600.00	29.98	5.00
4807-01-000	Interest Expense - Mortgage Payable 1	872.08	0.00	-872.08	N/A	872.08	0.00	-872.08	N/A
4899-00-000	TOTAL FINANCING EXPENSES	1,442.10	600.00	-842.10	-140.35	1,442.10	600.00	-842.10	-140.35
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	59,908.77	41,443.08	-18,465.69	-44.56	59,908.77	41,443.08	-18,465.69	-44.56
5110-00-000	Amortization Expense	240.08	0.00	-240.08	N/A	240.08	0.00	-240.08	N/A
5999-00-000	TOTAL NON-OPERATING ITEMS	60,148.85	41,443.08	-18,705.77	-45.14	60,148.85	41,443.08	-18,705.77	-45.14
8000-00-000	TOTAL EXPENSES	1,891,515.90	1,908,797.81	17,281.91	0.91	1,891,515.90	1,908,797.81	17,281.91	0.91
9000-00-000	NET INCOME	1,983,149.52	-60,548.38	2,043,697.90	3,375.31	1,983,149.52	-60,548.38	2,043,697.90	3,375.31

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	325,421.41
1110-02-000	Cash - Operating 2 (HAP)	1,393,843.72
1110-50-000	Cash - Payroll	136,246.35
1111-01-000	Cash - Sweep	1,067,346.36
1112-02-000	Cash - Public Housing SD Androscoggin	86,502.51
1112-99-000	TOTAL UNRESTRICTED CASH	3,009,360.35
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	61,548.39
1116-50-000	FSS Escrow	62,463.48
1118-99-000	TOTAL RESTRICTED CASH	124,011.87
1119-00-000	TOTAL CASH	3,133,372.22
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	81,634.66
1122-01-000	Allowance for Doubtful Accounts - Tenant	-153,394.78
1122-02-000	A/R - Tenant Payment Agreement (TPA)	44,647.00
1123-04-000	A/R - Commercial	7,148.53
1123-05-000	A/R - Condo Owners	50,817.63
1129-00-000	A/R -Other	152,148.14
1129-00-001	A/R Other LL Incentives	48,978.33
1135-01-000	A/R -50059 HAP	518,988.82
1135-03-000	A/R - HUD	312.30
1135-07-000	A/R - HUD OAHMP	111,276.05
1135-08-000	A/R - HUD CHOICE	12,625.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	875,181.68
1160-00-000	OTHER CURRENT ASSETS	
1162-11-000	Investments - HARRG	24,796.94
1211-00-000	Prepaid Insurance	200,229.95
1213-00-000	Prepaid Taxes	2,780.15
1215-00-000	Prepaid Other	59,681.14
1280-05-000	PID - Choice Wedgewood	1,852,766.72
1280-06-000	PID - Choice Dewitt	10,861,679.09
1280-09-000	PID - Martel School I	788,274.05
1280-09-002	PID - Martel School II	8,762.25
1294-10-000	Acquisition - Maple Knoll	895,000.00
1295-00-000	Interprogram-Due From	-352.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	14,693,617.73

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1300-00-000	TOTAL CURRENT ASSETS	18,702,171.63
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	551,099.23
1400-06-000	Buildings	26,481,042.25
1400-06-001	Building Equipment	52,442.36
1400-06-002	Building Improvements	64,550.00
1400-07-000	Furniture and Equipment-Dwelling	804,478.34
1400-08-000	Furniture and Equipment-Admin.	2,140,069.34
1400-08-001	Furniture & Fixtures	1,425.00
1400-09-000	Leasehold Improvements	532,436.79
1400-10-000	Site Improvement	3,764,159.52
1400-11-000	Vehicles	139,767.00
1404-00-000	Accumulated Depreciation	-860,840.30
1405-01-001	Accum Depr - Dwelling Structures	-2,285.18
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-22,957,145.18
1405-03-000	Accum Depreciation-Furn & Equip Admin	-1,756,860.52
1405-05-000	Accum Depreciation-Site Improvements	-3,348,210.75
1420-00-000	TOTAL FIXED ASSETS	5,606,127.90
1421-00-000	LOANS RECEIVABLE	
1421-01-000	Loan Receivable - LAAHDC	1,500,000.00
1421-02-000	Loan Receivable - SRO Bates	580,000.00
1421-25-000	TOTAL LOANS RECEIVABLE	2,080,000.00
1430-00-000	OTHER ASSETS	
1431-01-000	Accumulated Amort - Permanent Financing Fees	-124,235.25
1432-02-000	Deferred Outflows OEB	38,142.00
1432-03-000	Deferred Outflows Net Pension	406,564.00
1439-00-000	TOTAL OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	8,006,598.65
1999-00-000	TOTAL ASSETS	26,708,770.28
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	143,256.22
2114-00-000	Tenant Security Deposits	128,002.72
2114-01-000	Security Deposit Interest	546.42
2114-02-000	Security Deposit Clearing Account	-870.97
2114-03-000	Security Deposit - Pet	2,500.00
2114-04-000	Security Deposit - Fob	360.00
2114-10-000	Unapplied Receipts	22,971.30

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2115-00-000	A/P Other	50,935.14
2116-00-000	A/P-HUD	12,620.00
2117-04-000	Federal Tax Withholding	-59,824.21
2117-05-000	State Tax Withholding	-33,819.00
2117-07-000	Employee Medicare Withholding	-12,331.42
2117-09-000	State Unemployment Tax	-440.00
2117-10-000	Workers Compensation	426.96
2117-12-000	MEPERS/MSRS - Maine State Retirement System	47,698.29
2117-14-000	Health Insurance	-14,798.94
2117-15-000	401a Plan	11,848.05
2117-16-000	457 Plan	4,780.56
2117-17-000	Dental Insurance	-7.13
2117-18-000	Life/STD/LTD	18,882.68
2117-19-000	Union Dues	655.60
2117-20-000	Vision	-22.39
2117-21-000	FSA - Medical	17,899.21
2118-01-000	Accrued Salaries & Wages	-50,193.22
2118-02-000	Accrued Payroll Taxes	-258,804.76
2119-00-000	Garnishment Clearing Account	-5,399.62
2119-10-000	Accrued Expense	35,933.11
2136-00-000	Accrued Liabilities-Other	9,341.84
2137-00-000	Accrued PILOT	178,524.90
2145-00-000	InterCo BST / COCC	18,594.84
2145-02-000	InterCo HVA / COCC	44,210.46
2145-09-000	InterCo OAK / COCC	-88.00
2145-14-000	InterCo PORTIN / COCC	684,795.83
2145-15-000	InterCo HCV / COCC	-667,344.07
2145-16-000	InterCo MSV / COCC	-8,997.24
2145-17-000	InterCo EHV / COCC	-2,137.34
2145-18-000	InterCo COCC / Accts MODs & Misc	18,385.55
2145-20-000	InterCo MOD2 / COCC	-391.73
2145-21-000	InterCo Sec 8 / MODs	-1,618,321.71
2145-22-000	InterCo MOD5 / COCC	-2,632.89
2145-23-000	InterCo BAT / COCC	-55,053.96
2145-24-000	InterCo LAAHDC / COCC	-874,908.02
2145-25-000	InterCo HTA / COCC	-14,126.86
2145-26-000	InterCo RIV / COCC	-95,062.82
2145-27-000	InterCo BSC / COCC	-0.03
2145-28-000	InterCo CHOICE / COCC	-179.99
2145-29-000	InterCo MKA / COCC	-242,491.19
2145-30-000	InterCo BLWA / COCC	-5,118.94
2145-31-000	InterCo OXFAM / COCC	-10,290.20
2145-32-000	InterCo FHH / COCC DNU	-6,489.63
2145-33-000	InterCo WMH / COCC DNU	-64,338.12

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2145-34-000	InterCo WHH / COCC DNU	-10,042.57
2145-35-000	InterCo SUPH / COCC	-2,979.01
2145-36-000	InterCo MSH / COCC	-9,111.16
2145-37-000	InterCo BSH / COCC	-7,556.99
2145-38-000	InterCo SBH / COCC	-1,454.86
2145-39-000	InterCo MBH / COCC	-2,953.93
2145-40-000	InterCo CFP / COCC	-6,462.10
2145-41-000	InterCo Due To	1,851,219.14
2145-42-000	InterCo COCC / Acct Vouchers	-16,972.81
2145-43-000	InterCo MDH / COCC	-3,539.15
2145-44-000	InterCo GVP / COCC	-7,930.93
2145-45-000	InterCo 104P / COCC	23,783.70
2145-46-000	InterCo WED / COCC	-26,655.97
2145-48-000	InterCo PLSM / COCC	-16,229.35
2145-49-000	InterCo SHOUSE / COCC	-996.42
2145-51-000	InterCo SROBATES / COCC	-4,648.71
2150-00-000	Suspense (Payroll)	-1,348.66
2150-00-001	Suspense (Center Card)	18,189.18
2240-00-000	Tenant Prepaid Rents	53,252.02
2240-05-000	FSS Liability Account	14,755.38
2240-07-000	FSS Undistributed Interest Account	43,774.68
2240-25-000	Prepaid Commercial Rent	4,920.00
2250-00-000	Contract Retentions	297,120.03
2250-10-000	SBITA - Software Lease liability ST	93,115.53
2260-00-000	Accrued Compensated Absences-Current	204,074.72
2299-00-000	TOTAL CURRENT LIABILITIES	-165,992.96
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,054.59
2307-00-000	FSS Escrow	69,172.28
2307-01-000	Mortgage Payable - 1	179,144.61
2308-01-000	OPEB Liability	186,628.00
2308-02-000	Net Pension Liability	780,028.00
2309-01-000	Deferred Inflows - OPEB	147,706.00
2309-02-000	Deferred Inflows - Net Pension	189,375.00
2311-02-000	Clearing Account	99,530.14
2311-04-000	Clearing Account - TB Import Variance (Temp)	-84,079.14
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,568,559.48
2499-00-000	TOTAL LIABILITIES	1,402,566.52
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	

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

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2802-00-000	Contributed Capital	5,471,222.32
2802-01-170	Contributed CFE	28,744.79
2802-01-180	Contributed CFP	60,553.20
2802-01-190	Contributed CFP	6,358.33
2802-02-170	Contributed CFP	130,497.71
2802-02-180	Contributed CFP	127,674.70
2802-03-170	Contributed CFP	202,522.04
2802-03-180	Contributed CFP	222,503.37
2802-03-190	Contributed CFP	45,254.19
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>6,295,330.65</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	18,314,790.03
2809-03-000	Equity - Net Assets	<u>-104,907.33</u>
2809-99-000	TOTAL RETAINED EARNINGS	18,209,882.70
2810-00-000	OTHER EQUITY	
2810-03-000	Operating Transfers	154,761.60
2810-05-000	Unreserved Surplus	86,689.82
2810-22-000	Cumulative McKinney Act Savings	559,538.99
2810-99-000	TOTAL OTHER EQUITY	<u>800,990.41</u>
2899-00-000	TOTAL EQUITY	<u>25,306,203.76</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>26,708,770.28</u>
9999-99-000	TOTAL OF ALL	0.00

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3118-01-000	Commercial Rent	1,640.00	0.00	1,640.00	N/A	21,014.28	0.00	21,014.28	N/A
3119-00-000	TOTAL RENTAL INCOME	1,640.00	0.00	1,640.00	N/A	21,014.28	0.00	21,014.28	N/A
3199-00-000	TOTAL TENANT INCOME	1,640.00	0.00	1,640.00	N/A	21,014.28	0.00	21,014.28	N/A
3350-00-000	DEVELOPMENT INCOME								
3350-01-000	Developer Fee Income	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3359-00-000	TOTAL DEVELOPMENT INCOME	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	0.00	0.00	N/A	7,100.00	0.00	7,100.00	N/A
3400-30-000	FSS Grant	11,418.88	8,512.17	2,906.71	34.15	62,146.82	76,609.53	-14,462.71	-18.88
3400-33-000	Capable USM Grant Income	0.00	6,418.17	-6,418.17	-100.00	0.00	57,763.53	-57,763.53	-100.00
3400-34-000	Homeless HUB Grant Income	0.00	6,851.42	-6,851.42	-100.00	88,284.84	61,662.78	26,622.06	43.17
3400-35-000	HUD Older Adults Home Modification Program	-3,189.05	18,049.17	-21,238.22	-117.67	253,226.86	162,442.53	90,784.33	55.89
3402-01-000	Ross Grant	0.00	3,804.17	-3,804.17	-100.00	23,562.02	34,237.53	-10,675.51	-31.18
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	-12,250.00	129,807.00	-142,057.00	-109.44
3499-00-000	TOTAL GRANT INCOME	8,229.83	43,635.10	-35,405.27	-81.14	422,070.54	522,522.90	-100,452.36	-19.22
3500-00-000	CFP FUNDS								
3500-20-000	CFP 20 Fund	0.00	0.00	0.00	N/A	334,239.77	0.00	334,239.77	N/A
3500-21-000	CFP 21 Fund	0.00	0.00	0.00	N/A	662,378.46	0.00	662,378.46	N/A
3500-24-000	CFP 24 Fund	953,235.00	0.00	953,235.00	N/A	1,277,755.00	0.00	1,277,755.00	N/A
3500-99-000	TOTAL CFP FUNDS	953,235.00	0.00	953,235.00	N/A	2,274,373.23	0.00	2,274,373.23	N/A
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	37.39	2,098.33	-2,060.94	-98.22	13,124.86	18,884.97	-5,760.11	-30.50
3612-00-000	Interest Income - Loans	3,950.00	3,950.00	0.00	0.00	35,550.00	35,550.00	0.00	0.00
3620-00-000	Management Fee Income	73,539.96	55,970.50	17,569.46	31.39	569,538.52	503,734.50	65,804.02	13.06
3621-01-000	Tenant Services Income	6,090.00	5,655.00	435.00	7.69	55,695.00	50,895.00	4,800.00	9.43
3630-01-000	Asset Management Fee	4,370.00	4,370.00	0.00	0.00	39,330.00	39,330.00	0.00	0.00
3630-02-000	Bookkeeping Fee	11,460.00	15,479.25	-4,019.25	-25.97	103,140.00	139,313.25	-36,173.25	-25.97
3630-03-000	Safe Harbor Fee	13,644.00	13,644.00	0.00	0.00	122,796.00	122,796.00	0.00	0.00
3650-00-000	Miscellaneous Other Income	9,634.95	0.00	9,634.95	N/A	116,214.19	0.00	116,214.19	N/A
3699-00-000	TOTAL OTHER INCOME	122,726.30	101,167.08	21,559.22	21.31	1,055,388.57	910,503.72	144,884.85	15.91
3999-00-000	TOTAL INCOME	1,085,831.13	144,802.18	941,028.95	649.87	4,180,041.32	1,433,026.62	2,747,014.70	191.69

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	49,138.23	77,112.00	27,973.77	36.28	509,829.52	694,008.00	184,178.48	26.54
4110-04-000	Employee Benefit Contribution-Admin	13,219.82	0.00	-13,219.82	N/A	39,987.06	0.00	-39,987.06	N/A
4110-06-000	Other Employee Expense	0.00	709.25	709.25	100.00	0.00	6,383.25	6,383.25	100.00
4110-21-000	Unemployment Tax - Administrative	377.51	355.92	-21.59	-6.07	3,053.97	3,203.28	149.31	4.66
4110-22-000	Medicare Tax - Administrative	1,071.04	1,118.00	46.96	4.20	11,308.08	10,062.00	-1,246.08	-12.38
4110-23-000	Health Insurance - Administrative	14,158.28	15,566.00	1,407.72	9.04	130,034.74	140,094.00	10,059.26	7.18
4110-24-000	Dental Insurance - Administrative	602.27	613.00	10.73	1.75	5,690.62	5,517.00	-173.62	-3.15
4110-25-000	STD/LTD/Life Ins - Administrative	130.26	542.00	411.74	75.97	1,296.00	4,878.00	3,582.00	73.43
4110-25-001	Workers Compensation - Administrative	1,240.39	405.00	-835.39	-206.27	-2,528.31	3,645.00	6,173.31	169.36
4110-26-000	HRA Expense - Administrative	0.00	1,661.00	1,661.00	100.00	-297.22	14,949.00	15,246.22	101.99
4110-28-000	MEPERS/MSRS - Administrative	7,616.49	7,865.00	248.51	3.16	73,311.76	70,785.00	-2,526.76	-3.57
4110-29-000	Retirement 401a Plan - Administrative	3,121.45	3,418.00	296.55	8.68	27,014.86	30,762.00	3,747.14	12.18
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	108.00	108.00	100.00	11.14	972.00	960.86	98.85
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	90,675.74	109,473.17	18,797.43	17.17	798,712.22	985,258.53	186,546.31	18.93
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	2.00	2.00	100.00	0.00	18.00	18.00	100.00
4130-04-000	General Legal Expense	0.00	47.25	47.25	100.00	0.00	425.25	425.25	100.00
4130-04-001	Legal Expense (LHA non-alloc)	0.00	0.00	0.00	N/A	11,024.30	0.00	-11,024.30	N/A
4130-05-000	Employee Other	206.00	382.50	176.50	46.14	824.00	3,442.50	2,618.50	76.06
4131-00-000	TOTAL LEGAL EXPENSES	206.00	431.75	225.75	52.29	11,848.30	3,885.75	-7,962.55	-204.92
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	0.00	621.25	621.25	100.00	0.00	5,591.25	5,591.25	100.00
4150-00-000	Travel	0.00	282.83	282.83	100.00	0.00	2,545.47	2,545.47	100.00
4151-00-000	Mileage Reimbursement	1,055.13	677.33	-377.80	-55.78	9,925.16	6,095.97	-3,829.19	-62.82
4170-00-000	Accounting Fees	0.00	4,761.67	4,761.67	100.00	0.00	42,855.03	42,855.03	100.00
4171-00-000	Auditing Fees	600.00	1,703.25	1,103.25	64.77	49,587.50	15,329.25	-34,258.25	-223.48
4173-00-000	Management Fee	0.00	0.00	0.00	N/A	2,310.00	0.00	-2,310.00	N/A
4174-00-000	Marketing	869.96	0.00	-869.96	N/A	2,493.85	0.00	-2,493.85	N/A
4180-00-000	Office Rent	1,049.47	0.00	-1,049.47	N/A	8,339.35	0.00	-8,339.35	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	3,574.56	8,046.33	4,471.77	55.58	72,655.86	72,416.97	-238.89	-0.33
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-08-000	Postage	0.00	5.25	5.25	100.00	0.00	47.25	47.25	100.00
4190-09-000	Software License Expense	210.00	0.00	-210.00	N/A	447.10	0.00	-447.10	N/A
4190-11-000	Printing and Printer Supplies	0.00	0.00	0.00	N/A	-381.47	0.00	381.47	N/A
4190-12-000	Software	0.00	6,204.50	6,204.50	100.00	0.00	55,840.50	55,840.50	100.00
4190-15-000	Cell Phones/Pagers	104.09	169.17	65.08	38.47	998.48	1,522.53	524.05	34.42
4190-18-000	Small Office Equipment	3,938.94	626.50	-3,312.44	-528.72	5,664.92	5,638.50	-26.42	-0.47
4190-19-000	Professional Services	0.00	2,000.00	2,000.00	100.00	0.00	18,000.00	18,000.00	100.00
4190-22-000	Other Misc Admin Expenses	393.28	454.75	61.47	13.52	7,371.26	4,092.75	-3,278.51	-80.11

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-25-000 Contracts - Equipment Service	0.00	54.92	54.92	100.00	130.72	494.28	363.56	73.55
4191-00-000 TOTAL MISCELLANEOUS ADMIN EXPENSES	4,646.31	9,515.09	4,868.78	51.17	14,231.01	85,635.81	71,404.80	83.38
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	99,102.61	127,466.34	28,363.73	22.25	897,447.39	1,147,197.06	249,749.67	21.77
4200-00-000 TENANT SERVICES								
4210-00-000 Salaries & Wages - Tenant Services	21,116.01	23,589.00	2,472.99	10.48	183,875.12	212,301.00	28,425.88	13.39
4210-21-000 Unemployment Tax - Tenant Services	211.62	114.75	-96.87	-84.42	894.27	1,032.75	138.48	13.41
4210-22-000 Medicare Tax - Tenant Services	292.02	342.00	49.98	14.61	2,540.93	3,078.00	537.07	17.45
4210-23-000 Health Insurance - Tenant Services	8,021.69	5,995.00	-2,026.69	-33.81	55,120.96	53,955.00	-1,165.96	-2.16
4210-24-000 Dental Insurance - Tenant Services	202.51	247.00	44.49	18.01	2,065.51	2,223.00	157.49	7.08
4210-25-000 STD/LTD/Life Ins - Tenant Services	-50.09	120.00	170.09	141.74	-487.49	1,080.00	1,567.49	145.14
4210-25-001 Workers Compensation - Tenant Services	422.45	544.00	121.55	22.34	4,137.53	4,896.00	758.47	15.49
4210-26-000 HRA Expense - Tenant Services	0.00	728.00	728.00	100.00	0.00	6,552.00	6,552.00	100.00
4210-28-000 MEPERS/MSRS - Tenant Services	2,153.86	2,406.00	252.14	10.48	18,638.43	21,654.00	3,015.57	13.93
4210-29-000 Retirement 401a Plan - Tenant Services	869.60	1,179.00	309.40	26.24	8,578.26	10,611.00	2,032.74	19.16
4210-30-000 Miscellaneous Benefit Expense - Tenant Services	0.00	33.00	33.00	100.00	0.00	297.00	297.00	100.00
4220-01-000 Other Tenant Svcs.	18.46	87.25	68.79	78.84	188.30	785.25	596.95	76.02
4221-01-000 Grant Fund Expense	6,144.74	1,447.17	-4,697.57	-324.60	21,722.39	13,024.53	-8,697.86	-66.78
4221-10-000 Housing Navigator Expenses	0.00	0.00	0.00	N/A	17,586.22	0.00	-17,586.22	N/A
4230-00-000 Tenant Services Contract Costs	332.00	156.67	-175.33	-111.91	5,261.04	1,410.03	-3,851.01	-273.12
4230-02-000 Resident Participation	0.00	168.08	168.08	100.00	181.18	1,512.72	1,331.54	88.02
4231-00-999 TOTAL TENANT SERVICES EXPENSES	39,734.87	37,156.92	-2,577.95	-6.94	320,302.65	334,412.28	14,109.63	4.22
4300-00-000 UTILITY EXPENSES								
4310-00-000 Water	88.95	80.83	-8.12	-10.05	693.45	727.47	34.02	4.68
4320-00-000 Electricity	1,137.22	1,034.00	-103.22	-9.98	7,874.09	9,306.00	1,431.91	15.39
4330-00-000 Natural Gas & Propane	1,141.93	656.25	-485.68	-74.01	5,962.94	5,906.25	-56.69	-0.96
4340-00-000 Garbage/Trash Removal	305.00	197.33	-107.67	-54.56	2,398.00	1,775.97	-622.03	-35.02
4390-00-000 Sewer	100.50	82.08	-18.42	-22.44	865.45	738.72	-126.73	-17.16
4391-00-000 Storm Water	119.50	47.25	-72.25	-152.91	486.60	425.25	-61.35	-14.43
4392-00-000 Sprinkler	0.00	92.42	92.42	100.00	528.00	831.78	303.78	36.52
4399-00-000 TOTAL UTILITY EXPENSES	2,893.10	2,190.16	-702.94	-32.10	18,808.53	19,711.44	902.91	4.58
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000 GENERAL MAINT EXPENSES								
4406-01-000 Maintenance Service Fees	-122,063.64	-128,939.17	-6,875.53	-5.33	-1,051,844.52	-1,160,452.53	-108,608.01	-9.36
4410-00-000 Salaries & Wages - Maintenance	45,147.44	57,869.00	12,721.56	21.98	424,277.03	520,821.00	96,543.97	18.54
4410-01-000 Maintenance Labor-Grounds	0.00	97.50	97.50	100.00	0.00	877.50	877.50	100.00
4410-21-000 Unemployment Tax - Maintenance	450.74	279.33	-171.41	-61.36	2,507.92	2,513.97	6.05	0.24
4410-22-000 Medicare Tax - Maintenance	731.32	839.00	107.68	12.83	6,934.95	7,551.00	616.05	8.16
4410-23-000 Health Insurance - Maintenance	9,459.56	13,998.00	4,538.44	32.42	93,728.51	125,982.00	32,253.49	25.60
4410-24-000 Dental Insurance - Maintenance	561.11	632.00	70.89	11.22	5,173.95	5,688.00	514.05	9.04
4410-25-000 STD/LTD/Life Ins - Maintenance	78.62	318.00	239.38	75.28	746.34	2,862.00	2,115.66	73.92

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4410-25-001	Workers Compensation - Maintenance	1,035.74	1,335.00	299.26	22.42	11,046.38	12,015.00	968.62	8.06
4410-26-000	HRA Expense - Maintenance	0.00	1,290.00	1,290.00	100.00	0.00	11,610.00	11,610.00	100.00
4410-28-000	MEPERS/MSRS - Maintenance	5,039.18	5,903.00	863.82	14.63	46,539.25	53,127.00	6,587.75	12.40
4410-29-000	Retirement 401a Plan - Maintenance	2,208.97	2,349.00	140.03	5.96	20,161.88	21,141.00	979.12	4.63
4410-30-000	Miscellaneous Benefit Expense - Maintenance	0.00	81.00	81.00	100.00	0.00	729.00	729.00	100.00
4411-00-000	Maintenance Uniforms	0.00	226.17	226.17	100.00	1,580.76	2,035.53	454.77	22.34
4412-00-000	Maintenance Travel/Training	0.00	0.75	0.75	100.00	0.00	6.75	6.75	100.00
4413-00-000	Vehicle Expense	1,790.56	4,761.83	2,971.27	62.40	24,237.68	42,856.47	18,618.79	43.44
4419-00-000	TOTAL GENERAL MAINT EXPENSE	-55,560.40	-38,959.59	16,600.81	42.61	-414,909.87	-350,636.31	64,273.56	18.33
4420-00-000	MATERIALS								
4420-02-000	Appliances	0.00	2.33	2.33	100.00	349.97	20.97	-329.00	-1,568.91
4420-03-000	Supplies-Painting	0.00	0.00	0.00	N/A	42.45	0.00	-42.45	N/A
4420-04-000	Supplies-Electrical	0.00	2.92	2.92	100.00	0.00	26.28	26.28	100.00
4420-05-000	Supplies-Windows/Doors/Locks	50.94	51.33	0.39	0.76	900.80	461.97	-438.83	-94.99
4420-06-000	Supplies-Janitorial/Cleaning	0.00	171.08	171.08	100.00	1,066.14	1,539.72	473.58	30.76
4420-07-000	Supplies-Maint/Repairs	29.74	376.17	346.43	92.09	1,792.40	3,385.53	1,593.13	47.06
4420-08-000	Supplies-Plumbing	0.00	6.00	6.00	100.00	37.95	54.00	16.05	29.72
4420-11-000	Supplies-Heating and Cooling	0.00	10.67	10.67	100.00	0.00	96.03	96.03	100.00
4420-12-000	Supplies - Seasonal	0.00	109.25	109.25	100.00	83.13	983.25	900.12	91.55
4429-00-000	TOTAL MATERIALS	80.68	729.75	649.07	88.94	4,272.84	6,567.75	2,294.91	34.94
4430-00-000	CONTRACT COSTS								
4430-07-000	Contract-Pest Control	50.00	58.42	8.42	14.41	702.00	525.78	-176.22	-33.52
4430-09-000	Contract-Grounds	0.00	81.75	81.75	100.00	0.00	735.75	735.75	100.00
4430-10-000	Contract-Janitorial/Cleaning	150.57	1,726.42	1,575.85	91.28	13,885.91	15,537.78	1,651.87	10.63
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	1,839.85	0.00	-1,839.85	N/A
4430-13-000	Contract-HVAC	0.00	464.33	464.33	100.00	0.00	4,178.97	4,178.97	100.00
4430-15-000	Contract-Equipment Rental	1,428.91	704.50	-724.41	-102.83	7,231.72	6,340.50	-891.22	-14.06
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.33	0.00	-137.33	N/A
4430-17-000	Contract - Elevator Expense	200.00	49.50	-150.50	-304.04	200.00	445.50	245.50	55.11
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	623.88	0.00	-623.88	N/A
4430-19-000	Fire and Safety	110.42	320.08	209.66	65.50	1,457.36	2,880.72	1,423.36	49.41
4431-01-000	Professional Services	0.00	35.58	35.58	100.00	188.16	320.22	132.06	41.24
4439-00-000	TOTAL CONTRACT COSTS	1,939.90	3,440.58	1,500.68	43.62	26,266.21	30,965.22	4,699.01	15.18
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	-53,539.82	-34,789.26	18,750.56	53.90	-384,370.82	-313,103.34	71,267.48	22.76
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	1,383.36	2,443.83	1,060.47	43.39	16,224.86	21,994.47	5,769.61	26.23
4510-10-000	Property Insurance	745.31	773.67	28.36	3.67	6,575.83	6,963.03	387.20	5.56
4510-20-000	Liability Insurance	2,004.56	2,069.83	65.27	3.15	17,180.87	18,628.47	1,447.60	7.77
4510-50-000	Insurance Claims / Uninsured Losses	0.00	0.00	0.00	N/A	5,000.00	0.00	-5,000.00	N/A
4520-00-000	Property Tax / PILOT	926.72	894.17	-32.55	-3.64	8,340.47	8,047.53	-292.94	-3.64
4521-00-000	Other Tax Expense	0.00	0.00	0.00	N/A	124.92	0.00	-124.92	N/A
4580-00-000	Security/Law Enforcement	53.82	44.08	-9.74	-22.10	484.38	396.72	-87.66	-22.10

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4599-00-000	TOTAL GENERAL EXPENSES	5,113.77	6,225.58	1,111.81	17.86	53,931.33	56,030.22	2,098.89	3.75
4600-00-000	GRANT EXPENSES								
4600-02-000	Capable USM Grant	14,390.89	6,418.17	-7,972.72	-124.22	47,235.76	57,763.53	10,527.77	18.23
4600-08-000	Homeless HUB Expenses	0.00	6,228.58	6,228.58	100.00	0.00	56,057.22	56,057.22	100.00
4699-00-000	TOTAL GRANT EXPENSES	14,390.89	12,646.75	-1,744.14	-13.79	47,235.76	113,820.75	66,584.99	58.50
4800-00-000	FINANCING EXPENSE								
4807-00-000	Interest Expense	570.02	600.00	29.98	5.00	5,467.82	5,400.00	-67.82	-1.26
4899-00-000	TOTAL FINANCING EXPENSES	570.02	600.00	29.98	5.00	5,467.82	5,400.00	-67.82	-1.26
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	2,782.00	0.00	-2,782.00	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	2,782.00	0.00	-2,782.00	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	5,130.81	5,131.00	0.19	0.00	46,177.29	46,179.00	1.71	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	5,130.81	5,131.00	0.19	0.00	46,177.29	46,179.00	1.71	0.00
8000-00-000	TOTAL EXPENSES	113,396.25	156,627.49	43,231.24	27.60	1,007,781.95	1,409,647.41	401,865.46	28.51
9000-00-000	NET INCOME	972,434.88	-11,825.31	984,260.19	8,323.34	3,172,259.37	23,379.21	3,148,880.16	13,468.72

Blake Street Towers (bst)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	27,020.67	26,315.67	705.00	2.68	240,496.93	236,841.03	3,655.90	1.54
3114-00-000	Less: Concessions	-189.30	0.00	-189.30	N/A	-242.30	0.00	-242.30	N/A
3119-00-000	TOTAL RENTAL INCOME	26,831.37	26,315.67	515.70	1.96	240,254.63	236,841.03	3,413.60	1.44
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	137.02	498.92	-361.90	-72.54	807.39	4,490.28	-3,682.89	-82.02
3120-02-000	Cleaning Fee	0.00	0.00	0.00	N/A	2,216.00	0.00	2,216.00	N/A
3120-03-000	Damages	0.00	29.67	-29.67	-100.00	80.00	267.03	-187.03	-70.04
3120-07-000	Tenant Owed Utilities	0.00	174.92	-174.92	-100.00	1,355.99	1,574.28	-218.29	-13.87
3120-09-000	Tenant Income - Other	0.00	48.92	-48.92	-100.00	0.00	440.28	-440.28	-100.00
3120-11-000	Trash Removal	146.00	4.33	141.67	3,271.82	222.00	38.97	183.03	469.67
3120-12-000	Keys and Locks Fee	0.00	47.17	-47.17	-100.00	92.00	424.53	-332.53	-78.33
3129-00-000	TOTAL OTHER TENANT INCOME	283.02	803.93	-520.91	-64.80	4,773.38	7,235.37	-2,461.99	-34.03
3199-00-000	TOTAL TENANT INCOME	27,114.39	27,119.60	-5.21	-0.02	245,028.01	244,076.40	951.61	0.39
3400-00-000	GRANT INCOME								
3401-10-000	Operating Subsidy	28,909.80	29,117.00	-207.20	-0.71	277,590.18	382,176.00	-104,585.82	-27.37
3499-00-000	TOTAL GRANT INCOME	28,909.80	29,117.00	-207.20	-0.71	277,590.18	382,176.00	-104,585.82	-27.37
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	7,962.92	-7,962.92	-100.00	0.00	71,666.28	-71,666.28	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	7,962.92	-7,962.92	-100.00	0.00	71,666.28	-71,666.28	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	794.00	0.00	794.00	N/A	794.00	0.00	794.00	N/A
3699-00-000	TOTAL OTHER INCOME	794.00	0.00	794.00	N/A	794.00	0.00	794.00	N/A
3999-00-000	TOTAL INCOME	56,818.19	64,199.52	-7,381.33	-11.50	523,412.19	697,918.68	-174,506.49	-25.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	10,238.10	10,497.00	258.90	2.47	117,308.03	94,473.00	22,835.03	24.17
4110-21-000	Unemployment Tax - Administrative	38.26	14.25	24.01	-168.49	559.46	128.25	431.21	-336.23
4110-22-000	Medicare Tax - Administrative	142.53	152.00	9.47	6.23	1,613.87	1,368.00	245.87	-17.97
4110-23-000	Health Insurance - Administrative	1,448.60	1,909.00	460.40	24.12	14,345.77	17,181.00	2,835.23	16.50
4110-24-000	Dental Insurance - Administrative	68.94	77.00	8.06	10.47	740.44	693.00	47.44	-6.85

