RENT BOARD

December 17, 2025
5:00 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:
https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1
Passcode:515179

Phone one-tap:
+13092053325,,89573671630#,,,,*515179# US
+13126266799,,89573671630#,,,,*515179# US (Chicago)

Join via audio:
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
Webinar ID: 895 7367 1630
Passcode: 515179
International numbers available: https://portlandmaine-gov.zoom.us/u/kwnoAr1ft

II. ROLL CALL:

III. APPROVAL OF MINUTES

a. November 19, 2025 Minutes

b. December 2, 2025 Minutes

IV. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

a. 193 York St, Unit 2 Tenant Rights Appeal - Scheduling Request

V. UNFINISHED BUSINESS:

a. Approval of Findings of Fact & Conclusions of Law

b. Rent Increase Application - Public Comment
Owner: Woodford Arms, Inc., PO Box 10563, Portland, ME 04104
Address: 168-180 Woodford St, all 18 units
CBL: 124-J-014-001 & 124-J-012-001

c. Rent Increase Application - Public Comment
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255
Address: 118 Providence St, Units 188 & 120
CBL: 425-I-010-001

d. Rent Increase Application - Public Comment
Owner: Lewis Robinson, 46 Prospect St, Portland, ME 04103
Address: 42 Prospect St, both units
CBL: 124-E-006-001

e. Executive Session pursuant to 1 M.R.S. 405(6)(E) for consultations between the Rent Board and its Attorney concerning the legal rights and duties of the Rent Board as they relate to the Board's Consideration of the Portland Tenants Union's Complaint concerning 33 State Street

f. Rent Increase Appeal
Appellant: Portland Tenant's Union
Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001

g. Tenant Rights Appeal - Public Comment
Appellant: Shelley Swift
Address: 193 York St, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001

VI. New Business

a. Tenant Rights Appeal - Public Comment
Appellant: Lizeth Gallardo
Address: 183 Brackett St, Unit 208
Property Owner: Redfern WEP LLC
CBL: 045-E-039-001

b. Election of Vice Chair

c. 2026 Maintenance of Net Operating Income Application Update

VII. Adjourn

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, November 19, 2025

II. Roll Call - 0:01:17

Matthew Lax, Tenant, District 1 - Chair
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Rebecca Bolduc, Homeowner, District 4
Vacant, District 5
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large

Staff present:
Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications

a. **Reschedule December Meeting** - 0:02:23

0:07:22 - Matthew Lax moves to schedule meetings for December 2, 2025 at 5:30 pm and December 17, 2025 at 5:00 pm. Seconded by Kristen Carreras. (6-0) The motion passes.

b. **Rent Control Report - Q3 2025** - 0:10:12

IV. Unfinished Business - 0:11:17

a. **Rent Increase Application - Completeness Review**
Owner: Woodford Arms, Inc., PO Box 10563, Portland, ME 04104
Property Address: 168-180 Woodford St, all 18 units
CBL: 124-J-014-001 & 124-J-012-001

0:13:34 - The property owner presents the application.

0:34:44 - Matthew Walker moves to find the application complete. Seconded by Kristen Carreras. (6-0) The motion passes.

b. **Rent Increase Application - Completeness Review** - 0:35:50
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255
Property Address: 118 Providence St, Units 188 & 120
CBL: 425-I-010-001

0:38:10 - Matthew Walker exits the meeting.

0:38:20 - The property owner presents the application.

0:48:46 - Matthew Walker returns.

1:12:32 - Matthew Walker moves to schedule a public hearing once application is complete with the submission of requested items. Requested items include lease or proof of rent for 118 & 120 for 2014 & 2019 (or any earlier years), time breakdown or percentage allocatable to each unit for the accounting costs, time breakdown or percentage allocatable to each unit for the legal fees, and a cover letter. Seconded by Kristen Carreras. (6-0) The motion passes.

c. **Rent Increase Application - Public Comment** - 1:15:20
   Owner: Saunders Street Apartments LLC, 51 Belfield Rd, Capt Elizabeth, ME 04107
   Representative: Willard Bollenback and Randi Bollenback, 51 Belfield Rd, Cape Elizabeth, ME 04107
   Property Address: 23 Saunders St, all 5 units
   CBL: 130-G-014-001

1:24:08 - A representative for the property presents the application.

1:44:41 - Matthew Lax moves to go into Executive Session pursuant to 1M.R.S. § 405(6)(E) to consult with counsel regarding the board's legal rights and duties with respect to the 23 Saunders Street rent increase application. Seconded by Kristen Carreras. (6-0) The motion passes.

1:46:12 through 2:07:08 - The Board enters into an Executive Session.

2:24:29 - Matthew Walker moves to strike the $12,000 management fee from 2023 instead apply the owner-performed labor figure of 5% for both years of the total rental income. Seconded by Kristen Carreras. (6-0) The motion passes.

2:43:23 - Matthew Walker moves to adjust 2024 water expense from $17.73 to $15.98. Seconded by Anne-Laure Razat. (6-0) The motion passes.

2:46:07 - Matthew Walker moves to reduce 2023 repair costs $36.95 due to late fee added. Seconded by Matthew Lax. (6-0) The motion passes.

3:23:30 - Kristen Carreras moves to deny the application for the rent increase at 23 Saunders Street based on the calculations contained in the worksheet shared on the screen now and the basis that the banked rent for each rental unit exceeds the amount necessary to achieve fair return on investment. Seconded by Kristen Carreras. (6-0) The motion passes.

3:26:33 through 3:32:55 - The Board takes a recess.

V. New Business

a. **Schedule Tenant Rights Complaint - 33 State Street** - 3:33:31

3:46:44 - Matthew Lax moves to schedule two complaints for December 2, 2025 and one complaint for December 17, 2025. Seconded by Christopher "Buddy" Moore. (6-0) The motion passes.

b. **Rent Increase Application - Completeness Review** - 3:48:19
Owner: Lewis Robinson, 46 Prospect St, Portland, ME 04103
Property Address: 42 Prospect st, both units
CBL: 124-E-006-001

3:49:52 - The property owner presents the application.

4:29:07 - Anne-Laure Razat moves to find complete with the additional items requested and schedule for public hearing on December 17, 2025 meeting. Seconded by Kristen Carreras. (6-0) The motion passes.

4:31:18 - Mathew Walker moves to suspend rules and continue past 9:30 pm. Seconded by Christopher "Buddy" Moore. (4-2; Lax and Bolduc vote no) The motion passes.

c. Approval of Findings of Fact & Conclusions of Law

4:47:30 - Kristen Carreras moves to approve Findings of Fact for 58 Federal St, Unit 58-2. Seconded by Christopher "Buddy" Moore. (6-0) The motion passes.

5:06:21 - Matthew Walker moves to approve Findings of Face 218 Ocean Avenue as written. Seconded by Anne-Laure Razat. (6-0) The motion passes.

5:08:25 - Anne-Laure Razat moves to table 489 Cumberland Ave to the next regularly scheduled meeting December 17, 2025. Seconded by Kristen Carreras. (6-0) The motion passes.

VI. Adjourn

5:10:00 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (6-0) The motion passes.

Remote Rent Board Meeting Minutes - Held Via Zoom

Tuesday, December 2, 2025

II. Roll Call - 0:01:02

Matthew Lax, Tenant, District 1 - Chair
Vacant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Rebecca Bolduc, Homeowner, District 4
Vacant, District 5
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large - Absent

Staff present:
Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:01:48

a. **October 22, 2025 Minutes**

b. **November 12, 2025 Minutes**

0:02:07 - Anne-Laure Razat moves to approve the minutes for October 22nd and November 12th, 2025. Seconded by Christopher "Buddy" Moore. (4-0; Carreras absent) The motion passes.

IV. Communications - 0:02:34

a. **33 State St Rent Increase Appeal Scheduling Request** - 0:02:34

0:04:19 - The Board decides to hear items VI.a. and VI.b. ahead of Unfinished Business.

V. Unfinished Business - 4:02:33

a. **Rent Increase Application -** See 4:02:33
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Property Address: 72 Park Ave, Units 1-12
CBL: 048-B-008-001
Type of Increase: Increased Housing Service Costs

b. **Rent Increase Application -** See 4:02:33
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Property Address: 157 Grant ST, Units 1-26
CBL: 053-B-024-001
Type of Increase: Increased Housing Service Costs

VI. New Business - 0:04:58

a. **Rent Increase Appeal- Public Comment -** 0:08:58
Appellant: Portland Tenant's Union
Property Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001

0:10:40 - Portland Tenant's Union presents the appeal.

0:55:12 - The property owner, Atanas Dinkov, speaks as an Objector and presents his rebuttal.

1:55:12 - Public comment received.

3:03:35 - Anne-Laure Razat moves to close public hearing and public record. Seconded by Matthew Lax. (4-0; Carreras absent) The motion passes.

3:06:04 through 3:14:24 - The Board takes a recess.

4:00:22 - Christopher "Buddy" Moore moves to table the deliberations of the 33 State St appeal to the regularly scheduled December meeting. Seconded by Matthew Lax. (4-0; Carreras absent) The motion passes.

b. **Tenant Rights Appeal - Public Comment** - 3:14:46
Appellant: Shelley Swift
Property Address: 193 York St, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001

3:14:46 - Appellant was not in attendance to present the appeal.

3:17:20 - A representative for the property owner, Matthew Grieco, speaks as an Objector and presents his rebuttal.

3:24:15 - Public comment received.

3:56:58 - Christopher “Buddy” Moore moves to table the appeal to the next regular meeting with requests sent to parties. Seconded by Anne-Laure Razat. (4-0; Carreras absent). The motion passes.

4:02:33 - The Board resumes items V.a. and V.b.

4:06:41 - Matthew Lax moves to approve the rent increase applications for 72 Park and 157 Grant, totaling 38 units, at the requested amount of $125.97 a month per unit. Seconded by Anne-Laure Razat. (4-0; Carreras absent) The motion passes.

VII. Adjourn - 4:09:47

4:09:47 - Anne-Laure Razat moves to adjourn. Seconded by Christopher “Buddy” Moore. (4-0; Carreras absent) The motion passes.

Dylan Orr <dorr@portlandmaine.gov>

Written Public Comment

1 message

KJMM INC. <kjmminc@gmail.com> Mon, Dec 15, 2025 at 9:09 AM
To: rentboard@portlandmaine.gov

Dear Rent Board,

I am writing to formally request a rescheduling of the upcoming hearing regarding the property at **193 York Street**, currently scheduled **Wednesday, December 17th, at 5:00 PM**. I reached out to Dylan Orr late last week and he stated I should send an email request.

I have a mandatory medical health meeting scheduled every Wednesday at 6:15 PM. This meeting is an ongoing commitment that I am required to attend.
Could we select another date or time slot that doesn't conflict with Wednesday evening?

Thanks,
Matthew Grieco

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Please Note: We are migrating to a new Email provider. Please start new conversations using the Email Address: management@kjmminc.com
Thank you.

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

August 27, 2025 - Tabled to September 24, 2025 - Tabled to October 22, 2025 - Tabled to November 12, 2025 - Tabled to November 19, 2025 - Tabled to December 17, 2025

Owner Name and Address:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

Agent Name and Address:

N/A

Property Address and Unit:

168-180 Woodford St, all 18 units

CBL:

124-J-014-001 & 124-J-012-001

Tenants/Interested Parties:

Yes

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

December 8, 2025

Re: Notice of Public Hearing

To: Tenants of 168 Woodford St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, December 17, 2025** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **Woodford Arms Inc**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **Wednesday, December 10, 2025** at the link below: http://portlandmaine.gov/129/Agendas-Minutes

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income
   It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.
2. Fair Return
   A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.
3. Base Year:
   a. Calendar year 2019 is the Base Year.
   b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
   c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.
4. Current Year
   The "current year" shall be the calendar year preceding the petition.
5. CPI (Consumer Price Index)
   The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [Bureau of Labor Statistics Data (bls.gov)].
6. Limits of Allowable Rent Increases in Any One Year
   If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 168-180 Woodford Street, Portland, ME 04103

Parcel Numbers(s): 124-J-014-001, 124-J-012-001, 124-J-021-001

Year Property Purchased by Current Owner: 1995

Total Number of Units on the Property: 18

Total Number of Units Affected by Proposed Rent Increase: 18

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes (No)

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: Woodford Arms, Inc. - Peter L. Colesworthy, President

Phone(s): 207-831-0735 (Peter's cell)

Business Address: P.O. Box 10563

City, State, Zip: Portland, ME 04104

Business E-mail: pcoleswo@maine.rr.com

II. Agent Information (if applicable)

Name: N/A

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☑	☐	☐
Electricity	☐	☑	☐
Water	☑	☐	☐
Sewer	☑	☐	☐
Garbage	☑	☐	☐
Other:	☐	☐	☐

IV. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Heat, hot water, off-street parking, trash & recycling are included in the rent.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

No changes.

