

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, June 23, 2026 AT 5:00 PM – VIA MS TEAMS
AGENDA**

- I. *Roll Call*
- II. *Approval of the May 26, 2026 meeting minutes (pages 2-3)*
- III. *Consent Agenda: Financial Reports (pages 4-83)*
- IV. *Consent Agenda: Operational & Director Reports (pages 84-94)*
- V. *New Business*
 - a. *Affirmation of the 6/5/2026 Email Vote: Approving submission of the HUD Section 22 Application*
 - b. *Section 22 Update*
 - c. *FY 2026–2027 Budget Approval, including Related HUD Resolution (PHA Board Resolution Approving Operating Budget) ([VIEW BUDGET DOCUMENTS HERE](#)) (Resolution pages 95-96)*
 - d. *Letter of Credit Change to Liquid Letter of Credit Approval (Pages 97-132)*
 - e. *Martel Phase I Guaranty & Project-Based Voucher Resolutions Approval (pages 133-134)*
 - f. *FY24-25 HUD Audit – No Findings Result (pages 135-136)*
- VI. *Date for next teleconference meeting – July 28, 2026*
- VII. *Open Forum*
- VIII. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c) and Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons: 1MRSA 405(6)(a)(1)*
- IX. *Adjournment*

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, May 26, 2026 AT 5:00 PM – VIA MS TEAMS
Meeting Minutes**

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

Jonathan Hussey, Jody Jalbert, Guy Gagnon, Donna Mathieu

Excused: Marc Pellerin

Absent: Anne Purcell, Cheryl Keaton

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

II. Approval of the April 28, 2026 Meeting Minutes

- **Gagnon moved to approve the minutes of the April 28, 2026 meeting. Seconded by Jalbert. Motion passed unanimously.**

III. Consent Agenda: Financial Reports

Hussey asked whether LHA had received the deposit refund from the Ramada property. Kilmurry confirmed the refund had been received and asked Simplicio to verify the amount. Simplicio reported that the full \$10,000 deposit was refunded; the remaining pre-development expenses associated with the project had already been recorded separately and do not represent additional amounts owed to LHA.

Hussey also noted that the finance department plans to implement bill pay through ACH, which will reduce the volume of checks issued and the associated fraud risk. Hussey suggested that vendor banking information be collected as part of the standard new vendor setup process, alongside W-9 information, to streamline this transition.

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

IV. Consent Agenda: Operational & Director Reports

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

V. New Business

a. Affirmation of the 4/29/26 Email Vote: CES 48 Month Electricity Contract Approval

- **Gagnon moved to affirm the email vote. Mathieu seconded. Motion passed unanimously.**

b. Draft 2026–2027 Budget Review

Kilmurry and Simplicio presented a high-level overview of the draft FY2026–2027 budget, built from fiscal year-to-date actuals projected forward. Kilmurry noted that the budget does not yet reflect anticipated B Street changes or the planned transition out of public housing into project-based Section 8, both expected to have significant impact; a companion projection will be prepared separately.

The public housing portion shows a net loss of approximately \$713,000 after depreciation, offset by available capital funds. The voucher program is projected at a net positive of roughly \$76,000, and LHA at approximately

\$748,000, driven in part by proceeds from planned property sales and the agency's first developer fee income. Kilmurry presented a proposed 80/20 developer fee split between LAAHDC and LHA as a starting point, not a formal recommendation.

Board members asked clarifying questions on sale proceeds estimates, the TIF impact of the recent municipal revaluation, and health insurance renewal costs, which Kilmurry and Simplicio addressed. Kilmurry estimated the combined entities will be more than \$1 million positive for the year, with B Street settlement funds to be redirected toward commercial tenant fit-out and debt paydown on the property.

No motion was required. The board will continue reviewing the draft budget over the coming weeks, with materials shared via the agency's shared drive, ahead of a vote at the next meeting.

c. Martel Term Sheet Approval

- **Gagnon moved to approve the Martel Term Sheet. Jalbert seconded. Motion passed unanimously.**

d. Martel Construction Contract Approval

- **Gagnon moved to approve the Martel Construction Contract. Jalbert seconded. Motion passed unanimously.**

VI. Date for Next Teleconference Meeting – Discussion

It was noted that the Martel closing is scheduled for July 1. The board discussed moving the next meeting from June 30 to June 23 to allow time to address any items needed ahead of the closing. Jalbert and Gagnon noted they will be attending a conference around that time and agreed to connect remotely for a meeting. The board agreed to hold the next meeting on June 23, 2026 at 5:00 PM.

VII. Open Forum

No items were raised.

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)

- **Jalbert moved to enter Executive Session at 5:48pm. Gagnon seconded. Motion passed unanimously.**
- **Jalbert moved to exit Executive Session at 5:54pm. Mathieu seconded. Motion passed unanimously.**

IX. Adjournment

- **Jalbert moved to adjourn the meeting at 5:54pm. Gagnon seconded. Motion passed unanimously.**

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	219,540.41
1110-02-000	Cash - Operating 2 (HAP)	1,624,992.26
1110-50-000	Cash - Payroll	158,096.12
1111-01-000	Cash - Sweep	420,838.09
1112-02-000	Cash - Public Housing SD Androscoggin	86,544.46
1112-99-000	TOTAL UNRESTRICTED CASH	2,510,011.34
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	86,286.13
1115-00-000	Replacement Reserve	215,033.65
1116-00-000	Tax & Insurance Reserve	148,169.94
1116-50-000	FSS Escrow	105,219.94
1118-00-000	Operating Deficit Escrow	130,161.30
1118-99-000	TOTAL RESTRICTED CASH	684,870.96
1119-00-000	TOTAL CASH	3,194,882.30
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	92,347.80
1122-01-000	Allowance for Doubtful Accounts - Tenant	-153,401.98
1122-02-000	A/R - Tenant Payment Agreement (TPA)	42,899.00
1123-00-000	A/R -Tenant Based Subsidy	1,349.00
1123-04-000	A/R - Commercial	-717.12
1123-05-000	A/R - Condo Owners	50,817.63
1129-00-000	A/R -Other	151,409.14
1129-00-001	A/R Other LL Incentives	53,824.33
1135-01-000	A/R -50059 HAP	532,480.82
1135-03-000	A/R - HUD	312.30
1135-05-000	Subsidy Suspense Receivable	-4.00
1135-07-000	A/R - HUD OAHMP	111,276.05
1135-08-000	A/R - HUD CHOICE	42,001.19
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	924,594.16
1160-00-000	OTHER CURRENT ASSETS	
1162-11-000	Investments - HARRG	24,796.94
1211-00-000	Prepaid Insurance	164,686.97
1213-00-000	Prepaid Taxes	6,306.77
1215-00-000	Prepaid Other	39,034.34
1280-05-000	PID - Choice Wedgewood	1,852,766.72
1280-06-000	PID - Choice Dewitt	11,116,915.33

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		Current Balance
1280-09-000	PID - Martel School I	788,274.05
1280-09-002	PID - Martel School II	8,762.25
1294-10-000	Acquisition - Maple Knoll	895,000.00
1295-00-000	Interprogram-Due From	-352.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	14,896,190.81
1300-00-000	TOTAL CURRENT ASSETS	19,015,667.27
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	744,099.23
1400-06-000	Buildings	35,520,990.45
1400-06-001	Building Equipment	105,621.20
1400-06-002	Building Improvements	66,627.42
1400-07-000	Furniture and Equipment-Dwelling	913,116.70
1400-08-000	Furniture and Equipment-Admin.	2,272,252.61
1400-08-001	Furniture & Fixtures	1,425.00
1400-09-000	Leasehold Improvements	532,436.79
1400-10-000	Site Improvement	3,909,770.27
1400-11-000	Vehicles	139,767.00
1404-00-000	Accumulated Depreciation	-1,690,470.10
1405-01-001	Accum Depr - Dwelling Structures	-2,285.18
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-25,756,093.87
1405-03-000	Accum Depreciation-Furn & Equip Admin	-1,768,112.53
1405-05-000	Accum Depreciation-Site Improvements	-3,428,296.75
1420-00-000	TOTAL FIXED ASSETS	11,560,848.24
1421-00-000	LOANS RECEIVABLE	
1421-01-000	Loan Receivable - LAAHDC	1,500,000.00
1421-02-000	Loan Receivable - SRO Bates	580,000.00
1421-25-000	TOTAL LOANS RECEIVABLE	2,080,000.00
1430-00-000	OTHER ASSETS	
1430-01-000	Other Permanent Financing	29,168.00
1430-02-000	Syndication Costs	58,000.00
1430-03-000	Tax Allocation Fee	38,920.00
1431-01-000	Accumulated Amort - Permanent Financing Fees	-161,646.50
1431-02-000	Accumulated Amort - Deferred Financing	-18,335.95
1432-02-000	Deferred Outflows OEB	49,142.00
1432-03-000	Deferred Outflows Net Pension	406,564.00
1439-00-000	TOTAL OTHER ASSETS	401,811.55
1499-00-000	TOTAL NONCURRENT ASSETS	14,042,659.79
1999-00-000	TOTAL ASSETS	33,058,327.06
2000-00-000	LIABILITIES & EQUITY	

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

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		Current Balance
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	111,985.87
2114-00-000	Tenant Security Deposits	156,018.41
2114-01-000	Security Deposit Interest	1,146.85
2114-02-000	Security Deposit Clearing Account	-1,555.47
2114-03-000	Security Deposit - Pet	2,900.00
2114-04-000	Security Deposit - Fob	345.00
2114-10-000	Unapplied Receipts	26,189.30
2115-00-000	A/P Other	50,935.14
2116-00-000	A/P-HUD	12,620.00
2117-04-000	Federal Tax Withholding	-59,824.21
2117-05-000	State Tax Withholding	-33,819.00
2117-07-000	Employee Medicare Withholding	-12,331.42
2117-09-000	State Unemployment Tax	-440.00
2117-10-000	Workers Compensation	426.96
2117-12-000	MEPERS/MSRS - Maine State Retirement System	47,161.47
2117-14-000	Health Insurance	-14,348.23
2117-15-000	401a Plan	27,580.49
2117-16-000	457 Plan	-10,201.56
2117-17-000	Dental Insurance	8.34
2117-18-000	Life/STD/LTD	23,313.42
2117-19-000	Union Dues	655.60
2117-20-000	Vision	-7.24
2117-21-000	FSA - Medical	11,555.05
2118-01-000	Accrued Salaries & Wages	2,472.75
2118-02-000	Accrued Payroll Taxes	-326,724.06
2119-00-000	Garnishment Clearing Account	-5,091.64
2119-10-000	Accrued Expense	43,580.32
2119-91-000	Accrued Payable	-76,612.30
2131-00-000	Accrued Interest Payable	1,561.79
2131-01-000	Accrued Interest - Mortgage 1	130,610.40
2136-00-000	Accrued Liabilities-Other	9,341.84
2136-01-000	Accrued Partner Management Fee	60,820.89
2136-02-000	Accrued Incentive Management Fee	62,394.00
2136-03-000	Accrued Asset Management Fee	11,463.50
2137-00-000	Accrued PILOT	196,495.44
2145-00-000	InterCo BST / COCC	18,594.84
2145-01-000	InterCo MVA / COCC	-497.43
2145-02-000	InterCo HVA / COCC	44,210.46
2145-04-000	InterCo LPA / COCC	-3,002.57
2145-14-000	InterCo PORTIN / COCC	684,795.83
2145-15-000	InterCo HCV / COCC	-667,344.07
2145-16-000	InterCo MSV / COCC	-8,997.24

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		Current Balance
2145-17-000	InterCo EHV / COCC	-2,137.34
2145-18-000	InterCo COCC / Accts MODs & Misc	18,385.55
2145-20-000	InterCo MOD2 / COCC	-391.73
2145-21-000	InterCo Sec 8 / MODs	-1,618,321.71
2145-22-000	InterCo MOD5 / COCC	-2,632.89
2145-23-000	InterCo BAT / COCC	-58,567.16
2145-24-000	InterCo LAAHDC / COCC	-878,455.90
2145-26-000	InterCo RIV / COCC	-101,378.11
2145-27-000	InterCo BSC / COCC	-0.03
2145-28-000	InterCo CHOICE / COCC	-179.99
2145-29-000	InterCo MKA / COCC	344.55
2145-30-000	InterCo BLWA / COCC	-11,533.00
2145-31-000	InterCo OXFAM / COCC	-18,608.84
2145-32-000	InterCo FHH / COCC DNU	-6,489.63
2145-33-000	InterCo WMH / COCC DNU	-64,338.12
2145-34-000	InterCo WHH / COCC DNU	-10,042.57
2145-35-000	InterCo SUPH / COCC	-4,412.18
2145-36-000	InterCo MSH / COCC	-6,479.49
2145-37-000	InterCo BSH / COCC	-9,122.50
2145-38-000	InterCo SBH / COCC	-1,211.21
2145-39-000	InterCo MBH / COCC	-1,604.36
2145-40-000	InterCo CFP / COCC	-6,462.10
2145-41-000	InterCo Due To	1,859,345.54
2145-42-000	InterCo COCC / Acct Vouchers	-16,972.81
2145-43-000	InterCo MDH / COCC	-2,757.59
2145-44-000	InterCo GVP / COCC	-9,687.03
2145-45-000	InterCo 104P / COCC	23,476.41
2145-46-000	InterCo WED / COCC	-75,543.16
2145-48-000	InterCo PLSM / COCC	-20,400.90
2145-49-000	InterCo SHOUSE / COCC	-1,007.00
2145-51-000	InterCo SROBATES / COCC	-8,888.74
2150-00-000	Suspense (Payroll)	-1,598.66
2150-00-001	Suspense (Center Card)	16,013.14
2240-00-000	Tenant Prepaid Rents	66,829.09
2240-05-000	FSS Liability Account	14,755.38
2240-07-000	FSS Undistributed Interest Account	43,774.68
2240-25-000	Prepaid Commercial Rent	1,640.00
2250-00-000	Contract Retentions	297,120.03
2250-10-000	SBITA - Software Lease liability ST	93,115.53
2260-00-000	Accrued Compensated Absences-Current	204,074.72
2299-00-000	TOTAL CURRENT LIABILITIES	218,037.39
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,054.59

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Balance Sheet

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		Current Balance
2307-00-000	FSS Escrow	83,427.27
2307-01-000	Mortgage Payable - 1	926,882.70
2307-02-000	Mortgage Payable - 2	294,717.52
2307-04-000	Note Payable - 1	541,964.00
2308-01-000	OPEB Liability	186,628.00
2308-02-000	Net Pension Liability	780,028.00
2309-01-000	Deferred Inflows - OPEB	147,706.00
2309-02-000	Deferred Inflows - Net Pension	189,375.00
2311-02-000	Clearing Account	99,530.14
2311-04-000	Clearing Account - TB Import Variance (Temp)	-84,079.14
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,167,234.08
2499-00-000	TOTAL LIABILITIES	3,385,271.47
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	5,471,222.32
2802-00-002	General Partner Contribution	8,040,873.71
2802-01-170	Contributed CFE	28,744.79
2802-01-180	Contributed CFP	60,553.20
2802-01-190	Contributed CFP	6,358.33
2802-02-170	Contributed CFP	130,497.71
2802-02-180	Contributed CFP	127,674.70
2802-03-170	Contributed CFP	202,522.04
2802-03-180	Contributed CFP	222,503.37
2802-03-190	Contributed CFP	45,254.19
2805-99-000	TOTAL CONTRIBUTED CAPITAL	14,336,204.36
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	14,838,406.00
2809-03-000	Equity - Net Assets	-104,907.33
2809-99-000	TOTAL RETAINED EARNINGS	14,733,498.67
2810-00-000	OTHER EQUITY	
2810-01-000	Distributions - Prior	-21,439.68
2810-02-000	Distributions - Current	-301,435.00
2810-03-000	Operating Transfers	154,761.60
2810-04-000	Prior Year Adjustments	126,715.23
2810-05-000	Unreserved Surplus	86,689.82
2810-22-000	Cumulative McKinney Act Savings	559,538.99
2810-99-000	TOTAL OTHER EQUITY	604,830.96

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Balance Sheet

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		Current Balance
2899-00-000	TOTAL EQUITY	29,674,533.99
2999-00-000	TOTAL LIABILITIES AND EQUITY	33,059,805.46
9999-99-000	TOTAL OF ALL	-1,478.40

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3110-00-000	Rent Income-Gross Potential	0.00	61,211.75	-61,211.75	-100.00	0.00	306,058.75	-306,058.75	-100.00
3111-00-000	Tenant Rent	182,058.72	140,129.18	41,929.54	29.92	1,991,073.29	1,770,762.21	220,311.08	12.44
3112-00-000	50059 HAP Subsidy	20,192.00	0.00	20,192.00	N/A	109,703.00	0.00	109,703.00	N/A
3112-01-000	Tenant Based Subsidy	2,818.00	32,643.00	-29,825.00	-91.37	38,426.24	163,215.00	-124,788.76	-76.46
3112-03-000	Utility Allowance Charge	414.00	0.00	-414.00	N/A	2,016.00	0.00	-2,016.00	N/A
3112-04-000	Utility Allowance Credit	-151.00	0.00	-151.00	N/A	-660.00	0.00	-660.00	N/A
3112-05-000	Utility Charge Reimbursement	0.00	0.00	0.00	N/A	62.00	0.00	62.00	N/A
3112-06-000	PBV HAP Subsidy	24,998.00	0.00	24,998.00	N/A	251,327.00	0.00	251,327.00	N/A
3113-00-000	Less: Vacancies	-14,322.48	-8,360.58	-5,961.90	-71.31	-165,710.77	-44,898.38	-120,812.39	-269.08
3114-00-000	Less: Concessions	-311.00	0.00	-311.00	N/A	-2,327.30	0.00	-2,327.30	N/A
3115-00-000	Less: Prepaid Rents	18.64	0.00	18.64	N/A	243.64	0.00	243.64	N/A
3118-01-000	Commercial Rent	-3,287.26	11,824.00	-15,111.26	-127.80	70,599.85	90,538.00	-19,938.15	-22.02
3119-00-000	TOTAL RENTAL INCOME	211,599.62	237,447.35	-25,847.73	-10.89	2,290,720.95	2,285,675.58	5,045.37	0.22
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	460.28	1,055.75	-595.47	-56.40	8,399.72	11,613.25	-3,213.53	-27.67
3120-02-000	Cleaning Fee	380.00	385.41	-5.41	-1.40	9,681.00	4,239.51	5,441.49	128.35
3120-03-000	Damages	30.00	311.00	-281.00	-90.35	5,798.15	3,421.00	2,377.15	69.49
3120-07-000	Tenant Owed Utilities	0.00	1,047.33	-1,047.33	-100.00	4,462.04	11,702.63	-7,240.59	-61.87
3120-09-000	Tenant Income - Other	100.00	1,722.50	-1,622.50	-94.19	420.00	9,052.00	-8,632.00	-95.36
3120-11-000	Trash Removal	120.00	120.75	-0.75	-0.62	3,522.00	1,420.25	2,101.75	147.98
3120-12-000	Keys and Locks Fee	42.00	52.42	-10.42	-19.88	475.00	587.62	-112.62	-19.17
3121-01-000	TPA - Fraud	874.00	0.00	874.00	N/A	12,061.00	0.00	12,061.00	N/A
3121-02-000	TPA - Other	-874.00	0.00	-874.00	N/A	21,648.00	250.02	21,397.98	8,558.51
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	40.37	-40.37	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	1,132.28	4,698.83	-3,566.55	-75.90	66,466.91	42,326.65	24,140.26	57.03
3199-00-000	TOTAL TENANT INCOME	212,731.90	242,146.18	-29,414.28	-12.15	2,357,187.86	2,328,002.23	29,185.63	1.25
3350-00-000	DEVELOPMENT INCOME								
3350-01-000	Developer Fee Income	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3359-00-000	TOTAL DEVELOPMENT INCOME	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	7,100.00	64,166.63	-57,066.63	-88.94
3400-20-000	CHOICE Grant Funds - HUD	190,325.09	82,386.08	107,939.01	131.02	10,399,341.84	906,246.88	9,493,094.96	1,047.52
3400-30-000	FSS Grant	31,560.48	8,512.17	23,048.31	270.77	93,707.30	93,633.87	73.43	0.08
3400-31-000	MODs - Annual Contributions Received	80,468.00	80,468.75	-0.75	0.00	504,892.00	885,156.25	-380,264.25	-42.96
3400-33-000	Capable USM Grant Income	0.00	6,418.17	-6,418.17	-100.00	0.00	70,599.87	-70,599.87	-100.00

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3400-34-000	Homeless HUB Grant Income	0.00	6,851.42	-6,851.42	-100.00	88,284.84	75,365.62	12,919.22	17.14
3400-35-000	HUD Older Adults Home Modification Program	-9,814.00	18,049.17	-27,863.17	-154.37	243,412.86	198,540.87	44,871.99	22.60
3401-10-000	Operating Subsidy	135,886.70	123,524.67	12,362.03	10.01	1,547,403.97	1,872,700.37	-325,296.40	-17.37
3402-01-000	Ross Grant	0.00	3,804.17	-3,804.17	-100.00	23,562.02	41,845.87	-18,283.85	-43.69
3410-01-000	Section 8 HAP Received	1,581,892.00	1,040,170.75	541,721.25	52.08	11,139,425.00	11,441,878.25	-302,453.25	-2.64
3410-02-000	Section 8 Admin Fee Income	75,392.00	100,146.59	-24,754.59	-24.72	984,430.00	1,101,612.49	-117,182.49	-10.64
3410-04-000	Port-In Admin Fees Earned	0.00	0.00	0.00	N/A	76.45	0.00	76.45	N/A
3410-06-000	Port In HAP Earned	0.00	0.00	0.00	N/A	1,063.00	0.00	1,063.00	N/A
3420-00-000	Capital Fund Grants	-12,250.00	0.00	-12,250.00	N/A	-24,500.00	129,807.00	-154,307.00	-118.87
3499-00-000	TOTAL GRANT INCOME	2,073,460.27	1,476,165.27	597,295.00	40.46	25,008,199.28	16,881,553.97	8,126,645.31	48.14
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	34,458.59	-34,458.59	-100.00	0.00	379,044.49	-379,044.49	-100.00
3500-20-000	CFP 20 Fund	0.00	0.00	0.00	N/A	334,239.77	0.00	334,239.77	N/A
3500-21-000	CFP 21 Fund	0.00	0.00	0.00	N/A	662,378.46	0.00	662,378.46	N/A
3500-24-000	CFP 24 Fund	0.00	0.00	0.00	N/A	1,277,755.00	0.00	1,277,755.00	N/A
3500-99-000	TOTAL CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	2,274,373.23	379,044.49	1,895,328.74	500.03
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	170.37	2,210.33	-2,039.96	-92.29	8,187.26	30,936.13	-22,748.87	-73.54
3611-00-000	Interest Income - Restricted	827.52	1,076.75	-249.23	-23.15	15,524.88	9,145.75	6,379.13	69.75
3612-00-000	Interest Income - Loans	3,950.00	3,950.00	0.00	0.00	39,500.00	43,450.00	-3,950.00	-9.09
3620-00-000	Management Fee Income	78,229.44	55,970.50	22,258.94	39.77	722,148.90	615,675.50	106,473.40	17.29
3621-01-000	Tenant Services Income	6,090.00	5,655.00	435.00	7.69	69,397.50	62,205.00	7,192.50	11.56
3630-01-000	Asset Management Fee	4,370.00	4,370.00	0.00	0.00	48,070.00	48,070.00	0.00	0.00
3630-02-000	Bookkeeping Fee	11,460.00	15,479.25	-4,019.25	-25.97	126,060.00	170,271.75	-44,211.75	-25.97
3630-03-000	Safe Harbor Fee	13,644.00	13,644.00	0.00	0.00	150,084.00	150,084.00	0.00	0.00
3641-00-000	TIF Income	0.00	0.00	0.00	N/A	20,951.34	9,362.48	11,588.86	123.78
3650-00-000	Miscellaneous Other Income	0.00	11,195.56	-11,195.56	-100.00	337,133.23	115,216.16	221,917.07	192.61
3699-00-000	TOTAL OTHER INCOME	118,741.33	113,551.39	5,189.94	4.57	1,537,057.11	1,254,416.77	282,640.34	22.53
3999-00-000	TOTAL INCOME	2,404,933.50	1,866,321.43	538,612.07	28.86	31,584,012.18	20,843,017.46	10,740,994.72	51.53
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	173,833.27	168,069.67	-5,763.60	-3.43	1,884,019.56	1,843,409.37	-40,610.19	-2.20
4110-04-000	Employee Benefit Contribution-Admin	0.00	0.00	0.00	N/A	32,880.36	0.00	-32,880.36	N/A
4110-06-000	Other Employee Expense	0.00	709.25	709.25	100.00	0.00	7,801.75	7,801.75	100.00
4110-21-000	Unemployment Tax - Administrative	40.58	498.51	-457.93	91.86	7,267.88	5,480.61	-1,787.27	-32.61
4110-22-000	Medicare Tax - Administrative	2,760.41	2,398.00	-362.41	-15.11	30,451.15	26,378.00	-4,073.15	-15.44
4110-23-000	Health Insurance - Administrative	21,766.22	34,638.33	-12,872.11	37.16	321,463.25	376,521.67	-55,058.42	-14.62

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-24-000	Dental Insurance - Administrative	938.32	1,294.00	355.68	27.49	14,118.06	14,234.00	115.94	0.81
4110-25-000	STD/LTD/Life Ins - Administrative	317.72	1,030.00	712.28	69.15	3,945.72	11,330.00	7,384.28	65.17
4110-25-001	Workers Compensation - Administrative	1,777.81	1,278.00	-499.81	-39.11	9,571.81	13,620.52	4,048.71	29.73
4110-26-000	HRA Expense - Administrative	1,591.40	3,664.00	2,072.60	56.57	2,619.09	40,304.00	37,684.91	93.50
4110-28-000	MEPERS/MSRS - Administrative	19,529.01	16,871.00	-2,658.01	-15.75	204,852.36	185,581.00	-19,271.36	-10.38
4110-29-000	Retirement 401a Plan - Administrative	8,956.10	7,137.00	-1,819.10	-25.49	80,842.88	78,507.00	-2,335.88	-2.98
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	231.00	231.00	100.00	71.69	2,541.00	2,469.31	97.18
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	231,510.84	237,818.76	6,307.92	2.65	2,592,103.81	2,605,708.92	13,605.11	0.52
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	22.83	22.83	100.00	0.00	126.15	126.15	100.00
4130-03-000	Tenant Screening	7,541.35	3,465.49	-4,075.86	-117.61	39,837.25	38,120.39	-1,716.86	-4.50
4130-04-000	General Legal Expense	3,956.89	5,817.84	1,860.95	31.99	60,989.12	61,734.24	745.12	1.21
4130-04-001	Legal Expense (LHA non-alloc)	0.00	0.00	0.00	N/A	12,364.30	0.00	-12,364.30	N/A
4130-05-000	Employee Other	0.00	382.50	382.50	100.00	824.00	4,207.50	3,383.50	80.42
4131-00-000	TOTAL LEGAL EXPENSES	11,498.24	9,688.66	-1,809.58	-18.68	114,014.67	104,188.28	-9,826.39	-9.43
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	301.64	1,759.42	1,457.78	82.86	17,203.75	19,175.60	1,971.85	10.28
4150-00-000	Travel	1,191.06	1,540.81	349.75	22.70	28,649.31	17,040.91	-11,608.40	-68.12
4151-00-000	Mileage Reimbursement	1,848.33	947.58	-900.75	-95.06	17,601.51	10,463.38	-7,138.13	-68.22
4170-00-000	Accounting Fees	1,155.56	7,077.24	5,921.68	83.67	14,505.63	74,135.64	59,630.01	80.43
4171-00-000	Auditing Fees	205.00	3,376.25	3,171.25	93.93	98,605.00	31,900.75	-66,704.25	-209.10
4172-00-000	Port Out Admin Fee Paid	2,283.11	2,315.41	32.30	1.40	30,746.75	25,469.51	-5,277.24	-20.72
4173-00-000	Management Fee	33,702.04	34,399.08	697.04	2.03	359,668.76	362,592.42	2,923.66	0.81
4173-01-000	Asset Management Fee	4,656.50	4,588.50	-68.00	-1.48	52,940.50	50,473.50	-2,467.00	-4.89
4173-02-000	Bookkeeping Fee	11,460.00	12,037.50	577.50	4.80	126,060.00	133,662.52	7,602.52	5.69
4173-04-000	Safe Harbor Fee	13,644.00	14,333.42	689.42	4.81	150,084.00	157,667.62	7,583.62	4.81
4173-06-000	Partnership Administration Fee	930.92	0.00	-930.92	N/A	15,825.60	0.00	-15,825.60	N/A
4174-00-000	Marketing	438.29	0.00	-438.29	N/A	3,735.08	0.00	-3,735.08	N/A
4180-00-000	Office Rent	1,166.46	0.00	-1,166.46	N/A	8,513.51	0.00	-8,513.51	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	72,982.91	82,375.21	9,392.30	11.40	924,139.40	882,581.85	-41,557.55	-4.71
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	3,540.96	4,592.50	1,051.54	22.90	43,805.91	50,517.50	6,711.59	13.29
4190-02-000	Publications	0.00	0.00	0.00	N/A	31.48	0.00	-31.48	N/A
4190-04-000	Office Supplies	569.45	2,208.83	1,639.38	74.22	22,860.41	24,393.09	1,532.68	6.28
4190-07-000	Telephone	3,221.08	2,607.01	-614.07	-23.55	34,492.03	27,211.11	-7,280.92	-26.76
4190-07-001	Answering Service	0.00	797.74	797.74	100.00	2,915.57	11,221.68	8,306.11	74.02
4190-08-000	Postage	805.12	1,367.34	562.22	41.12	12,743.73	14,986.74	2,243.01	14.97
4190-09-000	Software License Expense	0.00	533.33	533.33	100.00	210.00	3,916.67	3,706.67	94.64
4190-10-000	Copiers	0.00	12.50	12.50	100.00	0.00	62.50	62.50	100.00
4190-11-000	Printing and Printer Supplies	133.00	449.49	316.49	70.41	1,551.88	4,960.39	3,408.51	68.71
4190-12-000	Software	14,230.91	15,805.24	1,574.33	9.96	202,151.46	174,331.64	-27,819.82	-15.96
4190-13-000	Internet	7,072.75	6,315.69	-757.06	-11.99	82,461.21	79,708.57	-2,752.64	-3.45
4190-15-000	Cell Phones/Pagers	288.63	223.41	-65.22	-29.19	3,313.95	2,461.51	-852.44	-34.63

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-18-000	Small Office Equipment	0.00	693.66	693.66	100.00	5,769.41	7,630.26	1,860.85	24.39
4190-19-000	Professional Services	643.31	12,593.25	11,949.94	94.89	61,509.83	138,600.75	77,090.92	55.62
4190-20-000	Bank Fees	267.92	207.11	-60.81	-29.36	2,063.54	2,040.19	-23.35	-1.14
4190-22-000	Other Misc Admin Expenses	1,202.19	702.44	-499.75	-71.14	47,190.34	8,639.84	-38,550.50	-446.19
4190-25-000	Contracts - Equipment Service	0.00	264.84	264.84	100.00	2,624.89	2,913.24	288.35	9.90
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	31,975.32	49,374.38	17,399.06	35.24	525,695.64	553,595.68	27,900.04	5.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	347,967.31	379,257.01	31,289.70	8.25	4,155,953.52	4,146,074.73	-9,878.79	-0.24
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	29,645.34	44,437.25	14,791.91	33.29	428,912.34	479,898.25	50,985.91	10.62
4210-21-000	Unemployment Tax - Tenant Services	0.00	159.00	159.00	100.00	1,701.21	1,756.00	54.79	3.12
4210-22-000	Medicare Tax - Tenant Services	421.86	621.00	199.14	32.07	6,027.67	6,831.00	803.33	11.76
4210-23-000	Health Insurance - Tenant Services	15,091.81	11,705.00	-3,386.81	-28.93	123,024.53	128,755.00	5,730.47	4.45
4210-24-000	Dental Insurance - Tenant Services	424.82	435.00	10.18	2.34	4,494.99	4,785.00	290.01	6.06
4210-25-000	STD/LTD/Life Ins - Tenant Services	-18.30	266.00	284.30	106.88	320.17	2,926.00	2,605.83	89.06
4210-25-001	Workers Compensation - Tenant Services	593.10	990.00	396.90	40.09	9,487.54	10,890.00	1,402.46	12.88
4210-26-000	HRA Expense - Tenant Services	2,044.56	1,353.00	-691.56	-51.11	6,106.65	14,883.00	8,776.35	58.97
4210-28-000	MEPERS/MSRS - Tenant Services	3,107.71	4,379.00	1,271.29	29.03	43,378.53	48,169.00	4,790.47	9.95
4210-29-000	Retirement 401a Plan - Tenant Services	1,337.16	2,046.00	708.84	34.65	19,133.18	22,506.00	3,372.82	14.99
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	60.00	60.00	100.00	0.00	660.00	660.00	100.00
4220-01-000	Other Tenant Svcs.	60.54	123.67	63.13	51.05	872.81	1,660.37	787.56	47.43
4221-01-000	Grant Fund Expense	5,732.93	18,142.91	12,409.98	68.40	143,837.23	199,748.01	55,910.78	27.99
4221-10-000	Housing Navigator Expenses	0.00	0.00	0.00	N/A	17,586.22	0.00	-17,586.22	N/A
4230-00-000	Tenant Services Contract Costs	1,170.00	15,503.93	14,333.93	92.45	22,502.30	177,563.23	155,060.93	87.33
4230-01-000	Tenant Relocation	0.00	0.00	0.00	N/A	2,341.50	0.00	-2,341.50	N/A
4230-02-000	Resident Participation	239.17	496.99	257.82	51.88	8,723.42	5,041.91	-3,681.51	-73.02
4231-00-999	TOTAL TENANT SERVICES EXPENSES	59,850.70	100,718.75	40,868.05	40.58	838,450.29	1,106,072.77	267,622.48	24.20
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	-17,172.42	0.00	17,172.42	N/A	-38,805.30	0.00	38,805.30	N/A
4240-21-000	Unemployment Tax - Property Management	0.00	0.00	0.00	N/A	-23.42	0.00	23.42	N/A
4240-22-000	Medicare Tax - Property Management	-240.37	0.00	240.37	N/A	-543.27	0.00	543.27	N/A
4240-23-000	Health Insurance - Property Management	9,076.32	248.17	-8,828.15	-3,557.30	18,103.84	1,240.85	-16,862.99	-1,358.99
4240-24-000	Dental Insurance - Property Management	382.96	0.00	-382.96	N/A	763.97	0.00	-763.97	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	45.21	0.00	-45.21	N/A	82.38	0.00	-82.38	N/A
4240-25-001	Workers Compensation - Property Management	-320.30	0.00	320.30	N/A	-724.61	0.00	724.61	N/A
4240-26-000	HRA Expense - Property Management	60.58	0.00	-60.58	N/A	2,135.01	0.00	-2,135.01	N/A
4240-28-000	MEPERS/MSRS - Property Management	-1,679.23	0.00	1,679.23	N/A	-3,795.34	0.00	3,795.34	N/A
4240-29-000	Retirement 401a Plan - Property Management	-819.13	0.00	819.13	N/A	-1,770.14	0.00	1,770.14	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	-10,666.38	248.17	10,914.55	4,398.01	-24,576.88	1,240.85	25,817.73	2,080.65
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	7,535.00	8,876.98	1,341.98	15.12	108,730.65	97,188.28	-11,542.37	-11.88

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4320-00-000	Electricity	16,344.64	23,542.74	7,198.10	30.57	197,235.13	253,086.64	55,851.51	22.07
4320-02-000	Electricity - Vacant Units	2,322.96	1,703.74	-619.22	-36.34	37,721.00	19,833.14	-17,887.86	-90.19
4330-00-000	Natural Gas & Propane	24,030.87	31,245.65	7,214.78	23.09	305,387.68	340,003.67	34,615.99	10.18
4340-00-000	Garbage/Trash Removal	6,431.30	5,870.58	-560.72	-9.55	68,048.65	63,598.40	-4,450.25	-7.00
4390-00-000	Sewer	14,403.55	15,309.18	905.63	5.92	219,171.55	167,402.94	-51,768.61	-30.92
4391-00-000	Storm Water	0.00	2,164.66	2,164.66	100.00	26,089.26	24,515.26	-1,574.00	-6.42
4392-00-000	Sprinkler	0.00	737.16	737.16	100.00	7,395.00	8,108.76	713.76	8.80
4399-00-000	TOTAL UTILITY EXPENSES	71,068.32	89,450.69	18,382.37	20.55	969,778.92	973,737.09	3,958.17	0.41
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	-39,929.63	-38,530.56	1,399.07	3.63	-419,920.52	-441,638.86	-21,718.34	-4.92
4406-03-000	Maintenance Service Fees - 3rd Party	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A
4410-00-000	Salaries & Wages - Maintenance	42,333.81	61,283.00	18,949.19	30.92	517,249.97	674,113.00	156,863.03	23.27
4410-01-000	Maintenance Labor-Grounds	0.00	7,940.59	7,940.59	100.00	2,050.00	98,154.47	96,104.47	97.91
4410-02-000	Maint-On Call Service	0.00	783.33	783.33	100.00	0.00	3,916.65	3,916.65	100.00
4410-21-000	Unemployment Tax - Maintenance	99.80	286.08	186.28	65.11	2,857.62	3,148.88	291.26	9.25
4410-22-000	Medicare Tax - Maintenance	723.54	888.00	164.46	18.52	9,102.02	9,768.00	665.98	6.82
4410-23-000	Health Insurance - Maintenance	17,787.95	15,111.00	-2,676.95	-17.72	142,635.44	166,221.00	23,585.56	14.19
4410-24-000	Dental Insurance - Maintenance	863.36	667.00	-196.36	-29.44	7,326.94	7,337.00	10.06	0.14
4410-25-000	STD/LTD/Life Ins - Maintenance	85.60	343.00	257.40	75.04	1,193.37	3,773.00	2,579.63	68.37
4410-25-001	Workers Compensation - Maintenance	1,037.72	1,427.42	389.70	27.30	14,199.12	15,621.10	1,421.98	9.10
4410-26-000	HRA Expense - Maintenance	166.26	1,426.00	1,259.74	88.34	695.34	15,686.00	14,990.66	95.57
4410-28-000	MEPERS/MSRS - Maintenance	5,008.25	6,251.00	1,242.75	19.88	61,743.04	68,761.00	7,017.96	10.21
4410-29-000	Retirement 401a Plan - Maintenance	2,184.87	2,520.00	335.13	13.30	27,025.90	27,720.00	694.10	2.50
4410-30-000	Miscellaneous Benefit Expense - Maintenance	0.00	86.00	86.00	100.00	0.00	946.00	946.00	100.00
4411-00-000	Maintenance Uniforms	1,526.12	1,335.18	-190.94	-14.30	18,263.15	14,686.98	-3,576.17	-24.35
4412-00-000	Maintenance Travel/Training	0.00	0.75	0.75	100.00	0.00	8.25	8.25	100.00
4413-00-000	Vehicle Expense	1,475.82	5,012.00	3,536.18	70.55	37,199.98	54,058.04	16,858.06	31.19
4419-00-000	TOTAL GENERAL MAINT EXPENSE	33,363.47	66,829.79	33,466.32	50.08	421,661.37	722,280.51	300,619.14	41.62
4420-00-000	MATERIALS								
4420-01-000	Supplies-Grounds	0.00	0.00	0.00	N/A	0.00	200.02	200.02	100.00
4420-02-000	Appliances	5,108.72	3,497.42	-1,611.30	-46.07	29,399.96	38,471.62	9,071.66	23.58
4420-03-000	Supplies-Painting	238.59	1,597.83	1,359.24	85.07	9,597.67	17,576.13	7,978.46	45.39
4420-04-000	Supplies-Electrical	640.14	1,123.08	482.94	43.00	8,201.26	12,353.88	4,152.62	33.61
4420-05-000	Supplies-Windows/Doors/Locks	1,120.62	1,808.99	688.37	38.05	18,213.48	19,898.89	1,685.41	8.47
4420-06-000	Supplies-Janitorial/Cleaning	375.50	1,044.58	669.08	64.05	13,223.59	11,740.36	-1,483.23	-12.63
4420-07-000	Supplies-Maint/Repairs	1,995.29	2,415.08	419.79	17.38	42,317.40	28,453.40	-13,864.00	-48.73
4420-08-000	Supplies-Plumbing	1,445.25	1,500.91	55.66	3.71	15,114.07	16,510.01	1,395.94	8.46
4420-09-000	Tools and Equipment	46.54	500.00	453.46	90.69	680.78	2,500.00	1,819.22	72.77
4420-11-000	Supplies-Heating and Cooling	0.00	1,021.84	1,021.84	100.00	-3,822.66	11,484.24	15,306.90	133.29
4420-12-000	Supplies - Seasonal	0.00	638.49	638.49	100.00	6,365.59	7,135.39	769.80	10.79
4429-00-000	TOTAL MATERIALS	10,970.65	15,148.22	4,177.57	27.58	139,291.14	166,323.94	27,032.80	16.25

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-00-000	CONTRACT COSTS								
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	744.70	0.00	-744.70	N/A
4430-03-000	Contract-Building Repairs	0.00	0.00	0.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	2,440.00	6,744.24	4,304.24	63.82	63,300.00	74,186.64	10,886.64	14.67
4430-06-000	Contract-Electrical	0.00	1,249.42	1,249.42	100.00	-3,335.19	12,993.62	16,328.81	125.67
4430-07-000	Contract-Pest Control	5,468.63	5,934.84	466.21	7.86	67,592.56	61,752.22	-5,840.34	-9.46
4430-09-000	Contract-Grounds	5,876.46	6,091.18	214.72	3.53	151,170.82	61,604.98	-89,565.84	-145.39
4430-10-000	Contract-Janitorial/Cleaning	2,048.62	4,107.36	2,058.74	50.12	43,957.49	55,980.96	12,023.47	21.48
4430-11-000	Contract-Plumbing	0.00	809.75	809.75	100.00	8,858.89	7,495.23	-1,363.66	-18.19
4430-13-000	Contract-HVAC	1,486.64	4,534.91	3,048.27	67.22	51,679.59	48,076.55	-3,603.04	-7.49
4430-15-000	Contract-Equipment Rental	2,370.10	1,307.83	-1,062.27	-81.22	15,928.96	14,402.13	-1,526.83	-10.60
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	411.98	0.00	-411.98	N/A
4430-17-000	Contract - Elevator Expense	7,333.17	602.91	-6,730.26	-1,116.30	31,634.73	6,632.01	-25,002.72	-377.00
4430-18-000	Contract-Alarm Monitoring	0.00	177.84	177.84	100.00	3,022.68	4,206.24	1,183.56	28.14
4430-19-000	Fire and Safety	3,840.85	3,344.17	-496.68	-14.85	46,569.73	36,226.87	-10,342.86	-28.55
4430-99-000	Contract Costs-Other	0.00	915.50	915.50	100.00	0.00	10,070.50	10,070.50	100.00
4431-01-000	Professional Services	13,885.23	14,535.32	650.09	4.47	35,062.23	157,275.56	122,213.33	77.71
4439-00-000	TOTAL CONTRACT COSTS	44,749.70	50,355.27	5,605.57	11.13	521,449.17	550,903.51	29,454.34	5.35
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	89,083.82	132,333.28	43,249.46	32.68	1,082,401.68	1,439,507.96	357,106.28	24.81
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	2,819.85	6,308.99	3,489.14	55.30	45,258.95	55,342.39	10,083.44	18.22
4510-10-000	Property Insurance	13,246.61	14,144.92	898.31	6.35	142,269.07	158,749.64	16,480.57	10.38
4510-20-000	Liability Insurance	7,862.45	6,463.57	-1,398.88	-21.64	83,800.84	71,099.27	-12,701.57	-17.86
4510-22-000	Auto Insurance	1,071.23	1,315.42	244.19	18.56	12,814.46	14,469.62	1,655.16	11.44
4510-50-000	Insurance Claims / Uninsured Losses	-5,503.13	58.58	5,561.71	9,494.21	2,914.19	644.38	-2,269.81	-352.25
4520-00-000	Property Tax / PILOT	17,469.92	17,553.41	83.49	0.48	171,169.46	182,973.03	11,803.57	6.45
4521-00-000	Other Tax Expense	0.00	12.08	12.08	100.00	124.92	60.40	-64.52	-106.82
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	85,844.08	0.00	-85,844.08	N/A
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	765.00	0.00	-765.00	N/A
4580-00-000	Security/Law Enforcement	4,488.00	1,028.91	-3,459.09	-336.19	144,126.50	11,318.01	-132,808.49	-1,173.43
4599-00-000	TOTAL GENERAL EXPENSES	41,454.93	46,885.88	5,430.95	11.58	689,087.47	494,656.74	-194,430.73	-39.31
4600-00-000	GRANT EXPENSES								
4600-02-000	Capable USM Grant	16,966.78	6,418.17	-10,548.61	-164.36	64,336.51	70,599.87	6,263.36	8.87
4600-03-000	Choice Salaries & Benefits	0.00	5,276.67	5,276.67	100.00	0.00	58,043.37	58,043.37	100.00
4600-08-000	Homeless HUB Expenses	0.00	6,228.58	6,228.58	100.00	0.00	68,514.38	68,514.38	100.00
4699-00-000	TOTAL GRANT EXPENSES	16,966.78	17,923.42	956.64	5.34	64,336.51	197,157.62	132,821.11	67.37
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	1,034,369.00	1,056,960.93	22,591.93	2.14	11,211,448.00	11,599,662.23	388,214.23	3.35
4715-01-000	Tenant Utility Payments-Voucher	7,189.00	5,337.75	-1,851.25	-34.68	71,809.00	58,715.25	-13,093.75	-22.30
4715-01-001	Tenant Utility Payments-Public Housing	314.00	471.17	157.17	33.36	4,294.00	5,214.87	920.87	17.66

