

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Wednesday, June 25, 2025 AT 5:00 PM – VIA MS TEAMS
AGENDA**

- I. *Roll Call*
- II. *Approval of the May 27, 2025 meeting minutes (pages 2-5)*
- III. *Consent Agenda: Financial Reports (pages 6-36)*
- IV. *Consent Agenda: Operational & Director Reports (pages 37-48)*
- V. *New Business*
 - a. *FOAA Training – Connor Schratz, Attorney- Drummond Woodsum*
 - b. *2026 Budget Approval (pages 49-54)*
 - c. *RFP for PBV Vouchers for SROs (pages 55-61)*
 - d. *Travel Approval – Julia Kimball (page 62)*
 - e. *Travel Approval - New Rental Assistance Manager (page 63)*
 - f. *B-Street Redevelopment & Leases (pages 64-67)*
 - g. *LIHTC Award Update*
 - h. *Sophia's House management approval*
 - i. *HTA Commercial Lease approval*
 - j. *St Mary's Update*
 - k. *Choice Disposition Update*
 - l. *Section 22 Update*
 - m. *FHLB Boston Update*
 - n. *YMCA Afterschool Program Update*
- VI. *Date for next teleconference meeting – July 29, 2025*
- VII. *Open Forum*
- VIII. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c)*
- IX. *Adjournment*

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, May 27, 2025, AT 5:00 PM – VIA MS TEAMS
Meeting Minutes**

I. Roll Call – Meeting called to order at 5:05pm

Marc Pellerin, Donna Mathieu, Jonathan Hussey, Hassan Bouh, Guy Gagnon, Jody Jalbert, Cheryl Keaton

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

II. Approval of the April 25, 2025 meeting minutes

Hussey motioned first to approve the minutes as amended, but then raised a question. He stated that he was “primarily worried” about the audit’s note that the Authority’s deposits were not collateralized. Because the auditor’s report suggested the accounts lacked collateralization, he wanted an update on whether management had since verified or corrected that finding.

Simplicio replied that he had not yet contacted Ron, the auditor, directly but had reviewed internal paperwork. His review indicated that the organization’s sweep account carried a letter of credit, effectively collateralizing any excess deposits. Based on that documentation, he believed the audit note was inaccurate.

Picking up on the point, Kilmurry recalled that, historically, the sweep account arrangement had indeed collateralized all deposits, and he indicated that the auditor might simply have missed it. He agreed that a formal note should be made correcting the record.

Hussey accepted the explanation provisionally but asked that the team confirm the status with Ron and present a definitive answer at the next Finance Committee meeting. He admitted he had forgotten to raise the issue during the Committee meeting held the previous week and wanted to be sure it did not slip through the cracks again. Simplicio agreed to follow up.

With the first motion on the table, Gagnon seconded the motion to approve the minutes. 5 in favor; 2 abstained (Jalbert & Keaton.) **Motion passed.**

III. Consent Agenda: Financial Reports

Hussey provided a report on the recent Finance Committee meeting, which he described as productive. He directed the group’s attention to the detailed minutes from that meeting and summarized the key takeaway: the budget development process would be changing significantly this year due to advancements in the organization’s use of Yardi, the financial software platform.

Hussey explained that, for the first time, the team would be able to pull source data directly from Yardi’s general ledger into the budget module, bypassing the need to export data into Excel and perform manual adjustments. He emphasized that this would lead to a cleaner and more streamlined process, improving both accuracy and administrative efficiency.

He went on to outline the anticipated timeline, stating that the budget document would be distributed to board members within a week or two, after which the group would review and potentially approve it at the June board meeting. He invited corrections from colleagues if his understanding was inaccurate.

Kilmurry confirmed Hussey’s summary and added more detail about the workflow. He explained that the budget would be placed into a shared online folder very soon, complete with embedded comments and notes. This setup would allow

board members to review the draft, offer feedback, and track changes as the document evolved. Kilmurry said the plan was to have a detailed discussion at the next Finance Committee meeting, with the goal of approving the final budget at the next full board meeting. Once approved, the budget would then be submitted to HUD in accordance with the required timeline for the July 1st fiscal year start.

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

At the request of Pellerin, Hussey then provided an overview of the Finance Committee to orient new commissioners Jalbert and Keaton.

Hussey explained that the committee was created as a best practice observed at other housing authorities, intended to improve efficiency by handling detailed financial discussions outside of full board meetings. Prior to its formation, board meetings were becoming too long, exceeding two and a half hours—largely due to complex financial reviews.

The Finance Committee, made up of three board members and attended by key staff including Kilmurry, Heynen, and Simplicio, meets a few days before each board meeting for approximately 30 to 60 minutes. These meetings allow for in-depth review of:

- Audit updates
- Financial statements and variances
- Budgets
- Other finance-related items coming before the board

Hussey noted that the committee is open to all commissioners and the public, though attendance is typically limited to appointed members and relevant staff. He also mentioned that a similar streamlined approach is now applied to the director and operational reports, which are generally approved without discussion unless a specific issue is raised.

Pellerin then invited staff to introduce themselves to the new commissioners and each staff member gave a brief introduction to themselves and their role in the organization.

IV. Consent Agenda: Operational & Director Reports

Hussey motioned first to accept the consent agenda. Gagnon seconded. **All in favor.**

V. New Business

a. 2026 Budget Update

Simplicio confirmed what had been previously mentioned, that the budget would be sent out to the board to review very soon.

b. Place St. Marie 3rd Party Management

Kilmurry presented a request for board approval for LHA to assume third-party management of Place Saint Marie, a 40-unit property on Oxford Street, near the Franco Center in the Little Canada neighborhood. The property is undergoing a tax credit-funded rehabilitation, with half the units currently vacant and under renovation. Once completed, residents will be relocated, and the remaining units will be updated.

The previous management company gave notice, and the owner was referred to LHA. Kilmurry, along with management staff, reviewed the site and the budget and found the property to be a strong addition—close to other LHA-managed properties and with solid financials. The management contract includes standard MaineHousing management fees, plus \$30,000 in accounting fees, offering strong value and the ability to provide better oversight than previously existed.

Kilmurry noted the investor on this project is likely to be the same as for the upcoming Martel project, creating continuity and rapport. He emphasized that this arrangement is a “win-win-win”—benefiting the owner, the neighborhood, and LHA.

Gagnon asked for more clarity on management fees. Kilmurry confirmed fees follow standard structure and that all staffing, maintenance, and accounting costs will be passed through the property budget.

Hussey confirmed that maintenance fees would also follow LHA’s typical model, and Gagnon noted the low-risk nature of the agreement.

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

c. Travel Approval – Rachel Curtis

Cash explained that the travel was for the YASC (Yardi Advanced Solutions Conference), a professional conference focused on Yardi software, to be held in San Diego.

Hussey asked for clarification on Rachel Curtis’ role within LHA to better understand the relevance of her attending the conference.

Kilmurry responded that Curtis serves in a compliance role and that she is responsible for such things as, setting up and managing Yardi systems, performing 100% of the public housing research, assisting with recertifications on the Section 8 side, handling all general compliance tasks, and serving as the primary internal resource for Yardi-related questions. He emphasized that Curtis performs a tremendous volume of work involving Yardi, making her attendance at the conference highly relevant and beneficial to LHA’s operations.

Following the explanation, Hussey moved to approve the travel request. Gagnon seconded. **All in favor.**

Keaton then asked what Yardi is. Kilmurry explained that Yardi is the enterprise-level management and accounting software Lewiston Housing switched to last year. It is considered the industry standard, and the organization has been working to fully integrate and learn the system.

d. June Board Meeting Rescheduling

Pellerin opened discussion on the June board meeting, noting that several commissioners would be attending the upcoming NERC NAHRO conference and that the regularly scheduled board meeting would need to be rescheduled. He proposed Wednesday, June 25th at 5:00 PM as an alternative date and asked commissioners to check their calendars.

Hussey made a motion to reschedule the June meeting to 6/25/25 at 5:00pm. Gagnon seconded. **All in favor.**

Cash then reminded commissioners that she would be processing NERC NAHRO conference registrations the following day and had only heard back from a couple of attendees. She requested that anyone planning to attend confirm by noon the next day so she could register them before the hotel block cutoff.

Gagnon explained, for the benefit of the new commissioners, that NERC NAHRO is a regional branch of the National Association of Housing and Redevelopment Officials. The annual conference features a full day of seminars, where attendees can select sessions based on interest. He shared that the event is helpful in gaining insight into the complexity of housing programs and the workload carried by housing authority staff. He strongly recommended the event to new commissioners and noted that some conferences also offer commissioner-specific trainings, which he also endorsed.

Cash concluded by confirming that this particular NERC NAHRO conference would take place at the Mount Washington Resort in New Hampshire at the end of June. She reiterated that she would send out the event information to all commissioners and asked that they respond by noon the next day so that registrations could be submitted in time.

VI. Open Forum

No items.

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

Hussey motioned first at 5:29pm to move to Executive Session. Mathieu seconded. **All in favor.**

Hussey motioned first at 5:42pm to exit Executive Session. Mathieu seconded. **All in favor.**

VIII. Adjournment

Hussey motioned first to adjourn at 5:43pm. Gagnon seconded. **All in favor.**

LEWISTON HOUSING
FINANCIAL COMMITTEE
Wednesday, June 18, 2025, AT 3:00 PM – VIA MS TEAMS
Meeting Notes

Attendance: Jon Hussey, Guy Gagnon

Employees: Sarah Cash, Gianni Simplicio, Travis Heynen

The meeting was called to order at 3:03pm. A bullet pointed summary of discussion points is below:

LAAHDC Form 990 and Audit Notes

- Simplicio confirmed that the 990 revision is underway and expected to be completed and refiled shortly.
- Hussey's previous comments were acknowledged and incorporated into the revision.
- Before refiling, a draft will be circulated for board review, in alignment with IRS expectations for independent oversight.

Intercompany Balances and Cash Transfers

- Simplicio reported reconciliation of ~\$438,000 in intercompany balances, with cash transfers to LHA underway.
- An additional ~\$70,000 is being reviewed for accuracy; ~\$65,000 will remain temporarily due to pending reconciliations.
- These actions are aimed at cleaning up financials before year-end.

Uninsured Cash and Collateralization

- Simplicio confirmed that FHLB collateralization is in place for LHA accounts and that audit footnotes have been corrected.
- TD Bank deposits are not covered under the same collateral program; discussions with bank contacts for nonprofit alternatives are ongoing.
- Simplicio will also explore options with Bangor Savings Bank for LAAHDC accounts.

Choice Grant & Job Cost Module

- Simplicio noted ~60% of prior Choice Grant drawdowns have been entered into the Yardi job cost system.
- Further AP-side training is planned to ensure costs are coded properly for reimbursement.
- Draws will soon be processed directly through the system.

Tenant Ledger and GL Reconciliation

- Tenant ledger mass upload corrections are nearly complete.
- General ledger reconciliations, including payroll liabilities and security deposit accounts, are being prioritized next.
- Negative security deposit balances are due to manual transfer delays, which will be automated going forward.

Balance Sheet & Income Statement Review – LHA

- Hussey raised several points regarding:
 - Allowance for Doubtful Accounts exceeding AR – Simplicio will investigate and adjust.
 - Investment account – clarified as a dividend-based insurance arrangement
 - Prepaid insurance – flagged for reconciliation.
 - Accrued salaries and wages (\$1M) – flagged for audit review.
- Simplicio acknowledged that a broader balance sheet cleanup is still in progress.
- Capital fund drawdowns (\$236K) significantly impacted monthly income figures.
- Pilot accruals resumed; liabilities to be relieved in upcoming months.

AMPs and Property-Level Notes

- AMP 3 showed an atypical loss due to tenant ledger adjustments.
- Across AMPs, net public housing loss totaled ~\$113K.
- Voucher program saw strong income from a \$543K Moving Forward draw.
- Healy Terrace: \$7 allowance flagged for write-off; otherwise consistent with prior months.
- B Street: \$152K in professional services to be reclassified from expense to receivable/capitalized cost.

LAAHDC Financials

- Overall loss for the month due to delayed HVAC and grounds invoices.
- Wedgewood income and management fees increased with continued lease-up; some expenses still paid by Avesta from reserve accounts and not yet reflected in internal books.
- Expenses such as utilities and insurance will transition onto books as lease-up reserves are exhausted.

Budget Planning

- FY26 budget discussions to occur at the upcoming board meeting.
- Hussey will email Simplicio, Heynen, and Kilmurry with questions/comments based on the narrative document.
- Budget implementation in Yardi will help align reporting accounts with actual activity and reduce line-item inconsistencies.

Personnel Note

- Simplicio shared personal news: he and his wife are expecting their third child within the next 1–2 weeks.
- He will be out for ~2 weeks on leave, with a phased return to work.