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
  If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here☐ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019)[1]	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	$ 229980	$ 279876
2. Portion Attributable to Vacancy	$ 9537	$ 33408
Fees (indicate what fee is for):		
3. Late fees	$	$
4. List fees, other than utilities, collected for services & amenities not included in rent	$	$
5. Coin-op Laundry	$ 1588	$ 2602
6. Lockouts & NSF Checks	$ 239	$ 50
7.	$	$
Other Income (list separately by type)[2]:		
8. Interest Income	$ 26	$ 20
9.	$	$
10.	$	$
Fees charged by landlord for Utilities		
11. Gas	$	$
12. Electricity	$	$
13. Water	$	$
14. Sewer	$	$
15. Garbage & Recycling	$	$
Other Utilities (list separately by type):		
16.	$	$
17.	$	$
18. TOTAL INCOME (add only lines 1 and 3-17)	$ 231833	$ 282548

[1] or an alternative year in the event of extenuating circumstances.

[2] Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	$	$
2. Real Property Taxes	$ 21123	$ 39693
3. License Tax/Fee	$	$
4. Rent Board Registration Fees	$ 585	$ 876
5. Insurance	$ 10779	$ 17333
6. Accounting	$ 745	$ 1500
7. Legal (explain types of legal expenses)	$	$
8. Manager /Management Services	$ 5957	$ 8301
9. Security	$	$
10. Office Supplies	$	$
12. Normal Repairs	$ 28169	$ 20452
13. Owner-Performed Labor	$	$
14. Plumbing Maintenance	$ 3378	$ 7005
15. Pool Maintenance	$	$
16. Landscape Maintenance/snow removal	$ 18175	$ 18345
17. Other Maintenance	$ 5515	$ 9620
18. Parking Lot/Street Maintenance	$	$
19. Gas (separately metered only)	$ 8571	$ 10699
20. Electricity (separately metered only)	$ 2106	$ 3415
21. Water	$ 11193	$ 15965
22. Sewer	$ Included in water	$ Included in water
23.Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	$	$
24. Vandalism Repairs	$	$
25. Uninsured Damages	$	$ 11513
27. TOTAL OPERATING EXPENSES	**$** 116296	**$** 164717

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was $20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
$20,000	5.88%	10 years (120 months)	$26,500.52	$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
$2,650.05	$220.84	4	$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. http://www.freddiemac.com/pmms/archive.html

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: $ _____

Annual Cost for Base Year [add amounts in column (i)]: $ _____

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: $ _____

Annual Cost for Current Year [add amounts in column (i)]: $ _____

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____
___	_____	_____	$_____	_____%	_____	$_____	$_____	$_____	$_____	$_____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: $ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: $ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 231833	$ 282548
2. Annual Operating Expenses	$ 116296	$ 164717
3. Net Annual Operating Income	$ 115537	$ 117831
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 138263

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ 20432

8. Allowable Rent Increase/Unit/Month[3]

$$\text{Line 7} \div 12 \div \#\text{ of Units}$$

$ See Attachment

[3] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
___	$168-170	$Woodford	Building:	____ %	____ %	$ ____	
1 ___	$1300	$35	04/01/2025	2.7 %	5.4 %	$	$2.50 banked rent used
2 ___	$1075	$25	04/01/2025	2.3 %	1.5 %	$	
3 ___	$1250	$125	12/01/2024	10.0 %	5.0 %	$	$36.25 banked rent used
4 ___	$1375	$35	04/01/2025	2.5 %	0.7 %	$	$0.62 banked rent used
5 ___	$1075	$72	04/01/2025	6.7 %	0.0 %	$	$0.12 banked rent used
6 ___	$1375	$35	04/01/2025	2.5 %	8.4 %	$	$0.62 banked rent used
7 ___	$1375	$35	04/01/2025	2.5 %	6.8 %	$	$0.62 banked rent used

8	$1150	$100	04/01/2025	8.7 %	0.5 %	$	$21.50 banked rent used
9	$1330	$34	04/01/2025	2.6 %	0.0 %	$	$0.75 banked rent used
	$180	$Woodford	Building:	%	%	$	
1	$1330	$95	04/01/2025	7.1 %	7.8 %	$	$4.25 banked rent used
2	$1100	$30	04/01/2025	2.7 %	8.4 %	$	$2.50 banked rent used
3	$1268	$32	04/01/2025	2.5 %	0.0 %	$	$0.30 banked rent used
4	$1375	$35	04/01/2025	2.5 %	8.4 %	$	$0.62 banked rent used
5	$1120	$74	04/01/2025	6.6 %	0.1 %	$	$1.00 banked rent used
6	$1330	$34	04/01/2025	2.6 %	0.0 %	$	$0.75 banked rent used
7	$1330	$34	04/01/2025	2.6 %	0.0 %	$	$0.75 banked rent used
8	$1150	$30	04/01/2025	2.6 %	2.3 %	$	$1.25 banked rent used
9	$1395	$25	04/01/2025	1.8 %	4.0 %	$	

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: Square footage with rent increases for existing tenants banked for use to apply to future increases.

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
___	$ _____	168-170	$ Building	_____	$ _____	$ _____	$ _____
1 ___	$ 1150	09/01/2020	$ 1150	04/01/2025	$ 1300	$ 1335	$ Banked
2 ___	$ 850	09/01/2021	$ 918	04/01/2025	$ 1075	$ 1100	$ Banked
3 ___	$ 1150	12/01/2024	$ 1375	_____	$ 1250	$ 1375	$ Banked
4 ___	$ 1100	05/15/2022	$ 1210	04/01/2025	$ 1375	$ 1410	$ Banked
5 ___	$ 900	Vacant	$ Vacant	_____	$ 1075	$ 1147	$ 1182
6 ___	$ 1250	05/24/2019	$ 1250	04/01/2025	$ 1375	$ 1410	$ Banked
7 ___	$ 1100	10/01/2021	$ 1210	04/01/2025	$ 1375	$ 1410	$ Banked
8 ___	$ 995	08/01/2025	$ 1250	_____	$ 1150	$ 1250	$ Banked

9	$ 1100	12/04/1999	$ 650	04/01/2025	$ 1330	$ 1364	$ Banked
	$	180 Building	$		$	$	$
1	$ 1150	05/18/2025	$ 1425		$ 1330	$ 1425	$ Banked
2	$ 925	03/01/2024	$ 1100	04/01/2025	$ 1100	$ 1130	$ Banked
3	$ 1050	07/01/2017	$ 1050	04/01/2025	$ 1268	$ 1300	$ Banked
4	$ 1250	08/12/2019	$ 1250	04/01/2025	$ 1375	$ 1410	$ Banked
5	$ 900	05/18/2025	$ 1194		$ 1120	$ 1194	$ Banked
6	$ 1100	12/01/2002	$ 675	04/01/2025	$ 1330	$ 1364	$ Banked
7	$ 1100	05/01/1995	$ 465	04/01/2025	$ 1330	$ 1364	$ Banked
8	$ 995	12/18/2019	$ 995	04/01/2025	$ 1150	$ 1180	$ Banked
9	$ 1100	07/23/2024	$ 1395	04/01/2025	$ 1395	$ 1420	$ Banked
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
   a. Extraordinary amounts were expended for necessary maintenance and repairs
   b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
   c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
   a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
   b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
   c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.

C. Other exceptional circumstances: (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

A. Base year rents charged for any comparable units in the same building.
B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:[4]

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$989	$1,071	$1,387	$1,829	$2,198

[4] These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: $ _____

Proposed Adjusted Gross Income for 2019: $ _____

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	$ _____	$ _____
2. Portion Attributable to Vacancy	$ _____	$ _____
Fees (indicate what fee is for):		
3. Late fees	$ _____	$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	$ _____	$ _____
5. _____	$ _____	$ _____
6. _____	$ _____	$ _____
7. _____	$ _____	$ _____
Other Income (list separately by type)[5]:		
8. _____	$ _____	$ _____
9. _____	$ _____	$ _____
10. _____	$ _____	$ _____
Fees charged by landlord for Utilities		
11. Gas	$ _____	$ _____
12. Electricity	$ _____	$ _____
13. Water	$ _____	$ _____
14. Sewer	$ _____	$ _____
15. Garbage & Recycling	$ _____	$ _____
Other Utilities (list separately by type):		
16. _____	$ _____	$ _____
17. _____	$ _____	$ _____
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** _____	**$** _____

[5] Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ _____	$ _____
2. Annual Operating Expenses	$ _____	$ _____
3. Net Annual Operating Income	$ _____	$ _____
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

_____ %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ _____

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ _____

8. Allowable Rent Increase/Unit/Month[6]

$$\text{Line 7} \div 12 \div \text{\# of Units}$$

$ _____

[6] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

XXII. Documentation of Current Year Income & Operating Expenses

1. Organize documents by operating expense category.
2. Number each page, submitted with this Application, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

XXIII. Current Tenant Information

If there are more than four affected tenants, attach additional sheet(s).

Tenant's Name See Attachment _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

XXIV.Certification

I hereby certify that the information provided is accurate to the best of my knowledge, request that any required notices be given and ask that a hearing be scheduled in front of the Rent Board to process this request for a rent increase as outlined above.

Signature of Applicant Landlord:

Peter L. Colesworthy  09/10/2025

Printed name Signature Date

P7, 2-1

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2023 to June 30, 2024

FY24 REAL ESTATE TAX BILL

BILL #: 2410430
ACCOUNT #: 16402
PARCEL ID #: 124-J-014-001
LOCATION: 168 WOODFORD ST

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.450	$10,030.68
COUNTY	0.620	$834.77
MUNICIPAL	6.340	$8,536.18
TOTAL	14.410	$19,401.62

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$252,000
BUILDING VALUE	$1,094,400
TOTAL VALUE	$1,346,400
EXEMPTIONS	$0
TAXABLE VALUE	$1,346,400
TAX RATE	14.410
TOTAL TAX	$19,401.62
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$19,401.62

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-14-16-20-24
WOODFORD ST 168-170

Owner of Record as of: April 1, 2023
WOODFORD ARMS INC

20415 SF
Acres: 0.469

DATE DUE	AMOUNT DUE
10/19/2023	$9,700.81
03/14/2024	$9,700.81

ck#7276

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/20/2023 AND 03/15/2024.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2023.
IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is $370,989,894.
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS
THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

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IYMENT VOUCHERS.

P7, 2-2

CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2023 to June 30, 2024

BILL #: 2410428
ACCOUNT #: 16402
PARCEL ID #: 124-J-012-001
LOCATION: 180 WOODFORD ST

FY24 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.450	$10,030.68
COUNTY	0.620	$834.77
MUNICIPAL	6.340	$8,536.18
TOTAL	14.410	$19,401.62

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$199,200
BUILDING VALUE	$1,147,200
TOTAL VALUE	$1,346,400
EXEMPTIONS	$0
TAXABLE VALUE	$1,346,400
TAX RATE	14.410
TOTAL TAX	$19,401.62
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$19,401.62

DATE DUE	AMOUNT DUE
10/19/2023	$9,700.81
03/14/2024	$9,700.81

dl #7276

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-12
WOODFORD ST 176-180

Owner of Record as of: April 1, 2023
WOODFORD ARMS INC

12304 SF
Acres: 0.283

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/20/2023 AND 03/15/2024.

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For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

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Lewiston, ME 04243-9533

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P7, 2-3

CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2023 to June 30, 2024

BILL #: 2410433
ACCOUNT #: 16402
PARCEL ID #: 124-J-021-001
LOCATION: 182 WOODFORD ST R

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.450	$41.72
COUNTY	0.620	$3.47
MUNICIPAL	6.340	$35.50
TOTAL	14.410	$80.70

THIS IS THE ONLY BILL YOU WILL RECEIVE

FY24 REAL ESTATE TAX BILL

BILLING INFORMATION	
LAND VALUE	$5,600
BUILDING VALUE	$0
TOTAL VALUE	$5,600
EXEMPTIONS	$0
TAXABLE VALUE	$5,600
TAX RATE	14.410
TOTAL TAX	$80.70
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$80.70

DATE DUE	AMOUNT DUE
10/19/2023	$40.35
03/14/2024	$40.35

ck# 7276

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-21
WOODFORD ST R 182-184

4203 SF
Acres: 0.097

Owner of Record as of: April 1, 2023
WOODFORD ARMS INC

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/20/2023 AND 03/15/2024.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2023.

IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is $370,989,894.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS
THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

P7, 2-4

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2024 to June 30, 2025

FY25 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.880	$10,609.63
COUNTY	0.560	$753.98
MUNICIPAL	6.570	$8,845.85
TOTAL	15.010	$20,209.46

BILLING INFORMATION	
LAND VALUE	$252,000
BUILDING VALUE	$1,094,400
TOTAL VALUE	$1,346,400
EXEMPTIONS	$0
TAXABLE VALUE	$1,346,400
TAX RATE	15.010
TOTAL TAX	$20,209.46
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$20,209.46

BILL #: 2524475
ACCOUNT #: 16402
PARCEL ID #: 124-J-014-001
LOCATION: 168 WOODFORD ST

THIS IS THE ONLY BILL YOU WILL RECEIVE

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-14-16-20-24
WOODFORD ST 168-170

20415 SF
Acres: 0.469

Owner of Record as of: April 1, 2024
WOODFORD ARMS INC

DATE DUE	AMOUNT DUE
10/18/2024	$10,104.73
03/14/2025	$10,104.73

ch# 7411

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.