Blake Street Towers (bst)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_1s

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-25-000	STD/LTD/Life Ins - Administrative	21.40	59.00	37.60	63.73	176.00	531.00	355.00	66.86
4110-25-001	Workers Compensation - Administrative	73.45	69.00	-4.45	-6.45	1,356.91	621.00	-735.91	-118.50
4110-26-000	HRA Expense - Administrative	0.00	218.00	218.00	100.00	41.23	1,962.00	1,920.77	97.90
4110-28-000	MEPERS/MSRS - Administrative	1,020.02	1,071.00	50.98	4.76	10,881.37	9,639.00	-1,242.37	-12.89
4110-29-000	Retirement 401a Plan - Administrative	395.62	422.00	26.38	6.25	2,898.22	3,798.00	899.78	23.69
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	15.00	15.00	100.00	82.36	135.00	52.64	38.99
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	13,446.92	14,503.25	1,056.33	7.28	150,003.66	130,529.25	-19,474.41	-14.92
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	45.00	7.83	-37.17	-474.71	495.00	70.47	-424.53	-602.43
4130-04-000	General Legal Expense	931.27	582.92	-348.35	-59.76	7,877.54	5,246.28	-2,631.26	-50.15
4131-00-000	TOTAL LEGAL EXPENSES	976.27	590.75	-385.52	-65.26	8,372.54	5,316.75	-3,055.79	-57.47
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	151.38	58.92	-92.46	-156.92	1,216.60	530.28	-686.32	-129.43
4150-00-000	Travel	126.61	73.50	-53.11	-72.26	1,229.88	661.50	-568.38	-85.92
4151-00-000	Mileage Reimbursement	19.22	39.00	19.78	50.72	185.28	351.00	165.72	47.21
4170-00-000	Accounting Fees	109.33	106.08	-3.25	-3.06	720.23	954.72	234.49	24.56
4173-00-000	Management Fee	6,343.17	6,660.17	317.00	4.76	57,088.53	59,941.53	2,853.00	4.76
4173-01-000	Asset Management Fee	970.00	1,018.50	48.50	4.76	8,730.00	9,166.50	436.50	4.76
4173-02-000	Bookkeeping Fee	652.50	684.58	32.08	4.69	5,872.50	6,161.22	288.72	4.69
4189-00-000	TOTAL OTHER ADMIN EXPENSES	8,372.21	8,640.75	268.54	3.11	75,043.02	77,766.75	2,723.73	3.50
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	272.21	97.17	-175.04	-180.14	2,609.25	874.53	-1,734.72	-198.36
4190-04-000	Office Supplies	170.62	176.17	5.55	3.15	1,672.57	1,585.53	-87.04	-5.49
4190-07-000	Telephone	246.31	404.08	157.77	39.04	3,310.09	3,636.72	326.63	8.98
4190-07-001	Answering Service	0.00	29.67	29.67	100.00	163.76	267.03	103.27	38.67
4190-08-000	Postage	45.22	80.58	35.36	43.88	611.15	725.22	114.07	15.73
4190-11-000	Printing and Printer Supplies	0.00	17.75	17.75	100.00	212.75	159.75	-53.00	-33.18
4190-12-000	Software	1,165.00	700.33	-464.67	-66.35	12,605.23	6,302.97	-6,302.26	-99.99
4190-13-000	Internet	676.09	638.25	-37.84	-5.93	6,053.09	5,744.25	-308.84	-5.38
4190-15-000	Cell Phones/Pagers	39.09	18.08	-21.01	-116.21	500.05	162.72	-337.33	-207.31
4190-19-000	Professional Services	0.00	77.75	77.75	100.00	3,458.58	699.75	-2,758.83	-394.26
4190-20-000	Bank Fees	7.93	9.17	1.24	13.52	71.62	82.53	10.91	13.22
4190-22-000	Other Misc Admin Expenses	4.88	1.75	-3.13	-178.86	282.91	15.75	-267.16	-1,696.25
4190-25-000	Contracts - Equipment Service	0.00	194.00	194.00	100.00	772.17	1,746.00	973.83	55.77
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	2,627.35	2,444.75	-182.60	-7.47	32,323.22	22,002.75	-10,320.47	-46.91
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,422.75	26,179.50	756.75	2.89	265,742.44	235,615.50	-30,126.94	-12.79
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	480.88	506.00	25.12	4.96	13,392.59	4,554.00	-8,838.59	-194.08
4210-21-000	Unemployment Tax - Tenant Services	2.86	24.00	21.14	88.08	20.85	65.00	44.15	67.92
4210-22-000	Medicare Tax - Tenant Services	6.97	7.00	0.03	0.43	189.64	63.00	-126.64	-201.02
4210-23-000	Health Insurance - Tenant Services	0.00	60.00	60.00	100.00	1,183.55	540.00	-643.55	-119.18
4210-24-000	Dental Insurance - Tenant Services	4.53	4.00	-0.53	-13.25	99.21	36.00	-63.21	-175.58

Blake Street Towers (bst)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-25-000	STD/LTD/Life Ins - Tenant Services	1.35	6.00	4.65	77.50	42.49	54.00	11.51	21.31
4210-25-001	Workers Compensation - Tenant Services	9.62	12.00	2.38	19.83	312.60	108.00	-204.60	-189.44
4210-28-000	MEPERS/MSRS - Tenant Services	46.29	52.00	5.71	10.98	1,336.27	468.00	-868.27	-185.53
4210-29-000	Retirement 401a Plan - Tenant Services	22.69	25.00	2.31	9.24	655.02	225.00	-430.02	-191.12
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	9.00	9.00	100.00
4230-02-000	Resident Participation	2,500.00	78.33	-2,421.67	-3,091.63	4,905.78	704.97	-4,200.81	-595.88
4231-00-999	TOTAL TENANT SERVICES EXPENSES	3,075.19	775.33	-2,299.86	-296.63	22,138.00	6,826.97	-15,311.03	-224.27
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	2,175.16	732.08	-1,443.08	-197.12	13,123.85	6,588.72	-6,535.13	-99.19
4320-00-000	Electricity	2,788.41	4,152.67	1,364.26	32.85	24,891.72	37,374.03	12,482.31	33.40
4320-02-000	Electricity - Vacant Units	500.94	760.58	259.64	34.14	6,026.63	6,845.22	818.59	11.96
4330-00-000	Natural Gas & Propane	5,348.81	3,286.25	-2,062.56	-62.76	27,076.37	29,576.25	2,499.88	8.45
4340-00-000	Garbage/Trash Removal	823.52	680.67	-142.85	-20.99	6,924.56	6,126.03	-798.53	-13.04
4390-00-000	Sewer	5,036.86	1,566.83	-3,470.03	-221.47	30,015.61	14,101.47	-15,914.14	-112.85
4391-00-000	Storm Water	634.14	187.67	-446.47	-237.90	1,902.42	1,689.03	-213.39	-12.63
4392-00-000	Sprinkler	0.00	92.08	92.08	100.00	528.00	828.72	300.72	36.29
4399-00-000	TOTAL UTILITY EXPENSES	17,307.84	11,458.83	-5,849.01	-51.04	110,489.16	103,129.47	-7,359.69	-7.14
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	16,274.75	19,124.00	2,849.25	14.90	120,611.67	172,116.00	51,504.33	29.92
4410-01-000	Maintenance Labor-Grounds	0.00	1,175.75	1,175.75	100.00	0.00	10,581.75	10,581.75	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	24.86	0.00	-24.86	N/A
4410-23-000	Health Insurance - Maintenance	186.38	0.00	-186.38	N/A	1,708.36	0.00	-1,708.36	N/A
4410-24-000	Dental Insurance - Maintenance	7.17	0.00	-7.17	N/A	64.19	0.00	-64.19	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	9.10	0.00	-9.10	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	42.64	0.00	-42.64	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	183.06	0.00	-183.06	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	89.80	0.00	-89.80	N/A
4411-00-000	Maintenance Uniforms	592.33	369.67	-222.66	-60.23	4,559.67	3,327.03	-1,232.64	-37.05
4413-00-000	Vehicle Expense	170.41	0.00	-170.41	N/A	1,149.23	0.00	-1,149.23	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	17,231.04	20,669.42	3,438.38	16.64	128,442.58	186,024.78	57,582.20	30.95
4420-00-000	MATERIALS								
4420-02-000	Appliances	1,430.96	944.17	-486.79	-51.56	6,155.73	8,497.53	2,341.80	27.56
4420-03-000	Supplies-Painting	20.96	176.75	155.79	88.14	813.88	1,590.75	776.87	48.84
4420-04-000	Supplies-Electrical	382.72	176.33	-206.39	-117.05	2,271.93	1,586.97	-684.96	-43.16
4420-05-000	Supplies-Windows/Doors/Locks	154.83	584.58	429.75	73.51	2,044.29	5,261.22	3,216.93	61.14
4420-06-000	Supplies-Janitorial/Cleaning	413.90	184.67	-229.23	-124.13	3,091.09	1,662.03	-1,429.06	-85.98
4420-07-000	Supplies-Maint/Repairs	533.85	122.83	-411.02	-334.63	2,555.21	1,105.47	-1,449.74	-131.14
4420-08-000	Supplies-Plumbing	143.08	252.67	109.59	43.37	2,097.03	2,274.03	177.00	7.78
4420-11-000	Supplies-Heating and Cooling	0.00	0.00	0.00	N/A	179.94	0.00	-179.94	N/A
4420-12-000	Supplies - Seasonal	0.00	131.25	131.25	100.00	1,374.06	1,181.25	-192.81	-16.32

Blake Street Towers (bst)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4429-00-000	TOTAL MATERIALS	3,080.30	2,573.25	-507.05	-19.70	20,583.16	23,159.25	2,576.09	11.12
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	2,290.00	1,010.33	-1,279.67	-126.66	9,315.00	9,092.97	-222.03	-2.44
4430-06-000	Contract-Electrical	0.00	598.50	598.50	100.00	437.50	5,386.50	4,949.00	91.88
4430-07-000	Contract-Pest Control	1,261.74	1,191.00	-70.74	-5.94	9,933.40	10,719.00	785.60	7.33
4430-09-000	Contract-Grounds	2,083.33	785.50	-1,297.83	-165.22	13,732.15	7,069.50	-6,662.65	-94.24
4430-10-000	Contract-Janitorial/Cleaning	104.16	113.58	9.42	8.29	988.26	1,022.22	33.96	3.32
4430-11-000	Contract-Plumbing	0.00	46.17	46.17	100.00	2,538.46	415.53	-2,122.93	-510.90
4430-13-000	Contract-HVAC	9,431.52	1,331.67	-8,099.85	-608.25	17,779.77	11,985.03	-5,794.74	-48.35
4430-15-000	Contract-Equipment Rental	100.50	144.08	43.58	30.25	996.49	1,296.72	300.23	23.15
4430-17-000	Contract - Elevator Expense	922.00	0.00	-922.00	N/A	18,452.30	0.00	-18,452.30	N/A
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	366.03	-17.85	-4.88
4430-19-000	Fire and Safety	686.97	1,181.58	494.61	41.86	11,631.97	10,634.22	-997.75	-9.38
4431-01-000	Professional Services	0.00	5,958.00	5,958.00	100.00	367.33	53,622.00	53,254.67	99.32
4439-00-000	TOTAL CONTRACT COSTS	16,880.22	12,401.08	-4,479.14	-36.12	86,556.51	111,609.72	25,053.21	22.45
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	37,191.56	35,643.75	-1,547.81	-4.34	235,582.25	320,793.75	85,211.50	26.56
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	1,442.87	34.17	-1,408.70	-4,122.62	1,660.20	307.53	-1,352.67	-439.85
4510-10-000	Property Insurance	1,916.66	2,018.25	101.59	5.03	16,676.90	18,164.25	1,487.35	8.19
4510-20-000	Liability Insurance	810.31	836.67	26.36	3.15	6,945.04	7,530.03	584.99	7.77
4510-22-000	Auto Insurance	233.66	316.58	82.92	26.19	2,247.62	2,849.22	601.60	21.11
4510-50-000	Insurance Claims / Uninsured Losses	0.00	0.00	0.00	N/A	-8,786.86	0.00	8,786.86	N/A
4520-00-000	Property Tax / PILOT	1,053.64	1,930.08	876.44	45.41	11,905.02	17,370.72	5,465.70	31.46
4570-00-000	Bad Debt-Tenant Rents	-3,340.42	0.00	3,340.42	N/A	6,401.06	0.00	-6,401.06	N/A
4580-00-000	Security/Law Enforcement	7,432.77	457.08	-6,975.69	-1,526.14	85,104.43	4,113.72	-80,990.71	-1,968.79
4599-00-000	TOTAL GENERAL EXPENSES	9,549.49	5,592.83	-3,956.66	-70.75	122,153.41	50,335.47	-71,817.94	-142.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-06-000	FSS Escrow Payments (Public Housing)	919.00	440.00	-479.00	-108.86	5,555.00	6,117.00	562.00	9.19
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	919.00	440.00	-479.00	-108.86	5,555.00	6,117.00	562.00	9.19
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	1,752.50	0.00	-1,752.50	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	1,752.50	0.00	-1,752.50	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	4,899.83	4,900.00	0.17	0.00	44,098.47	44,100.00	1.53	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	4,899.83	4,900.00	0.17	0.00	44,098.47	44,100.00	1.53	0.00
8000-00-000	TOTAL EXPENSES	98,365.66	84,990.24	-13,375.42	-15.74	807,511.23	766,918.16	-40,593.07	-5.29
9000-00-000	NET INCOME	-41,547.47	-20,790.72	-20,756.75	-99.84	-284,099.04	-68,999.48	-215,099.56	-311.74

Meadowview Apartments (mva)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	58,820.39	56,449.17	2,371.22	4.20	489,319.64	508,042.53	-18,722.89	-3.69
3119-00-000	TOTAL RENTAL INCOME	58,820.39	56,449.17	2,371.22	4.20	489,319.64	508,042.53	-18,722.89	-3.69
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	1,241.20	556.83	684.37	122.90	5,158.91	5,011.47	147.44	2.94
3120-02-000	Cleaning Fee	420.00	359.33	60.67	16.88	5,795.00	3,233.97	2,561.03	79.19
3120-03-000	Damages	0.00	137.08	-137.08	-100.00	325.00	1,233.72	-908.72	-73.66
3120-07-000	Tenant Owed Utilities	0.00	3.75	-3.75	-100.00	33.34	33.75	-0.41	-1.21
3120-09-000	Tenant Income - Other	0.00	24.33	-24.33	-100.00	40.00	218.97	-178.97	-81.73
3120-11-000	Trash Removal	120.00	57.92	62.08	107.18	440.00	521.28	-81.28	-15.59
3120-12-000	Keys and Locks Fee	35.00	5.25	29.75	566.67	208.00	47.25	160.75	340.21
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	33.03	-33.03	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	1,816.20	1,148.16	668.04	58.18	12,000.25	10,333.44	1,666.81	16.13
3199-00-000	TOTAL TENANT INCOME	60,636.59	57,597.33	3,039.26	5.28	501,319.89	518,375.97	-17,056.08	-3.29
3400-00-000	GRANT INCOME								
3401-10-000	Operating Subsidy	39,193.20	35,102.00	4,091.20	11.66	349,307.71	504,152.00	-154,844.29	-30.71
3499-00-000	TOTAL GRANT INCOME	39,193.20	35,102.00	4,091.20	11.66	349,307.71	504,152.00	-154,844.29	-30.71
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	11,738.58	-11,738.58	-100.00	0.00	105,647.22	-105,647.22	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	11,738.58	-11,738.58	-100.00	0.00	105,647.22	-105,647.22	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A
3999-00-000	TOTAL INCOME	99,829.79	104,437.91	-4,608.12	-4.41	850,877.60	1,128,175.19	-277,297.59	-24.58
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	19,507.34	18,642.00	-865.34	-4.64	178,693.28	167,778.00	-10,915.28	-6.51
4110-21-000	Unemployment Tax - Administrative	139.32	26.92	-112.40	-417.53	792.98	242.28	-550.70	-227.30
4110-22-000	Medicare Tax - Administrative	270.15	270.00	-0.15	-0.06	2,461.41	2,430.00	-31.41	-1.29
4110-23-000	Health Insurance - Administrative	3,932.66	4,011.00	78.34	1.95	30,573.88	36,099.00	5,525.12	15.31
4110-24-000	Dental Insurance - Administrative	152.46	145.00	-7.46	-5.14	1,233.57	1,305.00	71.43	5.47

Meadowview Apartments (mva)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-25-000	STD/LTD/Life Ins - Administrative	33.56	88.00	54.44	61.86	271.27	792.00	520.73	65.75
4110-25-001	Workers Compensation - Administrative	184.36	269.00	84.64	31.46	1,968.03	2,421.00	452.97	18.71
4110-26-000	HRA Expense - Administrative	0.00	469.00	469.00	100.00	64.61	4,221.00	4,156.39	98.47
4110-28-000	MEPERS/MSRS - Administrative	1,951.73	1,902.00	-49.73	-2.61	16,725.11	17,118.00	392.89	2.30
4110-29-000	Retirement 401a Plan - Administrative	679.15	772.00	92.85	12.03	5,771.11	6,948.00	1,176.89	16.94
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	26.00	26.00	100.00	-8.24	234.00	242.24	103.52
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	26,850.73	26,620.92	-229.81	-0.86	238,547.01	239,588.28	1,041.27	0.43
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	90.00	12.25	-77.75	-634.69	613.50	110.25	-503.25	-456.46
4130-04-000	General Legal Expense	1,115.91	913.50	-202.41	-22.16	8,550.85	8,221.50	-329.35	-4.01
4131-00-000	TOTAL LEGAL EXPENSES	1,205.91	925.75	-280.16	-30.26	9,164.35	8,331.75	-832.60	-9.99
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	237.21	92.42	-144.79	-156.67	1,386.74	831.78	-554.96	-66.72
4150-00-000	Travel	198.40	115.33	-83.07	-72.03	1,927.23	1,037.97	-889.26	-85.67
4151-00-000	Mileage Reimbursement	60.31	57.75	-2.56	-4.43	425.94	519.75	93.81	18.05
4170-00-000	Accounting Fees	171.33	161.75	-9.58	-5.92	1,128.61	1,455.75	327.14	22.47
4173-00-000	Management Fee	10,936.50	11,482.83	546.33	4.76	98,428.50	103,345.47	4,916.97	4.76
4173-01-000	Asset Management Fee	1,520.00	1,596.00	76.00	4.76	13,680.00	14,364.00	684.00	4.76
4173-02-000	Bookkeeping Fee	1,125.00	1,181.25	56.25	4.76	10,125.00	10,631.25	506.25	4.76
4189-00-000	TOTAL OTHER ADMIN EXPENSES	14,248.75	14,687.33	438.58	2.99	127,102.02	132,185.97	5,083.95	3.85
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	135.89	152.25	16.36	10.75	2,202.20	1,370.25	-831.95	-60.72
4190-04-000	Office Supplies	183.22	197.75	14.53	7.35	1,921.95	1,779.75	-142.20	-7.99
4190-07-000	Telephone	302.39	482.92	180.53	37.38	4,391.05	4,346.28	-44.77	-1.03
4190-07-001	Answering Service	0.00	46.58	46.58	100.00	256.61	419.22	162.61	38.79
4190-08-000	Postage	70.86	124.17	53.31	42.93	1,072.50	1,117.53	45.03	4.03
4190-11-000	Printing and Printer Supplies	1.15	44.33	43.18	97.41	238.10	398.97	160.87	40.32
4190-12-000	Software	1,846.47	1,080.42	-766.05	-70.90	19,018.15	9,723.78	-9,294.37	-95.58
4190-13-000	Internet	910.37	937.67	27.30	2.91	9,267.89	8,439.03	-828.86	-9.82
4190-15-000	Cell Phones/Pagers	42.07	3.33	-38.74	-1,163.36	305.83	29.97	-275.86	-920.45
4190-18-000	Small Office Equipment	0.00	45.83	45.83	100.00	0.00	412.47	412.47	100.00
4190-19-000	Professional Services	0.00	121.83	121.83	100.00	5,419.48	1,096.47	-4,323.01	-394.27
4190-20-000	Bank Fees	12.42	14.42	2.00	13.87	112.20	129.78	17.58	13.55
4190-22-000	Other Misc Admin Expenses	7.65	15.67	8.02	51.18	37.01	141.03	104.02	73.76
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	3,512.49	3,267.17	-245.32	-7.51	44,242.97	29,404.53	-14,838.44	-50.46
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,817.88	45,501.17	-316.71	-0.70	419,056.35	409,510.53	-9,545.82	-2.33
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	753.54	759.00	5.46	0.72	7,280.50	6,831.00	-449.50	-6.58
4210-21-000	Unemployment Tax - Tenant Services	4.49	0.00	-4.49	N/A	32.67	0.00	-32.67	N/A
4210-22-000	Medicare Tax - Tenant Services	10.93	11.00	0.07	0.64	110.27	99.00	-11.27	-11.38
4210-23-000	Health Insurance - Tenant Services	0.00	90.00	90.00	100.00	0.00	810.00	810.00	100.00
4210-24-000	Dental Insurance - Tenant Services	7.11	7.00	-0.11	-1.57	61.53	63.00	1.47	2.33

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-25-000	STD/LTD/Life Ins - Tenant Services	2.12	8.00	5.88	73.50	31.50	72.00	40.50	56.25
4210-25-001	Workers Compensation - Tenant Services	15.08	18.00	2.92	16.22	164.18	162.00	-2.18	-1.35
4210-28-000	MEPERS/MSRS - Tenant Services	72.54	77.00	4.46	5.79	695.98	693.00	-2.98	-0.43
4210-29-000	Retirement 401a Plan - Tenant Services	35.56	38.00	2.44	6.42	341.17	342.00	0.83	0.24
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	9.00	9.00	100.00
4221-01-000	Grant Fund Expense	0.00	6.83	6.83	100.00	0.00	61.47	61.47	100.00
4230-02-000	Resident Participation	0.00	170.67	170.67	100.00	928.66	1,536.03	607.37	39.54
4231-00-999	TOTAL TENANT SERVICES EXPENSES	901.37	1,186.50	285.13	24.03	9,646.46	10,678.50	1,032.04	9.66
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	1,417.52	1,681.75	264.23	15.71	14,534.69	15,135.75	601.06	3.97
4320-00-000	Electricity	4,262.48	3,785.08	-477.40	-12.61	25,791.36	34,065.72	8,274.36	24.29
4320-02-000	Electricity - Vacant Units	655.52	182.92	-472.60	-258.36	2,904.82	1,646.28	-1,258.54	-76.45
4330-00-000	Natural Gas & Propane	7,655.52	5,097.42	-2,558.10	-50.18	44,756.49	45,876.78	1,120.29	2.44
4340-00-000	Garbage/Trash Removal	842.91	733.00	-109.91	-14.99	6,867.51	6,597.00	-270.51	-4.10
4390-00-000	Sewer	3,457.40	2,811.92	-645.48	-22.96	30,333.58	25,307.28	-5,026.30	-19.86
4391-00-000	Storm Water	2,364.32	627.58	-1,736.74	-276.74	7,092.96	5,648.22	-1,444.74	-25.58
4392-00-000	Sprinkler	0.00	122.92	122.92	100.00	706.00	1,106.28	400.28	36.18
4399-00-000	TOTAL UTILITY EXPENSES	20,655.67	15,042.59	-5,613.08	-37.31	132,987.41	135,383.31	2,395.90	1.77
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	13,575.19	23,389.75	9,814.56	41.96	165,880.64	210,507.75	44,627.11	21.20
4410-01-000	Maintenance Labor-Grounds	0.00	1,289.75	1,289.75	100.00	0.00	11,607.75	11,607.75	100.00
4410-21-000	Unemployment Tax - Maintenance	0.00	3.75	3.75	100.00	0.00	33.75	33.75	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	38.42	0.00	-38.42	N/A
4410-23-000	Health Insurance - Maintenance	292.05	0.00	-292.05	N/A	2,666.99	0.00	-2,666.99	N/A
4410-24-000	Dental Insurance - Maintenance	11.24	0.00	-11.24	N/A	100.27	0.00	-100.27	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	14.08	0.00	-14.08	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	65.90	0.00	-65.90	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	282.92	0.00	-282.92	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	138.78	0.00	-138.78	N/A
4411-00-000	Maintenance Uniforms	592.31	369.67	-222.64	-60.23	4,559.65	3,327.03	-1,232.62	-37.05
4413-00-000	Vehicle Expense	230.55	41.67	-188.88	-453.28	1,766.39	375.03	-1,391.36	-371.00
4419-00-000	TOTAL GENERAL MAINT EXPENSE	14,701.34	25,094.59	10,393.25	41.42	175,514.04	225,851.31	50,337.27	22.29
4420-00-000	MATERIALS								
4420-02-000	Appliances	107.32	1,249.83	1,142.51	91.41	4,175.58	11,248.47	7,072.89	62.88
4420-03-000	Supplies-Painting	98.71	728.92	630.21	86.46	2,928.49	6,560.28	3,631.79	55.36
4420-04-000	Supplies-Electrical	20.27	267.08	246.81	92.41	843.16	2,403.72	1,560.56	64.92
4420-05-000	Supplies-Windows/Doors/Locks	139.56	106.33	-33.23	-31.25	2,517.57	956.97	-1,560.60	-163.08
4420-06-000	Supplies-Janitorial/Cleaning	532.00	252.75	-279.25	-110.48	3,116.10	2,274.75	-841.35	-36.99
4420-07-000	Supplies-Maint/Repairs	673.99	622.42	-51.57	-8.29	9,124.95	5,601.78	-3,523.17	-62.89
4420-08-000	Supplies-Plumbing	205.34	466.08	260.74	55.94	3,545.11	4,194.72	649.61	15.49

Meadowview Apartments (mva)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	634.24	0.00	-634.24	N/A
4420-11-000	Supplies-Heating and Cooling	1,711.38	472.67	-1,238.71	-262.07	5,150.86	4,254.03	-896.83	-21.08
4420-12-000	Supplies - Seasonal	0.00	160.50	160.50	100.00	2,051.70	1,444.50	-607.20	-42.04
4429-00-000	TOTAL MATERIALS	3,488.57	4,326.58	838.01	19.37	34,087.76	38,939.22	4,851.46	12.46
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	1,210.00	2,030.58	820.58	40.41	20,650.00	18,275.22	-2,374.78	-12.99
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A
4430-07-000	Contract-Pest Control	1,491.06	1,915.58	424.52	22.16	14,910.60	17,240.22	2,329.62	13.51
4430-09-000	Contract-Grounds	2,250.00	748.58	-1,501.42	-200.57	24,891.70	6,737.22	-18,154.48	-269.47
4430-10-000	Contract-Janitorial/Cleaning	0.00	9.45	9.45	100.00	0.00	85.05	85.05	100.00
4430-11-000	Contract-Plumbing	0.00	121.00	121.00	100.00	895.00	1,089.00	194.00	17.81
4430-13-000	Contract-HVAC	553.00	481.17	-71.83	-14.93	4,407.50	4,330.53	-76.97	-1.78
4430-15-000	Contract-Equipment Rental	409.01	209.25	-199.76	-95.46	1,775.28	1,883.25	107.97	5.73
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	366.03	-17.85	-4.88
4430-19-000	Fire and Safety	148.97	420.25	271.28	64.55	3,984.60	3,782.25	-202.35	-5.35
4431-01-000	Professional Services	895.00	203.58	-691.42	-339.63	9,413.46	1,832.22	-7,581.24	-413.77
4439-00-000	TOTAL CONTRACT COSTS	6,957.04	6,180.11	-776.93	-12.57	81,402.02	55,620.99	-25,781.03	-46.35
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,146.95	35,601.28	10,454.33	29.36	291,003.82	320,411.52	29,407.70	9.18
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	2,261.00	53.50	-2,207.50	-4,126.17	2,601.58	481.50	-2,120.08	-440.31
4510-10-000	Property Insurance	3,126.34	3,292.08	165.74	5.03	27,202.38	29,628.72	2,426.34	8.19
4510-20-000	Liability Insurance	1,331.89	1,375.25	43.36	3.15	11,415.49	12,377.25	961.76	7.77
4510-22-000	Auto Insurance	366.15	496.17	130.02	26.20	3,522.05	4,465.53	943.48	21.13
4510-50-000	Insurance Claims / Uninsured Losses	0.00	58.58	58.58	100.00	248.09	527.22	279.13	52.94
4520-00-000	Property Tax / PILOT	3,842.66	5,168.17	1,325.51	25.65	32,520.61	46,513.53	13,992.92	30.08
4570-00-000	Bad Debt-Tenant Rents	-543.91	0.00	543.91	N/A	11,507.94	0.00	-11,507.94	N/A
4580-00-000	Security/Law Enforcement	279.88	228.75	-51.13	-22.35	2,518.92	2,058.75	-460.17	-22.35
4599-00-000	TOTAL GENERAL EXPENSES	10,664.01	10,672.50	8.49	0.08	91,537.06	96,052.50	4,515.44	4.70
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-06-000	FSS Escrow Payments (Public Housing)	0.00	421.75	421.75	100.00	-1,000.00	3,795.75	4,795.75	126.35
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	421.75	421.75	100.00	-1,000.00	3,795.75	4,795.75	126.35
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	13,168.19	13,168.00	-0.19	0.00	118,513.71	118,512.00	-1.71	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	13,168.19	13,168.00	-0.19	0.00	118,513.71	118,512.00	-1.71	0.00
8000-00-000	TOTAL EXPENSES	116,354.07	121,593.79	5,239.72	4.31	1,066,244.81	1,094,344.11	28,099.30	2.57

Meadowview Apartments (mva)
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
9000-00-000 NET INCOME	-16,524.28	-17,155.88	631.60	3.68	-215,367.21	33,831.08	-249,198.29	-736.60

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

Period = Jul 2025-Mar 2026

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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	68,194.00	57,364.34	10,829.66	18.88	590,740.09	559,144.31	31,595.78	5.65
3112-01-000	Tenant Based Subsidy	0.00	32,643.00	-32,643.00	-100.00	0.00	97,929.00	-97,929.00	-100.00
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	N/A	198.00	0.00	198.00	N/A
3119-00-000	TOTAL RENTAL INCOME	68,194.00	90,007.34	-21,813.34	-24.24	590,938.09	657,073.31	-66,135.22	-10.07
3120-00-000	OTHER TENANT INCOME								
3120-02-000	Cleaning Fee	640.00	26.08	613.92	2,353.99	640.00	234.72	405.28	172.67
3120-03-000	Damages	1,000.00	144.25	855.75	593.24	5,363.15	1,298.25	4,064.90	313.11
3120-07-000	Tenant Owed Utilities	0.00	265.41	-265.41	-100.00	2,088.69	2,570.69	-482.00	-18.75
3120-09-000	Tenant Income - Other	0.00	0.00	0.00	N/A	200.00	0.00	200.00	N/A
3120-11-000	Trash Removal	605.00	58.50	546.50	934.19	2,550.00	618.50	1,931.50	312.29
3120-12-000	Keys and Locks Fee	0.00	0.00	0.00	N/A	0.00	11.00	-11.00	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	2,245.00	494.24	1,750.76	354.23	10,841.84	4,733.16	6,108.68	129.06
3199-00-000	TOTAL TENANT INCOME	70,439.00	90,501.58	-20,062.58	-22.17	601,779.93	661,806.47	-60,026.54	-9.07
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	0.00	52,499.97	-52,499.97	-100.00
3401-10-000	Operating Subsidy	84,455.40	59,305.67	25,149.73	42.41	632,060.98	739,323.03	-107,262.05	-14.51
3499-00-000	TOTAL GRANT INCOME	84,455.40	65,139.00	19,316.40	29.65	632,060.98	791,823.00	-159,762.02	-20.18
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	14,757.09	-14,757.09	-100.00	0.00	132,813.81	-132,813.81	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	14,757.09	-14,757.09	-100.00	0.00	132,813.81	-132,813.81	-100.00
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	0.00	112.00	-112.00	-100.00	344.33	1,008.00	-663.67	-65.84
3611-00-000	Interest Income - Restricted	83.04	0.00	83.04	N/A	411.84	0.00	411.84	N/A
3650-00-000	Miscellaneous Other Income	689.00	0.00	689.00	N/A	689.00	0.00	689.00	N/A
3699-00-000	TOTAL OTHER INCOME	772.04	112.00	660.04	589.32	1,445.17	1,008.00	437.17	43.37
3999-00-000	TOTAL INCOME	155,666.44	170,509.67	-14,843.23	-8.71	1,235,286.08	1,587,451.28	-352,165.20	-22.18
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	21,172.08	17,096.00	-4,076.08	-23.84	194,487.94	153,864.00	-40,623.94	-26.40
4110-21-000	Unemployment Tax - Administrative	106.44	5.50	-100.94	-1,835.27	937.38	37.50	-899.88	-2,399.68