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

Balance Sheet

Period = May 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	3,115,198.12
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	670,617.28
1299-00-000	OTHER CURRENT ASSETS	4,101,495.28
1300-00-000	TOTAL CURRENT ASSETS	7,887,310.68
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,882,876.74
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	7,703,347.49
1999-00-000	TOTAL ASSETS	15,590,658.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	819,152.86
2399-00-000	NONCURRENT LIABILITIES	1,771,245.65
2499-00-000	TOTAL LIABILITIES	2,590,398.51
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	6,295,330.65
2809-99-000	RETAINED EARNINGS	5,903,938.67
2810-99-000	OTHER EQUITY	800,990.34
2899-00-000	TOTAL EQUITY	13,000,259.66
2999-00-000	TOTAL LIABILITIES AND EQUITY	15,590,658.17
9999-99-000	TOTAL OF ALL	0.00

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2024-May 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	47,061.91	-47,061.91	-100.00	43,168.70	517,681.01	-474,512.31	-91.66
3499-00-000	GRANT INCOME	30,000.00	0.00	30,000.00	N/A	399,641.22	0.00	399,641.22	N/A
3500-99-000	CFP FUNDS	236,522.76	0.00	236,522.76	N/A	1,793,219.54	0.00	1,793,219.54	N/A
3699-00-000	OTHER INCOME	122,408.80	118,991.17	3,417.63	2.87	1,058,883.71	1,308,902.87	-250,019.16	-19.10
3999-00-000	TOTAL INCOME	388,931.56	166,053.08	222,878.48	134.22	3,294,913.17	1,826,583.88	1,468,329.29	80.39
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	65,404.54	164,801.39	99,396.85	60.31	1,036,003.92	1,812,815.29	776,811.37	42.85
4299-00-000	TENANT SERVICES EXPENSES	25,335.31	0.00	-25,335.31	N/A	374,281.45	0.00	-374,281.45	N/A
4399-00-000	UTILITY EXPENSES	1,634.67	2,456.81	822.14	33.46	22,811.38	27,024.91	4,213.53	15.59
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	-43,718.18	-38,468.51	5,249.67	13.65	-388,872.17	-423,153.61	-34,281.44	-8.10
4599-00-000	GENERAL EXPENSES	5,660.34	5,913.06	252.72	4.27	56,120.02	65,043.66	8,923.64	13.72
4699-00-000	GRANT EXPENSES	1,682.47	0.00	-1,682.47	N/A	109,810.97	0.00	-109,810.97	N/A
4899-00-000	FINANCING EXPENSES	653.02	93.84	-559.18	-595.89	3,666.51	1,032.24	-2,634.27	-255.20
4929-00-000	(PRE)DEVELOPMENT COSTS	2,184.00	0.00	-2,184.00	N/A	3,592.51	0.00	-3,592.51	N/A
5999-00-000	NON-OPERATING ITEMS	5,130.81	3,027.00	-2,103.81	-69.50	46,177.29	33,297.00	-12,880.29	-38.68
8000-00-000	TOTAL EXPENSES	63,966.98	137,823.59	73,856.61	53.59	1,263,591.88	1,516,059.49	252,467.61	16.65
9000-00-000	NET INCOME	324,964.58	28,229.49	296,735.09	1,051.15	2,031,321.29	310,524.39	1,720,796.90	554.16

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

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	32,140.05	27,422.33	4,717.72	17.20	300,910.00	301,645.63	-735.63	-0.24
3499-00-000	GRANT INCOME	22,639.82	37,778.10	-15,138.28	-40.07	352,569.15	415,559.10	-62,989.95	-15.16
3999-00-000	TOTAL INCOME	54,779.87	65,200.43	-10,420.56	-15.98	653,479.15	717,204.73	-63,725.58	-8.89
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	19,079.91	27,049.03	7,969.12	29.46	231,555.60	297,539.33	65,983.73	22.18
4299-00-000	TENANT SERVICES EXPENSES	6,228.11	3,737.20	-2,490.91	-66.65	40,596.71	41,109.20	512.49	1.25
4399-00-000	UTILITY EXPENSES	5,731.50	12,798.30	7,066.80	55.22	111,322.31	140,781.30	29,458.99	20.93
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	29,842.24	24,409.44	-5,432.80	-22.26	370,227.29	268,503.84	-101,723.45	-37.89
4599-00-000	GENERAL EXPENSES	14,997.44	4,485.85	-10,511.59	-234.33	57,121.49	49,344.35	-7,777.14	-15.76
4799-00-000	HOUSING ASSISTANCE PAYMENTS	220.00	0.00	-220.00	N/A	6,557.00	0.00	-6,557.00	N/A
5999-00-000	NON-OPERATING ITEMS	4,899.83	6,583.33	1,683.50	25.57	53,898.13	72,416.63	18,518.50	25.57
8000-00-000	TOTAL EXPENSES	80,999.03	79,063.15	-1,935.88	-2.45	871,278.53	869,694.65	-1,583.88	-0.18
9000-00-000	NET INCOME	-26,219.16	-13,862.72	-12,356.44	-89.13	-217,799.38	-152,489.92	-65,309.46	-42.83

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

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	55,366.40	51,210.61	4,155.79	8.12	629,250.41	563,316.71	65,933.70	11.70
3499-00-000	GRANT INCOME	27,496.26	44,446.37	-16,950.11	-38.14	418,830.73	488,910.07	-70,079.34	-14.33
3999-00-000	TOTAL INCOME	82,862.66	95,656.98	-12,794.32	-13.38	1,048,081.14	1,052,226.78	-4,145.64	-0.39
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	36,293.30	37,783.54	1,490.24	3.94	406,322.35	415,618.94	9,296.59	2.24
4299-00-000	TENANT SERVICES EXPENSES	1,104.18	5,336.11	4,231.93	79.31	4,745.17	58,697.21	53,952.04	91.92
4399-00-000	UTILITY EXPENSES	8,124.22	14,262.11	6,137.89	43.04	147,027.21	156,883.21	9,856.00	6.28
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	25,114.57	35,326.12	10,211.55	28.91	356,958.73	388,587.32	31,628.59	8.14
4599-00-000	GENERAL EXPENSES	9,720.01	8,193.08	-1,526.93	-18.64	89,382.81	90,123.88	741.07	0.82
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	3,794.97	0.00	-3,794.97	N/A
5999-00-000	NON-OPERATING ITEMS	13,168.19	11,065.83	-2,102.36	-19.00	144,850.09	121,724.13	-23,125.96	-19.00
8000-00-000	TOTAL EXPENSES	93,524.47	111,966.79	18,442.32	16.47	1,153,081.33	1,231,634.69	78,553.36	6.38
9000-00-000	NET INCOME	-10,661.81	-16,309.81	5,648.00	34.63	-105,000.19	-179,407.91	74,407.72	41.47

Amp 3 (.amp3)

Budget Comparison (with PTD)

Period = Jul 2024-May 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	65,591.77	88,775.28	-23,183.51	-26.11	799,794.82	976,528.08	-176,733.26	-18.10
3499-00-000	GRANT INCOME	44,874.15	95,584.08	-50,709.93	-53.05	698,816.63	1,051,424.88	-352,608.25	-33.54
3699-00-000	OTHER INCOME	205.46	0.00	205.46	N/A	1,212.55	0.00	1,212.55	N/A
3999-00-000	TOTAL INCOME	110,671.38	184,359.36	-73,687.98	-39.97	1,499,824.00	2,027,952.96	-528,128.96	-26.04
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	35,926.52	42,154.53	6,228.01	14.77	420,328.60	463,699.83	43,371.23	9.35
4299-00-000	TENANT SERVICES EXPENSES	15,829.15	8,075.62	-7,753.53	-96.01	139,259.15	88,831.82	-50,427.33	-56.77
4399-00-000	UTILITY EXPENSES	28,107.85	45,650.16	17,542.31	38.43	450,496.56	502,151.76	51,655.20	10.29
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	72,654.49	74,663.04	2,008.55	2.69	819,271.80	821,293.44	2,021.64	0.25
4599-00-000	GENERAL EXPENSES	14,273.67	13,959.74	-313.93	-2.25	96,550.02	153,557.14	57,007.12	37.12
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,947.00	4,000.00	2,053.00	51.32	44,574.75	44,000.00	-574.75	-1.31
5999-00-000	NON-OPERATING ITEMS	17,971.43	12,750.00	-5,221.43	-40.95	197,685.73	140,250.00	-57,435.73	-40.95
8000-00-000	TOTAL EXPENSES	186,710.11	201,253.09	14,542.98	7.23	2,168,166.61	2,213,783.99	45,617.38	2.06
9000-00-000	NET INCOME	-76,038.73	-16,893.73	-59,145.00	-350.10	-668,342.61	-185,831.03	-482,511.58	-259.65

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2024-May 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	153,098.22	167,408.22	-14,310.00	-8.55	1,729,955.23	1,841,490.42	-111,535.19	-6.06
3499-00-000	GRANT INCOME	95,010.23	177,808.55	-82,798.32	-46.57	1,470,216.51	1,955,894.05	-485,677.54	-24.83
3699-00-000	OTHER INCOME	205.46	0.00	205.46	N/A	1,212.55	0.00	1,212.55	N/A
3999-00-000	TOTAL INCOME	248,313.91	345,216.77	-96,902.86	-28.07	3,201,384.29	3,797,384.47	-596,000.18	-15.70
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	91,299.73	106,987.10	15,687.37	14.66	1,058,206.55	1,176,858.10	118,651.55	10.08
4299-00-000	TENANT SERVICES EXPENSES	23,161.44	17,148.93	-6,012.51	-35.06	184,601.03	188,638.23	4,037.20	2.14
4399-00-000	UTILITY EXPENSES	41,963.57	72,710.57	30,747.00	42.29	708,846.08	799,816.27	90,970.19	11.37
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	127,611.30	134,398.60	6,787.30	5.05	1,546,457.82	1,478,384.60	-68,073.22	-4.60
4599-00-000	GENERAL EXPENSES	38,991.12	26,638.67	-12,352.45	-46.37	243,054.32	293,025.37	49,971.05	17.05
4799-00-000	HOUSING ASSISTANCE PAYMENTS	2,167.00	4,000.00	1,833.00	45.82	54,926.72	44,000.00	-10,926.72	-24.83
5999-00-000	NON-OPERATING ITEMS	36,039.45	30,399.16	-5,640.29	-18.55	396,433.95	334,390.76	-62,043.19	-18.55
8000-00-000	TOTAL EXPENSES	361,233.61	392,283.03	31,049.42	7.92	4,192,526.47	4,315,113.33	122,586.86	2.84
9000-00-000	NET INCOME	-112,919.70	-47,066.26	-65,853.44	-139.92	-991,142.18	-517,728.86	-473,413.32	-91.44

Property = .voucher.pbvouch

Budget Comparison (with PTD)

Period = Jul 2024-May 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	31,382.00	0.00	31,382.00	N/A
3499-00-000	GRANT INCOME	1,687,300.00	0.00	1,687,300.00	N/A	12,781,562.00	0.00	12,781,562.00	N/A
3699-00-000	OTHER INCOME	0.00	0.00	0.00	N/A	196.00	0.00	196.00	N/A
3999-00-000	TOTAL INCOME	1,687,300.00	0.00	1,687,300.00	N/A	12,813,140.00	0.00	12,813,140.00	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	88,197.59	0.00	-88,197.59	N/A	1,036,865.46	0.00	-1,036,865.46	N/A
4299-00-000	TENANT SERVICES EXPENSES	2,259.45	0.00	-2,259.45	N/A	16,131.03	0.00	-16,131.03	N/A
4399-00-000	UTILITY EXPENSES	1,229.69	0.00	-1,229.69	N/A	11,235.65	0.00	-11,235.65	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	N/A	4.00	0.00	-4.00	N/A
4599-00-000	GENERAL EXPENSES	573.80	0.00	-573.80	N/A	-98.92	0.00	98.92	N/A
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,025,098.49	0.00	-1,025,098.49	N/A	11,412,528.96	0.00	-11,412,528.96	N/A
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	510.00	0.00	-510.00	N/A
8000-00-000	TOTAL EXPENSES	1,117,359.02	0.00	-1,117,359.02	N/A	12,477,176.18	0.00	-12,477,176.18	N/A
9000-00-000	NET INCOME	569,940.98	0.00	569,940.98	N/A	335,963.82	0.00	335,963.82	N/A

Healy Terrace (hta)

Balance Sheet

Period = May 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	362,909.80
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	10,714.88
1299-00-000	OTHER CURRENT ASSETS	18,578.53
1300-00-000	TOTAL CURRENT ASSETS	392,203.21
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,663,010.61
1439-00-000	OTHER ASSETS	66,836.76
1499-00-000	TOTAL NONCURRENT ASSETS	5,729,847.37
1999-00-000	TOTAL ASSETS	6,122,050.58
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	390,969.71
2399-00-000	NONCURRENT LIABILITIES	707,477.00
2499-00-000	TOTAL LIABILITIES	1,098,446.71
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	8,040,873.71
2809-99-000	RETAINED EARNINGS	-2,995,830.16
2810-99-000	OTHER EQUITY	-21,439.68
2899-00-000	TOTAL EQUITY	5,023,603.87
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,122,050.58
9999-99-000	TOTAL OF ALL	0.00

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

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	33,246.73	32,420.08	826.65	2.55	142,362.12	162,100.40	-19,738.28	-12.18
3699-00-000	OTHER INCOME	950.59	3,291.17	-2,340.58	-71.12	5,178.94	16,455.85	-11,276.91	-68.53
3999-00-000	TOTAL INCOME	34,197.32	35,711.25	-1,513.93	-4.24	147,541.06	178,556.25	-31,015.19	-17.37
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	11,193.02	10,247.23	-945.79	-9.23	75,775.56	51,236.15	-24,539.41	-47.89
4299-00-000	TENANT SERVICES EXPENSES	1,308.10	1,170.00	-138.10	-11.80	8,754.09	5,850.00	-2,904.09	-49.64
4399-00-000	UTILITY EXPENSES	3,241.98	6,556.42	3,314.44	50.55	30,231.91	32,782.10	2,550.19	7.78
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	8,725.73	7,466.66	-1,259.07	-16.86	36,398.20	37,333.30	935.10	2.50
4599-00-000	GENERAL EXPENSES	5,521.12	6,502.58	981.46	15.09	27,107.02	32,512.90	5,405.88	16.63
5999-00-000	NON-OPERATING ITEMS	18,457.66	16,452.80	-2,004.86	-12.19	92,288.30	82,264.00	-10,024.30	-12.19
8000-00-000	TOTAL EXPENSES	48,447.61	48,395.69	-51.92	-0.11	270,555.08	241,978.45	-28,576.63	-11.81
9000-00-000	NET INCOME	-14,250.29	-12,684.44	-1,565.85	-12.34	-123,014.02	-63,422.20	-59,591.82	-93.96

Maple Knoll Apartments (mka)