TAXPAYER'S NOTICE

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IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is $374,509,262.
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS
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FY25 REAL ESTATE TAX BILL THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

BILL #: 2524475
ACCOUNT #: 16402
PARCEL ID #: 124-J-014-001

WOODFORD ARMS INC

INTEREST AT 8% CHARGED
BEGINNING 03/15/2025

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
03/14/2025	$10,104.73

AMOUNT PAID $_____

2082025502524475726000101047 35

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

P7, 2-5

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2524474
ACCOUNT #: 16402
PARCEL ID #: 124-J-012-001
LOCATION: 180 WOODFORD ST

FY25 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.880	$10,609.63
COUNTY	0.560	$753.98
MUNICIPAL	6.570	$8,845.85
TOTAL	15.010	$20,209.46

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$199,200
BUILDING VALUE	$1,147,200
TOTAL VALUE	$1,346,400
EXEMPTIONS	$0
TAXABLE VALUE	$1,346,400
TAX RATE	15.010
TOTAL TAX	$20,209.46
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$20,209.46

DATE DUE	AMOUNT DUE
10/18/2024	$10,104.73
03/14/2025	$10,104.73

ck#7411

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-12
WOODFORD ST 176-180

Owner of Record as of: April 1, 2024
WOODFORD ARMS INC

12304 SF
Acres: 0.282

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.

TAXPAYER'S NOTICE

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INFORMATION

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FY25 REAL ESTATE TAX BILL THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

BILL #: 2524474
ACCOUNT #: 16402
PARCEL ID #: 124-J-012-001

WOODFORD ARMS INC

INTEREST AT 8% CHARGED
BEGINNING 03/15/2025

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
03/14/2025	$10,104.73

AMOUNT PAID $_____

2082025502524474026000101047 35

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

P7, 2-6

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2524476
ACCOUNT #: 16402
PARCEL ID #: 124-J-021-001
LOCATION: 182 WOODFORD ST R

FY25 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.880	$44.13
COUNTY	0.560	$3.14
MUNICIPAL	6.570	$36.79
TOTAL	15.010	$84.06

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$5,600
BUILDING VALUE	$0
TOTAL VALUE	$5,600
EXEMPTIONS	$0
TAXABLE VALUE	$5,600
TAX RATE	15.010
TOTAL TAX	$84.06
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$84.06

DATE DUE	AMOUNT DUE
10/18/2024	$42.03
03/14/2025	$42.03

ck#7411

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-21
WOODFORD ST R 182-184

4203 SF
Acres: 0.096

Owner of Record as of: April 1, 2024
WOODFORD ARMS INC

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.

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Lewiston, ME 04243-9533

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FY25 REAL ESTATE TAX BILL

BILL #: 2524476
ACCOUNT #: 16402
PARCEL ID #: 124-J-021-001

WOODFORD ARMS INC

THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

INTEREST AT 8% CHARGED
BEGINNING 03/15/2025

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
03/14/2025	$42.03

AMOUNT PAID $_____

2082025502524476526000000042036

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

City of Portland | Permitting and Inspections

Licensing and Housing Safety Division

P7, 4-1

Woodford Licensing

License #: **20182164** Location Address **168 WOODFORD ST** **November 1st, 2023**

License Fee: **$427.50** + 10.69 "Convenience Fee" = $438.19

ck # 7256

Dear License Holder,

City of Portland Long-Term Rental registrations expire on 12/31/2023. Renewals must be submitted one of two ways:

1. **Electronically:** ← Done online 12/21/23 !
   a. Go to https://www.portlandmaine.gov/Rental-Registration,
   b. Follow the instructions for how to renew your Rental Registration through the Citizen Self Service Portal (CSS)
   c. CSS will create an invoice that can be paid online

SCAN ME

2. **By mail:**
   a. Verify and sign that the current registration information is correct on the back of this form
   b. Fill out the included 2024 Additional Information form for **each** registered dwelling unit. (Please make copies as necessary)
   c. Return or mail completed forms and license fees to:
      Licensing and Registration, 389 Congress St. Room 307, Portland, ME 04101
      Make checks payable to the City of Portland

Licenses not renewed by January 15th will be assessed a $50.00 per unit late fee.
Licenses not renewed by February 15th will be assessed a $200.00 per unit late fee.
Incomplete renewals will be subject to late fees.

If you have questions or need to update your account information, please contact us at housingsafety@portlandmaine.gov, 207-756-8131.

Sincerely,

Zachary J. Lenhert
Licensing and Housing Safety Manager

WOODFORD ARMS INC
P.O. Box 10563
PORTLAND, ME 04104

City of Portland | Permitting and Inspections

Licensing and Housing Safety Division

P7, 4-2

Woodfords Licensing

License #: **20182165** Location Address **180 WOODFORD ST** **November 1st, 2023**

License Fee: **$427.50** + 10.69 "Convenience Fee" = $438.19

ck # 7256

Dear License Holder,

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SCAN ME

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   b. Fill out the included 2024 Additional Information form for **each** registered dwelling unit. (Please make copies as necessary)
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      Make checks payable to the City of Portland

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Sincerely,

Zachary J. Lenhert
Licensing and Housing Safety Manager

WOODFORD ARMS INC
P.O. Box 10563
PORTLAND, ME 04104

The Hanover Insurance Group®

P7,5-1

Customer Number: 0018085946-001-000
Statement Date: 1/3/2024

Our Valued Customer(s):

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.Hanover.com/MHP or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Summary

Due Date	Amount Due
1/28/2024	**$20.00**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/23 - 2/28/24	$0.00	$20.00	$20.00
			Total Amount Due:	**$20.00**

dr #7207

000349
0001 of 0002

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Reduce installment fees by signing up for Automatic Payments. To enroll go to www.Hanover.com/MHP

233-1040

Please detach and return bottom portion with your payment in the enclosed envelope.

4197

The Hanover Insurance Group®

P7,5-2

Customer Number: 0018085946-001-000
Statement Date: 2/3/2024

Our Valued Customer(s):

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.Hanover.com/MHP or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Summary

Due Date	Amount Due
1/28/2024	$20.00
2/28/2024	$4,328.75
Total Due:	**$4,348.75**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/23 - 2/28/24	$20.00	$0.00	~~$20.00~~ Paid
Businessowners Policy ODP **4877633**	2/28/24 - 2/28/25	$0.00	$4,328.75	$4,328.75
			Total Amount Due:	~~$4,348.75~~

ck#7275

000321
0001 of 0002

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Reduce installment fees by signing up for Automatic Payments. To enroll go to www.Hanover.com/MHP

233-1040

Please detach and return bottom portion with your payment in the enclosed envelope.

1557

The Hanover Insurance Group®

P 7, 5-3

Customer Number: 0018085946-001-000
Statement Date: 5/3/2024

Our Valued Customer(s):

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.Hanover.com/MHP or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Summary

Due Date	Amount Due
5/28/2024	**$4,334.75**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/24 - 2/28/25	$0.00	$4,334.75	$4,334.75
			Total Amount Due:	**$4,334.75**

Ck # 7343

000319
0001 of 0002

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Reduce installment fees by signing up for Automatic Payments. To enroll go to www.Hanover.com/MHP

233-1040

Please detach and return bottom portion with your payment in the enclosed envelope.

1381

The Hanover Insurance Group®

P 7,5-4

Customer Number: 0018085946-001-000
Statement Date: 8/3/2024

Our Valued Customer(s):

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.Hanover.com/MHP or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Summary

Due Date	Amount Due
8/28/2024	**$4,314.75**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/24 - 2/28/25	$0.00	$4,314.75	$4,314.75
			Total Amount Due:	**$4,314.75**

ck #7373

000313
0001 of 0002

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Reduce installment fees by signing up for Automatic Payments. To enroll, go to www.Hanover.com/MHP

233-1040

Please detach and return bottom portion with your payment in the enclosed envelope.

1565

The Hanover Insurance Group®

P 7, 5-5

Customer Number: 0018085946-001-000
Statement Date: 11/4/2024

Our Valued Customer(s):

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.Hanover.com/MHP or 1-800-573-1187
24 Hour Claims	1-800-628-0250

Summary

Due Date	Amount Due
11/28/2024	**$4,334.75**

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/24 - 2/28/25	$0.00	$4,334.75	$4,334.75
			Total Amount Due:	**$4,334.75**

Ck #7427

17
of 0002

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1040

Please detach and return bottom portion with your payment in the enclosed envelope.

861

P7, 6-1

BAKER NEWMAN NOYES

Baker Newman & Noyes LLC
MAINE | MASSACHUSETTS | NEW HAMPSHIRE
800.244.7444 | www.bnncpa.com

WOODFORD ARMS, INC.
PETER & CHERYL COLESWORTHY
WOODFORD ARMS, INC.
P. O. BOX 10563
PORTLAND, ME 04104-0000

Invoice No. B041355
Date 09/09/2024
Client No. 0000944

BNN Federal Tax ID: 01-0494526

Preparation and review of the S Corporation income tax returns for the year ended December 31, 2023	$1,500.00
Current Amount Due:	**$1,500.00**

ck # 7410

Remittance Advice:

WOODFORD ARMS, INC. 7299

Thalia Muyderman P7, 8-1 3/29/2024 150.00

WOODFORD ARMS, INC. 7300

Cory Davey Voided ck # 7300 3/29/2024 150.00 Voided

WOODFORD ARMS, INC. 7301

Allison Gable 3/29/2024 150.00

Tenant allowance for hotel while power off at building power restored to neighborhood.

WOODFORD ARMS, INC. 7302

Lumturi Dhefto 3/29/2024 150.00

WOODFORD ARMS, INC. 7303

Connor Thomas 3/29/2024 150.00

WOODFORD ARMS, INC. 7304

Destiny Martinez 3/29/2024 150.00

Checking 150.00

P7, 8-2

WOODFORD ARMS, INC.

7308

Cheyanne Savage

3/29/2024

150.00

Tenant allowance for hotel while power d/t at building after power restored to neighborhood.

Checking 150.00

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 39920212001

P7, 8-3

WOODFORD ARMS, INC.

7309

Thalia Muyderman

4/8/2024

1 Extra day for storm related displacement

75.00

Checking

75.00

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

039920212001

P 7,8-4

HOME2 SUITES BY HILTON

Name and Address	Hotel Address
ROPHEY, BENJAMIN 38 WOODFORD ST. ORTLAND, ME 04103	50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106

HOME2 SUITES BY HILTON PORTLAND AIRPORT ME

Reservations
www.home2suites.com or
1-877-6HOME02

onfirmation # 96092047

3/28/24 PAGE 1

Room	317/NKJQG
Arrival Date	03/26/24
Departure Date	03/28/24
Adult/Child	1/0
Room Rate	$113.23
Rate Plan	L-H1P
Honors #	2080374032
Airline:	

DATE	REFERENCE	DESCRIPTION	AMOUNT
03/26/24	1107057282	GUEST ROOM	$110.73
03/26/24	1921822505	Room/ Suite Taxes	$9.97
03/27/24	1388498310	GUEST ROOM	$115.73
03/27/24	1741597026	Room/ Suite Taxes	$10.42
03/28/24	1073554836	**********8450	($120.70)
03/28/24	1709756847	**********8450	($100.00)
03/28/24	787753782	**********8450	($126.15)
03/28/24	880303944	Credit Card Payments	$100.00
		** BALANCE **	$-0.00

246.85

Total Hotel Bill $ 246.85

Less; Reimbursement
ck# 7303 on 3/29/24 <150.00>

Reimbursement Bal Due $ 96.85

ck# 7319

Balance due for hotel when power remained off in the building after power was restored to the neighborhood

The on-line eFolio is a courtesy informational service, subject to Privacy Policy and Site Usage; actual folio kept in hotel records.

Hilton
FOR THE STAY

W · LXR · CONRAD · Canopy · Signia by Hilton · Hilton · CURIO · DOUBLETREE · TAPESTRY COLLECTION · EMBASSY SUITES · TEMPO

MOTTO · Hilton Garden Inn · Hampton · tru · spark · HOMEWOOD SUITES · HOME2 SUITES · LivSmart Studios · CLUB · VACATION CLUB

Hilton
HONORS

CLARION
BY CHOICE HOTELS

Clarion Hotel (ME061)
1230 Congress St
Portland, ME 04102
(207) 774-5611
ME061@stayatchoice.com

P7,8-5

Account: 919810325
Date: 3/29/24
Room: 209 BAR
Arrival Date: 3/26/24
Departure Date: 3/29/24
Check In Time: 3/26/24 7:09 PM
Check Out Time: 3/29/24 9:27 AM
Rewards Program ID: GP-AXP212521
You were checked in by: csoria
You were checked out by: pschaf
Total Balance Due: 0.00

PEVEY, ALEXANDER
170 WOODFORD ST
PORTLAND, ME 04103

Post Date	Description	Comment	Amount
3/26/24	Room Charge	#209 PEVEY, ALEXANDER	98.00
3/26/24	Destination Marketing Fee		1.60
3/26/24	State Tax		8.82
3/27/24	Room Charge	#209 PEVEY, ALEXANDER	98.00
3/27/24	Destination Marketing Fee		1.60
3/27/24	State Tax		8.82
3/28/24	Room Charge	#209 PEVEY, ALEXANDER	98.00
3/28/24	Destination Marketing Fee		1.60
3/28/24	State Tax		8.82
3/29/24	Visa Payment		(325.26)
		XXXXXXXXXXXX1234	

Folio Summary 3/26/24 - 3/29/24

Room Charge	294.00
Destination Marketing Fee	4.80
State Tax	26.46
Visa Payment	(325.26)
Balance Due:	**0.00**

This rate is eligible for partner rewards. If this rate is changed, you may no longer be entitled to Choice Privileges points.