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

Period = Jul 2025-Mar 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-22-000	Medicare Tax - Administrative	299.84	248.00	-51.84	-20.90	2,733.01	2,232.00	-501.01	-22.45
4110-23-000	Health Insurance - Administrative	3,745.92	3,265.00	-480.92	-14.73	27,561.66	29,385.00	1,823.34	6.20
4110-24-000	Dental Insurance - Administrative	161.30	151.00	-10.30	-6.82	1,257.77	1,359.00	101.23	7.45
4110-25-000	STD/LTD/Life Ins - Administrative	39.07	63.00	23.93	37.98	317.86	567.00	249.14	43.94
4110-25-001	Workers Compensation - Administrative	197.44	250.00	52.56	21.02	2,147.93	2,250.00	102.07	4.54
4110-26-000	HRA Expense - Administrative	0.00	371.00	371.00	100.00	57.38	3,339.00	3,281.62	98.28
4110-28-000	MEPERS/MSRS - Administrative	2,117.86	1,744.00	-373.86	-21.44	18,210.67	15,696.00	-2,514.67	-16.02
4110-29-000	Retirement 401a Plan - Administrative	730.32	569.00	-161.32	-28.35	6,061.94	5,121.00	-940.94	-18.37
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	24.00	24.00	100.00	-9.05	216.00	225.05	104.19
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	28,570.27	23,786.50	-4,783.77	-20.11	253,764.49	214,066.50	-39,697.99	-18.54
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	90.00	11.33	-78.67	-694.35	705.50	101.97	-603.53	-591.87
4130-04-000	General Legal Expense	1,722.11	1,003.50	-718.61	-71.61	19,180.15	9,031.50	-10,148.65	-112.37
4131-00-000	TOTAL LEGAL EXPENSES	1,812.11	1,014.83	-797.28	-78.56	19,885.65	9,133.47	-10,752.18	-117.72
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	293.39	105.58	-187.81	-177.88	1,715.18	1,022.22	-692.96	-67.79
4150-00-000	Travel	245.40	120.16	-125.24	-104.23	3,436.72	1,173.44	-2,263.28	-192.88
4151-00-000	Mileage Reimbursement	92.15	59.00	-33.15	-56.19	745.84	571.00	-174.84	-30.62
4170-00-000	Accounting Fees	211.89	168.92	-42.97	-25.44	1,395.87	1,640.28	244.41	14.90
4173-00-000	Management Fee	11,228.14	11,789.42	561.28	4.76	101,053.26	106,104.78	5,051.52	4.76
4173-01-000	Asset Management Fee	1,880.00	1,974.00	94.00	4.76	16,920.00	17,766.00	846.00	4.76
4173-02-000	Bookkeeping Fee	1,155.00	1,212.75	57.75	4.76	10,395.00	10,914.75	519.75	4.76
4189-00-000	TOTAL OTHER ADMIN EXPENSES	15,105.97	15,429.83	323.86	2.10	135,661.87	139,192.47	3,530.60	2.54
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	174.81	167.25	-7.56	-4.52	5,218.82	1,505.25	-3,713.57	-246.71
4190-04-000	Office Supplies	120.51	274.57	154.06	56.11	4,374.84	2,767.13	-1,607.71	-58.10
4190-07-000	Telephone	320.78	676.84	356.06	52.61	4,735.85	6,131.56	1,395.71	22.76
4190-07-001	Answering Service	0.00	49.15	49.15	100.00	317.39	478.35	160.96	33.65
4190-08-000	Postage	87.65	128.42	40.77	31.75	1,184.53	1,251.78	67.25	5.37
4190-11-000	Printing and Printer Supplies	0.59	206.91	206.32	99.71	628.40	1,878.19	1,249.79	66.54
4190-12-000	Software	2,247.68	1,631.33	-616.35	-37.78	31,291.73	15,905.97	-15,385.76	-96.73
4190-13-000	Internet	2,273.93	1,898.26	-375.67	-19.79	22,592.03	18,792.34	-3,799.69	-20.22
4190-15-000	Cell Phones/Pagers	46.24	3.16	-43.08	-1,363.29	334.86	32.44	-302.42	-932.24
4190-19-000	Professional Services	-13,204.17	133.74	13,337.91	9,973.01	6,467.12	1,203.66	-5,263.46	-437.29
4190-20-000	Bank Fees	15.35	14.67	-0.68	-4.64	139.75	144.03	4.28	2.97
4190-22-000	Other Misc Admin Expenses	8.38	71.01	62.63	88.20	832.52	2,175.09	1,342.57	61.72
4190-25-000	Contracts - Equipment Service	0.00	15.92	15.92	100.00	744.00	143.28	-600.72	-419.26
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	-7,908.25	5,271.23	13,179.48	250.03	78,861.84	52,409.07	-26,452.77	-50.47
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,580.10	45,502.39	7,922.29	17.41	488,173.85	414,801.51	-73,372.34	-17.69
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	827.93	860.00	32.07	3.73	10,704.13	7,740.00	-2,964.13	-38.30
4210-21-000	Unemployment Tax - Tenant Services	4.92	9.00	4.08	45.33	35.92	14.00	-21.92	-156.57

Amp 3 (.amp3)

Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-22-000	Medicare Tax - Tenant Services	12.00	11.00	-1.00	-9.09	158.04	99.00	-59.04	-59.64
4210-23-000	Health Insurance - Tenant Services	0.00	103.00	103.00	100.00	366.05	927.00	560.95	60.51
4210-24-000	Dental Insurance - Tenant Services	7.81	7.00	-0.81	-11.57	86.17	63.00	-23.17	-36.78
4210-25-000	STD/LTD/Life Ins - Tenant Services	2.33	10.00	7.67	76.70	41.59	90.00	48.41	53.79
4210-25-001	Workers Compensation - Tenant Services	16.57	18.00	1.43	7.94	244.64	162.00	-82.64	-51.01
4210-28-000	MEPERS/MSRS - Tenant Services	79.69	87.00	7.31	8.40	1,040.54	783.00	-257.54	-32.89
4210-29-000	Retirement 401a Plan - Tenant Services	39.07	42.00	2.93	6.98	510.08	378.00	-132.08	-34.94
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	9.00	9.00	100.00
4221-01-000	Grant Fund Expense	10,660.54	10,688.91	28.37	0.27	81,241.38	96,376.19	15,134.81	15.70
4230-00-000	Tenant Services Contract Costs	224.00	151.42	-72.58	-47.93	1,513.73	1,362.78	-150.95	-11.08
4230-02-000	Resident Participation	0.00	9.08	9.08	100.00	382.93	81.72	-301.21	-368.59
4231-00-999	TOTAL TENANT SERVICES EXPENSES	11,874.86	11,997.41	122.55	1.02	96,325.20	108,085.69	11,760.49	10.88
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	6,772.65	5,231.15	-1,541.50	-29.47	56,532.90	50,040.35	-6,492.55	-12.97
4320-00-000	Electricity	4,869.47	5,464.07	594.60	10.88	40,718.80	51,292.63	10,573.83	20.61
4320-02-000	Electricity - Vacant Units	1,802.05	760.24	-1,041.81	-137.04	17,142.76	7,934.16	-9,208.60	-116.06
4330-00-000	Natural Gas & Propane	22,199.97	14,817.24	-7,382.73	-49.83	127,187.25	141,531.16	14,343.91	10.13
4340-00-000	Garbage/Trash Removal	3,169.44	3,345.17	175.73	5.25	30,218.72	32,518.53	2,299.81	7.07
4390-00-000	Sewer	15,660.18	9,116.59	-6,543.59	-71.78	110,725.63	87,569.31	-23,156.32	-26.44
4391-00-000	Storm Water	864.20	1,173.41	309.21	26.35	9,022.88	11,264.69	2,241.81	19.90
4392-00-000	Sprinkler	0.00	276.58	276.58	100.00	1,584.00	2,489.22	905.22	36.37
4399-00-000	TOTAL UTILITY EXPENSES	55,337.96	40,184.45	-15,153.51	-37.71	393,132.94	384,640.05	-8,492.89	-2.21
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	39,070.89	41,214.69	2,143.80	5.20	346,821.37	372,479.53	25,658.16	6.89
4410-01-000	Maintenance Labor-Grounds	0.00	5,018.67	5,018.67	100.00	1,900.00	48,976.03	47,076.03	96.12
4410-21-000	Unemployment Tax - Maintenance	0.00	3.00	3.00	100.00	0.00	29.00	29.00	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	49.74	0.00	-49.74	N/A
4410-23-000	Health Insurance - Maintenance	320.86	0.00	-320.86	N/A	3,070.39	0.00	-3,070.39	N/A
4410-24-000	Dental Insurance - Maintenance	12.35	0.00	-12.35	N/A	114.77	0.00	-114.77	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	18.22	0.00	-18.22	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	85.29	0.00	-85.29	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	366.13	0.00	-366.13	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	179.62	0.00	-179.62	N/A
4411-00-000	Maintenance Uniforms	592.34	369.67	-222.67	-60.23	4,559.91	3,327.03	-1,232.88	-37.06
4413-00-000	Vehicle Expense	175.74	19.67	-156.07	-793.44	2,122.65	189.03	-1,933.62	-1,022.92
4419-00-000	TOTAL GENERAL MAINT EXPENSE	40,172.18	46,625.70	6,453.52	13.84	359,288.09	425,000.62	65,712.53	15.46
4420-00-000	MATERIALS								
4420-02-000	Appliances	2,053.23	1,301.09	-752.14	-57.81	10,329.73	11,709.81	1,380.08	11.79
4420-03-000	Supplies-Painting	1,299.41	692.16	-607.25	-87.73	3,622.25	6,229.44	2,607.19	41.85
4420-04-000	Supplies-Electrical	346.15	627.17	281.02	44.81	3,580.00	5,644.53	2,064.53	36.58

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

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4420-05-000	Supplies-Windows/Doors/Locks	1,085.62	917.17	-168.45	-18.37	10,645.73	8,254.53	-2,391.20	-28.97
4420-06-000	Supplies-Janitorial/Cleaning	262.99	436.08	173.09	39.69	3,002.55	3,924.72	922.17	23.50
4420-07-000	Supplies-Maint/Repairs	2,369.70	1,216.75	-1,152.95	-94.76	20,508.58	10,990.75	-9,517.83	-86.60
4420-08-000	Supplies-Plumbing	271.75	758.41	486.66	64.17	5,402.81	6,825.69	1,422.88	20.85
4420-11-000	Supplies-Heating and Cooling	-298.32	538.50	836.82	155.40	-10,756.43	5,090.50	15,846.93	311.30
4420-12-000	Supplies - Seasonal	0.00	237.49	237.49	100.00	1,674.92	2,249.41	574.49	25.54
4429-00-000	TOTAL MATERIALS	7,390.53	6,724.82	-665.71	-9.90	48,010.14	60,919.38	12,909.24	21.19
4430-00-000	CONTRACT COSTS								
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	744.70	0.00	-744.70	N/A
4430-03-000	Contract-Building Repairs	4,850.00	0.00	-4,850.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	150.00	3,703.33	3,553.33	95.95	20,065.00	33,329.97	13,264.97	39.80
4430-06-000	Contract-Electrical	-4,850.00	525.92	5,375.92	1,022.19	-4,850.00	4,733.28	9,583.28	202.47
4430-07-000	Contract-Pest Control	1,818.70	2,656.17	837.47	31.53	22,183.00	18,947.53	-3,235.47	-17.08
4430-09-000	Contract-Grounds	7,366.66	2,898.93	-4,467.73	-154.12	62,878.75	28,354.37	-34,524.38	-121.76
4430-10-000	Contract-Janitorial/Cleaning	127.34	303.08	175.74	57.98	2,099.45	2,727.72	628.27	23.03
4430-11-000	Contract-Plumbing	1,536.92	345.33	-1,191.59	-345.06	3,139.58	3,199.97	60.39	1.89
4430-13-000	Contract-HVAC	175.00	1,234.50	1,059.50	85.82	6,064.65	11,438.50	5,373.85	46.98
4430-15-000	Contract-Equipment Rental	137.33	74.67	-62.66	-83.92	1,200.08	688.03	-512.05	-74.42
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.32	0.00	-137.32	N/A
4430-17-000	Contract - Elevator Expense	190.00	277.08	87.08	31.43	630.00	2,493.72	1,863.72	74.74
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	366.03	-17.85	-4.88
4430-19-000	Fire and Safety	218.97	834.76	615.79	73.77	10,925.58	7,604.84	-3,320.74	-43.67
4431-01-000	Professional Services	945.00	6,054.42	5,109.42	84.39	2,109.63	54,537.78	52,428.15	96.13
4439-00-000	TOTAL CONTRACT COSTS	12,665.92	18,948.86	6,282.94	33.16	132,561.62	168,421.74	35,860.12	21.29
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	60,228.63	72,299.38	12,070.75	16.70	539,859.85	654,341.74	114,481.89	17.50
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	1,872.67	59.16	-1,813.51	-3,065.43	2,249.10	532.44	-1,716.66	-322.41
4510-10-000	Property Insurance	6,094.36	6,417.59	323.23	5.04	53,027.06	57,758.31	4,731.25	8.19
4510-20-000	Liability Insurance	2,112.97	2,181.82	68.85	3.16	18,110.06	19,636.38	1,526.32	7.77
4510-22-000	Auto Insurance	298.71	502.67	203.96	40.58	3,207.69	4,524.03	1,316.34	29.10
4510-50-000	Insurance Claims / Uninsured Losses	0.00	0.00	0.00	N/A	12,956.09	0.00	-12,956.09	N/A
4520-00-000	Property Tax / PILOT	1,604.77	3,353.24	1,748.47	52.14	22,872.30	31,311.16	8,438.86	26.95
4570-00-000	Bad Debt-Tenant Rents	2,242.10	0.00	-2,242.10	N/A	22,565.72	0.00	-22,565.72	N/A
4570-01-000	Bad Debt-Other	-3,970.69	0.00	3,970.69	N/A	0.00	0.00	0.00	N/A
4580-00-000	Security/Law Enforcement	4,356.00	299.00	-4,057.00	-1,356.86	42,396.00	2,691.00	-39,705.00	-1,475.47
4599-00-000	TOTAL GENERAL EXPENSES	14,610.89	12,813.48	-1,797.41	-14.03	177,384.02	116,453.32	-60,930.70	-52.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-01-001	Tenant Utility Payments-Public Housing	288.00	471.17	183.17	38.88	3,567.00	4,272.53	705.53	16.51
4715-06-000	FSS Escrow Payments (Public Housing)	4,716.00	3,692.17	-1,023.83	-27.73	42,215.69	34,273.53	-7,942.16	-23.17
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,004.00	4,163.34	-840.66	-20.19	45,782.69	38,546.06	-7,236.63	-18.77

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

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	17,971.43	17,971.08	-0.35	0.00	161,742.87	161,739.72	-3.15	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	17,971.43	17,971.08	-0.35	0.00	161,742.87	161,739.72	-3.15	0.00
8000-00-000	TOTAL EXPENSES	202,607.87	204,931.53	2,323.66	1.13	1,902,401.42	1,878,608.09	-23,793.33	-1.27
9000-00-000	NET INCOME	-46,941.43	-34,421.86	-12,519.57	-36.37	-667,115.34	-291,156.81	-375,958.53	-129.13

Property = bst mva .amp3
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026
 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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	154,035.06	140,129.18	13,905.88	9.92	1,320,556.66	1,304,027.87	16,528.79	1.27
3112-01-000	Tenant Based Subsidy	0.00	32,643.00	-32,643.00	-100.00	0.00	97,929.00	-97,929.00	-100.00
3114-00-000	Less: Concessions	-189.30	0.00	-189.30	N/A	-242.30	0.00	-242.30	N/A
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	N/A	198.00	0.00	198.00	N/A
3119-00-000	TOTAL RENTAL INCOME	153,845.76	172,772.18	-18,926.42	-10.95	1,320,512.36	1,401,956.87	-81,444.51	-5.81
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	1,378.22	1,055.75	322.47	30.54	5,966.30	9,501.75	-3,535.45	-37.21
3120-02-000	Cleaning Fee	1,060.00	385.41	674.59	175.03	8,651.00	3,468.69	5,182.31	149.40
3120-03-000	Damages	1,000.00	311.00	689.00	221.54	5,768.15	2,799.00	2,969.15	106.08
3120-07-000	Tenant Owed Utilities	0.00	444.08	-444.08	-100.00	3,478.02	4,178.72	-700.70	-16.77
3120-09-000	Tenant Income - Other	0.00	73.25	-73.25	-100.00	240.00	659.25	-419.25	-63.60
3120-11-000	Trash Removal	871.00	120.75	750.25	621.33	3,212.00	1,178.75	2,033.25	172.49
3120-12-000	Keys and Locks Fee	35.00	52.42	-17.42	-33.23	300.00	482.78	-182.78	-37.86
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	33.03	-33.03	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	4,344.22	2,446.33	1,897.89	77.58	27,615.47	22,301.97	5,313.50	23.83
3199-00-000	TOTAL TENANT INCOME	158,189.98	175,218.51	-17,028.53	-9.72	1,348,127.83	1,424,258.84	-76,131.01	-5.35
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	0.00	52,499.97	-52,499.97	-100.00
3401-10-000	Operating Subsidy	152,558.40	123,524.67	29,033.73	23.50	1,258,958.87	1,625,651.03	-366,692.16	-22.56
3499-00-000	TOTAL GRANT INCOME	152,558.40	129,358.00	23,200.40	17.93	1,258,958.87	1,678,151.00	-419,192.13	-24.98
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	34,458.59	-34,458.59	-100.00	0.00	310,127.31	-310,127.31	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	0.00	310,127.31	-310,127.31	-100.00
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	0.00	112.00	-112.00	-100.00	344.33	1,008.00	-663.67	-65.84
3611-00-000	Interest Income - Restricted	83.04	0.00	83.04	N/A	411.84	0.00	411.84	N/A
3650-00-000	Miscellaneous Other Income	1,483.00	0.00	1,483.00	N/A	1,733.00	0.00	1,733.00	N/A
3699-00-000	TOTAL OTHER INCOME	1,566.04	112.00	1,454.04	1,298.25	2,489.17	1,008.00	1,481.17	146.94
3999-00-000	TOTAL INCOME	312,314.42	339,147.10	-26,832.68	-7.91	2,609,575.87	3,413,545.15	-803,969.28	-23.55
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								

Property = bst mva .amp3
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	50,917.52	46,235.00	-4,682.52	-10.13	490,489.25	416,115.00	-74,374.25	-17.87
4110-21-000	Unemployment Tax - Administrative	284.02	46.67	-237.35	-508.57	2,289.82	408.03	-1,881.79	-461.19
4110-22-000	Medicare Tax - Administrative	712.52	670.00	-42.52	-6.35	6,808.29	6,030.00	-778.29	-12.91
4110-23-000	Health Insurance - Administrative	9,127.18	9,185.00	57.82	0.63	72,481.31	82,665.00	10,183.69	12.32
4110-24-000	Dental Insurance - Administrative	382.70	373.00	-9.70	-2.60	3,231.78	3,357.00	125.22	3.73
4110-25-000	STD/LTD/Life Ins - Administrative	94.03	210.00	115.97	55.22	765.13	1,890.00	1,124.87	59.52
4110-25-001	Workers Compensation - Administrative	455.25	588.00	132.75	22.58	5,472.87	5,292.00	-180.87	-3.42
4110-26-000	HRA Expense - Administrative	0.00	1,058.00	1,058.00	100.00	163.22	9,522.00	9,358.78	98.29
4110-28-000	MEPERS/MSRS - Administrative	5,089.61	4,717.00	-372.61	-7.90	45,817.15	42,453.00	-3,364.15	-7.92
4110-29-000	Retirement 401a Plan - Administrative	1,805.09	1,763.00	-42.09	-2.39	14,731.27	15,867.00	1,135.73	7.16
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	65.00	65.00	100.00	65.07	585.00	519.93	88.88
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	68,867.92	64,910.67	-3,957.25	-6.10	642,315.16	584,184.03	-58,131.13	-9.95
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	225.00	31.41	-193.59	-616.33	1,814.00	282.69	-1,531.31	-541.69
4130-04-000	General Legal Expense	3,769.29	2,499.92	-1,269.37	-50.78	35,608.54	22,499.28	-13,109.26	-58.27
4131-00-000	TOTAL LEGAL EXPENSES	3,994.29	2,531.33	-1,462.96	-57.79	37,422.54	22,781.97	-14,640.57	-64.26
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	681.98	256.92	-425.06	-165.44	4,318.52	2,384.28	-1,934.24	-81.12
4150-00-000	Travel	570.41	308.99	-261.42	-84.60	6,593.83	2,872.91	-3,720.92	-129.52
4151-00-000	Mileage Reimbursement	171.68	155.75	-15.93	-10.23	1,357.06	1,441.75	84.69	5.87
4170-00-000	Accounting Fees	492.55	436.75	-55.80	-12.78	3,244.71	4,050.75	806.04	19.90
4173-00-000	Management Fee	28,507.81	29,932.42	1,424.61	4.76	256,570.29	269,391.78	12,821.49	4.76
4173-01-000	Asset Management Fee	4,370.00	4,588.50	218.50	4.76	39,330.00	41,296.50	1,966.50	4.76
4173-02-000	Bookkeeping Fee	2,932.50	3,078.58	146.08	4.74	26,392.50	27,707.22	1,314.72	4.74
4189-00-000	TOTAL OTHER ADMIN EXPENSES	37,726.93	38,757.91	1,030.98	2.66	337,806.91	349,145.19	11,338.28	3.25
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	582.91	416.67	-166.24	-39.90	10,030.27	3,750.03	-6,280.24	-167.47
4190-04-000	Office Supplies	474.35	648.49	174.14	26.85	7,969.36	6,132.41	-1,836.95	-29.95
4190-07-000	Telephone	869.48	1,563.84	694.36	44.40	12,436.99	14,114.56	1,677.57	11.89
4190-07-001	Answering Service	0.00	125.40	125.40	100.00	737.76	1,164.60	426.84	36.65
4190-08-000	Postage	203.73	333.17	129.44	38.85	2,868.18	3,094.53	226.35	7.31
4190-11-000	Printing and Printer Supplies	1.74	268.99	267.25	99.35	1,079.25	2,436.91	1,357.66	55.71
4190-12-000	Software	5,259.15	3,412.08	-1,847.07	-54.13	62,915.11	31,932.72	-30,982.39	-97.02
4190-13-000	Internet	3,860.39	3,474.18	-386.21	-11.12	37,913.01	32,975.62	-4,937.39	-14.97
4190-15-000	Cell Phones/Pagers	127.40	24.57	-102.83	-418.52	1,140.74	225.13	-915.61	-406.70
4190-18-000	Small Office Equipment	0.00	45.83	45.83	100.00	0.00	412.47	412.47	100.00
4190-19-000	Professional Services	-13,204.17	333.32	13,537.49	4,061.41	15,345.18	2,999.88	-12,345.30	-411.53
4190-20-000	Bank Fees	35.70	38.26	2.56	6.69	323.57	356.34	32.77	9.20
4190-22-000	Other Misc Admin Expenses	20.91	88.43	67.52	76.35	1,152.44	2,331.87	1,179.43	50.58
4190-25-000	Contracts - Equipment Service	0.00	209.92	209.92	100.00	1,516.17	1,889.28	373.11	19.75
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	-1,768.41	10,983.15	12,751.56	116.10	155,428.03	103,816.35	-51,611.68	-49.71
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	108,820.73	117,183.06	8,362.33	7.14	1,172,972.64	1,059,927.54	-113,045.10	-10.67

Property = bst mva .amp3
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	2,062.35	2,125.00	62.65	2.95	31,377.22	19,125.00	-12,252.22	-64.06
4210-21-000	Unemployment Tax - Tenant Services	12.27	33.00	20.73	62.82	89.44	79.00	-10.44	-13.22
4210-22-000	Medicare Tax - Tenant Services	29.90	29.00	-0.90	-3.10	457.95	261.00	-196.95	-75.46
4210-23-000	Health Insurance - Tenant Services	0.00	253.00	253.00	100.00	1,549.60	2,277.00	727.40	31.95
4210-24-000	Dental Insurance - Tenant Services	19.45	18.00	-1.45	-8.06	246.91	162.00	-84.91	-52.41
4210-25-000	STD/LTD/Life Ins - Tenant Services	5.80	24.00	18.20	75.83	115.58	216.00	100.42	46.49
4210-25-001	Workers Compensation - Tenant Services	41.27	48.00	6.73	14.02	721.42	432.00	-289.42	-67.00
4210-28-000	MEPERS/MSRS - Tenant Services	198.52	216.00	17.48	8.09	3,072.79	1,944.00	-1,128.79	-58.07
4210-29-000	Retirement 401a Plan - Tenant Services	97.32	105.00	7.68	7.31	1,506.27	945.00	-561.27	-59.39
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	3.00	3.00	100.00	0.00	27.00	27.00	100.00
4221-01-000	Grant Fund Expense	10,660.54	10,695.74	35.20	0.33	81,241.38	96,437.66	15,196.28	15.76
4230-00-000	Tenant Services Contract Costs	224.00	151.42	-72.58	-47.93	1,513.73	1,362.78	-150.95	-11.08
4230-02-000	Resident Participation	2,500.00	258.08	-2,241.92	-868.69	6,217.37	2,322.72	-3,894.65	-167.68
4231-00-999	TOTAL TENANT SERVICES EXPENSES	15,851.42	13,959.24	-1,892.18	-13.56	128,109.66	125,591.16	-2,518.50	-2.01
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	10,365.33	7,644.98	-2,720.35	-35.58	84,191.44	71,764.82	-12,426.62	-17.32
4320-00-000	Electricity	11,920.36	13,401.82	1,481.46	11.05	91,401.88	122,732.38	31,330.50	25.53
4320-02-000	Electricity - Vacant Units	2,958.51	1,703.74	-1,254.77	-73.65	26,074.21	16,425.66	-9,648.55	-58.74
4330-00-000	Natural Gas & Propane	35,204.30	23,200.91	-12,003.39	-51.74	199,020.11	216,984.19	17,964.08	8.28
4340-00-000	Garbage/Trash Removal	4,835.87	4,758.84	-77.03	-1.62	44,010.79	45,241.56	1,230.77	2.72
4390-00-000	Sewer	24,154.44	13,495.34	-10,659.10	-78.98	171,074.82	126,978.06	-44,096.76	-34.73
4391-00-000	Storm Water	3,862.66	1,988.66	-1,874.00	-94.23	18,018.26	18,601.94	583.68	3.14
4392-00-000	Sprinkler	0.00	491.58	491.58	100.00	2,818.00	4,424.22	1,606.22	36.31
4399-00-000	TOTAL UTILITY EXPENSES	93,301.47	66,685.87	-26,615.60	-39.91	636,609.51	623,152.83	-13,456.68	-2.16
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	68,920.83	83,728.44	14,807.61	17.69	633,313.68	755,103.28	121,789.60	16.13
4410-01-000	Maintenance Labor-Grounds	0.00	7,484.17	7,484.17	100.00	1,900.00	71,165.53	69,265.53	97.33
4410-21-000	Unemployment Tax - Maintenance	0.00	6.75	6.75	100.00	0.00	62.75	62.75	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	113.02	0.00	-113.02	N/A
4410-23-000	Health Insurance - Maintenance	799.29	0.00	-799.29	N/A	7,445.74	0.00	-7,445.74	N/A
4410-24-000	Dental Insurance - Maintenance	30.76	0.00	-30.76	N/A	279.23	0.00	-279.23	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	41.40	0.00	-41.40	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	193.83	0.00	-193.83	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	832.11	0.00	-832.11	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	408.20	0.00	-408.20	N/A
4411-00-000	Maintenance Uniforms	1,776.98	1,109.01	-667.97	-60.23	13,679.23	9,981.09	-3,698.14	-37.05
4413-00-000	Vehicle Expense	576.70	61.34	-515.36	-840.17	5,038.27	564.06	-4,474.21	-793.22
4419-00-000	TOTAL GENERAL MAINT EXPENSE	72,104.56	92,389.71	20,285.15	21.96	663,244.71	836,876.71	173,632.00	20.75

Property = bst mva .amp3
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4420-00-000	MATERIALS								
4420-02-000	Appliances	3,591.51	3,495.09	-96.42	-2.76	20,661.04	31,455.81	10,794.77	34.32
4420-03-000	Supplies-Painting	1,419.08	1,597.83	178.75	11.19	7,364.62	14,380.47	7,015.85	48.79
4420-04-000	Supplies-Electrical	749.14	1,070.58	321.44	30.02	6,695.09	9,635.22	2,940.13	30.51
4420-05-000	Supplies-Windows/Doors/Locks	1,380.01	1,608.08	228.07	14.18	15,207.59	14,472.72	-734.87	-5.08
4420-06-000	Supplies-Janitorial/Cleaning	1,208.89	873.50	-335.39	-38.40	9,209.74	7,861.50	-1,348.24	-17.15
4420-07-000	Supplies-Maint/Repairs	3,577.54	1,962.00	-1,615.54	-82.34	32,188.74	17,698.00	-14,490.74	-81.88
4420-08-000	Supplies-Plumbing	620.17	1,477.16	856.99	58.02	11,044.95	13,294.44	2,249.49	16.92
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	634.24	0.00	-634.24	N/A
4420-11-000	Supplies-Heating and Cooling	1,413.06	1,011.17	-401.89	-39.74	-5,425.63	9,344.53	14,770.16	158.06
4420-12-000	Supplies - Seasonal	0.00	529.24	529.24	100.00	5,100.68	4,875.16	-225.52	-4.63
4429-00-000	TOTAL MATERIALS	13,959.40	13,624.65	-334.75	-2.46	102,681.06	123,017.85	20,336.79	16.53
4430-00-000	CONTRACT COSTS								
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	744.70	0.00	-744.70	N/A
4430-03-000	Contract-Building Repairs	4,850.00	0.00	-4,850.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	3,650.00	6,744.24	3,094.24	45.88	50,030.00	60,698.16	10,668.16	17.58
4430-06-000	Contract-Electrical	-4,850.00	1,124.42	5,974.42	531.33	-4,322.50	10,119.78	14,442.28	142.71
4430-07-000	Contract-Pest Control	4,571.50	5,762.75	1,191.25	20.67	47,027.00	46,906.75	-120.25	-0.26
4430-09-000	Contract-Grounds	11,699.99	4,433.01	-7,266.98	-163.93	101,502.60	42,161.09	-59,341.51	-140.75
4430-10-000	Contract-Janitorial/Cleaning	231.50	426.11	194.61	45.67	3,087.71	3,834.99	747.28	19.49
4430-11-000	Contract-Plumbing	1,536.92	512.50	-1,024.42	-199.89	6,573.04	4,704.50	-1,868.54	-39.72
4430-13-000	Contract-HVAC	10,159.52	3,047.34	-7,112.18	-233.39	28,251.92	27,754.06	-497.86	-1.79
4430-15-000	Contract-Equipment Rental	646.84	428.00	-218.84	-51.13	3,971.85	3,868.00	-103.85	-2.68
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.32	0.00	-137.32	N/A
4430-17-000	Contract - Elevator Expense	1,112.00	277.08	-834.92	-301.33	19,082.30	2,493.72	-16,588.58	-665.21
4430-18-000	Contract-Alarm Monitoring	0.00	122.01	122.01	100.00	1,151.64	1,098.09	-53.55	-4.88
4430-19-000	Fire and Safety	1,054.91	2,436.59	1,381.68	56.71	26,542.15	22,021.31	-4,520.84	-20.53
4431-01-000	Professional Services	1,840.00	12,216.00	10,376.00	84.94	11,890.42	109,992.00	98,101.58	89.19
4439-00-000	TOTAL CONTRACT COSTS	36,503.18	37,530.05	1,026.87	2.74	300,520.15	335,652.45	35,132.30	10.47
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	122,567.14	143,544.41	20,977.27	14.61	1,066,445.92	1,295,547.01	229,101.09	17.68
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	5,576.54	146.83	-5,429.71	-3,697.96	6,510.88	1,321.47	-5,189.41	-392.70
4510-10-000	Property Insurance	11,137.36	11,727.92	590.56	5.04	96,906.34	105,551.28	8,644.94	8.19
4510-20-000	Liability Insurance	4,255.17	4,393.74	138.57	3.15	36,470.59	39,543.66	3,073.07	7.77
4510-22-000	Auto Insurance	898.52	1,315.42	416.90	31.69	8,977.36	11,838.78	2,861.42	24.17
4510-50-000	Insurance Claims / Uninsured Losses	0.00	58.58	58.58	100.00	4,417.32	527.22	-3,890.10	-737.85
4520-00-000	Property Tax / PILOT	6,501.07	10,451.49	3,950.42	37.80	67,297.93	95,195.41	27,897.48	29.31
4570-00-000	Bad Debt-Tenant Rents	-1,642.23	0.00	1,642.23	N/A	40,474.72	0.00	-40,474.72	N/A
4570-01-000	Bad Debt-Other	-3,970.69	0.00	3,970.69	N/A	0.00	0.00	0.00	N/A
4580-00-000	Security/Law Enforcement	12,068.65	984.83	-11,083.82	-1,125.46	130,019.35	8,863.47	-121,155.88	-1,366.91
4599-00-000	TOTAL GENERAL EXPENSES	34,824.39	29,078.81	-5,745.58	-19.76	391,074.49	262,841.29	-128,233.20	-48.79