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

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4715-02-000	Port Out HAP Payments	56,892.00	47,362.58	-9,529.42	-20.12	666,060.00	520,988.38	-145,071.62	-27.85
4715-06-000	FSS Escrow Payments (Public Housing)	9,663.00	7,317.75	-2,345.25	-32.05	85,030.78	81,536.25	-3,494.53	-4.29
4715-07-000	FSS Escrow Payments (Section 8)	0.00	0.00	0.00	N/A	-9,905.00	0.00	9,905.00	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,108,427.00	1,117,450.18	9,023.18	0.81	12,028,736.78	12,266,116.98	237,380.20	1.94
4800-00-000	FINANCING EXPENSE								
4807-00-000	Interest Expense	643.34	600.00	-43.34	-7.22	6,659.37	6,600.00	-59.37	-0.90
4807-01-000	Interest Expense - Mortgage Payable 1	872.08	0.00	-872.08	N/A	14,825.40	0.00	-14,825.40	N/A
4899-00-000	TOTAL FINANCING EXPENSES	1,515.42	600.00	-915.42	-152.57	21,484.77	6,600.00	-14,884.77	-225.53
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	17,572.80	0.00	-17,572.80	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	17,572.80	0.00	-17,572.80	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	59,908.77	41,443.08	-18,465.69	-44.56	659,474.45	554,590.68	-104,883.77	-18.91
5110-00-000	Amortization Expense	240.08	0.00	-240.08	N/A	2,640.88	0.00	-2,640.88	N/A
5999-00-000	TOTAL NON-OPERATING ITEMS	60,148.85	41,443.08	-18,705.77	-45.14	662,115.33	554,590.68	-107,524.65	-19.39
8000-00-000	TOTAL EXPENSES	1,785,816.75	1,926,310.46	140,493.71	7.29	20,505,341.19	21,185,755.42	680,414.23	3.21
9000-00-000	NET INCOME	619,116.75	-59,989.03	679,105.78	1,132.05	11,078,670.99	-342,737.96	11,421,408.95	3,332.40

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	129,872.78
1110-02-000	Cash - Operating 2 (HAP)	2,347,699.26
1110-50-000	Cash - Payroll	158,096.12
1111-01-000	Cash - Sweep	420,838.09
1112-02-000	Cash - Public Housing SD Androscoggin	86,544.46
1112-99-000	TOTAL UNRESTRICTED CASH	3,143,050.71
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	61,548.39
1116-50-000	FSS Escrow	105,219.94
1118-99-000	TOTAL RESTRICTED CASH	166,768.33
1119-00-000	TOTAL CASH	3,309,819.04
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	84,383.53
1122-01-000	Allowance for Doubtful Accounts - Tenant	-153,394.78
1122-02-000	A/R - Tenant Payment Agreement (TPA)	42,899.00
1123-04-000	A/R - Commercial	-717.12
1123-05-000	A/R - Condo Owners	50,817.63
1129-00-000	A/R -Other	151,409.14
1129-00-001	A/R Other LL Incentives	53,824.33
1135-01-000	A/R -50059 HAP	518,988.82
1135-03-000	A/R - HUD	312.30
1135-07-000	A/R - HUD OAHMP	111,276.05
1135-08-000	A/R - HUD CHOICE	42,001.19
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	901,800.09
1160-00-000	OTHER CURRENT ASSETS	
1162-11-000	Investments - HARRG	24,796.94
1211-00-000	Prepaid Insurance	161,714.38
1213-00-000	Prepaid Taxes	-575.69
1215-00-000	Prepaid Other	34,623.37
1280-05-000	PID - Choice Wedgewood	1,852,766.72
1280-06-000	PID - Choice Dewitt	11,116,915.33
1280-09-000	PID - Martel School I	788,274.05
1280-09-002	PID - Martel School II	8,762.25
1294-10-000	Acquisition - Maple Knoll	895,000.00
1295-00-000	Interprogram-Due From	-352.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	14,881,924.79

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1300-00-000	TOTAL CURRENT ASSETS	19,093,543.92
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	551,099.23
1400-06-000	Buildings	26,481,042.25
1400-06-001	Building Equipment	52,442.36
1400-06-002	Building Improvements	64,550.00
1400-07-000	Furniture and Equipment-Dwelling	804,478.34
1400-08-000	Furniture and Equipment-Admin.	2,140,069.34
1400-08-001	Furniture & Fixtures	1,425.00
1400-09-000	Leasehold Improvements	532,436.79
1400-10-000	Site Improvement	3,764,159.52
1400-11-000	Vehicles	139,767.00
1404-00-000	Accumulated Depreciation	-943,727.34
1405-01-001	Accum Depr - Dwelling Structures	-2,285.18
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-22,957,145.18
1405-03-000	Accum Depreciation-Furn & Equip Admin	-1,756,860.52
1405-05-000	Accum Depreciation-Site Improvements	-3,348,210.75
1420-00-000	TOTAL FIXED ASSETS	5,523,240.86
1421-00-000	LOANS RECEIVABLE	
1421-01-000	Loan Receivable - LAAHDC	1,500,000.00
1421-02-000	Loan Receivable - SRO Bates	580,000.00
1421-25-000	TOTAL LOANS RECEIVABLE	2,080,000.00
1430-00-000	OTHER ASSETS	
1431-01-000	Accumulated Amort - Permanent Financing Fees	-124,235.25
1432-02-000	Deferred Outflows OEB	38,142.00
1432-03-000	Deferred Outflows Net Pension	406,564.00
1439-00-000	TOTAL OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	7,923,711.61
1999-00-000	TOTAL ASSETS	27,017,255.53
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	110,678.04
2114-00-000	Tenant Security Deposits	131,443.15
2114-01-000	Security Deposit Interest	588.37
2114-02-000	Security Deposit Clearing Account	-1,555.47
2114-03-000	Security Deposit - Pet	2,700.00
2114-04-000	Security Deposit - Fob	330.00
2114-10-000	Unapplied Receipts	26,189.30

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2115-00-000	A/P Other	50,935.14
2116-00-000	A/P-HUD	12,620.00
2117-04-000	Federal Tax Withholding	-59,824.21
2117-05-000	State Tax Withholding	-33,819.00
2117-07-000	Employee Medicare Withholding	-12,331.42
2117-09-000	State Unemployment Tax	-440.00
2117-10-000	Workers Compensation	426.96
2117-12-000	MEPERS/MSRS - Maine State Retirement System	47,161.47
2117-14-000	Health Insurance	-14,348.23
2117-15-000	401a Plan	27,580.49
2117-16-000	457 Plan	-10,201.56
2117-17-000	Dental Insurance	8.34
2117-18-000	Life/STD/LTD	23,313.42
2117-19-000	Union Dues	655.60
2117-20-000	Vision	-7.24
2117-21-000	FSA - Medical	11,555.05
2118-01-000	Accrued Salaries & Wages	2,472.75
2118-02-000	Accrued Payroll Taxes	-326,724.06
2119-00-000	Garnishment Clearing Account	-5,091.64
2119-10-000	Accrued Expense	43,580.32
2119-91-000	Accrued Payable	-76,612.30
2136-00-000	Accrued Liabilities-Other	9,341.84
2137-00-000	Accrued PILOT	196,495.44
2145-00-000	InterCo BST / COCC	18,594.84
2145-01-000	InterCo MVA / COCC	-497.43
2145-02-000	InterCo HVA / COCC	44,210.46
2145-04-000	InterCo LPA / COCC	-3,002.57
2145-14-000	InterCo PORTIN / COCC	684,795.83
2145-15-000	InterCo HCV / COCC	-667,344.07
2145-16-000	InterCo MSV / COCC	-8,997.24
2145-17-000	InterCo EHV / COCC	-2,137.34
2145-18-000	InterCo COCC / Accts MODs & Misc	18,385.55
2145-20-000	InterCo MOD2 / COCC	-391.73
2145-21-000	InterCo Sec 8 / MODs	-1,618,321.71
2145-22-000	InterCo MOD5 / COCC	-2,632.89
2145-23-000	InterCo BAT / COCC	-58,567.16
2145-24-000	InterCo LAAHDC / COCC	-878,455.90
2145-25-000	InterCo HTA / COCC	-21,308.71
2145-26-000	InterCo RIV / COCC	-101,378.11
2145-27-000	InterCo BSC / COCC	-0.03
2145-28-000	InterCo CHOICE / COCC	-179.99
2145-29-000	InterCo MKA / COCC	-210,924.23
2145-30-000	InterCo BLWA / COCC	-11,533.00
2145-31-000	InterCo OXFAM / COCC	-18,608.84

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2145-32-000	InterCo FHH / COCC DNU	-6,489.63
2145-33-000	InterCo WMH / COCC DNU	-64,338.12
2145-34-000	InterCo WHH / COCC DNU	-10,042.57
2145-35-000	InterCo SUPH / COCC	-4,412.18
2145-36-000	InterCo MSH / COCC	-6,479.49
2145-37-000	InterCo BSH / COCC	-9,122.50
2145-38-000	InterCo SBH / COCC	-1,211.21
2145-39-000	InterCo MBH / COCC	-1,604.36
2145-40-000	InterCo CFP / COCC	-6,462.10
2145-41-000	InterCo Due To	1,859,345.54
2145-42-000	InterCo COCC / Acct Vouchers	-16,972.81
2145-43-000	InterCo MDH / COCC	-2,757.59
2145-44-000	InterCo GVP / COCC	-9,687.03
2145-45-000	InterCo 104P / COCC	23,476.41
2145-46-000	InterCo WED / COCC	-75,543.16
2145-48-000	InterCo PLSM / COCC	-20,400.90
2145-49-000	InterCo SHOUSE / COCC	-1,007.00
2145-51-000	InterCo SROBATES / COCC	-8,888.74
2150-00-000	Suspense (Payroll)	-1,598.66
2150-00-001	Suspense (Center Card)	16,013.14
2240-00-000	Tenant Prepaid Rents	53,351.81
2240-05-000	FSS Liability Account	14,755.38
2240-07-000	FSS Undistributed Interest Account	43,774.68
2240-25-000	Prepaid Commercial Rent	1,640.00
2250-00-000	Contract Retentions	297,120.03
2250-10-000	SBITA - Software Lease liability ST	93,115.53
2260-00-000	Accrued Compensated Absences-Current	204,074.72
2299-00-000	TOTAL CURRENT LIABILITIES	-321,524.53
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,054.59
2307-00-000	FSS Escrow	83,427.27
2307-01-000	Mortgage Payable - 1	187,769.48
2308-01-000	OPEB Liability	186,628.00
2308-02-000	Net Pension Liability	780,028.00
2309-01-000	Deferred Inflows - OPEB	147,706.00
2309-02-000	Deferred Inflows - Net Pension	189,375.00
2311-02-000	Clearing Account	99,530.14
2311-04-000	Clearing Account - TB Import Variance (Temp)	-84,079.14
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,591,439.34
2499-00-000	TOTAL LIABILITIES	1,269,914.81
2800-00-000	EQUITY	

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

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	5,471,222.32
2802-01-170	Contributed CFE	28,744.79
2802-01-180	Contributed CFP	60,553.20
2802-01-190	Contributed CFP	6,358.33
2802-02-170	Contributed CFP	130,497.71
2802-02-180	Contributed CFP	127,674.70
2802-03-170	Contributed CFP	202,522.04
2802-03-180	Contributed CFP	222,503.37
2802-03-190	Contributed CFP	45,254.19
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,295,330.65
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	18,757,405.39
2809-03-000	Equity - Net Assets	-104,907.33
2809-99-000	TOTAL RETAINED EARNINGS	18,652,498.06
2810-00-000	OTHER EQUITY	
2810-03-000	Operating Transfers	154,761.60
2810-05-000	Unreserved Surplus	86,689.82
2810-22-000	Cumulative McKinney Act Savings	559,538.99
2810-99-000	TOTAL OTHER EQUITY	800,990.41
2899-00-000	TOTAL EQUITY	25,748,819.12
2999-00-000	TOTAL LIABILITIES AND EQUITY	27,018,733.93
9999-99-000	TOTAL OF ALL	-1,478.40

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3118-01-000	Commercial Rent	1,640.00	0.00	1,640.00	N/A	24,294.28	0.00	24,294.28	N/A
3119-00-000	TOTAL RENTAL INCOME	1,640.00	0.00	1,640.00	N/A	24,294.28	0.00	24,294.28	N/A
3199-00-000	TOTAL TENANT INCOME	1,640.00	0.00	1,640.00	N/A	24,294.28	0.00	24,294.28	N/A
3350-00-000	DEVELOPMENT INCOME								
3350-01-000	Developer Fee Income	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3359-00-000	TOTAL DEVELOPMENT INCOME	0.00	0.00	0.00	N/A	407,194.70	0.00	407,194.70	N/A
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	0.00	0.00	N/A	7,100.00	0.00	7,100.00	N/A
3400-30-000	FSS Grant	31,560.48	8,512.17	23,048.31	270.77	93,707.30	93,633.87	73.43	0.08
3400-33-000	Capable USM Grant Income	0.00	6,418.17	-6,418.17	-100.00	0.00	70,599.87	-70,599.87	-100.00
3400-34-000	Homeless HUB Grant Income	0.00	6,851.42	-6,851.42	-100.00	88,284.84	75,365.62	12,919.22	17.14
3400-35-000	HUD Older Adults Home Modification Program	-9,814.00	18,049.17	-27,863.17	-154.37	243,412.86	198,540.87	44,871.99	22.60
3402-01-000	Ross Grant	0.00	3,804.17	-3,804.17	-100.00	23,562.02	41,845.87	-18,283.85	-43.69
3420-00-000	Capital Fund Grants	-12,250.00	0.00	-12,250.00	N/A	-24,500.00	129,807.00	-154,307.00	-118.87
3499-00-000	TOTAL GRANT INCOME	9,496.48	43,635.10	-34,138.62	-78.24	431,567.02	609,793.10	-178,226.08	-29.23
3500-00-000	CFP FUNDS								
3500-20-000	CFP 20 Fund	0.00	0.00	0.00	N/A	334,239.77	0.00	334,239.77	N/A
3500-21-000	CFP 21 Fund	0.00	0.00	0.00	N/A	662,378.46	0.00	662,378.46	N/A
3500-24-000	CFP 24 Fund	0.00	0.00	0.00	N/A	1,277,755.00	0.00	1,277,755.00	N/A
3500-99-000	TOTAL CFP FUNDS	0.00	0.00	0.00	N/A	2,274,373.23	0.00	2,274,373.23	N/A
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	170.37	2,098.33	-1,927.96	-91.88	13,880.50	23,081.63	-9,201.13	-39.86
3612-00-000	Interest Income - Loans	3,950.00	3,950.00	0.00	0.00	39,500.00	43,450.00	-3,950.00	-9.09
3620-00-000	Management Fee Income	78,229.44	55,970.50	22,258.94	39.77	722,148.90	615,675.50	106,473.40	17.29
3621-01-000	Tenant Services Income	6,090.00	5,655.00	435.00	7.69	69,397.50	62,205.00	7,192.50	11.56
3630-01-000	Asset Management Fee	4,370.00	4,370.00	0.00	0.00	48,070.00	48,070.00	0.00	0.00
3630-02-000	Bookkeeping Fee	11,460.00	15,479.25	-4,019.25	-25.97	126,060.00	170,271.75	-44,211.75	-25.97
3630-03-000	Safe Harbor Fee	13,644.00	13,644.00	0.00	0.00	150,084.00	150,084.00	0.00	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	139,885.59	0.00	139,885.59	N/A
3699-00-000	TOTAL OTHER INCOME	117,913.81	101,167.08	16,746.73	16.55	1,309,026.49	1,112,837.88	196,188.61	17.63
3999-00-000	TOTAL INCOME	129,050.29	144,802.18	-15,751.89	-10.88	4,446,455.72	1,722,630.98	2,723,824.74	158.12

Property = lha cfe
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	106,132.34	77,112.00	-29,020.34	-37.63	742,439.22	848,232.00	105,792.78	12.47
4110-04-000	Employee Benefit Contribution-Admin	0.00	0.00	0.00	N/A	32,880.36	0.00	-32,880.36	N/A
4110-06-000	Other Employee Expense	0.00	709.25	709.25	100.00	0.00	7,801.75	7,801.75	100.00
4110-21-000	Unemployment Tax - Administrative	40.58	355.92	315.34	88.60	3,292.33	3,915.12	622.79	15.91
4110-22-000	Medicare Tax - Administrative	1,877.29	1,118.00	-759.29	-67.92	15,383.12	12,298.00	-3,085.12	-25.09
4110-23-000	Health Insurance - Administrative	9,121.68	15,566.00	6,444.32	41.40	148,034.86	171,226.00	23,191.14	13.54
4110-24-000	Dental Insurance - Administrative	405.91	613.00	207.09	33.78	6,491.90	6,743.00	251.10	3.72
4110-25-000	STD/LTD/Life Ins - Administrative	145.42	542.00	396.58	73.17	1,592.57	5,962.00	4,369.43	73.29
4110-25-001	Workers Compensation - Administrative	1,448.07	405.00	-1,043.07	-257.55	-398.69	4,455.00	4,853.69	108.95
4110-26-000	HRA Expense - Administrative	1,591.40	1,661.00	69.60	4.19	2,455.87	18,271.00	15,815.13	86.56
4110-28-000	MEPERS/MSRS - Administrative	13,288.31	7,865.00	-5,423.31	-68.96	102,156.82	86,515.00	-15,641.82	-18.08
4110-29-000	Retirement 401a Plan - Administrative	6,185.42	3,418.00	-2,767.42	-80.97	39,714.73	37,598.00	-2,116.73	-5.63
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	108.00	108.00	100.00	11.14	1,188.00	1,176.86	99.06
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	140,236.42	109,473.17	-30,763.25	-28.10	1,094,054.23	1,204,204.87	110,150.64	9.15
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	2.00	2.00	100.00	0.00	22.00	22.00	100.00
4130-04-000	General Legal Expense	0.00	47.25	47.25	100.00	0.00	519.75	519.75	100.00
4130-04-001	Legal Expense (LHA non-alloc)	0.00	0.00	0.00	N/A	11,334.30	0.00	-11,334.30	N/A
4130-05-000	Employee Other	0.00	382.50	382.50	100.00	824.00	4,207.50	3,383.50	80.42
4131-00-000	TOTAL LEGAL EXPENSES	0.00	431.75	431.75	100.00	12,158.30	4,749.25	-7,409.05	-156.00
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	0.00	621.25	621.25	100.00	0.00	6,833.75	6,833.75	100.00
4150-00-000	Travel	0.00	282.83	282.83	100.00	0.00	3,111.13	3,111.13	100.00
4151-00-000	Mileage Reimbursement	1,598.64	677.33	-921.31	-136.02	13,269.10	7,450.63	-5,818.47	-78.09
4170-00-000	Accounting Fees	0.00	4,761.67	4,761.67	100.00	0.00	52,378.37	52,378.37	100.00
4171-00-000	Auditing Fees	205.00	1,703.25	1,498.25	87.96	78,805.00	18,735.75	-60,069.25	-320.61
4173-00-000	Management Fee	0.00	0.00	0.00	N/A	2,310.00	0.00	-2,310.00	N/A
4174-00-000	Marketing	438.29	0.00	-438.29	N/A	3,735.08	0.00	-3,735.08	N/A
4180-00-000	Office Rent	1,166.46	0.00	-1,166.46	N/A	8,513.51	0.00	-8,513.51	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	3,408.39	8,046.33	4,637.94	57.64	106,632.69	88,509.63	-18,123.06	-20.48
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-08-000	Postage	0.00	5.25	5.25	100.00	0.00	57.75	57.75	100.00
4190-09-000	Software License Expense	0.00	0.00	0.00	N/A	210.00	0.00	-210.00	N/A
4190-12-000	Software	0.60	6,204.50	6,203.90	99.99	0.60	68,249.50	68,248.90	100.00
4190-15-000	Cell Phones/Pagers	107.62	169.17	61.55	36.38	1,236.14	1,860.87	624.73	33.57
4190-18-000	Small Office Equipment	0.00	626.50	626.50	100.00	5,664.92	6,891.50	1,226.58	17.80
4190-19-000	Professional Services	0.00	2,000.00	2,000.00	100.00	0.00	22,000.00	22,000.00	100.00
4190-22-000	Other Misc Admin Expenses	332.21	454.75	122.54	26.95	9,973.90	5,002.25	-4,971.65	-99.39
4190-25-000	Contracts - Equipment Service	0.00	54.92	54.92	100.00	130.72	604.12	473.40	78.36

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	440.43	9,515.09	9,074.66	95.37	17,216.28	104,665.99	87,449.71	83.55
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	144,085.24	127,466.34	-16,618.90	-13.04	1,230,061.50	1,402,129.74	172,068.24	12.27
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	21,115.98	23,589.00	2,473.02	10.48	231,386.09	259,479.00	28,092.91	10.83
4210-21-000	Unemployment Tax - Tenant Services	0.00	114.75	114.75	100.00	951.08	1,262.25	311.17	24.65
4210-22-000	Medicare Tax - Tenant Services	292.01	342.00	49.99	14.62	3,197.97	3,762.00	564.03	14.99
4210-23-000	Health Insurance - Tenant Services	12,469.63	5,995.00	-6,474.63	-108.00	75,612.28	65,945.00	-9,667.28	-14.66
4210-24-000	Dental Insurance - Tenant Services	312.11	247.00	-65.11	-26.36	2,626.57	2,717.00	90.43	3.33
4210-25-000	STD/LTD/Life Ins - Tenant Services	-51.77	120.00	171.77	143.14	-606.46	1,320.00	1,926.46	145.94
4210-25-001	Workers Compensation - Tenant Services	422.45	544.00	121.55	22.34	5,088.04	5,984.00	895.96	14.97
4210-26-000	HRA Expense - Tenant Services	2,044.56	728.00	-1,316.56	-180.85	6,106.65	8,008.00	1,901.35	23.74
4210-28-000	MEPERS/MSRS - Tenant Services	2,153.86	2,406.00	252.14	10.48	23,484.62	26,466.00	2,981.38	11.26
4210-29-000	Retirement 401a Plan - Tenant Services	869.60	1,179.00	309.40	26.24	10,534.86	12,969.00	2,434.14	18.77
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	33.00	33.00	100.00	0.00	363.00	363.00	100.00
4220-01-000	Other Tenant Svcs.	18.46	87.25	68.79	78.84	229.84	959.75	729.91	76.05
4221-01-000	Grant Fund Expense	5,732.93	1,447.17	-4,285.76	-296.15	32,616.91	15,918.87	-16,698.04	-104.89
4221-10-000	Housing Navigator Expenses	0.00	0.00	0.00	N/A	17,586.22	0.00	-17,586.22	N/A
4230-00-000	Tenant Services Contract Costs	0.00	156.67	156.67	100.00	6,221.04	1,723.37	-4,497.67	-260.98
4230-02-000	Resident Participation	0.00	168.08	168.08	100.00	181.18	1,848.88	1,667.70	90.20
4231-00-999	TOTAL TENANT SERVICES EXPENSES	45,379.82	37,156.92	-8,222.90	-22.13	415,216.89	408,726.12	-6,490.77	-1.59
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	-48,905.90	0.00	48,905.90	N/A	-110,129.77	0.00	110,129.77	N/A
4240-21-000	Unemployment Tax - Property Management	-40.58	0.00	40.58	N/A	-158.83	0.00	158.83	N/A
4240-22-000	Medicare Tax - Property Management	-689.92	0.00	689.92	N/A	-1,553.61	0.00	1,553.61	N/A
4240-23-000	Health Insurance - Property Management	2,919.57	0.00	-2,919.57	N/A	5,786.40	0.00	-5,786.40	N/A
4240-24-000	Dental Insurance - Property Management	114.91	0.00	-114.91	N/A	227.77	0.00	-227.77	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	-16.17	0.00	16.17	N/A	-55.58	0.00	55.58	N/A
4240-25-001	Workers Compensation - Property Management	-784.82	0.00	784.82	N/A	-1,767.68	0.00	1,767.68	N/A
4240-26-000	HRA Expense - Property Management	60.58	0.00	-60.58	N/A	2,135.01	0.00	-2,135.01	N/A
4240-28-000	MEPERS/MSRS - Property Management	-4,839.48	0.00	4,839.48	N/A	-10,898.12	0.00	10,898.12	N/A
4240-29-000	Retirement 401a Plan - Property Management	-2,215.21	0.00	2,215.21	N/A	-4,619.29	0.00	4,619.29	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	-54,397.02	0.00	54,397.02	N/A	-121,033.70	0.00	121,033.70	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	80.83	80.83	100.00	835.65	889.13	53.48	6.01
4320-00-000	Electricity	1,030.30	1,034.00	3.70	0.36	10,053.30	11,374.00	1,320.70	11.61
4330-00-000	Natural Gas & Propane	349.77	656.25	306.48	46.70	6,973.19	7,218.75	245.56	3.40
4340-00-000	Garbage/Trash Removal	305.00	197.33	-107.67	-54.56	3,008.00	2,170.63	-837.37	-38.58
4390-00-000	Sewer	0.00	82.08	82.08	100.00	1,065.14	902.88	-162.26	-17.97
4391-00-000	Storm Water	0.00	47.25	47.25	100.00	529.30	519.75	-9.55	-1.84
4392-00-000	Sprinkler	0.00	92.42	92.42	100.00	528.00	1,016.62	488.62	48.06

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4399-00-000	TOTAL UTILITY EXPENSES	1,685.07	2,190.16	505.09	23.06	22,992.58	24,091.76	1,099.18	4.56
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	-124,656.27	-128,939.17	-4,282.90	-3.32	-1,292,808.72	-1,418,330.87	-125,522.15	-8.85
4410-00-000	Salaries & Wages - Maintenance	42,333.81	57,869.00	15,535.19	26.85	517,249.97	636,559.00	119,309.03	18.74
4410-01-000	Maintenance Labor-Grounds	0.00	97.50	97.50	100.00	0.00	1,072.50	1,072.50	100.00
4410-21-000	Unemployment Tax - Maintenance	99.80	279.33	179.53	64.27	2,750.82	3,072.63	321.81	10.47
4410-22-000	Medicare Tax - Maintenance	681.77	839.00	157.23	18.74	8,483.42	9,229.00	745.58	8.08
4410-23-000	Health Insurance - Maintenance	16,637.74	13,998.00	-2,639.74	-18.86	121,983.88	153,978.00	31,994.12	20.78
4410-24-000	Dental Insurance - Maintenance	826.81	632.00	-194.81	-30.82	6,608.30	6,952.00	343.70	4.94
4410-25-000	STD/LTD/Life Ins - Maintenance	55.06	318.00	262.94	82.69	876.87	3,498.00	2,621.13	74.93
4410-25-001	Workers Compensation - Maintenance	976.81	1,335.00	358.19	26.83	13,192.93	14,685.00	1,492.07	10.16
4410-26-000	HRA Expense - Maintenance	166.26	1,290.00	1,123.74	87.11	695.34	14,190.00	13,494.66	95.10
4410-28-000	MEPERS/MSRS - Maintenance	4,697.73	5,903.00	1,205.27	20.42	57,282.20	64,933.00	7,650.80	11.78
4410-29-000	Retirement 401a Plan - Maintenance	2,032.65	2,349.00	316.35	13.47	24,838.65	25,839.00	1,000.35	3.87
4410-30-000	Miscellaneous Benefit Expense - Maintenance	0.00	81.00	81.00	100.00	0.00	891.00	891.00	100.00
4411-00-000	Maintenance Uniforms	0.00	226.17	226.17	100.00	1,580.76	2,487.87	907.11	36.46
4412-00-000	Maintenance Travel/Training	0.00	0.75	0.75	100.00	0.00	8.25	8.25	100.00
4413-00-000	Vehicle Expense	1,443.83	4,761.83	3,318.00	69.68	26,915.13	52,380.13	25,465.00	48.62
4419-00-000	TOTAL GENERAL MAINT EXPENSE	-54,704.00	-38,959.59	15,744.41	40.41	-510,350.45	-428,555.49	81,794.96	19.09
4420-00-000	MATERIALS								
4420-02-000	Appliances	0.00	2.33	2.33	100.00	349.97	25.63	-324.34	-1,265.47
4420-03-000	Supplies-Painting	0.00	0.00	0.00	N/A	42.45	0.00	-42.45	N/A
4420-04-000	Supplies-Electrical	0.00	2.92	2.92	100.00	0.00	32.12	32.12	100.00
4420-05-000	Supplies-Windows/Doors/Locks	0.00	51.33	51.33	100.00	900.80	564.63	-336.17	-59.54
4420-06-000	Supplies-Janitorial/Cleaning	0.00	171.08	171.08	100.00	1,570.87	1,881.88	311.01	16.53
4420-07-000	Supplies-Maint/Repairs	0.00	376.17	376.17	100.00	1,792.40	4,137.87	2,345.47	56.68
4420-08-000	Supplies-Plumbing	0.00	6.00	6.00	100.00	37.95	66.00	28.05	42.50
4420-09-000	Tools and Equipment	46.54	0.00	-46.54	N/A	46.54	0.00	-46.54	N/A
4420-11-000	Supplies-Heating and Cooling	0.00	10.67	10.67	100.00	0.00	117.37	117.37	100.00
4420-12-000	Supplies - Seasonal	0.00	109.25	109.25	100.00	83.13	1,201.75	1,118.62	93.08
4429-00-000	TOTAL MATERIALS	46.54	729.75	683.21	93.62	4,824.11	8,027.25	3,203.14	39.90
4430-00-000	CONTRACT COSTS								
4430-07-000	Contract-Pest Control	53.00	58.42	5.42	9.28	805.00	642.62	-162.38	-25.27
4430-09-000	Contract-Grounds	0.00	81.75	81.75	100.00	4,905.00	899.25	-4,005.75	-445.45
4430-10-000	Contract-Janitorial/Cleaning	1,485.38	1,726.42	241.04	13.96	16,966.67	18,990.62	2,023.95	10.66
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	1,839.85	0.00	-1,839.85	N/A
4430-13-000	Contract-HVAC	0.00	464.33	464.33	100.00	1,860.70	5,107.63	3,246.93	63.57
4430-15-000	Contract-Equipment Rental	1,785.06	704.50	-1,080.56	-153.38	9,666.57	7,749.50	-1,917.07	-24.74
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.33	0.00	-137.33	N/A
4430-17-000	Contract - Elevator Expense	0.00	49.50	49.50	100.00	535.00	544.50	9.50	1.74
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	1,007.76	0.00	-1,007.76	N/A

Property = lha cfe
Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-19-000	Fire and Safety	220.42	320.08	99.66	31.14	2,184.20	3,520.88	1,336.68	37.96
4431-01-000	Professional Services	0.00	35.58	35.58	100.00	188.16	391.38	203.22	51.92
4439-00-000	TOTAL CONTRACT COSTS	3,543.86	3,440.58	-103.28	-3.00	40,096.24	37,846.38	-2,249.86	-5.94
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	-51,113.60	-34,789.26	16,324.34	46.92	-465,430.10	-382,681.86	82,748.24	21.62
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	1,376.33	2,443.83	1,067.50	43.68	21,017.15	26,882.13	5,864.98	21.82
4510-10-000	Property Insurance	745.31	773.67	28.36	3.67	8,066.45	8,510.37	443.92	5.22
4510-20-000	Liability Insurance	2,004.56	2,069.83	65.27	3.15	21,189.99	22,768.13	1,578.14	6.93
4510-50-000	Insurance Claims / Uninsured Losses	0.00	0.00	0.00	N/A	4,000.00	0.00	-4,000.00	N/A
4520-00-000	Property Tax / PILOT	926.72	894.17	-32.55	-3.64	11,696.31	9,835.87	-1,860.44	-18.91
4521-00-000	Other Tax Expense	0.00	0.00	0.00	N/A	124.92	0.00	-124.92	N/A
4580-00-000	Security/Law Enforcement	53.82	44.08	-9.74	-22.10	592.02	484.88	-107.14	-22.10
4599-00-000	TOTAL GENERAL EXPENSES	5,106.74	6,225.58	1,118.84	17.97	66,686.84	68,481.38	1,794.54	2.62
4600-00-000	GRANT EXPENSES								
4600-02-000	Capable USM Grant	16,966.78	6,418.17	-10,548.61	-164.36	64,336.51	70,599.87	6,263.36	8.87
4600-08-000	Homeless HUB Expenses	0.00	6,228.58	6,228.58	100.00	0.00	68,514.38	68,514.38	100.00
4699-00-000	TOTAL GRANT EXPENSES	16,966.78	12,646.75	-4,320.03	-34.16	64,336.51	139,114.25	74,777.74	53.75
4800-00-000	FINANCING EXPENSE								
4807-00-000	Interest Expense	643.34	600.00	-43.34	-7.22	6,659.37	6,600.00	-59.37	-0.90
4899-00-000	TOTAL FINANCING EXPENSES	643.34	600.00	-43.34	-7.22	6,659.37	6,600.00	-59.37	-0.90
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	2,820.30	0.00	-2,820.30	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	2,820.30	0.00	-2,820.30	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	5,130.81	5,131.00	0.19	0.00	56,438.91	56,441.00	2.09	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	5,130.81	5,131.00	0.19	0.00	56,438.91	56,441.00	2.09	0.00
8000-00-000	TOTAL EXPENSES	113,487.18	156,627.49	43,140.31	27.54	1,278,749.10	1,722,902.39	444,153.29	25.78
9000-00-000	NET INCOME	15,563.11	-11,825.31	27,388.42	231.61	3,167,706.62	-271.41	3,167,978.03	1,167,229.66

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	26,015.00	26,315.67	-300.67	-1.14	294,422.93	289,472.37	4,950.56	1.71
3114-00-000	Less: Concessions	-311.00	0.00	-311.00	N/A	-955.30	0.00	-955.30	N/A
3115-00-000	Less: Prepaid Rents	18.64	0.00	18.64	N/A	18.64	0.00	18.64	N/A
3119-00-000	TOTAL RENTAL INCOME	25,722.64	26,315.67	-593.03	-2.25	293,486.27	289,472.37	4,013.90	1.39
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	0.00	498.92	-498.92	-100.00	807.39	5,488.12	-4,680.73	-85.29
3120-02-000	Cleaning Fee	0.00	0.00	0.00	N/A	2,866.00	0.00	2,866.00	N/A
3120-03-000	Damages	30.00	29.67	0.33	1.11	110.00	326.37	-216.37	-66.30
3120-07-000	Tenant Owed Utilities	0.00	174.92	-174.92	-100.00	1,355.99	1,924.12	-568.13	-29.53
3120-09-000	Tenant Income - Other	0.00	48.92	-48.92	-100.00	0.00	538.12	-538.12	-100.00
3120-11-000	Trash Removal	0.00	4.33	-4.33	-100.00	222.00	47.63	174.37	366.09
3120-12-000	Keys and Locks Fee	0.00	47.17	-47.17	-100.00	137.00	518.87	-381.87	-73.60
3129-00-000	TOTAL OTHER TENANT INCOME	30.00	803.93	-773.93	-96.27	5,498.38	8,843.23	-3,344.85	-37.82
3199-00-000	TOTAL TENANT INCOME	25,752.64	27,119.60	-1,366.96	-5.04	298,984.65	298,315.60	669.05	0.22
3400-00-000	GRANT INCOME								
3401-10-000	Operating Subsidy	25,750.40	29,117.00	-3,366.60	-11.56	332,250.38	440,410.00	-108,159.62	-24.56
3499-00-000	TOTAL GRANT INCOME	25,750.40	29,117.00	-3,366.60	-11.56	332,250.38	440,410.00	-108,159.62	-24.56
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	7,962.92	-7,962.92	-100.00	0.00	87,592.12	-87,592.12	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	7,962.92	-7,962.92	-100.00	0.00	87,592.12	-87,592.12	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	794.00	0.00	794.00	N/A
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	794.00	0.00	794.00	N/A
3999-00-000	TOTAL INCOME	51,503.04	64,199.52	-12,696.48	-19.78	632,029.03	826,317.72	-194,288.69	-23.51
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	7,269.41	10,497.00	3,227.59	30.75	133,731.17	115,467.00	-18,264.17	-15.82
4110-21-000	Unemployment Tax - Administrative	0.00	14.25	14.25	100.00	559.96	156.75	-403.21	-257.23
4110-22-000	Medicare Tax - Administrative	101.52	152.00	50.48	33.21	1,843.17	1,672.00	-171.17	-10.24
4110-23-000	Health Insurance - Administrative	1,133.39	1,909.00	775.61	40.63	16,620.01	20,999.00	4,378.99	20.85

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-24-000	Dental Insurance - Administrative	44.45	77.00	32.55	42.27	829.87	847.00	17.13	2.02
4110-25-000	STD/LTD/Life Ins - Administrative	17.32	59.00	41.68	70.64	215.12	649.00	433.88	66.85
4110-25-001	Workers Compensation - Administrative	14.81	69.00	54.19	78.54	1,390.15	759.00	-631.15	-83.16
4110-26-000	HRA Expense - Administrative	0.00	218.00	218.00	100.00	41.23	2,398.00	2,356.77	98.28
4110-28-000	MEPERS/MSRS - Administrative	724.38	1,071.00	346.62	32.36	12,519.20	11,781.00	-738.20	-6.27
4110-29-000	Retirement 401a Plan - Administrative	287.82	422.00	134.18	31.80	3,549.74	4,642.00	1,092.26	23.53
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	15.00	15.00	100.00	82.36	165.00	82.64	50.08
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	9,593.10	14,503.25	4,910.15	33.86	171,381.98	159,535.75	-11,846.23	-7.43
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	27.00	7.83	-19.17	-244.83	549.00	86.13	-462.87	-537.41
4130-04-000	General Legal Expense	1,124.97	582.92	-542.05	-92.99	9,645.87	6,412.12	-3,233.75	-50.43
4131-00-000	TOTAL LEGAL EXPENSES	1,151.97	590.75	-561.22	-95.00	10,194.87	6,498.25	-3,696.62	-56.89
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	15.21	58.92	43.71	74.19	1,240.74	648.12	-592.62	-91.44
4150-00-000	Travel	66.90	73.50	6.60	8.98	1,550.00	808.50	-741.50	-91.71
4151-00-000	Mileage Reimbursement	25.36	39.00	13.64	34.97	241.05	429.00	187.95	43.81
4170-00-000	Accounting Fees	64.90	106.08	41.18	38.82	814.74	1,166.88	352.14	30.18
4173-00-000	Management Fee	6,343.17	6,660.17	317.00	4.76	69,774.87	73,261.87	3,487.00	4.76
4173-01-000	Asset Management Fee	970.00	1,018.50	48.50	4.76	10,670.00	11,203.50	533.50	4.76
4173-02-000	Bookkeeping Fee	652.50	684.58	32.08	4.69	7,177.50	7,530.38	352.88	4.69
4189-00-000	TOTAL OTHER ADMIN EXPENSES	8,138.04	8,640.75	502.71	5.82	91,468.90	95,048.25	3,579.35	3.77
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	109.93	97.17	-12.76	-13.13	3,077.06	1,068.87	-2,008.19	-187.88
4190-04-000	Office Supplies	31.99	176.17	144.18	81.84	1,738.75	1,937.87	199.12	10.28
4190-07-000	Telephone	352.66	404.08	51.42	12.73	4,030.81	4,444.88	414.07	9.32
4190-07-001	Answering Service	0.00	29.67	29.67	100.00	163.76	326.37	162.61	49.82
4190-08-000	Postage	45.22	80.58	35.36	43.88	709.32	886.38	177.06	19.98
4190-11-000	Printing and Printer Supplies	48.60	17.75	-30.85	-173.80	256.91	195.25	-61.66	-31.58
4190-12-000	Software	1,154.04	700.33	-453.71	-64.79	14,978.01	7,703.63	-7,274.38	-94.43
4190-13-000	Internet	662.26	638.25	-24.01	-3.76	7,360.62	7,020.75	-339.87	-4.84
4190-15-000	Cell Phones/Pagers	39.09	18.08	-21.01	-116.21	588.14	198.88	-389.26	-195.73
4190-19-000	Professional Services	25.74	77.75	52.01	66.89	2,611.23	855.25	-1,755.98	-205.32
4190-20-000	Bank Fees	12.30	9.17	-3.13	-34.13	91.27	100.87	9.60	9.52
4190-22-000	Other Misc Admin Expenses	0.86	1.75	0.89	50.86	495.59	19.25	-476.34	-2,474.49
4190-25-000	Contracts - Equipment Service	0.00	194.00	194.00	100.00	772.17	2,134.00	1,361.83	63.82
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	2,482.69	2,444.75	-37.94	-1.55	36,873.64	26,892.25	-9,981.39	-37.12
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,365.80	26,179.50	4,813.70	18.39	309,919.39	287,974.50	-21,944.89	-7.62
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	453.84	506.00	52.16	10.31	14,413.73	5,566.00	-8,847.73	-158.96
4210-21-000	Unemployment Tax - Tenant Services	0.00	7.00	7.00	100.00	20.85	79.00	58.15	73.61
4210-22-000	Medicare Tax - Tenant Services	6.58	7.00	0.42	6.00	204.45	77.00	-127.45	-165.52
4210-23-000	Health Insurance - Tenant Services	0.00	60.00	60.00	100.00	1,183.55	660.00	-523.55	-79.33