Total Hotel Bill $325.26
Less: Reimbursement ck# 7314
on 3/29/24 <150.-->
Reimbursement Bal Due $175.26

X_____

CHOICE privileges. REWARDS

Congratulations, you are earning Choice Privileges Points for this stay! Log on to www.choicehotels.com/choice-privileges to redeem for free nights and other great rewards.

ck# 7320

Thank you for your business! Book your next reservation on www.choicehotels.com for the best internet rates guaranteed.

Balance due for tenant allowance for hotel while power off in building after power was restored to neighborhood.

P7, 8-6

P A Colesworthy
7 Sumac Drive
Brunswick, ME 04011
United States

Billed To
Woodford Arms LLC

Date of Issue
07/26/2024

Invoice Number
0000043

Amount Due (USD)
$1,169.00

Due Date
08/26/2024

Description	Rate	Qty	Line Total
180-4 repair (180 woodfords) Peter Colesworthy – Jun 23, 2024 Prepped to fix leaking toilet, tenant reported toilet not to be leaking	$35.00	2	$70.00
Repairs Peter Colesworthy – Jul 3, 2024 170-3 Attempted to replace the shut off valve failed spectacularly put a cap on the pipe and will return at a later day	$35.00	5	$175.00
Repairs Peter Colesworthy – Jul 9, 2024 Replaced water shutoff valve at 170-3 successfully, will have to return for wall repair	$35.00	4	$140.00
180-9 turnover (180 woodfords) Peter Colesworthy – Jul 17, 2024 Met Mike Prescott at 7am to let him in the building	$35.00	3	$105.00
170-3 turnover Peter Colesworthy – Jul 26, 2024 replaced toilet shut off valve, reinstalled bathroom sink, lower cabinet, and toilet. had to replace hot water supply compression line to an 24"	$35.00	5	$175.00
Management (coverage) 18 units at $1/unit/day for 28 days	$504.00	1	$504.00 ck#7363

Subtotal	1,169.00
Tax	0.00
Total	1,169.00
Amount Paid	0.00
Amount Due (USD)	$1,169.00

P7, 8-7

MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Single Annual Report Filing - Payment - Receipt

Thank you for using this Annual Report Online service. You have successfully filed your 2024 Annual Report for the following corporation. **If you would like a copy of this Annual Report for your records at this time, you must use the link below to download and print a copy for your records or simply print this screen using the print option of your browser as your receipt of filing. Otherwise, once you leave this page, you will not be able to print a copy for your records.**

Charter Number	19951572 D
Legal Name	WOODFORD ARMS, INC.
Total Charge	$ 85.00 ck #737
Date of Filing	May 28, 2024

Begin a new filing transaction

Download a copy of your filing in PDF format

If you encounter technical difficulties while using these services, please contact the Webmaster. If you have questions regarding the submission of an Annual Report, please contact the Reporting and Information Section at 207-624-7752.

Website Feedback Survey

Division of Corporations
Reporting and Information Section
101 State House Station
Augusta, ME 04333-0101
Telephone: (207) 624-7752
FAX: (207) 287-5874
e-mail

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State of Maine Homepage | CEC Home

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PLC **P7,8-8**

* 2024 Business Travel *

Note: 2017 Subaru Outback was 100% business use in 2024 because 2 other vehicles were used for all personal purposes and the outback was garaged at the offices of both Peter Colesworthy Consulting and Port City Apartments at 30 Bristol Lane.

Ending Odometer	12/31/24	173,894
Beginning Odometer	12/31/23	156,439
2024 Milege		17,455 miles

→ **Peter Colesworthy Consulting Travel Expense:**

2024 Consulting Business Miles per attached	324 miles
	× 67 ¢
Total 2024 Consulting Travel	$ 217.08

→ **Apartment Travel Expenses:**

2024 Total Business Mileage	17,455 miles
Less: 2024 Consulting Miles	− 324 miles
2024 Apartment Business Miles	17,131 miles
	× 67 ¢
Total 2024 Apartment Travel	$11,477.77

Distributed to: Port City Apts − Latham St $ 3,825.93

− Fore St. 3,825.92

*** Woodford Arms, Inc. 3,825.92 *

Port City Apartments
Transactions by Account
As of December 31, 2024

P7, 8-9

Type	Date	Check Number	Name	Memo	Paid Amount	Balance
Due from Woodford Arms, Inc						0.00
Operating Expense						0.00
Check	01/06/2024	14711	AT&T Wireless	ACCOUNT #2...	78.81	78.81
Check	01/06/2024	14712	Verizon Wireless	Account #285...	40.26	119.07
Check	02/05/2024	14722	Verizon Wireless	Account #285...	40.23	159.30
Check	02/05/2024	14723	AT&T Wireless	ACCOUNT #2...	74.77	234.07
Check	02/05/2024	14724	Consolidated Comm...		49.77	283.84
Check	02/16/2024	14733	AT&T Wireless	ACCOUNT #2...	143.06	426.90
Check	03/29/2024	14766	Consolidated Comm...		25.10	452.00
Check	03/29/2024	14771	AT&T Wireless	ACCOUNT #2...	126.65	578.65
Check	03/29/2024	14772	Verizon Wireless	Account #285...	40.68	619.33
Check	04/24/2024	14792	Consolidated Comm...		25.10	644.43
Check	04/24/2024	14796	Verizon Wireless	Account #285...	82.56	726.99
Check	04/24/2024	14797	AT&T Wireless	ACCOUNT #2...	206.31	933.30
Check	05/13/2024	14830	Consolidated Comm...		75.00	1,008.30
Check	05/13/2024	14834	Verizon Wireless	Account #285...	500.00	1,508.30
Check	05/13/2024	14838	AT&T Wireless	ACCOUNT #2...	200.00	1,708.30
Check	08/05/2024	14861	Consolidated Comm...		8.67	1,716.97
Check	08/14/2024	14878	Consolidated Comm...		42.49	1,759.46
Check	08/28/2024	14887	AT&T Wireless	ACCOUNT #2...	119.81	1,879.27
Check	09/30/2024	14911	Consolidated Comm...		25.15	1,904.42
Check	09/30/2024	14916	AT&T Wireless	ACCOUNT #2...	79.67	1,984.09
Check	10/30/2024	14921	Verizon Wireless	Account #285...	128.06	2,112.15
Check	10/30/2024	14922	AT&T Wireless	ACCOUNT #2...	83.82	2,195.97
Check	11/01/2024	14943	Consolidated Comm...		58.98	2,254.95
Check	11/20/2024	14956	Consolidated Comm...		67.90	2,322.85
Check	11/20/2024	14959	AT&T Wireless	ACCOUNT #2...	153.34	2,476.19
Check	12/26/2024	14986	Consolidated Comm...		43.00	2,519.19
Check	12/26/2024	14992	AT&T Wireless	ACCOUNT #2...	79.69	2,598.88
Check	12/26/2024	14993	Verizon Wireless	Account #285...	40.25	2,639.13
Total Operating Expense					2,639.13	2,639.13
Total Due from Woodford Arms, Inc					2,639.13	2,639.13
TOTAL					**2,639.13**	**2,639.13**

1/3 of cellphone bills paid by Port City Apartments (our affiliate) for Woodford Arms' share of communication expense.

Tenant Security Deposit partial refund checks where deductions create negative operating expense!

P7, 12-1

WOODFORD ARMS, INC.

7254

Abigail Farrin

1/21/2024

1/2 Security Deposit @ 170-3	575.00
Minus 1/2 Clawed bedroom carpets (2 yrs lost of 5 yrs life)	-239.22 Tenant Damage
Minus 1/2 Broken refrigerator crisper drawer	-50.63
Minus 1/2 Broken bedroom window handle	-7.50 Repairs

$297.35 Credit Repairs

Checking 277.65

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 39920212001

WOODFORD ARMS, INC.

7255

Spencer Todd

1/21/2024

1/2 Security Deposit @ 170-3	575.00
Minus 1/2 Clawed bedroom carpets (2 yrs lost of 5 yrs life)	-239.22 Tenant Damage
Minus 1/2 Broken refrigerator crisper drawer	-50.64
Minus 1/2 Broken bedroom window handle	-7.50 Repairs

$297.36 Credit Repairs

Checking 277.64

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 39920212001

Woodsmans Appliance Repair

Called 1/12 WPU

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

INVOICE

P7, 12-2

INVOICE NUMBER	ACCOUNT NUMBER	SALES #	DEPT. #	LOCATION
32545	CASH			W

SOLD TO:

CASH CUSTOMER
SERVICE AND PARTS
146 RAND ROAD
PORTLAND ME 04102
(207)-808-8259

SHIP TO:

PETER COLESWORTHY
831.0735
ART104TFDW00

INVOICE DATE	PO NUMBER	TERMS	PAY METHOD
01/11/2024		NET 10	VISA

QTY	MAKE	PRODUCT	DESCRIPTION	PRICE	EXTENSION
1	WPL	WP2192009	PAN-CRISPR	95.99	95.99

Fridge crisper drawer @ 170-3

SUB TOTAL	TAX	DELIVERY	DISCOUNT	TOTAL
95.99	5.28			101.27

THANK YOU FOR YOUR BUSINESS!

ck #7256

* * * P A I D I N F U L L * * *
T H A N K Y O U

****NO REFUNDS ON ELECTRICAL PARTS****

****SPECIAL ORDERS ARE NON RETURNABLE****

P 7, 12-3

Woodlands Repairs

Details for Order #113-3736729-1799400

Print this page for your records.

Order Placed: January 17, 2024
Amazon.com order number: 113-3736729-1799400
Order Total: $15.76

Not Yet Shipped

Items Ordered	Price
1 of: *NuTone 5901A000 Fan Blower Wheel Assembly* Sold by: CSH Electric Motor Supply (seller profile) Supplied by: Other Condition: New	$14.94

170-3 bathroom Fan

Shipping Address:
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Visa ending in 8333

Billing address
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Item(s) Subtotal:	$14.94
Shipping & Handling:	$0.00
Total before tax:	$14.94
Estimated tax to be collected:	$0.82
Grand Total:	**$15.76**

ck # 7256

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2024, Amazon.com, Inc. or its affiliates

INVOICE

P7, 12-4

A & E Carpet & Upholstery Cleaning
714 Broadway
South Portland, ME 04106

aecarpet@gwi.net
+1 (207) 799-1570

CARPET & UPHOLSTERY CLEANING

Woodford Arms, Inc.

Bill to
Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

Invoice details
Invoice no.: 771
Terms: Net 30
Invoice date: 02/21/2024
Due date: 03/22/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Job Location** 180 Woodfords Street, Portland, ME				$0.00
2.	02/15/2024	**Carpet Cleaning** Apt 2		1	$225.00	$225.00

ck# 7266

Total **$225.00**

Payment -$225.00

Balance due **$0.00**

Paid in Full

Thank you

From: RentSpree support@rentspree.com
Subject: Thanks for Screening With Us! Here's Your Confirmation
Date: Feb 5, 2024 at 11:59:25 AM
To: pcapts34@gmail.com

P7, 12-5

Woodford Turnover (Tenant Tracker)

RentSpree

You screened an applicant

for 180 Woodford Street, 2, Portland, ME 04103

Hi Peter,

You have successfully screened an applicant. The TransUnion screening reports you receive are available on our site for a period of **30 days** from the time they are pulled.

Keep in mind you can access your TransUnion screening reports or screen new applicants by visiting your RentSpree Dashboard.

View screening reports

Your Invoice

Date of Issue	:	2/5/2024
Applicant Name	:	Clayton Joseph Chachulski

Completed Rental Application	$0
TransUnion Credit Report & Score	$39.99
Criminal Background Check	$0
Eviction Related Proceedings	$0

Discount 0

Total **$39.99**

ck #7284

From: RentSpree support@rentspree.com
Subject: Thanks for Screening With Us! Here's Your Confirmation
Date: Feb 7, 2024 at 6:56:42 PM
To: pcapts34@gmail.com

Woodford Turnover ("Tenant Turnover")

P7, 12-6

RentSpree

You screened an applicant

for 180 Woodford Street, 2, Portland, ME 04103

Hi Peter,

You have successfully screened an applicant. The TransUnion screening reports you receive are available on our site for a period of **30 days** from the time they are pulled.

Keep in mind you can access your TransUnion screening reports or screen new applicants by visiting your RentSpree Dashboard.