Balance Sheet

Period = May 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	236,050.85
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	26,801.02
1299-00-000	OTHER CURRENT ASSETS	4,990.66
1300-00-000	TOTAL CURRENT ASSETS	267,842.53
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	611,080.02
1439-00-000	OTHER ASSETS	18,209.00
1499-00-000	TOTAL NONCURRENT ASSETS	629,289.02
1999-00-000	TOTAL ASSETS	897,131.55
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	214,260.07
2399-00-000	NONCURRENT LIABILITIES	859,654.24
2499-00-000	TOTAL LIABILITIES	1,073,914.31
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	-2,062.99
2810-99-000	OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-176,782.76
2999-00-000	TOTAL LIABILITIES AND EQUITY	897,131.55
9999-99-000	TOTAL OF ALL	0.00

Maple Knoll Apartments (mka)
Budget Comparison (with PTD)
Period = Jan 2025-May 2025
Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	17,630.00	0.00	17,630.00	N/A	92,808.13	0.00	92,808.13	N/A
3699-00-000	OTHER INCOME	24.28	0.00	24.28	N/A	102.55	0.00	102.55	N/A
3999-00-000	TOTAL INCOME	17,654.28	0.00	17,654.28	N/A	92,910.68	0.00	92,910.68	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	8,021.77	0.00	-8,021.77	N/A	30,814.51	0.00	-30,814.51	N/A
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	56.02	0.00	-56.02	N/A
4399-00-000	UTILITY EXPENSES	3,656.23	0.00	-3,656.23	N/A	36,902.05	0.00	-36,902.05	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	2,421.35	0.00	-2,421.35	N/A	25,834.54	0.00	-25,834.54	N/A
4599-00-000	GENERAL EXPENSES	4,711.06	0.00	-4,711.06	N/A	24,237.62	0.00	-24,237.62	N/A
8000-00-000	TOTAL EXPENSES	18,810.41	0.00	-18,810.41	N/A	117,844.74	0.00	-117,844.74	N/A
9000-00-000	NET INCOME	-1,156.13	0.00	-1,156.13	N/A	-24,934.06	0.00	-24,934.06	N/A

B Street Condo (bsc)
Budget Comparison (with PTD)
Period = Jul 2024-May 2025
Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	8,068.12	-8,068.12	-100.00	0.00	88,749.32	-88,749.32	-100.00
3699-00-000	OTHER INCOME	0.00	0.00	0.00	N/A	81,026.02	0.00	81,026.02	N/A
3999-00-000	TOTAL INCOME	0.00	8,068.12	-8,068.12	-100.00	81,026.02	88,749.32	-7,723.30	-8.70
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	1,064.30	252.08	-812.22	-322.21	167,560.43	2,772.88	-164,787.55	-5,942.83
4399-00-000	UTILITY EXPENSES	4,647.74	4,020.23	-627.51	-15.61	66,295.30	44,222.53	-22,072.77	-49.91
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	3,449.68	2,703.36	-746.32	-27.61	42,928.13	29,736.96	-13,191.17	-44.36
4599-00-000	GENERAL EXPENSES	676.67	605.02	-71.65	-11.84	-182.75	6,655.22	6,837.97	102.75
5999-00-000	NON-OPERATING ITEMS	273.26	0.00	-273.26	N/A	3,005.86	0.00	-3,005.86	N/A
8000-00-000	TOTAL EXPENSES	10,111.65	7,580.69	-2,530.96	-33.39	279,606.97	83,387.59	-196,219.38	-235.31
9000-00-000	NET INCOME	-10,111.65	487.43	-10,599.08	-2,174.48	-198,580.95	5,361.73	-203,942.68	-3,803.67

(.all)

General Ledger

Period = Jan 2024-May 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-05-000				PID - Choice Wedgewood					0.00	= Beginning Balance =
choice	CHOICE	3/1/2024	03-2024	Record ACH Avesta Wedgewood	J-1575		1,018,956.61	0.00	1,018,956.61	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	3/29/2024	03-2024	Record ACH Avesta Wedgewood	J-1577		1,377,178.15	0.00	2,396,134.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	4/26/2024	04-2024	Record ACH Avesta Wedgewood	J-1579		1,168,775.54	0.00	3,564,910.30	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	5/31/2024	05-2024	Record ACH Avesta Wedgewood	J-1581		984,531.84	0.00	4,549,442.14	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/28/2024	06-2024	Record ACH Avesta Wedgewood	J-1584		1,201,974.52	0.00	5,751,416.66	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/30/2024	06-2024	To clear PID Wedgewood - per client, this is	J-5632		0.00	5,751,416.66	0.00	To clear PID Wedgewood - per client, this is not a note, all HID funds transferred for expenses incurred
choice	CHOICE	8/1/2024	08-2024	Record ACH Avesta Wedgewood	J-1586		476,805.33	0.00	476,805.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/3/2024	10-2024	Camden - Outgoing ACH	J-4513		150,000.29	0.00	626,805.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/31/2024	10-2024	Record ACH Avesta Wedgewood	J-4575		66,787.14	0.00	693,592.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-5766		0.00	59,997.14	633,595.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Reverse - posted backwards. MR	J-6918	:Reversal of :	59,997.14	0.00	693,592.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-6920		59,997.14	0.00	753,589.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-5767		0.00	61,656.09	691,933.81	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Reverse - posted backwards. MR	J-6919	:Reversal of :	61,656.09	0.00	753,589.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-6921		61,656.09	0.00	815,245.99	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7227		0.00	67,072.13	748,173.86	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Reverse - posted backwards MR	J-7889	:Reversal of :	67,072.13	0.00	815,245.99	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7892		67,072.13	0.00	882,318.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7228		0.00	183,570.16	698,747.96	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Reverse - posted backwards MR	J-7890	:Reversal of :	183,570.16	0.00	882,318.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7891		183,570.16	0.00	1,065,888.28	ACH - Avesta Choice Wedgewood
choice	CHOICE	3/28/2025	03-2025	Camden - Outgoing ACH	J-7963		73,747.61	0.00	1,139,635.89	ACH - Avesta Choice Wedgewood
choice	CHOICE	4/29/2025	04-2025	Camden - Outgoing ACH	J-9074		168,735.56	0.00	1,308,371.45	ACH - Avesta Choice Wedgewood
choice	CHOICE	5/29/2025	05-2025	Camden - Outgoing ACH	J-10229		85,697.22	0.00	1,394,068.67	ACH - Avesta Choice Wedgewood
				Net Change=1,394,068.67			7,517,780.85	6,123,712.18	1,394,068.67	= 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
				Net Change=925,127.42			925,127.42	0.00	925,127.42	= 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	2,655.00	0.00	5,906.66	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	9,136.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	11,776.66	Professional services
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	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

(.all)

General Ledger

Period = Jan 2024-May 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	8/23/2024	08-2024	St Laurent & Son (v0000137)	P-14371	LAAHDC Mar	178,500.00	0.00	191,056.66	Demo Abatement for Martel
laahdc	Lewiston Auburn Area D	8/27/2024	08-2024	Kleinfelder Construction Services Inc (v0000	P-16345	7788	212.95	0.00	191,269.61	138455
laahdc	Lewiston Auburn Area D	8/30/2024	08-2024	2114 unapplied allocations	J-1669		0.00	178,500.00	12,769.61	Martel School Development - City of Lewiston
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	619,876.00	0.00	632,645.61	Martel Demo (GL 1280-10 > 1280-09)
laahdc	Lewiston Auburn Area D	6/17/2024	09-2024	Haley Ward (v0002155)	P-18465	202414838	2,000.00	0.00	634,645.61	Project 10708.005 Martel -- 2024 phase iesa udate
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	340.00	0.00	634,985.61	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	1,653.75	0.00	636,639.36	Project Manager 1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	637,430.77	Project Landscape Architect 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	637,985.77	8/10/2024 Am-At-I ler Service Booklets and Plans for Site Plan 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	638,205.77	Principal 1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	638,260.04	PROFESSIONAL SERVICES - Design Engineer II 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	8/12/2024 Craia Burgess Mileage Reimbursement LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	1,000.00	0.00	641,760.04	App fee - Martel
laahdc	Lewiston Auburn Area D	9/25/2024	09-2024	Owen Haskell, Inc. (v0002271)	P-18731	2023-214.2	400.00	0.00	642,160.04	Job#:2023-214 L-A -- Deed description for 860
lha	Lewiston Housing Autho	9/30/2024	09-2024	Reclass to PID 09.2024	J-3815		29,986.30	0.00	672,146.34	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	110.00	0.00	672,256.34	Design Engineer 1.00
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	911.25	0.00	673,167.59	Project Landscape Architect
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	382.50	0.00	673,550.09	Project Manager
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	55.00	0.00	673,605.09	Design Engineer 0.50
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	127.50	0.00	673,732.59	Project Manager 0.750
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	217.00	0.00	673,949.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	2,380.00	0.00	676,329.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	1,960.00	0.00	678,289.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno
lha	Lewiston Housing Autho	10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622	360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,836.25	0.00	680,485.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	17,314.99	0.00	697,800.83	Professional services 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	699,485.25	Lha design development 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	701,935.25	Expenses 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	705,715.25	Lha local permitting 1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	0.01	0.00	705,715.26	Lha landscape architecture services 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	DIFFERENCE BETWEEN PO AND INVOICE 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 --
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	PROFESSIONAL SERVICES - Design Engineer II Reclaim City of Lewiston contribution for Martel School
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v0000	P-29180	24181-1	3,500.00	0.00	907,465.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v0000	P-29180	24181-1	2,000.00	0.00	909,465.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v0000	P-29180	24181-1	600.00	0.00	910,065.31	Martel -- Utility Subcontractor
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v0000	P-29180	24181-1	3,000.00	0.00	913,065.31	Martel -- Subsurface Explorations Equipment
laahdc	Lewiston Auburn Area D	12/31/2024	01-2025	Platz Associates (v0002284)	P-27401	LAAHDC PLA	45,000.00	0.00	958,065.31	File 202319 Martel

(.all)

General Ledger

Period = Jan 2024-May 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	1/17/2025	01-2025	Maine State Housing Authority (v0000162)	P-26377	Martel 01172	5,800.00	0.00	963,865.31	MaineLand Appraisal Consultants for Martel
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC Acorn Engineering to PID - Martel	J-7692		5,307.50	0.00	969,172.81	RC Acorn Engineering Inv #2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	971,172.81	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	412.50	0.00	971,585.31	Project landscape architect
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	1,788.75	0.00	973,374.06	Project landscape architect
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	300.00	0.00	973,674.06	Design engineer
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	277.50	0.00	973,951.56	Project manager
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	323.75	0.00	974,275.31	Senior project manager
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	750.00	0.00	975,025.31	project landscape architetc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	2,500.00	0.00	977,525.31	App Fee
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	1,000.00	0.00	978,525.31	LIHTC Fee
laahdc	Lewiston Auburn Area D	4/11/2025	05-2025	Curtis Thaxter LLC (v0002094)	P-36767	152650	759.50	0.00	979,284.81	Lewiston Development GP LLC Martel School Apartments Phase II I D check availability of name email to/from M
Net Change=979,284.81							1,157,784.81	178,500.00	979,284.81	= 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 Mari	619,876.00	0.00	619,876.00	Martel Demo
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419 J-1571		LAAHDC Mari	0.00	619,876.00	0.00	Martel Demo (GL 1280-10 > 1280-09)
Net Change=0.00							619,876.00	619,876.00	0.00 = Ending Balance =	

1280-11-000			PID - Ramada						0.00 = Beginning Balance =	
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Ramada Pre-App Fee
laahdc	Lewiston Auburn Area D	8/8/2024	08-2024	Cushman & Wakefield Of Massachusetts, Inc	P-16457	24-27001-90	5,450.00	0.00	7,450.00	24-27001-900950 Ramada appraisal report
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Curtis Thaxter LLC (v0002094)	P-18475	150629	2,230.00	0.00	9,680.00	Professional Services Rendered - Consult On Option. Consult On Option Agreements Begin Work On Same Review Of
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	1,000.00	0.00	10,680.00	Ramada App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	2,500.00	0.00	13,180.00	Ramada LIHTC App Fee
laahdc	Lewiston Auburn Area D	10/10/2024	09-2024	Emerald Hospitality LLC (v0000166)	P-18729	LAAHDC RAM	10,000.00	0.00	23,180.00	Acquisition Escrow - Ramada
laahdc	Lewiston Auburn Area D	9/30/2024	01-2025	Platz Associates (v0002284)	P-26442	LAAHDC 0931	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	1,000.00	0.00	52,778.25	LIHTC Fee - Arbor Village - Ramada
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	2,500.00	0.00	55,278.25	App Fee - Arbor Village-Ramada
Net Change=55,278.25							55,278.25	0.00	55,278.25	= 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 2 Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	4,000.00	Soleil Apts Phase 1 Pre App Fee
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	6,000.00	Supplemental Services Kaplan Thompson Architects
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	11,559.37	Terradyn Consult Kaplan Thompson Architect
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	1,000.00	0.00	12,559.37	Soleil Apts Phase 1 App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	2,500.00	0.00	15,059.37	Soleil Apts Phase 1 LIHTC App Fee
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-LH	16,261.26	0.00	31,320.63	Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	8/2/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28955	20240802-LH	14,589.17	0.00	45,909.80	Proj:LHA1 Choice 2 --inv20240802-LHA1 -- consultants
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LH	4,579.20	0.00	50,489.00	Project LHA1--Terradyn consultants llc

(.all)

General Ledger

Period = Jan 2024-May 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LF	10,233.55	0.00	60,722.55	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LF	181.25	0.00	60,903.80	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LF	437.60	0.00	61,341.40	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LF	27,750.75	0.00	89,092.15	Project LHA1--Schematic design
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	1,000.00	0.00	90,092.15	LIHTC Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	2,500.00	0.00	92,592.15	App Fee - Soleil Phase 1
Net Change=92,592.15							92,592.15	0.00	92,592.15	= Ending Balance =