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-24-000	Dental Insurance - Tenant Services	4.53	4.00	-0.53	-13.25	108.27	44.00	-64.27	-146.07
4210-25-000	STD/LTD/Life Ins - Tenant Services	0.53	6.00	5.47	91.17	43.68	66.00	22.32	33.82
4210-25-001	Workers Compensation - Tenant Services	9.08	12.00	2.92	24.33	333.03	132.00	-201.03	-152.30
4210-28-000	MEPERS/MSRS - Tenant Services	46.29	52.00	5.71	10.98	1,440.43	572.00	-868.43	-151.82
4210-29-000	Retirement 401a Plan - Tenant Services	22.69	25.00	2.31	9.24	706.07	275.00	-431.07	-156.75
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	11.00	11.00	100.00
4230-02-000	Resident Participation	61.53	78.33	16.80	21.45	4,967.31	861.63	-4,105.68	-476.50
4231-00-999	TOTAL TENANT SERVICES EXPENSES	605.07	758.33	153.26	20.21	23,421.37	8,343.63	-15,077.74	-180.71
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	2,942.42	0.00	-2,942.42	N/A	6,617.11	0.00	-6,617.11	N/A
4240-22-000	Medicare Tax - Property Management	40.64	0.00	-40.64	N/A	91.40	0.00	-91.40	N/A
4240-23-000	Health Insurance - Property Management	503.34	0.00	-503.34	N/A	1,007.74	0.00	-1,007.74	N/A
4240-24-000	Dental Insurance - Property Management	31.46	0.00	-31.46	N/A	62.96	0.00	-62.96	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	4.04	0.00	-4.04	N/A	9.11	0.00	-9.11	N/A
4240-25-001	Workers Compensation - Property Management	58.87	0.00	-58.87	N/A	132.38	0.00	-132.38	N/A
4240-28-000	MEPERS/MSRS - Property Management	293.29	0.00	-293.29	N/A	659.56	0.00	-659.56	N/A
4240-29-000	Retirement 401a Plan - Property Management	143.78	0.00	-143.78	N/A	294.90	0.00	-294.90	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	4,017.84	0.00	-4,017.84	N/A	8,875.16	0.00	-8,875.16	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	1,068.67	732.08	-336.59	-45.98	15,261.19	8,052.88	-7,208.31	-89.51
4320-00-000	Electricity	2,730.75	4,152.67	1,421.92	34.24	30,635.83	45,679.37	15,043.54	32.93
4320-02-000	Electricity - Vacant Units	564.39	760.58	196.19	25.79	7,076.47	8,366.38	1,289.91	15.42
4330-00-000	Natural Gas & Propane	3,316.19	3,286.25	-29.94	-0.91	34,948.24	36,148.75	1,200.51	3.32
4340-00-000	Garbage/Trash Removal	795.52	680.67	-114.85	-16.87	8,966.99	7,487.37	-1,479.62	-19.76
4390-00-000	Sewer	2,409.67	1,566.83	-842.84	-53.79	34,834.95	17,235.13	-17,599.82	-102.12
4391-00-000	Storm Water	0.00	187.67	187.67	100.00	1,902.42	2,064.37	161.95	7.84
4392-00-000	Sprinkler	0.00	92.08	92.08	100.00	792.00	1,012.88	220.88	21.81
4399-00-000	TOTAL UTILITY EXPENSES	10,885.19	11,458.83	573.64	5.01	134,418.09	126,047.13	-8,370.96	-6.64
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	13,619.96	19,124.00	5,504.04	28.78	146,866.65	210,364.00	63,497.35	30.18
4410-01-000	Maintenance Labor-Grounds	0.00	1,175.75	1,175.75	100.00	0.00	12,933.25	12,933.25	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	24.86	0.00	-24.86	N/A
4410-23-000	Health Insurance - Maintenance	0.00	0.00	0.00	N/A	1,708.36	0.00	-1,708.36	N/A
4410-24-000	Dental Insurance - Maintenance	0.00	0.00	0.00	N/A	64.19	0.00	-64.19	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	9.10	0.00	-9.10	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	42.64	0.00	-42.64	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	183.06	0.00	-183.06	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	89.80	0.00	-89.80	N/A
4411-00-000	Maintenance Uniforms	508.70	369.67	-139.03	-37.61	5,560.71	4,066.37	-1,494.34	-36.75

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

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4413-00-000	Vehicle Expense	0.00	0.00	0.00	N/A	1,307.68	0.00	-1,307.68	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	14,128.66	20,669.42	6,540.76	31.64	155,857.05	227,363.62	71,506.57	31.45
4420-00-000	MATERIALS								
4420-02-000	Appliances	1,798.99	944.17	-854.82	-90.54	8,193.40	10,385.87	2,192.47	21.11
4420-03-000	Supplies-Painting	65.86	176.75	110.89	62.74	879.74	1,944.25	1,064.51	54.75
4420-04-000	Supplies-Electrical	65.88	176.33	110.45	62.64	2,337.81	1,939.63	-398.18	-20.53
4420-05-000	Supplies-Windows/Doors/Locks	338.06	584.58	246.52	42.17	2,382.35	6,430.38	4,048.03	62.95
4420-06-000	Supplies-Janitorial/Cleaning	32.01	184.67	152.66	82.67	3,640.76	2,031.37	-1,609.39	-79.23
4420-07-000	Supplies-Maint/Repairs	126.14	122.83	-3.31	-2.69	2,821.50	1,351.13	-1,470.37	-108.83
4420-08-000	Supplies-Plumbing	145.33	252.67	107.34	42.48	2,622.03	2,779.37	157.34	5.66
4420-11-000	Supplies-Heating and Cooling	0.00	0.00	0.00	N/A	179.94	0.00	-179.94	N/A
4420-12-000	Supplies - Seasonal	0.00	131.25	131.25	100.00	1,542.86	1,443.75	-99.11	-6.86
4429-00-000	TOTAL MATERIALS	2,572.27	2,573.25	0.98	0.04	24,600.39	28,305.75	3,705.36	13.09
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	0.00	1,010.33	1,010.33	100.00	10,305.00	11,113.63	808.63	7.28
4430-06-000	Contract-Electrical	0.00	598.50	598.50	100.00	437.50	6,583.50	6,146.00	93.35
4430-07-000	Contract-Pest Control	1,389.74	1,191.00	-198.74	-16.69	12,382.88	13,101.00	718.12	5.48
4430-09-000	Contract-Grounds	657.14	785.50	128.36	16.34	16,472.62	8,640.50	-7,832.12	-90.64
4430-10-000	Contract-Janitorial/Cleaning	117.66	113.58	-4.08	-3.59	1,210.08	1,249.38	39.30	3.15
4430-11-000	Contract-Plumbing	0.00	46.17	46.17	100.00	2,538.46	507.87	-2,030.59	-399.82
4430-13-000	Contract-HVAC	0.00	1,331.67	1,331.67	100.00	18,570.10	14,648.37	-3,921.73	-26.77
4430-15-000	Contract-Equipment Rental	100.50	144.08	43.58	30.25	1,197.49	1,584.88	387.39	24.44
4430-17-000	Contract - Elevator Expense	922.00	0.00	-922.00	N/A	20,296.30	0.00	-20,296.30	N/A
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	447.37	63.49	14.19
4430-19-000	Fire and Safety	401.94	1,181.58	779.64	65.98	12,875.84	12,997.38	121.54	0.94
4431-01-000	Professional Services	0.00	5,958.00	5,958.00	100.00	1,332.67	65,538.00	64,205.33	97.97
4439-00-000	TOTAL CONTRACT COSTS	3,588.98	12,401.08	8,812.10	71.06	98,002.82	136,411.88	38,409.06	28.16
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	20,289.91	35,643.75	15,353.84	43.08	278,460.26	392,081.25	113,620.99	28.98
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	31.05	34.17	3.12	9.13	1,722.30	375.87	-1,346.43	-358.22
4510-10-000	Property Insurance	1,916.66	2,018.25	101.59	5.03	20,510.22	22,200.75	1,690.53	7.61
4510-20-000	Liability Insurance	810.31	836.67	26.36	3.15	8,565.66	9,203.37	637.71	6.93
4510-22-000	Auto Insurance	232.98	316.58	83.60	26.41	2,714.27	3,482.38	768.11	22.06
4510-50-000	Insurance Claims / Uninsured Losses	-5,503.13	0.00	5,503.13	N/A	-14,289.99	0.00	14,289.99	N/A
4520-00-000	Property Tax / PILOT	1,592.53	1,930.08	337.55	17.49	15,108.97	21,230.88	6,121.91	28.83
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	6,599.36	0.00	-6,599.36	N/A
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	765.00	0.00	-765.00	N/A
4580-00-000	Security/Law Enforcement	559.77	457.08	-102.69	-22.47	87,013.97	5,027.88	-81,986.09	-1,630.63
4599-00-000	TOTAL GENERAL EXPENSES	-359.83	5,592.83	5,952.66	106.43	128,709.76	61,521.13	-67,188.63	-109.21
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-06-000	FSS Escrow Payments (Public Housing)	919.00	680.00	-239.00	-35.15	7,393.00	7,477.00	84.00	1.12

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	919.00	680.00	-239.00	-35.15	7,393.00	7,477.00	84.00	1.12
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	1,752.50	0.00	-1,752.50	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	1,752.50	0.00	-1,752.50	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	4,899.83	4,900.00	0.17	0.00	53,898.13	53,900.00	1.87	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	4,899.83	4,900.00	0.17	0.00	53,898.13	53,900.00	1.87	0.00
8000-00-000	TOTAL EXPENSES	62,622.81	85,213.24	22,590.43	26.51	946,847.66	937,344.64	-9,503.02	-1.01
9000-00-000	NET INCOME	-11,119.77	-21,013.72	9,893.95	47.08	-314,818.63	-111,026.92	-203,791.71	-183.55

Meadowview Apartments (mva)
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	54,643.24	56,449.17	-1,805.93	-3.20	598,504.48	620,940.87	-22,436.39	-3.61
3119-00-000	TOTAL RENTAL INCOME	54,643.24	56,449.17	-1,805.93	-3.20	598,504.48	620,940.87	-22,436.39	-3.61
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	0.00	556.83	-556.83	-100.00	5,778.79	6,125.13	-346.34	-5.65
3120-02-000	Cleaning Fee	380.00	359.33	20.67	5.75	6,175.00	3,952.63	2,222.37	56.23
3120-03-000	Damages	0.00	137.08	-137.08	-100.00	325.00	1,507.88	-1,182.88	-78.45
3120-07-000	Tenant Owed Utilities	0.00	3.75	-3.75	-100.00	134.04	41.25	92.79	224.95
3120-09-000	Tenant Income - Other	60.00	24.33	35.67	146.61	100.00	267.63	-167.63	-62.64
3120-11-000	Trash Removal	120.00	57.92	62.08	107.18	560.00	637.12	-77.12	-12.10
3120-12-000	Keys and Locks Fee	42.00	5.25	36.75	700.00	250.00	57.75	192.25	332.90
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	40.37	-40.37	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	602.00	1,148.16	-546.16	-47.57	13,322.83	12,629.76	693.07	5.49
3199-00-000	TOTAL TENANT INCOME	55,245.24	57,597.33	-2,352.09	-4.08	611,827.31	633,570.63	-21,743.32	-3.43
3400-00-000	GRANT INCOME								
3401-10-000	Operating Subsidy	34,910.10	35,102.00	-191.90	-0.55	423,411.01	574,356.00	-150,944.99	-26.28
3499-00-000	TOTAL GRANT INCOME	34,910.10	35,102.00	-191.90	-0.55	423,411.01	574,356.00	-150,944.99	-26.28
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	11,738.58	-11,738.58	-100.00	0.00	129,124.38	-129,124.38	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	11,738.58	-11,738.58	-100.00	0.00	129,124.38	-129,124.38	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A
3999-00-000	TOTAL INCOME	90,155.34	104,437.91	-14,282.57	-13.68	1,035,488.32	1,337,051.01	-301,562.69	-22.55
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	11,391.25	18,642.00	7,250.75	38.89	204,428.53	205,062.00	633.47	0.31
4110-21-000	Unemployment Tax - Administrative	0.00	26.92	26.92	100.00	793.75	296.12	-497.63	-168.05
4110-22-000	Medicare Tax - Administrative	159.07	270.00	110.93	41.09	2,820.72	2,970.00	149.28	5.03
4110-23-000	Health Insurance - Administrative	1,776.03	4,011.00	2,234.97	55.72	34,137.64	44,121.00	9,983.36	22.63
4110-24-000	Dental Insurance - Administrative	69.66	145.00	75.34	51.96	1,373.72	1,595.00	221.28	13.87

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-25-000	STD/LTD/Life Ins - Administrative	27.15	88.00	60.85	69.15	332.58	968.00	635.42	65.64
4110-25-001	Workers Compensation - Administrative	23.19	269.00	245.81	91.38	2,020.10	2,959.00	938.90	31.73
4110-26-000	HRA Expense - Administrative	0.00	469.00	469.00	100.00	64.61	5,159.00	5,094.39	98.75
4110-28-000	MEPERS/MSRS - Administrative	1,135.11	1,902.00	766.89	40.32	19,291.61	20,922.00	1,630.39	7.79
4110-29-000	Retirement 401a Plan - Administrative	451.02	772.00	320.98	41.58	6,792.04	8,492.00	1,699.96	20.02
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	26.00	26.00	100.00	-8.24	286.00	294.24	102.88
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	15,032.48	26,620.92	11,588.44	43.53	272,047.06	292,830.12	20,783.06	7.10
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	108.00	12.25	-95.75	-781.63	748.50	134.75	-613.75	-455.47
4130-04-000	General Legal Expense	1,775.82	913.50	-862.32	-94.40	12,039.35	10,048.50	-1,990.85	-19.81
4131-00-000	TOTAL LEGAL EXPENSES	1,883.82	925.75	-958.07	-103.49	12,787.85	10,183.25	-2,604.60	-25.58
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	23.83	92.42	68.59	74.22	1,424.57	1,016.62	-407.95	-40.13
4150-00-000	Travel	104.83	115.33	10.50	9.10	2,428.86	1,268.63	-1,160.23	-91.46
4151-00-000	Mileage Reimbursement	46.82	57.75	10.93	18.93	509.88	635.25	125.37	19.74
4170-00-000	Accounting Fees	101.71	161.75	60.04	37.12	1,276.72	1,779.25	502.53	28.24
4173-00-000	Management Fee	10,936.50	11,482.83	546.33	4.76	120,301.50	126,311.13	6,009.63	4.76
4173-01-000	Asset Management Fee	1,520.00	1,596.00	76.00	4.76	16,720.00	17,556.00	836.00	4.76
4173-02-000	Bookkeeping Fee	1,125.00	1,181.25	56.25	4.76	12,375.00	12,993.75	618.75	4.76
4189-00-000	TOTAL OTHER ADMIN EXPENSES	13,858.69	14,687.33	828.64	5.64	155,036.53	161,560.63	6,524.10	4.04
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	291.34	152.25	-139.09	-91.36	2,669.55	1,674.75	-994.80	-59.40
4190-04-000	Office Supplies	50.12	197.75	147.63	74.65	2,025.65	2,175.25	149.60	6.88
4190-07-000	Telephone	463.36	482.92	19.56	4.05	5,333.51	5,312.12	-21.39	-0.40
4190-07-001	Answering Service	0.00	46.58	46.58	100.00	256.61	512.38	255.77	49.92
4190-08-000	Postage	70.86	124.17	53.31	42.93	1,226.34	1,365.87	139.53	10.22
4190-11-000	Printing and Printer Supplies	22.55	44.33	21.78	49.13	371.24	487.63	116.39	23.87
4190-12-000	Software	1,780.74	1,080.42	-700.32	-64.82	22,755.31	11,884.62	-10,870.69	-91.47
4190-13-000	Internet	888.71	937.67	48.96	5.22	11,018.68	10,314.37	-704.31	-6.83
4190-15-000	Cell Phones/Pagers	42.07	3.33	-38.74	-1,163.36	400.74	36.63	-364.11	-994.02
4190-18-000	Small Office Equipment	0.00	45.83	45.83	100.00	0.00	504.13	504.13	100.00
4190-19-000	Professional Services	40.34	121.83	81.49	66.89	4,091.69	1,340.13	-2,751.56	-205.32
4190-20-000	Bank Fees	19.27	14.42	-4.85	-33.63	142.99	158.62	15.63	9.85
4190-22-000	Other Misc Admin Expenses	1.34	15.67	14.33	91.45	370.27	172.37	-197.90	-114.81
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	3,670.70	3,267.17	-403.53	-12.35	50,662.58	35,938.87	-14,723.71	-40.97
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,445.69	45,501.17	11,055.48	24.30	490,534.02	500,512.87	9,978.85	1.99
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	711.17	759.00	47.83	6.30	8,880.63	8,349.00	-531.63	-6.37
4210-21-000	Unemployment Tax - Tenant Services	0.00	0.00	0.00	N/A	32.67	0.00	-32.67	N/A
4210-22-000	Medicare Tax - Tenant Services	10.32	11.00	0.68	6.18	133.48	121.00	-12.48	-10.31
4210-23-000	Health Insurance - Tenant Services	0.00	90.00	90.00	100.00	0.00	990.00	990.00	100.00
4210-24-000	Dental Insurance - Tenant Services	7.11	7.00	-0.11	-1.57	75.75	77.00	1.25	1.62

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-25-000	STD/LTD/Life Ins - Tenant Services	0.83	8.00	7.17	89.62	33.37	88.00	54.63	62.08
4210-25-001	Workers Compensation - Tenant Services	14.23	18.00	3.77	20.94	196.20	198.00	1.80	0.91
4210-28-000	MEPERS/MSRS - Tenant Services	72.54	77.00	4.46	5.79	859.20	847.00	-12.20	-1.44
4210-29-000	Retirement 401a Plan - Tenant Services	35.56	38.00	2.44	6.42	421.18	418.00	-3.18	-0.76
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	11.00	11.00	100.00
4221-01-000	Grant Fund Expense	0.00	6.83	6.83	100.00	0.00	75.13	75.13	100.00
4230-02-000	Resident Participation	26.21	170.67	144.46	84.64	954.87	1,877.37	922.50	49.14
4231-00-999	TOTAL TENANT SERVICES EXPENSES	877.97	1,186.50	308.53	26.00	11,587.35	13,051.50	1,464.15	11.22
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	8,084.29	0.00	-8,084.29	N/A	18,161.08	0.00	-18,161.08	N/A
4240-21-000	Unemployment Tax - Property Management	40.58	0.00	-40.58	N/A	108.38	0.00	-108.38	N/A
4240-22-000	Medicare Tax - Property Management	110.61	0.00	-110.61	N/A	248.47	0.00	-248.47	N/A
4240-23-000	Health Insurance - Property Management	2,451.44	0.00	-2,451.44	N/A	4,904.53	0.00	-4,904.53	N/A
4240-24-000	Dental Insurance - Property Management	93.72	0.00	-93.72	N/A	187.50	0.00	-187.50	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	6.36	0.00	-6.36	N/A	14.33	0.00	-14.33	N/A
4240-25-001	Workers Compensation - Property Management	161.73	0.00	-161.73	N/A	363.33	0.00	-363.33	N/A
4240-28-000	MEPERS/MSRS - Property Management	813.90	0.00	-813.90	N/A	1,828.35	0.00	-1,828.35	N/A
4240-29-000	Retirement 401a Plan - Property Management	284.97	0.00	-284.97	N/A	595.79	0.00	-595.79	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	12,047.60	0.00	-12,047.60	N/A	26,411.76	0.00	-26,411.76	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	1,490.33	1,681.75	191.42	11.38	17,515.35	18,499.25	983.90	5.32
4320-00-000	Electricity	1,444.30	3,785.08	2,340.78	61.84	29,547.57	41,635.88	12,088.31	29.03
4320-02-000	Electricity - Vacant Units	156.21	182.92	26.71	14.60	3,257.50	2,012.12	-1,245.38	-61.89
4330-00-000	Natural Gas & Propane	4,672.28	5,097.42	425.14	8.34	55,693.10	56,071.62	378.52	0.68
4340-00-000	Garbage/Trash Removal	794.16	733.00	-61.16	-8.34	8,428.33	8,063.00	-365.33	-4.53
4390-00-000	Sewer	2,744.00	2,811.92	67.92	2.42	35,821.58	30,931.12	-4,890.46	-15.81
4391-00-000	Storm Water	0.00	627.58	627.58	100.00	7,092.96	6,903.38	-189.58	-2.75
4392-00-000	Sprinkler	0.00	122.92	122.92	100.00	1,059.00	1,352.12	293.12	21.68
4399-00-000	TOTAL UTILITY EXPENSES	11,301.28	15,042.59	3,741.31	24.87	158,415.39	165,468.49	7,053.10	4.26
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	18,013.50	23,389.75	5,376.25	22.99	198,439.68	257,287.25	58,847.57	22.87
4410-01-000	Maintenance Labor-Grounds	0.00	1,289.75	1,289.75	100.00	0.00	14,187.25	14,187.25	100.00
4410-21-000	Unemployment Tax - Maintenance	0.00	3.75	3.75	100.00	0.00	41.25	41.25	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	38.42	0.00	-38.42	N/A
4410-23-000	Health Insurance - Maintenance	0.00	0.00	0.00	N/A	2,666.99	0.00	-2,666.99	N/A
4410-24-000	Dental Insurance - Maintenance	0.00	0.00	0.00	N/A	100.27	0.00	-100.27	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	14.08	0.00	-14.08	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	65.90	0.00	-65.90	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	282.92	0.00	-282.92	N/A

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	138.78	0.00	-138.78	N/A
4411-00-000	Maintenance Uniforms	508.70	369.67	-139.03	-37.61	5,560.69	4,066.37	-1,494.32	-36.75
4413-00-000	Vehicle Expense	0.00	41.67	41.67	100.00	2,014.69	458.37	-1,556.32	-339.53
4419-00-000	TOTAL GENERAL MAINT EXPENSE	18,522.20	25,094.59	6,572.39	26.19	209,322.42	276,040.49	66,718.07	24.17
4420-00-000	MATERIALS								
4420-02-000	Appliances	696.43	1,249.83	553.40	44.28	5,110.73	13,748.13	8,637.40	62.83
4420-03-000	Supplies-Painting	0.00	728.92	728.92	100.00	2,928.49	8,018.12	5,089.63	63.48
4420-04-000	Supplies-Electrical	262.62	267.08	4.46	1.67	1,105.78	2,937.88	1,832.10	62.36
4420-05-000	Supplies-Windows/Doors/Locks	0.00	106.33	106.33	100.00	2,619.97	1,169.63	-1,450.34	-124.00
4420-06-000	Supplies-Janitorial/Cleaning	32.01	252.75	220.74	87.34	3,665.78	2,780.25	-885.53	-31.85
4420-07-000	Supplies-Maint/Repairs	106.19	622.42	516.23	82.94	9,826.20	6,846.62	-2,979.58	-43.52
4420-08-000	Supplies-Plumbing	278.69	466.08	187.39	40.21	3,955.21	5,126.88	1,171.67	22.85
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	634.24	0.00	-634.24	N/A
4420-11-000	Supplies-Heating and Cooling	0.00	472.67	472.67	100.00	5,952.34	5,199.37	-752.97	-14.48
4420-12-000	Supplies - Seasonal	0.00	160.50	160.50	100.00	2,316.20	1,765.50	-550.70	-31.19
4429-00-000	TOTAL MATERIALS	1,375.94	4,326.58	2,950.64	68.20	38,114.94	47,592.38	9,477.44	19.91
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	2,440.00	2,030.58	-409.42	-20.16	24,445.00	22,336.38	-2,108.62	-9.44
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A
4430-07-000	Contract-Pest Control	1,491.06	1,915.58	424.52	22.16	17,892.72	21,071.38	3,178.66	15.09
4430-09-000	Contract-Grounds	957.15	748.58	-208.57	-27.86	28,098.85	8,234.38	-19,864.47	-241.24
4430-10-000	Contract-Janitorial/Cleaning	0.00	9.45	9.45	100.00	0.00	103.95	103.95	100.00
4430-11-000	Contract-Plumbing	0.00	121.00	121.00	100.00	895.00	1,331.00	436.00	32.76
4430-13-000	Contract-HVAC	0.00	481.17	481.17	100.00	5,122.50	5,292.87	170.37	3.22
4430-15-000	Contract-Equipment Rental	209.89	209.25	-0.64	-0.31	2,187.20	2,301.75	114.55	4.98
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	447.37	63.49	14.19
4430-19-000	Fire and Safety	135.00	420.25	285.25	67.88	5,094.84	4,622.75	-472.09	-10.21
4431-01-000	Professional Services	13,835.00	203.58	-13,631.42	-6,695.85	24,761.15	2,239.38	-22,521.77	-1,005.71
4439-00-000	TOTAL CONTRACT COSTS	19,068.10	6,180.11	-12,887.99	-208.54	108,971.14	67,981.21	-40,989.93	-60.30
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	38,966.24	35,601.28	-3,364.96	-9.45	356,408.50	391,614.08	35,205.58	8.99
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	48.65	53.50	4.85	9.07	2,698.88	588.50	-2,110.38	-358.60
4510-10-000	Property Insurance	3,126.34	3,292.08	165.74	5.03	33,455.06	36,212.88	2,757.82	7.62
4510-20-000	Liability Insurance	1,331.89	1,375.25	43.36	3.15	14,079.27	15,127.75	1,048.48	6.93
4510-22-000	Auto Insurance	365.08	496.17	131.09	26.42	4,253.29	5,457.87	1,204.58	22.07
4510-50-000	Insurance Claims / Uninsured Losses	0.00	58.58	58.58	100.00	248.09	644.38	396.29	61.50
4520-00-000	Property Tax / PILOT	4,413.61	5,168.17	754.56	14.60	41,180.01	56,849.87	15,669.86	27.56
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	14,328.58	0.00	-14,328.58	N/A
4580-00-000	Security/Law Enforcement	279.88	228.75	-51.13	-22.35	3,078.68	2,516.25	-562.43	-22.35
4599-00-000	TOTAL GENERAL EXPENSES	9,565.45	10,672.50	1,107.05	10.37	113,321.86	117,397.50	4,075.64	3.47
4700-00-000	HOUSING ASSISTANCE PAYMENTS								

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4715-06-000	FSS Escrow Payments (Public Housing)	0.00	421.75	421.75	100.00	-1,000.00	4,639.25	5,639.25	121.56
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	421.75	421.75	100.00	-1,000.00	4,639.25	5,639.25	121.56
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	13,168.19	13,168.00	-0.19	0.00	144,850.09	144,848.00	-2.09	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	13,168.19	13,168.00	-0.19	0.00	144,850.09	144,848.00	-2.09	0.00
8000-00-000	TOTAL EXPENSES	120,372.42	121,593.79	1,221.37	1.00	1,305,028.97	1,337,531.69	32,502.72	2.43
9000-00-000	NET INCOME	-30,217.08	-17,155.88	-13,061.20	-76.13	-269,540.65	-480.68	-269,059.97	-55,974.86

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

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	68,579.00	57,364.34	11,214.66	19.55	723,451.53	673,872.99	49,578.54	7.36
3112-01-000	Tenant Based Subsidy	0.00	32,643.00	-32,643.00	-100.00	0.00	163,215.00	-163,215.00	-100.00
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	N/A	198.00	0.00	198.00	N/A
3119-00-000	TOTAL RENTAL INCOME	68,579.00	90,007.34	-21,428.34	-23.81	723,649.53	837,087.99	-113,438.46	-13.55
3120-00-000	OTHER TENANT INCOME								
3120-02-000	Cleaning Fee	0.00	26.08	-26.08	-100.00	640.00	286.88	353.12	123.09
3120-03-000	Damages	0.00	144.25	-144.25	-100.00	5,363.15	1,586.75	3,776.40	238.00
3120-07-000	Tenant Owed Utilities	0.00	265.41	-265.41	-100.00	2,088.69	3,101.51	-1,012.82	-32.66
3120-09-000	Tenant Income - Other	40.00	0.00	40.00	N/A	280.00	0.00	280.00	N/A
3120-11-000	Trash Removal	0.00	58.50	-58.50	-100.00	2,665.00	735.50	1,929.50	262.34
3120-12-000	Keys and Locks Fee	0.00	0.00	0.00	N/A	85.00	11.00	74.00	672.73
3129-00-000	TOTAL OTHER TENANT INCOME	40.00	494.24	-454.24	-91.91	11,121.84	5,721.64	5,400.20	94.38
3199-00-000	TOTAL TENANT INCOME	68,619.00	90,501.58	-21,882.58	-24.18	734,771.37	842,809.63	-108,038.26	-12.82
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	0.00	64,166.63	-64,166.63	-100.00
3401-10-000	Operating Subsidy	75,226.20	59,305.67	15,920.53	26.84	791,742.58	857,934.37	-66,191.79	-7.72
3499-00-000	TOTAL GRANT INCOME	75,226.20	65,139.00	10,087.20	15.49	791,742.58	922,101.00	-130,358.42	-14.14
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	14,757.09	-14,757.09	-100.00	0.00	162,327.99	-162,327.99	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	14,757.09	-14,757.09	-100.00	0.00	162,327.99	-162,327.99	-100.00
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	0.00	112.00	-112.00	-100.00	344.33	1,232.00	-887.67	-72.05
3611-00-000	Interest Income - Restricted	85.94	0.00	85.94	N/A	580.89	0.00	580.89	N/A
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	150.80	0.00	150.80	N/A
3699-00-000	TOTAL OTHER INCOME	85.94	112.00	-26.06	-23.27	1,076.02	1,232.00	-155.98	-12.66
3999-00-000	TOTAL INCOME	143,931.14	170,509.67	-26,578.53	-15.59	1,527,589.97	1,928,470.62	-400,880.65	-20.79
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	12,515.40	17,096.00	4,580.60	26.79	222,762.87	188,056.00	-34,706.87	-18.46
4110-21-000	Unemployment Tax - Administrative	0.00	4.50	4.50	100.00	938.20	46.50	-891.70	-1,917.63

Amp 3 (.amp3)

Budget Comparison (with PTD)

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-22-000	Medicare Tax - Administrative	174.76	248.00	73.24	29.53	3,127.73	2,728.00	-399.73	-14.65
4110-23-000	Health Insurance - Administrative	1,951.26	3,265.00	1,313.74	40.24	31,477.05	35,915.00	4,437.95	12.36
4110-24-000	Dental Insurance - Administrative	76.55	151.00	74.45	49.30	1,411.77	1,661.00	249.23	15.00
4110-25-000	STD/LTD/Life Ins - Administrative	29.84	63.00	33.16	52.63	385.22	693.00	307.78	44.41
4110-25-001	Workers Compensation - Administrative	25.52	250.00	224.48	89.79	2,205.22	2,750.00	544.78	19.81
4110-26-000	HRA Expense - Administrative	0.00	371.00	371.00	100.00	57.38	4,081.00	4,023.62	98.59
4110-28-000	MEPERS/MSRS - Administrative	1,247.17	1,744.00	496.83	28.49	21,030.55	19,184.00	-1,846.55	-9.63
4110-29-000	Retirement 401a Plan - Administrative	495.58	569.00	73.42	12.90	7,183.64	6,259.00	-924.64	-14.77
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	24.00	24.00	100.00	-9.05	264.00	273.05	103.43
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	16,516.08	23,785.50	7,269.42	30.56	290,570.58	261,637.50	-28,933.08	-11.06
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	117.00	11.33	-105.67	-932.66	867.50	124.63	-742.87	-596.06
4130-04-000	General Legal Expense	332.97	1,003.50	670.53	66.82	20,161.98	11,038.50	-9,123.48	-82.65
4131-00-000	TOTAL LEGAL EXPENSES	449.97	1,014.83	564.86	55.66	21,029.48	11,163.13	-9,866.35	-88.38
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	29.48	105.58	76.10	72.08	1,761.96	1,233.38	-528.58	-42.86
4150-00-000	Travel	129.67	120.16	-9.51	-7.91	4,057.17	1,413.76	-2,643.41	-186.98
4151-00-000	Mileage Reimbursement	99.30	59.00	-40.30	-68.31	946.15	689.00	-257.15	-37.32
4170-00-000	Accounting Fees	125.80	168.92	43.12	25.53	1,579.07	1,978.12	399.05	20.17
4173-00-000	Management Fee	11,228.14	11,789.42	561.28	4.76	123,509.54	129,683.62	6,174.08	4.76
4173-01-000	Asset Management Fee	1,880.00	1,974.00	94.00	4.76	20,680.00	21,714.00	1,034.00	4.76
4173-02-000	Bookkeeping Fee	1,155.00	1,212.75	57.75	4.76	12,705.00	13,340.25	635.25	4.76
4189-00-000	TOTAL OTHER ADMIN EXPENSES	14,647.39	15,429.83	782.44	5.07	165,238.89	170,052.13	4,813.24	2.83
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	1,029.93	167.25	-862.68	-515.80	6,517.76	1,839.75	-4,678.01	-254.27
4190-04-000	Office Supplies	62.00	274.57	212.57	77.42	4,503.08	3,316.27	-1,186.81	-35.79
4190-07-000	Telephone	497.81	676.84	179.03	26.45	5,747.47	7,485.24	1,737.77	23.22
4190-07-001	Answering Service	0.00	49.15	49.15	100.00	317.39	576.65	259.26	44.96
4190-08-000	Postage	87.65	128.42	40.77	31.75	1,374.81	1,508.62	133.81	8.87
4190-11-000	Printing and Printer Supplies	45.42	206.91	161.49	78.05	662.97	2,292.01	1,629.04	71.07
4190-12-000	Software	2,337.09	1,631.33	-705.76	-43.26	36,485.18	19,168.63	-17,316.55	-90.34
4190-13-000	Internet	2,247.14	1,898.26	-348.88	-18.38	27,053.36	22,588.86	-4,464.50	-19.76
4190-15-000	Cell Phones/Pagers	46.24	3.16	-43.08	-1,363.29	439.18	38.76	-400.42	-1,033.08
4190-19-000	Professional Services	-3,450.09	133.74	3,583.83	2,679.70	5,033.84	1,471.14	-3,562.70	-242.17
4190-20-000	Bank Fees	23.84	14.67	-9.17	-62.51	177.83	173.37	-4.46	-2.57
4190-22-000	Other Misc Admin Expenses	828.48	71.01	-757.47	-1,066.71	2,040.90	2,317.11	276.21	11.92
4190-25-000	Contracts - Equipment Service	0.00	15.92	15.92	100.00	1,548.00	175.12	-1,372.88	-783.97
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	3,755.51	5,271.23	1,515.72	28.75	91,901.77	62,951.53	-28,950.24	-45.99
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,368.95	45,501.39	10,132.44	22.27	568,740.72	505,804.29	-62,936.43	-12.44
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	781.36	860.00	78.64	9.14	12,462.18	9,460.00	-3,002.18	-31.74
4210-21-000	Unemployment Tax - Tenant Services	0.00	1.00	1.00	100.00	35.92	16.00	-19.92	-124.50

Amp 3 (.amp3)

Budget Comparison (with PTD)

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4210-22-000	Medicare Tax - Tenant Services	11.35	11.00	-0.35	-3.18	183.53	121.00	-62.53	-51.68
4210-23-000	Health Insurance - Tenant Services	0.00	103.00	103.00	100.00	366.05	1,133.00	766.95	67.69
4210-24-000	Dental Insurance - Tenant Services	7.81	7.00	-0.81	-11.57	101.79	77.00	-24.79	-32.19
4210-25-000	STD/LTD/Life Ins - Tenant Services	0.91	10.00	9.09	90.90	43.65	110.00	66.35	60.32
4210-25-001	Workers Compensation - Tenant Services	15.64	18.00	2.36	13.11	279.82	198.00	-81.82	-41.32
4210-28-000	MEPERS/MSRS - Tenant Services	79.69	87.00	7.31	8.40	1,219.88	957.00	-262.88	-27.47
4210-29-000	Retirement 401a Plan - Tenant Services	39.07	42.00	2.93	6.98	597.97	462.00	-135.97	-29.43
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	1.00	1.00	100.00	0.00	11.00	11.00	100.00
4221-01-000	Grant Fund Expense	0.00	10,688.91	10,688.91	100.00	92,592.36	117,754.01	25,161.65	21.37
4230-00-000	Tenant Services Contract Costs	0.00	151.42	151.42	100.00	1,865.73	1,665.62	-200.11	-12.01
4230-02-000	Resident Participation	0.00	9.08	9.08	100.00	510.62	99.88	-410.74	-411.23
4231-00-999	TOTAL TENANT SERVICES EXPENSES	935.83	11,989.41	11,053.58	92.19	110,259.50	132,064.51	21,805.01	16.51
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	8,611.42	0.00	-8,611.42	N/A	19,370.02	0.00	-19,370.02	N/A
4240-21-000	Unemployment Tax - Property Management	0.00	0.00	0.00	N/A	22.19	0.00	-22.19	N/A
4240-22-000	Medicare Tax - Property Management	124.47	0.00	-124.47	N/A	279.93	0.00	-279.93	N/A
4240-23-000	Health Insurance - Property Management	2,118.58	0.00	-2,118.58	N/A	4,238.95	0.00	-4,238.95	N/A
4240-24-000	Dental Insurance - Property Management	96.74	0.00	-96.74	N/A	193.58	0.00	-193.58	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	9.18	0.00	-9.18	N/A	20.58	0.00	-20.58	N/A
4240-25-001	Workers Compensation - Property Management	172.30	0.00	-172.30	N/A	387.52	0.00	-387.52	N/A
4240-28-000	MEPERS/MSRS - Property Management	866.64	0.00	-866.64	N/A	1,949.32	0.00	-1,949.32	N/A
4240-29-000	Retirement 401a Plan - Property Management	392.76	0.00	-392.76	N/A	714.39	0.00	-714.39	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	12,392.09	0.00	-12,392.09	N/A	27,176.48	0.00	-27,176.48	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	4,976.00	5,231.15	255.15	4.88	66,394.90	60,502.65	-5,892.25	-9.74
4320-00-000	Electricity	4,714.01	5,464.07	750.06	13.73	50,176.88	62,220.77	12,043.89	19.36
4320-02-000	Electricity - Vacant Units	1,015.53	760.24	-255.29	-33.58	20,220.69	9,454.64	-10,766.05	-113.87
4330-00-000	Natural Gas & Propane	12,077.72	14,817.24	2,739.52	18.49	156,097.33	171,165.64	15,068.31	8.80
4340-00-000	Garbage/Trash Removal	3,646.94	3,345.17	-301.77	-9.02	37,157.85	39,208.87	2,051.02	5.23
4390-00-000	Sewer	9,249.88	9,116.59	-133.29	-1.46	129,008.18	105,802.49	-23,205.69	-21.93
4391-00-000	Storm Water	0.00	1,173.41	1,173.41	100.00	11,606.35	13,611.51	2,005.16	14.73
4392-00-000	Sprinkler	0.00	276.58	276.58	100.00	2,376.00	3,042.38	666.38	21.90
4399-00-000	TOTAL UTILITY EXPENSES	35,680.08	40,184.45	4,504.37	11.21	473,038.18	465,008.95	-8,029.23	-1.73
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	34,942.95	41,214.69	6,271.74	15.22	430,571.69	454,908.91	24,337.22	5.35
4406-03-000	Maintenance Service Fees - 3rd Party	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A
4410-01-000	Maintenance Labor-Grounds	0.00	5,018.67	5,018.67	100.00	2,050.00	59,013.37	56,963.37	96.53
4410-21-000	Unemployment Tax - Maintenance	0.00	3.00	3.00	100.00	0.00	35.00	35.00	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	49.74	0.00	-49.74	N/A

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

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4410-23-000	Health Insurance - Maintenance	0.00	0.00	0.00	N/A	3,070.39	0.00	-3,070.39	N/A
4410-24-000	Dental Insurance - Maintenance	0.00	0.00	0.00	N/A	114.77	0.00	-114.77	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	18.22	0.00	-18.22	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	85.29	0.00	-85.29	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	366.13	0.00	-366.13	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	179.62	0.00	-179.62	N/A
4411-00-000	Maintenance Uniforms	508.72	369.67	-139.05	-37.61	5,560.99	4,066.37	-1,494.62	-36.76
4413-00-000	Vehicle Expense	31.99	20.67	-11.32	-54.77	2,454.43	230.37	-2,224.06	-965.43
4419-00-000	TOTAL GENERAL MAINT EXPENSE	35,483.66	46,626.70	11,143.04	23.90	444,561.27	518,254.02	73,692.75	14.22
4420-00-000	MATERIALS								
4420-02-000	Appliances	2,557.13	1,301.09	-1,256.04	-96.54	15,049.59	14,311.99	-737.60	-5.15
4420-03-000	Supplies-Painting	172.73	692.16	519.43	75.04	4,028.65	7,613.76	3,585.11	47.09
4420-04-000	Supplies-Electrical	311.64	627.17	315.53	50.31	3,991.14	6,898.87	2,907.73	42.15
4420-05-000	Supplies-Windows/Doors/Locks	546.06	917.17	371.11	40.46	11,191.79	10,088.87	-1,102.92	-10.93
4420-06-000	Supplies-Janitorial/Cleaning	311.48	436.08	124.60	28.57	4,172.01	4,796.88	624.87	13.03
4420-07-000	Supplies-Maint/Repairs	1,709.44	1,216.75	-492.69	-40.49	24,531.38	13,424.25	-11,107.13	-82.74
4420-08-000	Supplies-Plumbing	851.03	758.41	-92.62	-12.21	6,834.49	8,342.51	1,508.02	18.08
4420-11-000	Supplies-Heating and Cooling	0.00	538.50	538.50	100.00	-9,954.94	6,167.50	16,122.44	261.41
4420-12-000	Supplies - Seasonal	0.00	237.49	237.49	100.00	1,965.51	2,724.39	758.88	27.86
4429-00-000	TOTAL MATERIALS	6,459.51	6,724.82	265.31	3.95	61,809.62	74,369.02	12,559.40	16.89
4430-00-000	CONTRACT COSTS								
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	744.70	0.00	-744.70	N/A
4430-03-000	Contract-Building Repairs	0.00	0.00	0.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	0.00	3,703.33	3,703.33	100.00	24,045.00	40,736.63	16,691.63	40.97
4430-06-000	Contract-Electrical	0.00	525.92	525.92	100.00	-4,850.00	5,785.12	10,635.12	183.84
4430-07-000	Contract-Pest Control	1,818.70	1,953.17	134.47	6.88	26,068.40	22,853.87	-3,214.53	-14.07
4430-09-000	Contract-Grounds	3,922.89	2,898.93	-1,023.96	-35.32	80,048.30	34,152.23	-45,896.07	-134.39
4430-10-000	Contract-Janitorial/Cleaning	243.06	303.08	60.02	19.80	2,712.91	3,333.88	620.97	18.63
4430-11-000	Contract-Plumbing	0.00	345.33	345.33	100.00	3,585.58	3,890.63	305.05	7.84
4430-13-000	Contract-HVAC	1,036.64	1,234.50	197.86	16.03	11,892.83	13,907.50	2,014.67	14.49
4430-15-000	Contract-Equipment Rental	137.32	74.67	-62.65	-83.90	1,474.72	837.37	-637.35	-76.11
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.32	0.00	-137.32	N/A
4430-17-000	Contract - Elevator Expense	2,645.00	277.08	-2,367.92	-854.60	3,465.00	3,047.88	-417.12	-13.69
4430-18-000	Contract-Alarm Monitoring	0.00	40.67	40.67	100.00	383.88	447.37	63.49	14.19
4430-19-000	Fire and Safety	1,641.26	834.76	-806.50	-96.61	14,887.09	9,274.36	-5,612.73	-60.52
4431-01-000	Professional Services	50.23	6,054.42	6,004.19	99.17	3,741.83	66,646.62	62,904.79	94.39
4439-00-000	TOTAL CONTRACT COSTS	11,495.10	18,245.86	6,750.76	37.00	173,187.56	204,913.46	31,725.90	15.48
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	53,438.27	71,597.38	18,159.11	25.36	679,558.45	797,536.50	117,978.05	14.79
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	53.77	59.16	5.39	9.11	4,337.64	650.76	-3,686.88	-566.55
4510-10-000	Property Insurance	6,094.36	6,417.59	323.23	5.04	65,215.78	70,593.49	5,377.71	7.62
4510-20-000	Liability Insurance	2,112.97	2,181.82	68.85	3.16	22,336.00	24,000.02	1,664.02	6.93

Amp 3 (.amp3)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4510-22-000	Auto Insurance	297.83	502.67	204.84	40.75	3,804.21	5,529.37	1,725.16	31.20
4510-50-000	Insurance Claims / Uninsured Losses	0.00	0.00	0.00	N/A	12,956.09	0.00	-12,956.09	N/A
4520-00-000	Property Tax / PILOT	3,654.60	3,353.24	-301.36	-8.99	28,979.49	38,017.64	9,038.15	23.77
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	22,565.72	0.00	-22,565.72	N/A
4580-00-000	Security/Law Enforcement	3,390.00	299.00	-3,091.00	-1,033.78	50,184.00	3,289.00	-46,895.00	-1,425.81
4599-00-000	TOTAL GENERAL EXPENSES	15,603.53	12,813.48	-2,790.05	-21.77	210,378.93	142,080.28	-68,298.65	-48.07
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-01-001	Tenant Utility Payments-Public Housing	314.00	471.17	157.17	33.36	4,294.00	5,214.87	920.87	17.66
4715-06-000	FSS Escrow Payments (Public Housing)	4,526.00	3,692.17	-833.83	-22.58	21,863.78	41,657.87	19,794.09	47.52
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,840.00	4,163.34	-676.66	-16.25	26,157.78	46,872.74	20,714.96	44.19
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	17,971.43	17,971.08	-0.35	0.00	197,685.73	197,681.88	-3.85	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	17,971.43	17,971.08	-0.35	0.00	197,685.73	197,681.88	-3.85	0.00
8000-00-000	TOTAL EXPENSES	176,230.18	204,220.53	27,990.35	13.71	2,292,995.77	2,287,049.15	-5,946.62	-0.26
9000-00-000	NET INCOME	-32,299.04	-33,710.86	1,411.82	4.19	-765,405.80	-358,578.53	-406,827.27	-113.46