View screening reports

Your Invoice

Date of Issue	:	2/7/2024
Applicant Name	:	Madalyn Jane Sutherland Davis

Completed Rental Application	$0
TransUnion Credit Report & Score	$39.99
Criminal Background Check	$0
Eviction Related Proceedings	$0

Discount 0

Total **$39.99**

ck # 7284

From: RentSpree support@rentspree.com
Subject: Thanks for Screening With Us! Here's Your Confirmation
Date: Feb 5, 2024 at 11:59:25 AM
To: pcapts34@gmail.com

P7, 12-7.

Woodford Turnover (Tenant Tracker)

RentSpree

You screened an applicant

for 180 Woodford Street, 2, Portland, ME 04103

Hi Peter,

You have successfully screened an applicant. The TransUnion screening reports you receive are available on our site for a period of **30 days** from the time they are pulled.

Keep in mind you can access your TransUnion screening reports or screen new applicants by visiting your RentSpree Dashboard.

View screening reports

Your Invoice

Date of Issue	:	2/5/2024
Applicant Name	:	Clayton Joseph Chachulski

Completed Rental Application	$0
TransUnion Credit Report & Score	$39.99
Criminal Background Check	$0
Eviction Related Proceedings	$0

Discount 0

Total **$39.99**

ck # 7284

Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-8

INVOICE

DATE	INVOICE #
2/23/2024	135548

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
WOODFORD	Due on receipt	2/23/2024	AP	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
101	Generic duplicate	9	3.15	28.35T
010	REKEY PER CYLINDER	2	20.00	40.00
001	STAMP KEY	4	0.50	2.00
	Sales Tax		5.50%	1.56

PLEASE SEND PAYMENT TO:P.O. BOX 939 PORTLAND, ME 04104
OR CALL 773-2904 TO PAY BY CREDIT CARD.

TOTAL $71.91

ck #7287

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 12-9

Invoice

DATE	INVOICE #
2/29/2024	18401

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	180 #2

DESCRIPTION	AMOUNT
Apartment/Rental Cleaning 2/14/2024	204.00
Our new carpet cleaner is A&E Carpet. Call Michael at 799-1570	**Total** $204.00

ck #7288

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

P7, 12-10

3/12/2024

Invoice

Net 10 days

To: Peter Colesworthy
Work @ Woodfords
Portland,Me

Completion of interior painting Hallways

Labor 124 hrs 6200.00

Material 677.00

Total Due 6877.00

ck#7306

Please make checks payable to Chris Rosengren and send to:
P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-11

Woodford Repairs

THANK YOU FOR SHOPPING AT
COASTAL ACE HARDWARE
914 US RT.1
YARMOUTH, ME 04096
(207) 846-3861

05/14/24 3:21PM WRP 562 SALE

50 HARDWARE	1	EA	.89 EA $.89
56 FASTENERS	1	EA	.99 EA $.99
50 HARDWARE	1	EA	.99 EA $.99

SUB-TOTAL:$ 2.87 TAX: $ .16
TOTAL: $ 3.03
BC AMT: $ 3.03

BK CARD#: XXXXXXXXXXXX2120
MID:********1881 TID:***2424
AUTH: 04158D AMT: $ 3.03
Host reference #:778979 Bat#

ck #7353

Authorizing Network: VISA

Contactless
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0000000000
IAD : 06021203A00000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : CHASE VISA
ATC :0007
AC : E1C66487B48533FE
TxnID/ValCode: 951968

Bank card USD$ 3.03

==>> JRNL# H78979/1
CUST NO: *5

THANK YOU VISA CARDHOLDER
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

P7, 12-12

Woodford repairs

mylowe's Rewards

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
1058 BRIGHTON AVENUE
PORTLAND, ME 04102 (207) 482-2800

- SALE -

SALES#: FSTLAN03 5036048 TRANS#: 333458720 05-14-24

311726 HH 1-CT 1/4-IN SS FLAT WA	2.72
8 @ 0.34	
409324 6CT #1/4-20 X 2IN SS HCHI	2.98
336612 SP 6CT 1/4-20X1-1/2 PNPH	2.98
SUBTOTAL:	8.68
TOTAL TAX:	0.48
INVOICE 92815 TOTAL:	9.16
VISA:	9.16

ck #7353

VISA: XXXXXXXXXXXX2120 AMOUNT: 9.16 AUTHCD: 08440D

P7, 12-13

Walgreens

#12325 616 FOREST AVE
PORTLAND, ME 04101
207-761-9454

125 0413 0022 05/15/2024 3:35 PM

DURACELL BATTERY 9 VOLT 2S
0413332160l A 14.99
RETURN VALUE 14.99
DURACELL BATTERY AA MN1500B8 8S
04133362501 A 14.99
RETURN VALUE 14.99

SUBTOTAL 29.98
SALES TAX A=5.5% 1.65

TOTAL ~~31.63~~
VISA ACCT 2120 31.63
AUTH CODE ~~064050~~
CHANGE .00

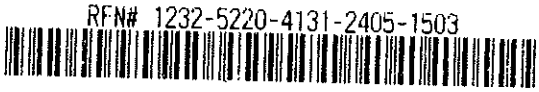
dr to 73.53

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE SAVED ON YOUR PURCHASE AND EARNED WALGREENS CASH REWARDS BY USING YOUR MYWALGREENS MEMBERSHIP TODAY. RESTRICTIONS APPLY. FOR TERMS AND CONDITIONS, VISITMYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER, OR GO TO MYWALGREENS.COM. ENROLLING IS QUICK, EASY AND FREE! REDEEM WALGREENS CASH REWARDS OFF FUTURE PURCHASES.

RFN# 1232-5220-4131-2405-1503



my W

HUNDREDS OF PHARMACY PLANS STILL COVER COVID-19 OTC TEST KITS, ASK THE PHARMACY IF YOUR PLAN COVERS TODAY!

P7,12-14

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

Invoice

Billed 6/13/24
Date 7/25/24

Net 10 days

To: Peter Colesworthy
Work @ Woodfords and Latham St

Completion of Prep. and painting exterior entrances

Labor	18 Hrs	990.00
Material		82.00
Total due		1072.00

1/2 + 1/2
ck#7305
536.00 Woodford St
536.00 Latham St

Please make checks payable to Chris Rosengren and send to:
P.O. Box 2712 South Portland, ME 04116

Thank you

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

P7, 12-15

7/25/2024

Invoice

Net 10 days

To: Peter Colesworthy
Work @ Woodfords
Portland

Completion of patching and caulking in unit #9, patching in unit # 3

Labor 360.00

Material 30.00

Total due 390.00 ck #7305

Please make checks payable to Chris Rosengren and send to:
P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-16

10-12

DOWNEAST
HOME APPLIANCE CENTER

144 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME Luc-tenant
Peter Colesworthy 831 0735

NO. 47730

ADDRESS 180 Woodford St APT. #5

DATE RECEIVED / / ☐ AM ☐ PM

CITY 522 8510 AREA CODE PHONE

DATE PROMISED / / ☐ AM ☐ PM

STATE Portland ZIP

BRAND PRODUCT Frigid Ref

CUSTOMER REQUEST
puddling. bottom
Plug drain?

MODEL NO.

SERIAL NO.

DESCRIBE WORK DONE
Cleaned drain +
Modified trouth

DATE INSTALLED OR SOLD / /

DATE FAILED / /

WARRANTY SERVICE CHARGE

SOLD TO | FAILURE CODE | A | B | C | D | E | F | H | I | J | K

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT

Charge

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE Dan Wilk

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

DATE	TIME BEGIN	TIME END
6/3/24	3:[illegible]	
/ /		

TOTAL MATERIAL	
TRIP CHARGE	129.00
SERVICE	
SUB TOTAL	
STATE TAX	
LOCAL TAX	?
TOTAL	129.00

ck # 7358

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

P7, 12-17

P A Colesworthy
7 Sumac Drive
Brunswick, ME 04011
United States

Billed To
Woodford Arms LLC

Date of Issue
07/26/2024

Invoice Number
0000043

Amount Due (USD)
$1,169.00

Due Date
08/26/2024

Description	Rate	Qty	Line Total
180-4 repair (180 woodfords) Peter Colesworthy – Jun 23, 2024 Prepped to fix leaking toilet, tenant reported toilet not to be leaking	$35.00	2	$70.00
Repairs Peter Colesworthy – Jul 3, 2024 170-3 Attempted to replace the shut off valve failed spectacularly put a cap on the pipe and will return at a later day	$35.00	5	$175.00
Repairs Peter Colesworthy – Jul 9, 2024 Replaced water shutoff valve at 170-3 successfully, will have to return for wall repair	$35.00	4	$140.00
180-9 turnover (180 woodfords) Peter Colesworthy – Jul 17, 2024 Met Mike Prescott at 7am to let him in the building	$35.00	3	$105.00
170-3 turnover Peter Colesworthy – Jul 26, 2024 replaced toilet shut off valve, reinstalled bathroom sink, lower cabinet, and toilet. had to replace hot water supply compression line to an 24"	$35.00	5	$175.00
Management (coverage) 18 units at $1/unit/day for 28 days	$504.00	1	$504.00

665.00
ck# 7363
JSD

Subtotal	1,169.00
Tax	0.00
Total	1,169.00
Amount Paid	0.00
Amount Due (USD)	$1,169.00

From: **RentSpree** support@rentspree.com
Subject: **Your screening receipt**
Date: **May 30, 2024 at 9:21:32 PM**
To: **pcapts34@gmail.com**

Woodford Tenant Turnover

P7, 12-18

RentSpree

Your screening receipt

180 Woodford St, Apt 5, Portland, ME 04103

Hi Peter,

Thanks for screening with us! Screening reports for Zornitsa Ognyanova Savova are available for 30 days.

View screening reports

Your receipt

Date of Issue	:	5/31/2024
Applicant Name	:	Zornitsa Ognyanova Savova

Completed Rental Application	$0
TransUnion Credit Report & Score	$39.99
Criminal Background Check	$0
Eviction Related Proceedings	$0

Discount	0
Total	**$39.99**

Ck #7570

CHARGED

INVOICE

A & E Carpet & Upholstery Cleaning
714 Broadway
South Portland, ME 04106

aecarpet@gwi.net
+1 (207) 799-1570

CARPET & UPHOLSTERY CLEANING

P7, 12-19

Bill to

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

Invoice details

Invoice no.: 893
Terms: Net 30
Invoice date: 08/07/2024
Due date: 09/06/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Job Location**	180 Woodford Street, Portland, ME	1	$0.00	$0.00
2.	07/17/2024	**Carpet Cleaning**	3rd Floor Unit (Apt #9)	1	$225.00	$225.00
			Total			**$225.00**

Ck # 7374

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 12-20

Invoice

DATE	INVOICE #
7/31/2024	18487

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	180-9

DESCRIPTION	AMOUNT
Apartment/Rental Cleaning 7/19/2024	220.00
Our new carpet cleaner is A&E Carpet. Call Michael at 799-1570	**Total** $220.00

ck #7376

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

Dump Guy
P.O Box 6576
Scarborough, ME 04070 US
dumpguyme@gmail.com
www.thedumpguy.com

Invoice

P 7, 12-21

BILL TO
Port City Apartments (Peter)
Port City Apartments
PO Box 10563
Portland, ME 04104

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
36880	08/21/2024	$120.00	09/20/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/20/2024	**Junk Removal**	168 Woodfords St. Portland, ME. Debris removed.	1	75.00	75.00
	Mattress/Boxspring	Removal of 2 mattresses.	2	20.00	40.00
	Fuel Surcharge		1	5.00	5.00

Interest of 18% per year will be assessed on all overdue invoices.

BALANCE DUE **$120.00**

ck #7381

P7, 12-22

Proposal

VALID FOR 30 DAYS

Woodford Tenant Turnover

CLASSIC FLOORING
429 US Rt #1
P.O. Box 7004
Scarborough, ME 04070-7004
207-883-7847

Proposal #: **5621**
SaleDate: **7/31/2024**
Next Install:
Sales Rep: **Kevin Lajoie**

SOLD TO: **207-831-0735**

Peter Colesworthy
PO Box 10563
Portland, Maine 04101

SHIPPED TO

180 Woodford Unit 5
Portland ME

No Returns on Special Orders
Pick up hours M-F 9am - 4pm

MATERIALS		QUANTITY	PRICE	TOTAL
Dyersburg Classic 12-12.00 Living/Bed	Dove	58.67 SqYrd	$17.91	$1,050.72
Pad *Stock*	8lb. Challenger 7/16	58.67 SqYrd	$4.00	$234.68

LABOR	QUANTITY	PRICE	TOTAL
Carpet Install	58.67 SqYrd	$12.00	$704.00
Carpet Removal & Disposal on Plywood	58.67 SqYrd	$5.00	$293.35

Comments:

SubTotal:	**$2,282.75**
Sales Tax:	**$70.70**
Total:	**$2,353.45**
Payments:	~~**$0.00**~~
Balance:	**$2,353.45**

The undersigned accepts the specifications and terms, including price set forth above and in consideration therefore, hereby unconditionally guarantees that if default at any time be made by the Contractor for payments due hereunder to Classic Flooring, then the undersigned will immediately pay any and all amounts so due upon demand by Classic Flooring, and without regard to the Contractor's solvency or ability to pay.

check 7389

ATTN HARDWOOD CUSTOMERS:

If moisture levels are not monitored, your floor may fail and not be covered under warranty.