10,368,439.48 6,922,088.18

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15223	590	05/2025	5/1/2025		hva		10.00	85062	
K-15224	590	05/2025	5/1/2025		hva		10.00	85063	
K-15225	590	05/2025	5/1/2025		hva		10.00	85064	
K-15226	590	05/2025	5/1/2025		hva		10.00	85065	
K-15227	590	05/2025	5/1/2025		hva		10.00	85066	
K-15228	590	05/2025	5/1/2025		hva		10.00	85067	
K-15229	590	05/2025	5/1/2025		hva		10.00	85068	
K-15230	590	05/2025	5/1/2025		hva		29.00	85069	
K-15231	590	05/2025	5/1/2025		hva		10.00	85070	
K-15232	590	05/2025	5/1/2025		hva		29.00	85071	
K-15233	590	05/2025	5/1/2025		hva		29.00	85072	
K-15234	590	05/2025	5/1/2025		hva		10.00	85073	
K-15235	590	05/2025	5/1/2025		hva		29.00	85074	
K-15236	590	05/2025	5/1/2025		hva		10.00	85075	
K-15237	590	05/2025	5/1/2025		hva		10.00	85076	
K-15238	590	05/2025	5/1/2025		hva		29.00	85077	
K-15239	590	05/2025	5/1/2025		hva		10.00	85078	
K-15240	590	05/2025	5/1/2025		ash		13.00	85079	
K-15241	590	05/2025	5/1/2025		sws		66.00	85080	
K-15242	590	05/2025	5/1/2025		hva		10.00	85081	
K-15243	590	05/2025	5/1/2025		hva		10.00	85082	
K-15244	590	05/2025	5/1/2025		hva		10.00	85083	
K-15245	590	05/2025	5/1/2025		hva		10.00	85084	
K-15341	591	05/2025	5/2/2025	Blake & Walnut LP (v0000004)	bst		543.00	85085	
K-15342	591	05/2025	5/2/2025	Maine Municipal Employees Health Trust (M	lha		57,276.88	85086	
K-15343	591	05/2025	5/2/2025	Able Power Rooter, Inc (v0002010)	mva		297.00	85087	
K-15344	591	05/2025	5/2/2025	Ace Detective & Security Agency, Inc. (v000	bst		6,636.00	85088	
					hva		3,024.00	85088	
K-15345	591	05/2025	5/2/2025	All Outdoor Services (v0002024)	mva		271.00	85089	
					raa		815.00	85089	
					sab		230.00	85089	
K-15346	591	05/2025	5/2/2025	Als Auto & Truck Garage Inc. (v0002027)	lha		737.98	85090	
K-15347	591	05/2025	5/2/2025	Carahsoft Technology Corp (v0002070)	hcv		3,484.69	85091	
K-15348	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bsc		84.71	85092	
K-15349	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bsc		750.74	85093	
K-15350	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		147.25	85094	
K-15351	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bsc		371.98	85095	
K-15352	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bst		6.00	85096	
K-15353	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		115.10	85097	
K-15354	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		99.72	85098	
K-15355	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		93.90	85099	
K-15356	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		113.93	85100	
K-15357	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		187.56	85101	
K-15358	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		235.12	85102	
K-15359	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		116.50	85103	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15360	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bst		20.92	85104	
K-15361	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bst		38.29	85105	
K-15362	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		100.65	85106	
K-15363	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		131.64	85107	
K-15364	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		30.30	85108	
K-15365	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	htn		35.72	85109	
K-15366	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	htn		38.91	85110	
K-15367	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		92.04	85111	
K-15368	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		576.11	85112	
K-15369	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	hva		100.88	85113	
K-15370	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	sws		30.24	85114	
K-15371	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	shs		32.25	85115	
K-15372	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	shs		46.60	85116	
K-15373	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	bst		18.11	85117	
K-15374	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	mva		92.43	85118	
K-15375	591	05/2025	5/2/2025	Central Maine Power Company (v0002074)	mva		618.54	85119	
K-15376	591	05/2025	5/2/2025	Marsh & McLennan Agency LLC (Clark Insur	lha		843.00	85120	
K-15377	591	05/2025	5/2/2025	Consolidated Communications (v0002086)	bst		176.08	85121	
					hva		176.09	85121	
					lha		176.09	85121	
					mva		176.08	85121	
K-15378	591	05/2025	5/2/2025	Gerry's Tree Service (v0002145)	raa		800.00	85122	
K-15379	591	05/2025	5/2/2025	HD Supply (v0002162)	bst		332.70	85123	
					hva		332.71	85123	
					mva		332.66	85123	
K-15380	591	05/2025	5/2/2025	J.C. Ehrlich (v0002176)	lha		50.00	85124	
					raa		650.00	85124	
K-15381	591	05/2025	5/2/2025	Littlefield Solar LLC (v0002202)	bsc		29.15	85125	
					bst		294.22	85125	
					hva		104.69	85125	
					lha		81.26	85125	
					mva		201.80	85125	
K-15382	591	05/2025	5/2/2025	Treasurer, State of Maine (v0002217)	bsc		77.00	85126	
K-15383	591	05/2025	5/2/2025	Mission Square Retirement (v0002233)	lha		250.00	85127	
K-15384	591	05/2025	5/2/2025	Nan McKay & Associates Inc. (v0002245)	lha		478.00	85128	
K-15385	591	05/2025	5/2/2025	Northeast Electrical (v0002260)	ash		145.00	85129	
K-15386	591	05/2025	5/2/2025	OTS Leasing (v0002269)	mva		193.03	85130	
K-15387	591	05/2025	5/2/2025	ResiDesk, Inc. (v0002298)	lha		283.00	85131	
K-15388	591	05/2025	5/2/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		1,442.00	85132	
K-15389	591	05/2025	5/2/2025	Skelton Taintor & Abbott (v0002316)	bsc		310.00	85133	
K-15390	591	05/2025	5/2/2025	City Of Lewiston (v0002338)	bst		67.70	85134	
					ehv		10.47	85134	
					hcv		878.04	85134	
					hva		131.22	85134	
					lha		12.57	85134	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					mod2		6.28	85134	
					mod5		85.15	85134	
					msv		97.02	85134	
					mva		106.09	85134	
K-15391	591	05/2025	5/2/2025	City Of Lewiston (v0002338)	hva		338.00	85135	
					mva		70.00	85135	
K-15392	591	05/2025	5/2/2025	The Home Depot Pro (v0002342)	bst		25.27	85136	
					mva		682.48	85136	
K-15393	591	05/2025	5/2/2025	Tribles USA, Inc. (v0002357)	bst		733.40	85137	
					hva		2,363.78	85137	
					mva		161.56	85137	
K-15394	591	05/2025	5/2/2025	Unifirst Corporation (v0002361)	bsc		100.92	85138	
					bst		139.23	85138	
					hva		194.34	85138	
					mva		80.89	85138	
K-15395	591	05/2025	5/2/2025	Unitil (v0002366)	ash		258.26	85139	
					bsc		907.00	85139	
					college		171.85	85139	
					htn		138.03	85139	
					lha		305.13	85139	
					prk		420.75	85139	
					raa		1,081.01	85139	
					shs		124.31	85139	
					sws		152.65	85139	
K-15396	591	05/2025	5/2/2025	Verizon Wireless (v0002373)	ash		37.20	85140	
					bst		515.43	85140	
					hcv		236.66	85140	
					htn		10.63	85140	
					hva		499.49	85140	
					lha		1,138.30	85140	
					lpa		69.08	85140	
					mva		807.69	85140	
					oak		5.31	85140	
					prk		53.14	85140	
					raa		159.41	85140	
					sab		5.31	85140	
					shs		10.63	85140	
					sws		15.94	85140	
					wip		21.25	85140	
K-15514	592	05/2025	5/9/2025		prk		298.00	85141	
K-15515	592	05/2025	5/9/2025	WB Mason Company Inc (v0000044)	lha		397.32	85142	
K-15516	592	05/2025	5/9/2025	Rentgrow Inc (v0000081)	ash		19.50	85143	
					bst		54.00	85143	
					hva		27.00	85143	
					mva		9.00	85143	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					raa		27.00	85143	
					wip		9.00	85143	
K-15517	592	05/2025	5/9/2025	Millsy's Cleaning and Janitorial Supplies (v00	bst		100.22	85144	
					hva		100.23	85144	
					mva		100.23	85144	
K-15518	592	05/2025	5/9/2025	Jason M. Knights (v0000187)	mva		1,300.00	85145	
K-15519	592	05/2025	5/9/2025	Jennifer Boardman (v0000229)	lha		2,636.80	85146	
K-15520	592	05/2025	5/9/2025	H&S Reny Property Management Inc (v0001	hcv		829.00	85147	
K-15521	592	05/2025	5/9/2025	Ace Detective & Security Agency, Inc. (v000	bst		2,212.00	85148	
					hva		1,008.00	85148	
K-15522	592	05/2025	5/9/2025	All Outdoor Services (v0002024)	bst		90.00	85149	
					hva		315.00	85149	
					raa		174.60	85149	
K-15523	592	05/2025	5/9/2025	BDO (v0002047)	lha		4,537.50	85150	
K-15524	592	05/2025	5/9/2025	Becky Cobb (v0002051)	lha		1,385.00	85151	
K-15525	592	05/2025	5/9/2025	Budget Document Technology (v0002061)	hva		267.24	85152	
					lha		3,656.85	85152	
K-15526	592	05/2025	5/9/2025	Casella Recycling (v0002073)	bst		155.00	85153	
					hva		210.00	85153	
					lha		255.00	85153	
					lpa		155.00	85153	
K-15527	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		31.08	85154	
K-15528	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		32.15	85155	
K-15529	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		30.02	85156	
K-15530	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.79	85157	
K-15531	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.92	85158	
K-15532	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.37	85159	
K-15533	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		108.81	85160	
K-15534	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		89.71	85161	
K-15535	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.37	85162	
K-15536	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	mva		29.70	85163	
K-15537	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.37	85164	
K-15538	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		32.91	85165	
K-15539	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.69	85166	
K-15540	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		30.24	85167	
K-15541	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		42.43	85168	
K-15542	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		27.37	85169	
K-15543	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		29.42	85170	
K-15544	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		30.55	85171	
K-15545	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		79.92	85172	
K-15546	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		90.64	85173	
K-15547	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	lpa		103.14	85174	
K-15548	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	raa		92.73	85175	
K-15549	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	raa		109.27	85176	
K-15550	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	raa		73.16	85177	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15551	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	raa		137.01	85178	
K-15552	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	raa		88.07	85179	
K-15553	592	05/2025	5/9/2025	Central Maine Power Company (v0002074)	mva		57.26	85180	
K-15554	592	05/2025	5/9/2025	Drillen Hardware (v0002113)	hva		10.96	85181	
K-15555	592	05/2025	5/9/2025	Drummond Woodsum (v0002114)	lha		982.80	85182	
K-15556	592	05/2025	5/9/2025	Grainger (v0002149)	bst		181.74	85183	
					hva		181.74	85183	
					mva		181.73	85183	
K-15557	592	05/2025	5/9/2025	Haven Connect, Inc. (v0002161)	ash		0.10	85184	
					bst		70.15	85184	
					htn		0.10	85184	
					hva		3.45	85184	
					lpa		0.11	85184	
					mva		23.00	85184	
					oak		0.11	85184	
					prk		0.11	85184	
					raa		14.95	85184	
					sab		0.10	85184	
					shs		0.10	85184	
					sws		0.10	85184	
					wip		0.10	85184	
K-15558	592	05/2025	5/9/2025	High Tech Fire Protection (v0002163)	hva		1,830.30	85185	
K-15559	592	05/2025	5/9/2025	Home Depot Credit Services (v0002164)	hva		488.48	85186	
K-15560	592	05/2025	5/9/2025	The Iserv Company LLC (v0002174)	bst		738.38	85187	
					hva		1,739.70	85187	
					lha		6,943.70	85187	
					lpa		353.38	85187	
					mva		723.38	85187	
K-15561	592	05/2025	5/9/2025	J.C. Ehrlich (v0002176)	ash		68.60	85188	
					bst		949.74	85188	
					htn		19.54	85188	
					hva		922.13	85188	
					lpa		294.28	85188	
					mva		1,491.06	85188	
					oak		9.79	85188	
					prk		137.28	85188	
					raa		269.97	85188	
					sab		8.97	85188	
					shs		19.54	85188	
					sws		29.38	85188	
					wip		39.22	85188	
K-15562	592	05/2025	5/9/2025	Language Line Services (v0002191)	hva		460.88	85189	
					lha		807.53	85189	
					prk		240.46	85189	
K-15563	592	05/2025	5/9/2025	Lanit (v0002192)	lha		35.00	85190	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15564	592	05/2025	5/9/2025	Lawnguard Lawncare, Inc. (v0002196)	ash		132.62	85191	
					bsc		132.62	85191	
					bst		663.10	85191	
					htn		132.62	85191	
					hva		1,705.12	85191	
					lpa		663.10	85191	
					mva		928.34	85191	
					oak		132.62	85191	
					prk		170.51	85191	
					raa		1,042.02	85191	
					sab		132.62	85191	
					shs		132.62	85191	
					sws		132.62	85191	
					wip		132.62	85191	
K-15565	592	05/2025	5/9/2025	Maine Auto Service (v0002207)	lha		25.00	85192	
K-15566	592	05/2025	5/9/2025	OTS Leasing (v0002269)	bst		128.88	85193	
					lha		427.14	85193	
K-15567	592	05/2025	5/9/2025	Sherwin-Williams Co. (v0002314)	hva		2,585.69	85194	
K-15568	592	05/2025	5/9/2025	Stanley Elevator Co Inc (v0002330)	bst		1,729.80	85195	
K-15569	592	05/2025	5/9/2025	The Home Depot Pro (v0002342)	bst		442.31	85196	
					hva		337.89	85196	
					mva		203.40	85196	
K-15570	592	05/2025	5/9/2025	Tru North Elevator Inspection Services LLC (lha		200.00	85197	
K-15571	592	05/2025	5/9/2025	Unifirst Corporation (v0002361)	bsc		100.92	85198	
					bst		90.53	85198	
					hva		214.03	85198	
					mva		90.53	85198	
K-15572	592	05/2025	5/9/2025	Unitil (v0002366)	mva		158.62	85199	
K-15573	592	05/2025	5/9/2025	Verizon Connect Fleet USA LLC (v0002372)	hcv		139.60	85200	
					hva		28.19	85200	
					lha		29.08	85200	
					mva		21.90	85200	
K-15574	592	05/2025	5/9/2025	Visual Edge IT, Inc. dba A-COPI Imaging Sys	bst		14.87	85201	
K-15660	593	05/2025	5/16/2025		hcv		876.13	85202	
K-15661	593	05/2025	5/16/2025		mva		140.25	85203	
K-15662	593	05/2025	5/16/2025		hva		15,408.00	85204	
K-15663	593	05/2025	5/16/2025	Choice Wedgewood LP (v0000011)	choice		6,638.00	85205	
K-15664	593	05/2025	5/16/2025	WB Mason Company Inc (v0000044)	mva		113.40	85206	
K-15665	593	05/2025	5/16/2025	Charest Appraisal Services (v0000059)	bst		2,625.00	85207	
					hva		2,625.00	85207	
K-15666	593	05/2025	5/16/2025	DP Flores Inc (v0000089)	lha		271.70	85208	
K-15667	593	05/2025	5/16/2025	Jennifer Boardman (v0000229)	lha		1,443.20	85209	
K-15668	593	05/2025	5/16/2025	C. Caprara Food Service Equipment (v00002	lha		5,853.00	85210	
K-15669	593	05/2025	5/16/2025	Chouckri Cheik (v0000238)	choice		84.99	85211	