Property = bst mva .amp3
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-01-001	Tenant Utility Payments-Public Housing	288.00	471.17	183.17	38.88	3,567.00	4,272.53	705.53	16.51
4715-06-000	FSS Escrow Payments (Public Housing)	5,635.00	4,553.92	-1,081.08	-23.74	46,770.69	44,186.28	-2,584.41	-5.85
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,923.00	5,025.09	-897.91	-17.87	50,337.69	48,458.81	-1,878.88	-3.88
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	6,252.50	0.00	-6,252.50	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	6,252.50	0.00	-6,252.50	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	36,039.45	36,039.08	-0.37	0.00	324,355.05	324,351.72	-3.33	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	36,039.45	36,039.08	-0.37	0.00	324,355.05	324,351.72	-3.33	0.00
8000-00-000	TOTAL EXPENSES	417,327.60	411,515.56	-5,812.04	-1.41	3,776,157.46	3,739,870.36	-36,287.10	-0.97
9000-00-000	NET INCOME	-105,013.18	-72,368.46	-32,644.72	-45.11	-1,166,581.59	-326,325.21	-840,256.38	-257.49

Property = .voucher .pbvouch
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3112-04-000	Utility Allowance Credit	0.00	0.00	0.00	N/A	-509.00	0.00	-509.00	N/A
3119-00-000	TOTAL RENTAL INCOME	0.00	0.00	0.00	N/A	-509.00	0.00	-509.00	N/A
3120-00-000	OTHER TENANT INCOME								
3121-01-000	TPA - Fraud	774.00	0.00	774.00	N/A	10,313.00	0.00	10,313.00	N/A
3121-02-000	TPA - Other	14,591.00	0.00	14,591.00	N/A	23,396.00	0.00	23,396.00	N/A
3129-00-000	TOTAL OTHER TENANT INCOME	15,365.00	0.00	15,365.00	N/A	33,709.00	0.00	33,709.00	N/A
3199-00-000	TOTAL TENANT INCOME	15,365.00	0.00	15,365.00	N/A	33,200.00	0.00	33,200.00	N/A
3400-00-000	GRANT INCOME								
3400-31-000	MODs - Annual Contributions Received	0.00	80,468.75	-80,468.75	-100.00	402,349.00	724,218.75	-321,869.75	-44.44
3410-01-000	Section 8 HAP Received	1,232,551.00	1,040,170.75	192,380.25	18.50	8,634,594.00	9,361,536.75	-726,942.75	-7.77
3410-02-000	Section 8 Admin Fee Income	83,323.00	100,146.59	-16,823.59	-16.80	813,446.00	901,319.31	-87,873.31	-9.75
3499-00-000	TOTAL GRANT INCOME	1,315,874.00	1,220,786.09	95,087.91	7.79	9,850,389.00	10,987,074.81	-1,136,685.81	-10.35
3999-00-000	TOTAL INCOME	1,331,239.00	1,220,786.09	110,452.91	9.05	9,883,589.00	10,987,074.81	-1,103,485.81	-10.04
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	24,031.29	24,164.00	132.71	0.55	267,917.33	217,476.00	-50,441.33	-23.19
4110-21-000	Unemployment Tax - Administrative	247.19	96.92	-150.27	-155.05	1,258.78	872.28	-386.50	-44.31
4110-22-000	Medicare Tax - Administrative	315.61	351.00	35.39	10.08	3,599.50	3,159.00	-440.50	-13.94
4110-23-000	Health Insurance - Administrative	6,677.08	6,753.00	75.92	1.12	61,724.66	60,777.00	-947.66	-1.56
4110-24-000	Dental Insurance - Administrative	298.35	275.00	-23.35	-8.49	2,813.36	2,475.00	-338.36	-13.67
4110-25-000	STD/LTD/Life Ins - Administrative	70.28	172.00	101.72	59.14	635.79	1,548.00	912.21	58.93
4110-25-001	Workers Compensation - Administrative	246.31	163.00	-83.31	-51.11	3,114.85	1,467.00	-1,647.85	-112.33
4110-26-000	HRA Expense - Administrative	0.00	827.00	827.00	100.00	0.00	7,443.00	7,443.00	100.00
4110-28-000	MEPERS/MSRS - Administrative	2,197.13	2,465.00	267.87	10.87	24,210.41	22,185.00	-2,025.41	-9.13
4110-29-000	Retirement 401a Plan - Administrative	1,014.20	1,062.00	47.80	4.50	11,178.49	9,558.00	-1,620.49	-16.95
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	33.00	33.00	100.00	90.48	297.00	206.52	69.54
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	35,097.44	36,361.92	1,264.48	3.48	376,543.65	327,257.28	-49,286.37	-15.06
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	3,428.15	3,434.08	5.93	0.17	24,702.80	30,906.72	6,203.92	20.07
4130-04-000	General Legal Expense	1,956.61	1,303.84	-652.77	-50.07	7,349.63	11,734.56	4,384.93	37.37
4131-00-000	TOTAL LEGAL EXPENSES	5,384.76	4,737.92	-646.84	-13.65	32,052.43	42,641.28	10,588.85	24.83
4139-00-000	OTHER ADMIN EXPENSES								

Property = .voucher .pbvouch

Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4140-00-000	Staff Training	1,999.28	739.58	-1,259.70	-170.33	11,402.96	6,656.22	-4,746.74	-71.31
4150-00-000	Travel	1,588.44	923.49	-664.95	-72.00	15,430.49	8,311.41	-7,119.08	-85.65
4151-00-000	Mileage Reimbursement	68.78	0.00	-68.78	N/A	846.68	0.00	-846.68	N/A
4170-00-000	Accounting Fees	1,371.76	1,239.82	-131.94	-10.64	9,036.18	11,158.38	2,122.20	19.02
4172-00-000	Port Out Admin Fee Paid	3,132.40	2,315.41	-816.99	-35.28	25,345.87	20,838.69	-4,507.18	-21.63
4173-02-000	Bookkeeping Fee	8,527.50	8,958.92	431.42	4.82	76,747.50	80,630.28	3,882.78	4.82
4173-04-000	Safe Harbor Fee	13,644.00	14,333.42	689.42	4.81	122,796.00	129,000.78	6,204.78	4.81
4189-00-000	TOTAL OTHER ADMIN EXPENSES	30,332.16	28,510.64	-1,821.52	-6.39	261,605.68	256,595.76	-5,009.92	-1.95
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	749.32	4,113.33	3,364.01	81.78	24,085.43	37,019.97	12,934.54	34.94
4190-04-000	Office Supplies	572.35	1,502.00	929.65	61.89	12,386.14	13,518.00	1,131.86	8.37
4190-07-000	Telephone	431.99	619.67	187.68	30.29	4,179.50	5,577.03	1,397.53	25.06
4190-07-001	Answering Service	0.00	365.76	365.76	100.00	2,054.59	3,291.84	1,237.25	37.59
4190-08-000	Postage	567.36	991.42	424.06	42.77	7,667.74	8,922.78	1,255.04	14.07
4190-11-000	Printing and Printer Supplies	0.00	142.00	142.00	100.00	94.04	1,278.00	1,183.96	92.64
4190-12-000	Software	8,755.77	4,459.50	-4,296.27	-96.34	99,948.19	40,135.50	-59,812.69	-149.03
4190-13-000	Internet	2,639.48	2,590.59	-48.89	-1.89	23,357.74	23,315.31	-42.43	-0.18
4190-15-000	Cell Phones/Pagers	30.68	0.17	-30.51	-17,947.06	365.66	1.53	-364.13	-23,799.35
4190-19-000	Professional Services	0.00	8,097.18	8,097.18	100.00	14,913.74	72,874.62	57,960.88	79.54
4190-20-000	Bank Fees	99.46	114.68	15.22	13.27	898.25	1,032.12	133.87	12.97
4190-22-000	Other Misc Admin Expenses	31.01	24.17	-6.84	-28.30	1,931.15	217.53	-1,713.62	-787.76
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	13,877.42	23,020.47	9,143.05	39.72	191,882.17	207,184.23	15,302.06	7.39
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	84,691.78	92,630.95	7,939.17	8.57	862,083.93	833,678.55	-28,405.38	-3.41
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	1,631.40	1,669.00	37.60	2.25	16,445.33	15,021.00	-1,424.33	-9.48
4210-21-000	Unemployment Tax - Tenant Services	9.71	0.00	-9.71	N/A	70.77	0.00	-70.77	N/A
4210-22-000	Medicare Tax - Tenant Services	23.66	24.00	0.34	1.42	248.49	216.00	-32.49	-15.04
4210-23-000	Health Insurance - Tenant Services	0.00	198.00	198.00	100.00	0.00	1,782.00	1,782.00	100.00
4210-24-000	Dental Insurance - Tenant Services	15.38	15.00	-0.38	-2.53	137.98	135.00	-2.98	-2.21
4210-25-000	STD/LTD/Life Ins - Tenant Services	4.59	19.00	14.41	75.84	71.10	171.00	99.90	58.42
4210-25-001	Workers Compensation - Tenant Services	32.64	39.00	6.36	16.31	371.68	351.00	-20.68	-5.89
4210-28-000	MEPERS/MSRS - Tenant Services	157.06	169.00	11.94	7.07	1,568.00	1,521.00	-47.00	-3.09
4210-29-000	Retirement 401a Plan - Tenant Services	76.98	84.00	7.02	8.36	768.59	756.00	-12.59	-1.67
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	2.00	2.00	100.00	0.00	18.00	18.00	100.00
4230-00-000	Tenant Services Contract Costs	0.00	1,034.92	1,034.92	100.00	448.00	9,314.28	8,866.28	95.19
4231-00-999	TOTAL TENANT SERVICES EXPENSES	1,951.42	3,253.92	1,302.50	40.03	20,129.94	29,285.28	9,155.34	31.26
4300-00-000	UTILITY EXPENSES								
4330-00-000	Natural Gas & Propane	0.00	1,035.66	1,035.66	100.00	4,148.34	9,320.94	5,172.60	55.49
4399-00-000	TOTAL UTILITY EXPENSES	0.00	1,035.66	1,035.66	100.00	4,148.34	9,320.94	5,172.60	55.49
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								

Property = .voucher .pbvouch
Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-99-000	GENERAL MAINT EXPENSES								
4413-00-000	Vehicle Expense	1,040.29	0.00	-1,040.29	N/A	3,159.60	0.00	-3,159.60	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	1,040.29	0.00	-1,040.29	N/A	3,159.60	0.00	-3,159.60	N/A
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,040.29	0.00	-1,040.29	N/A	3,159.60	0.00	-3,159.60	N/A
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	534.22	631.25	97.03	15.37	5,084.99	5,681.25	596.26	10.50
4599-00-000	TOTAL GENERAL EXPENSES	534.22	631.25	97.03	15.37	5,084.99	5,681.25	596.26	10.50
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	1,054,315.00	1,055,963.93	1,648.93	0.16	9,166,344.00	9,476,767.37	310,423.37	3.28
4715-01-000	Tenant Utility Payments-Voucher	6,415.00	5,337.75	-1,077.25	-20.18	58,367.00	48,039.75	-10,327.25	-21.50
4715-02-000	Port Out HAP Payments	66,429.00	47,362.58	-19,066.42	-40.26	524,976.00	426,263.22	-98,712.78	-23.16
4715-06-000	FSS Escrow Payments (Public Housing)	4,733.00	2,523.83	-2,209.17	-87.53	60,432.50	22,714.47	-37,718.03	-166.05
4715-07-000	FSS Escrow Payments (Section 8)	0.00	0.00	0.00	N/A	-9,905.00	0.00	9,905.00	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,131,892.00	1,111,188.09	-20,703.91	-1.86	9,800,214.50	9,973,784.81	173,570.31	1.74
8000-00-000	TOTAL EXPENSES	1,220,109.71	1,208,739.87	-11,369.84	-0.94	10,694,821.30	10,851,750.83	156,929.53	1.45
9000-00-000	NET INCOME	111,129.29	12,046.22	99,083.07	822.52	-811,232.30	135,323.98	-946,556.28	-699.47

Healy Terrace (hta)

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	104,925.67
1112-99-000	TOTAL UNRESTRICTED CASH	104,925.67
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	15,633.24
1115-00-000	Replacement Reserve	62,383.46
1116-00-000	Tax & Insurance Reserve	42,651.72
1118-00-000	Operating Deficit Escrow	129,393.26
1118-99-000	TOTAL RESTRICTED CASH	250,061.68
1119-00-000	TOTAL CASH	354,987.35
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	3,296.26
1122-01-000	Allowance for Doubtful Accounts - Tenant	-7.20
1135-05-000	Subsidy Suspense Receivable	81.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,370.06
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	1,207.63
1213-00-000	Prepaid Taxes	12,989.08
1215-00-000	Prepaid Other	5,755.09
1299-00-000	TOTAL OTHER CURRENT ASSETS	19,951.80
1300-00-000	TOTAL CURRENT ASSETS	378,309.21
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	103,000.00
1400-06-000	Buildings	8,065,306.20
1400-06-001	Building Equipment	53,178.84
1400-06-002	Building Improvements	2,077.42
1400-07-000	Furniture and Equipment-Dwelling	65,262.73
1400-08-000	Furniture and Equipment-Admin.	132,183.27
1400-10-000	Site Improvement	145,610.75
1404-00-000	Accumulated Depreciation	-709,812.26
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-2,278,990.08
1405-03-000	Accum Depreciation-Furn & Equip Admin	-11,252.01
1405-05-000	Accum Depreciation-Site Improvements	-80,086.00
1420-00-000	TOTAL FIXED ASSETS	5,486,478.86
1430-00-000	OTHER ASSETS	

Healy Terrace (hta)

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1430-01-000	Other Permanent Financing	8,570.00
1430-02-000	Syndication Costs	58,000.00
1430-03-000	Tax Allocation Fee	38,920.00
1431-01-000	Accumulated Amort - Permanent Financing Fees	-36,978.75
1431-02-000	Accumulated Amort - Deferred Financing	-4,075.29
1439-00-000	TOTAL OTHER ASSETS	<u>64,435.96</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,550,914.82
1999-00-000	TOTAL ASSETS	<u>5,929,224.03</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	7,353.69
2114-00-000	Tenant Security Deposits	14,237.68
2114-01-000	Security Deposit Interest	495.18
2114-02-000	Security Deposit Clearing Account	-411.00
2114-03-000	Security Deposit - Pet	200.00
2131-01-000	Accrued Interest - Mortgage 1	128,866.24
2136-01-000	Accrued Partner Management Fee	58,959.05
2136-02-000	Accrued Incentive Management Fee	62,394.00
2136-03-000	Accrued Asset Management Fee	10,890.50
2145-25-000	InterCo HTA / COCC	14,126.86
2240-00-000	Tenant Prepaid Rents	3,885.51
2299-00-000	TOTAL CURRENT LIABILITIES	<u>300,997.71</u>
2300-00-000	NONCURRENT LIABILITIES	
2307-01-000	Mortgage Payable - 1	407,477.00
2307-02-000	Mortgage Payable - 2	300,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>707,477.00</u>
2499-00-000	TOTAL LIABILITIES	<u>1,008,474.71</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-002	General Partner Contribution	8,040,873.71
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>8,040,873.71</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-3,098,684.71
2809-99-000	TOTAL RETAINED EARNINGS	<u>-3,098,684.71</u>

Healy Terrace (hta)

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2810-00-000	OTHER EQUITY	
2810-01-000	Distributions - Prior	-21,439.68
2810-99-000	TOTAL OTHER EQUITY	<u>-21,439.68</u>
2899-00-000	TOTAL EQUITY	<u>4,920,749.32</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>5,929,224.03</u>
9999-99-000	TOTAL OF ALL	<u>0.00</u>

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026
 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								
3100-00-000 TENANT INCOME								
3101-00-000 RENTAL INCOME								
3110-00-000 Rent Income-Gross Potential	0.00	35,662.00	-35,662.00	-100.00	0.00	106,986.00	-106,986.00	-100.00
3111-00-000 Tenant Rent	10,279.00	0.00	10,279.00	N/A	29,108.71	0.00	29,108.71	N/A
3112-06-000 PBV HAP Subsidy	25,724.00	0.00	25,724.00	N/A	80,002.00	0.00	80,002.00	N/A
3113-00-000 Less: Vacancies	-1,100.00	-777.25	-322.75	-41.52	-1,793.71	-2,331.75	538.04	23.07
3114-00-000 Less: Concessions	-151.00	0.00	-151.00	N/A	-589.00	0.00	-589.00	N/A
3118-01-000 Commercial Rent	1,049.47	0.00	1,049.47	N/A	3,419.23	0.00	3,419.23	N/A
3119-00-000 TOTAL RENTAL INCOME	35,801.47	34,884.75	916.72	2.63	110,147.23	104,654.25	5,492.98	5.25
3120-00-000 OTHER TENANT INCOME								
3120-01-000 Laundry and Vending	0.00	0.00	0.00	N/A	962.93	0.00	962.93	N/A
3120-07-000 Tenant Owed Utilities	883.32	0.00	883.32	N/A	883.32	0.00	883.32	N/A
3120-09-000 Tenant Income - Other	0.00	1,560.42	-1,560.42	-100.00	0.00	4,681.26	-4,681.26	-100.00
3129-00-000 TOTAL OTHER TENANT INCOME	883.32	1,560.42	-677.10	-43.39	1,846.25	4,681.26	-2,835.01	-60.56
3199-00-000 TOTAL TENANT INCOME	36,684.79	36,445.17	239.62	0.66	111,993.48	109,335.51	2,657.97	2.43
3600-00-000 OTHER INCOME								
3611-00-000 Interest Income - Restricted	709.51	1,060.00	-350.49	-33.07	2,072.85	3,180.00	-1,107.15	-34.82
3641-00-000 TIF Income	0.00	0.00	0.00	N/A	10,475.67	0.00	10,475.67	N/A
3650-00-000 Miscellaneous Other Income	0.00	1,322.50	-1,322.50	-100.00	18,309.20	3,967.50	14,341.70	361.48
3699-00-000 TOTAL OTHER INCOME	709.51	2,382.50	-1,672.99	-70.22	30,857.72	7,147.50	23,710.22	331.73
3999-00-000 TOTAL INCOME	37,394.30	38,827.67	-1,433.37	-3.69	142,851.20	116,483.01	26,368.19	22.64
4000-00-000 EXPENSES								
4100-00-000 ADMINISTRATIVE EXPENSES								
4100-99-000 ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000 Salaries & Wages - Administrative	2,046.35	2,135.00	88.65	4.15	6,141.15	6,405.00	263.85	4.12
4110-21-000 Unemployment Tax - Administrative	18.39	0.00	-18.39	N/A	82.50	0.00	-82.50	N/A
4110-22-000 Medicare Tax - Administrative	28.61	0.00	-28.61	N/A	85.87	0.00	-85.87	N/A
4110-23-000 Health Insurance - Administrative	300.06	1,583.33	1,283.27	81.05	900.18	4,749.99	3,849.81	81.05
4110-24-000 Dental Insurance - Administrative	13.99	0.00	-13.99	N/A	41.97	0.00	-41.97	N/A
4110-25-000 STD/LTD/Life Ins - Administrative	3.41	0.00	-3.41	N/A	10.23	0.00	-10.23	N/A
4110-25-001 Workers Compensation - Administrative	31.60	100.00	68.40	68.40	94.84	300.00	205.16	68.39
4110-28-000 MEPEMS/MSRS - Administrative	204.71	0.00	-204.71	N/A	614.33	0.00	-614.33	N/A
4110-29-000 Retirement 401a Plan - Administrative	93.29	0.00	-93.29	N/A	279.97	0.00	-279.97	N/A
4110-99-000 TOTAL ADMINISTRATIVE SALARIES & BENEFITS	2,740.41	3,818.33	1,077.92	28.23	8,251.04	11,454.99	3,203.95	27.97
4130-00-000 LEGAL EXPENSES								

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-02-000	Background Checks	0.00	12.50	12.50	100.00	0.00	37.50	37.50	100.00
4130-03-000	Tenant Screening	18.00	0.00	-18.00	N/A	18.00	0.00	-18.00	N/A
4130-04-000	General Legal Expense	90.40	291.67	201.27	69.01	1,475.35	875.01	-600.34	-68.61
4131-00-000	TOTAL LEGAL EXPENSES	108.40	304.17	195.77	64.36	1,493.35	912.51	-580.84	-63.65
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	49.94	100.00	50.06	50.06	437.48	300.00	-137.48	-45.83
4150-00-000	Travel	41.77	0.00	-41.77	N/A	172.11	0.00	-172.11	N/A
4151-00-000	Mileage Reimbursement	4.92	0.00	-4.92	N/A	23.98	0.00	-23.98	N/A
4170-00-000	Accounting Fees	36.07	250.00	213.93	85.57	85.93	750.00	664.07	88.54
4171-00-000	Auditing Fees	0.00	908.33	908.33	100.00	0.00	2,724.99	2,724.99	100.00
4173-00-000	Management Fee	2,443.21	2,093.08	-350.13	-16.73	4,604.67	6,279.24	1,674.57	26.67
4173-01-000	Asset Management Fee	286.50	0.00	-286.50	N/A	859.50	0.00	-859.50	N/A
4173-06-000	Partnership Administration Fee	930.92	0.00	-930.92	N/A	2,792.76	0.00	-2,792.76	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	3,793.33	3,351.41	-441.92	-13.19	8,976.43	10,054.23	1,077.80	10.72
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	30.08	0.00	-30.08	N/A	240.00	0.00	-240.00	N/A
4190-02-000	Publications	0.00	0.00	0.00	N/A	31.48	0.00	-31.48	N/A
4190-04-000	Office Supplies	17.40	29.17	11.77	40.35	384.53	87.51	-297.02	-339.41
4190-07-000	Telephone	1,054.32	251.00	-803.32	-320.05	3,321.30	753.00	-2,568.30	-341.08
4190-07-001	Answering Service	0.00	251.00	251.00	100.00	2.45	753.00	750.55	99.67
4190-08-000	Postage	14.92	12.50	-2.42	-19.36	79.06	37.50	-41.56	-110.83
4190-09-000	Software License Expense	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00
4190-10-000	Copiers	0.00	12.50	12.50	100.00	0.00	37.50	37.50	100.00
4190-11-000	Printing and Printer Supplies	1.15	0.00	-1.15	N/A	1.15	0.00	-1.15	N/A
4190-12-000	Software	438.48	0.00	-438.48	N/A	1,279.05	0.00	-1,279.05	N/A
4190-13-000	Internet	730.11	250.92	-479.19	-190.97	2,182.74	752.76	-1,429.98	-189.96
4190-15-000	Cell Phones/Pagers	4.15	0.00	-4.15	N/A	12.45	0.00	-12.45	N/A
4190-18-000	Small Office Equipment	104.49	0.00	-104.49	N/A	104.49	0.00	-104.49	N/A
4190-19-000	Professional Services	0.00	0.00	0.00	N/A	13.63	0.00	-13.63	N/A
4190-20-000	Bank Fees	52.97	12.50	-40.47	-323.76	127.86	37.50	-90.36	-240.96
4190-22-000	Other Misc Admin Expenses	1.49	75.00	73.51	98.01	-62.45	225.00	287.45	127.76
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	2,449.56	1,194.59	-1,254.97	-105.05	7,717.74	3,583.77	-4,133.97	-115.35
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,091.70	8,668.50	-423.20	-4.88	26,438.56	26,005.50	-433.06	-1.67
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	0.00	1,170.00	1,170.00	100.00	0.00	3,510.00	3,510.00	100.00
4230-00-000	Tenant Services Contract Costs	1,170.00	0.00	-1,170.00	N/A	3,510.00	0.00	-3,510.00	N/A
4230-02-000	Resident Participation	215.51	70.83	-144.68	-204.26	483.21	212.49	-270.72	-127.40
4231-00-999	TOTAL TENANT SERVICES EXPENSES	1,385.51	1,240.83	-144.68	-11.66	3,993.21	3,722.49	-270.72	-7.27
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	450.58	450.58	100.00	112.38	1,351.74	1,239.36	91.69
4320-00-000	Electricity	2,401.07	3,174.42	773.35	24.36	7,614.64	9,523.26	1,908.62	20.04

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4320-02-000	Electricity - Vacant Units	36.06	0.00	-36.06	N/A	219.37	0.00	-219.37	N/A
4330-00-000	Natural Gas & Propane	235.17	0.00	-235.17	N/A	705.51	0.00	-705.51	N/A
4332-00-000	Heating Oil	0.00	2,317.50	2,317.50	100.00	0.00	6,952.50	6,952.50	100.00
4340-00-000	Garbage/Trash Removal	436.68	458.33	21.65	4.72	1,310.04	1,374.99	64.95	4.72
4390-00-000	Sewer	0.00	450.67	450.67	100.00	-146.83	1,352.01	1,498.84	110.86
4391-00-000	Storm Water	0.00	0.00	0.00	N/A	202.47	0.00	-202.47	N/A
4392-00-000	Sprinkler	0.00	0.00	0.00	N/A	352.00	0.00	-352.00	N/A
4399-00-000	TOTAL UTILITY EXPENSES	3,108.98	6,851.50	3,742.52	54.62	10,369.58	20,554.50	10,184.92	49.55
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	8,369.77	3,891.67	-4,478.10	-115.07	14,928.78	11,675.01	-3,253.77	-27.87
4410-02-000	Maint-On Call Service	0.00	783.33	783.33	100.00	0.00	2,349.99	2,349.99	100.00
4410-23-000	Health Insurance - Maintenance	263.92	0.00	-263.92	N/A	791.76	0.00	-791.76	N/A
4410-24-000	Dental Insurance - Maintenance	10.16	0.00	-10.16	N/A	30.48	0.00	-30.48	N/A
4413-00-000	Vehicle Expense	21.57	0.00	-21.57	N/A	192.45	0.00	-192.45	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	8,665.42	4,675.00	-3,990.42	-85.36	15,943.47	14,025.00	-1,918.47	-13.68
4420-00-000	MATERIALS								
4420-03-000	Supplies-Painting	164.72	0.00	-164.72	N/A	259.20	0.00	-259.20	N/A
4420-04-000	Supplies-Electrical	94.90	0.00	-94.90	N/A	212.78	0.00	-212.78	N/A
4420-05-000	Supplies-Windows/Doors/Locks	32.50	0.00	-32.50	N/A	32.50	0.00	-32.50	N/A
4420-06-000	Supplies-Janitorial/Cleaning	47.88	0.00	-47.88	N/A	88.85	0.00	-88.85	N/A
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	N/A	1,456.05	0.00	-1,456.05	N/A
4420-08-000	Supplies-Plumbing	163.54	0.00	-163.54	N/A	163.54	0.00	-163.54	N/A
4420-09-000	Tools and Equipment	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00
4420-12-000	Supplies - Seasonal	0.00	0.00	0.00	N/A	136.01	0.00	-136.01	N/A
4429-00-000	TOTAL MATERIALS	503.54	500.00	-3.54	-0.71	2,348.93	1,500.00	-848.93	-56.60
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	1,950.00	0.00	-1,950.00	N/A	1,950.00	0.00	-1,950.00	N/A
4430-06-000	Contract-Electrical	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00
4430-07-000	Contract-Pest Control	313.91	291.67	-22.24	-7.63	941.73	875.01	-66.72	-7.63
4430-09-000	Contract-Grounds	1,916.67	941.67	-975.00	-103.54	5,750.01	2,825.01	-2,925.00	-103.54
4430-11-000	Contract-Plumbing	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	100.00	500.00	624.99	124.99	20.00
4430-15-000	Contract-Equipment Rental	137.32	0.00	-137.32	N/A	411.97	0.00	-411.97	N/A
4430-17-000	Contract - Elevator Expense	184.17	0.00	-184.17	N/A	184.17	0.00	-184.17	N/A
4430-19-000	Fire and Safety	491.53	0.00	-491.53	N/A	1,474.59	0.00	-1,474.59	N/A
4431-01-000	Professional Services	0.00	1,250.00	1,250.00	100.00	84.10	3,750.00	3,665.90	97.76
4439-00-000	TOTAL CONTRACT COSTS	4,993.60	2,983.34	-2,010.26	-67.38	11,296.57	8,950.02	-2,346.55	-26.22
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,162.56	8,158.34	-6,004.22	-73.60	29,588.97	24,475.02	-5,113.95	-20.89
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	455.52	2,342.75	1,887.23	80.56	455.52	7,028.25	6,572.73	93.52

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4510-10-000	Property Insurance	1,130.54	0.00	-1,130.54	N/A	3,292.21	0.00	-3,292.21	N/A
4510-22-000	Auto Insurance	77.09	0.00	-77.09	N/A	231.04	0.00	-231.04	N/A
4520-00-000	Property Tax / PILOT	4,329.69	4,329.67	-0.02	0.00	12,989.07	12,989.01	-0.06	0.00
4570-00-000	Bad Debt-Tenant Rents	-659.14	0.00	659.14	N/A	0.00	0.00	0.00	N/A
4580-00-000	Security/Law Enforcement	204.53	0.00	-204.53	N/A	613.59	0.00	-613.59	N/A
4599-00-000	TOTAL GENERAL EXPENSES	5,538.23	6,672.42	1,134.19	17.00	17,581.43	20,017.26	2,435.83	12.17
4800-00-000	FINANCING EXPENSE								
4807-01-000	Interest Expense - Mortgage Payable 1	872.08	0.00	-872.08	N/A	2,616.24	0.00	-2,616.24	N/A
4899-00-000	TOTAL FINANCING EXPENSES	872.08	0.00	-872.08	N/A	2,616.24	0.00	-2,616.24	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	18,465.25	0.00	-18,465.25	N/A	55,395.75	0.00	-55,395.75	N/A
5110-00-000	Amortization Expense	240.08	0.00	-240.08	N/A	720.24	0.00	-720.24	N/A
5999-00-000	TOTAL NON-OPERATING ITEMS	18,705.33	0.00	-18,705.33	N/A	56,115.99	0.00	-56,115.99	N/A
8000-00-000	TOTAL EXPENSES	52,864.39	31,591.59	-21,272.80	-67.34	146,703.98	94,774.77	-51,929.21	-54.79
9000-00-000	NET INCOME	-15,470.09	7,236.08	-22,706.17	-313.79	-3,852.78	21,708.24	-25,561.02	-117.75

Maple Knoll Apartments (mka)

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	50,752.56
1112-99-000	TOTAL UNRESTRICTED CASH	50,752.56
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	10,190.73
1115-00-000	Replacement Reserve	144,171.33
1116-00-000	Tax & Insurance Reserve	66,537.19
1118-99-000	TOTAL RESTRICTED CASH	220,899.25
1119-00-000	TOTAL CASH	271,651.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	3,084.12
1123-00-000	A/R -Tenant Based Subsidy	1,089.00
1135-01-000	A/R -50059 HAP	-214.00
1135-05-000	Subsidy Suspense Receivable	-686.58
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,272.54
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	4,417.51
1213-00-000	Prepaid Taxes	-339.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,077.96
1300-00-000	TOTAL CURRENT ASSETS	279,002.31
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	90,000.00
1400-06-000	Buildings	974,642.00
1400-07-000	Furniture and Equipment-Dwelling	43,375.63
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-519,958.61
1420-00-000	TOTAL FIXED ASSETS	588,059.02
1430-00-000	OTHER ASSETS	
1430-01-000	Other Permanent Financing	20,598.00
1431-02-000	Accumulated Amort - Deferred Financing	-14,213.00
1432-02-000	Deferred Outflows OEB	11,000.00
1439-00-000	TOTAL OTHER ASSETS	17,385.00
1499-00-000	TOTAL NONCURRENT ASSETS	605,444.02
1999-00-000	TOTAL ASSETS	884,446.33

Maple Knoll Apartments (mka)

Balance Sheet

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	3,058.74
2114-00-000	Tenant Security Deposits	10,152.58
2114-01-000	Security Deposit Interest	38.15
2119-10-000	Accrued Expense	48.00
2131-00-000	Accrued Interest Payable	1,561.79
2145-29-000	InterCo MKA / COCC	242,835.74
2240-00-000	Tenant Prepaid Rents	8,858.57
2299-00-000	TOTAL CURRENT LIABILITIES	266,553.57
2300-00-000	NONCURRENT LIABILITIES	
2307-01-000	Mortgage Payable - 1	331,636.22
2307-02-000	Mortgage Payable - 2	-5,282.48
2307-04-000	Note Payable - 1	541,964.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	868,317.74
2499-00-000	TOTAL LIABILITIES	1,134,871.31
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-75,705.21
2809-99-000	TOTAL RETAINED EARNINGS	-75,705.21
2810-00-000	OTHER EQUITY	
2810-02-000	Distributions - Current	-301,435.00
2810-04-000	Prior Year Adjustments	126,715.23
2810-99-000	TOTAL OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-250,424.98
2999-00-000	TOTAL LIABILITIES AND EQUITY	884,446.33
9999-99-000	TOTAL OF ALL	0.00