SIGNATURE X _____

I received buyer/seller terms and conditions _____

Interest at 1/12% per month (18% per annum) will be charged on any unpaid balance after thirty (30) days of installation date in the event of default in payment of this order or any part thereof, and the account is referred to an attorney for collection, the contractor and/or owner agree to pay reasonable attorney's fees and interest.

P7,12-23

INVOICE

A & E Carpet & Upholstery Cleaning
714 Broadway
South Portland, ME 04106

aecarpet@gwi.net
+1 (207) 799-1570

CARPET & UPHOLSTERY CLEANING

Bill to
Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

Invoice details
Invoice no.: 921
Terms: Net 30
Invoice date: 09/16/2024
Due date: 10/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/15/2024	**Carpet Cleaning**	180 Woodfords Street, Apt 2	1	$225.00	$225.00

Total **$225.00**

ck # 7391

P7, 12-24

WOODFORD ARMS, INC. 7393

Kylie R. Fuller 9/19/2024

Security Deposit @ 180-1	1,200.00
Minus: Livingroom & hallway carpet damaged/dirty/stained (prorate replacement cost 26/60 months)	-583.83
Minus: Extra cleaning required	-100.00
Minus: Wall repair caused by numerous drywall anchors	-110.00
Minus: Unjam garbage disposal by removing foreign objects	-50.00

Checking 356.17

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 99920212001

Security Deposit partial refund where deductions resulted in negative operating expenses.

$843.83 credit Repairs

P7, 12-25

Downeast Appliance Service & Parts
146 Rand Rd
Portland ME 04102
207-772-0053

Receipt

Receipt Date: 08/20/2024
Receipt# : 602
Store: 1
Register: 101
Clerk: Jessica
Ship Method:

8/21

Woodford Appliance repair

Bill To:
CASH CASH

Ship To:

Barcode	Brand	Style	Description	Size	Color	Qty	Price	Total
10001119	WCI	242120508	COVER-CRISPER PAN			1	145.99	145.99

Total Units:1
PETER COLESWORTHY 831-0735 FFTR1513LW3

180-J
Fridge Shelf

Subtotal: 145.99
Tax: 8.03
Total: 154.02
08/20/2024 COD 154.02
Total Due: 0.00

PARTS ARE FINAL SALE AND NONRETURNABLE

ck#7394

CUSTOMER COPY

Bolt Depot®
fastener shopping made easy

info@boltdepot.com or 866-337-9888

P7, 12-26

Woodford repairs

Order Summary

Bolt Depot Order #:
2217906

Placed:
8/24/2024

Shipping address:
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME
04097-6966

Shipping method:

UPS 3 Day Select

Shipment: A

Tracking number: N/A

Quantity	Description	Unit Price	Subtotal
100 pieces	#15887 Flat washers, Stainless steel 18-8 - Extra thick, 1/4"	$15.27/100	$15.27

Subtotal:	$15.27
Shipping:	$15.16
Tax ⓘ:	$0.84
Total:	**$31.27**

ck #7394

Bolt Depot
100 Research Road
Hingham, MA 02043
Phone: 866-337-9888

.com

P7, 12-27

Details for Order #111-5763645-4508224

Print this page for your records.

Wood Stove Repair
17.-3 kitchen vent fan

Order Placed: September 17, 2024
Amazon.com order number: 111-5763645-4508224
Order Total: $33.76

Preparing for Shipment

Items Ordered	Price
1 of: *Gdrasuya10 7" Exhaust Fan 2800 RPM High Speed Extractor Ventilation Fan Utility Blower Exhaust Smoke Fan 50W 380 CFM Wall Mounted Kitchen Garage Kitchen Bathroom Windows Fan*	$26.99

Sold by: LianDu-US (seller profile)

Supplied by: Other

Condition: New

Shipping Address:
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 2120

Billing address
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Item(s) Subtotal:	$26.99
Shipping & Handling:	$5.01
Total before tax:	$32.00
Estimated tax to be collected:	$1.76
Grand Total:	**$33.76**

ck # 7394

To view the status of your order, return to Order Summary.

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TOP OF PAGE

Dump Guy
P.O Box 6576
Scarborough, ME 04070 US
dumpguyme@gmail.com
www.thedumpguy.com

Invoice

P7, 12-28

BILL TO
Port City Apartments (Peter)
Port City Apartments
PO Box 10563
Portland, ME 04104

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
37217	09/06/2024	$80.00	10/06/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/05/2024	**Junk Removal**	168 Woodford St. Portland, ME. Box spring removed.	1	80.00	80.00

Interest of 18% per year will be assessed on all overdue invoices.

BALANCE DUE **$80.00**

ck #7399

P7, 12-29

STATEMENT

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
(207) 773-5604

CLOSING DATE: 8/31
DUE DATE : 9/30
ACCT: 303519

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND ME 04104

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CRE
	Save the date. Wednesday September 25 12PM-3PM Contractor Appreciation Day.					
8/ 6/24	88850	1	I	PO # LATHAM	1.90	
8/22/24	90919	1	I	PO # WOODFORD	7.09	
8/27/24	91294	1	I	PO # WOODFORD	35.75	
8/27/24	91315	1	C	APP# WOODFORD		1(
8/28/24	K91461	1	I	PO # WOODFORD	23.41	
8/28/24	91487	1	I	PO # WOODFORD	17.93	
				NEW BALANCE	75.85	

CURRENT	1-30	31-60	61-90	OVER 90
75.85	0.00	0.00	0.00	0

ch#7400

TERMS: NET EOM

303519

Transaction Codes

A - Adjustment C - Credit I - Invoice
B - Balance Forward F - Finance Charge P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on you

V # 088850
TE : 8/06/24
ERK: NS
RM # 565

ME :10:30
DUPLICATE
* INVOICE *
****

ER	EXTENSION
/EA	1.80
	1.80
LE	0.00
	1.80
T	0.10
OICE	1.90

V # 090919
TE : 8/22/24
ERK: JEE
RM # 563

ME : 4:24
DUPLICATE
INVOICE *
****

R	EXTENSION
/EA	3.48
/EA	1.99
/EA	.30
/EA	.50
/EA	.14
/EA	.15
/EA	.16
	6.72
E	0.00
	6.72
	0.37
OICE	7.09

T.A. Napolitano Electrical Contractor Inc
South Portland ME
04116-2301

P7, 12-30

We accept - Visa - Mastercard- Discover- Cash- Check	
Card Number	CVV Code*
Signature	Exp. Date

Date	Invoice #	Balance Due
9/27/2024	45052	$222.50
Authorized Amount		

CVV* - 3 digit code on back of visa, m/c, and discover cards or 4 digit code on front of american express card

Peter Colesworthy
180 Woodford Street #5
Portland, Maine 04103

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here:

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

T.A. Napolitano Electrical Contractor Inc
South Portland ME 04116-2301

Phone # 207-799-0538

Invoice

Invoice #
45052

Qty	Description	Rate	Amount
	Replaced GFI with new one		
1	Total Materials: GFI	35.00	35.00
1.5	Labor Rate per Hour	125.00	187.50
	09/17/2024 TN		

A service charge of 1.5% per month (18% annually will be charged on all balances not paid within 30 days. A 40% fee based on unpaid balance of your account will be charged for any accounts placed with our collections agency

Total	$222.50
Payments/Credits	$0.00
Balance Due	$222.50

ck # 7401

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 12-31

Invoice

DATE	INVOICE #
8/31/2024	18488

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	180 #5

DESCRIPTION	AMOUNT
Apartment/Rental Cleaning 8/16/2024	166.00
It's been a pleasure working with you!	**Total** $166.00

CM #7402

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

P7, 12-32

Invoice

8/27/2024

Net 10 days

To: Peter Colesworthy
Work @ 170 Woodfords
Unit # 3

Completion of patching and painting walls and woodwork

Labor 20 hrs 1200.00

Material 75.00

Total due 1275.00 Ck # 7403

Please make checks payable to Chris Rosengren and send to:
P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-33

Woodford repairs

How doers get more done.

245 RIVERSIDE ST
PORTLAND, ME 04103 (207)761-0600

2401 00062 85118 09/18/24 11:06 AM
SALE SELF CHECKOUT

887480656602 SIDE SPRAY W <A> 7.48
SIDE SPRAY WITH GUIDE, WHITE

SUBTOTAL	7.48
SALES TAX	0.41
TOTAL	$7.89

XXXXXXXXXXXX2120 VISA USD$ 7.89
IA

AUTH CODE 01079D/5624223
Chip Read
AID A0000000031010 CHASE VISA

Paid 11/7/24 Debit to Checking

2401 09/18/24 11:06 AM

2401 62 85118 09/18/2024 1905

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	12/17/2024

P7, 12-34

Wood Ford Safety

FIRST ALERT | STORE

Invoice #971195

From: www.firstalertstore.com

CUSTOMER INFO:

Invoice Date: 9/19/2024
Name: Peter Colesworthy
Email: pcoleswo@maine.rr.com
30 Bristol Lane
North Yarmouth, ME 04097
Phone: 207-831-0735

SHIPPING INFO:

Peter Colesworthy

30 Bristol Lane
North Yarmouth, ME 04097 US
207-831-0735
Method: FedEx Ground Home Delivery

Invoice Summary



12 Pack of First Alert Hardwire Smoke and Carbon Monoxide Alarms with Battery Backup

Sku#: SC7010B

Quantity: 1
Item Price: $797.40
Total: $797.40

Subtotal:	**$797.40**
ME Sales Tax:	**$0.00**
Shipping:	**$0.00**
Grand Total:	**$797.40**

PAID with Visa ending in 2120 in the amount of $797.40

Paid 11/7/24

Debit to checking

P7, 12-35

STATEMENT

PAGE: 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
(207) 773-5604

CLOSING DATE: 9/30/24
DUE DATE : 10/31/24
ACCT: 303519

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND ME 04104

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				Winter is fast approaching! Come in for all your Fall cleanup needs.		
8/ 6/24	88850	1	I	PO # LATHAM	1.90	
8/22/24	90919	1	I	PO # WOODFORD	7.09	
8/27/24	91294	1	I	PO # WOODFORD	35.75	
8/27/24	91315	1	C	APP# WOODFORD		10.2
8/28/24	K91461	1	I	PO # WOODFORD	23.41	
8/28/24	91487	1	I	PO # WOODFORD	17.93	
9/19/24	93933	1	I	PO # WOODFORD	52.17	
9/19/24	93975	1	C	APP# WOODFORD		8.1
9/30/24	423107	1	F	SERVICE CHARGE	1.01	
				NEW BALANCE	120.84	

ch # 7419

CURRENT	1-30	31-60	61-90	OVER 90
53.18	67.66	0.00	0.00	0.0

SERVICE CHARGE-- TERMS: NET EOM
MONTHLY % : 1.50
ANNUAL % : 18.00

SERVICE CHRG: 1.
S/C BALANCE : 0.
S/C MIN AMT : 0.
S/C METHOD : A

303519

Transaction Codes
A - Adjustment C - Credit I - Invoice
B - Balance Forward F - Finance Charge P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your ne

P7, 12-36

STATEMENT

PAGE: 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
(207) 773-5604

CLOSING DATE: 10/31/2
DUE DATE : 11/30/2
ACCT: 303519

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND ME 04104

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDI
				Come join us for "Ladies Night!" Wednesday December 4th.		
9/19/24	93933	1	I	PO # WOODFORD	52.17	
9/19/24	93975	1	C	APP# WOODFORD		8.
9/30/24	423107	1	F	SERVICE CHARGE	1.01	
10/ 2/24	X48401	1	P	UNAPPLIED PAYMENT		0.
10/31/24	98736	1	I	PO # WOODFORD	42.91	
10/31/24	435368	1	F	SERVICE CHARGE	0.67	
				NEW BALANCE	88.47	

ck #7428

CURRENT	1-30	31-60	61-90	OVER 90
43.58	44.89	0.00	0.00	0.

SERVICE CHARGE-- TERMS: NET EOM
MONTHLY % : 1.50
ANNUAL % : 18.00

SERVICE CHRG: C
S/C BALANCE : C
S/C MIN AMT : C
S/C METHOD : A

303519

Transaction Codes
A - Adjustment
B - Balance Forward
C - Credit
F - Finance Charge
I - Invoice
P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your n

P7, 12-37

Invoice

Dump Guy
P.O Box 6576
Scarborough, ME 04070 US
dumpguyme@gmail.com
www.thedumpguy.com

Woodfords Terrace Turnover

DUMPGUY JUNK REMOVAL

BILL TO
Port City Apartments (Peter)
Port City Apartments
PO Box 10563
Portland, ME 04104

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
38262	10/30/2024	$500.00	11/29/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/29/2024	**Junk Removal**	180 Woodford St. Unit 1 Portland, ME. Carpet tear out per Jason's quote.	1	500.00	500.00

Interest of 18% per year will be assessed on all overdue invoices.

BALANCE DUE **$500.00**

ck # 7429

P7, 12-38

WOODFORD ARMS, INC.