K-15670	593	05/2025	5/16/2025	Kaitlyn Keith-Gagne (v0000244)	choice		40.00	85212	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15671	593	05/2025	5/16/2025	AFSCME Council 93 (v0002020)	lha		636.35	85213	
K-15672	593	05/2025	5/16/2025	Building Controls LLC (v0002062)	lha		900.00	85214	
K-15673	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		32.23	85215	
K-15674	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		124.89	85216	
K-15675	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		168.93	85217	
K-15676	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		104.85	85218	
K-15677	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		88.54	85219	
K-15678	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		124.19	85220	
K-15679	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		91.57	85221	
K-15680	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		89.47	85222	
K-15681	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		70.83	85223	
K-15682	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		92.27	85224	
K-15683	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		44.82	85225	
K-15684	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	lpa		245.25	85226	
K-15685	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		47.71	85227	
K-15686	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	lpa		55.85	85228	
K-15687	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		31.24	85229	
K-15688	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		109.51	85230	
K-15689	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		98.56	85231	
K-15690	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		172.42	85232	
K-15691	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		115.33	85233	
K-15692	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		80.61	85234	
K-15693	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	wip		209.70	85235	
K-15694	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	mva		1.93	85236	
K-15695	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		32.07	85237	
K-15696	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		21.27	85238	
K-15697	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		29.07	85239	
K-15698	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		30.45	85240	
K-15699	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		31.88	85241	
K-15700	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		49.86	85242	
K-15701	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		30.72	85243	
K-15702	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	lha		195.75	85244	
K-15703	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	hva		151.16	85245	
K-15704	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		29.60	85246	
K-15705	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		104.10	85247	
K-15706	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		30.13	85248	
K-15707	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		19.03	85249	
K-15708	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		82.55	85250	
K-15709	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		45.85	85251	
K-15710	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		29.81	85252	
K-15711	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		32.57	85253	
K-15712	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		42.06	85254	
K-15713	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		29.70	85255	
K-15714	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		31.62	85256	
K-15715	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	bst		482.13	85257	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15716	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	ash		143.52	85258	
K-15717	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	lha		599.72	85259	
K-15718	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		68.73	85260	
K-15719	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	lpa		27.37	85261	
K-15720	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		41.58	85262	
K-15721	593	05/2025	5/16/2025	Central Maine Power Company (v0002074)	prk		29.49	85263	
K-15722	593	05/2025	5/16/2025	High Tech Fire Protection (v0002163)	college		1,875.00	85264	
K-15723	593	05/2025	5/16/2025	J.C. Ehrlich (v0002176)	bst		55.00	85265	
					lha		50.00	85265	
K-15724	593	05/2025	5/16/2025	Maine Auto Service (v0002207)	lha		141.40	85266	
K-15725	593	05/2025	5/16/2025	Maine Information Network (v0002211)	lha		14.00	85267	
K-15726	593	05/2025	5/16/2025	On-Call Services, Inc. (v0002266)	lha		512.83	85268	
K-15727	593	05/2025	5/16/2025	OTS Leasing (v0002269)	choice		193.03	85269	
K-15728	593	05/2025	5/16/2025	Pine Tree Waste (v0002282)	bst		588.00	85270	
					hva		2,305.86	85270	
					lha		56.85	85270	
					lpa		530.22	85270	
					mva		681.88	85270	
					raa		379.06	85270	
K-15729	593	05/2025	5/16/2025	ResMan LLC (v0002299)	ash		30.00	85271	
					bsc		30.00	85271	
					bst		30.00	85271	
					college		30.00	85271	
					htn		30.00	85271	
					hva		30.00	85271	
					lha		30.00	85271	
					lpa		30.00	85271	
					mva		30.00	85271	
					oak		30.00	85271	
					prk		30.00	85271	
					raa		30.00	85271	
					sab		30.00	85271	
					shs		30.00	85271	
					sle		30.00	85271	
					sws		30.00	85271	
					wip		30.00	85271	
K-15730	593	05/2025	5/16/2025	The Home Depot Pro (v0002342)	lha		572.43	85272	
K-15731	593	05/2025	5/16/2025	The Sign Store (v0002344)	raa		53.80	85273	
K-15732	593	05/2025	5/16/2025	Trafton & Matzen (v0002355)	bst		481.89	85274	
					hva		2,236.25	85274	
					lpa		192.39	85274	
					mva		178.89	85274	
K-15733	593	05/2025	5/16/2025	Unifirst Corporation (v0002361)	bst		236.60	85275	
					hva		178.26	85275	
					mva		178.24	85275	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-15734	593	05/2025	5/16/2025	Unitil (v0002366)	bst		1,286.78	85276	
					hva		2,873.62	85276	
					lpa		520.75	85276	
					mva		1,591.81	85276	
					oak		51.17	85276	
K-15735	593	05/2025	5/16/2025	Yardi Systems Inc (v0002385)	ash		4.00	85277	
					bsc		7.80	85277	
					bst		62.50	85277	
					choice		1.80	85277	
					college		2.40	85277	
					hcv		3.10	85277	
					htn		2.30	85277	
					hva		74.10	85277	
					lha		64.00	85277	
					lpa		21.40	85277	
					mva		58.00	85277	
					oak		0.60	85277	
					prk		8.90	85277	
					raa		23.40	85277	
					sab		0.50	85277	
					shs		2.30	85277	
					sws		2.80	85277	
					wip		2.70	85277	
K-15794		05/2025	5/20/2025	Choice Wedgewood LP (v0000011)	choice		-6,638.00	85205	Incorrect amount; void & reissue
K-15795	596	05/2025	5/20/2025	Choice Wedgewood LP (v0000011)	choice		7,067.00	85278	
K-15796	596	05/2025	5/20/2025	Maple Heights LLC (v0002221)	msv		304.00	85279	
					mva		304.00	85279	
K-15819	597	05/2025	5/22/2025	Bates Street Senior Housing Associates LP (v0000006)	lha		1,875.00	85280	
K-15820	597	05/2025	5/22/2025	Mount Blue Housing Inc. (v0000006)	lha		2,125.00	85281	
K-15821	597	05/2025	5/22/2025	Maple Street Housing (v0000008)	lha		4,500.00	85282	
K-15822	597	05/2025	5/22/2025	Millsy's Cleaning and Janitorial Supplies (v0000000)	bst		125.28	85283	
					hva		125.29	85283	
					mva		125.28	85283	
K-15823	597	05/2025	5/22/2025	Oxford Family (OXFAM) (v0000130)	lha		12,875.00	85284	
K-15824	597	05/2025	5/22/2025	Jennifer Boardman (v0000229)	lha		1,593.20	85285	
K-15825	597	05/2025	5/22/2025	Supportive Housing Assoc LP (v0001288)	lha		3,000.00	85286	
K-15826	597	05/2025	5/22/2025	Ace Detective & Security Agency, Inc. (v0000000)	bst		2,212.00	85287	
					hva		1,008.00	85287	
K-15827	597	05/2025	5/22/2025	ACS Electrical Contractors (v0002015)	bst		190.00	85288	
K-15828	597	05/2025	5/22/2025	All Outdoor Services (v0002024)	hva		35.00	85289	
K-15829	597	05/2025	5/22/2025	Central Maine Power Company (v0002074)	bst		32.02	85290	
K-15830	597	05/2025	5/22/2025	H. Fortier & Sons, Inc. (v0002153)	bst		163.05	85291	
					hva		160.99	85291	
					lha		40.00	85291	
K-15831	597	05/2025	5/22/2025	HD Supply (v0002162)	bst		-0.71	85292	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					hva		118.20	85292	
					mva		-0.71	85292	
K-15832	597	05/2025	5/22/2025	Northeast Electrical (v0002260)	bst		226.39	85293	
					hva		226.40	85293	
					mva		226.39	85293	
K-15833	597	05/2025	5/22/2025	SOS Drywall and Painting, LLC (v0002322)	hva		1,760.00	85294	
K-15834	597	05/2025	5/22/2025	Sprague Operating Resources LLC Lockbox (ash		210.20	85295	
					bsc		781.35	85295	
					bst		1,724.56	85295	
					college		112.60	85295	
					htn		36.85	85295	
					hva		4,270.59	85295	
					lha		43.54	85295	
					lpa		712.65	85295	
					mva		2,040.97	85295	
					prk		453.06	85295	
					raa		686.77	85295	
					shs		35.22	85295	
					sws		49.64	85295	
					wip		170.74	85295	
K-15835	597	05/2025	5/22/2025	The Hanover Insurance Group (v0002340)	bsc		1,501.00	85296	
K-15836	597	05/2025	5/22/2025	Unifirst Corporation (v0002361)	bsc		100.92	85297	
					hva		113.44	85297	
K-15837	597	05/2025	5/22/2025	Unitil (v0002366)	ash		217.63	85298	
					bsc		733.89	85298	
					college		155.54	85298	
					htn		106.00	85298	
					hva		1,182.03	85298	
					lha		286.31	85298	
					lpa		351.17	85298	
					mva		909.61	85298	
					prk		539.35	85298	
					raa		850.69	85298	
					sab		125.71	85298	
					shs		104.92	85298	
					sws		115.52	85298	
					wip		192.11	85298	
K-15838	597	05/2025	5/22/2025	Yardi Systems Inc (v0002385)	mva		34.80	85299	
					sab		1.20	85299	
K-16129	600	05/2025	5/29/2025		hva		240.68	85300	
K-16130	600	05/2025	5/29/2025		hcv		930.00	85301	
K-16131	600	05/2025	5/29/2025		prk		100.00	85302	
K-16132	600	05/2025	5/29/2025	Lake County Housing Agency (v0000107)	hcv		1,711.49	85303	
K-16133	600	05/2025	5/29/2025	Ace Detective & Security Agency, Inc. (v0000107)	bst		2,212.00	85304	
					hva		1,008.00	85304	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-16134	600	05/2025	5/29/2025	All Outdoor Services (v0002024)	hva		952.00	85305	
					raa		270.00	85305	
K-16135	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		108.11	85306	
K-16136	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		99.26	85307	
K-16137	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		96.67	85308	
K-16138	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		98.32	85309	
K-16139	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		77.87	85310	
K-16140	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	bsc		470.88	85311	
K-16141	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	bsc		117.94	85312	
K-16142	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	bsc		1,197.92	85313	
K-16143	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	bsc		943.57	85314	
K-16144	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		107.41	85315	
K-16145	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		159.14	85316	
K-16146	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		126.98	85317	
K-16147	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		32.25	85318	
K-16148	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	htn		31.19	85319	
K-16149	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	htn		35.42	85320	
K-16150	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		86.21	85321	
K-16151	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		81.78	85322	
K-16152	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		107.87	85323	
K-16153	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		593.67	85324	
K-16154	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		178.01	85325	
K-16155	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		107.87	85326	
K-16156	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		89.71	85327	
K-16157	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		88.54	85328	
K-16158	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		104.61	85329	
K-16159	600	05/2025	5/29/2025	Central Maine Power Company (v0002074)	hva		187.09	85330	
K-16160	600	05/2025	5/29/2025	Consolidated Communications (v0002086)	bst		176.09	85331	
					hva		176.08	85331	
					lha		176.08	85331	
					mva		176.09	85331	
K-16161	600	05/2025	5/29/2025	H. Fortier & Sons, Inc. (v0002153)	mva		17.00	85332	
K-16162	600	05/2025	5/29/2025	Home Depot Credit Services (v0002164)	bst		84.10	85333	
					hva		97.58	85333	
					mva		84.07	85333	
K-16163	600	05/2025	5/29/2025	L.P. Poirier & Son Inc. (v0002187)	bsc		320.77	85334	
					bst		721.74	85334	
					htn		224.54	85334	
					hva		1,523.67	85334	
					lha		87.41	85334	
					lpa		606.26	85334	
					mva		801.93	85334	
					raa		721.74	85334	
					shs		192.46	85334	
					sws		192.49	85334	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					wip		240.58	85334	
K-16164	600	05/2025	5/29/2025	LA Metropolitan Chamber of Commerce (v00	lha		275.00	85335	
K-16165	600	05/2025	5/29/2025	Maine Auto Service (v0002207)	lha		1,846.57	85336	
K-16166	600	05/2025	5/29/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		721.00	85337	
K-16167	600	05/2025	5/29/2025	SOS Drywall and Painting, LLC (v0002322)	hva		1,470.00	85338	
K-16168	600	05/2025	5/29/2025	City Of Lewiston - Tax Collector (v0002334)	bst		18,571.50	85339	
					hva		55,714.50	85339	
					mva		49,524.00	85339	
K-16169	600	05/2025	5/29/2025	City Of Lewiston (v0002338)	htn		8.00	85340	
					hva		310.00	85340	
					mva		27.00	85340	
K-16170	600	05/2025	5/29/2025	City Of Lewiston (v0002338)	bst		77.30	85341	
					ehv		11.95	85341	
					hcv		1,002.56	85341	
					hva		149.83	85341	
					lha		14.35	85341	
					mod2		7.17	85341	
					mod5		97.23	85341	
					msv		110.78	85341	
					mva		121.14	85341	
K-16171	600	05/2025	5/29/2025	City Of Lewiston (v0002338)	ash		1.98	85342	
					bst		27.40	85342	
					htn		0.57	85342	
					hva		26.56	85342	
					lha		14.13	85342	
					lpa		8.19	85342	
					mva		42.94	85342	
					prk		3.39	85342	
					raa		8.48	85342	
					sab		0.27	85342	
					shs		0.57	85342	
					sws		0.57	85342	
					wip		1.13	85342	
K-16172	600	05/2025	5/29/2025	The Home Depot Pro (v0002342)	hva		634.00	85343	
					mva		286.47	85343	
K-16173	600	05/2025	5/29/2025	Tribles USA, Inc. (v0002357)	hva		1,166.91	85344	
K-16174	600	05/2025	5/29/2025	Unifirst Corporation (v0002361)	bst		141.11	85345	
					hva		82.78	85345	
					lha		56.70	85345	
					mva		82.77	85345	
K-16175	600	05/2025	5/29/2025	Verizon Wireless (v0002373)	ash		12.26	85346	
					bst		169.95	85346	
					hcv		383.88	85346	
					htn		3.50	85346	
					hva		164.69	85346	