Maple Knoll Apartments (mka)
Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026
 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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	22,482.00	0.00	22,482.00	N/A	61,244.00	0.00	61,244.00	N/A
3112-00-000	50059 HAP Subsidy	8,483.00	0.00	8,483.00	N/A	25,877.00	0.00	25,877.00	N/A
3112-01-000	Tenant Based Subsidy	2,809.00	0.00	2,809.00	N/A	7,289.00	0.00	7,289.00	N/A
3112-03-000	Utility Allowance Charge	145.00	0.00	-145.00	N/A	435.00	0.00	-435.00	N/A
3113-00-000	Less: Vacancies	-12,240.00	0.00	-12,240.00	N/A	-36,720.00	0.00	-36,720.00	N/A
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-732.00	0.00	-732.00	N/A
3119-00-000	TOTAL RENTAL INCOME	21,389.00	0.00	21,389.00	N/A	56,523.00	0.00	56,523.00	N/A
3199-00-000	TOTAL TENANT INCOME	21,389.00	0.00	21,389.00	N/A	56,523.00	0.00	56,523.00	N/A
3600-00-000	OTHER INCOME								
3611-00-000	Interest Income - Restricted	26.84	0.00	26.84	N/A	77.91	0.00	77.91	N/A
3650-00-000	Miscellaneous Other Income	1,130.00	0.00	1,130.00	N/A	1,130.00	0.00	1,130.00	N/A
3699-00-000	TOTAL OTHER INCOME	1,156.84	0.00	1,156.84	N/A	1,207.91	0.00	1,207.91	N/A
3999-00-000	TOTAL INCOME	22,545.84	0.00	22,545.84	N/A	57,730.91	0.00	57,730.91	N/A
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	2,418.35	0.00	-2,418.35	N/A	7,232.55	0.00	-7,232.55	N/A
4110-21-000	Unemployment Tax - Administrative	20.13	0.00	-20.13	N/A	95.60	0.00	-95.60	N/A
4110-22-000	Medicare Tax - Administrative	34.04	0.00	-34.04	N/A	101.83	0.00	-101.83	N/A
4110-23-000	Health Insurance - Administrative	711.24	0.00	-711.24	N/A	2,122.93	0.00	-2,122.93	N/A
4110-24-000	Dental Insurance - Administrative	29.96	0.00	-29.96	N/A	89.54	0.00	-89.54	N/A
4110-25-000	STD/LTD/Life Ins - Administrative	2.16	0.00	-2.16	N/A	6.47	0.00	-6.47	N/A
4110-25-001	Workers Compensation - Administrative	36.30	0.00	-36.30	N/A	108.88	0.00	-108.88	N/A
4110-28-000	MEPERS/MSRS - Administrative	241.30	0.00	-241.30	N/A	721.61	0.00	-721.61	N/A
4110-29-000	Retirement 401a Plan - Administrative	80.89	0.00	-80.89	N/A	241.55	0.00	-241.55	N/A
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	3,574.37	0.00	-3,574.37	N/A	10,720.96	0.00	-10,720.96	N/A
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	9.00	0.00	-9.00	N/A
4130-04-000	General Legal Expense	393.57	0.00	-393.57	N/A	971.57	0.00	-971.57	N/A
4131-00-000	TOTAL LEGAL EXPENSES	393.57	0.00	-393.57	N/A	980.57	0.00	-980.57	N/A
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	63.98	0.00	-63.98	N/A	135.55	0.00	-135.55	N/A
4150-00-000	Travel	53.51	0.00	-53.51	N/A	220.50	0.00	-220.50	N/A

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4151-00-000	Mileage Reimbursement	12.90	0.00	-12.90	N/A	43.92	0.00	-43.92	N/A
4170-00-000	Accounting Fees	46.21	0.00	-46.21	N/A	110.10	0.00	-110.10	N/A
4171-00-000	Auditing Fees	0.00	0.00	0.00	N/A	2,250.00	0.00	-2,250.00	N/A
4173-00-000	Management Fee	2,073.47	0.00	-2,073.47	N/A	3,795.08	0.00	-3,795.08	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	2,250.07	0.00	-2,250.07	N/A	6,555.15	0.00	-6,555.15	N/A
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	187.88	0.00	-187.88	N/A	782.46	0.00	-782.46	N/A
4190-04-000	Office Supplies	19.28	0.00	-19.28	N/A	49.43	0.00	-49.43	N/A
4190-07-000	Telephone	114.93	0.00	-114.93	N/A	547.63	0.00	-547.63	N/A
4190-07-001	Answering Service	0.00	0.00	0.00	N/A	3.13	0.00	-3.13	N/A
4190-08-000	Postage	19.11	0.00	-19.11	N/A	101.30	0.00	-101.30	N/A
4190-11-000	Printing and Printer Supplies	0.56	0.00	-0.56	N/A	1.00	0.00	-1.00	N/A
4190-12-000	Software	334.78	0.00	-334.78	N/A	1,182.38	0.00	-1,182.38	N/A
4190-13-000	Internet	88.92	0.00	-88.92	N/A	257.04	0.00	-257.04	N/A
4190-15-000	Cell Phones/Pagers	2.77	0.00	-2.77	N/A	8.31	0.00	-8.31	N/A
4190-19-000	Professional Services	185.00	0.00	-185.00	N/A	572.46	0.00	-572.46	N/A
4190-20-000	Bank Fees	3.35	0.00	-3.35	N/A	10.65	0.00	-10.65	N/A
4190-22-000	Other Misc Admin Expenses	1.28	0.00	-1.28	N/A	1.28	0.00	-1.28	N/A
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	957.86	0.00	-957.86	N/A	3,517.07	0.00	-3,517.07	N/A
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,175.87	0.00	-7,175.87	N/A	21,773.75	0.00	-21,773.75	N/A
4200-00-000	TENANT SERVICES								
4230-00-000	Tenant Services Contract Costs	48.00	0.00	-48.00	N/A	48.00	0.00	-48.00	N/A
4231-00-999	TOTAL TENANT SERVICES EXPENSES	48.00	0.00	-48.00	N/A	48.00	0.00	-48.00	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	0.00	0.00	N/A	-167.27	0.00	167.27	N/A
4320-00-000	Electricity	1,147.63	0.00	-1,147.63	N/A	3,774.03	0.00	-3,774.03	N/A
4320-02-000	Electricity - Vacant Units	512.06	0.00	-512.06	N/A	1,479.67	0.00	-1,479.67	N/A
4330-00-000	Natural Gas & Propane	3,306.95	0.00	-3,306.95	N/A	9,977.11	0.00	-9,977.11	N/A
4340-00-000	Garbage/Trash Removal	469.00	0.00	-469.00	N/A	1,625.00	0.00	-1,625.00	N/A
4390-00-000	Sewer	0.00	0.00	0.00	N/A	-248.67	0.00	248.67	N/A
4391-00-000	Storm Water	0.00	0.00	0.00	N/A	251.86	0.00	-251.86	N/A
4399-00-000	TOTAL UTILITY EXPENSES	5,435.64	0.00	-5,435.64	N/A	16,691.73	0.00	-16,691.73	N/A
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	1,550.29	0.00	-1,550.29	N/A	12,829.67	0.00	-12,829.67	N/A
4413-00-000	Vehicle Expense	26.97	0.00	-26.97	N/A	390.91	0.00	-390.91	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	1,577.26	0.00	-1,577.26	N/A	13,220.58	0.00	-13,220.58	N/A
4420-00-000	MATERIALS								
4420-02-000	Appliances	-219.00	0.00	219.00	N/A	-219.00	0.00	219.00	N/A
4420-03-000	Supplies-Painting	0.00	0.00	0.00	N/A	60.87	0.00	-60.87	N/A

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2026-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4420-04-000	Supplies-Electrical	0.00	0.00	0.00	N/A	391.46	0.00	-391.46	N/A
4420-05-000	Supplies-Windows/Doors/Locks	0.00	0.00	0.00	N/A	788.00	0.00	-788.00	N/A
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	39.40	0.00	-39.40	N/A
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	N/A	415.82	0.00	-415.82	N/A
4420-08-000	Supplies-Plumbing	0.00	0.00	0.00	N/A	307.33	0.00	-307.33	N/A
4420-12-000	Supplies - Seasonal	0.00	0.00	0.00	N/A	174.26	0.00	-174.26	N/A
4429-00-000	TOTAL MATERIALS	-219.00	0.00	219.00	N/A	1,958.14	0.00	-1,958.14	N/A
4430-00-000	CONTRACT COSTS								
4430-07-000	Contract-Pest Control	402.22	0.00	-402.22	N/A	1,206.66	0.00	-1,206.66	N/A
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	383.88	0.00	-383.88	N/A
4430-19-000	Fire and Safety	492.15	0.00	-492.15	N/A	888.15	0.00	-888.15	N/A
4439-00-000	TOTAL CONTRACT COSTS	894.37	0.00	-894.37	N/A	2,478.69	0.00	-2,478.69	N/A
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,252.63	0.00	-2,252.63	N/A	17,657.41	0.00	-17,657.41	N/A
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	355.87	0.00	-355.87	N/A	355.87	0.00	-355.87	N/A
4510-10-000	Property Insurance	304.82	0.00	-304.82	N/A	914.46	0.00	-914.46	N/A
4510-20-000	Liability Insurance	1,602.72	0.00	-1,602.72	N/A	4,808.16	0.00	-4,808.16	N/A
4510-22-000	Auto Insurance	98.77	0.00	-98.77	N/A	296.01	0.00	-296.01	N/A
4520-00-000	Property Tax / PILOT	2,552.77	0.00	-2,552.77	N/A	7,658.31	0.00	-7,658.31	N/A
4599-00-000	TOTAL GENERAL EXPENSES	4,914.95	0.00	-4,914.95	N/A	14,032.81	0.00	-14,032.81	N/A
8000-00-000	TOTAL EXPENSES	19,827.09	0.00	-19,827.09	N/A	70,203.70	0.00	-70,203.70	N/A
9000-00-000	NET INCOME	2,718.75	0.00	2,718.75	N/A	-12,472.79	0.00	-12,472.79	N/A

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

Period = Jul 2025-Mar 2026
 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								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3118-01-000	Commercial Rent	0.00	10,000.00	-10,000.00	-100.00	0.00	40,000.00	-40,000.00	-100.00
3119-00-000	TOTAL RENTAL INCOME	0.00	10,000.00	-10,000.00	-100.00	0.00	40,000.00	-40,000.00	-100.00
3199-00-000	TOTAL TENANT INCOME	0.00	10,000.00	-10,000.00	-100.00	0.00	40,000.00	-40,000.00	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0.00	9,873.06	-9,873.06	-100.00	118,476.74	88,857.54	29,619.20	33.33
3699-00-000	TOTAL OTHER INCOME	0.00	9,873.06	-9,873.06	-100.00	118,476.74	88,857.54	29,619.20	33.33
3999-00-000	TOTAL INCOME	0.00	19,873.06	-19,873.06	-100.00	118,476.74	128,857.54	-10,380.80	-8.06
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4130-00-000	LEGAL EXPENSES								
4130-04-000	General Legal Expense	0.00	1,333.58	1,333.58	100.00	0.00	12,002.22	12,002.22	100.00
4131-00-000	TOTAL LEGAL EXPENSES	0.00	1,333.58	1,333.58	100.00	0.00	12,002.22	12,002.22	100.00
4139-00-000	OTHER ADMIN EXPENSES								
4171-00-000	Auditing Fees	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	31.50	47.50	16.00	33.68	438.62	427.50	-11.12	-2.60
4190-12-000	Software	4.20	24.58	20.38	82.91	91.10	221.22	130.12	58.82
4190-19-000	Professional Services	0.00	2,083.33	2,083.33	100.00	3,355.71	18,749.97	15,394.26	82.10
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	35.70	2,155.41	2,119.71	98.34	3,885.43	19,398.69	15,513.26	79.97
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35.70	3,488.99	3,453.29	98.98	4,885.43	31,400.91	26,515.48	84.44
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	94.50	94.50	100.00	810.00	850.50	40.50	4.76
4320-00-000	Electricity	1,757.19	4,350.25	2,593.06	59.61	24,463.08	39,152.25	14,689.17	37.52
4330-00-000	Natural Gas & Propane	2,473.88	1,861.92	-611.96	-32.87	18,188.37	16,757.28	-1,431.09	-8.54
4340-00-000	Garbage/Trash Removal	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A
4390-00-000	Sewer	0.00	140.00	140.00	100.00	1,328.10	1,260.00	-68.10	-5.40
4391-00-000	Storm Water	0.00	65.50	65.50	100.00	682.23	589.50	-92.73	-15.73
4392-00-000	Sprinkler	0.00	61.08	61.08	100.00	528.00	549.72	21.72	3.95
4399-00-000	TOTAL UTILITY EXPENSES	4,231.07	6,573.25	2,342.18	35.63	46,014.78	59,159.25	13,144.47	22.22
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								

B Street Condo (bsc)

Budget Comparison (with PTD)

Period = Jul 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees	560.24	621.83	61.59	9.90	4,051.23	5,596.47	1,545.24	27.61
4410-01-000	Maintenance Labor-Grounds	0.00	358.92	358.92	100.00	0.00	3,230.28	3,230.28	100.00
4419-00-000	TOTAL GENERAL MAINT EXPENSE	560.24	980.75	420.51	42.88	4,051.23	8,826.75	4,775.52	54.10
4420-00-000	MATERIALS								
4420-04-000	Supplies-Electrical	0.00	8.75	8.75	100.00	162.29	78.75	-83.54	-106.08
4420-05-000	Supplies-Windows/Doors/Locks	0.00	118.83	118.83	100.00	0.00	1,069.47	1,069.47	100.00
4420-08-000	Supplies-Plumbing	0.00	17.75	17.75	100.00	0.00	159.75	159.75	100.00
4429-00-000	TOTAL MATERIALS	0.00	145.33	145.33	100.00	162.29	1,307.97	1,145.68	87.59
4430-00-000	CONTRACT COSTS								
4430-09-000	Contract-Grounds	1,145.00	299.42	-845.58	-282.41	6,388.10	2,694.78	-3,693.32	-137.05
4430-10-000	Contract-Janitorial/Cleaning	202.52	1,954.83	1,752.31	89.64	12,612.79	17,593.47	4,980.68	28.31
4430-13-000	Contract-HVAC	0.00	359.83	359.83	100.00	9,017.95	3,238.47	-5,779.48	-178.46
4430-17-000	Contract - Elevator Expense	0.00	276.33	276.33	100.00	2,148.00	2,486.97	338.97	13.63
4430-19-000	Fire and Safety	354.40	279.50	-74.90	-26.80	2,411.98	2,515.50	103.52	4.12
4431-01-000	Professional Services	0.00	0.00	0.00	N/A	10.33	0.00	-10.33	N/A
4439-00-000	TOTAL CONTRACT COSTS	1,701.92	3,169.91	1,467.99	46.31	32,589.15	28,529.19	-4,059.96	-14.23
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,262.16	4,295.99	2,033.83	47.34	36,802.67	38,663.91	1,861.24	4.81
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	775.83	744.33	-31.50	-4.23	6,966.50	6,698.97	-267.53	-3.99
4599-00-000	TOTAL GENERAL EXPENSES	775.83	744.33	-31.50	-4.23	6,966.50	6,698.97	-267.53	-3.99
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	8,500.00	0.00	-8,500.00	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	8,500.00	0.00	-8,500.00	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	273.26	273.00	-0.26	-0.10	2,459.34	2,457.00	-2.34	-0.10
5999-00-000	TOTAL NON-OPERATING ITEMS	273.26	273.00	-0.26	-0.10	2,459.34	2,457.00	-2.34	-0.10
8000-00-000	TOTAL EXPENSES	7,578.02	15,375.56	7,797.54	50.71	105,628.72	138,380.04	32,751.32	23.67
9000-00-000	NET INCOME	-7,578.02	4,497.50	-12,075.52	-268.49	12,848.02	-9,522.50	22,370.52	234.92

(.all)

General Ledger

Period = Jan 2024-Mar 2026

Book = Accrual

Sort On =

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

(.all)
General Ledger
 Period = Jan 2024-Mar 2026
 Book = Accrual
 Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/8/2025	09-2025	Owen Haskell, Inc. (v0002271)	P-47266	2023-214.3	4,500.00	0.00	3,222,700.38	Job#:2023-214 L-A -- ALTA/NSPS Land Title Survey for 860 Lichen Street in Lewiston Maine
choice	CHOICE	10/2/2025	10-2025	Camden - Outgoing ACH	J-16082		420,399.89	0.00	3,643,100.27	ACH - Avesta Choice Dewitt
choice	CHOICE	10/28/2025	10-2025	Camden - Outgoing ACH	J-16083		1,153,986.26	0.00	4,797,086.53	ACH - Avesta Choice Dewitt
choice	CHOICE	11/25/2025	11-2025	Camden Outgoing ACH - Choice Dewitt	J-17039		1,232,335.56	0.00	6,029,422.09	ACH - Avesta Choice Dewitt
choice	CHOICE	12/29/2025	12-2025	Camden Outgoing ACH - Choice Dewitt	J-18279		1,507,175.59	0.00	7,536,597.68	ACH - Avesta Choice Dewitt
choice	CHOICE	1/29/2026	01-2026	Camden Outgoing ACH - Choice Dewitt	J-20017		979,399.63	0.00	8,515,997.31	ACH - Avesta Choice Dewitt
choice	CHOICE	1/30/2026	01-2026	Camden Outgoing ACH - Choice Dewitt	J-20018		610,000.00	0.00	9,125,997.31	ACH - Avesta Choice Dewitt
choice	CHOICE	2/26/2026	02-2026	Camden Outgoing ACH - Choice Dewitt	J-20937		753,465.11	0.00	9,879,462.42	ACH - Avesta Choice Dewitt
choice	CHOICE	3/5/2026	03-2026	Camden Outgoing ACH - Choice Dewitt	J-21673		858,127.71	0.00	10,737,590.13	ACH - Avesta Choice Dewitt
choice	CHOICE	3/31/2026	03-2026	Camden Outgoing ACH - Choice Dewitt	J-21674		128,688.96	0.00	10,866,279.09	ACH - Avesta Choice Dewitt
Net Change=10,866,279.09							10,866,279.09	0.00	10,866,279.09	= Ending Balance =

1280-09-000				PID - Martel School I			0.00 = Beginning Balance =			
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		551.66	0.00	551.66	Compliance Monitoring Martel School Demo
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,551.66	Martel Phase II Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		700.00	0.00	3,251.66	Martel Phase 2 Dev Rev App
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	5,891.66	Professional services
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,655.00	0.00	8,546.66	Lha schematic design
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	3,230.00	0.00	11,776.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	600.00	0.00	12,376.66	Clean up 7/18/24
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	180.00	0.00	12,556.66	Clean up 6/8/24
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 1esa udate
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	634,699.88	1244 - LHA Design Development -Martel School phase 2 -- 8/17/2024 Crain Burgess Milano Reimbursement
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	635,491.29	1244 - LHA Design Development -Martel School phase 2 -- 8/10/2024 Am-At-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	340.00	0.00	635,831.29	1244 - LHA Design Development -Martel School phase 2 -- 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	637,485.04	1244 - LHA Design Development -Martel School phase 2 -- 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	555.00	0.00	638,040.04	1244 - LHA Design Development -Martel School phase 2 -- 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	220.00	0.00	638,260.04	1244 - LHA Design Development -Martel School phase 2 -- 1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	2,500.00	0.00	640,760.04	LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	1,000.00	0.00	641,760.04	App fee - Martel
laahdc	Lewiston Auburn Area D	9/25/2024	09-2024	Owen Haskell, Inc. (v0002271)	P-18731	2023-214.2	400.00	0.00	642,160.04	Job#:2023-214 L-A -- Deed description for 860
lha	Lewiston Housing Autho	9/30/2024	09-2024	Reclass to PID 09.2024	J-3815		29,986.30	0.00	672,146.34	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	127.50	0.00	672,273.84	Project Manager 0.750
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	55.00	0.00	672,328.84	Design Engineer 0.50
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	382.50	0.00	672,711.34	Project Manager
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	911.25	0.00	673,622.59	Project Landscape Architect
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	110.00	0.00	673,732.59	Design Engineer 1.00
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	1,960.00	0.00	675,692.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno

(.all)
General Ledger
 Period = Jan 2024-Mar 2026
 Book = Accrual
 Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	2,380.00	0.00	678,072.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	217.00	0.00	678,289.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
lha	Lewiston Housing Autho	10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622	360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	0.01	0.00	678,649.60	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	682,429.60	DIFFERENCE BETWEEN BO AND INVOICE 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	684,879.60	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	686,564.02	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	703,879.01	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	1,836.25	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	Professional services 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 (v000P-29180)		24181-1	3,000.00	0.00	906,965.31	Martel -- Subsurface Explorations Equipment
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)		24181-1	600.00	0.00	907,565.31	Martel -- Utility Subcontractor
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)		24181-1	2,000.00	0.00	909,565.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)		24181-1	3,500.00	0.00	913,065.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D	12/31/2024	01-2025	Platz Associates (v0002284)	P-27401	LAAHDC PLA'	45,000.00	0.00	958,065.31	File 202319 Martel
laahdc	Lewiston Auburn Area D	1/17/2025	01-2025	Maine State Housing Authority (v0000162)	P-26377	Martel 01172	5,800.00	0.00	963,865.31	MaineLand Appraisal Consultants for Martel
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC Acorn Engineering to PID - Martel	J-7692		5,307.50	0.00	969,172.81	RC Acorn Engineering Inv #2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	971,172.81	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	277.50	0.00	971,450.31	Project manager
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	300.00	0.00	971,750.31	Design engineer
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	1,788.75	0.00	973,539.06	Project landscape architect
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	412.50	0.00	973,951.56	Project landscape architect
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	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
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	2,500.00	0.00	977,525.31	App Fee
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	1,000.00	0.00	978,525.31	LIHTC Fee
laahdc	Lewiston Auburn Area D	4/11/2025	05-2025	Curtis Thaxter LLC (v0002094)	P-36767	152650	759.50	0.00	979,284.81	Lewiston Development GP LLLC Martel School Apartments Phase II LP check availability of name emails to/from M
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,004,284.81	Construction Documents
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,475.00	0.00	1,029,759.81	Design Development
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,054,759.81	Schematic Design
laahdc	Lewiston Auburn Area D	4/7/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39432	3274	8,316.25	0.00	1,063,076.06	Martel -- 1244-LHA Design Development & Architecture services
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,078,617.56	Remits building code surcharge
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	35,000.00	0.00	1,113,617.56	Construction documents
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	20,000.00	0.00	1,133,617.56	Design development
laahdc	Lewiston Auburn Area D	5/8/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39439	3398	13,873.75	0.00	1,147,491.31	Martel
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		21,215.25	0.00	1,168,706.56	Accrue Platz Associates #784-2941 9.30.2024

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General Ledger

Period = Jan 2024-Mar 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of	0.00	21,215.25	1,147,491.31	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	8/8/2025	08-2025	Evernorth (v0000212)	P-46504	20258-1	4,463.01	0.00	1,151,954.32	2024-0028 -- Martel Interest Payment
laahdc	Lewiston Auburn Area D	7/7/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47259	3688	2,967.50	0.00	1,154,921.82	Phase 1 CD Correspondence with the architect for scheduling
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	285.00	0.00	1,155,206.82	Senior Project Manager
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	490.00	0.00	1,155,696.82	Project Engineer I
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	142.50	0.00	1,155,839.32	Acorn - Indirect Labor
laahdc	Lewiston Auburn Area D	9/1/2025	09-2025	Horvath Development LLC (v0000291)	P-47265	LHA202508	2,512.60	0.00	1,158,351.92	Martel Phase 1 -- 8/1/25-8/31/25
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47268	4118	2,431.25	0.00	1,160,783.17	Martel out of scope
laahdc	Lewiston Auburn Area D	9/15/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52731	4118-2	190.00	0.00	1,160,973.17	Martel - remaining balance due-org was s/p -- Senior Project
laahdc	Lewiston Auburn Area D	9/15/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52731	4118-2	140.00	0.00	1,161,113.17	Martel - remaining balance due-org was s/p -- Project
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	1,162,272.57	All projects
laahdc	Lewiston Auburn Area D	10/6/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52723	4299	7,817.50	0.00	1,170,090.07	Martel School
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,034.00	0.00	1,171,124.07	All Projects 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	11/6/2025	11-2025	City Of Lewiston (v0002338)	P-52037	LAAHDC MAF	700.00	0.00	1,171,824.07	Martel Planning Board Application
laahdc	Lewiston Auburn Area D	11/7/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52726	5119	3,365.00	0.00	1,175,189.07	Engineering Cost
laahdc	Lewiston Auburn Area D	11/25/2025	11-2025	City Of Lewiston (v0002338)	P-54274	LAAHDC 112	12,889.00	0.00	1,188,078.07	Martel Building Permit Fee
cfe	Capital Funds	11/17/2025	12-2025	Platz Associates (v0002284)	P-57287	202319-03	45,595.00	0.00	1,233,673.07	Martel Phase I -- 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	3/7/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55091	152218	162.92	0.00	1,233,835.99	10% Discounted amount
laahdc	Lewiston Auburn Area D	7/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55092	153362	119.70	0.00	1,233,955.69	10% Discounted amount
laahdc	Lewiston Auburn Area D	8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55115	153630	1,855.35	0.00	1,235,811.04	10% Discounted amount
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55116	154652	2,635.65	0.00	1,238,446.69	10% Discounted amount
laahdc	Lewiston Auburn Area D	12/16/2025	12-2025	Androscooggin Saving Bank (v0000326)	P-54842	LAAHDC 121	500.00	0.00	1,238,946.69	Martel P1 - appraisal services
laahdc	Lewiston Auburn Area D	9/30/2024	01-2026	Platz Associates (v0002284)	P-57525	784-2941	20,205.00	0.00	1,259,151.69	File 202319-Martel--Professional Services
laahdc	Lewiston Auburn Area D	9/30/2024	01-2026	Platz Associates (v0002284)	P-57525	784-2941	1,010.25	0.00	1,260,161.94	File 202319-Martel--Reimbursables - 5 Of Fee
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	2,781.20	0.00	1,262,943.14	martel phase 1
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	2,493.90	0.00	1,265,437.04	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	10/24/2025	02-2026	Haley Ward (v0002155)	P-62117	202519637	3,800.00	0.00	1,269,237.04	Martel Phase 1 ESA 2025
laahdc	Lewiston Auburn Area D	12/16/2025	02-2026	Acorn Engineering Inc (v0000147)	P-62111	5357	6,068.93	0.00	1,275,305.97	Martel -- Project Engineer
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Platz Associates (v0002284)	P-62257	202319-04	115,164.88	0.00	1,390,470.85	Project LHA-Martel Phase I
laahdc	Lewiston Auburn Area D	1/20/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62112	5470	3,684.28	0.00	1,394,155.13	Martel - Zone Change
laahdc	Lewiston Auburn Area D	1/20/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62112	5470	1,458.75	0.00	1,395,613.88	Martel - Eng I Eng IV PLA Eng I Eng IV
laahdc	Lewiston Auburn Area D	1/21/2026	02-2026	Platz Associates (v0002284)	P-62259	202319-05	39,690.00	0.00	1,435,303.88	LHA - Martel Phase 1
laahdc	Lewiston Auburn Area D	2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	3,955.90	0.00	1,439,259.78	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	2/10/2026	02-2026	Curtis Thaxter LLC (v0002094)	P-62121	155759	356.50	0.00	1,439,616.28	ACCT 49691 -- Martel
laahdc	Lewiston Auburn Area D	2/13/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62118	5647	3,525.00	0.00	1,443,141.28	Martel phase 1 -- LHA zone change application
laahdc	Lewiston Auburn Area D	2/13/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62118	5647	212.50	0.00	1,443,353.78	Martel phase 1 -- Construction documents
laahdc	Lewiston Auburn Area D	1/20/2026	03-2026	City Of Lewiston - Tax Collector (v0002334)	P-60600	5218-2	4,266.01	0.00	1,447,619.79	ACCT 33873 -- 860 Lisbon St Real Estate Tax 2025-2026
laahdc	Lewiston Auburn Area D	2/19/2026	03-2026	Platz Associates (v0002284)	P-63207	202319-06	8,025.00	0.00	1,455,644.79	1/1-1/31/26 -- LHA-Martel Phase 1 -- Construction Documents
laahdc	Lewiston Auburn Area D	2/19/2026	03-2026	Platz Associates (v0002284)	P-63207	202319-06	5,205.00	0.00	1,460,849.79	1/1-1/31/26 -- LHA-Martel Phase 1 -- Design Development
laahdc	Lewiston Auburn Area D	3/1/2026	03-2026	Horvath Development LLC (v0000291)	P-63293	LHA202602	2,145.40	0.00	1,462,995.19	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	3/5/2026	03-2026	Curtis Thaxter LLC (v0002094)	P-63294	155966	82.00	0.00	1,463,077.19	49691-00303 -- Martel
laahdc	Lewiston Auburn Area D	3/5/2026	03-2026	Curtis Thaxter LLC (v0002094)	P-63295	155965	966.00	0.00	1,464,043.19	49691-00001 -- Total For Professional Services Rendered

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General Ledger
 Period = Jan 2024-Mar 2026
 Book = Accrual
 Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	3/18/2026	03-2026	Platz Associates (v0002284)	P-63296	202319-07	5,820.00	0.00	1,469,863.19	LHA Martel Phase 1 -- Schematic Design
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Incoming ACH - LHA	J-21752		0.00	70,541.50	1,399,321.69	LHA to LAAHDC - Platz #202319-02 04.23.25
lha	Lewiston Housing Autho	3/30/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21727		70,541.50	0.00	1,469,863.19	LHA to LAAHDC - Platz #202319-02 04.23.25
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21728		21,215.25	0.00	1,491,078.44	LHA to LAAHDC - Platz #202319-00 09.30.24
Net Change=1,491,078.44							1,761,335.19	270,256.75	1,491,078.44	= Ending Balance =

1280-09-002				PID - Martel School II				0.00 = Beginning Balance =			
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	141.37	0.00	141.37	ACCT 202428 -- reimbursables	
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	1,827.50	0.00	1,968.87	ACCT 202428 -- Morgan	
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	700.00	0.00	2,668.87	ACCT 202428 -- Daniel moreno	
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	300.00	0.00	2,968.87	ACCT 202428 -- Bill mclaughlin	
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39441	152857	66.00	0.00	3,034.87	ACCT 49691 -- Service rendered	
laahdc	Lewiston Auburn Area D	6/9/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39167	153112	513.00	0.00	3,547.87	INVOICE 153112 Martel School Phase II Services rendered through 05/31/2025	
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		1,275.75	0.00	4,823.62	Accrue Platz Associates #202428-02 6.17.25	
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of .	0.00	1,275.75	3,547.87	Accrue Platz Associates #202428-02 6.17.25	
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	382.50	0.00	3,930.37	Martel -- Brogan McCormick	
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	300.00	0.00	4,230.37	Martel -- Bill McLaughlin	
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	490.00	0.00	4,720.37	Martel -- Daniel Moreno	
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	42.50	0.00	4,762.87	Martel -- Paige Morgan	
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	60.75	0.00	4,823.62	Martel -- 5 Reimbursables	
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	45.50	0.00	4,869.12	Project 202428 -- Martel -- 5 reimbursables	
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	910.00	0.00	5,779.12	Project 202428 -- Martel -- daniel moreno	
cfe	Capital Funds	11/17/2025	11-2025	Platz Associates (v0002284)	P-52727	202428-04	6,531.00	0.00	12,310.12	Martel Phase II - 10/1/25-10/31/25	
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	13,469.52	All projects	
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	547.00	0.00	14,016.52	All Projects 10/1/25-10/31/25	
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55098	151780	549.00	0.00	14,565.52	10% Discounted amount	
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55099	154377	346.50	0.00	14,912.02	10% Discounted amount	
laahdc	Lewiston Auburn Area D	10/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55117	150963	670.50	0.00	15,582.52	10% Discounted amount	
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	625.60	0.00	16,208.12	Martel phase 2	
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	688.50	0.00	16,896.62	Martel Phase 2 Hours	
laahdc	Lewiston Auburn Area D	1/21/2026	02-2026	Platz Associates (v0002284)	P-62114	202428-05	1,806.00	0.00	18,702.62	ACCT 202428 -- Martel Phase II	
laahdc	Lewiston Auburn Area D	2/24/2026	02-2026	City Of Lewiston (v0002338)	P-60602	LAAHDC 022.	700.00	0.00	19,402.62	Martel zoning change fee	
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21729		1,275.75	0.00	20,678.37	LHA to LAAHDC - Platz #202428-02 06.17.25	
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21730		955.50	0.00	21,633.87	LHA to LAAHDC - Platz #202428-03 07.21.25	
Net Change=21,633.87							22,909.62	1,275.75	21,633.87	= Ending Balance =	

1280-10-000				DNU PID - Martel School				0.00 = Beginning Balance =			
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v0000137)	P-14197	LAAHDC Mar	619,876.00	0.00	619,876.00	Martel Demo	
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419 J-1571	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 =			
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General Ledger

Period = Jan 2024-Mar 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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 Agreement Revis 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
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	2,500.00	0.00	54,278.25	App Fee - Arbor Village-Ramada
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	1,000.00	0.00	55,278.25	LIHTC Fee - Arbor Village - Ramada
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39433	152647	6,402.98	0.00	61,681.23	RAMADA
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	3.00	0.00	61,684.23	ACCT 49691 -- Ramada -- Filing/recording fees
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	30.00	0.00	61,714.23	ACCT 49691 -- Ramada -- Corporate document retrieval
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Emerald Hospitality	R-29238	00001024	0.00	10,000.00	51,714.23	CHECKSCAN Payment - Emerald Hospitality (Ramada Dep Refund)
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55085	151777	45.00	0.00	51,759.23	10% Discounted amount
laahdc	Lewiston Auburn Area D	3/7/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55086	152217	176.40	0.00	51,935.63	10% Discounted amount
laahdc	Lewiston Auburn Area D	7/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55087	153361	277.20	0.00	52,212.83	10% Discounted amount
laahdc	Lewiston Auburn Area D	8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55088	153629	302.40	0.00	52,515.23	10% Discounted amount
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55089	154375	226.80	0.00	52,742.03	10% Discounted amount
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55090	154651	50.40	0.00	52,792.43	10% Discounted amount
laahdc	Lewiston Auburn Area D	6/17/2025	02-2026	Platz Associates (v0002284)	P-62113	202422-03	661.50	0.00	53,453.93	Ramada - Design Development
Net Change=53,453.93							63,453.93	10,000.00	53,453.93	= Ending Balance =