Property = bst mva .amp3
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3111-00-000	Tenant Rent	149,237.24	140,129.18	9,108.06	6.50	1,616,378.94	1,584,286.23	32,092.71	2.03
3112-01-000	Tenant Based Subsidy	0.00	32,643.00	-32,643.00	-100.00	0.00	163,215.00	-163,215.00	-100.00
3114-00-000	Less: Concessions	-311.00	0.00	-311.00	N/A	-955.30	0.00	-955.30	N/A
3115-00-000	Less: Prepaid Rents	18.64	0.00	18.64	N/A	216.64	0.00	216.64	N/A
3119-00-000	TOTAL RENTAL INCOME	148,944.88	172,772.18	-23,827.30	-13.79	1,615,640.28	1,747,501.23	-131,860.95	-7.55
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	0.00	1,055.75	-1,055.75	-100.00	6,586.18	11,613.25	-5,027.07	-43.29
3120-02-000	Cleaning Fee	380.00	385.41	-5.41	-1.40	9,681.00	4,239.51	5,441.49	128.35
3120-03-000	Damages	30.00	311.00	-281.00	-90.35	5,798.15	3,421.00	2,377.15	69.49
3120-07-000	Tenant Owed Utilities	0.00	444.08	-444.08	-100.00	3,578.72	5,066.88	-1,488.16	-29.37
3120-09-000	Tenant Income - Other	100.00	73.25	26.75	36.52	380.00	805.75	-425.75	-52.84
3120-11-000	Trash Removal	120.00	120.75	-0.75	-0.62	3,447.00	1,420.25	2,026.75	142.70
3120-12-000	Keys and Locks Fee	42.00	52.42	-10.42	-19.88	472.00	587.62	-115.62	-19.68
3121-04-000	TPA - Damages	0.00	3.67	-3.67	-100.00	0.00	40.37	-40.37	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	672.00	2,446.33	-1,774.33	-72.53	29,943.05	27,194.63	2,748.42	10.11
3199-00-000	TOTAL TENANT INCOME	149,616.88	175,218.51	-25,601.63	-14.61	1,645,583.33	1,774,695.86	-129,112.53	-7.28
3400-00-000	GRANT INCOME								
3400-10-000	Grant Income	0.00	5,833.33	-5,833.33	-100.00	0.00	64,166.63	-64,166.63	-100.00
3401-10-000	Operating Subsidy	135,886.70	123,524.67	12,362.03	10.01	1,547,403.97	1,872,700.37	-325,296.40	-17.37
3499-00-000	TOTAL GRANT INCOME	135,886.70	129,358.00	6,528.70	5.05	1,547,403.97	1,936,867.00	-389,463.03	-20.11
3500-00-000	CFP FUNDS								
3500-01-000	CFP Funds	0.00	34,458.59	-34,458.59	-100.00	0.00	379,044.49	-379,044.49	-100.00
3500-99-000	TOTAL CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	0.00	379,044.49	-379,044.49	-100.00
3600-00-000	OTHER INCOME								
3610-00-000	Interest Income - Unrestricted	0.00	112.00	-112.00	-100.00	344.33	1,232.00	-887.67	-72.05
3611-00-000	Interest Income - Restricted	85.94	0.00	85.94	N/A	580.89	0.00	580.89	N/A
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	1,194.80	0.00	1,194.80	N/A
3699-00-000	TOTAL OTHER INCOME	85.94	112.00	-26.06	-23.27	2,120.02	1,232.00	888.02	72.08
3999-00-000	TOTAL INCOME	285,589.52	339,147.10	-53,557.58	-15.79	3,195,107.32	4,091,839.35	-896,732.03	-21.92
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4100-99-000 ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000 Salaries & Wages - Administrative	31,176.06	46,235.00	15,058.94	32.57	560,922.57	508,585.00	-52,337.57	-10.29
4110-21-000 Unemployment Tax - Administrative	0.00	45.67	45.67	100.00	2,291.91	499.37	-1,792.54	-358.96
4110-22-000 Medicare Tax - Administrative	435.35	670.00	234.65	35.02	7,791.62	7,370.00	-421.62	-5.72
4110-23-000 Health Insurance - Administrative	4,860.68	9,185.00	4,324.32	47.08	82,234.70	101,035.00	18,800.30	18.61
4110-24-000 Dental Insurance - Administrative	190.66	373.00	182.34	48.88	3,615.36	4,103.00	487.64	11.88
4110-25-000 STD/LTD/Life Ins - Administrative	74.31	210.00	135.69	64.61	932.92	2,310.00	1,377.08	59.61
4110-25-001 Workers Compensation - Administrative	63.52	588.00	524.48	89.20	5,615.47	6,468.00	852.53	13.18
4110-26-000 HRA Expense - Administrative	0.00	1,058.00	1,058.00	100.00	163.22	11,638.00	11,474.78	98.60
4110-28-000 MEPRS/MSRS - Administrative	3,106.66	4,717.00	1,610.34	34.14	52,841.36	51,887.00	-954.36	-1.84
4110-29-000 Retirement 401a Plan - Administrative	1,234.42	1,763.00	528.58	29.98	17,525.42	19,393.00	1,867.58	9.63
4110-30-000 Miscellaneous Benefit Expense - Administrative	0.00	65.00	65.00	100.00	65.07	715.00	649.93	90.90
4110-99-000 TOTAL ADMINISTRATIVE SALARIES & BENEFITS	41,141.66	64,909.67	23,768.01	36.62	733,999.62	714,003.37	-19,996.25	-2.80
4130-00-000 LEGAL EXPENSES								
4130-03-000 Tenant Screening	252.00	31.41	-220.59	-702.29	2,165.00	345.51	-1,819.49	-526.61
4130-04-000 General Legal Expense	3,233.76	2,499.92	-733.84	-29.35	41,847.20	27,499.12	-14,348.08	-52.18
4131-00-000 TOTAL LEGAL EXPENSES	3,485.76	2,531.33	-954.43	-37.70	44,012.20	27,844.63	-16,167.57	-58.06
4139-00-000 OTHER ADMIN EXPENSES								
4140-00-000 Staff Training	68.52	256.92	188.40	73.33	4,427.27	2,898.12	-1,529.15	-52.76
4150-00-000 Travel	301.40	308.99	7.59	2.46	8,036.03	3,490.89	-4,545.14	-130.20
4151-00-000 Mileage Reimbursement	171.48	155.75	-15.73	-10.10	1,697.08	1,753.25	56.17	3.20
4170-00-000 Accounting Fees	292.41	436.75	144.34	33.05	3,670.53	4,924.25	1,253.72	25.46
4173-00-000 Management Fee	28,507.81	29,932.42	1,424.61	4.76	313,585.91	329,256.62	15,670.71	4.76
4173-01-000 Asset Management Fee	4,370.00	4,588.50	218.50	4.76	48,070.00	50,473.50	2,403.50	4.76
4173-02-000 Bookkeeping Fee	2,932.50	3,078.58	146.08	4.74	32,257.50	33,864.38	1,606.88	4.74
4189-00-000 TOTAL OTHER ADMIN EXPENSES	36,644.12	38,757.91	2,113.79	5.45	411,744.32	426,661.01	14,916.69	3.50
4190-00-000 MISCELLANEOUS ADMIN EXPENSES								
4190-01-000 Membership and Fees	1,431.20	416.67	-1,014.53	-243.49	12,264.37	4,583.37	-7,681.00	-167.58
4190-04-000 Office Supplies	144.11	648.49	504.38	77.78	8,267.48	7,429.39	-838.09	-11.28
4190-07-000 Telephone	1,313.83	1,563.84	250.01	15.99	15,111.79	17,242.24	2,130.45	12.36
4190-07-001 Answering Service	0.00	125.40	125.40	100.00	737.76	1,415.40	677.64	47.88
4190-08-000 Postage	203.73	333.17	129.44	38.85	3,310.47	3,760.87	450.40	11.98
4190-11-000 Printing and Printer Supplies	116.57	268.99	152.42	56.66	1,291.12	2,974.89	1,683.77	56.60
4190-12-000 Software	5,271.87	3,412.08	-1,859.79	-54.51	74,218.50	38,756.88	-35,461.62	-91.50
4190-13-000 Internet	3,798.11	3,474.18	-323.93	-9.32	45,432.66	39,923.98	-5,508.68	-13.80
4190-15-000 Cell Phones/Pagers	127.40	24.57	-102.83	-418.52	1,428.06	274.27	-1,153.79	-420.68
4190-18-000 Small Office Equipment	0.00	45.83	45.83	100.00	0.00	504.13	504.13	100.00
4190-19-000 Professional Services	-3,384.01	333.32	3,717.33	1,115.24	11,736.76	3,666.52	-8,070.24	-220.11
4190-20-000 Bank Fees	55.41	38.26	-17.15	-44.82	412.09	432.86	20.77	4.80
4190-22-000 Other Misc Admin Expenses	830.68	88.43	-742.25	-839.36	2,906.76	2,508.73	-398.03	-15.87
4190-25-000 Contracts - Equipment Service	0.00	209.92	209.92	100.00	2,320.17	2,309.12	-11.05	-0.48
4191-00-000 TOTAL MISCELLANEOUS ADMIN EXPENSES	9,908.90	10,983.15	1,074.25	9.78	179,437.99	125,782.65	-53,655.34	-42.66
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	91,180.44	117,182.06	26,001.62	22.19	1,369,194.13	1,294,291.66	-74,902.47	-5.79

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	1,946.37	2,125.00	178.63	8.41	35,756.54	23,375.00	-12,381.54	-52.97
4210-21-000	Unemployment Tax - Tenant Services	0.00	8.00	8.00	100.00	89.44	95.00	5.56	5.85
4210-22-000	Medicare Tax - Tenant Services	28.25	29.00	0.75	2.59	521.46	319.00	-202.46	-63.47
4210-23-000	Health Insurance - Tenant Services	0.00	253.00	253.00	100.00	1,549.60	2,783.00	1,233.40	44.32
4210-24-000	Dental Insurance - Tenant Services	19.45	18.00	-1.45	-8.06	285.81	198.00	-87.81	-44.35
4210-25-000	STD/LTD/Life Ins - Tenant Services	2.27	24.00	21.73	90.54	120.70	264.00	143.30	54.28
4210-25-001	Workers Compensation - Tenant Services	38.95	48.00	9.05	18.85	809.05	528.00	-281.05	-53.23
4210-28-000	MEPERS/MSRS - Tenant Services	198.52	216.00	17.48	8.09	3,519.51	2,376.00	-1,143.51	-48.13
4210-29-000	Retirement 401a Plan - Tenant Services	97.32	105.00	7.68	7.31	1,725.22	1,155.00	-570.22	-49.37
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	3.00	3.00	100.00	0.00	33.00	33.00	100.00
4221-01-000	Grant Fund Expense	0.00	10,695.74	10,695.74	100.00	92,592.36	117,829.14	25,236.78	21.42
4230-00-000	Tenant Services Contract Costs	0.00	151.42	151.42	100.00	1,865.73	1,665.62	-200.11	-12.01
4230-02-000	Resident Participation	87.74	258.08	170.34	66.00	6,432.80	2,838.88	-3,593.92	-126.60
4231-00-999	TOTAL TENANT SERVICES EXPENSES	2,418.87	13,934.24	11,515.37	82.64	145,268.22	153,459.64	8,191.42	5.34
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	19,638.13	0.00	-19,638.13	N/A	44,148.21	0.00	-44,148.21	N/A
4240-21-000	Unemployment Tax - Property Management	40.58	0.00	-40.58	N/A	130.57	0.00	-130.57	N/A
4240-22-000	Medicare Tax - Property Management	275.72	0.00	-275.72	N/A	619.80	0.00	-619.80	N/A
4240-23-000	Health Insurance - Property Management	5,073.36	0.00	-5,073.36	N/A	10,151.22	0.00	-10,151.22	N/A
4240-24-000	Dental Insurance - Property Management	221.92	0.00	-221.92	N/A	444.04	0.00	-444.04	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	19.58	0.00	-19.58	N/A	44.02	0.00	-44.02	N/A
4240-25-001	Workers Compensation - Property Management	392.90	0.00	-392.90	N/A	883.23	0.00	-883.23	N/A
4240-28-000	MEPERS/MSRS - Property Management	1,973.83	0.00	-1,973.83	N/A	4,437.23	0.00	-4,437.23	N/A
4240-29-000	Retirement 401a Plan - Property Management	821.51	0.00	-821.51	N/A	1,605.08	0.00	-1,605.08	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	28,457.53	0.00	-28,457.53	N/A	62,463.40	0.00	-62,463.40	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	7,535.00	7,644.98	109.98	1.44	99,171.44	87,054.78	-12,116.66	-13.92
4320-00-000	Electricity	8,889.06	13,401.82	4,512.76	33.67	110,360.28	149,536.02	39,175.74	26.20
4320-02-000	Electricity - Vacant Units	1,736.13	1,703.74	-32.39	-1.90	30,554.66	19,833.14	-10,721.52	-54.06
4330-00-000	Natural Gas & Propane	20,066.19	23,200.91	3,134.72	13.51	246,738.67	263,386.01	16,647.34	6.32
4340-00-000	Garbage/Trash Removal	5,236.62	4,758.84	-477.78	-10.04	54,553.17	54,759.24	206.07	0.38
4390-00-000	Sewer	14,403.55	13,495.34	-908.21	-6.73	199,664.71	153,968.74	-45,695.97	-29.68
4391-00-000	Storm Water	0.00	1,988.66	1,988.66	100.00	20,601.73	22,579.26	1,977.53	8.76
4392-00-000	Sprinkler	0.00	491.58	491.58	100.00	4,227.00	5,407.38	1,180.38	21.83
4399-00-000	TOTAL UTILITY EXPENSES	57,866.55	66,685.87	8,819.32	13.23	765,871.66	756,524.57	-9,347.09	-1.24
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	66,576.41	83,728.44	17,152.03	20.49	775,878.02	922,560.16	146,682.14	15.90

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4406-03-000	Maintenance Service Fees - 3rd Party	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A
4410-01-000	Maintenance Labor-Grounds	0.00	7,484.17	7,484.17	100.00	2,050.00	86,133.87	84,083.87	97.62
4410-21-000	Unemployment Tax - Maintenance	0.00	6.75	6.75	100.00	0.00	76.25	76.25	100.00
4410-22-000	Medicare Tax - Maintenance	0.00	0.00	0.00	N/A	113.02	0.00	-113.02	N/A
4410-23-000	Health Insurance - Maintenance	0.00	0.00	0.00	N/A	7,445.74	0.00	-7,445.74	N/A
4410-24-000	Dental Insurance - Maintenance	0.00	0.00	0.00	N/A	279.23	0.00	-279.23	N/A
4410-25-000	STD/LTD/Life Ins - Maintenance	0.00	0.00	0.00	N/A	41.40	0.00	-41.40	N/A
4410-25-001	Workers Compensation - Maintenance	0.00	0.00	0.00	N/A	193.83	0.00	-193.83	N/A
4410-28-000	MEPERS/MSRS - Maintenance	0.00	0.00	0.00	N/A	832.11	0.00	-832.11	N/A
4410-29-000	Retirement 401a Plan - Maintenance	0.00	0.00	0.00	N/A	408.20	0.00	-408.20	N/A
4411-00-000	Maintenance Uniforms	1,526.12	1,109.01	-417.11	-37.61	16,682.39	12,199.11	-4,483.28	-36.75
4413-00-000	Vehicle Expense	31.99	62.34	30.35	48.68	5,776.80	688.74	-5,088.06	-738.75
4419-00-000	TOTAL GENERAL MAINT EXPENSE	68,134.52	92,390.71	24,256.19	26.25	809,740.74	1,021,658.13	211,917.39	20.74
4420-00-000	MATERIALS								
4420-02-000	Appliances	5,052.55	3,495.09	-1,557.46	-44.56	28,353.72	38,445.99	10,092.27	26.25
4420-03-000	Supplies-Painting	238.59	1,597.83	1,359.24	85.07	7,836.88	17,576.13	9,739.25	55.41
4420-04-000	Supplies-Electrical	640.14	1,070.58	430.44	40.21	7,434.73	11,776.38	4,341.65	36.87
4420-05-000	Supplies-Windows/Doors/Locks	884.12	1,608.08	723.96	45.02	16,194.11	17,688.88	1,494.77	8.45
4420-06-000	Supplies-Janitorial/Cleaning	375.50	873.50	498.00	57.01	11,478.55	9,608.50	-1,870.05	-19.46
4420-07-000	Supplies-Maint/Repairs	1,941.77	1,962.00	20.23	1.03	37,179.08	21,622.00	-15,557.08	-71.95
4420-08-000	Supplies-Plumbing	1,275.05	1,477.16	202.11	13.68	13,411.73	16,248.76	2,837.03	17.46
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	634.24	0.00	-634.24	N/A
4420-11-000	Supplies-Heating and Cooling	0.00	1,011.17	1,011.17	100.00	-3,822.66	11,366.87	15,189.53	133.63
4420-12-000	Supplies - Seasonal	0.00	529.24	529.24	100.00	5,824.57	5,933.64	109.07	1.84
4429-00-000	TOTAL MATERIALS	10,407.72	13,624.65	3,216.93	23.61	124,524.95	150,267.15	25,742.20	17.13
4430-00-000	CONTRACT COSTS								
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	744.70	0.00	-744.70	N/A
4430-03-000	Contract-Building Repairs	0.00	0.00	0.00	N/A	4,850.00	0.00	-4,850.00	N/A
4430-05-000	Contract-Decorating/Painting	2,440.00	6,744.24	4,304.24	63.82	58,795.00	74,186.64	15,391.64	20.75
4430-06-000	Contract-Electrical	0.00	1,124.42	1,124.42	100.00	-4,322.50	12,368.62	16,691.12	134.95
4430-07-000	Contract-Pest Control	4,699.50	5,059.75	360.25	7.12	56,344.00	57,026.25	682.25	1.20
4430-09-000	Contract-Grounds	5,537.18	4,433.01	-1,104.17	-24.91	124,619.77	51,027.11	-73,592.66	-144.22
4430-10-000	Contract-Janitorial/Cleaning	360.72	426.11	65.39	15.35	3,922.99	4,687.21	764.22	16.30
4430-11-000	Contract-Plumbing	0.00	512.50	512.50	100.00	7,019.04	5,729.50	-1,289.54	-22.51
4430-13-000	Contract-HVAC	1,036.64	3,047.34	2,010.70	65.98	35,585.43	33,848.74	-1,736.69	-5.13
4430-15-000	Contract-Equipment Rental	447.71	428.00	-19.71	-4.61	4,859.41	4,724.00	-135.41	-2.87
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0.00	N/A	137.32	0.00	-137.32	N/A
4430-17-000	Contract - Elevator Expense	3,567.00	277.08	-3,289.92	-1,187.35	23,761.30	3,047.88	-20,713.42	-679.60
4430-18-000	Contract-Alarm Monitoring	0.00	122.01	122.01	100.00	1,151.64	1,342.11	190.47	14.19
4430-19-000	Fire and Safety	2,178.20	2,436.59	258.39	10.60	32,857.77	26,894.49	-5,963.28	-22.17
4431-01-000	Professional Services	13,885.23	12,216.00	-1,669.23	-13.66	29,835.65	134,424.00	104,588.35	77.80
4439-00-000	TOTAL CONTRACT COSTS	34,152.18	36,827.05	2,674.87	7.26	380,161.52	409,306.55	29,145.03	7.12
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	112,694.42	142,842.41	30,147.99	21.11	1,314,427.21	1,581,231.83	266,804.62	16.87

Property = bst mva .amp3
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	133.47	146.83	13.36	9.10	8,758.82	1,615.13	-7,143.69	-442.30
4510-10-000	Property Insurance	11,137.36	11,727.92	590.56	5.04	119,181.06	129,007.12	9,826.06	7.62
4510-20-000	Liability Insurance	4,255.17	4,393.74	138.57	3.15	44,980.93	48,331.14	3,350.21	6.93
4510-22-000	Auto Insurance	895.89	1,315.42	419.53	31.89	10,771.77	14,469.62	3,697.85	25.56
4510-50-000	Insurance Claims / Uninsured Losses	-5,503.13	58.58	5,561.71	9,494.21	-1,085.81	644.38	1,730.19	268.50
4520-00-000	Property Tax / PILOT	9,660.74	10,451.49	790.75	7.57	85,268.47	116,098.39	30,829.92	26.56
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	43,493.66	0.00	-43,493.66	N/A
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	765.00	0.00	-765.00	N/A
4580-00-000	Security/Law Enforcement	4,229.65	984.83	-3,244.82	-329.48	140,276.65	10,833.13	-129,443.52	-1,194.89
4599-00-000	TOTAL GENERAL EXPENSES	24,809.15	29,078.81	4,269.66	14.68	452,410.55	320,998.91	-131,411.64	-40.94
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-01-001	Tenant Utility Payments-Public Housing	314.00	471.17	157.17	33.36	4,294.00	5,214.87	920.87	17.66
4715-06-000	FSS Escrow Payments (Public Housing)	5,445.00	4,793.92	-651.08	-13.58	28,256.78	53,774.12	25,517.34	47.45
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,759.00	5,265.09	-493.91	-9.38	32,550.78	58,988.99	26,438.21	44.82
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	6,252.50	0.00	-6,252.50	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	6,252.50	0.00	-6,252.50	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	36,039.45	36,039.08	-0.37	0.00	396,433.95	396,429.88	-4.07	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	36,039.45	36,039.08	-0.37	0.00	396,433.95	396,429.88	-4.07	0.00
8000-00-000	TOTAL EXPENSES	359,225.41	411,027.56	51,802.15	12.60	4,544,872.40	4,561,925.48	17,053.08	0.37
9000-00-000	NET INCOME	-73,635.89	-71,880.46	-1,755.43	-2.44	-1,349,765.08	-470,086.13	-879,678.95	-187.13

Property = .voucher.pbvouch
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3112-04-000	Utility Allowance Credit	-151.00	0.00	-151.00	N/A	-660.00	0.00	-660.00	N/A
3119-00-000	TOTAL RENTAL INCOME	-151.00	0.00	-151.00	N/A	-660.00	0.00	-660.00	N/A
3120-00-000	OTHER TENANT INCOME								
3121-01-000	TPA - Fraud	874.00	0.00	874.00	N/A	12,061.00	0.00	12,061.00	N/A
3121-02-000	TPA - Other	-874.00	0.00	-874.00	N/A	21,648.00	0.00	21,648.00	N/A
3129-00-000	TOTAL OTHER TENANT INCOME	0.00	0.00	0.00	N/A	33,709.00	0.00	33,709.00	N/A
3199-00-000	TOTAL TENANT INCOME	-151.00	0.00	-151.00	N/A	33,049.00	0.00	33,049.00	N/A
3400-00-000	GRANT INCOME								
3400-31-000	MODs - Annual Contributions Received	80,468.00	80,468.75	-0.75	0.00	504,892.00	885,156.25	-380,264.25	-42.96
3410-01-000	Section 8 HAP Received	1,581,892.00	1,040,170.75	541,721.25	52.08	11,139,425.00	11,441,878.25	-302,453.25	-2.64
3410-02-000	Section 8 Admin Fee Income	75,392.00	100,146.59	-24,754.59	-24.72	984,430.00	1,101,612.49	-117,182.49	-10.64
3499-00-000	TOTAL GRANT INCOME	1,737,752.00	1,220,786.09	516,965.91	42.35	12,628,747.00	13,428,646.99	-799,899.99	-5.96
3999-00-000	TOTAL INCOME	1,737,601.00	1,220,786.09	516,814.91	42.33	12,661,796.00	13,428,646.99	-766,850.99	-5.71
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	24,235.58	24,164.00	-71.58	-0.30	321,701.41	265,804.00	-55,897.41	-21.03
4110-21-000	Unemployment Tax - Administrative	0.00	96.92	96.92	100.00	1,272.97	1,066.12	-206.85	-19.40
4110-22-000	Medicare Tax - Administrative	318.58	351.00	32.42	9.24	4,305.76	3,861.00	-444.76	-11.52
4110-23-000	Health Insurance - Administrative	6,677.08	6,753.00	75.92	1.12	75,057.37	74,283.00	-774.37	-1.04
4110-24-000	Dental Insurance - Administrative	299.52	275.00	-24.52	-8.92	3,411.79	3,025.00	-386.79	-12.79
4110-25-000	STD/LTD/Life Ins - Administrative	71.93	172.00	100.07	58.18	795.78	1,892.00	1,096.22	57.94
4110-25-001	Workers Compensation - Administrative	246.53	163.00	-83.53	-51.25	3,663.18	1,793.00	-1,870.18	-104.30
4110-26-000	HRA Expense - Administrative	0.00	827.00	827.00	100.00	0.00	9,097.00	9,097.00	100.00
4110-28-000	MEPERS/MSRS - Administrative	2,215.28	2,465.00	249.72	10.13	29,175.41	27,115.00	-2,060.41	-7.60
4110-29-000	Retirement 401a Plan - Administrative	1,085.89	1,062.00	-23.89	-2.25	13,612.26	11,682.00	-1,930.26	-16.52
4110-30-000	Miscellaneous Benefit Expense - Administrative	0.00	33.00	33.00	100.00	90.48	363.00	272.52	75.07
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	35,150.39	36,361.92	1,211.53	3.33	453,086.41	399,981.12	-53,105.29	-13.28
4130-00-000	LEGAL EXPENSES								
4130-03-000	Tenant Screening	7,235.35	3,434.08	-3,801.27	-110.69	37,339.25	37,774.88	435.63	1.15
4130-04-000	General Legal Expense	401.07	1,303.84	902.77	69.24	9,120.28	14,342.24	5,221.96	36.41
4131-00-000	TOTAL LEGAL EXPENSES	7,636.42	4,737.92	-2,898.50	-61.18	46,459.53	52,117.12	5,657.59	10.86
4139-00-000	OTHER ADMIN EXPENSES								

Property = .voucher.pbvouch

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4140-00-000	Staff Training	190.85	739.58	548.73	74.19	11,705.88	8,135.38	-3,570.50	-43.89
4150-00-000	Travel	839.31	923.49	84.18	9.12	19,446.77	10,158.39	-9,288.38	-91.44
4151-00-000	Mileage Reimbursement	0.00	0.00	0.00	N/A	846.68	0.00	-846.68	N/A
4170-00-000	Accounting Fees	814.31	1,239.82	425.51	34.32	10,221.95	13,638.02	3,416.07	25.05
4172-00-000	Port Out Admin Fee Paid	2,283.11	2,315.41	32.30	1.40	30,823.20	25,469.51	-5,353.69	-21.02
4173-02-000	Bookkeeping Fee	8,527.50	8,958.92	431.42	4.82	93,802.50	98,548.12	4,745.62	4.82
4173-04-000	Safe Harbor Fee	13,644.00	14,333.42	689.42	4.81	150,084.00	157,667.62	7,583.62	4.81
4189-00-000	TOTAL OTHER ADMIN EXPENSES	26,299.08	28,510.64	2,211.56	7.76	316,930.98	313,617.04	-3,313.94	-1.06
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	1,688.75	4,113.33	2,424.58	58.94	27,087.84	45,246.63	18,158.79	40.13
4190-04-000	Office Supplies	401.27	1,502.00	1,100.73	73.28	13,216.39	16,522.00	3,305.61	20.01
4190-07-000	Telephone	447.22	619.67	172.45	27.83	5,082.27	6,816.37	1,734.10	25.44
4190-07-001	Answering Service	0.00	365.76	365.76	100.00	2,054.59	4,023.36	1,968.77	48.93
4190-08-000	Postage	567.36	991.42	424.06	42.77	8,899.44	10,905.62	2,006.18	18.40
4190-11-000	Printing and Printer Supplies	0.00	142.00	142.00	100.00	23.94	1,562.00	1,538.06	98.47
4190-12-000	Software	8,238.84	4,459.50	-3,779.34	-84.75	117,434.51	49,054.50	-68,380.01	-139.40
4190-13-000	Internet	2,466.01	2,590.59	124.58	4.81	28,076.60	28,496.49	419.89	1.47
4190-15-000	Cell Phones/Pagers	30.68	0.17	-30.51	-17,947.06	434.12	1.87	-432.25	-23,114.97
4190-19-000	Professional Services	322.95	8,097.18	7,774.23	96.01	16,394.11	89,068.98	72,674.87	81.59
4190-20-000	Bank Fees	154.31	114.68	-39.63	-34.56	1,144.78	1,261.48	116.70	9.25
4190-22-000	Other Misc Admin Expenses	6.82	24.17	17.35	71.78	1,937.97	265.87	-1,672.10	-628.92
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	14,324.21	23,020.47	8,696.26	37.78	221,786.56	253,225.17	31,438.61	12.42
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	83,410.10	92,630.95	9,220.85	9.95	1,038,263.48	1,018,940.45	-19,323.03	-1.90
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	1,539.66	1,669.00	129.34	7.75	19,909.56	18,359.00	-1,550.56	-8.45
4210-21-000	Unemployment Tax - Tenant Services	0.00	0.00	0.00	N/A	70.77	0.00	-70.77	N/A
4210-22-000	Medicare Tax - Tenant Services	22.33	24.00	1.67	6.96	298.73	264.00	-34.73	-13.16
4210-23-000	Health Insurance - Tenant Services	0.00	198.00	198.00	100.00	0.00	2,178.00	2,178.00	100.00
4210-24-000	Dental Insurance - Tenant Services	15.38	15.00	-0.38	-2.53	168.74	165.00	-3.74	-2.27
4210-25-000	STD/LTD/Life Ins - Tenant Services	1.80	19.00	17.20	90.53	75.15	209.00	133.85	64.04
4210-25-001	Workers Compensation - Tenant Services	30.80	39.00	8.20	21.03	440.98	429.00	-11.98	-2.79
4210-28-000	MEPERS/MSRS - Tenant Services	157.05	169.00	11.95	7.07	1,921.36	1,859.00	-62.36	-3.35
4210-29-000	Retirement 401a Plan - Tenant Services	76.98	84.00	7.02	8.36	941.80	924.00	-17.80	-1.93
4210-30-000	Miscellaneous Benefit Expense - Tenant Services	0.00	2.00	2.00	100.00	0.00	22.00	22.00	100.00
4230-00-000	Tenant Services Contract Costs	0.00	1,034.92	1,034.92	100.00	448.00	11,384.12	10,936.12	96.06
4231-00-999	TOTAL TENANT SERVICES EXPENSES	1,844.00	3,253.92	1,409.92	43.33	24,275.09	35,793.12	11,518.03	32.18
4300-00-000	UTILITY EXPENSES								
4330-00-000	Natural Gas & Propane	0.00	1,035.66	1,035.66	100.00	4,148.34	11,392.26	7,243.92	63.59
4399-00-000	TOTAL UTILITY EXPENSES	0.00	1,035.66	1,035.66	100.00	4,148.34	11,392.26	7,243.92	63.59
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								

Property = .voucher.pbvouch

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-99-000	GENERAL MAINT EXPENSES								
4413-00-000	Vehicle Expense	0.00	0.00	0.00	N/A	3,159.60	0.00	-3,159.60	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	0.00	0.00	0.00	N/A	3,159.60	0.00	-3,159.60	N/A
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	N/A	3,159.60	0.00	-3,159.60	N/A
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	534.22	631.25	97.03	15.37	6,153.43	6,943.75	790.32	11.38
4599-00-000	TOTAL GENERAL EXPENSES	534.22	631.25	97.03	15.37	6,153.43	6,943.75	790.32	11.38
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	1,034,369.00	1,055,963.93	21,594.93	2.04	11,211,448.00	11,588,695.23	377,247.23	3.26
4715-01-000	Tenant Utility Payments-Voucher	7,189.00	5,337.75	-1,851.25	-34.68	71,809.00	58,715.25	-13,093.75	-22.30
4715-02-000	Port Out HAP Payments	56,892.00	47,362.58	-9,529.42	-20.12	666,655.00	520,988.38	-145,666.62	-27.96
4715-06-000	FSS Escrow Payments (Public Housing)	4,218.00	2,523.83	-1,694.17	-67.13	56,774.00	27,762.13	-29,011.87	-104.50
4715-07-000	FSS Escrow Payments (Section 8)	0.00	0.00	0.00	N/A	-9,905.00	0.00	9,905.00	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,102,668.00	1,111,188.09	8,520.09	0.77	11,996,781.00	12,196,160.99	199,379.99	1.63
8000-00-000	TOTAL EXPENSES	1,188,456.32	1,208,739.87	20,283.55	1.68	13,072,780.94	13,269,230.57	196,449.63	1.48
9000-00-000	NET INCOME	549,144.68	12,046.22	537,098.46	4,458.65	-410,984.94	159,416.42	-570,401.36	-357.81

Healy Terrace (hta)

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	82,402.32
1112-99-000	TOTAL UNRESTRICTED CASH	82,402.32
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	14,544.35
1115-00-000	Replacement Reserve	70,826.18
1116-00-000	Tax & Insurance Reserve	68,850.44
1118-00-000	Operating Deficit Escrow	130,161.30
1118-99-000	TOTAL RESTRICTED CASH	284,382.27
1119-00-000	TOTAL CASH	366,784.59
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	2,426.50
1122-01-000	Allowance for Doubtful Accounts - Tenant	-7.20
1123-00-000	A/R -Tenant Based Subsidy	495.00
1135-05-000	Subsidy Suspense Receivable	81.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,995.30
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	2,271.97
1213-00-000	Prepaid Taxes	4,329.70
1215-00-000	Prepaid Other	4,410.97
1299-00-000	TOTAL OTHER CURRENT ASSETS	11,012.64
1300-00-000	TOTAL CURRENT ASSETS	380,792.53
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	103,000.00
1400-06-000	Buildings	8,065,306.20
1400-06-001	Building Equipment	53,178.84
1400-06-002	Building Improvements	2,077.42
1400-07-000	Furniture and Equipment-Dwelling	65,262.73
1400-08-000	Furniture and Equipment-Admin.	132,183.27
1400-10-000	Site Improvement	145,610.75
1404-00-000	Accumulated Depreciation	-746,742.76
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-2,278,990.08
1405-03-000	Accum Depreciation-Furn & Equip Admin	-11,252.01
1405-05-000	Accum Depreciation-Site Improvements	-80,086.00
1420-00-000	TOTAL FIXED ASSETS	5,449,548.36

Healy Terrace (hta)

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1430-00-000	OTHER ASSETS	
1430-01-000	Other Permanent Financing	8,570.00
1430-02-000	Syndication Costs	58,000.00
1430-03-000	Tax Allocation Fee	38,920.00
1431-01-000	Accumulated Amort - Permanent Financing Fees	-37,411.25
1431-02-000	Accumulated Amort - Deferred Financing	-4,122.95
1439-00-000	TOTAL OTHER ASSETS	63,955.80
1499-00-000	TOTAL NONCURRENT ASSETS	5,513,504.16
1999-00-000	TOTAL ASSETS	5,894,296.69
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	1,006.41
2114-00-000	Tenant Security Deposits	14,422.68
2114-01-000	Security Deposit Interest	517.67
2114-03-000	Security Deposit - Pet	200.00
2114-04-000	Security Deposit - Fob	15.00
2131-01-000	Accrued Interest - Mortgage 1	130,610.40
2136-01-000	Accrued Partner Management Fee	60,820.89
2136-02-000	Accrued Incentive Management Fee	62,394.00
2136-03-000	Accrued Asset Management Fee	11,463.50
2145-25-000	InterCo HTA / COCC	21,308.71
2240-00-000	Tenant Prepaid Rents	3,250.48
2299-00-000	TOTAL CURRENT LIABILITIES	306,009.74
2300-00-000	NONCURRENT LIABILITIES	
2307-01-000	Mortgage Payable - 1	407,477.00
2307-02-000	Mortgage Payable - 2	300,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	707,477.00
2499-00-000	TOTAL LIABILITIES	1,013,486.74
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-002	General Partner Contribution	8,040,873.71
2805-99-000	TOTAL CONTRIBUTED CAPITAL	8,040,873.71
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-3,138,624.08
2809-99-000	TOTAL RETAINED EARNINGS	-3,138,624.08

Healy Terrace (hta)

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2810-00-000	OTHER EQUITY	
2810-01-000	Distributions - Prior	-21,439.68
2810-99-000	TOTAL OTHER EQUITY	-21,439.68
2899-00-000	TOTAL EQUITY	4,880,809.95
2999-00-000	TOTAL LIABILITIES AND EQUITY	5,894,296.69
9999-99-000	TOTAL OF ALL	0.00

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3110-00-000	Rent Income-Gross Potential	0.00	35,662.00	-35,662.00	-100.00	0.00	178,310.00	-178,310.00	-100.00
3111-00-000	Tenant Rent	9,606.48	0.00	9,606.48	N/A	50,160.19	0.00	50,160.19	N/A
3112-01-000	Tenant Based Subsidy	0.00	0.00	0.00	N/A	780.00	0.00	780.00	N/A
3112-06-000	PBV HAP Subsidy	24,998.00	0.00	24,998.00	N/A	129,944.00	0.00	129,944.00	N/A
3113-00-000	Less: Vacancies	-815.48	-777.25	-38.23	-4.92	-4,510.19	-3,886.25	-623.94	-16.06
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-640.00	0.00	-640.00	N/A
3118-01-000	Commercial Rent	1,166.46	0.00	1,166.46	N/A	5,977.44	0.00	5,977.44	N/A
3119-00-000	TOTAL RENTAL INCOME	34,955.46	34,884.75	70.71	0.20	181,711.44	174,423.75	7,287.69	4.18
3120-00-000	OTHER TENANT INCOME								
3120-01-000	Laundry and Vending	460.28	0.00	460.28	N/A	1,423.21	0.00	1,423.21	N/A
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	883.32	0.00	883.32	N/A
3120-09-000	Tenant Income - Other	0.00	1,560.42	-1,560.42	-100.00	0.00	7,802.10	-7,802.10	-100.00
3120-12-000	Keys and Locks Fee	0.00	0.00	0.00	N/A	3.00	0.00	3.00	N/A
3129-00-000	TOTAL OTHER TENANT INCOME	460.28	1,560.42	-1,100.14	-70.50	2,309.53	7,802.10	-5,492.57	-70.40
3199-00-000	TOTAL TENANT INCOME	35,415.74	36,445.17	-1,029.43	-2.82	184,020.97	182,225.85	1,795.12	0.99
3600-00-000	OTHER INCOME								
3611-00-000	Interest Income - Restricted	714.10	1,060.00	-345.90	-32.63	3,474.33	5,300.00	-1,825.67	-34.45
3641-00-000	TIF Income	0.00	0.00	0.00	N/A	20,951.34	0.00	20,951.34	N/A
3650-00-000	Miscellaneous Other Income	0.00	1,322.50	-1,322.50	-100.00	18,309.20	6,612.50	11,696.70	176.89
3699-00-000	TOTAL OTHER INCOME	714.10	2,382.50	-1,668.40	-70.03	42,734.87	11,912.50	30,822.37	258.74
3999-00-000	TOTAL INCOME	36,129.84	38,827.67	-2,697.83	-6.95	226,755.84	194,138.35	32,617.49	16.80
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	187.26	2,135.00	1,947.74	91.23	6,536.09	10,675.00	4,138.91	38.77
4110-21-000	Unemployment Tax - Administrative	0.00	0.00	0.00	N/A	82.62	0.00	-82.62	N/A
4110-22-000	Medicare Tax - Administrative	2.65	0.00	-2.65	N/A	91.45	0.00	-91.45	N/A
4110-23-000	Health Insurance - Administrative	45.24	1,583.33	1,538.09	97.14	986.14	7,916.65	6,930.51	87.54
4110-24-000	Dental Insurance - Administrative	2.24	0.00	-2.24	N/A	46.28	0.00	-46.28	N/A
4110-25-000	STD/LTD/Life Ins - Administrative	0.44	0.00	-0.44	N/A	11.06	0.00	-11.06	N/A
4110-25-001	Workers Compensation - Administrative	2.29	100.00	97.71	97.71	99.92	500.00	400.08	80.02
4110-28-000	MEPERS/MSRS - Administrative	17.19	0.00	-17.19	N/A	650.98	0.00	-650.98	N/A
4110-29-000	Retirement 401a Plan - Administrative	8.43	0.00	-8.43	N/A	297.94	0.00	-297.94	N/A

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	265.74	3,818.33	3,552.59	93.04	8,802.48	19,091.65	10,289.17	53.89
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	12.50	12.50	100.00	0.00	62.50	62.50	100.00
4130-03-000	Tenant Screening	36.00	0.00	-36.00	N/A	63.00	0.00	-63.00	N/A
4130-04-000	General Legal Expense	150.55	291.67	141.12	48.38	1,952.45	1,458.35	-494.10	-33.88
4130-04-001	Legal Expense (LHA non-alloc)	0.00	0.00	0.00	N/A	720.00	0.00	-720.00	N/A
4131-00-000	TOTAL LEGAL EXPENSES	186.55	304.17	117.62	38.67	2,735.45	1,520.85	-1,214.60	-79.86
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	35.84	100.00	64.16	64.16	500.23	500.00	-0.23	-0.05
4150-00-000	Travel	22.07	0.00	-22.07	N/A	277.72	0.00	-277.72	N/A
4151-00-000	Mileage Reimbursement	4.28	0.00	-4.28	N/A	40.79	0.00	-40.79	N/A
4170-00-000	Accounting Fees	21.41	250.00	228.59	91.44	117.11	1,250.00	1,132.89	90.63
4171-00-000	Auditing Fees	0.00	908.33	908.33	100.00	12,000.00	4,541.65	-7,458.35	-164.22
4173-00-000	Management Fee	2,365.23	2,093.08	-272.15	-13.00	9,438.66	10,465.40	1,026.74	9.81
4173-01-000	Asset Management Fee	286.50	0.00	-286.50	N/A	1,432.50	0.00	-1,432.50	N/A
4173-06-000	Partnership Administration Fee	930.92	0.00	-930.92	N/A	4,654.60	0.00	-4,654.60	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	3,666.25	3,351.41	-314.84	-9.39	28,461.61	16,757.05	-11,704.56	-69.85
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	130.75	0.00	-130.75	N/A	418.28	0.00	-418.28	N/A
4190-02-000	Publications	0.00	0.00	0.00	N/A	31.48	0.00	-31.48	N/A
4190-04-000	Office Supplies	10.55	29.17	18.62	63.83	406.36	145.85	-260.51	-178.62
4190-07-000	Telephone	1,288.14	251.00	-1,037.14	-413.20	5,707.47	1,255.00	-4,452.47	-354.78
4190-07-001	Answering Service	0.00	251.00	251.00	100.00	2.45	1,255.00	1,252.55	99.80
4190-08-000	Postage	14.92	12.50	-2.42	-19.36	111.45	62.50	-48.95	-78.32
4190-09-000	Software License Expense	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00
4190-10-000	Copiers	0.00	12.50	12.50	100.00	0.00	62.50	62.50	100.00
4190-11-000	Printing and Printer Supplies	11.50	0.00	-11.50	N/A	57.96	0.00	-57.96	N/A
4190-12-000	Software	368.53	0.00	-368.53	N/A	2,096.34	0.00	-2,096.34	N/A
4190-13-000	Internet	725.55	250.92	-474.63	-189.16	3,628.24	1,254.60	-2,373.64	-189.20
4190-15-000	Cell Phones/Pagers	4.15	0.00	-4.15	N/A	21.80	0.00	-21.80	N/A
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	104.49	0.00	-104.49	N/A
4190-19-000	Professional Services	8.49	0.00	-8.49	N/A	52.55	0.00	-52.55	N/A
4190-20-000	Bank Fees	53.00	12.50	-40.50	-324.00	236.23	62.50	-173.73	-277.97
4190-22-000	Other Misc Admin Expenses	0.26	75.00	74.74	99.65	-62.19	375.00	437.19	116.58
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	2,615.84	1,194.59	-1,421.25	-118.97	12,812.91	5,972.95	-6,839.96	-114.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,734.38	8,668.50	1,934.12	22.31	52,812.45	43,342.50	-9,469.95	-21.85
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	0.00	1,170.00	1,170.00	100.00	0.00	5,850.00	5,850.00	100.00
4230-00-000	Tenant Services Contract Costs	1,170.00	0.00	-1,170.00	N/A	6,142.50	0.00	-6,142.50	N/A
4230-02-000	Resident Participation	151.43	70.83	-80.60	-113.79	808.03	354.15	-453.88	-128.16
4231-00-999	TOTAL TENANT SERVICES EXPENSES	1,321.43	1,240.83	-80.60	-6.50	6,950.53	6,204.15	-746.38	-12.03