Check Register

For Period = May 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					lha		50.57	85346	
					lpa		22.78	85346	
					mva		266.31	85346	
					oak		1.75	85346	
					prk		17.52	85346	
					raa		52.56	85346	
					sab		1.75	85346	
					shs		3.50	85346	
					sws		5.26	85346	
					wip		7.01	85346	
						Total	421,780.38		

Executive Director Update June 2025

As we march towards our fiscal year-end on June 30th and simultaneously approach my 6th year as ED in July, it's hard not to look back and feel proud of all that we've overcome, created, trailblazed, and accomplished. In 2019, this agency, while successfully maintaining an aging stock of nearly 50-year-old public housing, had no plan for itself, its residents, properties, or its city, and by proxy, the surrounding towns it also represents. The Staff were over 50 people, all looking one step ahead, directly in front of us, with no idea where the path might lead. To the Board's credit, they saw the aging buildings and lack of plan, and while not subject experts on how to make the pivot, they took a chance on change that I am extremely grateful for.

Today, we are an agency of roughly the same number of employees, but we have done, and are doing, so much more.

- 1.) We were the first small city in America to get a Choice grant (30MM).
 - a. HUD openly expressed concern at the time we would be able to pull it off, but today, we are their poster children of success.
 - b. 192 Units are funded and under construction, representing the first major investment in housing in the Tree Streets in over 50 years.
- 2.) We navigated COVID and came out stronger on the other side.
 - a. We updated systems, processes, policies, and procedures.
 - b. We took care of our residents.
 - i. We added free internet at our family property to make sure kids had a good connection for school, and parents to maintain or search for employment
 - ii. We added an afterschool program to make sure kids stayed engaged, had a healthy meal, and could get the support they needed to be successful.
 - iii. We made endless calls and in-person wellness checks to make sure our residents had the supplies and human interactions needed to maintain a healthy lifestyle.
 - iv. We deliver close to 30K meals so no one goes hungry.
- 3.) We changed our structure:
 - a. We developed teams and pooled our work by team/department rather than leaving people on an island to sink or swim.
 - b. Through attrition, we hired on a staff that is the envy of the state.
 - c. We set out to become developers and take control of our own destiny.
 - i. Outside of Choice, to date, we have received three LIHTC awards and two FHLBB awards, which will result in 128 new affordable apartments in Lewiston within the next 3 years.
 - ii. Have site control and plans for hundreds more within the next 5 to 7 years.
 - d. We have carved a path to repositioning our Public Housing portfolio, which will save an invaluable source of affordable housing, and provide it with new life to house the next generation for an additional 50+ years.
 - e. We became an MTW agency.
 - i. We are one of only 139 in the country out of more than 3000
 - ii. We are blazing new paths and pushing HUD with creative ideas, policies, and programs.

1. We were the first agency in the country to get approved to implement Direct Rental Assistance.
- f. We have become a partner to the City and many of the local nonprofits.
 - i. We look to incorporate others based on core competencies, and as such, groups and agencies now look to us as a leader in solving complex issues.
 1. We developed a 3rd party property management company to support like-minded organizations that don't have the capacity to do the work on the ground, but want to invest in the housing infrastructure
 - a. It has expanded from an initial 8-unit contract to more than 300 units in just a few years.
- g. We changed our Culture.
 - i. We are not just seen as a job, but a career.
 - ii. People actively reach out and make it known they want to be considered before jobs even get posted.
 1. The highest performers don't leave, and people who do often look to come back.
 - iii. We have created an environment of accountability and support, and as such, have a staff that is proud of their impact and satisfied with their work-life balance.
- h. We are financially stable and have a bright future.

While looking back at how far we have come in such a relatively short time is so rewarding, I am more excited and focused on our future success than ever. The need in our state and country has never been greater as it relates to housing, and we are simultaneously entering one of the most uncertain periods of support and funding from both the state and federal levels. However, the work we have done over the previous six years has provided us a runway to not only persevere but continue to thrive, despite the challenges ahead.

LHA/LAAHDC Development Update - 6/18/25

Project	Stage	Status	Important Dates	Next Steps
Martel I	Pre - Dev	<ul style="list-style-type: none"> * 90% plan pricing is coming back high; in Value Engineering process now * Equity Investors - Have signed LOI with Redstone; started due diligence process * Requested TIF from City Council on 6/18; majority of CC supportive; Public presentation targeted for July 15 meeting 	Closing target: Fall 2025	<ul style="list-style-type: none"> * Complete VE process to get project back into budget * Incorporate 90% Pricing into updated submission for MaineHousing * Continue to move forward with Redstone due diligence process
Martel II	Pre - Dev	<ul style="list-style-type: none"> * 4% LIHTC Application funded by MSHA; moving into predevelopment process * Requested TIF from City Council on 6/18; majority of CC supportive; Public presentation targeted for July 15 meeting 	Notice to proceed from MSHA Summer 2025	<ul style="list-style-type: none"> * Continue TIF approval process with Lewiston CC * Work with MSHA on Notice to Proceed * CM Selection Process
61 Ash/Soleil	Pre - Dev	<ul style="list-style-type: none"> * 4% LIHTC Application funded by MSHA; moving into predevelopment process * Requested TIF from City Council on 6/18; majority of CC supportive; Public presentation targeted for July 15 meeting 	Notice to proceed from MSHA Summer 2025	<ul style="list-style-type: none"> * Continue TIF approval process with Lewiston CC * Work with MSHA on Notice to Proceed * CM Selection Process
Ramada	Application	<ul style="list-style-type: none"> * Updated construction pricing from Hebert Construction higher than projected * Withdrew 4% LIHTC Application due to feasibility of financing 	Option Expires September 2025	<ul style="list-style-type: none"> * Work with owner through our attorney to cancel option
Public Housing Conversions	In process	<ul style="list-style-type: none"> * Working on Section 22 conversion; necessary appraisals expected back this week * Cost tool threshold has been met for Hillview, Meadowview and Blake Street Towers 	Ongoing	<ul style="list-style-type: none"> * Incorporate conversion into JHA Annual Plan * Begin to hold Resident Meetings informing residents of planned conversions * Begin preparing Section 22 submission docs for HUD
B-Street Expansion / Renovation	Pre-Closing	<ul style="list-style-type: none"> * Restructure transaction involves leasing space to both CCS and Community Dental * Community Dental has support from their board to proceed and has approved proposed lease terms * Community Dental has reviewed design and requested minor modifications to plans; architect/engineers to make mods by July 10 	July 2025 - will have updated plans	<ul style="list-style-type: none"> * Work with St. Mary's for sale of their condo * Community Dental reviewing LOI * Revise design of dental space as necessary, then get updated pricing * Work with Lender once LOI signed; Prepare new project budget/proforma
Choice	Stage	Status	Important Dates	Next Steps
Wedgewood	Construction / Lease Up	<ul style="list-style-type: none"> * Building A, B, C, E & G are complete and turned over for lease-up; Historic building close to complete, but has been behind schedule. * Other buildings are underway and on schedule; Final completion expected in September 	Construction Ongoing	<ul style="list-style-type: none"> * Complete lease up and punch list for buildings as they complete

LHA/LAAHDC Development Update - 6/18/25

Project	Stage	Status	Important Dates	Next Steps
DeWitt	Predevelopment	<ul style="list-style-type: none"> * Closing occurred on 5/22 and recording/funding on 5/23 * Largest of the commercial spaces has been leased * Demo is in process 	Construction Ongoing	* Construction underway
Acquisitions	Stage	Status	Important Dates	Next Steps
Maison Marcotte	Acquisition	<ul style="list-style-type: none"> * In active discussions with St. Mary's to acquire the property * Completed site visit with MaineHousing and reps from St. Mary's on May 8th * Appraisal has been ordered by MaineHousing 	TBD	* Provide St. Mary's with LOI; currently drafter and in review internally
163 Bates	Acquisition	<ul style="list-style-type: none"> * Evernorth provide loan commitment letter on 6/16 * Have ordered Environmental Review due to use of Federal Funds; will not affect our closing timeframe as it will be an Exempt Review * Have confirmed that we can meet accessibility requirements associated with use of HUD funds 	Closing target: August 2025	<ul style="list-style-type: none"> * Review/sign Evernorth commitment letter * Proceed with PBV allocation process * Enviro Review process - coordinate with City

Deputy Executive Director Report

Submitted by Travis Heynen

June 2025

Direct Rental Assistance (DRA):

We continue to work on DRA implementation. HUD has contracted with ABT Associates to provide technical assistance. They have supported us in drafting tenant responsibilities documentation, reviewing our administrative plan, and advising on other administrative components. We are continuing work on Yardi setup and preparing for a summer launch. As part of the implementation, we've been reviewing debit card vendors to identify an economical solution that meets program needs.

Yardi CRM IQ:

CRM IQ is our customer service tracking system that will allow us to log and manage all resident interactions, including maintenance calls, through a centralized call center. The implementation experienced a brief delay on Yardi's end but is back on track. We expect to go live within the next few days.

Yardi Job Cost:

Gianni has been leading implementation and is importing all Choice grant data into the system. We expect to begin using Job Cost very soon. This will help us manage detailed accounting for large grants and development projects.

Set-Aside Funding Applications:

We have submitted applications to HUD for additional HCV funding through the Set-Aside process. Set-Aside funding is a pool of reserve funds that HUD makes available to housing authorities who meet specific eligibility criteria. We submitted under three categories: (1) unforeseen circumstances—our per unit cost has increased by nearly 20% from our funded level, (2) units under abatement at the end of the calendar year, and (3) MTW activities. We anticipate being eligible for additional HAP funds pending HUD's review.

Staffing Updates:

Hires:

Shukrani Bashizi, 5/12/2025, Assistant Property Manager

Brennan Sanders, 5/16/2025, Development Project Manager

Departures:

Caleb Holmes, 5/27/2025, Maintenance I

Kaitlyn Paradis, 6/13/2025, Rental Assistance Program Manager



Property Management and Rental Assistance Report

Submitted by Hollie Sprague

June 2025

Property Management:

Occupancy:

Owned: 96%

Managed: 94%

Make ready average- Managed 0 days (unit turns were not completed or completed prior to board report submission)

Make ready average- Owned: 8 days

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

Wedgewood lease up:

Five buildings and a total of forty-five apartments have been completed at Wedgewood. A total of thirty-four families have moved in. An additional eleven families have been approved, some of which will move in before the end of the month while the others are waiting for the historic building to open, which is expected in early July.

Property Updates:

Meadowview:

Seniors Plus weekly meals- 30-40 residents per meal

Hannaford food deliveries- 2-3x monthly- 20-30 residents attend depending on the week.

A Bates Student group came twice weekly for the month of May to spend time with residents and held activities and answered questions regarding technology and troubleshooting issues.

Hillview:

Girl Scouts- 10 girls are enrolled and attend weekly.

The "Fun Summer Event" is scheduled for June 18th for an end of the school year celebration.

Gauvreau Place:

The 1st monthly food pantry started in May, and 10 residents attended. Community Credit Union had their life navigator attend the first food pantry

Healy Terrace:

Seniors Plus will complete a kitchen assessment at the property to start Senior meals this summer.

There were two micro pantries this month with 10 residents who attended on a regular basis.

Resident Success Team updates:

Food Security Program

4 pantries with 69 residents attending across the properties.

(207) 783-1423 | PO Box 361, Lewiston, Maine 04243 | www.lewistonhousing.org



1 sharing table at Bates Street Senior Housing. We will be transitioning the sharing table to a monthly pantry for more accurate tracking.

464 Trinity lunches were delivered for 29 participants

New referrals:

3 new Commodity Supplemental Food Program referrals were approved and will be receiving monthly deliveries.

11 emergency/supplemental requests for food by both residents and staff

2 requests for household or personal hygiene supplies by residents or staff

5 requests for emergency/ supplemental pet food by residents

20 commodity food boxes (CSFP) delivered

15 new Senior Farm Share signups that brings the total of 40 and the program is now considered full.

CAPABLE

OAHP/CAPABLE HUD

A budget revision was submitted and approved by HUD. The funds from the grant were used to purchase the Home Life Design data program. The program is used by the OT to track the participants' goals and home modifications. The program is now a requirement for 2025 grantees for the Older Adult Home Modification Program. Lewiston Housing was not required to purchase the program but chose to after attending an informational session at the last conference.

The quarter 1 report was submitted in April and received a 100% score from HUD. The program met all of the benchmarks for the quarter.