1280-12-000				PID - Soleil 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 1 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 2 Pre App Fee	
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	6,000.00	Supplemental Services Kaplan Thompson Architects	
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	11,559.37	Terradyn Consult Kaplan Thompson Architect	
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	2,500.00	0.00	14,059.37	Soleil Apts Phase 1 LIHTC App Fee	
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	1,000.00	0.00	15,059.37	Soleil Apts Phase 1 App Fee	
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-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 -- conulsants	
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	437.60	0.00	46,347.40	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	74,098.15	Project LHA1--Schematic design	
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	181.25	0.00	74,279.40	Project LHA1--Supplemental services	
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	10,233.55	0.00	84,512.95	Project LHA1--Terradyn consultants llc	
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	4,579.20	0.00	89,092.15	Project LHA1--Terradyn consultants llc	
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	2,500.00	0.00	91,592.15	App Fee - Soleil Phase 1	
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	1,000.00	0.00	92,592.15	LIHTC Fee - Soleil Phase 1	
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39434	152649	416.50	0.00	93,008.65	61 Ash	
lha	Lewiston Housing Autho	5/9/2025	06-2025	Kaplan Thompson Architects (v0002184)	P-39438	20250509-LI	693.00	0.00	93,701.65	Terradyn Consultants LLC. Request Number /438 18 Apr 2025 Additional Services Drawings for Public Works Database	
laahdc	Lewiston Auburn Area D	8/18/2025	11-2025	Terradyn Consultants, LLC (v0000271)	P-52724	7915	930.00	0.00	94,631.65	Engineering Services for Ash St - Soleil	

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General Ledger
 Period = Jan 2024-Mar 2026
 Book = Accrual
 Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	95,791.05	All projects	
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,602.10	0.00	97,393.15	All Projects 10/1/25-10/31/25	
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55119	151779	63.00	0.00	97,456.15	10% discounted amount	
laahdc	Lewiston Auburn Area D	2/6/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55120	152040	163.80	0.00	97,619.95	10% Discounted amount	
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55121	154376	69.30	0.00	97,689.25	10% discounted amount	
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55123	154654	800.01	0.00	98,489.26	10% Discounted amount	
laahdc	Lewiston Auburn Area D	12/2/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55122	155242	2.70	0.00	98,491.96	10% discounted amount	
laahdc	Lewiston Auburn Area D	12/11/2025	12-2025	Genesis Community Loan Fund (v0000324)	P-54826	LAAHDC 121	1,736.50	0.00	100,228.46	Soleil Phase 1 predevelopment loan (1/2 of the origination fee)	
lha	Lewiston Housing Autho	11/21/2025	12-2025	Kaplan Thompson Architects (v0002184)	P-57288	20251121-LF	44.00	0.00	100,272.46	Plots - 24x36	
lha	Lewiston Housing Autho	11/21/2025	12-2025	Kaplan Thompson Architects (v0002184)	P-57288	20251121-LF	38,336.00	0.00	138,608.46	Schematic Design - Soleil Phase 1	
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	1,225.70	0.00	139,834.16	Soleil phase 1	
laahdc	Lewiston Auburn Area D	12/15/2025	01-2026	Summit Geoeengineering Services, Inc (v000057675)	P-57675	25317-1	6,900.00	0.00	146,734.16	Soleil - 61 Ash St - Performed subsurface explorations & prepare geotechnical data package	
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	285.60	0.00	147,019.76	Soleil Phase 1 Hours	
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Kaplan Thompson Architects (v0002184)	P-62258	20251219-LF	114.40	0.00	147,134.16	LHA1 Soleil Apartments, Phase 1 - Lnoice 2 -- Plots 24x36	
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Kaplan Thompson Architects (v0002184)	P-62258	20251219-LF	38,336.00	0.00	185,470.16	LHA1 Soleil Apartments, Phase 1 - Lnoice 2 -- Schematic Design	
laahdc	Lewiston Auburn Area D	2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	962.20	0.00	186,432.36	Soleil Phase 1 Hours	
laahdc	Lewiston Auburn Area D	2/10/2026	02-2026	Curtis Thaxter LLC (v0002094)	P-62119	155760	2,107.00	0.00	188,539.36	ACCT 49691 -- 61 Ash St	
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LF	308.00	0.00	188,847.36	Soleil Phase 1 & 2 -- 5 Design Development Plots - 24x36	
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LF	80,254.50	0.00	269,101.86	Soleil Phase 1 & 2 -- 2 Design Development	
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LF	43,710.00	0.00	312,811.86	Soleil Phase 1 & 2 -- 1 Schematic Design	
laahdc	Lewiston Auburn Area D	3/1/2026	03-2026	Horvath Development LLC (v0000291)	P-63293	LHA202602	3,211.30	0.00	316,023.16	Soleil Phase 1 Hours	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	318,023.16	RC LHA Soleil PID - Phase I Pre App Fee	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	320,023.16	RC LHA Soleil PID - Phase II Pre App Fee	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	322,023.16	RC LHA Soleil PID - Kaplan Supplemental Services	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		5,559.37	0.00	327,582.53	RC LHA Soleil PID - Terradyne Kaplan	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		38,380.00	0.00	365,962.53	RC LHA Soleil PID - Kaplan #20251121-LHA1 11.21.25	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		693.00	0.00	366,655.53	RC LHA Soleil PID - Kaplan #20250509-LHA1 05.09.25	
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		4,325.00	0.00	370,980.53	RC LHA Soleil PID - Haley Ward #20231927 03.22.23	
laahdc	Lewiston Auburn Area D	4/1/2026	03-2026	Genesis Community Loan Fund (v0000324)	P-63017	LAAHDC 040	1,680.80	0.00	372,661.33	61 Ash St Mortgage Interest Payment	
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Incoming ACH - LAAHDC	J-21692		0.00	50,632.37	322,028.96	LAAHDC reimb for Soleil PID expenses	
Net Change=322,028.96							372,661.33	50,632.37	322,028.96	= Ending Balance =	
1280-12-002			PID - Soleil II				0.00 = Beginning Balance =				
laahdc	Lewiston Auburn Area D	6/26/2025	06-2025	MaineHousing (MSHA) (v0002218)	P-39563	LAAHDC 062	2,000.00	0.00	2,000.00	Pre Application Fee	
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	1,000.00	0.00	3,000.00	General App Fee	
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	2,500.00	0.00	5,500.00	LIHTC App Fee	
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,055.00	0.00	6,555.00	All Projects 10/1/25-10/31/25	
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	867.00	0.00	7,422.00	Soleil phase 2	
laahdc	Lewiston Auburn Area D	2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	472.60	0.00	7,894.60	Soleil Phase 2 Hours	
Net Change=7,894.60							7,894.60	0.00	7,894.60	= Ending Balance =	
1280-15-000			PID - 104 Park Street				0.00 = Beginning Balance =				

(.all)

General Ledger

Period = Jan 2024-Mar 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	62.50	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	42.12	0.00	104.62	4/23/25 Mileage For Client Meeting On Site 72 Miles X 0.585
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	375.00	0.00	479.62	104 Park St Plan Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	604.62	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	1,229.62	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	562.50	0.00	1,792.12	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	437.50	0.00	2,229.62	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	312.50	0.00	2,542.12	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	2,604.62	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	3,229.62	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	687.50	0.00	3,917.12	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	4,042.12	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	187.50	0.00	4,229.62	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	4,292.12	Permit Drawings
Net Change=4,292.12							4,292.12	0.00	4,292.12 = Ending Balance =	

1280-16-000				PID - St Mary's			0.00 = Beginning Balance =			
laahdc	Lewiston Auburn Area D 7/21/2025	09-2025	Cushman & Wakefield of Massachusetts, LLC P-47260	25-27001-90	4,950.00	0.00	4,950.00	0.00	4,950.00	St Mary's Appraisal report
laahdc	Lewiston Auburn Area D 1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55110	151776	175.50	0.00	0.00	5,125.50	10% Discounted amount
laahdc	Lewiston Auburn Area D 2/6/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55111	152038	705.60	0.00	0.00	5,831.10	10% Discounted amount
laahdc	Lewiston Auburn Area D 7/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55112	153360	1,688.40	0.00	0.00	7,519.50	10% Discounted amount
laahdc	Lewiston Auburn Area D 8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55083	153628	529.20	0.00	0.00	8,048.70	10% Discounted amount
laahdc	Lewiston Auburn Area D 9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55113	154374	4,032.00	0.00	0.00	12,080.70	10% Discounted amount
laahdc	Lewiston Auburn Area D 10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55114	154650	8,479.80	0.00	0.00	20,560.50	10% Discounted amount
laahdc	Lewiston Auburn Area D 11/5/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55084	154904	1,562.40	0.00	0.00	22,122.90	10% Discounted amount
Net Change=22,122.90							22,122.90	0.00	22,122.90 = Ending Balance =	

1280-17-000				PID - 163 Bates Street			0.00 = Beginning Balance =			
laahdc	Lewiston Auburn Area D 8/7/2025	11-2025	Radon Check Inc. (v0002293)	P-52732	25W-1080	225.00	0.00	0.00	225.00	radon air test 163 bates street
laahdc	Lewiston Auburn Area D 9/17/2025	11-2025	J.C. Ehrlich (v0002176)	P-52721	83555557	600.00	0.00	0.00	825.00	163 Bates Bed Bug Inspection
laahdc	Lewiston Auburn Area D 2/6/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55100	152041	1,260.00	0.00	0.00	2,085.00	10% Discounted amount
laahdc	Lewiston Auburn Area D 8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55118	153633	1,077.30	0.00	0.00	3,162.30	10% Discounted amount
laahdc	Lewiston Auburn Area D 9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55101	154378	119.70	0.00	0.00	3,282.00	10% Discounted amount
laahdc	Lewiston Auburn Area D 10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55102	154655	1,323.45	0.00	0.00	4,605.45	10% Discounted amount
laahdc	Lewiston Auburn Area D 12/18/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55103	154905	436.50	0.00	0.00	5,041.95	10% Discounted amount
Net Change=5,041.95							5,041.95	0.00	5,041.95 = Ending Balance =	

21,722,345.63 7,075,753.05

Check Register

For Period = Mar 2026

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-27984	795	03/2026	3/3/2026		hva		10.00	87788	
K-27985	795	03/2026	3/3/2026		hva		10.00	87789	
K-27986	795	03/2026	3/3/2026		hva		29.00	87790	
K-27987	795	03/2026	3/3/2026		hva		10.00	87791	
K-27988	795	03/2026	3/3/2026		hva		10.00	87792	
K-27989	795	03/2026	3/3/2026		hva		29.00	87793	
K-27990	795	03/2026	3/3/2026		hva		10.00	87794	
K-27991	795	03/2026	3/3/2026		hva		10.00	87795	
K-27992	795	03/2026	3/3/2026		hva		29.00	87796	
K-27993	795	03/2026	3/3/2026		hva		10.00	87797	
K-27994	795	03/2026	3/3/2026		hva		29.00	87798	
K-27995	795	03/2026	3/3/2026		hva		10.00	87799	
K-27996	795	03/2026	3/3/2026		ash		62.00	87800	
K-27997	795	03/2026	3/3/2026		hva		10.00	87801	
K-27998	795	03/2026	3/3/2026		hva		10.00	87802	
K-27999	795	03/2026	3/3/2026		hva		10.00	87803	
K-28002	797	03/2026	3/3/2026		mva		136.52	87804	
K-28069	798	03/2026	3/5/2026	Maine Municipal Employees Health Trust (MI	lha		73,136.80	87805	
K-28070	798	03/2026	3/5/2026	MTW Collaborative (v0000145)	lha		2,205.00	87806	
K-28071	798	03/2026	3/5/2026	Aire Serv of Lewiston (v0002022)	ash		2,594.87	87807	
K-28072	798	03/2026	3/5/2026	All Outdoor Services (v0002024)	hva		120.00	87808	
K-28073	798	03/2026	3/5/2026	Cambridge Housing Authority (v0002067)	cfe		2,290.75	87809	
					lha		440.00	87809	
K-28074	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		197.95	87810	
K-28075	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		110.79	87811	
K-28076	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		32.25	87812	
K-28077	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		233.38	87813	
K-28078	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		134.21	87814	
K-28079	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		977.26	87815	
K-28080	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		210.98	87816	
K-28081	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		35.04	87817	
K-28082	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		106.44	87818	
K-28083	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		146.28	87819	
K-28084	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		127.45	87820	
K-28085	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		111.03	87821	
K-28086	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	mva		40.60	87822	
K-28087	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		32.12	87823	
K-28088	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	shs		30.21	87824	
K-28089	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	htn		35.30	87825	
K-28090	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	htn		39.81	87826	
K-28091	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		128.90	87827	
K-28092	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		102.10	87828	
K-28093	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		124.31	87829	
K-28094	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		114.41	87830	
K-28095	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	mva		836.91	87831	

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K-28096	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	shs		32.25	87832	
K-28097	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	sws		38.42	87833	
K-28098	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	mva		161.23	87834	
K-28099	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	sws		31.61	87835	
K-28100	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		127.69	87836	
K-28101	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	sws		31.86	87837	
K-28102	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	shs		57.19	87838	
K-28103	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		33.64	87839	
K-28104	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		45.92	87840	
K-28105	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	hva		162.70	87841	
K-28106	798	03/2026	3/5/2026	Central Maine Power Company (v0002074)	sws		56.46	87842	
K-28107	798	03/2026	3/5/2026	Daves Appliance Inc. (v0002102)	bst		3,179.95	87843	
K-28108	798	03/2026	3/5/2026	H. Fortier & Sons, Inc. (v0002153)	hva		10.00	87844	
K-28109	798	03/2026	3/5/2026	The Iserv Company LLC (v0002174)	bst		738.38	87845	
					hva		1,764.70	87845	
					lha		5,501.62	87845	
					mva		723.38	87845	
					raa		321.00	87845	
K-28110	798	03/2026	3/5/2026	Littlefield Solar LLC (v0002202)	bsc		22.93	87846	
					bst		272.20	87846	
					college		52.26	87846	
					hva		90.51	87846	
					lha		44.07	87846	
					mva		103.95	87846	
K-28111	798	03/2026	3/5/2026	Maine Affordable Housing Coalition (v000221)	lha		1,250.00	87847	
K-28112	798	03/2026	3/5/2026	Nason Mechanical Systems (v0002248)	college		465.00	87848	
K-28113	798	03/2026	3/5/2026	Verizon Wireless (v0002373)	ash		11.80	87849	
					bst		163.46	87849	
					hcv		73.56	87849	
					htn		3.37	87849	
					hva		158.40	87849	
					lha		194.21	87849	
					lpa		21.91	87849	
					mva		256.15	87849	
					oak		1.69	87849	
					prk		16.85	87849	
					raa		50.55	87849	
					sab		1.69	87849	
					shs		3.37	87849	
					sws		5.06	87849	
					wip		6.74	87849	
K-28238		03/2026	3/10/2026	Nason Mechanical Systems (v0002248)	college		-2,295.54	87741	per AP, void check & invoice
K-28292	799	03/2026	3/10/2026		bst		274.42	87850	
K-28293	799	03/2026	3/10/2026	Ace Detective & Security Agency, Inc. (v000	bst		1,382.50	87851	
					hva		1,008.00	87851	

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K-28294	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87852	
K-28295	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		33.04	87853	
K-28296	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		31.05	87854	
K-28297	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	raa		121.17	87855	
K-28298	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	raa		167.28	87856	
K-28299	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.85	87857	
K-28300	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87858	
K-28301	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		32.25	87859	
K-28302	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	raa		91.47	87860	
K-28303	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87861	
K-28304	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	raa		94.62	87862	
K-28305	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.72	87863	
K-28306	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	raa		97.51	87864	
K-28307	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		31.99	87865	
K-28308	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	bst		24.14	87866	
K-28309	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87867	
K-28310	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		33.39	87868	
K-28311	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		31.47	87869	
K-28312	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87870	
K-28313	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87871	
K-28314	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87872	
K-28315	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		41.91	87873	
K-28316	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87874	
K-28317	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87875	
K-28318	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.85	87876	
K-28319	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87877	
K-28320	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		33.52	87878	
K-28321	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	college		2,012.43	87879	
K-28322	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87880	
K-28323	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87881	
K-28324	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87882	
K-28325	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.59	87883	
K-28326	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		31.74	87884	
K-28327	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.59	87885	
K-28328	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.21	87886	
K-28329	799	03/2026	3/10/2026	Central Maine Power Company (v0002074)	lpa		30.97	87887	
K-28330	799	03/2026	3/10/2026	Consolidated Communications (v0002086)	bst		190.67	87888	
					hva		190.66	87888	
					lha		190.67	87888	
					mva		190.67	87888	
K-28331	799	03/2026	3/10/2026	F. W. Webb Company (v0002124)	hva		970.69	87889	
					mva		970.68	87889	
K-28332	799	03/2026	3/10/2026	H. Fortier & Sons, Inc. (v0002153)	mva		70.00	87890	
					raa		30.00	87890	
K-28333	799	03/2026	3/10/2026	Haven Connect, Inc. (v0002161)	ash		0.10	87891	

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					htn		0.03	87891	
					lpa		0.18	87891	
					mva		1.15	87891	
					prk		0.14	87891	
					sab		0.01	87891	
					shs		0.03	87891	
					sws		0.04	87891	
					wip		0.06	87891	
K-28334	799	03/2026	3/10/2026	HD Supply (v0002162)	hva		450.57	87892	
K-28335	799	03/2026	3/10/2026	J.C. Ehrlich (v0002176)	lha		53.00	87893	
K-28336	799	03/2026	3/10/2026	Lanit (v0002192)	lha		35.00	87894	
K-28337	799	03/2026	3/10/2026	OTS Leasing (v0002269)	bst		100.50	87895	
					mva		206.98	87895	
K-28338	799	03/2026	3/10/2026	Selco (v0002310)	bst		299.99	87896	
K-28339	799	03/2026	3/10/2026	City Of Lewiston - Tax Collector (v0002334)	lha		5,560.31	87897	
K-28340	799	03/2026	3/10/2026	City Of Lewiston (v0002338)	ash		15.41	87898	
					bst		213.52	87898	
					htn		4.40	87898	
					hva		206.91	87898	
					lpa		28.61	87898	
					mva		334.57	87898	
					oak		2.20	87898	
					prk		22.01	87898	
					raa		66.03	87898	
					sab		2.20	87898	
					shs		4.40	87898	
					sws		6.60	87898	
					wip		8.80	87898	
K-28341	799	03/2026	3/10/2026	City Of Lewiston (v0002338)	ash		18.68	87899	
					bst		258.84	87899	
					htn		5.34	87899	
					hva		250.83	87899	
					lpa		34.69	87899	
					mva		405.60	87899	
					oak		2.67	87899	
					prk		26.68	87899	
					raa		80.05	87899	
					sab		2.67	87899	
					shs		5.34	87899	
					sws		8.01	87899	
					wip		10.67	87899	
K-28342	799	03/2026	3/10/2026	City Of Lewiston (v0002338)	bst		52.00	87900	
					hva		269.00	87900	
					mva		94.00	87900	
K-28343	799	03/2026	3/10/2026	Unifirst Corporation (v0002361)	bsc		117.01	87901	

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					bst		301.42	87901	
					hva		365.06	87901	
					mva		233.58	87901	
K-28344	799	03/2026	3/10/2026	Unitil (v0002366)	lpa		82.84	87902	
K-28345	799	03/2026	3/10/2026	Yardi Systems Inc (v0002385)	ash		4.10	87903	
					bsc		4.20	87903	
					bst		53.90	87903	
					college		2.40	87903	
					ehv		0.50	87903	
					hcv		3.10	87903	
					htn		3.00	87903	
					hva		86.80	87903	
					lha		57.80	87903	
					lpa		20.90	87903	
					mod2		1.20	87903	
					mod5		0.50	87903	
					mva		92.80	87903	
					oak		1.20	87903	
					prk		12.60	87903	
					raa		22.30	87903	
					sab		2.40	87903	
					shs		3.60	87903	
					sws		4.20	87903	
					wip		3.30	87903	
K-28425	803	03/2026	3/24/2026		msv		1,200.00	87904	
K-28426	803	03/2026	3/24/2026		pbvwed		3,994.70	87905	
K-28427	803	03/2026	3/24/2026		hcv		3,500.00	87906	
K-28519	804	03/2026	3/24/2026	Michael R Perreault (v0000066)	bst		2,711.10	87907	
K-28520	804	03/2026	3/24/2026	Rentgrow Inc (v0000081)	bst		45.00	87908	
					hva		81.00	87908	
					mva		90.00	87908	
					raa		9.00	87908	
K-28521	804	03/2026	3/24/2026	Next-Gen Supply Group, LLC. (v0000091)	bst		124.00	87909	
					hva		124.00	87909	
					mva		124.00	87909	
K-28522	804	03/2026	3/24/2026	Cenergy Power (v0000307)	bsc		7.13	87910	
					bst		324.63	87910	
					college		29.00	87910	
					hva		93.13	87910	
					lha		81.64	87910	
					mva		59.13	87910	
K-28523	804	03/2026	3/24/2026	Ace Detective & Security Agency, Inc. (v000	bst		4,108.00	87911	
					hva		2,982.00	87911	
K-28524	804	03/2026	3/24/2026	Affordable Housing Network LLC (v0002018;	hcv		6,072.59	87912	
K-28525	804	03/2026	3/24/2026	AFSCME Council 93 (v0002020)	lha		572.16	87913	

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K-28526	804	03/2026	3/24/2026	Aire Serv of Lewiston (v0002022)	bst		9,181.52	87914	
K-28527	804	03/2026	3/24/2026	All Outdoor Services (v0002024)	bst		35.00	87915	
					hva		40.00	87915	
					sab		150.00	87915	
K-28528	804	03/2026	3/24/2026	Als Auto & Truck Garage Inc. (v0002027)	lha		1,765.57	87916	
K-28529	804	03/2026	3/24/2026	Appliance City Inc (v0002032)	mva		44.95	87917	
K-28530	804	03/2026	3/24/2026	Auburn-Lewiston YMCA (v0002038)	hva		20,858.58	87918	
K-28531	804	03/2026	3/24/2026	Becky Cobb (v0002051)	lha		1,285.00	87919	
K-28532	804	03/2026	3/24/2026	Carahsoft Technology Corp (v0002070)	hcv		3,443.14	87920	
K-28533	804	03/2026	3/24/2026	Casella Recycling (v0002073)	bst		155.00	87921	
					hva		210.00	87921	
					lha		305.00	87921	
K-28534	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	hva		9.82	87922	
K-28535	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	lpa		79.40	87923	
K-28536	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		31.86	87924	
K-28537	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		106.20	87925	
K-28538	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		32.75	87926	
K-28539	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		36.81	87927	
K-28540	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		32.88	87928	
K-28541	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		32.37	87929	
K-28542	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		45.27	87930	
K-28543	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		56.61	87931	
K-28544	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		32.12	87932	
K-28545	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		69.80	87933	
K-28546	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		35.93	87934	
K-28547	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	wip		338.23	87935	
K-28548	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		36.82	87936	
K-28549	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		9.70	87937	
K-28550	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		87.46	87938	
K-28551	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		6.42	87939	
K-28552	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		33.42	87940	
K-28553	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		56.88	87941	
K-28554	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		2,192.13	87942	
K-28555	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	lha		694.09	87943	
K-28556	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		206.38	87944	
K-28557	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bst		50.29	87945	
K-28558	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.61	87946	
K-28559	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		30.21	87947	
K-28560	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.86	87948	
K-28561	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		33.39	87949	
K-28562	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		32.63	87950	
K-28563	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		57.19	87951	
K-28564	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		33.01	87952	
K-28565	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.99	87953	
K-28566	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.74	87954	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-28567	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	hva		37.36	87955	
K-28568	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		35.55	87956	
K-28569	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		78.43	87957	
K-28570	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		15.27	87958	
K-28571	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		36.91	87959	
K-28572	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	lpa		30.21	87960	
K-28573	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		85.68	87961	
K-28574	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		88.82	87962	
K-28575	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		105.96	87963	
K-28576	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		137.83	87964	
K-28577	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		153.76	87965	
K-28578	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		130.59	87966	
K-28579	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		103.55	87967	
K-28580	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		92.92	87968	
K-28581	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		168.73	87969	
K-28582	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		109.58	87970	
K-28583	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		138.55	87971	
K-28584	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		116.34	87972	
K-28585	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	mva		108.61	87973	
K-28586	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	college		1,280.23	87974	
K-28587	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	ash		200.36	87975	
K-28588	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	hva		20.57	87976	
K-28589	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.48	87977	
K-28590	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	lha		316.79	87978	
K-28591	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		32.25	87979	
K-28592	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		32.12	87980	
K-28593	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	prk		31.99	87981	
K-28594	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bsc		396.96	87982	
K-28595	804	03/2026	3/24/2026	Central Maine Power Company (v0002074)	bsc		865.12	87983	
K-28596	804	03/2026	3/24/2026	Marsh & McLennan Agency LLC (Clark Insur	bst		1,380.77	87984	
					hva		1,338.08	87984	
					lha		5,600.63	87984	
					mva		2,163.70	87984	
					raa		427.05	87984	
K-28597	804	03/2026	3/24/2026	Daves Appliance Inc. (v0002102)	hva		1,927.97	87985	
K-28598	804	03/2026	3/24/2026	Drummond Woodsum (v0002114)	lha		4,397.88	87986	
K-28599	804	03/2026	3/24/2026	F. W. Webb Company (v0002124)	mva		3,709.76	87987	
K-28600	804	03/2026	3/24/2026	H. Fortier & Sons, Inc. (v0002153)	hva		207.60	87988	
					raa		337.94	87988	
K-28601	804	03/2026	3/24/2026	HD Supply (v0002162)	bst		52.40	87989	
					hva		285.43	87989	
					lha		160.62	87989	
					mva		176.34	87989	
					raa		93.14	87989	
K-28602	804	03/2026	3/24/2026	The Iserv Company LLC (v0002174)	lha		210.00	87990	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-28603	804	03/2026	3/24/2026	J.C. Ehrlich (v0002176)	ash		68.60	87991	
					bst		1,093.74	87991	
					htn		19.54	87991	
					hva		922.13	87991	
					lpa		294.28	87991	
					mva		1,491.06	87991	
					oak		9.79	87991	
					prk		137.28	87991	
					raa		269.97	87991	
					sab		8.97	87991	
					shs		19.54	87991	
					sws		29.38	87991	
					wip		39.22	87991	
K-28604	804	03/2026	3/24/2026	L.P. Poirier & Son Inc. (v0002187)	bsc		2,290.00	87992	
					bst		4,166.66	87992	
					hva		10,666.66	87992	
					mva		4,500.00	87992	
					raa		4,066.66	87992	
K-28605	804	03/2026	3/24/2026	Language Line Services (v0002191)	hcv		196.00	87993	
					hva		740.00	87993	
					lha		433.48	87993	
K-28606	804	03/2026	3/24/2026	Maine Information Network (v0002211)	lha		14.00	87994	
K-28607	804	03/2026	3/24/2026	NAPA Lewiston (v0002247)	lha		145.14	87995	
K-28608	804	03/2026	3/24/2026	Matthew R. Johnson (v0002255)	hva		5,000.00	87996	
K-28609	804	03/2026	3/24/2026	OTS Leasing (v0002269)	lha		916.45	87997	
					raa		137.33	87997	
					bst		611.52	87998	
K-28610	804	03/2026	3/24/2026	Pine Tree Waste (v0002282)	hva		2,342.20	87998	
					lha		180.49	87998	
					mva		762.91	87998	
					raa		394.24	87998	
					bst		1,105.00	87999	
K-28611	804	03/2026	3/24/2026	SOS Drywall and Painting, LLC (v0002322)	hva		4,700.00	87999	
					mva		2,335.00	87999	
					lha		206.00	88000	
K-28612	804	03/2026	3/24/2026	St. Marys Health System (v0002329)	lha		206.00	88000	
K-28613	804	03/2026	3/24/2026	Stanley Elevator Co Inc (v0002330)	bst		922.00	88001	
K-28614	804	03/2026	3/24/2026	City Of Lewiston (v0002338)	bst		57.00	88002	
					hva		223.00	88002	
					mva		80.00	88002	
					bst		778.51	88003	
K-28615	804	03/2026	3/24/2026	Trafton & Matzen (v0002355)	hcv		40.00	88003	
					hva		1,236.04	88003	
					lha		218.00	88003	
					mva		876.53	88003	
					raa		190.00	88003	
					bst		190.00	88003	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-28616	804	03/2026	3/24/2026	Unifirst Corporation (v0002361)	bsc		117.01	88004	
					bst		301.42	88004	
					hva		376.68	88004	
					lha		65.94	88004	
					mva		233.58	88004	
K-28617	804	03/2026	3/24/2026	Unitil (v0002366)	ash		393.69	88005	
					bsc		1,115.92	88005	
					bst		2,148.19	88005	
					college		155.66	88005	
					htn		148.62	88005	
					hva		6,616.24	88005	
					lha		818.85	88005	
					lpa		429.19	88005	
					mva		3,824.29	88005	
					oak		243.76	88005	
					prk		844.45	88005	
					raa		1,265.01	88005	
					sab		299.08	88005	
					shs		164.57	88005	
					sws		161.30	88005	
wip		345.30	88005						
K-28618	804	03/2026	3/24/2026	Verizon Connect Fleet USA LLC (v0002372)	hcv		137.00	88006	
					hva		27.94	88006	
					lha		27.08	88006	
					mva		21.80	88006	
K-28619	804	03/2026	3/24/2026	Yardi Systems Inc (v0002385)	ash		30.00	88007	
					bst		126.00	88007	
					hcv		36.00	88007	
					hva		216.00	88007	
					lha		30,836.00	88007	
					mod2		6.00	88007	
					mva		210.00	88007	
					prk		6.00	88007	
					raa		18.00	88007	
					sab		6.00	88007	
K-28821	806	03/2026	3/26/2026	Consolidated Communications (v0002086)	bst		224.29	88008	
					hva		224.29	88008	
					lha		224.30	88008	
					mva		224.29	88008	
K-28822	806	03/2026	3/26/2026	Verizon Wireless (v0002373)	ash		12.48	88009	
					bst		172.89	88009	
					hcv		73.56	88009	
					htn		3.56	88009	
					hva		167.54	88009	
					lha		194.21	88009	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					lpa		23.17	88009	
					mva		270.92	88009	
					oak		1.78	88009	
					prk		17.82	88009	
					raa		53.47	88009	
					sab		1.78	88009	
					shs		3.56	88009	
					sws		5.35	88009	
					wip		7.13	88009	
K-28832		03/2026	3/27/2026		lpa		-313.00	86213	void & reissue; tenant didn't receive
K-28833		03/2026	3/30/2026	Michael R Perreault (v0000066)	bst		-2,711.10	87907	void & reissue; poor check quality
K-28834	807	03/2026	3/31/2026	Choice Wedgewood LP (v0000011)	choice		8,894.00	88010	
K-28835	807	03/2026	3/31/2026	Charest Appraisal Services (v0000059)	choice		9,725.00	88011	
K-28836	807	03/2026	3/31/2026	Haley Ward (v0002155)	choice		13,204.17	88012	
K-28837	807	03/2026	3/31/2026	OTS Leasing (v0002269)	choice		404.06	88013	
K-28838	807	03/2026	3/31/2026	Tree Street Youth (v0002356)	choice		67,095.59	88014	
K-28841	808	03/2026	3/31/2026		lpa		313.00	88015	
K-28842	808	03/2026	3/31/2026	Michael R Perreault (v0000066)	bst		2,711.10	88016	
							Total	422,548.01	

Executive Director Update April 2026

Travis, Penn and I attended the Moving to Work Conference this month, which has been the case for the last three years, as we part of the MTW, landlord incentives Cohort. It has become a rewarding experience, as we have quickly transitioned from wide-eyed attendees to panel presenters and program thought and implementation leaders. In a room filled with Housing Authorities, many of which whom have single properties as big as our entire portfolio, we were highlighted multiple times for our work and innovation, HUD staff sought us out to discuss program structure and other agency presentations on innovative neighborhood revitalization mirrored what we have already done with Choice grants, MTW loans and LIHTC development coupled together. We may be a small agency by numbers, but we punch well above our weight, and people are noticing.

Beyond a feeling of success related to our work within the cohort, other notable presentations and announcements were made. HUD rolled out multiple initiatives and focuses as presenters during the conference. Most notably, a focus on the desire to see time limits and work requirements implemented at Agencies, with the introduction of Secretary Scott Turner's Work and Dignity Coalition. While there were multiple presentations, from almost exclusively southern PHA's, on the implementations of their work requirements and time limit programs, it was clear that there was a rift in the room on the topic. I look forward to digging deeper into the topic with the board during our upcoming meeting. Another interesting HUD topic was the clear intent to discourage and do away with Shortfall funding, of which we have always managed to avoid successfully, as well as their pivot away from the long awaited and never realized HIP portal to a retooling of the existing PIC portal. This change should finally allow us to begin transmitting years of backed up MTW related data to HUD, which is welcome. Lastly, HUD made it clear that transitioning HA's away from Public Housing was a priority through RAD and related programs, which makes our upcoming Section 22 submissions significantly less likely to experience deep scrutiny.

All in all, it was a very enlightening and rewarding event that we look forward to continuing to attend and contribute to for years to come.