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	1,692.38	0.00	-1,692.38	N/A	3,739.58	0.00	-3,739.58	N/A
4240-22-000	Medicare Tax - Property Management	23.83	0.00	-23.83	N/A	52.63	0.00	-52.63	N/A
4240-23-000	Health Insurance - Property Management	432.47	0.00	-432.47	N/A	852.88	0.00	-852.88	N/A
4240-24-000	Dental Insurance - Property Management	19.16	0.00	-19.16	N/A	37.85	0.00	-37.85	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	2.97	0.00	-2.97	N/A	6.56	0.00	-6.56	N/A
4240-25-001	Workers Compensation - Property Management	29.32	0.00	-29.32	N/A	64.61	0.00	-64.61	N/A
4240-28-000	MEPERS/MSRS - Property Management	170.51	0.00	-170.51	N/A	376.68	0.00	-376.68	N/A
4240-29-000	Retirement 401a Plan - Property Management	83.57	0.00	-83.57	N/A	175.82	0.00	-175.82	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	2,454.21	0.00	-2,454.21	N/A	5,306.61	0.00	-5,306.61	N/A
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	450.58	450.58	100.00	889.04	2,252.90	1,363.86	60.54
4320-00-000	Electricity	2,724.66	3,174.42	449.76	14.17	12,904.42	15,872.10	2,967.68	18.70
4320-02-000	Electricity - Vacant Units	60.98	0.00	-60.98	N/A	373.01	0.00	-373.01	N/A
4330-00-000	Natural Gas & Propane	235.17	2,317.50	2,082.33	89.85	1,175.85	11,587.50	10,411.65	89.85
4340-00-000	Garbage/Trash Removal	436.68	458.33	21.65	4.72	2,195.40	2,291.65	96.25	4.20
4390-00-000	Sewer	0.00	450.67	450.67	100.00	1,715.97	2,253.35	537.38	23.85
4391-00-000	Storm Water	0.00	0.00	0.00	N/A	809.88	0.00	-809.88	N/A
4392-00-000	Sprinkler	0.00	0.00	0.00	N/A	704.00	0.00	-704.00	N/A
4399-00-000	TOTAL UTILITY EXPENSES	3,457.49	6,851.50	3,394.01	49.54	20,767.57	34,257.50	13,489.93	39.38
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	15,830.13	3,891.67	-11,938.46	-306.77	35,867.79	19,458.35	-16,409.44	-84.33
4410-02-000	Maint-On Call Service	0.00	783.33	783.33	100.00	0.00	3,916.65	3,916.65	100.00
4410-23-000	Health Insurance - Maintenance	0.00	0.00	0.00	N/A	791.76	0.00	-791.76	N/A
4410-24-000	Dental Insurance - Maintenance	0.00	0.00	0.00	N/A	30.48	0.00	-30.48	N/A
4413-00-000	Vehicle Expense	0.00	0.00	0.00	N/A	244.72	0.00	-244.72	N/A
4419-00-000	TOTAL GENERAL MAINT EXPENSE	15,830.13	4,675.00	-11,155.13	-238.61	36,934.75	23,375.00	-13,559.75	-58.01
4420-00-000	MATERIALS								
4420-02-000	Appliances	56.17	0.00	-56.17	N/A	775.17	0.00	-775.17	N/A
4420-03-000	Supplies-Painting	0.00	0.00	0.00	N/A	259.20	0.00	-259.20	N/A
4420-04-000	Supplies-Electrical	0.00	0.00	0.00	N/A	212.78	0.00	-212.78	N/A
4420-05-000	Supplies-Windows/Doors/Locks	236.50	0.00	-236.50	N/A	492.00	0.00	-492.00	N/A
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	88.85	0.00	-88.85	N/A
4420-07-000	Supplies-Maint/Repairs	53.52	0.00	-53.52	N/A	2,130.93	0.00	-2,130.93	N/A
4420-08-000	Supplies-Plumbing	170.20	0.00	-170.20	N/A	460.55	0.00	-460.55	N/A
4420-09-000	Tools and Equipment	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00
4420-12-000	Supplies - Seasonal	0.00	0.00	0.00	N/A	191.70	0.00	-191.70	N/A
4429-00-000	TOTAL MATERIALS	516.39	500.00	-16.39	-3.28	4,611.18	2,500.00	-2,111.18	-84.45
4430-00-000	CONTRACT COSTS								
4430-05-000	Contract-Decorating/Painting	0.00	0.00	0.00	N/A	1,950.00	0.00	-1,950.00	N/A

Healy Terrace (hta)
Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-06-000	Contract-Electrical	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00
4430-07-000	Contract-Pest Control	313.91	291.67	-22.24	-7.63	1,569.55	1,458.35	-111.20	-7.63
4430-09-000	Contract-Grounds	221.42	941.67	720.25	76.49	7,888.10	4,708.35	-3,179.75	-67.53
4430-11-000	Contract-Plumbing	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00
4430-13-000	Contract-HVAC	450.00	208.33	-241.67	-116.00	950.00	1,041.65	91.65	8.80
4430-15-000	Contract-Equipment Rental	137.33	0.00	-137.33	N/A	686.63	0.00	-686.63	N/A
4430-17-000	Contract - Elevator Expense	184.17	0.00	-184.17	N/A	368.34	0.00	-368.34	N/A
4430-19-000	Fire and Safety	821.53	0.00	-821.53	N/A	2,787.65	0.00	-2,787.65	N/A
4431-01-000	Professional Services	0.00	1,250.00	1,250.00	100.00	84.10	6,250.00	6,165.90	98.65
4439-00-000	TOTAL CONTRACT COSTS	2,128.36	2,983.34	854.98	28.66	16,284.37	14,916.70	-1,367.67	-9.17
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	18,474.88	8,158.34	-10,316.54	-126.45	57,830.30	40,791.70	-17,038.60	-41.77
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	0.00	2,342.75	2,342.75	100.00	455.52	11,713.75	11,258.23	96.11
4510-10-000	Property Insurance	1,059.12	0.00	-1,059.12	N/A	5,481.88	0.00	-5,481.88	N/A
4510-22-000	Auto Insurance	76.86	0.00	-76.86	N/A	384.98	0.00	-384.98	N/A
4520-00-000	Property Tax / PILOT	4,329.69	4,329.67	-0.02	0.00	21,648.45	21,648.35	-0.10	0.00
4580-00-000	Security/Law Enforcement	204.53	0.00	-204.53	N/A	1,022.65	0.00	-1,022.65	N/A
4599-00-000	TOTAL GENERAL EXPENSES	5,670.20	6,672.42	1,002.22	15.02	28,993.48	33,362.10	4,368.62	13.09
4800-00-000	FINANCING EXPENSE								
4807-01-000	Interest Expense - Mortgage Payable 1	872.08	0.00	-872.08	N/A	4,360.40	0.00	-4,360.40	N/A
4899-00-000	TOTAL FINANCING EXPENSES	872.08	0.00	-872.08	N/A	4,360.40	0.00	-4,360.40	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	18,465.25	0.00	-18,465.25	N/A	92,326.25	0.00	-92,326.25	N/A
5110-00-000	Amortization Expense	240.08	0.00	-240.08	N/A	1,200.40	0.00	-1,200.40	N/A
5999-00-000	TOTAL NON-OPERATING ITEMS	18,705.33	0.00	-18,705.33	N/A	93,526.65	0.00	-93,526.65	N/A
8000-00-000	TOTAL EXPENSES	57,690.00	31,591.59	-26,098.41	-82.61	270,547.99	157,957.95	-112,590.04	-71.28
9000-00-000	NET INCOME	-21,560.16	7,236.08	-28,796.24	-397.95	-43,792.15	36,180.40	-79,972.55	-221.04

Maple Knoll Apartments (mka)

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	UNRESTRICTED CASH	
1110-01-000	Cash - Operating	7,265.31
1112-99-000	TOTAL UNRESTRICTED CASH	7,265.31
1113-99-000	RESTRICTED CASH	
1114-00-000	Tenant Security Deposits	10,193.39
1115-00-000	Replacement Reserve	144,207.47
1116-00-000	Tax & Insurance Reserve	79,319.50
1118-99-000	TOTAL RESTRICTED CASH	233,720.36
1119-00-000	TOTAL CASH	240,985.67
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	5,537.77
1123-00-000	A/R -Tenant Based Subsidy	854.00
1135-01-000	A/R -50059 HAP	13,492.00
1135-05-000	Subsidy Suspense Receivable	-85.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	19,798.77
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	700.62
1213-00-000	Prepaid Taxes	2,552.76
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,253.38
1300-00-000	TOTAL CURRENT ASSETS	264,037.82
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	90,000.00
1400-06-000	Buildings	974,642.00
1400-07-000	Furniture and Equipment-Dwelling	43,375.63
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-519,958.61
1420-00-000	TOTAL FIXED ASSETS	588,059.02
1430-00-000	OTHER ASSETS	
1430-01-000	Other Permanent Financing	20,598.00
1431-02-000	Accumulated Amort - Deferred Financing	-14,213.00
1432-02-000	Deferred Outflows OEB	11,000.00
1439-00-000	TOTAL OTHER ASSETS	17,385.00
1499-00-000	TOTAL NONCURRENT ASSETS	605,444.02
1999-00-000	TOTAL ASSETS	869,481.84

Maple Knoll Apartments (mka)

Balance Sheet

Period = May 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	Accounts Payable - Vendors	301.42
2114-00-000	Tenant Security Deposits	10,152.58
2114-01-000	Security Deposit Interest	40.81
2131-00-000	Accrued Interest Payable	1,561.79
2145-29-000	InterCo MKA / COCC	211,268.78
2240-00-000	Tenant Prepaid Rents	10,226.80
2299-00-000	TOTAL CURRENT LIABILITIES	233,552.18
2300-00-000	NONCURRENT LIABILITIES	
2307-01-000	Mortgage Payable - 1	331,636.22
2307-02-000	Mortgage Payable - 2	-5,282.48
2307-04-000	Note Payable - 1	541,964.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	868,317.74
2499-00-000	TOTAL LIABILITIES	1,101,869.92
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-57,668.31
2809-99-000	TOTAL RETAINED EARNINGS	-57,668.31
2810-00-000	OTHER EQUITY	
2810-02-000	Distributions - Current	-301,435.00
2810-04-000	Prior Year Adjustments	126,715.23
2810-99-000	TOTAL OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-232,388.08
2999-00-000	TOTAL LIABILITIES AND EQUITY	869,481.84
9999-99-000	TOTAL OF ALL	0.00

Maple Knoll Apartments (mka)
Budget Comparison (with PTD)
 Period = Jan 2026-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3110-00-000	Rent Income-Gross Potential	0.00	25,549.75	-25,549.75	-100.00	0.00	127,748.75	-127,748.75	-100.00
3111-00-000	Tenant Rent	23,215.00	0.00	23,215.00	N/A	103,800.00	0.00	103,800.00	N/A
3112-00-000	50059 HAP Subsidy	20,192.00	0.00	20,192.00	N/A	56,321.00	0.00	56,321.00	N/A
3112-01-000	Tenant Based Subsidy	2,818.00	0.00	2,818.00	N/A	12,925.00	0.00	12,925.00	N/A
3112-03-000	Utility Allowance Charge	414.00	0.00	-414.00	N/A	1,030.00	0.00	-1,030.00	N/A
3113-00-000	Less: Vacancies	-13,507.00	-7,583.33	-5,923.67	-78.11	-63,734.00	-37,916.65	-25,817.35	-68.09
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-732.00	0.00	-732.00	N/A
3119-00-000	TOTAL RENTAL INCOME	32,304.00	17,966.42	14,337.58	79.80	107,550.00	89,832.10	17,717.90	19.72
3120-00-000	OTHER TENANT INCOME								
3120-09-000	Tenant Income - Other	0.00	88.83	-88.83	-100.00	0.00	444.15	-444.15	-100.00
3129-00-000	TOTAL OTHER TENANT INCOME	0.00	88.83	-88.83	-100.00	0.00	444.15	-444.15	-100.00
3199-00-000	TOTAL TENANT INCOME	32,304.00	18,055.25	14,248.75	78.92	107,550.00	90,276.25	17,273.75	19.13
3600-00-000	OTHER INCOME								
3611-00-000	Interest Income - Restricted	27.48	16.75	10.73	64.06	131.36	83.75	47.61	56.85
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	9,127.85	0.00	9,127.85	N/A
3699-00-000	TOTAL OTHER INCOME	27.48	16.75	10.73	64.06	9,259.21	83.75	9,175.46	10,955.77
3999-00-000	TOTAL INCOME	32,331.48	18,072.00	14,259.48	78.90	116,809.21	90,360.00	26,449.21	29.27
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	ADMINISTRATIVE SALARIES & BENEFITS								
4110-00-000	Salaries & Wages - Administrative	249.68	543.67	293.99	54.08	7,765.15	2,718.35	-5,046.80	-185.66
4110-21-000	Unemployment Tax - Administrative	0.00	0.00	0.00	N/A	95.77	0.00	-95.77	N/A
4110-22-000	Medicare Tax - Administrative	3.52	0.00	-3.52	N/A	109.33	0.00	-109.33	N/A
4110-23-000	Health Insurance - Administrative	60.32	0.00	-60.32	N/A	2,239.05	0.00	-2,239.05	N/A
4110-24-000	Dental Insurance - Administrative	2.99	0.00	-2.99	N/A	95.35	0.00	-95.35	N/A
4110-25-000	STD/LTD/Life Ins - Administrative	0.59	0.00	-0.59	N/A	7.62	0.00	-7.62	N/A
4110-25-001	Workers Compensation - Administrative	3.05	0.00	-3.05	N/A	115.66	0.00	-115.66	N/A
4110-28-000	MEPERS/MSRS - Administrative	22.92	0.00	-22.92	N/A	771.03	0.00	-771.03	N/A
4110-29-000	Retirement 401a Plan - Administrative	11.23	0.00	-11.23	N/A	265.77	0.00	-265.77	N/A
4110-99-000	TOTAL ADMINISTRATIVE SALARIES & BENEFITS	354.30	543.67	189.37	34.83	11,464.73	2,718.35	-8,746.38	-321.75
4130-00-000	LEGAL EXPENSES								
4130-02-000	Background Checks	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00
4130-03-000	Tenant Screening	18.00	0.00	-18.00	N/A	27.00	0.00	-27.00	N/A

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-04-000	General Legal Expense	13.51	335.33	321.82	95.97	1,019.09	1,676.65	657.56	39.22
4131-00-000	TOTAL LEGAL EXPENSES	31.51	343.66	312.15	90.83	1,046.09	1,718.30	672.21	39.12
4139-00-000	OTHER ADMIN EXPENSES								
4140-00-000	Staff Training	6.43	41.67	35.24	84.57	145.76	208.35	62.59	30.04
4150-00-000	Travel	28.28	0.00	-28.28	N/A	355.81	0.00	-355.81	N/A
4151-00-000	Mileage Reimbursement	12.16	0.00	-12.16	N/A	76.12	0.00	-76.12	N/A
4170-00-000	Accounting Fees	27.43	389.00	361.57	92.95	150.05	1,945.00	1,794.95	92.29
4171-00-000	Auditing Fees	0.00	764.67	764.67	100.00	2,250.00	3,823.35	1,573.35	41.15
4173-00-000	Management Fee	2,829.00	2,373.58	-455.42	-19.19	8,461.35	11,867.90	3,406.55	28.70
4189-00-000	TOTAL OTHER ADMIN EXPENSES	2,903.30	3,568.92	665.62	18.65	11,439.09	17,844.60	6,405.51	35.90
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	257.26	0.00	-257.26	N/A	1,277.64	0.00	-1,277.64	N/A
4190-04-000	Office Supplies	13.52	29.17	15.65	53.65	77.40	145.85	68.45	46.93
4190-07-000	Telephone	171.89	0.00	-171.89	N/A	891.68	0.00	-891.68	N/A
4190-07-001	Answering Service	0.00	55.58	55.58	100.00	3.13	277.90	274.77	98.87
4190-08-000	Postage	19.11	25.00	5.89	23.56	142.79	125.00	-17.79	-14.23
4190-09-000	Software License Expense	0.00	233.33	233.33	100.00	0.00	1,166.65	1,166.65	100.00
4190-11-000	Printing and Printer Supplies	4.93	0.00	-4.93	N/A	3.57	0.00	-3.57	N/A
4190-12-000	Software	339.67	125.00	-214.67	-171.74	1,949.94	625.00	-1,324.94	-211.99
4190-13-000	Internet	83.08	0.00	-83.08	N/A	416.02	0.00	-416.02	N/A
4190-15-000	Cell Phones/Pagers	2.77	0.00	-2.77	N/A	14.54	0.00	-14.54	N/A
4190-19-000	Professional Services	195.88	0.00	-195.88	N/A	992.33	0.00	-992.33	N/A
4190-20-000	Bank Fees	5.20	41.67	36.47	87.52	18.96	208.35	189.39	90.90
4190-22-000	Other Misc Admin Expenses	0.35	37.17	36.82	99.06	1.63	185.85	184.22	99.12
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	1,093.66	546.92	-546.74	-99.97	5,789.63	2,734.60	-3,055.03	-111.72
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,382.77	5,003.17	620.40	12.40	29,739.54	25,015.85	-4,723.69	-18.88
4200-00-000	TENANT SERVICES								
4210-00-000	Salaries & Wages - Tenant Services	0.00	315.25	315.25	100.00	0.00	1,576.25	1,576.25	100.00
4230-00-000	Tenant Services Contract Costs	0.00	0.00	0.00	N/A	80.00	0.00	-80.00	N/A
4231-00-999	TOTAL TENANT SERVICES EXPENSES	0.00	315.25	315.25	100.00	80.00	1,576.25	1,496.25	94.92
4239-00-999	PROPERTY MANAGEMENT EXPENSES								
4240-00-000	Salaries & Wages - Property Management	2,172.59	0.00	-2,172.59	N/A	4,918.32	0.00	-4,918.32	N/A
4240-21-000	Unemployment Tax - Property Management	0.00	0.00	0.00	N/A	4.84	0.00	-4.84	N/A
4240-22-000	Medicare Tax - Property Management	30.58	0.00	-30.58	N/A	69.20	0.00	-69.20	N/A
4240-23-000	Health Insurance - Property Management	650.92	248.17	-402.75	-162.29	1,313.34	1,240.85	-72.49	-5.84
4240-24-000	Dental Insurance - Property Management	26.97	0.00	-26.97	N/A	54.31	0.00	-54.31	N/A
4240-25-000	STD/LTD/Life Ins - Property Management	1.63	0.00	-1.63	N/A	3.67	0.00	-3.67	N/A
4240-25-001	Workers Compensation - Property Management	33.25	0.00	-33.25	N/A	74.86	0.00	-74.86	N/A
4240-28-000	MEPERS/MSRS - Property Management	218.78	0.00	-218.78	N/A	495.33	0.00	-495.33	N/A
4240-29-000	Retirement 401a Plan - Property Management	100.25	0.00	-100.25	N/A	189.06	0.00	-189.06	N/A
4244-00-999	TOTAL PROPERTY MANAGEMENT EXPENSES	3,234.97	248.17	-2,986.80	-1,203.53	7,122.93	1,240.85	-5,882.08	-474.04

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

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4300-00-000 UTILITY EXPENSES								
4310-00-000 Water	0.00	556.67	556.67	100.00	1,111.23	2,783.35	1,672.12	60.08
4320-00-000 Electricity	923.47	1,240.83	317.36	25.58	5,845.13	6,204.15	359.02	5.79
4320-02-000 Electricity - Vacant Units	525.85	0.00	-525.85	N/A	2,560.78	0.00	-2,560.78	N/A
4330-00-000 Natural Gas & Propane	1,773.44	1,911.58	138.14	7.23	14,217.61	9,557.90	-4,659.71	-48.75
4340-00-000 Garbage/Trash Removal	453.00	456.08	3.08	0.68	2,531.00	2,280.40	-250.60	-10.99
4390-00-000 Sewer	0.00	1,073.17	1,073.17	100.00	2,501.53	5,365.85	2,864.32	53.38
4391-00-000 Storm Water	0.00	0.00	0.00	N/A	503.72	0.00	-503.72	N/A
4399-00-000 TOTAL UTILITY EXPENSES	3,675.76	5,238.33	1,562.57	29.83	29,271.00	26,191.65	-3,079.35	-11.76
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000 GENERAL MAINT EXPENSES								
4406-01-000 Maintenance Service Fees - LHA Billing	2,160.49	2,166.67	6.18	0.29	15,872.05	10,833.35	-5,038.70	-46.51
4410-25-001 Workers Compensation - Maintenance	0.00	13.42	13.42	100.00	0.00	67.10	67.10	100.00
4413-00-000 Vehicle Expense	0.00	187.83	187.83	100.00	457.88	939.15	481.27	51.25
4419-00-000 TOTAL GENERAL MAINT EXPENSE	2,160.49	2,367.92	207.43	8.76	16,329.93	11,839.60	-4,490.33	-37.93
4420-00-000 MATERIALS								
4420-02-000 Appliances	0.00	0.00	0.00	N/A	-219.00	0.00	219.00	N/A
4420-03-000 Supplies-Painting	0.00	0.00	0.00	N/A	60.87	0.00	-60.87	N/A
4420-04-000 Supplies-Electrical	0.00	0.00	0.00	N/A	391.46	0.00	-391.46	N/A
4420-05-000 Supplies-Windows/Doors/Locks	0.00	0.00	0.00	N/A	788.00	0.00	-788.00	N/A
4420-06-000 Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	39.40	0.00	-39.40	N/A
4420-07-000 Supplies-Maint/Repairs	0.00	67.08	67.08	100.00	415.82	335.40	-80.42	-23.98
4420-08-000 Supplies-Plumbing	0.00	0.00	0.00	N/A	307.33	0.00	-307.33	N/A
4420-12-000 Supplies - Seasonal	0.00	0.00	0.00	N/A	245.60	0.00	-245.60	N/A
4429-00-000 TOTAL MATERIALS	0.00	67.08	67.08	100.00	2,029.48	335.40	-1,694.08	-505.09
4430-00-000 CONTRACT COSTS								
4430-07-000 Contract-Pest Control	402.22	525.00	122.78	23.39	2,011.10	2,625.00	613.90	23.39
4430-09-000 Contract-Grounds	51.42	335.33	283.91	84.67	51.42	1,676.65	1,625.23	96.93
4430-11-000 Contract-Plumbing	0.00	84.00	84.00	100.00	0.00	420.00	420.00	100.00
4430-13-000 Contract-HVAC	0.00	147.58	147.58	100.00	175.00	737.90	562.90	76.28
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	383.88	0.00	-383.88	N/A
4430-19-000 Fire and Safety	0.00	108.50	108.50	100.00	888.15	542.50	-345.65	-63.71
4431-01-000 Professional Services	0.00	26.83	26.83	100.00	0.00	134.15	134.15	100.00
4439-00-000 TOTAL CONTRACT COSTS	453.64	1,227.24	773.60	63.04	3,509.55	6,136.20	2,626.65	42.81
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,614.13	3,662.24	1,048.11	28.62	21,868.96	18,311.20	-3,557.76	-19.43
4500-00-000 GENERAL EXPENSES								
4510-00-000 Insurance Expense	0.00	0.00	0.00	N/A	355.87	0.00	-355.87	N/A
4510-10-000 Property Insurance	304.82	1,643.33	1,338.51	81.45	1,524.10	8,216.65	6,692.55	81.45
4510-20-000 Liability Insurance	1,602.72	0.00	-1,602.72	N/A	8,013.60	0.00	-8,013.60	N/A
4510-22-000 Auto Insurance	98.48	0.00	-98.48	N/A	493.25	0.00	-493.25	N/A

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2026-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4520-00-000	Property Tax / PILOT	2,552.77	1,878.08	-674.69	-35.92	12,763.85	9,390.40	-3,373.45	-35.92
4521-00-000	Other Tax Expense	0.00	12.08	12.08	100.00	0.00	60.40	60.40	100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	12.00	0.00	-12.00	N/A
4599-00-000	TOTAL GENERAL EXPENSES	4,558.79	3,533.49	-1,025.30	-29.02	23,162.67	17,667.45	-5,495.22	-31.10
8000-00-000	TOTAL EXPENSES	18,466.42	18,000.65	-465.77	-2.59	111,245.10	90,003.25	-21,241.85	-23.60
9000-00-000	NET INCOME	13,865.06	71.35	13,793.71	19,332.46	5,564.11	356.75	5,207.36	1,459.67

B Street Condo (bsc)
Budget Comparison (with PTD)
 Period = Jul 2025-May 2026
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	RENTAL INCOME								
3118-01-000	Commercial Rent	0.00	10,000.00	-10,000.00	-100.00	0.00	60,000.00	-60,000.00	-100.00
3119-00-000	TOTAL RENTAL INCOME	0.00	10,000.00	-10,000.00	-100.00	0.00	60,000.00	-60,000.00	-100.00
3199-00-000	TOTAL TENANT INCOME	0.00	10,000.00	-10,000.00	-100.00	0.00	60,000.00	-60,000.00	-100.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0.00	9,873.06	-9,873.06	-100.00	118,476.74	108,603.66	9,873.08	9.09
3699-00-000	TOTAL OTHER INCOME	0.00	9,873.06	-9,873.06	-100.00	118,476.74	108,603.66	9,873.08	9.09
3999-00-000	TOTAL INCOME	0.00	19,873.06	-19,873.06	-100.00	118,476.74	168,603.66	-50,126.92	-29.73
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4130-00-000	LEGAL EXPENSES								
4130-04-000	General Legal Expense	158.00	1,333.58	1,175.58	88.15	1,336.00	14,669.38	13,333.38	90.89
4130-04-001	Legal Expense (LHA non-alloc)	0.00	0.00	0.00	N/A	310.00	0.00	-310.00	N/A
4131-00-000	TOTAL LEGAL EXPENSES	158.00	1,333.58	1,175.58	88.15	1,646.00	14,669.38	13,023.38	88.78
4139-00-000	OTHER ADMIN EXPENSES								
4171-00-000	Auditing Fees	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A
4189-00-000	TOTAL OTHER ADMIN EXPENSES	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A
4190-00-000	MISCELLANEOUS ADMIN EXPENSES								
4190-01-000	Membership and Fees	33.00	47.50	14.50	30.53	503.87	522.50	18.63	3.57
4190-12-000	Software	6.00	24.58	18.58	75.59	100.70	270.38	169.68	62.76
4190-19-000	Professional Services	0.00	2,083.33	2,083.33	100.00	6,711.42	22,916.63	16,205.21	70.71
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	39.00	2,155.41	2,116.41	98.19	7,315.99	23,709.51	16,393.52	69.14
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	197.00	3,488.99	3,291.99	94.35	9,961.99	38,378.89	28,416.90	74.04
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	94.50	94.50	100.00	1,080.00	1,039.50	-40.50	-3.90
4320-00-000	Electricity	2,488.89	4,350.25	1,861.36	42.79	29,351.22	47,852.75	18,501.53	38.66
4330-00-000	Natural Gas & Propane	1,408.27	1,861.92	453.65	24.36	21,391.22	20,481.12	-910.10	-4.44
4340-00-000	Garbage/Trash Removal	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A
4390-00-000	Sewer	0.00	140.00	140.00	100.00	1,781.20	1,540.00	-241.20	-15.66
4391-00-000	Storm Water	0.00	65.50	65.50	100.00	909.64	720.50	-189.14	-26.25
4392-00-000	Sprinkler	0.00	61.08	61.08	100.00	792.00	671.88	-120.12	-17.88
4399-00-000	TOTAL UTILITY EXPENSES	3,897.16	6,573.25	2,676.09	40.71	55,320.28	72,305.75	16,985.47	23.49

B Street Condo (bsc)

Budget Comparison (with PTD)

Period = Jul 2025-May 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	GENERAL MAINT EXPENSES								
4406-01-000	Maintenance Service Fees - LHA Billing	159.61	621.83	462.22	74.33	4,227.68	6,840.13	2,612.45	38.19
4410-01-000	Maintenance Labor-Grounds	0.00	358.92	358.92	100.00	0.00	3,948.12	3,948.12	100.00
4419-00-000	TOTAL GENERAL MAINT EXPENSE	159.61	980.75	821.14	83.73	4,227.68	10,788.25	6,560.57	60.81
4420-00-000	MATERIALS								
4420-04-000	Supplies-Electrical	0.00	8.75	8.75	100.00	162.29	96.25	-66.04	-68.61
4420-05-000	Supplies-Windows/Doors/Locks	0.00	118.83	118.83	100.00	0.00	1,307.13	1,307.13	100.00
4420-08-000	Supplies-Plumbing	0.00	17.75	17.75	100.00	0.00	195.25	195.25	100.00
4429-00-000	TOTAL MATERIALS	0.00	145.33	145.33	100.00	162.29	1,598.63	1,436.34	89.85
4430-00-000	CONTRACT COSTS								
4430-09-000	Contract-Grounds	66.44	299.42	232.98	77.81	7,599.54	3,293.62	-4,305.92	-130.74
4430-10-000	Contract-Janitorial/Cleaning	202.52	1,954.83	1,752.31	89.64	13,017.83	21,503.13	8,485.30	39.46
4430-13-000	Contract-HVAC	0.00	359.83	359.83	100.00	9,367.95	3,958.13	-5,409.82	-136.68
4430-17-000	Contract - Elevator Expense	3,582.00	276.33	-3,305.67	-1,196.28	5,730.00	3,039.63	-2,690.37	-88.51
4430-19-000	Fire and Safety	510.70	279.50	-231.20	-82.72	3,103.38	3,074.50	-28.88	-0.94
4431-01-000	Professional Services	0.00	0.00	0.00	N/A	10.33	0.00	-10.33	N/A
4439-00-000	TOTAL CONTRACT COSTS	4,361.66	3,169.91	-1,191.75	-37.60	38,829.03	34,869.01	-3,960.02	-11.36
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,521.27	4,295.99	-225.28	-5.24	43,219.00	47,255.89	4,036.89	8.54
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance Expense	775.83	744.33	-31.50	-4.23	8,518.16	8,187.63	-330.53	-4.04
4599-00-000	TOTAL GENERAL EXPENSES	775.83	744.33	-31.50	-4.23	8,518.16	8,187.63	-330.53	-4.04
4900-00-000	(PRE)DEVELOPMENT COSTS								
4901-00-000	Predevelopment Costs	0.00	0.00	0.00	N/A	8,500.00	0.00	-8,500.00	N/A
4929-00-000	TOTAL (PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	8,500.00	0.00	-8,500.00	N/A
5000-00-000	NON-OPERATING ITEMS								
5105-00-000	Depreciation Expense	273.26	273.00	-0.26	-0.10	3,005.86	3,003.00	-2.86	-0.10
5999-00-000	TOTAL NON-OPERATING ITEMS	273.26	273.00	-0.26	-0.10	3,005.86	3,003.00	-2.86	-0.10
8000-00-000	TOTAL EXPENSES	9,664.52	15,375.56	5,711.04	37.14	128,525.29	169,131.16	40,605.87	24.01
9000-00-000	NET INCOME	-9,664.52	4,497.50	-14,162.02	-314.89	-10,048.55	-527.50	-9,521.05	-1,804.94

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

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

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General Ledger

Period = Jan 2024-May 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/8/2025	09-2025	Owen Haskell, Inc. (v0002271)	P-47266	2023-214.3	4,500.00	0.00	3,222,700.38	Job#:2023-214 L-A -- ALTA/NSPS Land Title Survey for 860
choice	CHOICE	10/2/2025	10-2025	Camden - Outgoing ACH	J-16082		420,399.89	0.00	3,643,100.27	Lichen Street in Lewiston Maine
choice	CHOICE	10/28/2025	10-2025	Camden - Outgoing ACH	J-16083		1,153,986.26	0.00	4,797,086.53	ACH - Avesta Choice Dewitt
choice	CHOICE	11/25/2025	11-2025	Camden Outgoing ACH - Choice Dewitt	J-17039		1,232,335.56	0.00	6,029,422.09	ACH - Avesta Choice Dewitt
choice	CHOICE	12/29/2025	12-2025	Camden Outgoing ACH - Choice Dewitt	J-18279		1,507,175.59	0.00	7,536,597.68	ACH - Avesta Choice Dewitt
choice	CHOICE	1/29/2026	01-2026	Camden Outgoing ACH - Choice Dewitt	J-20017		979,399.63	0.00	8,515,997.31	ACH - Avesta Choice Dewitt
choice	CHOICE	1/30/2026	01-2026	Camden Outgoing ACH - Choice Dewitt	J-20018		610,000.00	0.00	9,125,997.31	ACH - Avesta Choice Dewitt
choice	CHOICE	2/26/2026	02-2026	Camden Outgoing ACH - Choice Dewitt	J-20937		753,465.11	0.00	9,879,462.42	ACH - Avesta Choice Dewitt
choice	CHOICE	3/5/2026	03-2026	Camden Outgoing ACH - Choice Dewitt	J-21673		858,127.71	0.00	10,737,590.13	ACH - Avesta Choice Dewitt
choice	CHOICE	3/31/2026	03-2026	Camden Outgoing ACH - Choice Dewitt	J-21674		128,688.96	0.00	10,866,279.09	ACH - Avesta Choice Dewitt
choice	CHOICE	4/29/2026	04-2026	Camden Outgoing ACH - Choice Dewitt	J-23065		62,509.12	0.00	10,928,788.21	ACH - Avesta Choice Dewitt Req #11
choice	CHOICE	5/28/2026	05-2026	Camden Outgoing ACH - Choice Dewitt	J-23911		192,727.12	0.00	11,121,515.33	ACH - Avesta Choice Dewitt Req #12
				Net Change=11,121,515.33			11,121,515.33	0.00	11,121,515.33	= Ending Balance =

1280-09-000				PID - Martel School I				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		551.66	0.00	551.66	Compliance Monitoring Martel School Demo
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,551.66	Martel Phase II Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		700.00	0.00	3,251.66	Martel Phase 2 Dev Rev App
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	5,891.66	Professional services
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,655.00	0.00	8,546.66	Lha schematic design
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	3,230.00	0.00	11,776.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	600.00	0.00	12,376.66	Clean up 7/18/24
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	180.00	0.00	12,556.66	Clean up 6/8/24
laahdc	Lewiston Auburn Area D	8/23/2024	08-2024	St Laurent & Son (v0000137)	P-14371	LAAHDC Mar	178,500.00	0.00	191,056.66	Demo Abatement for Martel
laahdc	Lewiston Auburn Area D	8/27/2024	08-2024	Kleinfelder Construction Services Inc (v0000147)	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 update
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	634,699.88	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	635,491.29	8/12/2024 Train Burrows Mileane Reimbursement
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	340.00	0.00	635,831.29	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	1,653.75	0.00	637,485.04	9/10/2024 Ann At-Lay Senior Booklets and Plans for Site Plan
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	555.00	0.00	638,040.04	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	220.00	0.00	638,260.04	Project Manager
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAAHDC Mar	1,000.00	0.00	639,260.04	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	641,760.04	Professional Services - Design Engineer II
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	App fee - Martel
lha	Lewiston Housing Autho	9/30/2024	09-2024	Reclass to PID 09.2024	J-3815		29,986.30	0.00	672,146.34	LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	110.00	0.00	672,256.34	Job#:2023-214 L-A -- Deed description for 860
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	911.25	0.00	673,167.59	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	382.50	0.00	673,550.09	Design Engineer 1.00
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	55.00	0.00	673,605.09	Project Landscape Architect

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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	1,960.00	0.00	675,692.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	2,380.00	0.00	678,072.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAAHDC 103	217.00	0.00	678,289.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
lha	Lewiston Housing Autho	10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622	360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	2,450.00	0.00	681,099.59	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	682,784.01	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	3,780.00	0.00	686,564.01	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	17,314.99	0.00	703,879.00	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,836.25	0.00	705,715.25	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	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	1/5/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23951	147853	566.55	0.00	706,281.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	4/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23956	148656	3,748.50	0.00	710,030.31	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	5/2/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23952	148868	1,210.50	0.00	711,240.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	6/7/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23953	149152	273.60	0.00	711,514.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	7/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23957	149502	9,873.00	0.00	721,387.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	9/9/2024	12-2024	Acorn Engineering Inc (v0000147)	P-25730	2444.1	4,077.90	0.00	725,465.31	1244 - LHA Design Development -Martel School phase 2 --
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
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)	24181-1		3,500.00	0.00	907,465.31	Reclass City of Lewiston contribution for Martel School
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)	24181-1		2,000.00	0.00	909,465.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)	24181-1		600.00	0.00	910,065.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000P-29180)	24181-1		3,000.00	0.00	913,065.31	Martel -- Utility Subcontractor
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	Martel -- Subsurface Explorations Equipment
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	File 202319 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	MaineLand Appraisal Consultants for Martel
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 Acorn Engineering Inv # 2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	1,788.75	0.00	972,961.56	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	300.00	0.00	973,261.56	Project landscape architect
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	277.50	0.00	973,539.06	Design engineer
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	412.50	0.00	973,951.56	Project manager
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	750.00	0.00	973,951.56	Project landscape architect
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	323.75	0.00	974,701.56	project landscape architetc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	1,000.00	0.00	975,025.31	Senior project manager
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAAHDC 040	2,500.00	0.00	976,025.31	LIHTC Fee
laahdc	Lewiston Auburn Area D	4/11/2025	05-2025	Curtis Thaxter LLC (v0002094)	P-36767	152650	759.50	0.00	978,525.31	App Fee
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	979,284.81	Lewiston Development GP LLC Martel School Apartments
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,475.00	0.00	1,004,284.81	Phase II ID check availability of name email to/from M
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,029,759.81	Construction Documents
laahdc	Lewiston Auburn Area D	4/7/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39432	3274	8,316.25	0.00	1,054,759.81	Design Development
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	20,000.00	0.00	1,063,076.06	Schematic Design
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	35,000.00	0.00	1,083,076.06	Martel -- 1244-LHA Design Development & Architecture
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,118,076.06	Design development
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,133,617.56	Construction documents
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,133,617.56	Remits building code surcharge

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laahdc	Lewiston Auburn Area D	5/8/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39439	3398	13,873.75	0.00	1,147,491.31	Martel
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		21,215.25	0.00	1,168,706.56	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of .	0.00	21,215.25	1,147,491.31	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	8/8/2025	08-2025	Evernorth (v0000212)	P-46504	20258-1	4,463.01	0.00	1,151,954.32	2024-0028 -- Martel Interest Payment
laahdc	Lewiston Auburn Area D	7/7/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47259	3688	2,967.50	0.00	1,154,921.82	Phase 1 CD Correspondence with the architect for scheduling
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	142.50	0.00	1,155,064.32	Acorn - Indirect Labor
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	490.00	0.00	1,155,554.32	Project Engineer I
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	285.00	0.00	1,155,839.32	Senior Project Manager
laahdc	Lewiston Auburn Area D	9/1/2025	09-2025	Horvath Development LLC (v0000291)	P-47265	LHA202508	2,512.60	0.00	1,158,351.92	Martel Phase 1 -- 8/1/25-8/31/25
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47268	4118	2,431.25	0.00	1,160,783.17	Martel out of scope
laahdc	Lewiston Auburn Area D	9/15/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52731	4118-2	190.00	0.00	1,160,973.17	Martel - remaining balance due-orig was s/p -- Senior Project
laahdc	Lewiston Auburn Area D	9/15/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52731	4118-2	140.00	0.00	1,161,113.17	Martel - remaining balance due-orig was s/p -- Project
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	1,162,272.57	All projects
laahdc	Lewiston Auburn Area D	10/6/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52723	4299	7,817.50	0.00	1,170,090.07	Martel School
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,034.00	0.00	1,171,124.07	All Projects 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	11/6/2025	11-2025	City Of Lewiston (v0002338)	P-52037	LAHDC MAF	700.00	0.00	1,171,824.07	Martel Planning Board Application
laahdc	Lewiston Auburn Area D	11/7/2025	11-2025	Acorn Engineering Inc (v0000147)	P-52726	5119	3,365.00	0.00	1,175,189.07	Engineering Cost
laahdc	Lewiston Auburn Area D	11/25/2025	11-2025	City Of Lewiston (v0002338)	P-54274	LAHDC 112	12,889.00	0.00	1,188,078.07	Martel Building Permit Fee
cfe	Capital Funds	11/17/2025	12-2025	Platz Associates (v0002284)	P-57287	202319-03	45,595.00	0.00	1,233,673.07	Martel Phase I -- 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	3/7/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55091	152218	162.92	0.00	1,233,835.99	10% Discounted amount
laahdc	Lewiston Auburn Area D	7/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55092	153362	119.70	0.00	1,233,955.69	10% Discounted amount
laahdc	Lewiston Auburn Area D	8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55115	153630	1,855.35	0.00	1,235,811.04	10% Discounted amount
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55116	154652	2,635.65	0.00	1,238,446.69	10% Discounted amount
laahdc	Lewiston Auburn Area D	12/16/2025	12-2025	Androscoggin Saving Bank (v0000326)	P-54842	LAHDC 121	500.00	0.00	1,238,946.69	Martel P1 - appraisal services
laahdc	Lewiston Auburn Area D	9/30/2024	01-2026	Platz Associates (v0002284)	P-57525	784-2941	20,205.00	0.00	1,259,151.69	File 202319-Martel--Professional Services
laahdc	Lewiston Auburn Area D	9/30/2024	01-2026	Platz Associates (v0002284)	P-57525	784-2941	1,010.25	0.00	1,260,161.94	File 202319-Martel--Reimbursables - 5 Of Fee
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	2,781.20	0.00	1,262,943.14	martel phase 1
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	2,493.90	0.00	1,265,437.04	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	10/24/2025	02-2026	Haley Ward (v0002155)	P-62117	202519637	3,800.00	0.00	1,269,237.04	Martel Phase 1 ESA 2025
laahdc	Lewiston Auburn Area D	12/16/2025	02-2026	Acorn Engineering Inc (v0000147)	P-62111	5357	6,068.93	0.00	1,275,305.97	Martel -- Project Engineer
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Platz Associates (v0002284)	P-62257	202319-04	115,164.88	0.00	1,390,470.85	Project LHA-Martel Phase I
laahdc	Lewiston Auburn Area D	1/20/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62112	5470	3,684.28	0.00	1,394,155.13	Martel - Zone Change
laahdc	Lewiston Auburn Area D	1/20/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62112	5470	1,458.75	0.00	1,395,613.88	Martel - Eng I Eng IV PLA Eng I Eng IV
laahdc	Lewiston Auburn Area D	1/21/2026	02-2026	Platz Associates (v0002284)	P-62259	202319-05	39,690.00	0.00	1,435,303.88	LHA - Martel Phase 1
laahdc	Lewiston Auburn Area D	2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	3,955.90	0.00	1,439,259.78	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	2/10/2026	02-2026	Curtis Thaxter LLC (v0002094)	P-62121	155759	356.50	0.00	1,439,616.28	ACCT 49691 -- Martel
laahdc	Lewiston Auburn Area D	2/13/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62118	5647	212.50	0.00	1,439,828.78	Martel phase 1 -- Construction documents
laahdc	Lewiston Auburn Area D	2/13/2026	02-2026	Acorn Engineering Inc (v0000147)	P-62118	5647	3,525.00	0.00	1,443,353.78	Martel phase 1 -- LHA zone change application
laahdc	Lewiston Auburn Area D	1/20/2026	03-2026	City Of Lewiston - Tax Collector (v0002334)	P-60600	5218-2	4,266.01	0.00	1,447,619.79	ACCT 33873 -- 860 Lisbon St Real Estate Tax 2025-2026
laahdc	Lewiston Auburn Area D	2/19/2026	03-2026	Platz Associates (v0002284)	P-63207	202319-06	8,025.00	0.00	1,455,644.79	1/1-1/31/26 -- LHA-Martel Phase 1 -- Construction Documents
laahdc	Lewiston Auburn Area D	2/19/2026	03-2026	Platz Associates (v0002284)	P-63207	202319-06	5,205.00	0.00	1,460,849.79	1/1-1/31/26 -- LHA-Martel Phase 1 -- Design Development
laahdc	Lewiston Auburn Area D	3/1/2026	03-2026	Horvath Development LLC (v0000291)	P-63293	LHA202602	2,145.40	0.00	1,462,995.19	Martel Phase 1 Hours