OAHP/CAPABLE HUD

23 currently on waitlist

5 new referrals were made and placed on the waitlist. Referrals were made through Andwell, self-referrals, Seniors Plus and the Senior Expo event.

2 intakes completed

5 jobs are in progress

OAHP/CAPABLE Maine Housing

6 intakes completed

2 jobs in progress

FSS Program

The FSS annual survey was submitted in April before the June 10th deadline. The program continues to grow due to the coordinator's marketing efforts.

Enrollments = 48

Graduates in May = 1 with a final escrow of \$15,408.

FYI:

4 total vouchers with 2 being utilized and 2 were issued with the individuals actively searching for an apartment.

2 new referrals were made this month, and the coordinator is working with the applicant's case managers to gather documents needed to apply for the vouchers.

ROSS:

31 participants – the grant requires 50 participants within the first year which will be in September 2025. The Ross coordinator continues to market the program across the properties. Goodwill is our partner for this grant, and they have attended events at the properties to discuss their services and ways they can assist the residents.

YMCA Program:

Meals served: 539

Attendance: 437

New Enrollments: 5

Community Partnerships- 6

Maine Community Integration is a potential partner to assist with engaging teens at Hillview. The focus would be on parent engagement, educational sessions and family engagement sessions.

We plan to augment the structure of some of our days this summer to allow specific times for the teens at Hillview. Teen Team Up Talk Sessions will be planned around needs identified by the teens. The plan is to schedule guest speakers from the career center, colleges and trade schools while also having sessions for financial literacy and community engagement projects.

Summer Camp planning is almost complete, and each week has a theme, and activities related to that theme which will touch on developmental areas, social-emotional learning and combating the achievement gap with math and literacy focus.

Bates Senior Housing - CCI Portfolio:

Seniors Plus held their first lunch with 10 residents attending. The Seniors Plus Medicare informational session occurred in May with 5 residents attending. The residents that did attend were engaging and brought questions to the presenter.

Rental Assistance Program:

Staffing:

The Rental Assistance Dept is sad to report that Kaitlyn Paradis has left LHA and moved on to a role outside of LHA. The team is working hard to meet deadlines and keep the work moving on the right path. The team is waiting to hear what exciting new MTW waivers are approved.

Housing Choice Vouchers:

There are currently 1704 applications on the section 8 waiting list, along with 4 MSV currently issued and 4 port in. 65 MSV applications have been contacted, and the team is working with the applicants to gather the necessary documents to issue MSV.

1 bedroom =2

2 bedrooms = 2

3 bedrooms =0

4 bedrooms = 0

Landlord incentive totals:

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

Security deposit: \$261,385.00

Landlord incentives: \$385,000.00

Landlord incentives MSV: \$10,000.00

Damage Reimbursement: \$54,141.29

Vacancy Claims \$9,274.33

Housing Assistance Payments Program

Housing Choice Voucher and Mod Rehab Contract Status for June 2025

	Grand Total	SRO	1 BR	2BR	3 BR	4 BR	5+ BR
Total Authorized Vouchers	1544						
Tenant Based Vouchers	1267						
Project Based Vouchers	112						
Mainstream Vouchers	139						
Emergency Housing Vouchers	10						
Foster Youth Vouchers	3						
Vash Vouchers	8						
Tenant Protection Vouchers	5						
Total Active Vouchers	1134						
Total Active Tenant Based Vouchers	866						
Tenant Based Vouchers Temporarily Inactive	58						
Total Active Project Based Vouchers	86						
Total Active Mainstream Vouchers	116						
Total Active Emergency Housing Vouchers	10						
Mod Rehab Contracts Authorized	114						
Contract in Effect	104						
Total Active MainStream Vouchers Ported Out	10						
Portable Tenant Vouchers Ported In	0						
Portable Tenant Vouchers Ported Out	33						

Vash Vouchers Issued	0						
EHV Vouchers Issued	0						
Tenant Protection Vouchers Issued	0						
FYI Vouchers Issued	0						
Main Stream Vouchers Issued	4						
Tenant Based Vouchers Issued	0						

LEWISTON HOUSING AUTHORITY INSPECTION REPORT June 2025	PRE-OCCUPANCY	ANNUAL	SPECIAL	RE-INSPECTIONS	
<u>SECTION 8 EXSISTING</u>	6	50		23	
TOTALS	6	50		23	79
<u>MOD. REHAB</u>					
162, 164 BARTLETT STREET					
ST. MARY'S	1				1
TOTALS					
SUB TOTALS	7	50		23	80
	TOTAL OF ALL INSPECTIONS				80

Property	Unit	Unit Type	BR	Date Availab	Days Vac.	Occ.	Status
bsh	306	bsh1x1	1	5/11/2025	43	vacant	Processing one applicant
bsh	204	bsh1x1	1	5/1/2025	47	vacant	Pending approval from Compliance
blwa	8	blwa1x1	1	2/10/2025	96	vacant	Applicant Approved, HCV inspection pending
gvp	309	gvp1x1	1	11/24/2024	207	vacant	Approved Pending MI
gvp	207	GVP 1x1	1	5/9/2025	45	vacant	Processing one applicant from MSHA
oxfam	399-2	oxfam1x1	1	3/2/2024	468	vacant	Processing waitlist
oxfam	24-FR-12	oxfam2x1	2	9/10/2024	288	vacant	Processing Waitlist
oxfam	NOR-11	oxfam3x1	3	2/6/2025	276	vacant	Processing Waitlist
oxfam	FAR-7	oxfam2x1	2	4/23/2025	57	vacant	Processing waitlist
sbh	4	sbh1x1	1	5/19/2025	35	vacant	Processing two applicants, unit was on 14 day abandonment hold
sbh	3	sbh1x1	1	5/25/2025	29	vacant	Processing One Applicant, Unit was on 14 Day Abandanment Hold
suph	408-1	suh1x1	1	4/14/2025	70	vacant	Processing waitlist
mdh	13	mdh0x1	0	3/13/2025	104	vacant	Processing one applicant, MI By 06/30/2025

Property	Unit	Unit Type	BR	Date Available	Days Vac.	Occ.	Status
bst	2-u	bst0x1	0	12/6/2024	50	vacant	Processing Waitlist
bst	4-d	bst1x1	1	3/3/2025	112	vacant	Processing Waitlist
bst	1-c	bst1x1	1	4/9/2025	67	vacant	Applicant Approved, Move-in date pending
bst	4-U	bst0x1	0	5/8/2025	44	vacant	Processing waitlist
bst	2-m	bst1x1	1	5/30/2025	24	vacant	Transfer from Hillview, move-in by end of June.
bst	3-B	bst1x1	1	6/2/2025	21	vacant	Processing waitlist
bst	5-C	bst1x1	1	6/6/2025	17	vacant	Processing waitlist
hta	207	hta1x1	1	1/3/2025	177	vacant	PM finalizing applicant
hta	203	hta1x1	1	6/13/2025	10	vacant	Processing two applicants
hva	8-8	hva2x1	2	5/9/2025	45	vacant	PM processing transfer
hva	4-6	hva3x1	3	5/12/2025	42	vacant	PM processing CHOICE resident
hva	5-6	hva3x1	3	6/2/2025	21	vacant	Processing waitlist
riv	31-8	riv2x1	2	6/15/2025	10	vacant	PM processing transfer
mka	11	mka1x1	1	8/19/2024	0	vacant	Processing waitlist
mka	4	mka1x1	1	1/31/2025	143	vacant	Processing waitlist
mka	23	mka1x1	1	3/8/2025	107	vacant	Processing waitlist
mva	402	mva0x1	0	5/20/2025	31	vacant	Processing 10 applicants
mva	491	mva0x1	0	6/15/2025	8	vacant	PM processing transfer
wip	3	wip2x1	2	7/10/2025	0	Notice	Processing waitlist

General

- Budgets based off 07/2024-04/2025 actuals, projected through 06/2025
- Tenant Income - SALY for public housing, 5% increase for all others
- Admin Salaries - 4% increase per union contract (reverts to 3% increase subsequent year)
- Legal Expenses - total across all increased by 5%, split by unit count by property
- Other Admin Expenses – 5% increase
- Misc. Admin – 5% increase
- Tenant Services – salaries/benefits off Pay Plan with 4% increase per union contract (reverts to 3% increase subsequent year), housing navigator removed since program no longer extant, others SALY
- Utility Expenses – 5% increase
- Maintenance – salaries/benefits off Pay Plan with 4% increase per union contract (reverts to 3% increase subsequent year), others SALY
- Materials – 5% increase
- Contract Costs – 5% increase
- General Expenses – Insurance 10% increase, Property Tax 5% increase, PILOT 10% increase from 2023 numbers
- Grant Expenses – SALY
- Housing Assistance Payments – SALY
- Financing Expense – SALY excepting refinanced 104p loan now due to LHA
- Non-Operating Items - SALY

LHA Combined

- Includes LHA properties, All AMPs, and All Vouchers
- \$368863 loss for year, driven by \$541967 loss on AMPs, offset by \$173104 income on Vouchers and LHA properties

LHA/COCC

- Capital Fund Grants – expected 129807 drawdown July
- Management Fee Income – includes expected 34654 for PSM
- Bookkeeping Fee – includes expected 30638 for PSM
- Maintenance Service Fees – 85% utilization plus on-call & OT

MOD5

- Off approved HUD budget

BSC

- Commercial Rent – 10000/month starting December
- Misc Other Income – outstanding due to LHA from CCS
- Professional Services – estimate for new space expenses

Choice

- 0-based budget, expenses determine income

College (Promise Early Childhood Education)

- Expected 9935 income for year

All AMPs

- See Funding Sources tab for breakout and totals of Capital Fund draws
- CFP Funds – includes offsets for Maintenance and S22 conversion salaries

BST

- Operating Subsidy – 120123 draw from Capital Funds expected July

MVA

- Operating Subsidy – 188234 draw from Capital Funds expected July

AMP3

- Operating Subsidy – 206810 draw from Capital Funds expected July

HCV

- Income includes offsets for all other voucher properties excluding EHV and MSV

LAAHDC

- Management Fee Income – ramp up on projected WED fees
- Misc. Other Income – 300000 Martell developer fees expected January
- Interest Expense– due to LHA from LAAHDC for 104p refinance
- Predevelopment Cost – estimate per project

104p

- Commercial Rent – includes warehouse and Penobscott space rental
- CFP Funds – offset for office buildout expenses'

- Utilities – 86 Lisbon expenses +10% and +5% increase
- Supplies-Maint/Repairs – office buildout expenses

[illegible]

Page 53

[illegible]

**Lewiston Housing
Requests for Proposals
Single Room Occupancy (SRO)
Project Based Vouchers
For
SRO PBV New Construction, Substantial Rehabilitation,
and/or preservation
Issued June 30, 2025**

Part I.

Preamble:

The Lewiston Housing Authority (LHA) is interested in facilitating the development of newly constructed, substantial rehabilitation, or preservation of dwelling units to serve the needs of citizens who are homeless or at risk of homelessness () in Lewiston, Maine. To further this cause, the Board of Commissioners has authorized the use of 50 Section 8 Housing Choice Vouchers and 8 Veterans Affairs Supportive Housing (VASH) to be awarded as project-based vouchers (PBV) to the successful developer that scores the highest number of points based on the selection criteria listed herein. Applicants may apply for a portion of or the entire 58 vouchers with awards not to exceed 25% rule of all units per HUD HOTMA guidelines. Based upon number of applications, requested number of vouchers, and scoring results – multiple project applications may be eligible for awards. Prior to the award of the contract for up to 58 PBV for Single Room Occupancy units, the LHA shall determine that the proposal complies with the U.S. Department of Housing & Urban Development's (HUD) program regulations and requirements of 24 CFR Part 983, Project based Voucher Program including that the units are eligible housing and complies with the cap on the number of PBV units per building. **The Federal regulations governing Project Based Vouchers, 24 CFR Part 983 are incorporated herein by reference. A copy of these regulations may be obtained at the U.S. Government Publishing Office website, http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title24/24cfr983_main_02.tpl .**

Due Date: Proposals are due at the Offices of the Lewiston Housing Authority, PO Box 361, Lewiston, ME 04243, no later than 8:00 A.M on July 20, 2025.

(Reference Part IX)

Part II.

Need:

The LHA has determined that a need exists in the City of Lewiston, Maine for affordable housing for people who are homeless or at risk of homelessness. Local, state and

national trends indicate this is a growing population, many of whom need a stepping stone and services to find stable, long term, suitable housing. These needs have been confirmed by various market studies. Therefore, this RFP seeks to meet this growing demand by developing, rehabilitating, or preserving Single Room Occupancy units to be located in the City of Lewiston, ME in census tract 0201.00.

Projects must serve people who at entry into the property meet the definition of homeless or at risk of homelessness as defined by § 578.3.

Part III.