LHA/LAAHDC Development Update - 04/22/2026

Project	Stage	Status	Important Dates	Next Steps
Martel I	Pre - Dev	<ul style="list-style-type: none"> * MSHA Loan Committee approval received. * Construction loan closing calls with MSHA and Red Stone started this week. * Fire Marshall Construction Permit approval received. * City of Lewiston Building Permit approval is underway, PGC is working directly with the city. * Final pricing and design submission finalized and transmitted to MSHA. * Equity investor, Redstone, due diligence complete. * TIF Agreement approved by MSHA. 	Closing Target: June 2026	<ul style="list-style-type: none"> * Continue working with MSHA to set a construction loan closing date. * Continue to move forward with Redstone to negotiate and finalize the Partnership Agreement.
Martel II	Pre-Dev	<ul style="list-style-type: none"> * Submitted pre-development loan application to Evernorth, will close when Phase 1 predevelopment loan is paid off. * Notice to Proceed has been executed, 12/22/2025. * TIF Agreement approved by MSHA. * MSHA has confirmed that no CM selection process is necessary; we can work with PGC. * MSHA confirmed that the project can proceed directly to a 90% design document submission. 	Notice to Proceed from MSHA 12/22/2025 Targeting closing date in Q3 2026	<ul style="list-style-type: none"> * Finalize 90% drawings for submission to MSHA. * Work with PGC to finalize GMP once the 90% submission is submitted.
Martel III	Pre-Dev	<ul style="list-style-type: none"> * Anticipate submission to MSHA for 9% LIHTC funding round in 09/2026. * Conceptual level drawings are in process. * Working with City to receive zoning change approval which will allow additional building height for this phase. * After zoning approval received, we will submit for Planning Board approval. 	9% LIHTC application to be submitted 09/2026.	<ul style="list-style-type: none"> * Progress conceptual designs. * Work with City to answer any questions regarding the zoning change process.
Soleil (Combined)	Pre - Dev	<ul style="list-style-type: none"> * MSHA has agreed to combine the two phases into one project. * Combined 50% submission transmitted to MSHA. * A&E Contract Finalized. * Genesis predevelopment loan closed on 3/11/2026. * Draft Notice to Proceed received from MSHA; Completed MSHA Kick-Off Meeting. * MSHA no longer utilizes Notice to Proceed; Working with MSHA to finalize Notice of Award letter in lieu of Notice to Proceed. * Environmental / Brownfield's assessment in process with AVCOG. * Brownfields Cleanup application submitted to DECD. 	Targeting closing date in Q4 2026	<ul style="list-style-type: none"> * Finalize Notice of Award with MSHA. * Complete Environmental Phase 2 Assessment. * Incorporate MSHA comments into 90% design submission.
Public Housing Conversions	In process	<ul style="list-style-type: none"> * Working on Section 22 conversions. * Cost tool threshold has been met for Hillview, Meadowview and Blake Street Towers. * Conversion materials are drafted. * Appraisal updates are underway. * Resident meetings were conducted week of 11/10/2025. Widely accepted as a positive action that would benefit residents, Lewiston Housing/LAAHDC and the community. * City approved of Environmental Review. 	Targeting a submission to HUD May 2026.	* Begin final review of materials to prepare for submission.
B-Street Expansion / Renovation	Pre-Closing	<ul style="list-style-type: none"> * Community Dental signed LOI. Modifications to the plans have been incorporated by architect/engineer; GC has updated their pricing. * Working with Maine BLS to secure financing. Received initial loan terms and are in negotiations. 	Targeting a rehab start in May 2026	<ul style="list-style-type: none"> * Work with St. Mary's for sale of their condo. * Incorporate updated construction numbers into project proforma. * Obtain loan commitment from lender.
Choice	Stage	Status	Important Dates	Next Steps
DeWitt	Construction	<ul style="list-style-type: none"> * Bates Bldg. elevator install is ongoing. * Park Bldg. stairwell framing is being completed. 	Construction Ongoing	* Construction underway.

April 2026 Deputy Executive Director's Report

Submitted by Travis Heynen

MTW Conference

I attended the MTW conference and connected with peers across the cohort. Overall, it was a good experience, and I learned some interesting approaches and creative use of waivers we could adopt in the future.

I also presented on two panels while there: the first on our LNT waiver and how it is designed to support the emergency shelter, and the second was a general MTW 101 panel covering the implementation of various waivers. Both were well attended and generated useful follow-up dialogue with peer agencies.

Recovery Friendly Workplace Training

We held our first all-staff Recovery Friendly Workplace training this period. The session introduced staff to substance use disorder, reviewed core terminology, and laid the groundwork for our continued work in this area. Engagement was strong, and we'll build on this foundation in subsequent sessions.

Choice Neighborhoods Annual Data Submission

During the Choice annual data process, we identified anomalies that warranted closer review. After further investigation, we surfaced data issues that required additional time to resolve, and HUD has granted us an extension. Because this matter relates to staffing, We can discuss the details further in executive session.

Maine PFML Open Enrollment

With Maine's new Paid Family and Medical Leave law taking effect in May 2026, we conducted an open enrollment with our PFML carrier, Mutual of Omaha. Employees were given the option to drop short-term disability coverage, given the substantial overlap between what STD covers and what PFML will now provide.

Staffing Updates

Hires:

Lakisha Rowell, FT Building Custodian, 4/7/2026

Departures:

Scott Bedard, PT Building Custodian, 4/15/2026



Property Management Report

Submitted by Hollie Sprague

April 2026

Property Management:

Occupancy:

Owned: 96% (excludes CHOICE units and SRO Bates)

Managed: 93% (excludes Place Ste Marie due to rehab)

Make ready average- Owned: 12 days

Make ready average- Managed: 0 (no units completed)

Resident Success Team Highlights:

- Supported families through school transitions, including IEP meetings, preschool enrollment, and youth summer employment assistance.
- Hosted well-attended community activities such as senior lunches, birthday celebrations, arts and crafts, and special events across properties.
- Helped residents secure funds to prevent evictions by covering back rent balances.
- Operated 5 food pantries, serving 87 residents and responding to 23 emergency requests for food, hygiene, and pet supplies.
- Prepared for changes to the Maine Senior Farm Share Program, with four staff approved as online registration proxies.

Family Self-Sufficiency (FSS) Program

- Served 50 participants (26 Public Housing, 24 HCV/PBV/EHV).
- One participant used escrow funds to purchase a vehicle.
- Hosted a financial literacy/budgeting class in partnership with Community Credit Union.

FYI (Foster Youth to Independence) Program

- Issued 12 vouchers, with 7 participants successfully housed.
- Continued working with 10 applicants to complete documentation with case managers.

Home Modifications (OAHMP / CAPABLE)

- Completed 6 home modifications, with 5 referrals and 6 intakes in progress.
- Conducted outreach with Adult Protective Services and EAIME via phone and email marketing.

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YMCA @ Hillview Partnership

- Served 531 meals with total attendance of 443 and 62 unduplicated youth.
- Attendance dipped slightly due to Ramadan, Iftar, and Eid observances.
- Partnered with Trinity Jubilee Center to distribute 184 take-home dinners to 76 children.

Property	Unit	BR	Date Availa	Occ.	Status
bst	6-p	0	12/25/2025	vacant	PM processing 3 applications and waitlist
bst	2-t	0	1/23/2026	vacant	PM processing 1 application and waitlist
bst	2-w	1	3/11/2026	vacant	PM processing 1 application and waitlist
bst	2-Y	1	3/13/2026	vacant	PM processing 2 applications and waitlist
bst	4-t	0	4/25/2026	vacant	PM processing 2 applications and waitlist
hta	301	2	4/6/2026	vacant	SPM processing 1 application and waitlist
hta	5	1	4/23/2026	vacant	SPM processing 2 applications and waitlist
hva	1-1	3	9/3/2025	vacant	M/I 05/01
hva	9-5	4	12/26/2025	vacant	SPM processing 1 application and waitlist
hva	7-1	3	3/2/2026	vacant	M/I 04/27
hva	2-1	3	4/15/2026	vacant	SPM processing 3 applications and waitlist
mka	11	1	8/10/2025	vacant	SPM processing 1 application and waitlist
mka	23	1	3/8/2025	vacant	SPM processing 2 applications and waitlist
MVA	394	0	2/6/2026	vacant	M/I 5/01
MVA	214	0	2/14/2026	vacant	PM processing 1 application and waitlist
MVA	124	0	3/13/2026	vacant	PM processing 2 applications and waitlist
MVA	384	0	3/17/2026	vacant	PM processing 2 applications and waitlist
MVA	382	0	1/3/2026	vacant	M/I 5/01
MVA	114	0	2/2/2026	vacant	M/I 4/24

Property	Unit	BR	Date Availa	Occ.	Status
bsh	202	1	2/15/2026	vacant	M/I 4.28
blwa	198	1	2/9/2026	vacant	SPM processing 2 applications and waitlist
gvp	206	1	1/19/2025	vacant	Processing 8 applicants and waitlist
mdh	2	1	1/30/2026	vacant	File approved Pend M/I
msh	61	3	10/17/2025	vacant	File approved, pending M/I
msh	58	3	4/20/2026	vacant	Processing 9 applicants and waitlist
oxfam	NOR 15	3	12/10/2025	vacant	Processing 6 applicants and waitlist
oxfam	NOR 7	3	1/13/2026	vacant	File approved, M/I scheduled 05.08
oxfam	FRY 399-3	1	11/15/2025	vacant	Processing 3 applicants and waitlist
oxfam	29-1	3	6/30/2025	vacant	Processing waitlist
oxfam	2-SP-1	3	11/15/2025	vacant	Processing 7 applicants and waitlist
oxfam	26-BRO-3	2	4/1/2026	vacant	File submitted for approval
oxfam	16-FR-2	3	1/11/2025	vacant	Paused due to rehab
shouse	302	0	7/17/2025	vacant	PM processing 1 application and waitlist
shouse	301	0	10/30/2025	vacant	PM processing 1 application and waitlist
shouse	306	0	2/22/2026	vacant	PM processing 1 application and waitlist



Voucher Administration Division Report

Submitted by Jennifer Boardman

April-2026

Voucher Administration Report Summary:

During April 2026, the Rental Assistance Division continued implementation of Housing Choice Voucher (HCV) issuance activities following the resumption of funding, while managing ongoing high volumes of applicant outreach, eligibility reviews, inspections, and compliance-related work. Staff focused on advancing applications from the Centralized Waitlist, maintaining program integrity, and responding to a significant number of applicant inquiries during the eligibility review process.

Following the March reactivation of voucher issuance, staff continued outreach efforts in April by pulling an additional 150 applications from the Centralized Waitlist to initiate eligibility review. Applicant response rates declined compared to the prior month, with 37 applicants responding to outreach efforts as of the reporting date. Of those reviewed, three applicants were determined to be over income. Remaining applications are in various stages of follow-up, documentation collection, or pending response.

Centralized Waitlist:

Month	Total Number on Waitlist	Change
March 2026	1556	
April 2026	1371	-185

Overall, the Rental Assistance Division made continued progress during April by advancing voucher issuance activity, reducing the Centralized Waitlist, and maintaining compliance during a demanding operational period. The Division remains focused on sustaining workflow momentum, supporting staff capacity, and ensuring program integrity as issuance activities continue in the coming months.

During April 2026, the Rental Assistance Division responded to an emergency housing situation involving a privately owned residential building, 108 Pierce St, in Lewiston that was officially condemned by the City. Three Housing Choice Voucher households were impacted by the condemnation and required immediate relocation.

Staff coordinated promptly with affected households, property management, and external partners to ensure tenant safety and continuity of housing assistance following the condemnation of a residential building. While two households secured alternative housing quickly, staff worked intensively with internal inspection staff and MaineHousing to identify immediate, allowable options for the remaining household. The situation required expedited decision-making and cross-department coordination to balance regulatory compliance with urgent health and safety needs, with staff continuing to monitor and support household stabilization.



Voucher Issuance Tracking Numbers

	March 2026	April 2026 (To date)
Total Applicants Pulled from Waitlist	150	150
Responses to Outreach	65	43
No response	63	
Mail Returned	15	21
Over Income	5	7
Already have vouchers	3	
No longer intereseted	2	2
Not eligible	2	2
Put back on the waitlist as they self-selected incorrect preference	22	
Number of vouchers issued (applicants looking for units)	7	
Orientation or briefing with Applicants	6 completed + 3 scheduled for 4/30	5 (4/30)
Housed	1	
Response only after letter stating removal from waitlist	11	

Voucher Administration Program

Program Stats for April 2026

	April Total	Previous Month (March 2026)
Total Authorized Vouchers	1578	1577
Tenant Based Vouchers	1267	1267
Project Based Vouchers	137	137
Mainstream Vouchers	139	139
Emergency Housing Vouchers	10	10
Foster Youth Vouchers	6	5
Vash Vouchers	8	8
Tenant Protection Vouchers	11	11
Total Active Vouchers	1085	1093
Total Active Tenant Based Vouchers	779	792
Tenant Based Vouchers Temporarily Inactive	29	33
Total Active Project Based Vouchers	123	121
Total Active Mainstream Vouchers	100	97
Total Active Emergency Housing Vouchers	9	9
Total Active MainStream Vouchers Ported Out	10	10
Portable Tenant Vouchers Ported Out	35	31
Mod Rehab Contracts Authorized (total units)	114	114
Contract in Effect (units rented)	104	106
Portable Tenant Vouchers Ported In	0	1
Excluded from Active Voucher Count - people searching for unit		
Vash Vouchers Issued	0	0
EHV Vouchers Issued	0	0
Tenant Protection Vouchers Issued	0	0
FYI Vouchers Issued	0	0
Main Stream Vouchers Issued	10	7
Tenant Based Vouchers Issued	7	0

LEWISTON HOUSING AUTHORITY INSPECTION REPORT April 2026	PRE-OCCUPANCY	ANNUAL	SPECIAL	RE-INSPECTIONS	
<u>SECTION 8 EXSISTING</u>	8	50		43	
<u>Quality Control</u>		15			
TOTALS	8	65		43	116
<u>MOD. REHAB</u>					
162, 164 BARTLETT STREET					
ST. MARY'S					
TOTALS					
SUB TOTALS	8	65		43	116
	TOTAL OF ALL INSPECTIONS				116

March 6, 2026

To the General Partner
81 Ash Street Associates LP

We have audited the financial statements of 81 Ash Street Associates LP for the year ended December 31, 2025, and have issued our report thereon dated March 6, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated November 5, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by 81 Ash Street Associates LP are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the Entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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 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. Management has corrected all such misstatements. The following material misstatements detected as a result of audit procedures were corrected by management:

Material audit adjustments to other liabilities, long term debt, rental revenue, operating expenses, and deferred interest expense were required in order to present the financial statements in accordance with generally accepted accounting principles.

Disagreements with Management

For purposes of this letter, a disagreement with management is a disagreement on 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 6, 2026.

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 Entity'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 Entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, 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.

This information is intended solely for the use of the Partners and management of 81 Ash Street Associates LP and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



Certified Public Accountants



To the General Partner of 81 Ash Street Associates LP
and Lewiston Housing Authority

In planning and performing our audit of the financial statements of 81 Ash Street Associates LP as of and for the year ended December 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered 81 Ash Street Associates LP's system of internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of the Partnership's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in 81 Ash Street Associates LP's internal controls to be material weaknesses:

Material audit adjustments to other liabilities, long term debt, rental revenue, operating expenses, and deferred interest expense were required in order to present the financial statements in accordance with generally accepted accounting principles. Inadequate oversight in the operation of effectively designed controls over the financial close and reporting process lead to the adjustments.

During our substantive procedures over the revenue cycle, it was determined there was inadequate knowledge of the revenue cycle and insufficient internal controls over accounts associated with recording and reporting revenue increasing the fraud risk of misappropriation of assets and the potential for material misstatement of the financial statements.

During our consideration of internal controls over cash disbursements, we noted that the senior accountant was generating signed checks and processing payments without approval of the authorized signer, the Executive Director. However, in the subsequent period management has implemented a control of having the Executive Director review and approve the check register before payments are made.

We recommend accounting staff and management undergo training in appropriate financial close and reporting processes and additional internal controls such as reconciliation of monthly gross rent to rent collected be instituted to improve accuracy, limit the risk of material misstatement due to fraud or error and enhance management's ability to meet its financial reporting objectives.

This communication is intended solely for the information and use of management, the General Partner, and others within the organization, and is not intended to be and should not be used by anyone other than these specified parties.


Certified Public Accountants


March 6, 2026
South Portland, Maine

FINANCIAL STATEMENTS

81 ASH STREET ASSOCIATES LP

December 31, 2025 and 2024

 324 Gannett Drive
South Portland, Maine 04106

 Tel: (207) 780-1100



INDEPENDENT AUDITOR'S REPORT

The Partners
81 Ash Street Associates LP

Opinion

We have audited the accompanying financial statements of 81 Ash Street Associates LP (a Maine partnership), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of income, partners' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 81 Ash Street Associates LP as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 81 Ash Street Associates LP and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about 81 Ash Street Associates LP's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 81 Ash Street Associates LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about 81 Ash Street Associates LP'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.

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information included in Schedules 1 through 5 is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Certified Public Accountants

March 6, 2026
South Portland, Maine

81 ASH STREET ASSOCIATES LP

BALANCE SHEETS

December 31, 2025 and 2024

ASSETS

	<u>2025</u>	<u>2024</u>
CURRENT ASSETS		
Cash		
Development Operations Account	\$ 63,948	\$ 17,249
Total Cash	<u>63,948</u>	<u>17,249</u>
Accounts Receivable		
Tenant Rent	5,916	6,934
Commercial Rent (Note 11)	-	1,217
Accounts Receivable - Subsidy	-	19,866
Total Accounts Receivable	<u>5,916</u>	<u>28,017</u>
Other Current Assets		
Prepaid Expenses	<u>8,879</u>	<u>7,887</u>
Total Other Current Assets	<u>8,879</u>	<u>7,887</u>
Total Current Assets	<u>78,743</u>	<u>53,153</u>
DEPOSITS HELD IN TRUST	<u>15,667</u>	<u>14,850</u>
RESTRICTED RESERVES AND ESCROWS (Schedule 3)	<u>258,334</u>	<u>321,652</u>
PROPERTY AND EQUIPMENT (Note 2)		
Land	103,000	103,000
Land Improvements	145,611	145,611
Buildings	8,065,306	8,065,306
Furniture and Fixtures	<u>250,625</u>	<u>197,446</u>
Total	8,564,542	8,511,363
Less Accumulated Depreciation	<u>3,024,745</u>	<u>2,804,170</u>
Net Property and Equipment	<u>5,539,797</u>	<u>5,707,193</u>
OTHER ASSETS (Note 5)	<u>2,590</u>	<u>5,185</u>
TOTAL ASSETS	<u>\$ 5,895,131</u>	<u>\$ 6,102,033</u>

See accompanying notes to the financial statements.

81 ASH STREET ASSOCIATES LP

STATEMENTS OF INCOME

For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
RENTAL OPERATIONS		
Income		
Tenant Rent	\$ 126,779	\$ 149,638
Housing Assistance Payments (Note 6)	247,797	218,724
Commercial Rental Income (Note 11)	9,975	3,083
Vacancy Loss	<u>(34,139)</u>	<u>(18,927)</u>
Net Rental Income	350,412	352,518
Service	1,592	1,974
Interest	11,152	12,909
Tax Increment Revenues (Note 7)	10,153	19,740
Other	<u>8,181</u>	<u>12,892</u>
TOTAL INCOME	<u>381,490</u>	<u>400,033</u>
Expenses		
Administrative	69,409	85,233
Operating	81,215	70,240
Maintenance	122,595	94,209
Depreciation and Amortization	223,170	221,205
Interest - MaineHousing Notes	10,751	10,546
General	<u>81,756</u>	<u>82,293</u>
TOTAL EXPENSES	<u>588,896</u>	<u>563,726</u>
Net Rental Operations Loss	<u>(207,406)</u>	<u>(163,693)</u>
OTHER EXPENSES (Note 4)		
Partnership Administration Fee	11,171	10,877
Asset Management Fee	<u>3,439</u>	<u>3,348</u>
Total Other Expenses	<u>14,610</u>	<u>14,225</u>
Net Loss	<u>\$ (222,016)</u>	<u>\$ (177,918)</u>

See accompanying notes to the financial statements.

81 ASH STREET ASSOCIATES LP

STATEMENTS OF PARTNERS' EQUITY (DEFICIT)

For the Years Ended December 31, 2025 and 2024

		General Partner	Limited Partners		
	Total	81 Ash Street Inc.	Boston Capital Corporate Tax Credit Fund XXXIV, LP	Coastal Enterprises Inc.	BCCC, Inc.
Partners' Equity (Deficit), December 31, 2023	\$ 5,266,535	\$ (171)	\$ 3,357,777	\$ 1,908,919	\$ 10
Net Loss	<u>(177,918)</u>	<u>(18)</u>	<u>(176,121)</u>	<u>(1,779)</u>	<u>-</u>
Partners' Equity (Deficit), December 31, 2024	5,088,617	(189)	3,181,656	1,907,140	10
Net Loss	<u>(222,016)</u>	<u>(22)</u>	<u>(219,774)</u>	<u>(2,220)</u>	<u>-</u>
Partners' Equity (Deficit), December 31, 2025	<u>\$ 4,866,601</u>	<u>\$ (211)</u>	<u>\$ 2,961,882</u>	<u>\$ 1,904,920</u>	<u>\$ 10</u>
Percentage Interest	<u>100%</u>	<u>0.01%</u>	<u>98.99%</u>	<u>1.00%</u>	<u>0.00%</u>

See accompanying notes to the financial statements.

81 ASH STREET ASSOCIATES LP

STATEMENTS OF CASH FLOWS

For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash Flows from Operating Activities		
Net Loss	\$ (222,016)	\$ (177,918)
Adjustments to Reconcile Net Loss to Net Cash Provided by Operating Activities:		
Depreciation	220,575	218,610
Amortization	2,595	2,595
Amortization of Debt Issuance Costs	286	286
Deferred Interest	10,465	10,260
Changes in Operating Assets and Liabilities:		
Accounts Receivable - Tenant Rent	1,018	(6,851)
Accounts Receivable - Commercial Rent	1,217	(859)
Accounts Receivable - Subsidy	19,866	(15,625)
Prepaid Expenses	(992)	24,504
Accounts Payable	(5,669)	5,685
Accrued Expenses	2,400	(3,340)
Accrued Partnership Fees	14,610	14,225
Related Party Payables	(9,180)	13,329
Prepaid Rent	1,042	(2,228)
Tenant Security Deposit Liability	1,160	(629)
Net Cash Provided by Operating Activities	<u>37,377</u>	<u>82,044</u>
Cash Flows from Investing Activities		
Purchases of Property and Equipment	<u>(53,179)</u>	<u>-</u>
Net Cash Used by Investing Activities	<u>(53,179)</u>	<u>-</u>
Increase (Decrease) in Cash, Cash Equivalents and Restricted Cash	(15,802)	82,044
Cash, Cash Equivalents and Restricted Cash at Beginning of Year	<u>353,751</u>	<u>271,707</u>
Cash, Cash Equivalents and Restricted Cash at End of Year	<u>\$ 337,949</u>	<u>\$ 353,751</u>

See accompanying notes to the financial statements.

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization - 81 Ash Street Associates LP (the "Partnership") was formed in April 2010 as a limited partnership under the laws of the State of Maine and began rental operations in January 2012. The Partnership's purpose is to acquire, construct, develop, own and operate a 32-unit apartment complex in Lewiston, Maine.

Method of Accounting - The financial statements of the Partnership are prepared on the accrual basis of accounting, and include only those assets, liabilities and results of operations which relate to the business of 81 Ash Street Associates LP.

Property and Equipment - Property and equipment are stated at cost. Buildings, improvements, and equipment are being depreciated using the straight-line method over their estimated useful lives (40 years for buildings and five to twenty years for furnishings and improvements). Expenditures for repairs and maintenance are expensed and renewals are capitalized as incurred. When assets are retired or disposed of, their costs and related accumulated depreciation are removed from the accounts and resulting gains and losses are reflected in income.

Debt Issuance Costs - Debt issuance costs incurred in connection with the issuance of long-term debt are capitalized and amortized to interest expense over the term of the debt using the straight-line method, which approximates the effective interest method. The unamortized amount is presented as a reduction of long-term debt on the balance sheet.

Tax Credit Fees - Tax credit fees are being amortized over 15 years.

Income Taxes - No provision for taxes on income is made in the Partnership's financial statements since, as a partnership, all taxable income and losses are allocated to the Partners for inclusion in their respective tax returns. The development and operation of the residential units in accordance with certain statutory requirements entitles the Partners to low-income housing tax credits established by Section 42 of the U.S. Internal Revenue Code.

In accordance with accounting principles generally accepted in the United States of America, Management has evaluated the Partnership's exposure to material tax positions and determined that there are no such tax positions requiring accounting recognition. Income tax returns filed by the Partnership are subject to examination by the Internal Revenue Service for a period of three years. While no income tax returns are currently being examined by the Internal Revenue Service, the three previous tax years remain open. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

The Partnership has been allocated a historic tax credit pursuant to the U.S. Internal Revenue Code Section 47. This credit is allocated to the Partners for inclusion in their respective tax returns. If the building is sold or ceases to be used as a business within a period of five years after the property is placed in service, adverse tax consequences will occur.

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Cash - For the purposes of reporting cash flows, cash, cash equivalents and restricted cash includes cash on hand and amounts due from banks.

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

Residential Rental Leases - The Partnership's rental revenue consists of rent earned from leasing residential units to tenants for terms of up to twelve months for a fixed base rent, due on the first of the month. The leases may contain the option to renew for successive terms of up to 12 months. The Partnership assesses whether a contract contains a lease at inception. All residential rental leases have been classified as operating leases. Rental revenue is recognized on the straight-line basis over the lease term. Advance receipts of lease payments are deferred until earned.

Lease Receivables - Management reviews lease receivables periodically for collectability. If management determines that collection of any lease receivable balance is not probable, it is recognized as an adjustment against rental revenue in the period in which the determination is made.

Advertising - The Partnership expenses advertising costs as they are incurred.

Impairment of Long-Lived Assets - In accordance with the provisions of accounting for the impairment or disposal of long-lived assets, management reviews long-lived assets for impairment when circumstances indicate the carrying amount of an asset may not be recoverable based on the undiscounted future cash flows of the asset. If the carrying amount of an asset may not be recoverable, a write-down to fair value is recorded. Fair values are determined based on the discounted cash flows, quoted market values, or external appraisals, as applicable. Long-lived assets are reviewed for impairment at the individual asset or the asset group level for which the lowest level of independent cash flows can be identified.

Subsequent Events - Subsequent events have been evaluated through March 6, 2026, the date the financial statements were available to be issued.

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 2 - NOTES PAYABLE

The first note payable is a deferred promissory note payable to MaineHousing and is secured by a mortgage and security interest in the project. The note was issued on May 16, 2012 with interest of 2% compounded annually, with interest and principal deferred until May 16, 2042. The balance at both December 31, 2025 and 2024 was \$407,477. At December 31, 2025 and 2024, deferred interest payable totaled \$126,250 and \$115,785, respectively.

The second note payable is a promissory note payable to the City of Lewiston without interest and is secured by the real estate and personal property. The note balance at both December 31, 2025 and 2024 was \$300,000. The note is deferred until May 16, 2042, when all unpaid principal is due.

The liability of the Partnership under the notes is limited to the underlying value of the real estate collateral.

The notes will be amortized as follows:

2026	\$ -
2027	-
2028	-
2029	-
2030	-
Thereafter	<u>707,477</u>
Total	<u>\$ 707,477</u>

NOTE 3 - COMMITMENTS

Under the terms of the various agreements, the Partnership is required to make deposits to escrow accounts to fund expected future costs as follows:

<u>Escrow Account</u>	<u>Amount</u>
Replacement Reserve	\$1,567 monthly
Tax and Insurance Reserve	\$5,363 monthly

Replacement Reserves Escrow - Pursuant to the MaineHousing mortgage note, the project was required to fund the Replacement Reserve with \$62,000 at the time of the permanent loan closing. The monthly payments will increase by 3% annually on January 1st.

Operating Deficit Reserve - Pursuant to the Operating Deficit Account Agreement, the project was required to fund the reserve with \$104,000 at the permanent loan closing. MaineHousing will hold the escrow for 15 years, at which time the balance in the account shall be transferred to the Replacement Reserve.

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 4 - TRANSACTIONS WITH RELATED PARTIES

Lease - See Note 11.

Capital Contributions - Pursuant to the terms of the Partnership Agreement, the Partners agreed to make the following capital contributions (amounts have been adjusted to reflect final capital contributions) and were paid in full as of December 31, 2013:

General Partner	\$ 100
Special Limited Partner	10
Investment Limited Partner	6,104,683
Special Historic Credit Limited Partner	<u>1,936,081</u>
Total	<u>\$ 8,040,874</u>

Partnership Administration Fee - The General Partner shall earn an annual partnership administration fee of \$8,000, adjusted annually by the CPI in effect as of January 1 of such year for their services in connection with the administration of the day to day business of the Partnership. The fee is cumulative and payable from cash flow. Partnership administration fees of \$11,171 and \$10,877 were incurred during 2025 and 2024, respectively. At December 31, 2025 and 2024, accrued partnership administration fees were \$56,166 and \$44,995, respectively.

Asset Management Fee - BCP Asset Management, a related party to a Limited Partner, earns an annual asset management fee of \$2,500, adjusted annually by the CPI in effect as of January 1 of such year. The fee is cumulative and payable from cash flow. Asset management fees of \$3,439 and \$3,348 were incurred during 2025 and 2024, respectively. At December 31, 2025 and 2024, accrued asset management fees were \$10,032 and \$6,593, respectively.

Supervisory Management Fee - The General Partner is eligible to receive a supervisory management fee for six years commencing with 2012 and ending in 2017 for their services in connection with the management of the operations of the apartment complex. The annual fee of \$12,000 is cumulative and shall be adjusted annually by the CPI on January 1 of such year. At both December 31, 2025 and 2024, accrued supervisory management fees were \$62,394.

Management Fee - The Partnership entered into a management contract with Lewiston Housing Authority (LHA), a related party to the General Partner, and is required to pay a management fee equal to 7% of collected rents. Management fees of \$24,484 and \$19,157 were incurred in 2025 and 2024, respectively.

Maintenance, Administrative, and Tenant Service Fees - LHA provides maintenance services, administrative services, and tenant services to the Partnership. Fees incurred for these services totaled \$92,054 and \$71,723 in 2025 and 2024, respectively. At December 31, 2025 and 2024, the Partnership owed LHA for these services, management fees incurred, and overpayments made to the Partnership in the amount of \$46,655 and \$55,835, respectively.

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 5 - OTHER ASSETS

The other assets at December 31, 2025 and 2024 consist of the following:

	<u>2025</u>	<u>2024</u>
Tax Credit Fees	\$ 38,920	\$ 38,920
Less Accumulated Amortization	<u>36,330</u>	<u>33,735</u>
Total	<u>\$ 2,590</u>	<u>\$ 5,185</u>

NOTE 6 - HOUSING ASSISTANCE PAYMENT CONTRACT

The Partnership has a Housing Assistance Payments (HAP) Contract with the Lewiston Housing Authority. The contract provides housing assistance payments on behalf of 32 qualified tenants as defined by the U.S. Department of Housing and Urban Development (HUD). The amount of housing assistance payments earned for 2025 and 2024 were \$247,797 and \$218,724, respectively. The contract term is fifteen years and is scheduled to expire February 1, 2027. Rents under the contract cannot be increased without HUD approval.

NOTE 7 - TAX INCREMENT FINANCING AGREEMENT

The Partnership has entered into an agreement with the City of Lewiston to provide tax increment financing for a fifteen year period beginning July 1, 2012 through June 30, 2028. Under the agreement, the Partnership is to make full payments of taxes on the current assessed value. In return, the agreement allows for semi-annual refunds of taxes paid in the amount of 60% of the increase in real property tax revenues attributable to increases in assessed property values resulting from the project development. The Partnership has recognized \$10,153 and \$19,740 in other revenue related to this agreement during 2025 and 2024, respectively.

NOTE 8 - CASH, CASH EQUIVALENTS AND RESTRICTED CASH

The following provides a reconciliation of cash, cash equivalents and restricted cash reported within the Balance Sheets that sum to the total of the same such amounts shown in the Statements of Cash Flows.

	<u>2025</u>	<u>2024</u>
Development Operations Account	\$ 63,948	\$ 17,249
Restricted Reserves and Escrows	258,334	321,652
Deposits Held in Trust	<u>15,667</u>	<u>14,850</u>
Total Cash, Cash Equivalents and Restricted Cash Accounts	<u>\$ 337,949</u>	<u>\$ 353,751</u>

81 ASH STREET ASSOCIATES LP

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 9 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's primary asset is a 32-unit subsidized housing project located in Lewiston, Maine. The Partnership operates in a heavily regulated environment. The operations of the Partnership are subject to the administrative directives of federal, state and local agencies, including but not limited to the MaineHousing. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by the agencies or other situation. Such changes may occur with little notice or with inadequate funding to pay for the related cost, including the additional burden to comply with the change.

NOTE 10 - CONCENTRATION OF CREDIT RISK

Financial instruments that potentially subject the Partnership to concentrations of credit risk consist primarily of deposits with banks and financial institutions. The Partnership has not experienced any losses with respect to its bank deposits in excess of government provided insurance or its deposits in financial institutions.

Bank account balances fluctuate during the year and can exceed the \$250,000 limit of FDIC coverage. At December 31, 2025, the Partnership's deposits with banks do not exceed FDIC limits.