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General Ledger

Period = Jan 2024-May 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	3/5/2026	03-2026	Curtis Thaxter LLC (v0002094)	P-63294	155966	82.00	0.00	1,463,077.19	49691-00303 -- Martel
laahdc	Lewiston Auburn Area D	3/5/2026	03-2026	Curtis Thaxter LLC (v0002094)	P-63295	155965	966.00	0.00	1,464,043.19	49691-00001 -- Total For Professional Services Rendered
laahdc	Lewiston Auburn Area D	3/18/2026	03-2026	Platz Associates (v0002284)	P-63296	202319-07	5,820.00	0.00	1,469,863.19	LHA Martel Phase 1 -- Schematic Design
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Incoming ACH - LHA	J-21752		0.00	70,541.50	1,399,321.69	LHA to LAAHDC - Platz #202319-02 04.23.25
lha	Lewiston Housing Autho	3/30/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21727		70,541.50	0.00	1,469,863.19	LHA to LAAHDC - Platz #202319-02 04.23.25
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21728		21,215.25	0.00	1,491,078.44	LHA to LAAHDC - Platz #202319-00 09.30.24
laahdc	Lewiston Auburn Area D	2/1/2026	04-2026	Evernorth (v0000212)	P-65376	LAAHDC 202	4,536.99	0.00	1,495,615.43	Loan 2024-0028 -- Martel Interest
laahdc	Lewiston Auburn Area D	4/1/2026	04-2026	Bangor Incoming ACH - LHA	J-23035		0.00	21,215.25	1,474,400.18	LHA to LAAHDC - Platz #202319-00 09.30.24
laahdc	Lewiston Auburn Area D	4/13/2026	04-2026	Skelton Taintor & Abbott (v0002316)	P-65707	1044024	275.00	0.00	1,474,675.18	11670.0028 -- Annual Report - Martel School
laahdc	Lewiston Auburn Area D	4/13/2026	04-2026	Skelton Taintor & Abbott (v0002316)	P-65707	1044024	85.00	0.00	1,474,760.18	11670.0028 -- Filing Fee - Martel
laahdc	Lewiston Auburn Area D	4/13/2026	04-2026	Skelton Taintor & Abbott (v0002316)	P-65708	1044025	85.00	0.00	1,474,845.18	11670.0029 -- Filing fee for Martel
laahdc	Lewiston Auburn Area D	4/13/2026	04-2026	Skelton Taintor & Abbott (v0002316)	P-65708	1044025	275.00	0.00	1,475,120.18	11670.0029 -- Annual Report Martel School
laahdc	Lewiston Auburn Area D	4/22/2026	04-2026	RCLSS LAAHDC City of Lewiston Prop Tax IN	J-22704	RCLSS LAAHI	4,265.51	0.00	1,479,385.69	RCLSS LAAHDC City of Lewiston Prop Tax INV 5218 to PID - Martel School
laahdc	Lewiston Auburn Area D	4/1/2026	05-2026	Horvath Development LLC (v0000291)	P-68311	LHA202603	535.50	0.00	1,479,921.19	Martel Phase 1 Hours
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Platz Associates (v0002284)	P-68314	202319-08	9,795.00	0.00	1,489,716.19	Project 202319 -- Martel Phase I -- Design Development
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Acorn Engineering Inc (v0000147)	P-70107	5924	3,618.75	0.00	1,493,334.94	Phase 1 Martel
laahdc	Lewiston Auburn Area D	5/1/2026	05-2026	Horvath Development LLC (v0000291)	P-68315	LHA202604	816.00	0.00	1,494,150.94	Martel phase 1
laahdc	Lewiston Auburn Area D	5/21/2026	05-2026	County of Androscoggin (v0000360)	P-68372	LAAHDC 052	40.00	0.00	1,494,190.94	Stormwater Performance Guarantee Martel Phase I
laahdc	Lewiston Auburn Area D	5/26/2026	05-2026	County of Androscoggin (v0000360)	P-68514	LAAHDC 052	40.00	0.00	1,494,230.94	Martel Condo Plat recording fee
laahdc	Lewiston Auburn Area D	5/31/2026	05-2026	Haley Ward (v0002155)	P-70278	202615013	2,500.00	0.00	1,496,730.94	Project 10708.005 Martel phase I ESA Update
Net Change=1,496,730.94						1,788,202.94	291,472.00		1,496,730.94	= Ending Balance =

1280-09-002				PID - Martel School II				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	141.37	0.00	141.37	ACCT 202428 -- reimbursables
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	1,827.50	0.00	1,968.87	ACCT 202428 -- Morgan
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	300.00	0.00	2,268.87	ACCT 202428 -- Bill mclaughlin
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	700.00	0.00	2,968.87	ACCT 202428 -- Daniel moreno
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39441	152857	66.00	0.00	3,034.87	ACCT 49691 -- Service rendered
laahdc	Lewiston Auburn Area D	6/9/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39167	153112	513.00	0.00	3,547.87	Invoice 153112 Martel School Phase II Services rendered through 05/31/2025
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		1,275.75	0.00	4,823.62	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of	0.00	1,275.75	3,547.87	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	42.50	0.00	3,590.37	Martel -- Paige Morgan
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	490.00	0.00	4,080.37	Martel -- Daniel Moreno
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	60.75	0.00	4,141.12	Martel -- 5 Reimbursables
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	300.00	0.00	4,441.12	Martel -- Bill McLaughlin
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	382.50	0.00	4,823.62	Martel -- Brogan McCormick
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	910.00	0.00	5,733.62	Project 202428 -- Martel -- daniel moreno
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	45.50	0.00	5,779.12	Project 202428 -- Martel -- 5 reimbursables
cfe	Capital Funds	11/17/2025	11-2025	Platz Associates (v0002284)	P-52727	202428-04	6,531.00	0.00	12,310.12	Martel Phase II - 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	13,469.52	All projects
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	547.00	0.00	14,016.52	All Projects 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55098	151780	549.00	0.00	14,565.52	10% Discounted amount

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55099	154377	346.50	0.00	14,912.02	10% Discounted amount
laahdc	Lewiston Auburn Area D	10/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55117	150963	670.50	0.00	15,582.52	10% Discounted amount
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	625.60	0.00	16,208.12	Martel phase 2
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	688.50	0.00	16,896.62	Martel Phase 2 Hours
laahdc	Lewiston Auburn Area D	1/21/2026	02-2026	Platz Associates (v0002284)	P-62114	202428-05	1,806.00	0.00	18,702.62	ACCT 202428 -- Martel Phase II
laahdc	Lewiston Auburn Area D	2/24/2026	02-2026	City Of Lewiston (v0002338)	P-60602	LAAHDC 022	700.00	0.00	19,402.62	Martel zoning change fee
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21729		1,275.75	0.00	20,678.37	LHA to LAAHDC - Platz #202428-02 06.17.25
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Outgoing ACH - LAAHDC	J-21730		955.50	0.00	21,633.87	LHA to LAAHDC - Platz #202428-03 07.21.25
laahdc	Lewiston Auburn Area D	4/1/2026	04-2026	Bangor Incoming ACH - LHA	J-23036		0.00	1,275.75	20,358.12	LHA to LAAHDC - Platz #202428-02 06.17.25
laahdc	Lewiston Auburn Area D	4/1/2026	04-2026	Bangor Incoming ACH - LHA	J-23037		0.00	955.50	19,402.62	LHA to LAAHDC - Platz #202428-03 07.21.25
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Platz Associates (v0002284)	P-68313	202428-06	1,100.00	0.00	20,502.62	Martel Phase II -- Bill mclaughlin
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Platz Associates (v0002284)	P-68313	202428-06	4,340.00	0.00	24,842.62	Martel Phase II -- Daniel moreno
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Platz Associates (v0002284)	P-68313	202428-06	272.00	0.00	25,114.62	Martel Phase II -- Reimbursables
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Acorn Engineering Inc (v0000147)	P-70107	5924	2,152.50	0.00	27,267.12	Phase 2 Martel
laahdc	Lewiston Auburn Area D	5/1/2026	05-2026	Horvath Development LLC (v0000291)	P-68315	LHA202604	474.30	0.00	27,741.42	Martel phase 2
Net Change=27,741.42							31,248.42	3,507.00	27,741.42	= Ending Balance =
1280-09-003				PID - Martel School III				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	4/13/2026	05-2026	Acorn Engineering Inc (v0000147)	P-70107	5924	5,305.85	0.00	5,305.85	Phase 3 Martel
laahdc	Lewiston Auburn Area D	5/30/2026	05-2026	Owen Haskell, Inc. (v0002271)	P-70176	2023-214.4	1,650.00	0.00	6,955.85	Job#:2023-214 L-A -- Principal boundary survey with lot split plan notes, bounds descriptions of access easements and
laahdc	Lewiston Auburn Area D	5/30/2026	05-2026	Owen Haskell, Inc. (v0002271)	P-70176	2023-214.4	180.00	0.00	7,135.85	Job#:2023-214 L-A -- survey tech
Net Change=7,135.85							7,135.85	0.00	7,135.85	= Ending Balance =
1280-10-000				DNU PID - Martel School				0.00 = Beginning Balance =		
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v0000137)	P-14197	LAAHDC Mar	619,876.00	0.00	619,876.00	Martel Demo
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	0.00	619,876.00	0.00	Martel Demo (GL 1280-10 > 1280-09)
Net Change=0.00							619,876.00	619,876.00	0.00	= Ending Balance =
1280-11-000				PID - Ramada				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Ramada Pre-App Fee
laahdc	Lewiston Auburn Area D	8/8/2024	08-2024	Cushman & Wakefield Of Massachusetts, Inc P-16457		24-27001-90	5,450.00	0.00	7,450.00	24-27001-900950 Ramada appraisal report
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Curtis Thaxter LLC (v0002094)	P-18475	150629	2,230.00	0.00	9,680.00	Professional services rendered - Consult On Option. Consult On Option Arrangements Begin Work On Same Review Of
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	1,000.00	0.00	10,680.00	Ramada App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	2,500.00	0.00	13,180.00	Ramada LIHTC App Fee
laahdc	Lewiston Auburn Area D	10/10/2024	09-2024	Emerald Hospitality LLC (v0000166)	P-18729	LAAHDC RAM	10,000.00	0.00	23,180.00	Acquisition Escrow - Ramada
laahdc	Lewiston Auburn Area D	9/30/2024	01-2025	Platz Associates (v0002284)	P-26442	LAAHDC 093	26,598.25	0.00	49,778.25	File 202422 Ramada-Professional services 09/30/2024
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	51,778.25	RC MH Ramada 4% LIHTC
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	2,500.00	0.00	54,278.25	App Fee - Arbor Village-Ramada
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	1,000.00	0.00	55,278.25	LIHTC Fee - Arbor Village - Ramada
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39433	152647	6,402.98	0.00	61,681.23	RAMADA
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	3.00	0.00	61,684.23	ACCT 49691 -- Ramada -- Filing/recording fees
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	30.00	0.00	61,714.23	ACCT 49691 -- Ramada -- Corporate document retrieval

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Emerald Hospitality	R-29238	00001024	0.00	10,000.00	51,714.23	CHECKSCAN Payment - Emerald Hospitality (Ramada Dep Refund)
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55085	151777	45.00	0.00	51,759.23	10% Discounted amount
laahdc	Lewiston Auburn Area D	3/7/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55086	152217	176.40	0.00	51,935.63	10% Discounted amount
laahdc	Lewiston Auburn Area D	7/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55087	153361	277.20	0.00	52,212.83	10% Discounted amount
laahdc	Lewiston Auburn Area D	8/12/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55088	153629	302.40	0.00	52,515.23	10% Discounted amount
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55089	154375	226.80	0.00	52,742.03	10% Discounted amount
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55090	154651	50.40	0.00	52,792.43	10% Discounted amount
laahdc	Lewiston Auburn Area D	6/17/2025	02-2026	Platz Associates (v0002284)	P-62113	202422-03	661.50	0.00	53,453.93	Ramada - Design Development
Net Change=53,453.93							63,453.93	10,000.00	53,453.93	= Ending Balance =

1280-12-000				PID - Soleil I			0.00 = Beginning Balance =			
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	2,000.00	Soleil Apts Phase 1 Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	4,000.00	Soleil Apts Phase 2 Pre App Fee
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	9,559.37	Terradyn Consult Kaplan Thompson Architect
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	11,559.37	Supplemental Services Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAHDC 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	LAHDC Sole	2,500.00	0.00	15,059.37	Soleil Apts Phase 1 LIHTC App Fee
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-LI	16,261.26	0.00	31,320.63	Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	8/2/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28955	20240802-LI	14,589.17	0.00	45,909.80	Proj:LHA1 Choice 2 --inv20240802-LHA1 -- consultants
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	27,750.75	0.00	73,660.55	Project LHA1--Schematic design
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	437.60	0.00	74,098.15	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	181.25	0.00	74,279.40	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	10,233.55	0.00	84,512.95	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	4,579.20	0.00	89,092.15	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAHDC 040	2,500.00	0.00	91,592.15	App Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAHDC 040	1,000.00	0.00	92,592.15	LIHTC Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39434	152649	416.50	0.00	93,008.65	61 Ash
lha	Lewiston Housing Autho	5/9/2025	06-2025	Kaplan Thompson Architects (v0002184)	P-39438	20250509-LI	693.00	0.00	93,701.65	Terradyn Consultants LLC Request Number /438 18 Apr 2025 Additional Services Drawings for Dublin Works Database
laahdc	Lewiston Auburn Area D	8/18/2025	11-2025	Terradyn Consultants, LLC (v0000271)	P-52724	7915	930.00	0.00	94,631.65	Engineering Services for Ash St - Soleil
laahdc	Lewiston Auburn Area D	10/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52722	LHA202509	1,159.40	0.00	95,791.05	All projects
laahdc	Lewiston Auburn Area D	11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,602.10	0.00	97,393.15	All Projects 10/1/25-10/31/25
laahdc	Lewiston Auburn Area D	1/9/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55119	151779	63.00	0.00	97,456.15	10% discounted amount
laahdc	Lewiston Auburn Area D	2/6/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55120	152040	163.80	0.00	97,619.95	10% Discounted amount
laahdc	Lewiston Auburn Area D	9/8/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55121	154376	69.30	0.00	97,689.25	10% discounted amount
laahdc	Lewiston Auburn Area D	10/10/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55123	154654	800.01	0.00	98,489.26	10% Discounted amount
laahdc	Lewiston Auburn Area D	12/2/2025	12-2025	Curtis Thaxter LLC (v0002094)	P-55122	155242	2.70	0.00	98,491.96	10% discounted amount
laahdc	Lewiston Auburn Area D	12/11/2025	12-2025	Genesis Community Loan Fund (v0000324)	P-54826	LAHDC 121	1,736.50	0.00	100,228.46	Soleil Phase 1 predevelopment loan (1/2 of the origination fee)
lha	Lewiston Housing Autho	11/21/2025	12-2025	Kaplan Thompson Architects (v0002184)	P-57288	20251121-LI	44.00	0.00	100,272.46	Plots - 24x36
lha	Lewiston Housing Autho	11/21/2025	12-2025	Kaplan Thompson Architects (v0002184)	P-57288	20251121-LI	38,336.00	0.00	138,608.46	Schematic Design - Soleil Phase 1
laahdc	Lewiston Auburn Area D	12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	1,225.70	0.00	139,834.16	Soleil phase 1
laahdc	Lewiston Auburn Area D	12/15/2025	01-2026	Summit Geoenengineering Services, Inc (v0000P-57675	25317-1		6,900.00	0.00	146,734.16	Soleil - 61 Ash St - Performed subsurface explorations & prepare geotechnical data package
laahdc	Lewiston Auburn Area D	1/1/2026	01-2026	Horvath Development LLC (v0000291)	P-57680	LHA202512	285.60	0.00	147,019.76	Soleil Phase 1 Hours

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General Ledger

Period = Jan 2024-May 2026

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Kaplan Thompson Architects (v0002184)	P-62258	20251219-LH	114.40	0.00	147,134.16	LHA1 Soleil Apartments, Phase I - Choice 2 -- Plots 24x36
laahdc	Lewiston Auburn Area D	12/19/2025	02-2026	Kaplan Thompson Architects (v0002184)	P-62258	20251219-LH	38,336.00	0.00	185,470.16	LHA1 Soleil Apartments, Phase I - Choice 2 -- Schematic Design
laahdc	Lewiston Auburn Area D	2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	962.20	0.00	186,432.36	Soleil Phase 1 Hours
laahdc	Lewiston Auburn Area D	2/10/2026	02-2026	Curtis Thaxter LLC (v0002094)	P-62119	155760	2,107.00	0.00	188,539.36	ACCT 49691 -- 61 Ash St
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LH	80,254.50	0.00	268,793.86	Soleil Phase 1 & 2 -- 2 Design Development
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LH	43,710.00	0.00	312,503.86	Soleil Phase 1 & 2 -- 1 Schematic Design
laahdc	Lewiston Auburn Area D	2/13/2026	03-2026	Kaplan Thompson Architects (v0002184)	P-63206	20260213-LH	308.00	0.00	312,811.86	Soleil Phase 1 & 2 -- 5 Design Development Plots - 24x36
laahdc	Lewiston Auburn Area D	3/1/2026	03-2026	Horvath Development LLC (v0000291)	P-63293	LHA202602	3,211.30	0.00	316,023.16	Soleil Phase 1 Hours
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		4,325.00	0.00	320,348.16	RC LHA Soleil PID - Haley Ward #20231927 03.22.23
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		693.00	0.00	321,041.16	RC LHA Soleil PID - Kaplan #20250509-LHA1 05.09.25
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		38,380.00	0.00	359,421.16	RC LHA Soleil PID - Kaplan #20251121-LHA1 11.21.25
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	361,421.16	RC LHA Soleil PID - Phase I Pre App Fee
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	363,421.16	RC LHA Soleil PID - Phase II Pre App Fee
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		2,000.00	0.00	365,421.16	RC LHA Soleil PID - Kaplan Supplemental Services
laahdc	Lewiston Auburn Area D	3/31/2026	03-2026	Bangor Outgoing ACH - LHA	J-21753		5,559.37	0.00	370,980.53	RC LHA Soleil PID - Terradyne Kaplan
laahdc	Lewiston Auburn Area D	4/1/2026	03-2026	Genesis Community Loan Fund (v0000324)	P-63017	LAAHDC 040	1,680.80	0.00	372,661.33	61 Ash St Mortgage Interest Payment
lha	Lewiston Housing Autho	3/31/2026	03-2026	Camden Incoming ACH - LAAHDC	J-21692		0.00	50,632.37	322,028.96	LAAHDC reimb for Soleil PID expenses
laahdc	Lewiston Auburn Area D	3/13/2026	04-2026	Kaplan Thompson Architects (v0002184)	P-66021	20260313-LH	64.60	0.00	322,093.56	Soleil -- Terradyn consultants
laahdc	Lewiston Auburn Area D	3/13/2026	04-2026	Kaplan Thompson Architects (v0002184)	P-66021	20260313-LH	704.00	0.00	322,797.56	Soleil -- Carroll associates
laahdc	Lewiston Auburn Area D	3/13/2026	04-2026	Kaplan Thompson Architects (v0002184)	P-66021	20260313-LH	112.00	0.00	322,909.56	Soleil -- Design development plots 24x36
laahdc	Lewiston Auburn Area D	3/13/2026	04-2026	Kaplan Thompson Architects (v0002184)	P-66021	20260313-LH	80,254.50	0.00	403,164.06	Soleil -- Design development
laahdc	Lewiston Auburn Area D	1/8/2026	05-2026	Summit Geoenigneering Services, Inc (v000068310)	P-68310	25317-2	4,600.00	0.00	407,764.06	Soleil Apts - Lab Testing, analyses & report
laahdc	Lewiston Auburn Area D	4/1/2026	05-2026	Horvath Development LLC (v0000291)	P-68311	LHA202603	2,578.90	0.00	410,342.96	Soleil Phase 1 Hours
laahdc	Lewiston Auburn Area D	4/6/2026	05-2026	Haley Ward (v0002155)	P-68312	202612903	4,000.00	0.00	414,342.96	61 Ash St Phase I
laahdc	Lewiston Auburn Area D	4/17/2026	05-2026	Kaplan Thompson Architects (v0002184)	P-70108	26015	80,254.50	0.00	494,597.46	Soleil Phase 1&2 -- Design development
laahdc	Lewiston Auburn Area D	4/17/2026	05-2026	Kaplan Thompson Architects (v0002184)	P-70108	26015	35.20	0.00	494,632.66	Soleil Phase 1&2 -- Reimbursable expenses
laahdc	Lewiston Auburn Area D	5/1/2026	05-2026	Genesis Community Loan Fund (v0000324)	P-65194	LAAHDC 050	1,680.00	0.00	496,312.66	61 Ash St Mortgage Interest Payment
laahdc	Lewiston Auburn Area D	5/1/2026	05-2026	Horvath Development LLC (v0000291)	P-68315	LHA202604	1,110.10	0.00	497,422.76	Soleil phase 1
laahdc	Lewiston Auburn Area D	5/6/2026	05-2026	Curtis Thaxter LLC (v0002094)	P-68338	156497	149.03	0.00	497,571.79	ACCT 49691-00307 -- Soleil
Net Change=497,571.79							548,204.16	50,632.37	497,571.79	= Ending Balance =

1280-12-002				PID - Soleil II				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D 6/26/2025	06-2025	MaineHousing (MSHA) (v0002218)	P-39563	LAAHDC 062	2,000.00	0.00	2,000.00	Pre Application Fee	
laahdc	Lewiston Auburn Area D 9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	1,000.00	0.00	3,000.00	General App Fee	
laahdc	Lewiston Auburn Area D 9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	2,500.00	0.00	5,500.00	LIHTC App Fee	
laahdc	Lewiston Auburn Area D 11/1/2025	11-2025	Horvath Development LLC (v0000291)	P-52725	LHA202510	1,055.00	0.00	6,555.00	All Projects 10/1/25-10/31/25	
laahdc	Lewiston Auburn Area D 12/1/2025	01-2026	Horvath Development LLC (v0000291)	P-57673	LHA202511	867.00	0.00	7,422.00	Soleil phase 2	
laahdc	Lewiston Auburn Area D 2/1/2026	02-2026	Horvath Development LLC (v0000291)	P-60601	LHA202601	472.60	0.00	7,894.60	Soleil Phase 2 Hours	
				Net Change=7,894.60		7,894.60	0.00	7,894.60	= Ending Balance =	

1280-15-000				PID - 104 Park Street				0.00 = Beginning Balance =		
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	62.50	Permit Drawings

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General Ledger

Period = Jan 2024-May 2026

Book = Accrual

Sort On =

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

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

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

22,195,467.10 7,099,199.55

Check Register

For Period = May 2026

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-30316	826	05/2026	5/1/2026	Rosedale Acres (v0000126)	choice		256.00	88334	
K-30317	826	05/2026	5/1/2026	Maine Street Elite, LLC (v0000349)	choice		300.00	88335	
K-30318	826	05/2026	5/1/2026	Christopher Shea (v0002077)	choice		1,400.00	88336	
K-30319	826	05/2026	5/1/2026	Haley Ward (v0002155)	choice		6,460.00	88337	
K-30320	826	05/2026	5/1/2026	OTS Leasing (v0002269)	choice		217.96	88338	
K-30321	826	05/2026	5/1/2026	Promise Early Education Center (v0002290)	choice		10,787.76	88339	
K-30322	826	05/2026	5/1/2026	Tree Street Youth (v0002356)	choice		9,954.47	88340	
K-30372	828	05/2026	5/1/2026		lpa		358.27	88341	
K-30373	828	05/2026	5/1/2026		mva		568.40	88342	
K-30374	828	05/2026	5/1/2026		hva		874.00	88343	
K-30375	828	05/2026	5/1/2026	WB Mason Company Inc (v0000044)	lha		504.73	88344	
K-30376	828	05/2026	5/1/2026	SymQuest Group Inc (v0000113)	hva		804.00	88345	
K-30377	828	05/2026	5/1/2026	ServPro of Bath Brunswick (v0000115)	hva		12,956.09	88346	
K-30378	828	05/2026	5/1/2026	Able Power Rooter, Inc (v0002010)	hva		446.00	88347	
K-30379	828	05/2026	5/1/2026	Ace Detective & Security Agency, Inc. (v000	hva		2,016.00	88348	
K-30380	828	05/2026	5/1/2026	Aire Serv of Lewiston (v0002022)	bsc		350.00	88349	
					hva		4,791.54	88349	
					lha		1,860.70	88349	
					mva		400.00	88349	
K-30381	828	05/2026	5/1/2026	All Outdoor Services (v0002024)	ash		40.00	88350	
K-30382	828	05/2026	5/1/2026	Als Auto & Truck Garage Inc. (v0002027)	lha		658.50	88351	
K-30383	828	05/2026	5/1/2026	Auburn-Lewiston YMCA (v0002038)	hva		10,660.54	88352	
K-30384	828	05/2026	5/1/2026	BDO (v0002047)	lha		7,550.00	88353	
K-30385	828	05/2026	5/1/2026	Building Controls LLC (v0002062)	lha		779.88	88354	
K-30386	828	05/2026	5/1/2026	Carahsoft Technology Corp (v0002070)	hcv		5,416.09	88355	
K-30387	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	raa		47.84	88356	
K-30388	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		111.51	88357	
K-30389	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		100.41	88358	
K-30390	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		123.35	88359	
K-30391	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		860.91	88360	
K-30392	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	htn		35.77	88361	
K-30393	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		119.72	88362	
K-30394	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		124.80	88363	
K-30395	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	shs		30.50	88364	
K-30396	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	sws		32.94	88365	
K-30397	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	mva		19.43	88366	
K-30398	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		174.78	88367	
K-30399	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		163.67	88368	
K-30400	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		102.58	88369	
K-30401	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		136.22	88370	
K-30402	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		186.60	88371	
K-30403	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		33.77	88372	
K-30404	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		123.58	88373	
K-30405	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		89.79	88374	
K-30406	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		120.69	88375	

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K-30407	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		24.43	88376	
K-30408	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	htn		34.09	88377	
K-30409	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		199.93	88378	
K-30410	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		110.31	88379	
K-30411	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	sws		32.30	88380	
K-30412	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	shs		32.37	88381	
K-30413	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	hva		114.17	88382	
K-30414	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	sws		39.31	88383	
K-30415	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	shs		43.91	88384	
K-30416	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	mva		777.29	88385	
K-30417	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	mva		128.65	88386	
K-30418	828	05/2026	5/1/2026	Central Maine Power Company (v0002074)	sws		41.74	88387	
K-30419	828	05/2026	5/1/2026	City of Lewiston - Utility Services Division (v1 lha			384.59	88388	
K-30420	828	05/2026	5/1/2026	Consolidated Communications (v0002086)	bst		210.62	88389	
					hva		210.62	88389	
					lha		210.62	88389	
					mva		210.61	88389	
K-30421	828	05/2026	5/1/2026	Curtis Thaxter LLC (v0002094)	bsc		1,178.00	88390	
K-30422	828	05/2026	5/1/2026	Drillen Hardware (v0002113)	hva		12.59	88391	
K-30423	828	05/2026	5/1/2026	F. W. Webb Company (v0002124)	hva		1,230.89	88392	
					mva		1,230.86	88392	
K-30424	828	05/2026	5/1/2026	Haley Ward (v0002155)	lpa		3,500.00	88393	
K-30425	828	05/2026	5/1/2026	HD Supply (v0002162)	bst		704.95	88394	
					hva		1,485.39	88394	
					mva		705.00	88394	
K-30426	828	05/2026	5/1/2026	Housing Authority Risk Retention Group (HA	hva		1,981.00	88395	
K-30427	828	05/2026	5/1/2026	The Iserv Company LLC (v0002174)	lha		2,040.00	88396	
K-30428	828	05/2026	5/1/2026	J.C. Ehrlich (v0002176)	hva		248.00	88397	
					lha		53.00	88397	
K-30429	828	05/2026	5/1/2026	L.P. Poirier & Son Inc. (v0002187)	bsc		1,145.00	88398	
					bst		2,083.33	88398	
					hva		5,333.33	88398	
					mva		2,250.00	88398	
					raa		2,033.33	88398	
K-30430	828	05/2026	5/1/2026	OTS Leasing (v0002269)	bst		133.00	88399	
					lha		649.79	88399	
					mva		202.03	88399	
					raa		137.32	88399	
K-30431	828	05/2026	5/1/2026	Pine Tree Waste (v0002282)	bst		976.91	88400	
					hva		2,370.95	88400	
					lha		231.14	88400	
					mva		766.66	88400	
					raa		394.24	88400	
K-30432	828	05/2026	5/1/2026	RHR Smith & Company (v0002300)	lha		14,962.50	88401	
K-30433	828	05/2026	5/1/2026	City Of Lewiston (v0002338)	ash		3.79	88402	

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					bst		52.53	88402	
					htn		1.08	88402	
					hva		50.90	88402	
					lpa		7.04	88402	
					mva		82.30	88402	
					oak		0.54	88402	
					prk		5.41	88402	
					raa		16.24	88402	
					sab		0.54	88402	
					shs		1.08	88402	
					sws		1.62	88402	
					wip		2.17	88402	
K-30434	828	05/2026	5/1/2026	Tribles USA, Inc. (v0002357)	bst		238.68	88403	
					hva		238.73	88403	
					mva		238.72	88403	
K-30435	828	05/2026	5/1/2026	Unifirst Corporation (v0002361)	bsc		117.01	88404	
					bst		428.14	88404	
					hva		491.79	88404	
					lha		131.88	88404	
					mva		360.31	88404	
K-30436	828	05/2026	5/1/2026	Visual Edge IT, Inc. dba A-COPI Imaging Sy	bst		15.75	88405	
K-30437	828	05/2026	5/1/2026	Yardi Systems Inc (v0002385)	choice		2.40	88406	
K-30580	829	05/2026	5/1/2026		hva		0.00	72	:TOA Zero Dollar Adjustment
K-30708	831	05/2026	5/1/2026		hva		10.00	88407	
K-30709	831	05/2026	5/1/2026		hva		50.00	88408	
K-30710	831	05/2026	5/1/2026		hva		29.00	88409	
K-30711	831	05/2026	5/1/2026		hva		10.00	88410	
K-30712	831	05/2026	5/1/2026		hva		10.00	88411	
K-30713	831	05/2026	5/1/2026		hva		45.00	88412	
K-30714	831	05/2026	5/1/2026		hva		29.00	88413	
K-30715	831	05/2026	5/1/2026		hva		10.00	88414	
K-30716	831	05/2026	5/1/2026		hva		10.00	88415	
K-30717	831	05/2026	5/1/2026		hva		29.00	88416	
K-30718	831	05/2026	5/1/2026		hva		10.00	88417	
K-30719	831	05/2026	5/1/2026		ash		62.00	88418	
K-30720	831	05/2026	5/1/2026		hva		10.00	88419	
K-30721	831	05/2026	5/1/2026		hva		10.00	88420	
K-30984	836	05/2026	5/7/2026		hva		1,800.00	88421	
K-30985	836	05/2026	5/7/2026	Maine Municipal Employees Health Trust (MI	lha		82,009.38	88422	
K-30986	836	05/2026	5/7/2026	Auburn-Lewiston YMCA (v0002038)	hva		11,350.98	88423	
K-30987	836	05/2026	5/7/2026	Haven Connect, Inc. (v0002161)	bst		48.60	88424	
K-30988	836	05/2026	5/7/2026	The Iserv Company LLC (v0002174)	bst		802.88	88425	
					hva		1,829.20	88425	
					lha		5,597.54	88425	
					mva		787.88	88425	

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					raa		321.00	88425	
K-30989	836	05/2026	5/7/2026	Lanit (v0002192)	lha		35.00	88426	
K-30990	836	05/2026	5/7/2026	SOS Drywall and Painting, LLC (v0002322)	bst		990.00	88427	
K-30991	836	05/2026	5/7/2026	The Granite Group (v0002339)	hva		20.70	88428	
K-31009		05/2026	5/7/2026	Agren Appliance Service Corporation (v0000	lha		-1,188.97	88035	Void & Reissue per WD request
K-31011		05/2026	5/7/2026	City Of Lewiston (v0002338)	bst		-150.00	88325	VOID Check & Invoice, per WD request
K-31012	837	05/2026	5/7/2026	Agren Appliance Service Corporation (v0000	lha		1,188.97	88429	
K-31037	840	05/2026	5/14/2026		bst		336.13	88430	
K-31038	840	05/2026	5/14/2026	Concord Group Insurance (v0000235)	lha		5.00	88431	
K-31039	840	05/2026	5/14/2026	Cenergy Power (v0000307)	lha		72.75	88432	
K-31040	840	05/2026	5/14/2026	Ace Detective & Security Agency, Inc. (v000	hva		1,008.00	88433	
K-31041	840	05/2026	5/14/2026	AFSCME Council 93 (v0002020)	lha		882.08	88434	
K-31042	840	05/2026	5/14/2026	All Outdoor Services (v0002024)	bst		30.00	88435	
K-31043	840	05/2026	5/14/2026	Becky Cobb (v0002051)	lha		1,385.00	88436	
K-31044	840	05/2026	5/14/2026	Budget Document Technology (v0002061)	lha		257.90	88437	
K-31045	840	05/2026	5/14/2026	Casella Recycling (v0002073)	bst		155.00	88438	
					hva		210.00	88438	
					lha		305.00	88438	
K-31046	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		30.59	88439	
K-31047	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	raa		121.65	88440	
K-31048	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	raa		174.29	88441	
K-31049	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	hva		21.67	88442	
K-31050	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	raa		98.48	88443	
K-31051	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		30.72	88444	
K-31052	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	raa		158.59	88445	
K-31053	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	raa		82.78	88446	
K-31054	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		24.21	88447	
K-31055	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		33.26	88448	
K-31056	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		78.68	88449	
K-31057	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		32.63	88450	
K-31058	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		89.30	88451	
K-31059	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		32.88	88452	
K-31060	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		114.17	88453	
K-31061	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		146.52	88454	
K-31062	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		162.94	88455	
K-31063	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		35.17	88456	
K-31064	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		36.57	88457	
K-31065	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		67.16	88458	
K-31066	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		33.77	88459	
K-31067	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		30.21	88460	
K-31068	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		98.96	88461	
K-31069	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		89.30	88462	
K-31070	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		76.12	88463	
K-31071	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		48.17	88464	
K-31072	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		33.26	88465	

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K-31073	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		122.38	88466	
K-31074	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		76.50	88467	
K-31075	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		37.36	88468	
K-31076	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		123.10	88469	
K-31077	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		30.34	88470	
K-31078	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		33.52	88471	
K-31079	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		148.45	88472	
K-31080	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		143.63	88473	
K-31081	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		69.02	88474	
K-31082	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		101.61	88475	
K-31083	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		34.41	88476	
K-31084	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		68.74	88477	
K-31085	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		30.21	88478	
K-31086	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		44.74	88479	
K-31087	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		154.97	88480	
K-31088	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		104.60	88481	
K-31089	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		142.90	88482	
K-31090	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		94.85	88483	
K-31091	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		69.53	88484	
K-31092	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		34.66	88485	
K-31093	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		34.03	88486	
K-31094	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		32.37	88487	
K-31095	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		118.52	88488	
K-31096	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	lpa		33.26	88489	
K-31097	840	05/2026	5/14/2026	Central Maine Power Company (v0002074)	mva		86.64	88490	
K-31098	840	05/2026	5/14/2026	H. Fortier & Sons, Inc. (v0002153)	mva		102.40	88491	
K-31099	840	05/2026	5/14/2026	Haven Connect, Inc. (v0002161)	ash		0.84	88492	
					htn		0.25	88492	
					hva		14.95	88492	
					lpa		1.56	88492	
					mva		22.55	88492	
					oak		0.12	88492	
					prk		1.20	88492	
					raa		25.30	88492	
					sab		0.12	88492	
					shs		0.24	88492	
					sws		0.36	88492	
					wip		0.48	88492	
K-31100	840	05/2026	5/14/2026	HD Supply (v0002162)	bst		67.60	88493	
					mva		20.97	88493	
K-31101	840	05/2026	5/14/2026	High Tech Fire Protection (v0002163)	ash		1,275.00	88494	
					bsc		330.00	88494	
					college		110.00	88494	
					hva		220.00	88494	
					lha		110.00	88494	

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K-31102	840	05/2026	5/14/2026	Home Depot Credit Services (v0002164)	bst		68.29	88495	
					hva		587.89	88495	
					mva		68.29	88495	
K-31103	840	05/2026	5/14/2026	J.C. Ehrlich (v0002176)	ash		68.60	88496	
					bst		949.74	88496	
					htn		19.54	88496	
					hva		922.13	88496	
					lpa		294.28	88496	
					mva		1,491.06	88496	
					oak		9.79	88496	
					prk		137.28	88496	
					raa		269.97	88496	
					sab		8.97	88496	
					shs		19.54	88496	
					sws		29.38	88496	
					wip		39.22	88496	
K-31104	840	05/2026	5/14/2026	Language Line Services (v0002191)	hva		352.00	88497	
					lha		1,028.32	88497	
K-31105	840	05/2026	5/14/2026	Littlefield Solar LLC (v0002202)	bsc		36.50	88498	
					bst		429.27	88498	
					college		83.20	88498	
					hva		142.75	88498	
					lha		70.15	88498	
					mva		164.04	88498	
K-31106	840	05/2026	5/14/2026	Northeast Electrical (v0002260)	bst		576.93	88499	
					hva		840.25	88499	
					mva		840.24	88499	
K-31107	840	05/2026	5/14/2026	Portland Glass (v0002285)	lha		392.67	88500	
K-31108	840	05/2026	5/14/2026	SOS Drywall and Painting, LLC (v0002322)	mva		2,595.00	88501	
K-31109	840	05/2026	5/14/2026	Stanley Elevator Co Inc (v0002330)	bst		922.00	88502	
K-31110	840	05/2026	5/14/2026	The Granite Group (v0002339)	mva		20.50	88503	
K-31111	840	05/2026	5/14/2026	Unifirst Corporation (v0002361)	bsc		117.76	88504	
					bst		132.03	88504	
					hva		275.88	88504	
					mva		132.03	88504	
K-31112	840	05/2026	5/14/2026	Verizon Connect Fleet USA LLC (v0002372)	hcv		137.00	88505	
					hva		27.94	88505	
					lha		27.08	88505	
					mva		21.80	88505	
K-31113	840	05/2026	5/14/2026	Wesco Air Inc (v0002384)	mva		315.00	88506	
K-31114	840	05/2026	5/14/2026	Yardi Systems Inc (v0002385)	ash		34.10	88507	
					bsc		6.00	88507	
					bst		207.30	88507	
					cfe		0.60	88507	
					choice		1.80	88507	

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					college		3.60	88507	
					ehv		0.50	88507	
					hcv		4.10	88507	
					htn		3.00	88507	
					hva		417.40	88507	
					lha		314.00	88507	
					lpa		28.10	88507	
					mod2		0.60	88507	
					mod5		0.50	88507	
					msv		6.00	88507	
					mva		297.20	88507	
					oak		1.80	88507	
					prk		14.40	88507	
					raa		79.90	88507	
					sab		1.80	88507	
					shs		3.60	88507	
					sws		4.20	88507	
					wip		15.90	88507	
K-31213	843	05/2026	5/21/2026	Charest Appraisal Services (v0000059)	cfe		12,250.00	88508	
K-31214	843	05/2026	5/21/2026	Rentgrow Inc (v0000081)	bst		27.00	88509	
					hva		99.00	88509	
					mva		108.00	88509	
					raa		18.00	88509	
K-31215	843	05/2026	5/21/2026	Cenergy Power (v0000307)	bsc		15.88	88510	
					bst		719.75	88510	
					college		64.25	88510	
					hva		206.38	88510	
					lha		108.00	88510	
					mva		131.26	88510	
K-31216	843	05/2026	5/21/2026	BDO (v0002047)	lha		205.00	88511	
K-31217	843	05/2026	5/21/2026	Broadreach Public Relations (v0002060)	lha		569.25	88512	
K-31218	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	lpa		30.21	88513	
K-31219	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	wip		520.76	88514	
K-31220	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	mva		106.20	88515	
K-31221	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	ash		143.15	88516	
K-31222	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		29.27	88517	
K-31223	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	mva		8.70	88518	
K-31224	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		33.14	88519	
K-31225	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		116.21	88520	
K-31226	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		77.44	88521	
K-31227	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	lha		486.77	88522	
K-31228	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		51.33	88523	
K-31229	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		134.66	88524	
K-31230	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		32.75	88525	
K-31231	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		33.14	88526	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-31232	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	lha		266.38	88527	
K-31233	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	bst		1,421.13	88528	
K-31234	843	05/2026	5/21/2026	Central Maine Power Company (v0002074)	college		109.69	88529	
K-31235	843	05/2026	5/21/2026	City of Lewiston - Utility Services Division (v0002074)	lpa		307.21	88530	
K-31236	843	05/2026	5/21/2026	Curtis Thaxter LLC (v0002094)	bsc		158.00	88531	
K-31237	843	05/2026	5/21/2026	HD Supply (v0002162)	lha		46.54	88532	
K-31238	843	05/2026	5/21/2026	Nan McKay & Associates Inc. (v0002245)	hcv		239.00	88533	
					lha		239.00	88533	
K-31239	843	05/2026	5/21/2026	The Hanover Insurance Group (v0002340)	bsc		1,745.00	88534	
K-31240	843	05/2026	5/21/2026	Trafton & Matzen (v0002355)	bst		1,093.00	88535	
					hva		271.00	88535	
					mva		1,725.72	88535	
K-31241	843	05/2026	5/21/2026	Unifirst Corporation (v0002361)	bst		189.04	88536	
					hva		120.46	88536	
					lha		66.69	88536	
					mva		120.46	88536	
K-31242	843	05/2026	5/21/2026	Unitil (v0002366)	ash		234.56	88537	
					bsc		697.83	88537	
					bst		1,404.45	88537	
					college		129.70	88537	
					htn		97.34	88537	
					hva		236.44	88537	
					lha		210.76	88537	
					mva		302.46	88537	
					prk		481.35	88537	
					raa		828.05	88537	
					shs		98.43	88537	
					sws		96.26	88537	
K-31446	844	05/2026	5/28/2026		mva		196.00	88538	
K-31447	844	05/2026	5/28/2026	Lewiston Housing Authority (v0000001)	choice		164.00	88539	
K-31448	844	05/2026	5/28/2026	Aire Serv of Lewiston (v0002022)	wip		1,036.64	88540	
K-31449	844	05/2026	5/28/2026	All Outdoor Services (v0002024)	bst		149.00	88541	
					hva		329.00	88541	
K-31450	844	05/2026	5/28/2026	Allegiance Trucks (v0002026)	lha		856.23	88542	
K-31451	844	05/2026	5/28/2026	Carahsoft Technology Corp (v0002070)	hcv		1,859.34	88543	
K-31452	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		31.99	88544	
K-31453	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.63	88545	
K-31454	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.88	88546	
K-31455	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	mva		30.90	88547	
K-31456	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	bsc		496.23	88548	
K-31457	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		31.86	88549	
K-31458	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		33.78	88550	
K-31459	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.37	88551	
K-31460	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		33.01	88552	
K-31461	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.12	88553	

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Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-31462	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.75	88554	
K-31463	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		57.43	88555	
K-31464	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		30.21	88556	
K-31465	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		33.39	88557	
K-31466	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		32.75	88558	
K-31467	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		33.88	88559	
K-31468	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		33.77	88560	
K-31469	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	prk		38.15	88561	
K-31470	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	lpa		30.21	88562	
K-31471	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	bsc		973.05	88563	
K-31472	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	hva		54.77	88564	
K-31473	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	hva		31.45	88565	
K-31474	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	bst		65.71	88566	
K-31475	844	05/2026	5/28/2026	Central Maine Power Company (v0002074)	bst		26.74	88567	
K-31476	844	05/2026	5/28/2026	Consolidated Communications (v0002086)	bst		195.85	88568	
					hva		195.86	88568	
					lha		195.86	88568	
					mva		195.85	88568	
K-31477	844	05/2026	5/28/2026	Drillen Hardware (v0002113)	hva		136.74	88569	
K-31478	844	05/2026	5/28/2026	Drummond Woodsum (v0002114)	lha		706.94	88570	
K-31479	844	05/2026	5/28/2026	HD Supply (v0002162)	ash		161.84	88571	
					hva		3,005.32	88571	
					mva		94.45	88571	
					raa		69.96	88571	
K-31480	844	05/2026	5/28/2026	J.C. Ehrlich (v0002176)	bst		316.00	88572	
K-31481	844	05/2026	5/28/2026	Maine Auto Service (v0002207)	lha		521.61	88573	
K-31482	844	05/2026	5/28/2026	Otis Elevator Company (v0002268)	hva		175.00	88574	
K-31483	844	05/2026	5/28/2026	OTS Leasing (v0002269)	choice		202.03	88575	
K-31484	844	05/2026	5/28/2026	Pine Tree Waste (v0002282)	bst		611.52	88576	
					hva		2,514.70	88576	
					lha		241.97	88576	
					mva		709.16	88576	
					raa		394.24	88576	
K-31485	844	05/2026	5/28/2026	Sprague Operating Resources LLC Lockbox (	ash		231.93	88577	
					bsc		710.44	88577	
					bst		1,911.74	88577	
					college		68.33	88577	
					htn		22.16	88577	
					hva		4,279.85	88577	
					lha		33.44	88577	
					mva		2,011.85	88577	
					prk		172.06	88577	
					raa		632.52	88577	
					shs		24.43	88577	
					sws		21.08	88577	

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For Period = May 2026

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					wip		174.00	88577	
K-31486	844	05/2026	5/28/2026	Stanley Elevator Co Inc (v0002330)	bsc		3,582.00	88578	
K-31487	844	05/2026	5/28/2026	City Of Lewiston (v0002338)	bst		29.00	88579	
					hva		115.00	88579	
					lpa		394.00	88579	
					mva		85.00	88579	
					raa		19.00	88579	
K-31488	844	05/2026	5/28/2026	The Sign Store (v0002344)	hva		50.23	88580	
K-31489	844	05/2026	5/28/2026	Tree Street Youth (v0002356)	choice		10,218.74	88581	
K-31490	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	raa		117.53	88582	
K-31491	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	hva		1,042.17	88583	
K-31492	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	ash		173.43	88584	
K-31493	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	ash		333.46	88585	
K-31494	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	mva		246.93	88586	
K-31495	844	05/2026	5/28/2026	Tribles USA, Inc. (v0002357)	ash		190.55	88587	
K-31496	844	05/2026	5/28/2026	Unifirst Corporation (v0002361)	bsc		117.76	88588	
					bst		132.81	88588	
					hva		265.04	88588	
					mva		132.81	88588	
K-31497	844	05/2026	5/28/2026	Unitil (v0002366)	hva		3,875.34	88589	
					lha		105.57	88589	
					lpa		110.46	88589	
					mva		2,357.97	88589	
					oak		112.65	88589	
					sab		151.68	88589	
					wip		197.13	88589	
K-31498	844	05/2026	5/28/2026	Verizon Wireless (v0002373)	ash		9.95	88590	
					bst		137.95	88590	
					hcv		73.55	88590	
					htn		2.84	88590	
					hva		133.67	88590	
					lha		194.17	88590	
					lpa		18.49	88590	
					mva		216.15	88590	
					oak		1.42	88590	
					prk		14.22	88590	
					raa		42.66	88590	
					sab		1.42	88590	
					shs		2.84	88590	
					sws		4.27	88590	
					wip		5.69	88590	
Total							351,332.24		

Executive Director Update

June 2026

I always enjoy the June meeting as it represents a definitive end of the current fiscal year, and provides an informative exploration into the plan and path for the year ahead, as we endeavor to approve the agency budget. Plus, summer. This year is particularly exciting, as the outlook for the year ahead, and those that follow, is extremely bright, due in large part to the bold choices we made as an organization with the support and guidance of our board, coupled with the team's ability to implement the plan successfully, over the last 7 years.