Submission Requirements, Selection Criteria, and Scoring:

- A. Project Summary: Provide a summary, (one page or less), describing the project. The summary must include the population group or groups to be served, where they are to be served, the total number of units in the project, the number of units to be assisted with PBV, and a brief description of the projection completion schedule and development costs. Address the following points in the summary:
 - (i) Site;
 - (ii) Location of contract units on site;
 - (iii) Number of contract units by area (size) and number of bedrooms and bathrooms;
 - (iv) Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner;
 - (v) Utilities available to the contract units, including a specification of utility services to be paid by owner (without charges in addition to rent) and utility services to be paid by the tenant;
 - (vi) Indication of whether or not the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205 and the accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29U.S.C. 794) and implementing regulations at 24 CFR 8.22 and 8.23 apply to units under the Agreement. If these requirements are applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement, as specified in paragraph (c)(i)(viii) of this section.
 - (vii) Estimated initial rents to owner for the contract units;
 - (viii) Description of the work to be performed under the Agreement. If the Agreement is for rehabilitation of units, the work description must include the rehabilitation work write up and, where determined necessary by the LHA, specifications, and plans. If the Agreement is for new construction, the work description must include preliminary drawings and sketches or final working drawing.
- B. All proposals submitted under this program shall be evaluated using the following criteria:

- i. Number of new units created, rehabilitated and/or preserved as affordable housing serving persons at or below 50% AMI and 60% AMI: **20 points**;
 - a. Identify the total number of units and the number of units reserved for households at or below 50% AMI and the amount of units reserved for households at or below 60% AMI.
- ii. Feasibility score based on marketability (**5 points**) and likelihood of financing (**15points**): **20 points**;
 - a. Provide evidence of feasibility and funding commitments including pro forma with sources and uses, funding commitment or syndication letters.
 - b. If LIHTC funds involved, provide itemization of pre-score calculation.
- iii. Plan to provide supportive services to program participants: **5 points**;
 - a. Identify and provide supporting letters for supportive services.
- iv. Previous experience of participants in development, marketing, and management: **15 points**;
 - a. Provide a general description of our organization and its mission with a description of your capacity to develop the project for the target population group.
 - b. Describe your capacity to manage the property or identify your management agent with a brief summary of their qualifications with a letter of commitment from your management agent.
- v. Design, Site and neighborhood quality, and accessibility (Per Rent Reasonableness Location Criteria): **15 points**;
 - a. Identify property location and verify that it falls within census tract 0201.00
 - b. Identify neighborhood characteristics for amenities and accessibility to public transportation, recreation, shopping, medical, government offices, pedestrian access and walkability,
 - c. Identify unit composition, size-square footage, bedrooms and bathrooms of each unit, section 504 and ADA units and accessibility, common area amenities, energy efficiency.
 - d. Provide sketches of proposed buildings for new construction/substantial rehabilitation.
- vi. Readiness: **20 points**;
 - a. Describe your organization's readiness to complete the project. Describe the pre-development work completed that would lead to a quick funding commitment, commencement of

construction and timely completion of construction. Identify Site control and document. If a LIHTC project, identify application submission date.

- vii. Need for temporary relocation - **Negative 10 points per relocation**

Part IV.

Program Requirements:

In the Agreement the owner agrees to develop the contract units to comply with the NSPIRE, and the LHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the LHA will enter into a HAP contract with the owner for the contract units. The award of an AHAP and HAP agreement is contingent upon federal funding and this RFP may be terminated and any subsequent AHAP revoked due to funding. Description of housing: At a minimum, the Agreement must describe the following features of the housing to be developed (newly constructed or rehabilitated) and assisted under the PBV program:

Provide a Summary with your application to Part III (Submission Requirements, Selection Criteria, and Scoring) with answers and details for the following list:

- (i) Site;
 - (ii) Location of contract units on site;
 - (iii) Number of contract units by area (size) and number of bedrooms and bathrooms;
 - (iv) Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner;
 - (v) Utilities available to the contract units, including a specification of utility services to be paid by owner (without charges in addition to rent) and utility services to be paid by the tenant;
 - (vi) Indication of whether or not the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205 and the accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR 8.22 and 8.23 apply to units under the Agreement. If these requirements are applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement, as specified in paragraph (c)(i)(viii) of this section.
 - (vii) Estimated initial rents to owner for the contract units;
 - (viii) Description of the work to be performed under the Agreement. If the Agreement is for rehabilitation of units, the work description must include the rehabilitation work write up and, where determined necessary by the LHA, specifications, and plans. If the Agreement is for new construction, the work description must include the working drawings and specifications.
- (2) At a minimum, the housing must comply with the NSPIRE. and ADA requirements as required by statute for each property. The LHA may elect to establish additional requirements for

quality, architecture, or design of PBV housing, over and above the NSPIRE and any such additional requirement must be specified in the Agreement.

Part V.

Program Prohibitions:

The LHA will not attach or pay PBV assistance for units in the following types of housing:

A. (i) Shared housing; (ii) Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution; (iii) Nursing homes or facilities provide continuous psychiatric, medical, nursing services, board and care, or intermediate care. However, the LHA may attach PBV assistance for a dwelling unit in an assisted living facility that provides home health care services such as nursing and therapy for residents of the housing; (iv) Units that are owned or controlled by an educational institution or its affiliate and are designated for occupancy by students of the institution; (v) Manufactured homes; (vi) Cooperative housing; and (vii) Transitional Housing.

B. High-rise elevator project for families with children. The LHA may not attach or pay PBV assistance to a high-rise elevator project that may be occupied by families with children unless the LHA initially determines there is no practical alternative, and HUD approves such finding. The LHA may make this initial determination for its project-based voucher program, in whole or in part, and need not review each project on a case-by-case basis, and HUD may approve on the same basis.

C. Prohibition against assistance for owner-occupied unit. The LHA may not attach or pay PBV assistance for a unit occupied by the owner of the housing.

D. Prohibition against selecting unit occupied by an ineligible family. Before an LHA selects a specific unit to which assistance is to be attached, the LHA must determine whether the unit is occupied and, if occupied, whether the unit's occupants are eligible for assistance. The LHA must not select or enter into an Agreement or HAP contract for a unit occupied by a family ineligible for participation in the PBV program.

E. The LHA will not attach or pay PBV assistance to units in any of the types of subsidized housing as stated in 983.54; 983.55 and 983.56 of the final rule.

Part VI.

Conformity to HUD Final Rule:

This request for proposal is meant to conform in all aspects with 24 CFR 983; Project Based Voucher issued October 13, 2005 and as amended. Any inconsistencies with this RFP and the final rule are unintentional and the Final rule shall govern in any such conflicts. A copy of the final rule can be obtained at the U.S. Government Publishing Office website, http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title24/24cfr983_main_02.tpl.

PART VII.

Selection and Notification:

The LHA shall select the developer/landlord in accordance with the criteria and scoring stated in PART III of the RFP. Notification of award and or rejection of proposals shall be in writing. Each proposal shall contain a point of contact with valid mailing address, telephone number, and email address to ensure proper communication. Questions may be directed in writing to Travis Heynen, , theynen@lewistonhousing.org , Lewiston Housing Authority, PO Box 361, Lewiston, ME 04243.

PART VIII.

Attachments:

The following attachments **must** be enclosed with your application, or the application will be returned as ineligible:

- **Conflict of Interest Statement.** This statement must:
 - describe the identity of the owner of the proposed project and other project principals and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest;
 - certify that the above-mentioned parties are not on the U. S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs; and
 - A disclosure of any possible conflict of interest by any of these parties with respect to Lewiston Housing Authority or U. S. Department of Housing and Urban Development (HUD) programs.
- **Subsidy Layering Review.** The owner must disclose any governmental housing assistance they have received or will receive from federal, state or local agencies, including assistance such as tax concessions or tax credits that will be used for the proposed project-based units for acquisition, development or operation. The LHA will use this information to complete the subsidy layering review, which must be approved by HUD prior to entering into an agreement with the owner to prevent excessive public assistance for the housing.

PART IX.

Submission Process:

Email a Complete Response to PBV-RFP, Lewiston Housing, theynen@lewistonhousing.org. All Submissions must be submitted in PDF format and received and by 8:00 A.M., Monday, July 21, 2025. Fax, mail, and any other paper submissions will not be accepted.

LHA reserves the right to withdraw, rescind, and/or cancel an award of PBVs for any reason, which may include, but is not limited to, the following:

- The owner/developer's response to the PBV RFP is an application for PBVs in conjunction with another funding opportunity and the entity was unsuccessful in securing the award of the other funds.
- The owner/developer is unable to make adequate and timely progress on their project.
- The owner/developer made misrepresentations of the project which may include legal structure, funding sources, site control, or other key provision in LHA's determination of PBV award.
- The owner/developer undertook prohibited activities or committed funds (HUD and/or non-HUD) to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair, construction, disposition, transfer, removal, or leasing of real property prior to receiving environmental clearance.
- The owner/developer started construction prior to receiving Subsidy Layering Review certification and/or prior to execution of the AHAP.
- HUD has prohibited new PBV contracts related to funding shortfall.
- The owner/developer and/or project is not compliant with any conditions stated in a LHA PBV award letter.
- The owner/develop and/or project is not compliant with PBV or HUD requirements.

Travel Proposal

Per Lewiston Housing Travel Policy, we're seeking approval of proposed travel and conference for Julia Kimball, Homeless Hub Coordinator.

Purpose: To attend Community Solutions Built for Zero Learning Session, Denver, Colorado November 4, 2025 to November 7, 2025

Travel and conference are grant funded by MaineHousing

Conference – no fee

Hotel – no fee

Travel – up to \$600, depending on flight, baggage, car travel (to/from airport)

Meals - \$384

Total - \$984

Travel Request

2025 HCV Program Management Training _____

New Britain, Connecticut

Per Lewiston Housing Travel Policy, we seek approval for the proposed travel for the new Rental Assistance Manager to attend the Nan McKay HCV Program Management Training.

Purpose: To attend the HCV Program Management Training , New Britain Housing Authority, New Britain, CT , – August 11-14, 2025

Total: up to \$2015

Cost breakdown:

Training– \$815

Hotel - \$700 (this is based on current hotel pricing)

Travel – up to \$350,

Meal allowance - \$150



Melissa Watson
Community Dental
177 Main St
Lewiston ME, 04240

6/13/2025

RE: Letter of Intent: 57 Birch Street, Lewiston, Maine

Dear Melissa,

This letter of intent (this "Letter") dated as of 6/13/2025 (the "Effective Date") represents the basic terms for a potential lease agreement between LEWISTON HOUSING AUTHORITY, a Maine quasi-governmental organization with a place of business and mailing address of 86 Lisbon Street, Lewiston, ME 04240, its successors or assigns ("Landlord") and Community Dental, a non-profit with a mailing address of 177 Main St Lewison (the "Tenant").

This Letter is non-binding and neither Landlord nor the Tenant will be bound to these or any other terms unless a mutually acceptable lease agreement is signed by both parties. This Letter is merely a good faith effort to outline the general terms and conditions under which Landlord would be willing to lease the Leased Premises (defined below) to Tenant.

The outline of the general terms and conditions of this Letter are as follows:

Landlord: Lewiston Housing Authority

Tenant: Community Dental

Leased Premises: Approximately 4000 square feet of commercial space to be developed at or near 57 Birch Street, Lewiston, Maine 04240.

Permitted Use: _Dental Clinic_____

Lease Commencement: _April 1, 2026_.

Rent Commencement: _April 1, 2026_.

Initial Term: __Fifteen__ (15) years.

Option(s): Tenant shall have _1_ option(s) to renew the Lease Term for an additional _15_ year term.

<u>Base Rent:</u>	\$___ 6,667 ___ payable on the first of each month.
<u>Rent Schedule:</u>	See Attachment A: Initial rent is based on the financing of 600K of equipment needed to open by LHA. For each 100K paid towards the 600K LHA will reduce the rent due by \$1 per sq ft. The attached schedule assumes the fit-out financing is fully paid in year 6.
<u>Option Base Rent:</u>	Will be determined by the equipment finance paydown
<u>Additional Rent:</u>	Tenant shall pay, or cause to be paid, Tenant's pro rata share of all common area operating expenses, including common area cleaning and utilities, plowing, maintenance and Landlord's real estate taxes.
<u>Utilities:</u>	Tenant shall pay for all utility services for the Leased Premises, including, without limitation, gas, heat, air conditioning, electricity, water, sewer, telephone services and all other services and utilities supplying the Leased Premises.
<u>Insurance:</u>	Tenant shall maintain in full force and effect during the Lease Term general liability insurance in such amounts as are commercially reasonable. Tenant will deliver to Landlord certificates of insurance naming Landlord as additional insured no later than the Lease Commencement Date.
<u>Security Deposit:</u>	Equivalent of two (2) months of Base Rent. At the end of the Lease Term the deposit will be returned to Tenant so long as Tenant is not in default and the Lease Premises are in broom clean condition.
<u>Tenant's Work</u>	Tenant shall be responsible for all additional improvements on the interior and exterior of the Premises. All work must be completed by a licensed general contractor and approved by Landlord in writing, in accordance with all necessary government approvals. Landlord's approval shall not be unreasonably withheld.
<u>Sublease and Assignment:</u>	Tenant shall have no right to assign the Lease or sublet any portion of the Leased Premises without the prior written consent of Landlord.
<u>Landlord's Responsibility:</u>	Landlord shall be responsible for maintaining the roof, structure

and mechanical systems put in place by the Landlord.

Signage:

Subject to the written approval of Landlord, which shall not be unreasonably withheld, Tenant may install a sign on the building in accordance with the Landlord's sign criteria and at the expense of the Tenant. Tenant shall be responsible for ensuring the signage conforms to local and state ordinances.

Lease Format:

Landlord to supply a form lease agreement to be reviewed, negotiated, and approved by both parties.

If the terms and conditions set forth above are acceptable, please sign and return copy of this Letter to the address set forth above no later than 5:00 p.m. on __6/24____, 2025. By their execution of this Letter each party expressly acknowledges that this Letter is non-binding upon either in any respect.

SEEN AND AGREED TO:

LANDLORD:

LEWISTON HOUSING AUTHORITY.

By: _____
Christopher Kilmurry, its Executive Director

TENANT:

By: _____
Name:
Title:

Attachment A

		Suite Sq ft														
		CPI														
		4000														
		3%														
Per sq ft																
Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
annual	Rent @20	80000	82400	84872	87418.16	90040.7	92741.93	95524.18	98389.91	101341.6	104381.9	107513.3	110738.7	114060.9	117482.7	121007.2
annual	Rent @14	56000	57680	59410.4	61192.71	63028.49	64919.35	66866.93	68872.94	70939.12	73067.3	75259.32	77517.1	79842.61	82237.89	84705.02
Monthly	20	6666.66667	6866.667	7072.667	7284.847	7503.392	7728.494	7960.349	8199.159	8445.134	8698.488	8959.443	9228.226	9505.073	9790.225	10083.93
Monthly	14	4666.66667	4806.667	4950.867	5099.393	5252.374	5409.946	5572.244	5739.411	5911.594	6088.942	6271.61	6459.758	6653.551	6853.157	7058.752