The Partnership also maintains various reserve accounts controlled by MaineHousing. These balances are held in a financial institution not covered by FDIC insurance, but are deposited in a fund consisting of U.S. Government and Treasury debt and repurchase agreements. At December 31, 2025, the Partnership's deposits with this financial institution totaled \$258,334, all of which is subject to loss due to credit risk.

NOTE 11 - LEASE

The Partnership has a Master Lease Agreement with LHA to lease commercial annex space on the project's premises. The lease is for a term of 16 years with base rental charges of \$1,200 per year increasing annually by 3%. The lease also calls for the lessee to remit its share of common area costs, currently 7.2% of selected utilities, maintenance, and insurance expenses. No purchase option or renewals are included in the lease agreement. At December 31, 2024, \$1,217 was owed to the Partnership. No amount was owed as of December 31, 2025. The agreement has been classified as an operating lease and no assets or liabilities have been recorded.

During the years ended December 31, 2025 and 2024, the Partnership recorded annual operating lease revenue of the following:

	<u>2025</u>	<u>2024</u>
Operating Lease Revenue	<u>\$ 350,412</u>	<u>\$ 352,518</u>

81 ASH STREET ASSOCIATES LP
NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTE 11 - LEASE (Continued)

Future minimum lease revenue, excluding short-term operating leases, is as follows:

2026	\$ 1,815
2027	1,870
2028	-
2029	-
2030	-
Thereafter	-
Total	<u>\$ 3,685</u>

SUPPLEMENTARY INFORMATION

81 ASH STREET ASSOCIATES LP

SCHEDULE OF RENTAL OPERATIONS EXPENSES

For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
ADMINISTRATIVE EXPENSES		
Management Fees	\$ 24,484	\$ 19,157
Office Salaries and Benefits	15,051	27,041
Audit	10,900	9,600
Legal	3,735	754
Telephone	856	5,809
Office Supplies	1,202	773
Other	13,181	22,099
Total Administrative	<u>69,409</u>	<u>85,233</u>
OPERATING EXPENSES		
Electricity	32,994	34,090
Water	6,604	6,412
Sewer	7,076	5,460
Gas	11,879	20,119
Garbage and Trash Removal	5,083	4,159
Property Internet/Phone for Tenant Use	17,579	-
Total Operating	<u>81,215</u>	<u>70,240</u>
MAINTENANCE EXPENSES		
BUILDING MAINTENANCE		
Payroll and Benefits	58,979	35,033
Tools and Supplies	6,381	9,495
Contractual Services	52,719	49,544
Decorating Supplies	1,978	137
Miscellaneous Maintenance	2,538	-
Total Maintenance	<u>122,595</u>	<u>94,209</u>
DEPRECIATION AND AMORTIZATION	<u>223,170</u>	<u>221,205</u>
INTEREST - MAINEHOUSING MORTGAGE NOTES	<u>10,751</u>	<u>10,546</u>
GENERAL EXPENSES		
Property Taxes	51,156	52,915
Property and Liability Insurance	11,342	13,028
Resident Services Coordinator	19,258	16,350
Total General	<u>81,756</u>	<u>82,293</u>
Total Rental Operations Expenses	<u>\$ 588,896</u>	<u>\$ 563,726</u>

81 ASH STREET ASSOCIATES LP

SCHEDULE OF RECEIPTS AND DISBURSEMENTS /
DEVELOPMENT OPERATING FUND

For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
SOURCE OF FUNDS		
Rental Operations		
Receipts		
Tenant Rent	\$ 94,700	\$ 121,632
Housing Assistance Payments	267,663	203,099
Commercial Rent	11,192	2,224
Total Rental Receipts	373,555	326,955
Service Income	1,592	1,974
Interest	-	127
Other	18,334	32,632
Total Rental Operations Receipts	<u>393,481</u>	<u>361,688</u>
DISBURSEMENTS		
Administrative	70,771	88,874
Operating	78,974	45,266
Maintenance	126,627	89,962
General	82,864	81,024
Total Rental Operations Disbursements	<u>359,236</u>	<u>305,126</u>
Cash Provided by Rental Operations	34,245	56,562
OTHER RECEIPTS		
Transfers from Restricted Cash		
Reserves and Escrows (Schedule 3)	122,049	9,069
OTHER DISBURSEMENTS OR TRANSFERS		
Transfers to Restricted Cash		
Reserves and Escrows (Schedule 3)	(47,579)	(77,835)
Net Transfers from Tenant Security Deposit Account	343	1,731
Purchase of Property and Equipment	(53,179)	-
Related Party Receivables (Payables)	(9,180)	13,329
Net Increase in Development Fund Cash	46,699	2,856
Development Fund Cash Balance at Beginning of Year	<u>17,249</u>	<u>14,393</u>
Development Fund Cash Balance at End of Year	<u>\$ 63,948</u>	<u>\$ 17,249</u>

81 ASH STREET ASSOCIATES LP

SCHEDULE OF RECEIPTS AND DISBURSEMENTS /
DEVELOPMENT OPERATING FUND
(Continued)

For the Years Ended December 31, 2025 and 2024

	2025	2024
COMPOSITION OF DEVELOPMENT FUND CASH BALANCE AT END OF YEAR:		
Development Operations Account	\$ 63,948	\$ 17,249
Total Development Fund Cash At End of Year	\$ 63,948	\$ 17,249

81 ASH STREET ASSOCIATES LP

SCHEDULE OF RESTRICTED CASH RESERVES AND ESCROWS

For the Year Ended December 31, 2025

Description of Fund	Balance Beginning of Year	Deposits		Withdrawals		Regulatory Agreement	Excess or (Deficiency) of Actual From Estimated
		Transfers from Operations Account	Interest Earned	Transfers to Operations Account	Balance End of Year	Estimated Required Balance	Required Balance
Restricted Accounts:							
Tax and Insurance Reserve	\$ 103,259	\$ 36,610	\$ 2,863	\$ 74,488	\$ 68,244	\$ 24,356	\$ 43,888
Replacement Reserve	95,336	10,969	3,091	47,561	61,835	70,228	(8,393)
Operating Deficit Escrow	<u>123,057</u>	<u>-</u>	<u>5,198</u>	<u>-</u>	<u>128,255</u>	<u>128,255</u>	<u>-</u>
TOTAL RESTRICTED CASH RESERVES AND ESCROWS	<u>\$ 321,652</u>	<u>\$ 47,579</u>	<u>\$ 11,152</u>	<u>\$ 122,049</u>	<u>\$ 258,334</u>	<u>\$ 222,839</u>	<u>\$ 35,495</u>

81 ASH STREET ASSOCIATES LP

SCHEDULE OF RESTRICTED CASH RESERVES AND ESCROWS
(Continued)

For the Year Ended December 31, 2025

Restricted Reserve Funding Calculations:

	<u>Total Due</u>	<u>Date Due</u>	<u>Per Month</u>	<u>Number of Months Funding</u>	<u>Required Balance</u>
Taxes*	\$ 25,978	3/15, 9/15	\$ 4,329.67	3	\$ 12,989
Insurance	\$ 12,400	1/25	\$ 1,033.33	11	<u>11,367</u>
Total Required Balance					<u><u>\$ 24,356</u></u>

*Taxes are due semi-annually

81 ASH STREET ASSOCIATES LP
 SCHEDULE OF SURPLUS CASH CALCULATION
 December 31, 2025

CASH

Development Operations Account	\$ 63,948
Total Cash	<u>63,948</u>

LESS CURRENT OBLIGATIONS

Deficient Funding of Restricted Reserve and Escrow Accounts (Schedule 3)	8,393
Delinquent Funding of Tenant Security Deposit Account	2,372
Accounts Payable	353
Accrued Expenses (not escrowed)	2,400
Related Party Payables	46,655
Prepaid Rent	<u>3,330</u>
Total Current Obligations	<u>63,503</u>

Surplus Cash at Balance Sheet Date	<u>\$ 445</u>
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81 ASH STREET ASSOCIATES LP

SCHEDULE OF CASH IN FINANCIAL INSTITUTIONS

December 31, 2025

Account Name	Account Number	Financial Institution	Account Type	Interest Rate	Maturity Date	Signatory Control	Balances
Development Operations Accounts	4022193980	Bangor Savings	Checking	-	N/A	Sole	<u>\$ 63,948</u>
Tax and Insurance Reserve	2724237072	Federated	Money Market	3.72%	N/A	MaineHousing	<u>\$ 68,244</u>
Replacement Reserve	2724237071	Federated	Money Market	3.72%	N/A	MaineHousing	<u>\$ 61,835</u>
Operating Deficit Escrow	2724237075	Federated	Money Market	3.72%	N/A	MaineHousing	<u>\$ 128,255</u>
Tenant Security Deposit Account	2822193983	Bangor Savings	Savings	0.90%	N/A	Sole	<u>\$ 15,667</u>

Federal Compliance Audit

Lewiston Housing Authority

June 30, 2025



Proven Expertise & Integrity

LEWISTON HOUSING AUTHORITY

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JUNE 30, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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

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

Other Reporting Required by *Government Auditing Standards*

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

RHR Smith & Company

Buxton, Maine
March 27, 2026

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

(UNAUDITED)

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

Financial Statement Overview

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

Basic Financial Statements

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

Government-Wide Financial Statements

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

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

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

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

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

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

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

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

Notes to the Financial Statements

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

Required Supplementary Information

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

Other Supplementary Information

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

Government-Wide Financial Analysis

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

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

Table 1
Lewiston Housing Authority
Net Position
June 30,

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

Revenues and Expenses

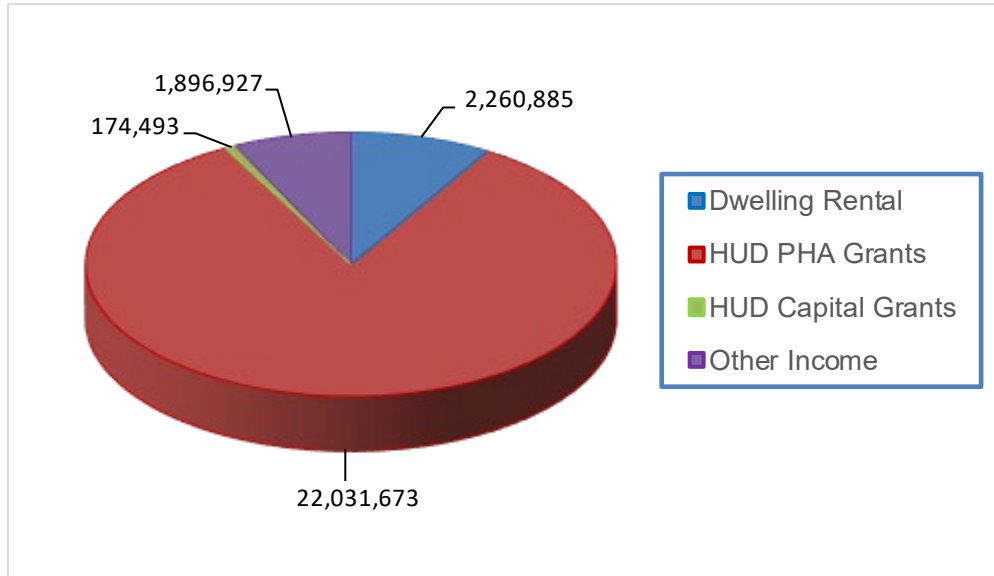
The business-type activities' revenues experienced a decrease of 8.47% while expenses decreased by 19.59% from the prior fiscal year.

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

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

Operating Income

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



Capital Asset and Long-Term Debt Activity

Capital Assets

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

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

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

Debt

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

Currently Known Facts, Decisions or Conditions

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

Economic Factors

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

Contacting the Housing Authority's Financial Management

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

LEWISTON HOUSING AUTHORITY

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2025

ASSETS

Current assets:

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

Noncurrent assets:

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

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

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

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

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2025

LIABILITIES

Current liabilities:

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

Noncurrent liabilities:

Noncurrent portion of long-term obligations:

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

TOTAL LIABILITIES

5,712,390

DEFERRED INFLOWS OF RESOURCES

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

NET POSITION

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

TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES
AND NET POSITION

\$ 17,020,102

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

LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

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

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

STATEMENT C (CONTINUED)
LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

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

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

Implementation of New Accounting Standards

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

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

Measurement Focus - Basic Financial Statements

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Proprietary Funds

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

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

Basis of Accounting

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

1. Accrual

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

Deposits and Investments

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Prepaid Items

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

Receivables

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

Capital Assets

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

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

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

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimated useful lives are as follows:

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

Long-term Obligations

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

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

Pensions

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

OPEB

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows and Inflows of Resources

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

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

Net Position

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

Program Revenues

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating/Nonoperating Proprietary Fund Revenues

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

Use of Estimates

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

NOTE 2 - DEPOSITS AND INVESTMENTS

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

Deposits:

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

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

Investments:

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

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

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

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

NOTE 3 - RESTRICTIONS ON CASH AND CASH EQUIVALENTS

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 4 – NOTE RECEIVABLE

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

NOTE 5 - CAPITAL ASSETS

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

Non-component unit

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

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 5 - CAPITAL ASSETS (CONTINUED)

Component Unit:

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

NOTE 6 - SHORT TERM DEBT

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

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

NOTE 7 - LONG-TERM DEBT

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - LONG-TERM DEBT (CONTINUED)

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

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

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

\$ 1,688,836

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

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

NOTE 8 - SUBSCRIPTION BASED TECHNOLOGY ARRANGEMENTS (SBITA)

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

NOTE 9 - OTHER LONG-TERM OBLIGATIONS

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

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

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

NOTE 10 - ACCRUED COMPENSATED ABSENCES

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

LEWISTON HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS
 JUNE 30, 2025

NOTE 11 - OTHER NONCURRENT LIABILITIES

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

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

NOTE 12 - NET INVESTMENT IN CAPITAL ASSETS

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

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

NOTE 13 - RESTRICTED NET POSITION

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN

MAINE PUBLIC EMPLOYEES' RETIREMENT SYSTEM

PARTICIPATING LOCAL DISTRICT CONSOLIDATED PLAN

Plan Description

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

Benefits Provided

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Contributions

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

Pension Liabilities

PLD Consolidated Plan

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial Methods and Assumptions

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

Actuarial Cost Method

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

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

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

Asset Valuation Method

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

Amortization

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

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

Cost of Living Benefit Increases - 1.91%

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

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

Discount Rate

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

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

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

Changes in Net Pension Liability

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

Differences between Expected and Actual Experience

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

LEWISTON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - DEFINED BENEFIT PENSION PLAN (CONTINUED)

Differences between Expected and Actual Investment Earnings

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

Changes in Assumptions

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

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

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

Pension Plan Fiduciary Net Position

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 15 - OTHER RETIREMENT PLANS

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

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

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

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

NOTE 16 - OTHER POST EMPLOYMENT BENEFIT (OPEB) PLAN

MAINE MUNICIPAL EMPLOYEES' HEALTH TRUST

Plan Description

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

Benefits Provided

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

Employees Covered by Benefit Terms

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

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

Contributions

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

Retiree Premium Amounts:

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

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

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

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

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

Discount Rate

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

Healthcare Trend

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

	1% Decrease	Healthcare Trend Rates	1% Increase
Total OPEB liability	\$ 178,226	\$ 205,233	\$ 239,005
Plan fiduciary net position	-	-	-
Net OPEB liability	<u>\$ 178,226</u>	<u>\$ 205,233</u>	<u>\$ 239,005</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, 2025, using the following methods and assumptions applied to all periods included in the measurement:

Actuarial Cost Method

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

Assumptions

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

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

Trend Assumptions:

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

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

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

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

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

Administrative and claims expense: 3% per annum

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

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

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

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

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

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

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

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

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

Rate of Mortality:

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

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

Retiree Continuation Percentage:

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

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

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

Changes in Net OPEB Liability

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

Differences between Expected and Actual Experience

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

Changes in Assumptions

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

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

Differences between Projected and Actual Earnings on OPEB Plan Investments

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

OPEB Plan Fiduciary Net Position

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

NOTE 17 - CONTINGENCIES

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

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

NOTE 18 - RISK MANAGEMENT

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

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

LEWISTON HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 19 - DISCRETELY PRESENTED COMPONENT UNITS

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

NOTE 20- LETTER OF CREDIT

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

NOTE 21 - SUBSEQUENT EVENTS

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

Required Supplementary Information

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

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

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CONTRIBUTIONS - PENSION
LAST 10 FISCAL YEARS

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

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

LEWISTON HOUSING AUTHORITY

SCHEDULE OF CONTRIBUTIONS - OPEB
LAST 10 FISCAL YEARS*

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

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

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

LEWISTON HOUSING AUTHORITY

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

Changes of Assumptions

MEPERS PLD Plan:

There were no changes to the actuarial assumptions.

MMEHT OPEB Plan:

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

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

Other Supplementary Information

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

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

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

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

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

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

LEWISTON HOUSING AUTHORITY

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

LEWISTON HOUSING AUTHORITY
 SUPPLEMENTAL FINANCIAL DATA SCHEDULE
 JUNE 30, 2025

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

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	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit-Blended	14.HCV MTW Demonstration Program for HCV program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV/ Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
91100 Administrative Salaries	334,706	751	-	-	203,041	187,403	-	-	-	323,524	34,588	-	5,379	38,373	912,166	2,039,933	-	2,039,933
91200 Auditing Fees	647,622	-	-	-	-	3,650	-	-	-	-	-	-	-	-	28,491	32,139	-	32,139
91300 Management Fee	36,510	-	-	-	-	-	-	-	-	181,856	27,484	-	3,070	-	860,132	(860,132)	-	-
91310 Book-keeping Fee	36,510	-	-	-	-	-	-	-	-	85,028	11,700	-	1,035	-	134,273	(134,273)	-	-
91400 Advertising and Marketing	79,800	169	-	-	35,445	31,029	-	-	-	75,639	8,368	-	2,838	8,295	102	102	-	102
91500 Employee Benefit Contributions - Administrative	151,649	343	-	-	15,602	11,531	-	-	-	147,685	25,543	-	2,304	15,288	10,815	380,758	-	380,758
91700 Legal Expense	44,852	23	-	-	-	56,511	-	-	-	9,911	1,404	-	125	1,248	114,074	-	114,074	
91800 Travel	6,298	22	-	-	1,447	470	-	-	-	9,448	1,346	-	198	1,198	12,287	32,634	-	32,634
91810 Allocated Overhead	401,853	265	-	-	1,842,535	305,102	-	287	-	114,207	1,503	-	151	9,107	41,156	2,816,035	-	2,816,035
91900 Other	1,703,380	1,573	-	-	2,201,071	595,696	-	-	-	947,368	111,986	-	16,022	74,476	1,397,650	7,048,479	(994,405)	6,054,074
92000 Asset Management Fee	35,445	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,440	(52,440)	-
92100 Tenant Services - Salaries	46,840	18	126,725	-	193,232	-	-	-	-	7,884	-	-	-	-	130,983	505,682	-	505,682
92200 Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	12,750	3	-	-	43,408	-	-	-	-	1,258	-	-	-	-	126,138	183,598	-	183,598
92400 Tenant Services - Other	8,468	22	-	-	127,412	-	-	-	-	9,291	-	-	-	-	125,689	270,882	-	270,882
92500 Total Tenant Services	120,507	43	126,725	-	364,052	-	-	-	-	18,433	-	-	-	-	382,810	1,012,670	(52,440)	960,130
93100 Water	86,406	-	-	-	-	13,203	-	-	-	-	-	-	-	-	925	110,534	-	110,534
93200 Electricity	167,562	-	-	-	-	119,054	-	-	-	-	-	-	-	-	8,610	295,256	-	295,256
93300 Gas	285,482	23	-	-	71,093	-	-	-	-	10,004	1,108	-	120	1,044	6,994	375,668	-	375,668
93400 Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600 Sewer	188,793	-	-	-	-	19,850	-	-	-	-	-	-	-	-	944	189,557	-	189,557
93700 Employee Benefit Contributions - Utilities	24,515	-	-	-	-	9,088	-	-	-	-	-	-	-	-	551	34,168	-	34,168
93800 Other Utilities Expense	742,758	23	-	-	-	232,288	-	-	-	10,004	1,108	-	120	1,044	18,028	1,005,373	-	1,005,373
94100 Ordinary Maintenance and Operations - Labor	167,780	-	53,524	-	-	500	-	-	-	-	-	-	-	-	684,784	735,788	-	735,788
94200 Ordinary Maintenance and Operations - Materials and	1,362,485	-	-	-	264	5,640	-	-	-	-	-	-	-	-	5,175	181,658	-	181,658
94300 Ordinary Maintenance and Operations Contracts	13,294	-	-	-	10,135	172,835	-	-	-	-	-	-	-	-	91,075	1,636,530	(1,328,993)	307,537
94500 Employee Benefit Contributions - Ordinary Maintenance	1,843,859	-	53,524	-	18,803	182,697	-	-	-	-	-	-	-	-	204,934	230,354	-	230,354
94600 Total Maintenance	1,843,859	-	53,524	-	18,803	182,697	-	-	-	-	-	-	-	-	885,943	2,784,530	(1,328,993)	1,455,537

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
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95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300 Protective Services - Other	31,711	-	-	-	-	-	-	-	-	-	-	-	-	-	538	32,249	-	32,249
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	31,711	-	-	-	-	-	-	-	-	-	-	-	-	-	538	32,249	-	32,249
96110 Property Insurances	87,921	-	-	-	-	22,058	-	-	-	-	-	-	-	-	-	109,979	-	109,979
96120 Liability Insurance	59,874	7	-	-	-	(60,913)	-	(407)	-	-	-	-	-	-	24,260	21,622	-	21,622
96130 Workmen's Compensation	6,230	-	-	-	4,511	697	-	-	-	2,907	350	-	226	325	15,671	30,997	-	30,997
96140 All Other Insurance	21,996	3	-	-	-	41,314	-	-	-	1,300	563	-	27	486	24,508	90,287	-	90,287
96100 Total Insurance Premiums	175,021	10	-	-	4,511	3,147	-	(407)	-	4,387	913	-	253	811	64,439	253,085	-	253,085
96200 Other General Expenses	173,591	-	-	-	216,822	(8,750)	-	-	-	21,665	7,525	-	-	-	61,197	477,090	-	477,090
96210 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	113,637	-	-	-	-	92,632	-	-	-	-	-	-	-	-	12,474	218,743	-	218,743
96400 Bad debt - Tenant Rents	21,841	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,841	-	21,841
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	309,069	-	-	-	216,822	88,922	-	-	-	21,665	7,525	-	-	-	73,671	717,674	-	717,674
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	153,871	-	-	-	-	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,218	203,089	-	203,089
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	153,871	-	-	-	-	-	-	-	-	19,218	203,089	-	203,089
96900 Total Operating Expenses	4,626,005	1,649	180,249	-	2,805,259	1,286,621	-	(150)	-	1,001,861	121,532	-	15,395	76,331	2,942,297	13,057,049	(2,375,838)	10,681,211
97000 Excess of Operating Revenue over Operating	(2,578,818)	17,698	-	2,439,281	911,787	(192,345)	11,603,854	17,232	1,554,414	(957,120)	1,268,407	20,757	167,830	1,043,016	366,774	15,682,767	-	15,682,767
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480	-	480
97300 Housing Assistance Payments	17,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability-in	-	-	-	-	-	-	-	-	-	10,786,635	1,238,759	-	109,840	630,698	-	12,783,740	-	12,783,740
97400 Depreciation Expense	482,063	-	-	-	33,148	117,518	-	51,342	-	6,780	-	-	-	-	-	6,780	-	6,780
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	194,801	878,872	-	878,872
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
98000 Total Expenses	5,118,546	19,347	180,249	-	2,838,407	1,404,138	-	51,192	-	11,795,276	1,360,301	-	125,335	707,029	3,127,098	26,726,921	(2,375,838)	24,351,083

LEWISTON HOUSING AUTHORITY

SUPPLEMENTAL FINANCIAL DATA SCHEDULE
JUNE 30, 2025

	Project Total	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.CFP MTW Demonstration Program for Capital Fund	14.889 Choice Neighborhoods Implementation Grant	6.2 Component Unit-Blended	14.HCV MTW Demonstration Program for HCV Program	2 State/Local	14.OPS MTW Demonstration Program for Low Rent	14.881 Moving to Work Demonstration Program	14.879 Mainstream Vouchers	14.EFA Escrow Forfeiture	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
10010 Operating Transfer In	5,515,123	-	-	-	-	911,787	-	-	-	15,473,393	-	-	-	-	-	-	-	-
10020 Operating Transfer Out	(2,171,290)	-	-	(2,439,281)	(911,787)	-	(11,603,854)	-	(1,554,414)	(3,869,539)	-	-	-	-	-	649,862	22,550,165	(22,550,165)
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094 Transfers between Program and Project - Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	3,343,833	-	-	(2,439,281)	(911,787)	911,787	(11,603,854)	-	(1,554,414)	11,603,854	-	-	-	-	-	649,862	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under)	272,472	-	-	-	(33,148)	601,824	-	(34,110)	-	(146,691)	29,638	20,757	57,890	412,318	831,835	2,012,895	-	2,012,895
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030 Beginning Equity	5,640,147	-	-	-	861,852	(167,500)	-	971,203	-	422,604	72,288	-	-	544,978	689,109	9,034,679	-	9,034,679
11040 Prior Period Adjustments, Equity Transfers and Correction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11055 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11080 Changes in Special Term Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	5,244	19	-	-	-	288	-	-	-	15,204	1,699	-	180	1,368	-	23,971	-	23,971
11210 Number of Unit Months Leased	4,868	19	-	-	-	286	-	-	-	11,337	1,560	-	138	1,095	-	19,303	-	19,303
11220 Excess Cash	2,342,676	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,342,676	-	2,342,676
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	174,493	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174,493	-	174,493
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Federal Compliance

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

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

LEWISTON HOUSING AUTHORITY

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

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

LEWISTON HOUSING AUTHORITY

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

1. Basis of Presentation

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

2. Summary of Significant Accounting Policies

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

3. Reporting Guidance

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



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

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

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

Report on Internal Control Over Financial Reporting

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

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

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

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Report on Compliance and Other Matters

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

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

Purpose of the Report

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

RHR Smith & Company

Buxton, Maine
March 27, 2026



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

Board of Commissioners
Lewiston Housing Authority
Lewiston, Maine

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

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

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

Basis for Opinion on Each Major Federal Program

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

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

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Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control over Compliance

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

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

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

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

RHR Smith & Company

Buxton, Maine
March 27, 2026

LEWISTON HOUSING AUTHORITY

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

Section I - Summary of Auditor's Results

• *Financial Statements*

Type of auditor's report issued : Unmodified

Internal control over financial reporting:

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

• *Federal Awards*

Internal control over major programs:

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

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

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

Identification of major programs:

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

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

Auditee qualified as low-risk auditee? yes no

Section II - Financial Statement Findings

None

Section III - Federal Awards Findings and Questioned Costs

None



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March 27, 2026

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 business-type activities and the aggregate discretely presented component units of the Lewiston Housing Authority as of and for the year ended June 30, 2025, 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, 2025, where we expressed an unmodified opinion on our independent auditor's report dated March 27, 2026.

Lack of Formal Internal Control Policies

During our audit, we noted that the organization does not have formalized written internal control policies governing key financial processes, including (but not limited to) cash disbursements, revenue recognition, journal entry approval, segregation of duties, and system access controls. While certain practices are performed informally, they are not documented or consistently applied across departments.

The absence of formal internal control policies increases the risk of inconsistent practices, errors, and potential fraud. Without written guidance, employees may perform tasks without a clear understanding of required procedures, approval thresholds, or responsibilities. This lack of structure may also hinder management's ability to monitor compliance, enforce accountability, and ensure accurate and reliable financial reporting.

Timeliness of Bank Reconciliation's

During our review of the Housing Authority's cash management processes, we noted that bank reconciliations are not being completed or reviewed on a timely basis, with several accounts reconciled more than 30 days after month-end. HUD guidelines and sound internal controls require prompt reconciliations to ensure accurate reporting and safeguard federal funds. Untimely reconciliations increase the risk that errors or irregularities may go undetected and may impact the reliability of financial information used for HUD reporting. We recommend the Authority establish a formal month-end reconciliation schedule, assign clear responsibilities, and ensure supervisory review is completed promptly.

Cash -

A cash variance was due to certain accounts missing from the Financial Data Schedule (FDS). Project-Based Voucher (PBV) and Escrow Forfeitures Account (EFA) balances were omitted from the FDS, while still being included in the underlying cash reconciliation totals. This resulted in an overstatement of cash reported on the FDS and indicates the need for improved procedures.

Custodial Credit Risk (Uncollateralized Deposits)

The Authority maintains cash deposits that were not fully insured or collateralized, resulting in exposure to custodial credit risk. While a portion of deposits was either federally insured or secured by a standby letter of credit, a significant balance remained uninsured and uncollateralized.

Debt Reporting

Debt was not reconciled between the general ledger, supporting schedules, and the Financial Data Schedule (FDS). Certain balances such as a prior debt amount and a newly identified revolving line of credit were not appropriately updated in the FDS, resulting in incorrect reporting of the Authority's obligations. The Authority should strengthen procedures to ensure all debt is properly identified, reconciled, and updated in the FDS on a timely basis.

Construction in Progress

The Construction in Progress (CIP) balance reported on the Financial Data Schedule (FDS) was not accurately presented due to misclassification and inconsistent recording of adjustments between funds. Certain reclassifications between notes receivable, were not consistently reflected across the financial statements, resulting in a misstatement of related accounts. This indicates a need for improved review and reconciliation procedures to ensure CIP and related balances are properly recorded and accurately reported on the FDS.

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



March 27, 2026

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, 2025. 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 March 31, 2025. 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) GASB Statement No. 101, "*Compensated Absences*" and No. 102, "*Certain Risk Disclosures*" in 2025. 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 27, 2026.

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.

During our audit we considered internal controls for the purpose of determining our auditing procedures but not for the purpose of expressing an opinion on the effectiveness of Lewiston Housing Authority's internal control over financial reporting or compliance. We provided a separate letter reporting the results of our consideration of internal control to the management of the Lewiston Housing Authority dated March 27, 2026.

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,



RHR Smith & Company, CPAs

MEMORANDUM

TO: Commissioners of Lewiston Housing Authority
FROM: Cito Selinger
DATE: March 30, 2026
RE: Amendment to LAAHDC articles of incorporation

This memo explains why it's important to amend the LAAHDC articles of incorporation to remove provisions giving LHA control over LAAHDC's governance and activities.

Before 2019, LAAHDC was classified as an "instrumentality" of LHA. The effect of this designation was that LAAHDC had to be treated as if it were a public housing authority and part of LHA, thus limiting LAAHDC's activities significantly. In 2019 major changes were made to LAAHDC's bylaws. The purpose of those amendments was to change LAAHDC's status from an instrumentality to an affiliate of LHA, thus giving LAAHDC much more flexibility to seek development opportunities while still maintaining LHA involvement through seats on the LAAHDC board.

The circled language in the excerpt attached to this memo confuses the issue and could lead a HUD reviewer to conclude that LAAHDC is an instrumentality and not an affiliate, notwithstanding the 2019 bylaws changes. In order to maintain LAAHDC's status as an affiliate, we are recommending this language be deleted from the articles. No changes are proposed to LAAHDC's other governing documents that would reduce LHA's representation on the LAAHDC board.

CT/LAAHDC (49691)/Memo to LHA board 3_30_26.docx

- (7) To appoint such officers and agents as the affairs of the corporation may require and to define their duties and fix their compensation;
 - (8) To make by-laws for the government and regulation of its affairs;
 - (9) To cease its activities and to dissolve and surrender its corporate franchise;
 - (10) To carry on any activity and to deal with and expend any such property or income therefrom for any of the aforesaid purposes without limitation, except such limitations, if any, as may be contained in the instrument under which such property is received, the Certificate of Organization, the By-laws of said Corporation or any other limitations as are prescribed by law, provided that no such activity shall be such as is not permitted by a corporation exempt from Federal Income Tax under Section 501(c)(3) or Section 501(c)(4) of the Internal Revenue Code of 1954 or any corresponding future provision of said Code, and that the corporation shall not attempt to influence legislation by propaganda or otherwise, nor shall it intervene in, or participate in, any political campaign on behalf of any candidate for public office, and provided further that no part of the net earnings of this corporation shall inure to the benefit of any member or private individual and no member, director or officer of the corporation shall receive any pecuniary benefit from the corporation, except such reasonable compensation as may be allowed for service actually rendered to the corporation.
- (g) Upon the dissolution or other termination of the corporation, no part of the property of the corporation or any of the proceeds shall be distributed to or inure to the benefit of any of the members of the corporation, but all such property and proceeds, subject to the discharge of valid obligations of the corporation, shall become the property of the Lewiston Housing Authority, a public body, politic and corporate, in the State of Maine, having offices at Lewiston, Maine; no part of the net earnings of which inure to the benefit of any private shareholder, member or individual, and no substantial part of whose activities consist of carrying on propaganda or otherwise attempting to influence legislation or which does not participate or intervene in any political campaign on behalf of any candidate for public office.
- (h) The exercise of the powers of the Corporation shall be subject to the following limitations and conditions:
- (1) The By-laws of the Corporation as well as any amendment thereto and any amendment of the Articles of Incorporation shall be subject to the approval of the Lewiston

Housing Authority;

- (2) The projected programs and projected expenditures of the Corporation as well as any amendments thereto or revisions thereof and each project undertaken, financed or assisted by the Corporation, shall be subject to the approval of the Lewiston Housing Authority;
- (3) The Corporation shall provide the Lewiston Housing Authority with a bi-annual financial audit of its books and records prepared by an independent certified public accountant;
- (4) The Lewiston Housing Authority shall have the right to inspect the books and records of the Corporation at any time during normal business hours.