From the beginning we have consistently created reach goals, such as obtaining the Choice Grant, repositioning our Public Housing portfolio, becoming a development agency and an overall industry leader, and each of those goals has been realized or is on the precipice falling into place, as we turn the corner into fiscal year 26/27.

The Choice Grant in reality is the winddown stages, even though from the public's perspective it's really just getting going, with Wedgewood completing lease up in December and DeWitt sent to lease up in November of this year. Our Section 22 applications are complete, HUD consultation is winding down, and we are just doing housing cleaning in our PIC system before we hit send.

The transition to Project Based Section 8 from Public Housing will be transformational for the agency from both a financial and development perspective. Financially, we will no longer need to support hefty operational losses from the Capital Fund Program, that we know is being ratcheted back by HUD significantly in the coming years, and the new subsidy source will provide us the opportunity to begin repositioning each of the assets through development over the next decade, so they will last as an asset to the community well beyond the shelf life of the current staff and board.

While Wedgewood and DeWitt are successes for the agency to marvel at, we did those as part of a JV with a development partner. However, we have diligently grown our team and increased our expertise and now have 4 funded deals, with the first set to break ground in July, and two more set to be submitted for consideration in September. Each of these deals represents both a new line of business symbolizing a level of economic freedom for the agency, as well as an investment in the community and commitment to help solve the housing crisis.

Through our Moving to Work Status, LHA has continued to push the envelope on what is possible for a Housing Authority, not just at the state level, but a national one. Year after year, we have found ourselves on the cutting edge of policy conversations and program implementation, with the most recent example being the first Housing Authority in the country approved by HUD to implement and test a Direct Rental Assistance program. This program has bipartisan support in a time of unprecedented partisan politics and will likely inform how one of the seminal HUD programs changes and adapts in the coming years.

I'm extremely proud of the agency and our work, and I'm looking forward to raising the bar again in our new fiscal year.

LHA/LAAHDC Development Update - 06/17/2026				
Project	Stage	Status	Important Dates	Next Steps
<u>Martel I</u>	Closing	* Closing Date target of July 1, 2026. * MSHA Loan Committee approval received. * Construction loan closing calls with MSHA and Red Stone well underway. * Fire Marshall Construction Permit approval received. * City of Lewiston Building Permit approval is approved and issued. * Final pricing and design submission finalized and transmitted to MSHA. * Equity investor, Redstone, due diligence complete. * TIF Agreement approved by MSHA.	Closing Target: July 1, 2026	* Continue to move forward with Redstone to negotiate and finalize the Partnership Agreement * Work with project team to reach construction loan closing and construction start
<u>Martel II</u>	Pre-Dev	* Submitted pre-development loan application to Evernorth, will close when Phase 1 predevelopment loan is paid off. * Notice to Proceed has been executed, 12/22/2025. * TIF Agreement approved by MSHA. * MSHA has confirmed that no CM selection process is necessary; we can work with PGC. * MSHA confirmed that the project can proceed directly to a 90% design document submission. * Sent out investor RFPs and waiting on responses	Notice to Proceed from MSHA 12/22/2025 Targeting closing date in Q3 2026	* Finalize 90% drawings for submission to MSHA * Work with PGC to finalize GMP once the 90% submission is submitted * Finalize Investor decision
<u>Martel III</u>	Application	* Will submit to MSHA for 9% LIHTC funding - pre-app 7/2026, full app 09/2026. * Conceptual level drawings being finalized. * Contract Zone approved by city which will allow additional building height for this phase. * Working on submission to Planning Board for site plan approval. * TIF application presented to City Council Exec Session on June 16.	9% LIHTC pre-application 7/2026; Full App to be submitted 09/2026.	* Finalize conceptual designs and pricing * Work with City to answer any questions regarding the zoning change process * TIF application slated to be presented at City Council Public Hearing for approval, 7/7/2026
<u>Soleil (Combined)</u>	Pre - Dev	* MSHA has agreed to combine the two phases into one project. * Combined 90% submission transmitted to MSHA. * A&E Contract Finalized. * Genesis predevelopment loan closed on 3/11/2026. * Draft Notice to Proceed received from MSHA; Completed MSHA Kick-Off Meeting. * MSHA no longer utilizes Notice to Proceed; Working with MSHA to finalize Notice of Award letter in lieu of Notice to Proceed. * Environmental / Brownfield's assessment in process with AVCOG. * Brownfields Cleanup application submitted to DECD, will submit an application for Cleanup to AVCOG as well.	Targeting closing date in Q4 2026	* Finalize Notice of Award with MSHA * Complete Environmental Phase 2 Assessment * Incorporate MSHA comments into 100% design submission * Send out Investor RFPs
<u>Public Housing Conversions</u>	In process	* Working on Section 22 conversions. * Application materials compiled, completing HUD PIC application. - Significant technical troubleshooting being successfully resolved with HUD.	Targeting a submission to HUD June 2026.	* Submit PIC application
<u>B-Street Expansion / Renovation</u>	Pre-Closing	* Community Dental signed LOI. Modifications to the plans have been incorporated by architect/engineer; GC has updated their pricing. * Working with Maine BLS to secure financing. Received initial loan terms and are in negotiations.	Targeting a rehab start in July 2026	* Work with St. Mary's for sale of their condo * Incorporate updated construction numbers into project proforma * Obtain loan commitment from lender
Choice	Stage	Status	Important Dates	Next Steps
<u>DeWitt</u>	Construction	* Bates Bldg. completing final paint and corridor flooring, appliances install ongoing. * Park Bldg. window installation wrapping up this week, roof installation wrapping up this week.	Construction Ongoing	* Construction underway

Direct Rental Assistance Pilot

LHA has begun pulling names from the Direct Rental Assistance waitlist as we move toward implementation of the pilot. Interest in the program has been strong, with nearly 200 households currently on the waitlist for the 60 available DRA slots. Staff are working through the waitlist and preparing for the next phase of eligibility review, verification, and participant onboarding.

Annual Evaluation Process

We are in the process of revamping the annual employee evaluation process and will be utilizing UKG to better support this work. The goal is to create a more consistent, efficient, and useful evaluation process for both supervisors and staff. This will allow us to better document performance, support professional development, and align individual goals with organizational priorities.

Yardi System Updates

We continue to expand our use of Yardi and are currently in the process of rolling out several additional modules, including VendorCafé, Bill Pay, and Verification Services. These tools are expected to improve administrative efficiency, streamline vendor and payment processes, and support more consistent income and eligibility verification workflows. Staff are working through implementation steps and related process changes.

Recovery Friendly Workplace Initiative

LHA has completed two of the four planned Recovery Friendly Workplace trainings. These trainings have provided meaningful value to staff by increasing awareness and understanding of substance use disorder, recovery, stigma, and workplace support. The initiative continues to support our broader goal of fostering a workplace culture that is informed, compassionate, and responsive to the realities faced by both employees and the communities we serve.

Homeless Hub and Coordinated Entry

As the host agency for the Homeless Hub, LHA continues to play a direct role in strengthening the local Coordinated Entry System. LHA employs the Homeless Hub staff member and has worked closely over the past year to streamline participant matching and improve connections between highly vulnerable households, community support workers, and available housing resources.

This work has produced significant results. To date this year, nine households have been successfully housed, ten households currently hold active vouchers and are searching for units, and fifteen households are progressing through the verification phase. The primary limiting factor remains the availability of resources needed to help people experiencing homelessness successfully transition into permanent housing.

Staffing Updates

Hires:

Shane Robinson, Maintenance II, 6/1/2026

Connor Caron, Maintenance I, 6/22/2026

Melinda Joseph, FT Building Custodian, 6/29/2026

Departures:

Mandy Guy, Resident Success Coach, 5/1/2026

Roux Loboizzo, Resident Services Coordinator, 5/1/2026

Mike Artzer, Maintenance II, 5/29/2026

Jimmy Fitzsimmons, Maintenance I, 5/29/2026

Lakisha Rowell, FT Building Custodian, 6/1/2026



Property Management Report

Submitted by Hollie Sprague

June 2026

Property Management:

Occupancy:

Owned: 97% (excludes CHOICE units and SRO Bates)

Managed: 94 % (excludes Place Ste Marie due to rehab)

Make ready average- Owned: 6 days

Make ready average- Managed: 0 days (units were not turned)

Resident Success Team Highlights

- Residents enjoyed a special Mother's Day brunch at Blake Street Towers, made possible through the support of volunteer students from Bates College.
- The annual Spring Cleanup was held, providing residents with free removal of large household items and helping improve the property's appearance and safety.
- Food security efforts remained strong throughout the month. Four pantry distributions served 78 residents, and three shared tables provided additional access to food resources. A total of 456 Trinity lunches were distributed to 25 participants. Staff also responded to 15 emergency or supplemental food requests from residents and staff, 2 requests for household or personal hygiene supplies, and 5 requests for emergency or supplemental pet food. Additionally, 26 Commodity Supplemental Food Program (CSFP) boxes were distributed. One resident receiving CSFP services moved out of the county.
- A major success this month was the garden revitalization project at Blake Street Towers in partnership with Maine Foodscapes. Two deteriorated garden beds were replaced with new raised beds featuring trellises. Residents and community volunteers worked together to construct the beds, strengthening community connections and creating a more accessible growing space. A few weeks later, residents gathered again for a Planting Day event, where vegetables and flowers were planted, further enhancing resident engagement and beautifying the property.

Family Self-Sufficiency (FSS) Program

- Enrollments: 51 - 26 PH & 25 HCV/PBV/EHV
- 2 households are working towards Homeownership
- One participant attended a walk-in interview event at CMMC
- Several households continue to work on budgeting/credit score building and have been connected with Green Path Financial Wellness, a partner of Community Credit Union

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FYI (Foster Youth to Independence) Program

- Vouchers Requested = 14
- Vouchers issued = 12
- Vouchers in use = 10
- Working with 8 additional applicants on obtaining documents for eligibility.

Home Modifications (OAHMP / CAPABLE)

Lewiston Housing and Andwell Health Partners met in May to review the CAPABLE program and discuss potential changes. Based on participant feedback and ongoing challenges with participation, it was decided to discontinue the CAPABLE model.

Beginning July 1, the program will transition to an updated model and launch under a new program brand. Under this revised approach, the Occupational Therapist (OT) will continue to meet with participants to assess their homes and identify safety concerns and accessibility needs. Following the assessment, Lewiston Housing maintenance staff will complete the recommended repairs and modifications. Once the work is finished, the OT will conduct a follow-up visit to ensure all modifications have been completed appropriately and to provide participants with guidance on the safe and effective use of any new home adaptations.

These changes are intended to streamline services, better address participant needs, and improve engagement while continuing to support residents in maintaining safe and accessible homes.

YMCA @ Hillview Partnership

Attendance was 400 for the month, with 668 meals served total - 309 through programming and 359 through community meals. We served 75 unduplicated youth, enrolled 6 new participants, and maintained 6 community partnerships.

The YMCA received the Full Plates Full Potential Grant in the amount of \$8,473. These funds will support staff planning time, enrichment materials, the purchase of 2 new picnic tables, and summer meal outreach.

The annual Bike Giveaway Event had an amazing turnout and went very smoothly. We distributed 75 bicycles and created a waiting list for those who were not able to receive one. The Kaleidoscope Project plans to build up its resources and return once it has enough bicycles to fulfill the waitlist.

Summer program planning and schedules are being finalized for the Summer Enrichment Program, which begins on June 22.

Property	Unit	BR	Date Availa	Occ.	Status
bst	2-t	0	1/23/2026	vacant	Processing 15 applicants
bst	2-w	1	3/11/2026	vacant	File submitted pending approval
bst	2-Y	1	3/13/2026	vacant	Processing 15 applicants
bst	2-R	1	5/10/2026	vacant	Processing 15 applicants
bst	4-T	0	4/25/2026	vacant	Processing 15 applicants
bst	4-U	0	5/15/2026	vacant	Processing 15 applicants
bst	1-H	0	5/26/2026	vacant	Processing 15 applicants
hva	2-1	3	4/15/2026	vacant	File approved, SD received, M/I 07/10
hva	9-3	2	6/7/2026	vacant	SPM Processing 4 applicants
hva	15-2	3	6/11/2026	vacant	SPM Processing 4 applicants
MVA	244	0	4/22/2026	vacant	PM Processing 10 applicants
MVA	343	0	5/13/2026	vacant	Processing 1 applicant
MVA	263	0	6/14/2026	vacant	PM Processing 10 applicants
MVA	383	0	6/3/2026	vacant	PM Processing 10 applicants
WED	102 WW	1	6/9/2026	vacant	File approved. Pending MI

Property	Unit	BR	Date Availa	Occ.	Status
bsh	304	1	5/26/2026	vacant	Processing 4 applicants
blwa	2	1	2/9/2026	vacant	File approved, pend M/I
gvp	205	2	6/22/2026	vacant	MSHA hold - Processing 12 applicants
mdh	14	1	6/4/2026	vacant	Processing 7 applicants
msh	61	3	10/17/2025	vacant	File approved, pend M/I
oxfam	NOR 7	3	1/13/2026	vacant	File approved, M/I 07.30
oxfam	FRY 399-3	1	11/15/2025	vacant	Processing 7 applicants
oxfam	29-1	3	6/30/2025	vacant	Processing 2 applicants
oxfam	2-SP-1	3	11/15/2025	vacant	File approved, pend M/I
oxfam	16-SP-3	3	6/14/2026	vacant	Processing 5 applicants
oxfam	16-FR-2	3	1/11/2025	vacant	File approved
shouse	306	0	2/22/2026	vacant	PM Processing 2 applicants
shouse	301	0	10/30/2025	vacant	PM Processing 2 applicants



Voucher Administration Division Report

Submitted by Jennifer Boardman

June-2026

Voucher Administration Report Summary

During June 2026, the Rental Assistance Division continued active implementation of Housing Choice Voucher (HCV) issuance activities while maintaining a strong focus on eligibility processing, program compliance, and operational improvements. Staff remained engaged in advancing applications from the Centralized Waitlist, completing verifications, and conducting eligibility determinations to support timely voucher issuance.

Based on current workflow progress, staff have made significant advancements in reviewing pending applications, with continued follow-up, documentation collection, and eligibility determinations underway. These efforts reflect sustained movement toward full utilization of available funding and program capacity.

Centralized Waitlist:

Month	Total Number on Waitlist	Change
May 2026	1291	
June 2026	974	-317

Staff maintained coordination with external partners to address leasing challenges and operational adjustments associated with VASH vouchers, ensuring continued program effectiveness and compliance. The Veterans Administration has identified 8 veterans to begin determining eligibility for the VASH vouchers which will fill the 8 available slots. Staff also remained actively engaged in meeting HUD compliance requirements, including coordination of EIV-SAVE attestation reporting and associated deadlines. Emphasis was placed on maintaining strong documentation practices and ensuring the accuracy and completeness of program records.

During this period, the Division also continued efforts to fully implement Yardi as the primary system of record, with a focus on improving data consistency, reporting accuracy, and overall operational efficiency. Staff worked to increase utilization of Yardi resident-facing tools, including promoting enrollment in RentCafe, to enhance communication, streamline document collection, and provide participants with greater access to their program information. These efforts are expected to improve service delivery while reducing administrative burden and strengthening system integrity.

The Division is preparing for the rollout of a Direct Rental Assistance program scheduled to launch next week. Staff have been coordinating internal processes, reviewing eligibility and documentation requirements, and preparing communication materials to support implementation. This initiative is expected to expand the Division's ability to respond to urgent housing needs by providing more flexible, targeted assistance while ensuring compliance with applicable program guidelines. The current number of applicants on the waitlist is 188. Staff will begin pulling names from the waitlist until the housing authority can maintain the active participant list at 60 participants.

Voucher Administration Program

Program Stats for June 2026

	June Total	Previous Month (May 2026)
Total Authorized Vouchers	1582	1578
Tenant Based Vouchers	1267	1267
Project Based Vouchers	137	137
Mainstream Vouchers	139	139
Emergency Housing Vouchers	10	10
Foster Youth Vouchers	10	6
Vash Vouchers	8	8
Tenant Protection Vouchers	11	11
Total Active Vouchers	1066	1074
Total Active Tenant Based Vouchers	769	771
Tenant Based Vouchers Temporarily Inactive	19	21
Total Active Project Based Vouchers	126	125
Total Active Mainstream Vouchers	105	103
Total Active Emergency Housing Vouchers	8	8
Total Active MainStream Vouchers Ported Out	10	9
Portable Tenant Vouchers Ported Out	29	37
Mod Rehab Contracts Authorized (total units)	114	114
Contract in Effect (units rented)	104	104
Portable Tenant Vouchers Ported In	0	0
Excluded from Active Voucher Count - people searching for unit		
Vash Vouchers Issued	3	0
EHV Vouchers Issued	0	0
Tenant Protection Vouchers Issued	0	0
FYI Vouchers Issued	0	0
Main Stream Vouchers Issued	7	6
Tenant Based Vouchers Issued	30	20

LEWISTON HOUSING AUTHORITY INSPECTION REPORT JUNE 2026	PRE-OCCUPANCY	ANNUAL	SPECIAL	RE-INSPECTIONS	
<u>SECTION 8 EXSISTING</u>	14	98	2	47	
<u>Quality Control</u>		36			
TOTALS	14	98	2	47	161
<u>MOD. REHAB</u>					
162, 164 BARTLETT STREET					
ST. MARY'S					
TOTALS					
SUB TOTALS	14	98	2	47	161
	TOTAL OF ALL INSPECTIONS				161

PHA Board Resolution
Approving Operating Budget**U.S. Department of Housing
and Urban Development**
Office of Public and Indian HousingOMB Approval No. 2577-0026
(exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Room 8210, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0026. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget, and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Lewiston Housing Authority** PHA Code: **ME005**PHA Fiscal Year Beginning: **07/01/2026** Board Resolution Number: **2026**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson or Executive Director (as authorized), I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: **06/23/2026**
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

PHA Comments:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Board Chairperson or Executive Director's Name, as authorized: Auto-populated upon e-signature completion	Signature:	Date:
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Identification: ME005-Lewiston Housing Authority PHA Board Resolution form HUD-52574 (ID - 13207) for CY 2026 printed by Christopher Kilmurry in HUD Secure Systems/Public Housing Portal at 06/16/2026 01:12PM EST

Previous editions are obsolete

Form HUD-52574

LETTER OF CREDIT TRUST AGREEMENT

by and between

TD BANK, N.A.

As Trustor

and

THE BANK OF NEW YORK MELLON,

As Letter of Credit Trustee

Dated as of December 15, 2012

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LETTER OF CREDIT TRUST AGREEMENT

This LETTER OF CREDIT TRUST AGREEMENT (this "Agreement"), dated as of December 15, 2012, is executed and delivered by TD BANK, N.A., a national banking association (the "Trustor"), and THE BANK OF NEW YORK MELLON, a New York corporation, as Letter of Credit Trustee (the "Trustee"), for the benefit of the Depositors (as defined herein).

RECITALS

WHEREAS, various State and local governmental entities maintain Deposit Accounts (as defined herein) with the Trustor, which Deposit Accounts are entitled to insurance provided by the Federal Deposit Insurance Corporation ("FDIC");

WHEREAS, to the extent that the amount of funds deposited in a Deposit Account exceeds the amount entitled to FDIC insurance (the amount of such excess in such Deposit Account, the "Excess Amount"), the Excess Amount is entitled to the benefit of one or more irrevocable standby letters of credit (individually, a "Letter of Credit" and collectively, the "Letters of Credit"), issued by the Federal Home Loan Bank of Pittsburgh (the "LOC Issuer"), with respect to which Letters of Credit the Trustor is the account party, which Letters of Credit are in substantially the form attached hereto as Exhibit A; and

WHEREAS, to facilitate drawings under the Letters of Credit with respect to the aggregate Excess Amount with respect to all Deposit Accounts, the Depositors have consented that the Trustee be named as the beneficiary under the Letters of Credit for the benefit of the Depositors and have agreed to the terms of and to be bound by this Agreement by executing consents substantially in the form of Exhibit B hereto (the "Consents");

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Trustor, the Trustee and the Depositors hereby agree as follows:

ARTICLE I

APPOINTMENT OF THE TRUSTEE; INTERPRETATION AND DEFINITIONS

SECTION 1.1 APPOINTMENT OF THE TRUSTEE. The Trustor hereby appoints The Bank of New York Mellon as Trustee hereunder, upon the terms and subject to the conditions herein mentioned and The Bank of New York Mellon hereby accepts such appointment.

SECTION 1.2 INTERPRETATION AND DEFINITIONS. In this Agreement, unless the context otherwise requires:

(a) capitalized terms used in this Agreement but not defined in the preamble above have the respective meanings assigned to them in this Section 1.2;

(b) a term defined anywhere in this Agreement has the same meaning throughout;

(c) all references to "this Agreement" are to this Agreement as modified, supplemented or amended from time to time;

(d) all references in this Agreement to Articles, Sections and Recitals are to Articles, Sections and Recitals of this Agreement; unless otherwise specified;

(e) a reference to the singular includes the plural and vice versa and a reference to any masculine form of a term shall include the feminine and neuter forms of such term, as applicable; and

(f) the following terms have the following meanings:

"Affiliate" of any specified Person means any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with such specified Person. For the purposes of this definition, "control" when used with respect to any specified Person means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise; and the terms "controlling" and "controlled" have meanings correlative to the foregoing.

"Board Resolution" means a copy of a resolution certified by the Secretary or an Assistant Secretary of the Trustor to have been duly adopted by the Board of Directors and to be in full force and effect on the date of such certification, and delivered to the Trustee.

"Board of Directors" means either the board of directors of the Trustor or any duly authorized committee of that board.

"Business Day" means a day other than (i) a Saturday or a Sunday, (ii) a day on which banking institutions in The City of New York, New York are authorized or obligated by law or executive order to remain closed or (iii) a day on which the Corporate Trust Office of the Trustee is closed for business.

"Consents" has the meaning set forth in the Recitals.

"Corporate Trust Office" means the office of the Trustee at which at any particular time its corporate trust business shall be principally administered, which office at the date of execution of this Agreement is located at 101 Barclay Street, New York, New York 10286.

"Deposit Account" means a deposit account maintained by a Depositor with the Trustor.

"Depositor Data File" has the meaning set forth in Section 2.1.

"Depositors" means those State and local governmental entities that maintain deposit accounts with the Trustor and that have executed and delivered the Consents.

"Excess Amount" has the meaning set forth in the Recitals.

"FDIC" has the meaning set forth in the Recitals.

"Letter of Credit" and "Letters of Credit" have the meanings set forth in the Recitals.

"LOC Data File" has the meaning set forth in Section 2.2.

"LOC Data File Deadline" means the current deadline set forth in the Letters of Credit for the delivery to the LOC Issuer of an LOC Data File with respect to a Business Day such that the aggregate amount available under the Letters of Credit on such Business Day shall equal the aggregate amount of Deposits as set forth in such LOC Data File.

"LOC Issuer" has the meaning set forth in the Recitals.

"Maximum Credit Amount" has the meaning set forth in Section 2.2.

"Officers' Certificate" means, with respect to any Person, a certificate signed by the Chairman of the Board, the President, any Vice President or the Treasurer and the Secretary or an Assistant Secretary of such Person. Any Officers' Certificate delivered with respect to compliance with a condition or covenant provided for in this Agreement shall include:

- (i) a statement that each officer signing such Officers' Certificate has read the covenant or condition and the definitions relating thereto;
- (ii) a brief statement of the nature and scope of the examination or investigation undertaken by each such officer in rendering such Officers' Certificate;
- (iii) a statement that each such officer has made such examination or investigation as, in such officer's opinion, is necessary to enable such officer to express an informed opinion as to whether or not such covenant or condition has been complied with; and
- (iv) a statement as to whether, in the opinion of each such officer, such condition or covenant has been complied with.

"Opinion of Counsel" means a written opinion of legal counsel reasonably acceptable to the Trustee, which counsel may be an employee of the Trustor or a Depositor.

"Person" means a legal person, including any individual, corporation, estate, partnership, joint venture, association, joint stock company, limited liability company, trust, unincorporated association, or government or any agency or political subdivision thereof, or any other entity of whatever nature.

"Procedures" has the meaning set forth in Section 2.1.

"Responsible Officer" means, with respect to the Trustee, any officer with direct responsibility for the administration of this Agreement and also means, with respect to a particular corporate trust matter, any other officer to whom such matter is referred because of that officer's knowledge of and familiarity with the particular subject.

"Successor Trustee" means a successor to the Trustee possessing the qualifications to act as Trustee under Section 4.1.

"Trustee" means The Bank of New York Mellon, until a Successor Trustee has been appointed and has accepted such appointment pursuant to the terms of this Agreement and thereafter means each such Successor Trustee.

"Trustor" means the Person named as the "Trustor" in the first paragraph of this instrument until a successor Person shall have become such pursuant to the applicable provisions of this Agreement, and thereafter "Trustor" shall mean such successor Person.

"Website" has the meaning set forth in Section 2.1.

ARTICLE II INFORMATION, NOTICES AND WAIVERS

SECTION 2.1 INFORMATION WITH RESPECT TO THE DEPOSITORS AND THE DEPOSITS. The name, address and fax number of each Depositor, the account number of such Depositor's Deposit Account and the wire transfer instructions for receipt by such Depositor of the proceeds of draws on the Letters of Credit are set forth in Exhibit C hereto. The Trustee shall be entitled to conclusively rely on the accuracy of such information until such time as the Trustor or such Depositor shall have given the Trustee written notice setting forth information that supersedes the information contained in Exhibit C. In the event of a conflict between any such information provided by the Trustor and such Depositor, such information as is provided by such Depositor shall control. The Trustor shall give the Trustee notice at least once on each Business Day of the amount of each Deposit Account (each such notice herein called a "Depositor Data File"), such amount as set forth in each Depositor Data File to equal the Excess Amount with respect to the related Deposit Account. Such notices shall be given by electronic transmission in such manner as shall be mutually acceptable to the Trustee and the Trustor, which may include utilization by the Trustor of a secure website maintained by the Trustee for purposes of this Agreement (the "Website") in accordance with procedures prescribed by the Trustee from time to time (the "Procedures"). The Trustee shall be entitled to conclusively assume the accuracy of any Depositor Data File with respect to a Deposit Account delivered to it by the Trustor pursuant to this Section 2.1 until such Depositor Data File is superseded by a more current Depositor Data File with respect to such Deposit Account delivered to the Trustee by the Trustor pursuant to this Section 2.1.

SECTION 2.2 NOTICES BY TRUSTEE. The Trustee shall deliver to the LOC Issuer in the manner specified in the Letters of Credit a data file (an "LOC Data File") specifying the aggregate amount of the Deposit Accounts (and only such aggregate amount) as set forth in the most recent Depositor Data File received from the Trustor at least one hour prior to the LOC Data File Deadline. The Trustee shall deliver to the Trustor a copy of each LOC Data File promptly after it delivers such LOC Data File to the LOC Issuer. The Trustee shall have no responsibility for any failure by the LOC Issuer to appropriately revise the coverage of the Letters of Credit on the basis of any LOC Data File so delivered by it to the LOC Issuer and may

conclusively assume that the amount available to be drawn under the Letters of Credit on any Business Day shall equal the aggregate amount of the Deposit Accounts as set forth in the most recent LOC Data File so delivered by the Trustee to the LOC Issuer by the most recent LOC Data File Deadline, subject to the Maximum Credit Amount under (and as defined in) the Letters of Credit. For purposes of this Agreement, the amount available to be drawn under the Letters of Credit on any Business Day with respect to each Deposit Account shall equal the amount of such Deposit Account as set forth in the most recent Depositor Data File with respect to which an LOC Data File was delivered by the Trustee to the LOC Issuer by the most recent LOC Data File Deadline, subject to the Maximum Credit Amount.

The Trustee shall notify each Depositor on each Business Day of the aggregate amount available to be drawn under the Letters of Credit with respect to such Depositor's Deposit Account, as determined in accordance with the last sentence of the preceding paragraph. Where acceptable to a Depositor, notices may be given to such Depositor under this Section 2.2 by electronic transmission, which may include utilization by such Depositor of the Website in accordance with the Procedures. Where notice by electronic transmission, including by utilization of the Website, is not acceptable to a Depositor, notice to such Depositor under this Section 2.2 shall be given by facsimile transmission at the applicable fax number set forth in Exhibit C. In order to increase the Maximum Credit Amount under a Letter of Credit or to extend the Scheduled Expiration Date thereof, the Trustee shall be entitled to accept amendments thereto increasing the Maximum Credit Amount provided for therein or providing for any such extension. Except as provided for in the preceding sentence, the Trustee shall not be responsible for taking any action to increase the Maximum Credit Amount provided for in any Letter of Credit or to extend the Scheduled Expiration Date thereof and the Trustor shall be solely responsible for arranging for such increases and extensions.

SECTION 2.3 EVIDENCE OF COMPLIANCE WITH CONDITIONS PRECEDENT. Upon any application or request by the Trustor to the Trustee to take any action under any provision of this Agreement, the Trustor shall, at the request of the Trustee, furnish to the Trustee an Officers' Certificate stating that all conditions precedent provided for in this Agreement relating to the proposed action have been complied with and an Opinion of Counsel stating that in the opinion of such counsel all such conditions precedent have been complied with.

ARTICLE III POWERS, DUTIES AND RIGHTS OF TRUSTEE

SECTION 3.1 POWERS AND DUTIES OF TRUSTEE.

(a) The Letters of Credit shall be held by the Trustee for the benefit of the Depositors, and the Trustee shall not transfer the Letters of Credit to any Person except to a Successor Trustee on acceptance by such Successor Trustee of its appointment to act as Successor Trustee in accordance with Section 4.2. Subject to the provisions of the Letters of Credit, the right, title and interest of the Trustee in and to the Letters of Credit shall automatically vest in any Successor Trustee, and, subject as aforesaid, such vesting

and succession of title shall be effective whether or not conveyance documents have been executed and delivered pursuant to the appointment of such Successor Trustee.

(b) The Trustee undertakes to perform only such duties as are specifically set forth in this Agreement, and no implied covenants shall be read into this Agreement against the Trustee.

(c) No provision of this Agreement shall be construed to relieve the Trustee from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except that:

(A) the duties and obligations of the Trustee shall be determined solely by the express provisions of this Agreement, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Agreement, and no implied covenants or obligations shall be read into this Agreement against the Trustee;

(B) in the absence of bad faith on the part of the Trustee, the Trustee may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon any certificates or opinions furnished to the Trustee and conforming to the requirements of this Agreement; but in the case of any such certificates or opinions that by any provision hereof are specifically required to be furnished to the Trustee, the Trustee shall be under a good faith duty to examine the same to determine whether or not they conform to the requirements of this Agreement (but need not confirm or investigate the accuracy of mathematical calculations or other facts stated therein);

(C) the Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer of the Trustee, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts upon which such judgment was made; and

(D) no provision of this Agreement shall require the Trustee to expend or risk its own funds or otherwise incur personal financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if the Trustee shall have reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it under the terms of this Agreement or if the Trustee shall have reasonable grounds for believing that an indemnity, satisfactory to the Trustee, against such risk or liability is not reasonably assured to it under the terms of this Agreement.

SECTION 3.2 CERTAIN RIGHTS OF TRUSTEE.

(a) Subject to the provisions of Section 3.1:

(i) The Trustee may conclusively rely, and shall be fully protected in acting or refraining from acting, upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, debenture, note, other evidence of indebtedness or other paper or document believed by it to be genuine and to have been signed, sent or presented by the proper party or parties;

(ii) Any direction or request of the Trustor contemplated by this Agreement shall be sufficiently evidenced by a writing signed by any officer of the Trustor;

(iii) Whenever, in the administration of this Agreement, the Trustee shall deem it desirable that a matter be proved or established before taking, suffering or omitting any action hereunder, the Trustee (unless other evidence is herein specifically prescribed) may, in the absence of bad faith on its part, request and conclusively rely upon an Officers' Certificate which, upon receipt of such request, shall be promptly delivered by the Trustor;

(iv) The Trustee shall have no duty to see to any recording, filing or registration of any instrument (or any rerecording, refiling or re-registration thereof) with respect to this Agreement;

(v) The Trustee may consult with counsel, and the advice or opinion of such counsel with respect to legal matters shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by it hereunder in good faith and in accordance with such advice or opinion. Such counsel may be counsel to the Trustor or the Trustee or any of their respective Affiliates and may include any of their respective employees. The Trustee shall have the right at any time to seek instructions concerning the administration of this Agreement from any court of competent jurisdiction;

(vi) The Trustee shall be under no obligation to exercise any remedies or institute any proceedings in the event that the LOC Issuer or the Trustor shall default in the performance of their respective obligations under a Letter of Credit or this Agreement;

(vii) The Trustee shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, debenture, note, other evidence of indebtedness or other paper or document, but the Trustee, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit;

(viii) [Reserved];

(ix) Any action taken by the Trustee hereunder in accordance with the terms of this Agreement shall bind the Depositors, and the duly authorized signature or action of the Trustee alone shall be sufficient and effective to

perform any such action under this Agreement. No third party shall be required to inquire as to the authority of the Trustee to so act or as to its compliance with any of the terms and provisions of this Agreement, both of which shall be conclusively evidenced by the Trustee's taking such action;

(x) Whenever in the administration of this Agreement, the Trustee shall reasonably deem it desirable to receive instructions with respect to the taking of any action hereunder, the Trustee (i) may request written instructions from the Trustor, (ii) may refrain from taking such action until such written instructions are received and (iii) shall be protected in relying in good faith on or acting in accordance with such written instructions.

(xi) In no event shall the Trustee be liable for special, indirect, punitive or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action; and

(xii) In no event shall the Trustee be responsible or liable for any failure or delay in the performance of its obligations under this Agreement arising out of or caused by, directly or indirectly, forces beyond its reasonable control, including without limitation strikes, work stoppages, accidents, acts of war or terrorism, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software or hardware) services.

(b) No provision of this Agreement shall be deemed to impose any duty or obligation on the Trustee to perform any act or acts or exercise any right, power, duty or obligation conferred or imposed on it in any jurisdiction in which it shall be illegal, or in which the Trustee shall be unqualified or incompetent to act in accordance with applicable law, to perform any such act or acts or to exercise any such right, power, duty or obligation. No permissive power or authority available to the Trustee shall be construed to be a duty.

ARTICLE IV TRUSTEE

SECTION 4.1 TRUSTEE; ELIGIBILITY.

(a) There shall be at all times a Trustee which shall:

(i) not be an Affiliate of the Trustor; and

(ii) be a corporation organized and doing business under the laws of the United States of America or any state or territory thereof or of the District of Columbia, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least \$50,000,000, and subject to supervision or examination by federal, state, territorial or District of Columbia authority. If such corporation publishes reports of condition at least annually,

pursuant to law or to the requirements of the supervising or examining authority referred to above, then, for the purposes of this Section 4.1(a)(ii), the combined capital and surplus of such corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

(b) If at any time the Trustee shall cease to be eligible to so act under Section 4.1(a), the Trustee shall immediately resign in the manner and with the effect set out in Section 4.2(c).

SECTION 4.2 REMOVAL AND RESIGNATION OF TRUSTEE; APPOINTMENT OF SUCCESSOR TRUSTEE.

(a) The Trustee may be removed with or without cause at any time by a majority of the Depositors by written instrument executed by such Depositors and delivered to the Trustee and the Trustor.

(b) The Trustee shall not be removed in accordance with Section 4.2(a) until a Successor Trustee has been appointed in accordance with this Section 4.2 and has accepted such appointment by written instrument executed by such Successor Trustee and delivered to the Trustor.

(c) The Trustee may resign from office by an instrument in writing executed by the Trustee and delivered to the Trustor and the Depositors, which resignation shall not take effect until a Successor Trustee has been appointed and has accepted such appointment by instrument in writing executed by such Successor Trustee and delivered to the Trustor and the resigning Trustee.

(d) If the Trustee resigns or is removed by a majority of the Depositors, or if a vacancy exists in the office of the Trustee for any reason, the Trustor shall promptly appoint a successor Trustee. If within one year after such resignation or removal or the occurrence of such vacancy, a Successor Trustee shall be appointed by a majority of the Depositors by written instrument executed by such Depositors and delivered to the Trustor and the retiring Trustee, the Successor Trustee so appointed shall, forthwith upon its acceptance of such appointment, become the Successor Trustee hereunder and supersede the Successor Trustee appointed by the Trustor. If no Successor Trustee shall have been appointed and accepted appointment as provided in this Section 4.2 within forty-five (45) days after delivery to the Trustor of an instrument of removal or resignation, the removed or resigning Trustee may petition any court of competent jurisdiction for appointment of a Successor Trustee. Such court may thereupon, after prescribing such notice, if any, as it may deem proper, appoint a Successor Trustee.

(e) No Trustee shall be liable for the acts or omissions to act of any Successor Trustee.

(f) Upon termination of this Agreement or removal or resignation of the Trustee pursuant to this Section 4.2, the Trustor shall pay to the Trustee all undisputed

amounts owing for fees and reimbursement of expenses which have accrued to the date of such termination, removal or resignation.

ARTICLE V THE LETTERS OF CREDIT

SECTION 5.1 THE LETTERS OF CREDIT.

Within two Business Days after receipt by the Trustee of a notice from a Depositor, substantially in the form of Exhibit D hereto, to the effect that the Trustor failed to pay such Depositor amounts on deposit in its Deposit Account in accordance with the terms and conditions governing such Deposit Account, the Trustee shall draw on a Letter of Credit in accordance with the terms thereof in an amount equal to the amount available to be drawn thereunder with respect to such Deposit Account, as determined in accordance with Section 2.2, unless, prior to such draw, a succession to the Trustor has occurred under Section 8.1. Promptly after receipt by the Trustee from the LOC Issuer of the amount available to be drawn under such Letter of Credit with respect to such Deposit Account, the Trustee shall remit such amount to the related Depositor in accordance with the wire transfer instructions for such Depositor as set forth in Exhibit C hereto or such other wire transfer instructions as shall have been provided to the Trustee by the Trustor or such Depositor subsequent to the date hereof. In the event of a conflict between any such wire transfer instructions provided by the Trustor and such Depositor, such wire transfer instructions as are provided by such Depositor shall control. The Trustee shall not be responsible for any failure by the LOC Issuer to honor a drawing under a Letter of Credit made in accordance with this Section 5.1.

ARTICLE VI TERMINATION

SECTION 6.1 TERMINATION.

This Agreement shall terminate on the date on which all Letters of Credit terminate in accordance with their respective terms, subject to the distribution to the Depositors of all amounts previously drawn under the Letters of Credit; provided, that, if at the time all Letters of Credit terminate, a draw is pending under a Letter of Credit, this Agreement shall not terminate until such time as the proceeds of such draw are received by the Trustee and distributed to the Depositor entitled thereto.

ARTICLE VII COMPENSATION, REIMBURSEMENT OF EXPENSES AND INDEMNIFICATION

SECTION 7.1 TRUSTOR OBLIGATIONS.

The Trustor agrees to pay to the Trustee from time to time such compensation for all services rendered by it hereunder (which compensation shall not be limited by any provision of law in regard to the compensation of a trustee of an express trust) and to reimburse the Trustee for such expenses and disbursements as shall have been agreed to in the BNY MELLON / TD Bank, N.A. Fee Schedule dated October 1, 2011, between the Trustor and the Trustee; and to

indemnify the Trustee (which shall include its directors, officers, employees and agents), against any loss, liability or expense incurred without negligence or wilful misconduct on its part, arising out of or in connection with the acceptance or administration of the trust or trusts hereunder, including the reasonable costs and expenses of defending itself against, or investigating, any claim or liability in connection with the exercise or performance of any of its powers or duties hereunder. The provisions of this Section 7.1 shall survive the termination of this Agreement or the resignation or removal of the Trustee. To secure the Trustor's payment obligations in this Section 7.1, the Trustee shall have a lien subordinate to that of the Depositors on all money or property held or collected by the Trustee under this Agreement.

ARTICLE VIII MISCELLANEOUS

SECTION 8.1 SUCCESSORS AND ASSIGNS.

All agreements contained in this Agreement shall bind the successors, assigns, receivers, trustees and representatives of the Trustor and shall inure to the benefit of the Trustee and the Depositors. Except in connection with a consolidation, merger, sale, assignment, conveyance, transfer, lease or other disposition involving the Trustor that is permitted by this Article VIII and pursuant to which the successor or assignee agrees in writing to perform the Trustor's obligations hereunder, the Trustor shall not assign its obligations hereunder.