7435

Samuel L Colesworthy

12/4/2024

Independent Contractor 16 hours @ $25.00 - 170-3 p 400.00

Checking 400.00

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 09920212001

P7, 12-39

Woodfords Tenant Turnover (painting)

Details for Order #113-6135878-7884221

Print this page for your records.

Order Placed: October 24, 2024
Amazon.com order number: 113-6135878-7884221
Order Total: $39.79

Not Yet Shipped

Items Ordered	Price
5 of: *Foampro 163 Fine Finish Roller Refills (High-Density Foam) (2 Pack) 2" Painting Supplies, Pack of 2* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$6.14

Shipping Address:
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 2120

Billing address
Peter Colesworthy
30 BRISTOL LN
NORTH YARMOUTH, ME 04097-6966
United States

Item(s) Subtotal:	$30.70
Shipping & Handling:	$6.99
Total before tax:	$37.69
Estimated tax to be collected:	$2.10
Grand Total:	**$39.79**

ck # 7436

To view the status of your order, return to Order Summary.

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amazon English United States Help

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P7, 12-40

Order information

Buyer	coleswo-1
Seller	elkmaster2019
Placed on	Oct 31, 2024
Payment method	Credit Card

Shipping address

Peter Colesworthy

30 Bristol Lane
North Yarmouth, Maine 04097-6966
United States

Order total

1 item	$43.99
Shipping	$6.75
Tax*	$2.42
Order total	$53.16

ck #7436

*We're required by law to ~~collect sales~~ tax and applicable fees for certain tax authorities.
Learn more

Items bought from elkmaster2019

Order number: 09-12262-66924

Quantity	Item name	Shipping service	Item price
1	Glade PlugIns FAN WARMER with CLEAN LINEN Scented Oil (355980416585)	USPS Ground Advantage	$43.99

Woodfords Turnover cleaning

P7, 12-41

Order information

Buyer	coleswo-1
Seller	desaraserina
Placed on	Oct 31, 2024
Payment method	Credit Card

Shipping address

Peter Colesworthy

30 Bristol Lane
North Yarmouth, Maine 04097-6966
United States

Order total

1 item	$46.99
Shipping	$7.00
Tax*	$2.58
Order total	$56.57

ck #7436

*We're required by law to collect sales tax and applicable fees for certain tax authorities.
Learn more

Items bought from desaraserina

Order number: 05-12267-60339

Quantity	Item name	Shipping service	Item price
1	Glade Plugins FAN WARMER with CLEAN LINEN Scented Oil 492145 #5v (195150401083)	USPS First Class	$46.99

Woodyards Turnover Cleaning

P7, 12-42

Order information

Buyer	coleswo-1
Seller	joysjeansnthings
Placed on	Oct 31, 2024
Payment method	Credit Card

Shipping address

Peter Colesworthy

30 Bristol Lane
North Yarmouth, Maine 04097-6966
United States

Order total

1 item	$29.95
Shipping	Free
Tax*	$1.65
Order total	$31.60

ck #17436

*We're required by law to collect sales tax and applicable fees for certain tax authorities.
Learn more

Items bought from joysjeansnthings

Order number: 22-12248-62650

Quantity	Item name	Shipping service	Item price
1	Glade Plugins Scented Oil Warmer - Lasting Impressions - No Refills - Rare HTF (156276585309)	USPS Ground Advantage	$29.95

Work/Wash Trimmer Cleaning

P7, 12-43

L

Hannaford Turnover Cleaning

[illegible] 1 - [illegible] ME 04096
[illegible] 846-5941 - www.hannaford.com

GENERAL MDSE
DURACELL AAA SV 8 PK 9.99 A

GROCERY
GLADE PISO CLN LN PF
2 @ 5.99 11.98 A

Tax Paid
Sls Tax 5.5 21.97 1.21

3 BALANCE DUE 23.18
VISA ~~$23.18~~

cl# 7436

MID: 160000101426
RRN: 547840

SALE

XXXXXXXXXXXX2120
VISA Entry Method:Cntctless

11/04/2024 12:15:52
INVOICE: 547840

CHASE VISA
AID: A0000000031010
TVR: 0000000000
TSI: 0000
Total: USD$ 23.18
APPROVED 066870

CHANGE 0.00

YTD Savings $0.00

MY HANNAFORD REWARDS TOTALS

This Visit $0
This Quarter $0.87
Year to Date $21.94

My Hannaford Rewards #042001081504
****
We value your opinion!
Tell us about your visit for a chance
to win $500 in free groceries.

Within the next 5 days please visit:
www.TalkToHannaford.com

También disponible en español.
5 winners per month
See website for complete rules.

PIN:11048188505404 67
****

From: RentSpree support@rentspree.com
Subject: Your screening receipt
Date: Nov 6, 2024 at 10:39:34 PM
To: pcapts34@gmail.com

Woodford Tenant Screening

P7, 12-44

RentSpree

Your screening receipt

170 Woodford Street, 3, Portland, ME 04103

Hi Peter,

Thanks for screening with us! Miranda N Rico's reports are ready to view.

[illegible]

Note: These reports will expire in 30 days, in accordance with data privacy regulations.

Your receipt

Date of Issue	:	11/7/2024
Applicant Name	:	Miranda N Rico

Screening Reports	$39.99
Discount	0

ck#7436

From: RentSpree support@rentspree.com
Subject: Your screening receipt
Date: Nov 6, 2024 at 10:47:30 PM
To: pcapts34@gmail.com

Woodford Tenant Screening

RentSpree

P7, 12-45

Your screening receipt

170 Woodford Street, 3, Portland, ME 04103

Hi Peter,

Thanks for screening with us! Richard Haley Cunningham's reports are ready to view.

View screening reports

Note: These reports will expire in 30 days, in accordance with data privacy regulations.

Your receipt

Date of Issue	:	11/7/2024
Applicant Name	:	Richard Haley Cunningham

Screening Reports	$39.99
Discount	0

ck #7436

P7, 12-46

$39.99

Cumberland Hospital

Walgreens

#12325 616 FOREST AVE
PORTLAND, ME 04101
207-761-9454

793 1386 0021 11/15/2024 2:41 PM

DURACELL BATTERIES AA		4S
04133341501	A	8.49
RETURN VALUE 8.49		
SUBTOTAL		8.49
SALES TAX A=5.5%		0.47
TOTAL		8.96
VISA ACCT 2120		8.96
AUTH CODE		03064D
CHANGE		.00

cc #7436

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL WALGREENS CASH REWARDS BY USING YOUR MYWALGREENS MEMBERSHIP TODAY. RESTRICTIONS APPLY, FOR TERMS AND CONDITIONS, VISIT MYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER, OR GO TO MYWALGREENS.COM. ENROLLING IS QUICK, EASY AND FREE! REDEEM WALGREENS CASH REWARDS OFF FUTURE PURCHASES.

RFN# 1232-5211-3867-2411-1503

myW

HUNDREDS OF PHARMACY PLANS STILL COVER COVID-19 OTC TEST KITS, ASK THE PHARMACY IF YOUR PLAN COVERS TODAY!

JOHNSON PAINT

A RING'S END BRAND

Page # 1

Woodford Turnover Paint Ramp (170.37) 12-47

412 Route 1
YARMOUTH ME 04096
T: (207) 846-1278
F: (207) 846-0128

TRANSACTION TYPE		STORE
Cash Sale		Yarmouth, ME

BILL TO:	SHIP TO:
CASH YARMOUTH . YARMOUTH ME 04096 207-846-1278	

CUSTOMER CODE	TRANSACTION DATE	TRANSACTION NUMBER	TRANSACTION TIME	CUSTOMER PURCHASE ORDER NUMBER	SALESPERSON
CASH35	11/18/2024	22610270	11:48		727 - Melissa Chalmers
	ORIGINAL				
APPLY TO	ORDER DATE	ORD/QTE NO.		TERMS	TAX JURISDICTION
		22610270			5.50% ME SALES TAX

ITEM	ORDER QTY	SHIP QTY	LOC	DESCRIPTION	PRICING UNIT	PRICING PER UOM	NET AMOUNT
WO14743	1	1		WOOSTER PRO DOO-Z 9" X 3/8" 3PK	1.000	14.990/EACH	14.99
WO14396	1	1		WOOSTER 4" PRO/DOO-Z J/K 3/8 2PK	1.000	5.490/EACH	5.49
PPR00204	1	1		PREMIER 9" GREEN ECONOMY TRAY	1.000	2.490/EACH	2.49
WO417425	1	1		U/PRO LINDBECK 2.5" FIRM A/S	1.000	17.490/EACH	17.49
TM4126	1	1		TRIMACO CANVAS DROP 4X12 6OZ	1.000	10.990/EACH	10.99
WO14422	1	1		WOOSTER JUMBO-KOTER 12" FRAME	1.000	4.990/EACH	4.99
PPR00812	1	1		PREMIER 9" ROLLER FRAME	1.000	3.490/EACH	3.49

CUSTOMER COPY

I agree to pay the total according to the Card Issuer Agreement

RECEIVED IN GOOD CONDITION BY:

X _____

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

NET AMT	MISC CHARGE	FREIGHT	SALES TAX	REMAINING DEPOSIT	INVOICE TOTAL
59.93			3.30		63.23

CUSTOMER COPY

Card: 63.23 Type: VISA Nbr: XXXXXXXXX2120

ck #7436

Invoice

P7, 12-48

Woodford Tenant Turnover

CLASSIC FLOORING
429 US Rt #1
P.O. Box 7004
Scarborough, ME 04070-7004
207-883-7847

Classic Flooring
carpet • orientals • vinyl • ceramics • hardwood

Invoice #: 4132
SaleDate: 6/1/2024
Next Install: 11/8/2024
Sales Rep: Kevin Lajoie

SOLD TO: 207-831-0735

Peter Colesworthy
PO Box 10563
Portland, Maine 04101

SHIPPED TO

170 Woodford St. #3
Portland ME 04101

No Returns on Special Orders
Pick up hours M-F 9am - 4pm

MATERIALS		QUANTITY	PRICE	TOTAL
Dyersburg Classic 12-12.00 LR/Beds/Hall	Dove	78.67 SqYrd	$17.91	$1,408.98
Pad *Stock*	8lb. Challenger 7/16	78.66 SqYrd	$4.00	$314.64
Rem Kitchen/Bath	Tile	1.00 Each	$130.00	$130.00
Laticrete 10lbs *Stock* Grout Base 5 Layers	LT10PSGBASE	2.00 Each	$29.29	$58.58
Laticrete Color Packet *Stock*	Light Pewter	1.00 Each		$12.99
Ditra 1/8" *Stock*	2SDITRA30	130.00 SqFt	$1.91	$248.30
Schluter All Set *Stock* Modified 50 lbs	2SSETA5W	4.00 Each	$42.64	$170.56
Schluter Schiene 3/8" *Stock* ALUM	Satin Anodized Aluminum AE	1.00 Each	$16.43	$16.43
Vinyl Insert	Beige	1.00 Each	$58.46	$58.46
Mapei Planiseal MB Subfloor Prep	Part A	1.00 Each	$350.00	$350.00
Mapei Planiseal MB	Part B	1.00 Each	$140.00	$140.00
Laticrete Caulk	Pewter	1.00 Each	$13.75	$13.75

LABOR	QUANTITY	PRICE	TOTAL
Carpet Install	78.67 SqYrd	$7.50	$590.00
Carpet Removal & Disposal on Concrete	78.66 SqYrd	$5.00	$393.30
Tile Install 12x24 w/Clips	130.00 SqFt	$6.65	$864.50
Vinyl Removal & Disposal on Plywood	15.00 SqYrd	$9.25	$138.75
Ditra Mat Install	130.00 SqFt	$1.65	$214.50
Floor Prep	1.00 Each	$500.00	$500.00
Miscellaneous additional prep	1.00 Each	$200.00	$200.00
Concrete Tackstrip - Duo Fast	1.00 Each	$250.00	$250.00

Comments:

SubTotal:	$6,073.74
Sales Tax:	$160.75
Total:	$6,234.49
Payments:	~~$0.00~~
Balance:	$6,234.49

ck # 7437

C.H.Rosengren

Invoice

11/19/2024

P7,12-49

Net 10 days

To: Peter Colesworthy
Worlk @ Unit 1
180 A woodfords
Portland

Completion of one coat on walls and woodwork, re finish kitchen sink base

Labor 16 hrs 960.00

Material 165.00

One extra gallon 38 .00

Total due 1163.00 ck # 7443

Please make checks payable to Chris Rosengren and send to:
P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-50

DOWNEAST
HOME APPLIANCE CENTER

144 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy
NO.: 48627
ADDRESS: 180 Woodford St APT.
DATE RECEIVED / / ☐ AM ☐ PM
CITY: Port. AREA CODE/PHONE #2
DATE PROMISED / / ☐ AM ☐ PM
STATE: ZIP 210-2251
BRAND/PRODUCT: RH
CUSTOMER REQUEST: bad elem
MODEL NO.
SERIAL NO.
DESCRIBE WORK DONE: LF burner not plugged in to t-block. Replaced
DATE INSTALLED OR SOLD / /
DATE FAILED
SOLD TO
FAILURE CODE: A B C D E F H I J K
WARRANTY SERVICE CHARGE: L/F switch