Nothing contained in this Agreement shall prevent any consolidation or merger of the Trustor with or into any other Person (whether or not affiliated with the Trustor), or successive consolidations or mergers in which the Trustor or its successor or successors shall be a party or parties, or shall prevent any sale, assignment, conveyance, transfer, lease or other disposition of all or substantially all of the assets or other property of the Trustor or its successor or successors to any other Person (whether or not affiliated with the Trustor or its successor or successors), provided that the Trustor is the surviving or continuing entity, or (if the Trustor is not the surviving or continuing entity) the surviving or continuing entity or entity that acquires all or substantially all of the Trustor's assets by sale, assignment, conveyance, transfer or lease or other disposition is incorporated in the United States of America and expressly assumes by an agreement supplemental hereto in form satisfactory to the Trustee the payment and performance of all obligations of the Trustor under this Agreement.

In case of any such consolidation, merger, sale, assignment, conveyance, transfer, lease or other disposition and upon the assumption by the successor Person in accordance with the preceding paragraph of the payment and performance of all obligations of the Trustor under this Agreement, such successor Person shall succeed to and be substituted for the Trustor, with the same effect as if it had been named herein as the party of the first part, and thereupon the predecessor Person, except in the case of a lease, shall be relieved of all obligations and covenants under this Agreement.

The Trustee shall be entitled to receive an Opinion of Counsel as conclusive evidence that any such consolidation, merger, sale, conveyance, transfer, lease or other disposition, any such assumption and any succession to the Trustor permitted by this Section 8.1, comply with the provisions of this Article VIII.

Notwithstanding anything herein to the contrary, (i) any Person that becomes liable for the deposits in the Deposit Accounts in connection with a conservatorship or receivership proceeding commenced by FDIC against the Trustor and assumes the payment and performance of all obligations of the Trustor under this Agreement by executing an agreement supplemental hereto contemplated by the third preceding paragraph shall be entitled to become a successor to the Trustor hereunder and (ii) no succession to the Trustor under this Section 8.1 shall be deemed to have occurred unless the successor Person either becomes the account party under all Letters of Credit then outstanding or delivers to the Trustee letters of credit issued by the LOC Issuer in an aggregate amount equal to, and having terms substantially identical to, the Letters of Credit then outstanding.

The Trustee may not assign its rights or delegate its duties under this Agreement without the prior written consent of the Trustor and the Depositors, which consent will not be unreasonably withheld or delayed, provided that the Trustee continues to be liable to the Trustor and the Depositors for the performance of the Trustee's obligations under this Agreement.

SECTION 8.2 AMENDMENTS.

(i) The Trustor, when authorized by a Board Resolution, and the Trustee may from time to time and at any time enter into an agreement or agreements supplemental hereto, without the consent of the Depositors, for one or more of the following purposes:

(a) to evidence the succession of another Person to the Trustor, and the assumption by any such successor of the covenants of the Trustor contained;

(b) to add to the covenants of the Trustor further covenants, restrictions, conditions or provisions for the protection of;

(c) to cure any ambiguity or to correct or supplement any provision contained herein or in any supplemental agreement which may be defective or inconsistent with any other provision contained herein or in any supplemental agreement, or to make such other provisions in regard to matters or questions arising under this Agreement as shall not be inconsistent with the provisions of this Agreement and in all such cases shall not adversely affect the interests of the Depositors in any material respect; or

(d) to evidence and provide for the acceptance of appointment hereunder by a Successor Trustee pursuant to the requirements of Section 4.2.

The Trustee is hereby authorized to join with the Trustor in the execution of any such supplemental agreement, and to make any further appropriate agreements and stipulations which may be therein contained, but the Trustee shall not be obligated to enter into any such supplemental agreement which affects the Trustee's own rights, duties or immunities under this Agreement or otherwise.

Any supplemental agreement authorized by the provisions of this Section 8.2 (i) may be executed by the Trustor and the Trustee without the consent of the Depositors, notwithstanding any of the provisions of Section 8.2 (ii).

(ii) With the consent (evidenced as provided in Section 8.3) of not less than a majority of the Depositors, the Trustor, when authorized by a Board Resolution, and the Trustee may from time to time and at any time enter into an agreement or agreements supplemental hereto for the purpose of adding any provisions to, or changing in any manner or eliminating any of the provisions of, this Agreement or of any supplemental agreement or of modifying in any manner the rights of the Depositors under this Agreement; provided, however, that no such supplemental agreement shall (i) change or terminate the obligation of the Trustee to draw on the Letters of Credit in accordance with the provisions hereof in a manner that adversely affects the interests of the Depositors in any material respect or (ii) reduce the aforesaid percentage of Depositors which are required to consent to any such supplemental agreement, without the consent of each Depositor.

Upon the request of the Trustor, accompanied by a Board Resolution authorizing the execution of any such supplemental agreement, and upon the filing with the Trustee of evidence of the consent of the Depositors required to consent thereto as aforesaid, the Trustee shall join with the Trustor in the execution of such supplemental agreement unless such supplemental agreement affects the Trustee's own rights, duties or immunities under this Agreement or otherwise, in which case the Trustee may in its discretion but shall not be obligated to enter into such supplemental agreement.

It shall not be necessary for the consent of the Depositors under this Section 8.2(ii) to approve the particular form of any proposed supplemental agreement, but it shall be sufficient if such consent shall approve the substance thereof.

Promptly after the execution by the Trustor and the Trustee of any supplemental agreement pursuant to the provisions of this Section 8.2(ii), the Trustee shall transmit by mail, first-class postage prepaid, a notice, setting forth in general terms the substance of such supplemental agreement, to the Depositors. Any failure of the Trustee to mail such notice, or any defect therein, shall not, however, in any way impair or affect the validity of any such supplemental agreement.

(iii) Upon the execution of any supplemental agreement pursuant to the provisions of this Article VIII, this Agreement shall be and be deemed to be modified and amended in accordance therewith and the respective rights, limitations of rights, obligations, duties and immunities under this Agreement of the Trustee, the Trustor and the Depositors shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such supplemental agreement shall be and be deemed to be part of the terms and conditions of this Agreement for any and all purposes.

(iv) The Trustee shall be entitled to receive an Opinion of Counsel as conclusive evidence that any supplemental agreement executed pursuant to this Article VIII is authorized or permitted by, and conforms to, the terms of this Article VIII and that it is proper for the Trustee under the provisions of this Article VIII to join in the execution thereof.

SECTION 8.3 ACTS OF DEPOSITORS.

Any request, demand, authorization, direction, notice, consent, waiver or other action provided or permitted by this Agreement to be given, made or taken by Depositors may be embodied in and evidenced by one or more instruments of substantially similar tenor signed by such Depositors in person or by agent duly appointed in writing; and, except as herein otherwise expressly provided, such action shall become effective when such instrument or instruments are delivered to the Trustee and, where it is hereby expressly required, to the Trustor.

Proof of execution of any such instrument or of a writing appointing any such agent shall be sufficient for any purpose of this Agreement and conclusive in favor of the Trustee and the Trustor, if made in the manner provided in this Section.

The fact and date of the execution by any Person of any such instrument or writing may be proved by the affidavit of a witness of such execution or by a certificate of a notary public or other officer authorized by law to take acknowledgments of deeds, certifying that the individual signing such instrument or writing acknowledged to him the execution thereof. Where such execution is by a signer acting in a capacity other than his individual capacity, such certificate or affidavit shall also constitute sufficient proof of his authority. The fact and date of the execution of any such instrument or writing, or the authority of the Person executing the same, may also be proved in any other manner which the Trustee deems sufficient.

SECTION 8.4 NOTICES.

Except as otherwise expressly provided in this Agreement, all notices and other communications provided for in this Agreement shall be in writing, duly signed by the party giving such notice, and shall be delivered by hand, telecopied or mailed by registered or certified mail, as follows:

- (a) If given to the Trustee, at the Trustee's mailing address set forth below (or such other address as the Trustee may give notice of to the Trustor and the Depositors):

The Bank of New York Mellon
One Wall Street, 4th Floor
New York, New York 10286
Attn: Collateral Management

Telecopy No.: 212-635-6196

- (b) If given to the Trustor, at the Trustor's mailing addresses set forth below (or such other address as the Trustor may give notice of to the Trustee and the Depositors):

TD Bank, N.A.
Attn: Treasury – Collateral Division

1701 Route 70 East, 3rd Floor
Cherry Hill, New Jersey 08034

Telecopy No.: 856-470-2221

(c) If given to any Depositor, at the address set forth on Exhibit C hereto (or such other address as the Trustor or such Depositor may give notice of to the Trustee; provided that if there is a conflict between an address provided by the Trustor and such Depositor, such address as is provided by such Depositor shall control).

All such notices and other communications shall be deemed to have been given when received in person, telecopied with receipt confirmed, or mailed by first class mail, postage prepaid, except that if a notice or other document is refused delivery or cannot be delivered because of a changed address of which no notice was given, such notice or other document shall be deemed to have been delivered on the date of such refusal or inability to deliver.

The Trustee agrees to accept and act upon instructions or directions pursuant to this Agreement sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods; provided, however, that (a) except with respect to notices delivered to the Trustee under Section 2.1, the party providing such electronic instructions or directions, subsequent to the transmission thereof, shall provide the originally executed instructions or directions to the Trustee in a timely manner and (b) such originally executed instructions or directions shall be signed by an authorized representative of the party providing such instructions or directions. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's good faith reliance upon and compliance with such instructions or directions notwithstanding such instructions or directions conflict or are inconsistent with a subsequent written instruction or direction or if the subsequent written instruction or direction is never received. The party providing instructions or directions by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, as aforesaid, agrees to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

SECTION 8.5 BENEFIT.

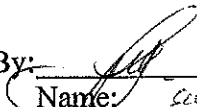
Nothing in this Agreement, express or implied, shall give to any Person, other than the parties hereto and their permitted successors hereunder and the Depositors, any benefit or any legal or equitable right, remedy or claim under this Agreement.

SECTION 8.6 GOVERNING LAW; WAIVER OF TRIAL BY JURY. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK. EACH OF THE TRUSTOR, THE TRUSTEE AND EACH DEPOSITOR IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. NOTWITHSTANDING THE FOREGOING, WITH RESPECT TO EACH DEPOSITOR, THE TERMS OF THIS SECTION

SHALL ONLY APPLY TO THE EXTENT PERMITTED UNDER THE LAWS OF THE JURISDICTION PURSUANT TO WHICH SUCH DEPOSITOR WAS INCORPORATED OR OTHERWISE ORGANIZED. IF AS A RESULT OF THE PREVIOUS SENTENCE, THE LAWS OF A JURISDICTION OTHER THAN THAT OF THE STATE OF NEW YORK SHALL BE DEEMED TO GOVERN THIS AGREEMENT WITH RESPECT TO A PARTICULAR DEPOSITOR, THEN, TO THE EXTENT THIS AGREEMENT IS SO GOVERNED, THE IMMUNITIES AND STANDARD OF CARE OF THE TRUSTEE IN CONNECTION WITH ITS ADMINISTRATION OF THE TRUST HEREUNDER SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK.

IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above written.

TD BANK, N.A., as Trustor

By: 
Name: SCOTT FERGUSON
Title: SVP, FINANCE

**THE BANK OF NEW YORK MELLON,
as Letter of Credit Trustee**

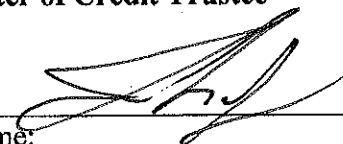
By: 
Name: JAMES MALGIERI
Title: Executive Vice President

EXHIBIT A

A-1

IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____

_____, 20____

The Bank of New York Mellon, as Letter of Credit Trustee
101 Barclay Street
New York, New York 10286

Attention: Corporate Trust Department

Ladies and Gentlemen:

1. This Letter of Credit is issued to you as Letter of Credit Trustee (the "Letter of Credit Trustee") under that certain Letter of Credit Trust Agreement dated as of _____, 20____, between TD Bank, N.A., as Trustor ("TD" or "Trustor"), and you, as the Letter of Credit Trustee (the "Trust Agreement").

2. At the request, and for the account of, TD, a member of the Federal Home Loan Bank of Pittsburgh ("FHLBank"), having its principal offices in _____, and in order to facilitate a transaction entered into between you and TD, the FHLBank hereby issues its Irrevocable Letter of Credit No. ____ (this "Letter of Credit") in your favor as support for the payment of principal and interest on certain deposits held at TD as set forth in the Trust Agreement (the "Deposits"). This Letter of Credit is for the maximum amount of \$ _____ ("Maximum Credit Amount"). The amount available under this Letter of Credit may be reduced or increased from time to time in accordance with the terms of this Letter of Credit, but in no event shall the amount available under this Letter of Credit at any time exceed the Maximum Credit Amount. This Letter of Credit is effective immediately and expires at 5:00 p.m. on _____ or, if such day is not a Business Day (as hereinafter defined), on the next succeeding Business Day (the "Initial Expiration Date"), unless extended as hereinafter provided. This Letter of Credit shall be automatically extended for additional periods of one year from the Initial Expiration Date or each future expiration date hereof, as the case may be (each, a "Scheduled Expiration Date"), unless at least 60 days prior to the then-current Scheduled Expiration Date FHLBank notifies you in writing of its intention not to extend this Letter of Credit for said additional period; provided, however, that in no event shall this Letter of Credit be extended beyond _____, unless, at the option of FHLBank, FHLBank delivers to you a written amendment signed by an authorized signer (specifically referring to "TD Letter of Credit No. _____") extending the Scheduled Expiration Date to the date set forth in such amendment, in which case this Letter of Credit shall expire on such extended Scheduled Expiration Date unless further extended, it being understood that FHLBank shall be under no obligation herein to grant any such extension. This Letter of Credit is subject to automatic termination as provided in Paragraph 6 hereof.

The term "Business Day" means any day other than (i) a Saturday or Sunday or (ii) a day on which Federal Reserve Banks are required or authorized by law or executive order to remain closed.

References to any time of day in this Letter of Credit shall refer to Eastern standard time or Eastern daylight saving time, as in effect in the Commonwealth of Pennsylvania on such day.

3. FHLBank hereby authorizes you to draw or make demand for payment on FHLBank under this Letter of Credit (a "Draw Request") from time to time upon presentation to FHLBank of your certificate in the form of Annex 1 hereto (a "Draw Certificate"). Partial drawings are permitted hereunder.

4. All documents presented to FHLBank in connection with any Draw Request hereunder, as well as all notices and other communications to FHLBank in respect of this Letter of Credit, shall be in writing and addressed and presented to FHLBank at its office at 601 Grant Street, Pittsburgh, Pennsylvania 15219-4455, Attention: Letter of Credit Operations, or such other address as FHLBank hereafter designates by written notice to you, and each Draw Certificate shall be either (i) in the form of a letter on your letterhead manually signed by one of your officers and addressed to FHLBank at such office or (ii) in the form of a telecopy transmission of the letter described in clause (i) of this sentence to Telecopier No. 1-885-329-3452, Attention: Product Delivery Service Center (with transmission confirmed by call to Telephone No. 412-288-_____; provided, however, that the failure to provide telephonic confirmation will not adversely affect such demand for payment) or such other telecopier and telephone numbers that may be designated by FHLBank by written notice delivered to you. If a Draw Request under this Letter of Credit is made by telecopier, it must contain an additional certification by you that the original of the Draw Certificate manually signed by one of your officers will be sent to FHLBank concurrently by express delivery service. For the avoidance of doubt, receipt by FHLBank of a manually signed Draw Certificate shall not be a condition to the honoring by FHLBank of a Draw Certificate in the form of a telecopy transmission; provided that such telecopied Draw Certificate otherwise conforms to the terms and conditions of this Letter of Credit. If FHLBank receives your Draw Certificate at such office, all in strict conformity with the terms and conditions of this Letter of Credit, FHLBank will honor the same in accordance with your payment instructions not later than four Business Days after the date of receipt of your Draw Certificate. For purposes of this Letter of Credit, FHLBank shall be deemed to have "honored" a Draw Request at the time at which FHLBank commences a wire transfer of immediately available funds in accordance with your instructions.

5. Draw Requests under this Letter of Credit honored by FHLBank shall not exceed the then current amount available under this Letter of Credit. Each Draw Request honored under this Letter of Credit shall pro tanto reduce the then current amount available under this Letter of Credit.

On each Business Day, you may provide to FHLBank, by electronic transmission to the following email address: _____@fhlb-pgh.com or to such other email address that may be designated by FHLBank by written notice delivered to you, a data file which sets forth the aggregate amount of the Deposits on such Business Day, and the aggregate amount available under this Letter of Credit on such Business Day shall be equal to the aggregate amount of the Deposits as set forth in the data file so provided to FHLBank on such Business Day (and, to the extent necessary, the amount available under this Letter of Credit shall be increased, but not to an amount in excess of the Maximum Credit Amount, or decreased accordingly); provided, that if any such data file is provided to FHLBank after 1:00 p.m. on any Business Day, such data file shall be deemed to have been provided to FHLBank on the immediately succeeding Business Day; and provided further, that if a data file is not provided (or is deemed to not have been provided) to FHLBank on such Business Day, the aggregate amount available under this Letter of Credit shall be the aggregate amount of the Deposits as set forth in the most recent data file theretofore provided to FHLBank. Each data file provided by you to

FHLBank shall be in a format agreed on by FHLBank and you. No more than one data file shall be transmitted by you to FHLBank on or for (in the event that any data file is deemed to have been provided on the immediately succeeding Business Day) each Business Day. Any reduction or increase of the then current amount available under this Letter of Credit shall be effective immediately without amendment to this Letter of Credit, but in no event shall the amount available under this Letter of Credit at any time exceed the Maximum Credit Amount.

6. This Letter of Credit shall automatically terminate upon the first to occur of: (a) the Scheduled Expiration Date (as such date may have been extended), (b) the date on which FHLBank receives a certificate from you in the form of Annex 2 hereto that this Letter of Credit has been terminated prior to its Scheduled Expiration Date (as such date may have been extended), (c) the date this Letter of Credit terminates pursuant to its terms, or (d) the date on which the final drawing available hereunder is honored. You shall use your best efforts to promptly surrender this Letter of Credit to FHLBank upon any such termination. Notwithstanding the foregoing, nothing herein shall require the surrender of this Letter of Credit as a condition to the honoring by FHLBank of the final drawing available hereunder.

7. This Letter of Credit is transferable in its entirety (but not in part) with the consent of FHLBank, which consent shall be given for any transferee who you certify to FHLBank has succeeded you as Trustee under the Trust Agreement, and may be successively transferred in the same manner. Transfer of this Letter of Credit to such transferee shall be effected by the presentation to FHLBank of this Letter of Credit accompanied by a certificate substantially in the form of Annex 3 hereto appropriately completed and executed.

8. Only you (or a transferee permitted by the terms of this Letter of Credit) may make Draw Requests under this Letter of Credit. Upon the payment to you or your account of the amount specified in a Draw Certificate, FHLBank shall be fully discharged on its obligation under this Letter of Credit with respect to such Draw Certificate, and FHLBank shall not thereafter be obligated to make any further payments under this Letter of Credit with respect to such Draw Certificate.

9. This Letter of Credit sets forth in full the terms of FHLBank's undertaking, and this undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates, and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement. All drafts, drawings and certificates referred to herein that are presented to FHLBank from time to time shall become an integral part of this Letter of Credit and shall be binding on any transferee permitted by the terms of this Letter of Credit. Payment of all Draw Requests honored under this Letter of Credit will be made with funds of FHLBank.

10. This Letter of Credit has been issued under the authority of the Federal Home Loan Bank Act, Rules and Regulations of the Federal Housing Finance Agency and policies, guidelines and directives of the Federal Housing Finance Agency and, to the extent state law is applicable, shall be governed by the laws (exclusive of the choice of law provisions) of the Commonwealth of Pennsylvania, including Article 5 of the Uniform Commercial Code as in effect in the Commonwealth of Pennsylvania. It is further agreed that this Letter of Credit is issued subject to the International Standby Practices 1998 and any subsequent revisions thereof to the extent not inconsistent with Article 5 of the Uniform Commercial Code in effect in the Commonwealth of Pennsylvania.

Very truly yours,

FEDERAL HOME LOAN BANK
OF PITTSBURGH

By _____

Title: _____

By _____

Title: _____

ANNEX 1 To
Letter of Credit No. _____

To: Federal Home Loan Bank of Pittsburgh
601 Grant Street
Pittsburgh, PA 15219-4455

Attention: Product Delivery Service Center

RE: IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ (THE
"LETTER OF CREDIT") ISSUED BY FEDERAL HOME LOAN BANK OF
PITTSBURGH ("FHLBANK") – "DRAW CERTIFICATE"

The undersigned, _____, as Letter of Credit Trustee (the "Trustee")
under the Trust Agreement, hereby certifies to FHLBank, with reference to the Letter of Credit (the
capitalized terms used herein and not defined herein shall have the meanings ascribed to them in the
Letter of Credit), that:

1. The Trustee is the Letter of Credit Trustee under the Trust Agreement for certain
depositors of TD Bank, N.A. named therein.
2. Demand is hereby made under the Letter of Credit in the amount of \$_____, which
amount does not exceed the amount available under the Letter of Credit, was computed
in accordance with the terms and conditions of the Trust Agreement, and shall be
applied pursuant to the provisions of the Trust Agreement.
3. The Trustee represents and warrants that this demand is made in accordance with and as
permitted by the terms of the Trust Agreement.
4. If this Certificate is initially presented by telecopier, the original of this Certificate on
the Trustee's letterhead manually signed by one of its officers is being sent to FHLBank
concurrently by express delivery service; provided, however, that receipt by FHLBank
of a manually signed version of this Certificate shall not be a condition to the honoring
by FHLBank of this Certificate as presented by telecopier; provided that this Certificate
as presented by telecopier otherwise conforms to the terms and conditions of the Letter
of Credit.

IN WITNESS WHEREOF, the Trustee has executed and delivered this Certificate as of the
_____ day of _____, 20 ____.

_____, as Letter of Credit Trustee

By _____

Name _____

Title _____

ANNEX 2 To
Letter of Credit No. _____

To: Federal Home Loan Bank of Pittsburgh
601 Grant Street
Pittsburgh, PA 15219-4455

Attention: Product Delivery Service Center

RE: IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ (THE
"LETTER OF CREDIT") ISSUED BY FEDERAL HOME LOAN BANK OF
PITTSBURGH ("FHLBANK")

The undersigned, _____, as Letter of Credit Trustee (the
"Trustee") under the Trust Agreement, hereby certifies to FHLBank, with reference to the Letter
of Credit (the capitalized terms used herein and not defined herein shall have the meanings
ascribed to them in the Letter of Credit), that:

- (1) The Trustee is the Letter of Credit Trustee under the Trust Agreement for certain
depositors of TD Bank, N.A. named in the Trust Agreement.
- (2) The Letter of Credit shall be terminated on the date the FHLBank receives this
Certificate.
- (3) [INSERT ONE OF THE FOLLOWING:] [The Trustee is herewith delivering the
Letter of Credit for cancellation][The Trustee cannot locate the Letter of Credit and
presumes that the Letter of Credit has been lost stolen or destroyed, and the Trustee
hereby requests that FHLBank cancel the Letter of Credit without the return of the Letter
of Credit. In order to induce FHLBank to cancel the Letter of Credit without the return of
the Letter of Credit, (a) the Trustee represents and warrants to FHLBank that the Trustee
has not assigned or transferred the Letter of Credit, (b) the Trustee agrees that if it should
find or otherwise locate the Letter of Credit, it will promptly deliver the Letter of Credit
to FHLBank, and (c) the Trustee agrees that it shall pay, and indemnify and hold
harmless FHLBank from and against, any and all losses, claims, damages, obligations,
liabilities, penalties, actions, judgments, suits, costs, expenses and disbursements of any
kind or nature whatsoever (including, without limitation, reasonable fees and expenses
(including disbursements) of FHLBank's counsel) to which FHLBank may become

subject or which may be incurred or suffered by FHLBank with respect to or as a result of FHLBank being required to make a payment under the Letter of Credit or FHLBank cancelling the Letter of Credit without the return of the Letter of Credit].

IN WITNESS WHEREOF, the Trustee has executed and delivered this Certificate this ____ day of _____, 20 ____.

_____, as Letter of Credit Trustee

By _____

Name _____

Title _____

ANNEX 3 To
Letter of Credit No. _____

To: Federal Home Loan Bank of Pittsburgh
601 Grant Street
Pittsburgh, PA 15219-4455

Attention: Product Delivery Service Center

RE: IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ (THE
"LETTER OF CREDIT") ISSUED BY FEDERAL HOME LOAN BANK
OF PITTSBURGH ("FHLBANK")

Ladies and Gentlemen:

For value received, the undersigned beneficiary hereby irrevocably transfers to:

(Name of Transferee)
(Address)

all rights of the undersigned beneficiary to draw under the Letter of Credit in its entirety (the capitalized terms used herein and not defined herein shall have the meanings ascribed to them in the Letter of Credit). Said transferee has succeeded to the undersigned as Letter of Credit Trustee under the Trust Agreement.

By this transfer, all rights of the undersigned beneficiary in this Letter of Credit are transferred to the transferee and the transferee shall have the sole rights as beneficiary thereof, including sole rights relating to any amendments whether increases, reductions or extensions or other amendments and whether now existing or hereafter made. All amendments are to be advised direct to the transferee without necessity of any consent of or notice to the undersigned beneficiary.

The original of the Letter of Credit is returned herewith, and in accordance therewith we ask you to endorse on the Letter of Credit transfer of the Letter of Credit to the transferee in the Maximum Credit Amount (as defined in the Letter of Credit), and forward it directly to the transferee with your customary notice of transfer.

Very truly yours,

_____, as Letter of Credit Trustee

By _____

Name _____

Title _____

EXHIBIT B

CONSENT

Reference is made to the Letter of Credit Trust Agreement dated as of December 15, 2012 (the "Agreement"), between TD Bank, N.A., as Trustor, and The Bank of New York Mellon, as Letter of Credit Trustee, a true and correct copy of which has been received and reviewed by the undersigned. Capitalized terms used in this Consent without definition shall have the meanings ascribed to such terms in the Agreement. The undersigned hereby consents to the appointment of The Bank of New York Mellon as Letter of Credit Trustee under the Agreement and the issuance of the Letters of Credit in favor of such Letter of Credit Trustee (and its permitted successors as such under the Agreement) and further consents to the terms of and to be bound by the Agreement (including the Exhibits thereto) to the same extent as if it were a party thereto.

Dated: _____, 20__

[Name of Depositor]

By: _____

Name: _____

Title: _____



FHLB PITT/BNY Mellon Letter of Credit Program – New Account Form

BNY Mellon

Date: _____ Account No. _____
(Official Use Only)

Proposed Action: New Modify Delete
(Circle One)

1. Account Data (Address cannot be a Post Office Box)

Account Name _____

Address _____

City _____ State _____ Zip _____

Tax ID # _____

Fed Wire Instructions in the event of Trustor failure to make Depositor demand payment:

Beneficiary Name: _____

Beneficiary Bank: _____

ABA / Account #: _____

Additional Credit Instructions: _____

2. Customer Access User Info:

Primary/Daily Contact _____

Phone # _____ Fax # _____

Email _____

Secondary Contact (If needed) _____

Phone # _____ Fax # _____

Email _____

Primary and secondary will be contacted by BNY Mellon Collateral Management personnel to set up user access and systems training.

3. **Confirmation Instructions:**

☐ Daily Fax ☐ Online Reporting ☐ Monthly Mail

(Please select a minimum of one (1), maximum of three (3) confirmation methods)

4. **Authorization to open account at BNY Mellon:**

Name _____ Title _____

Signature _____

**AMENDMENT
TO
LETTER OF CREDIT TRUST AGREEMENT**

AMENDMENT dated as of September 1, 2019 between TD Bank, N.A. ("Trustor") and The Bank of New York Mellon ("Trustee").

WHEREAS, Trustor and Trustee have entered into a Letter of Credit Trust Agreement dated as of December 15, 2012, pursuant to which Trustee acts as letter of credit trustee for Trustor for the purpose of securing the deposits of state and local governmental entities in excess of FDIC insurance through the use of letters of credit (the "Trust Agreement"); and

WHEREAS, the parties wish to amend the Trust Agreement in certain respects; and

WHEREAS, all capitalized terms used but not defined herein shall have the meanings given them in the Trust Agreement.

NOW THEREFORE, for and in consideration of the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Exhibit D "Depositor Notice of Non-Payment" to the Trust Agreement shall be deleted in its entirety and replaced with the following:

**"EXHIBIT D
DEPOSITOR NOTICE OF NON-PAYMENT
_____, 20 ____**

The Bank of New York Mellon,
as Letter of Credit Trustee
240 Greenwich Street, 4th Floor
New York, New York 10286
Attention: Collateral Management

Letter of Credit Trust Agreement dated as of December 15, 2012 (the "Agreement"),
By and Between TD Bank, N.A. (the "Trustor") and The Bank of New York Mellon, as Letter
of Credit Trustee (the "Trustee")

Deposit Account No.

Ladies and Gentlemen:

The undersigned Depositor (the "Depositor") hereby requests that the Trustee present a Draw Request to the LOC Issuer under one of the Letters of Credit held by the Trustee under the Agreement, in an amount equal to the amount available to be drawn thereunder (the "Draw Amount") with respect to the above-referenced Deposit Account (the "Deposit Account").

The Depositor hereby certifies in accordance with the terms and conditions governing such Deposit Account that:

1. The Depositor is entitled to payment from the Trustor of amounts on deposit in the Deposit Account; and
2. The Depositor demanded that the Trustor pay to the Depositor amounts on deposit in the Deposit Account in accordance with the terms and conditions governing the Deposit Account, and the Trustor failed to make such payment due to the Trustor's insolvency, receivership or conservatorship.

-2-

The Depositor hereby attests to the truthfulness and accuracy of the foregoing statements.

Promptly after receipt by you from the LOC Issuer of the Draw Amount with respect to the Deposit Account, please make payment of such amount by wire transfer to the Depositor to the account previously designated pursuant to Section 2.1 of the Agreement.

Capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Agreement.

[Depositor]

By: _____
Name: _____
Title: _____"

2. This Amendment shall be governed by the laws of the State of New York.

3. This Amendment shall become effective as of the date hereof upon execution by the parties hereto. From and after the execution hereof, any reference to the Trust Agreement shall be a reference to the Trust Agreement as amended hereby. Except as amended hereby, the Trust Agreement shall remain in full force and effect.

4. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but such counterparts shall, together, constitute only one instrument.

IN WITNESS WHEREOF, Trustor and Trustee have caused this Amendment to be executed by their respective officers, thereunto duly authorized, as of the date first above written.

TD BANK, N.A.

By: 
Name: JAMES J STASKO
Title: SENIOR MGR TBSM

THE BANK OF NEW YORK MELLON

DocuSigned by:

By: _____
Name: Robert Scimeca
Title: Director

Letters of Credit for Government Entity Deposits

**TD Bank Government Banking and
Federal Home Loan Bank of Pittsburgh**



Did you know?

Finance managers of government entities are responsible for securing municipal funds and perhaps only accept AAA-rated securities as collateral for prudent reasons. Based upon State Governmental Law, it is very likely a Federal Home Loan Bank of Pittsburgh Letter of Credit would be acceptable as collateral to a government entity in lieu of securities collateral.

As the custodian of government entity funds, TD Bank may be required to regularly monitor and report on the value of securities collateral. If so, this can add to the municipality's oversight burdens. With a Letter of Credit, time and resources may be deployed to other matters since its value is consistent and stable.

About the Federal Home Loan Bank System and FHLBank Pittsburgh

FHLBank Pittsburgh is one of 11 government-sponsored enterprises that constitute the Federal Home Loan Bank system. Established by Congress in 1932, the Banks are intermediaries between global capital markets and local lenders. The mission is to serve as reliable sources of liquidity to their member financial institutions, which include banks, savings institutions, credit

unions, community development financial institutions and insurance companies. Through eight decades and regardless of economic cycles, the system has assured the flow of credit supporting affordable housing finance and community lending.

Refer to **fhlb-pgh.com** for more information.

FHLBank Pittsburgh Letter of Credit Benefits

Government entities benefit from a FHLBank Pittsburgh letter of credit as it:

- Ensures safety of government deposits
- Provides timely payout if the need arises
- Eliminates market value fluctuations and collateral calls—a letter of credit's face amount remains fixed
- Reduces monitoring and reporting required for securities collateral

What is a Letter of Credit

A Letter of Credit is an independent obligation issued by one party on behalf of another as an irrevocable promise to a third-party beneficiary. When FHLBank Pittsburgh issues a Letter of Credit to a government entity on our behalf, it agrees to make certain payments if the need arises.

Put the power of TD Bank to work for you.

For more information contact your Government Banking Relationship Manager today.

Christina Duane

cell: 603-770-3572 | office: 603-770-3572

email: christina.duane@td.com



America's Most Convenient Bank®

BNY Mellon, Broker/Dealer Services
101 Barclay Street, Fourth Floor
New York, NY 10286

7/4/18

Monthly Activity Statement
For Period Jun 01 2018 - Jun 30 2018

Bank Name: TD BANK NA (WPH)
Bank ID: WPH

Totals for Investment Period(LETTER OF CREDIT) :
Total Opening Balance: \$9,097,296.67
Total Closing Balance: \$13,596,877.43

Account Name: Account Number:

Portfolio Name: TDLLOC TD BANK LETTER OF CREDIT

Transaction Date	As of Date	Opening Balance	Investment Type	Transaction Amount	Closing Balance
Jun 1 12:00AM	05/31/2018	\$9,097,296.67	Ended Investment	(\$9,097,296.67)	\$0.00
Jun 1 10:20AM	05/31/2018	\$0.00	Increase Investment	\$9,122,118.05	\$9,122,118.05
Jun 4 12:00AM	06/01/2018	\$9,122,118.05	Ended Investment	(\$9,122,118.05)	\$0.00
Jun 4 9:54AM	06/01/2018	\$0.00	Increase Investment	\$9,103,067.59	\$9,103,067.59
Jun 5 12:00AM	06/04/2018	\$9,103,067.59	Ended Investment	(\$9,103,067.59)	\$0.00
Jun 5 9:55AM	06/04/2018	\$0.00	Increase Investment	\$9,099,918.54	\$9,099,918.54
Jun 6 12:00AM	06/05/2018	\$9,099,918.54	Ended Investment	(\$9,099,918.54)	\$0.00
Jun 6 10:03AM	06/05/2018	\$0.00	Increase Investment	\$8,449,150.31	\$8,449,150.31
Jun 7 12:00AM	06/06/2018	\$8,449,150.31	Ended Investment	(\$8,449,150.31)	\$0.00
Jun 7 10:11AM	06/06/2018	\$0.00	Increase Investment	\$8,225,536.02	\$8,225,536.02
Jun 8 12:00AM	06/07/2018	\$8,225,536.02	Ended Investment	(\$8,225,536.02)	\$0.00
Jun 8 9:55AM	06/07/2018	\$0.00	Increase Investment	\$8,217,675.88	\$8,217,675.88
Jun 11 12:00AM	06/08/2018	\$8,217,675.88	Ended Investment	(\$8,217,675.88)	\$0.00
Jun 11 10:42AM	06/08/2018	\$0.00	Increase Investment	\$14,230,507.89	\$14,230,507.89
Jun 12 12:00AM	06/11/2018	\$14,230,507.89	Ended Investment	(\$14,230,507.89)	\$0.00
Jun 12 9:47AM	06/11/2018	\$0.00	Increase Investment	\$13,894,217.65	\$13,894,217.65
Jun 13 12:00AM	06/12/2018	\$13,894,217.65	Ended Investment	(\$13,894,217.65)	\$0.00
Jun 13 9:55AM	06/12/2018	\$0.00	Increase Investment	\$13,836,742.57	\$13,836,742.57
Jun 14 12:00AM	06/13/2018	\$13,836,742.57	Ended Investment	(\$13,836,742.57)	\$0.00
Jun 14 9:47AM	06/13/2018	\$0.00	Increase Investment	\$13,770,965.92	\$13,770,965.92
Jun 15 12:00AM	06/14/2018	\$13,770,965.92	Ended Investment	(\$13,770,965.92)	\$0.00
Jun 15 9:47AM	06/14/2018	\$0.00	Increase Investment	\$13,408,738.03	\$13,408,738.03
Jun 18 12:00AM	06/15/2018	\$13,408,738.03	Ended Investment	(\$13,408,738.03)	\$0.00
Jun 18 10:26AM	06/15/2018	\$0.00	Increase Investment	\$13,416,119.28	\$13,416,119.28
Jun 19 12:00AM	06/18/2018	\$13,416,119.28	Ended Investment	(\$13,416,119.28)	\$0.00

Jun 19	9:55AM	06/18/2018	\$0.00	Increase Investment	\$13,384,391.15	\$13,384,391.15
Jun 20	12:00AM	06/19/2018	\$13,384,391.15	Ended Investment	(\$13,384,391.15)	\$0.00
Jun 20	9:47AM	06/19/2018	\$0.00	Increase Investment	\$11,326,701.50	\$11,326,701.50
Jun 21	12:00AM	06/20/2018	\$11,326,701.50	Ended Investment	(\$11,326,701.50)	\$0.00
Jun 21	9:55AM	06/20/2018	\$0.00	Increase Investment	\$11,266,137.76	\$11,266,137.76
Jun 22	12:00AM	06/21/2018	\$11,266,137.76	Ended Investment	(\$11,266,137.76)	\$0.00
Jun 22	9:23AM	06/21/2018	\$0.00	Increase Investment	\$14,451,023.48	\$14,451,023.48
Jun 25	12:00AM	06/22/2018	\$14,451,023.48	Ended Investment	(\$14,451,023.48)	\$0.00
Jun 25	9:22AM	06/22/2018	\$0.00	Increase Investment	\$13,905,283.11	\$13,905,283.11
Jun 26	12:00AM	06/25/2018	\$13,905,283.11	Ended Investment	(\$13,905,283.11)	\$0.00
Jun 26	10:03AM	06/25/2018	\$0.00	Increase Investment	\$13,655,561.99	\$13,655,561.99
Jun 27	12:00AM	06/26/2018	\$13,655,561.99	Ended Investment	(\$13,655,561.99)	\$0.00
Jun 27	10:03AM	06/26/2018	\$0.00	Increase Investment	\$13,643,428.91	\$13,643,428.91
Jun 28	12:00AM	06/27/2018	\$13,643,428.91	Ended Investment	(\$13,643,428.91)	\$0.00
Jun 28	9:55AM	06/27/2018	\$0.00	Increase Investment	\$13,635,084.43	\$13,635,084.43
Jun 29	12:00AM	06/28/2018	\$13,635,084.43	Ended Investment	(\$13,635,084.43)	\$0.00
Jun 29	9:55AM	06/28/2018	\$0.00	Increase Investment	\$13,604,499.24	\$13,604,499.24
Jul 2	12:00AM	06/29/2018	\$13,604,499.24	Ended Investment	(\$13,604,499.24)	\$0.00
Jul 2	10:10AM	06/29/2018	\$0.00	Increase Investment	\$13,596,877.43	\$13,596,877.43

LEWISTON HOUSING AUTHORITY

EXECUTIVE DIRECTOR'S CERTIFICATE

I, Christopher Kilmurry, hereby certify that I am the duly appointed and acting Executive Director of Lewiston Housing Authority, a Maine body corporate and politic (the "Authority"), that attached hereto as Exhibit A is a true and correct copy of certain resolutions adopted by the Board of Commissioners of the Authority at a meeting of the Commissioners duly called and held on June ___, 2026, at which meeting there was a quorum present and acting throughout, and that the resolutions set forth in Exhibit A remain in full force and effect as of the date of this Certificate.

I further certify that attached hereto as Exhibit B is a true and correct copy of certain resolutions adopted at a regularly scheduled meeting of the City Council of the City of Lewiston held on September 3, 1963. I further certify to the best of my knowledge I am aware of no action by the City of Lewiston that purports to modify, amend or terminate the lawful existence of the Authority.

I further certify that Attached hereto as Exhibit C is a true and correct copy of the Bylaws of the Authority as in effect on the date of this Certificate.

I further certify that the following individuals were duly elected to and now hold the following offices in the Authority:

Marc Pellerin:	Chairperson
Jonathan Hussey:	Vice-Chairperson
Christopher Kilmurry:	Secretary/Executive Director
Travis Heynen:	Deputy Executive Director

Dated: June ___, 2026

Christopher Kilmurry, Secretary and Executive
Director, Lewiston Housing Authority

EXHIBIT A

RESOLVED: That in connection with the acquisition and financing by Martel School Senior Housing LP, a Maine limited partnership (the “Partnership”) of land located at 860 Lisbon Street in Lewiston, Maine (the “Property”), and the Partnership’s development on the Property of a 44 unit affordable rental housing project in one building, with community space and parking (collectively the “Project”), Lewiston Housing Authority, a Maine body corporate and politic (“LHA”), be and hereby is authorized to provide to the Partnership’s lenders and investors with such guarantees of payment, performance and completion of construction with respect to the financing for the Project as such lenders and investors may reasonably request, and to secure such guarantees by granting one or more security interests in LHA’s Project-related assets, and in connection therewith, LHA is authorized to execute and deliver to such lenders guarantees, security instruments and related documents in furtherance of the foregoing, provided, however, that any such guaranties, security instruments and related documents shall be limited so that such lenders and investors shall not have the right to exercise any remedy against any assets of LHA that have pledge or other regulatory restrictions placed upon them by the City of Lewiston, the United States Department of Housing and Urban Development, or any other agency or instrumentality of the State of Maine or Federal Government; and

FURTHER

RESOLVED: That LHA be and hereby is authorized to issue to the Partnership Section 8 project based vouchers for the units at the Project, and to enter into an Agreement to Enter into A Housing Assistance Payments Contract (the “AHAP”) and upon completion of the Project, to enter into a Housing Assistance Payments Contract (the “HAP”) with the Partnership for such project based vouchers at the Project, and to execute consents to the Partnership’s assignments of its rights under the AHAP and HAP Contracts to MaineHousing and the Bank as security for their respective loans to the Partnership; and

FURTHER

RESOLVED: That the Executive Director of the Authority, Christopher Kilmurry, be and hereby is authorized to execute and deliver on behalf of the Authority guarantees, and any and all other documents and instruments, and take all actions, necessary in furtherance of the foregoing, and all actions taken by the said Executive Director in furtherance of the foregoing prior to the date hereof are hereby ratified and affirmed in all respects.

Fw: ME005 FY25 Take No Action Audit Letter

From Chris Kilmurry <ckilmurry@lewistonhousing.org>

Date Thu 6/11/2026 4:18 PM

To Gianni Simplicio <gsimplicio@lewistonhousing.org>; Travis Heynen <theynen@lewistonhousing.org>; Sarah Cash <scash@lewistonhousing.org>

Get [Outlook for iOS](#)

From: Senecal, Kevin R <Kevin.R.Senecal@hud.gov>

Sent: Thursday, 11 June 2026 16:00:05

To: Chris Kilmurry <ckilmurry@lewistonhousing.org>

Subject: ME005 FY25 Take No Action Audit Letter

CAUTION - EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe

June 11, 2026

Christopher Kilmurry
Executive Director
Lewiston Housing Authority
86 Lisbon Street
Lewiston, ME 04240

VIA ELECTRONIC MAIL ONLY

Dear Mr. Kilmurry:

This letter is to acknowledge receipt of the Lewiston Housing Authority's Audit Report prepared by CBIZ CPAs P.C. for the fiscal year that ended on June 30, 2025. We are pleased to note that the report contained no audit findings; therefore, a response is not required. As needed, HUD may still complete separate financial analysis.

If you have any questions regarding this letter, please contact Financial Analyst Kevin Senecal at 617-994-8242 or via email at Kevin.R.Senecal@HUD.gov.

Sincerely,

Kevin Senecal
Financial Analyst

For: Kara Norman
Division Director

Best Regards,

Kevin Senecal
Financial Analyst

**U.S. Dept. of Housing and Urban Development
Boston Field Office, Region I
Thomas P. O'Neill, Jr Federal Building
10 Causeway Street, Rm 500
Boston, MA 02222
Office: (617) 994-8242
Cell: (321) 216-5701**