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT
1	burner switch		8"		29.95

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

TOTAL MATERIAL	
TRIP CHARGE	129.00
SERVICE	1.64
SUB TOTAL	
STATE TAX	
LOCAL TAX	
TOTAL	130.64

DATE	TIME BEGIN	TIME END
11/13/24		
/ /		

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

160.59

ck #7447

P7, 12-51

STATEMENT

PAGE: 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
(207) 773-5604

CLOSING DATE: 11/30/24
DUE DATE : 12/31/24
ACCT: 303519

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND ME 04104

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				Maine Hardware gift certificates and Ace gift cards are always available for that certain someone.		
11/ 3/24	98990	1	I	PO # WOODFORD	37.39	
11/ 4/24	99159	1	I	PO # WOODFORD	29.53	
11/ 7/24	99628	1	I	PO # LATHAM	388.18	
11/ 8/24	99766	1	I	PO # LATHAM	3.99	
11/14/24	100418	1	I	PO # WOODFORD STREET	14.92	
11/15/24	100650	1	I	PO # WOODFORD	56.26	
11/26/24	101916	1	I	PO # WOODFORD	1.63	
11/29/24	H88113	1	P	7419 SEPT BAL ALREADY PD		120.8
				NEW BALANCE	411.06	

Lathum
388.18
3.99
392.17

Woodford
411.06
- 392.11
18.89
check 7448

CURRENT	1-30	31-60	61-90	OVER 90
411.06	0.00	0.00	0.00	0.0

TERMS: NET EOM

303519

Transaction Codes

A - Adjustment
B - Balance Forward
C - Credit
F - Finance Charge
I - Invoice
P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your ne

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7,12-52

Invoice

DATE	INVOICE #
11/30/2024	18539

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	170-3

DESCRIPTION	AMOUNT
Apartment/Rental Cleaning 170-3	209.00
Thank you for having us work with you.	**Total** $209.00

ck #7450

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 14-1

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Invoice

Date	Invoice #
2/13/2024	97903

Bill To	Ship To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096	170 WOODFORDS ST APT 8 PORTLAND, ME 04102

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	MM	2/13/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 02/05/24 @ 1:46 CL 401-829-2125 TENANT --ALEX NG NO HEAT IN LIVING ROOM AND VERY LITTLE BEDROOM - DATE OF SERVICE 2/5/24 TOTAL COST FOR REPLACING TWO FAULTY ZONE VALVE HEADS ON HEATING SYSTEM		
	PLCP - PLUMBIN...	MATERIALS	318.88	318.88
	PLCP - PLUMBIN...	LABOR	495.00	495.00
		Total		$813.88

dl*7278

P7, 14-2

Invoice

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Date	Invoice #
3/5/2024	98112

Bill To

PETER & CHERYL COLESWORTHY
PO BOX 141
YARMOUTH, ME 04096

Ship To

180 WOODFORD STREET
APT #2
PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	LAV	3/5/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 02/20/24 CL 831-0735 GAS FURNANCE-- APT 2 ZONE IN BEDROOM WILL NOT SHUT OFF - DATE OF SERVICE 2/21/24		
		TOTAL COST FOR REPLACING FAULTY ZONE VALVE ON HEATING SYSTEM		
	GCP - GAS - COM...	MATERIALS, MILEAGE AND TRUCK CHARGE	684.45	684.45
	GCP - GAS - COM...	LABOR	371.25	371.25
		NOTE: ALSO CUSTOMER PICKEDD UP TWO ZONE VALVES AS SPARES FOR FUTURE USE		

ck #7291

Total $1,055.70

P 7, 14-3

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Invoice

Date	Invoice #
5/1/2024	98689

Bill To	Ship To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096	168-170 WOODFORDS ST OUTSIDE BUILDING PORTLAND, ME 04102

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	MM	5/1/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 03/25/24 @ 11:30 CL 831-0735 GAS PIPE OUTSIDE BUILDING THAT GOES TO THE GAS DRYER NEED TO BE CUT AND CAPPED -- DATE OF SERVICE 3/25/24 AND 4/25/24		
		TOTAL COST FOR REPAIRS TO BROKEN GAS PIPING		
	GRP - GAS - RES -...	MATERIALS	713.91	713.91
	GRP - GAS - RES -...	LABOR	1,443.75	1,443.75
		Total		$2,157.66

ck #7336

YOUR SIGN OF QUALITY

P7,14-4

RICHARD P. WALTZ
PLUMBING & HEATING CO., INC
Family Owned & Operated Since 1936

179 Presumpscot Street, Portland, ME 04103
Telephone (207) 772-2801 Fax (207) 773-3114
www.richardpwaltz.com
24 Hour Emergency Service

05/29/2024

Work at

SOLD TO:

PETER & CHERYL COLESWORTHY
PO BOX 141
YARMOUTH, ME 04096

180 WOODFORD STREET
APT #8
PORTLAND, ME 04103

INVOICE NO: 99562

INVOICE DATE: 8/6/2024

Customer PO:

Terms: E-BILL

Description	Amount
WO BY PETER ON 07/29/24 @ 3:22 CL ARRON (TENANT) CL 319-3139 TOILET IS RUNNING SOMETIMES AND KITCHEN SINK FAUCET IS DRIPPING DATE OF SERVICE 7/31/24	
TOTAL COST FOR REPAIRS TO LEAKING WATER CLOSET & KITCHEN SINK FAUCET	
MATERIALS	91.91
LABOR	247.50
Invoice Total	$339.41
ck #7336 **Payments**	-$339.41
Inv. Balance	$0.00

Finance charges at the rate of 18% per annum are added to balances over 30 days together with all costs of collection. These costs can include attorney, administrative and/or filing fees and charges assessed by the collections agencies- typically 20-50% of the balance placed with them.

YOUR SIGN OF QUALITY

RICHARD P. WALTZ
PLUMBING & HEATING CO., INC
Family Owned & Operated Since 1936

P7, 14-5

179 Presumpscot Street, Portland, ME 04103
Telephone (207) 772-2801 Fax (207) 773-3114
www.richardpwaltz.com
24 Hour Emergency Service

SOLD TO:

PETER & CHERYL COLESWORTHY
PO BOX 141
YARMOUTH, ME 04096

Work at:

180 WOODFORD STREET
APT #6
PORTLAND, ME 04103

INVOICE NO: 101059
INVOICE DATE: 1/7/2025

Customer PO:

Terms: E-BILL

Description	Amount
WO BY PETER ON 12/23/24 @ 9:00 CL 831-0735 F/I INSTALL KSF NO SPRAYER AND F/I BADGE 5 GD DATE OF SERVICE 12/30/24	
TOTAL COST FOR INSTALLING NEW KITCHEN SINK FAUCET & GARBAGE DISPOSAL	
MATERIALS	580.97
LABOR	412.50
CREDIT OF $660.59 FROM FUNDS PAID BY CUSTOMER ck # 7336	
Invoice Total	$993.47
Payments	$660.59
Inv. Balance	$332.88

Finance charges at the rate of 18% per annum are added to balances over 30 days together with all costs of collection. These costs can include attorney, administrative and/or filing fees and charges assessed by the collections agencies- typically 20-50% of the balance placed with them.

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

P7,146

Invoice

Date	Invoice #
5/16/2024	98862

Bill To	Ship To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096	180 WOODFORD STREET LAUNDRY RM PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	D	5/16/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 05/15/24 @ 2:37 CL 831-0735 LAUNDRY ROOM DRAIN PIPE IS CLOGGED - DATE OF SERVICE 5/15/24 TOTAL COST FOR CLEARING OBSTRUCTION FROM LAUDRY ROOM DRAINAGE PIPING		
	SDCP - SEWER/D...	EQUIPMENT AND MATERIALS	146.90	146.90
	SDCP - SEWER/D...	LABOR	165.00	165.00
		Total		$311.90

ck #7344

P 7,14-7

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Invoice

Date	Invoice #
8/12/2024	99628

Bill To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096

Ship To
180 WOODFORD STREET APT #4 2ND FLOOR PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	RRB	8/12/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 08/09/24 @ 3:51 CL OR TEXT ARENC (TENANT) 405-9287 WHEN USING GD IT IS BACKING UP IN THE SHOWER TUB--CALL PETER IF YOU NEED TO 831-0735 -- DATE OF SERVICE 8/9/24		
	SDCP - SEWER/D...	EMERGENCY SERVICE CALL FOR [redacted] CLEARING OBSTRUCTION FROM KITCHEN SINK DRAINAGE PIPING	275.68	275.68
			Total	$275.68

ck # 7375

P7, 14-8

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Invoice

Date	Invoice #
9/30/2024	100101

Bill To

PETER & CHERYL COLESWORTHY
PO BOX 141
YARMOUTH, ME 04096

Ship To

180 WOODFORD STREET
APT #1
PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	D	9/30/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER 9/19/24/***UNIT IS VACANT BUT CALL PETER TO LET HIM KNOW YOU'RE GOING/KS SPRAYER BROKEN/EITHER REPLACE BLACK SPRAYER PIECE OR REPLACE WITH NEW SPRAYER*HOSE/ - DATE OF SERVICE 9/24/24		
	PLCP - PLUMBIN...	TOTAL COST FOR REPLACING FAULTY KITCHEN SINK FAUCET SPRAY HOSE AND HEAD ASSEMBLY	258.35	258.35

Total $258.35

ck # 7412

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

P7,149

Invoice

Date	Invoice #
11/15/2024	100587

Bill To	Ship To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096	180 WOODFORD STREET APT #2 PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	RRB	11/15/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 11/01/24 @ 12:35 CL CHRIS(TENANT) 210-2251 GD IS JAMMED --PLEASE BRING ONE ON THE TRUCK - DATE OF SERVICE 11/12/24		
	PLCP - PLUMBIN...	TOTAL COST FOR INSTALLING NEW GARBAGE DISPOSAL	529.97	529.97
			Total	$529.97

ck #7431

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

P7, 14-10

Invoice

Date	Invoice #
11/14/2024	100574

Bill To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096

Ship To
170 WOODFORDS ST APT 3 PORTLAND, ME 04102

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	LPT	11/14/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 11/05/24 @ 10:05 CL 831-0735 THE BASEBOARD FHW HAS NO HEAT IN THE KITCHEN--KEY IN OFFICE TO FRONT DOOR APT IS VACANT AND UNLOCKED - DATE OF SERVICE 11/8/24		
	OHRP - OIL HEAT...	TOTAL COST FOR INSTALLING CUSTOMER SUPPLIED ZONE VALVE HEAD ON HEATING SYSTEM	349.75	349.75
			Total	$349.75

cle # 7431

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

P7, 14-11

Invoice

Date	Invoice #
11/7/2024	100510

Bill To
PETER & CHERYL COLESWORTHY PO BOX 141 YARMOUTH, ME 04096

Ship To
170 WOODFORDS ST APT 9 PORTLAND, ME 04102

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	LAV	11/7/2024			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER 10/30/24 NO NEED TO CALL/TOILET RUNS PERIODICALLY ***WATER SUPPLY IS TURNED OFF SINCE NO ONE IS THERE*** - DATE OF SERVICE 11/4/24		
	PLCP - PLUMBIN...	TOTAL COST FOR REPAIRS TO LEAKING WATER CLOSET	251.88	251.88
			Total	$251.88

Ck # 7431

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 23-01945

P7,16-1

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
01/05/2024	$1,220.00	02/04/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/15/2023	**Fall Cleanup**	Fall Cleanup	1,220.00

Positively influencing the world through the work that we do.

TOTAL DUE $1,220.00

THANK YOU.

Ck #7259

Jon

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-00053

P7, 16-2

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
02/01/2024	$4,025.00	03/02/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/07/2024	**Plowing**	Plow x2	620.00
01/08/2024	**Salt**	Salt + Plow	395.00
01/08/2024	**Plowing**	Plow	310.00
01/16/2024	**Plowing**	Plow	310.00
01/17/2024	**Salt**	Salt	240.00
01/17/2024	**Plowing:Plow Cleanup**	Plow: cleanup	175.00
01/18/2024	**Salt**	Salt	240.00
01/24/2024	**Salt**	Salt	240.00
01/25/2024	**Salt**	Salt	240.00
01/26/2024	**Plowing**	Plow	310.00
01/27/2024	**Salt**	Salt	240.00
01/29/2024	**Plowing**	Plow + Cleanup	465.00
01/30/2024	**Salt**	Salt	240.00

Positively influencing the world through the work that we do.

ck # 7259

TOTAL DUE $4,025.00

THANK YOU

Jon

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-00196

P7, 16-3

BILL TO
Peter Colesworthy
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
03/01/2024	$220.00	03/31/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
02/16/2024	**Plowing**	Plow	220.00

Positively influencing the world through the work that we do.

TOTAL DUE $220.00

THANK YOU.

chk# 7289

JON

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-00201

P7, 16-4

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
03/01/2024	$155.00	03/31/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
02/16/2024	**Plowing**	Cleanup	155.00

Positively influencing the world through the work that we do.

TOTAL DUE $155.00

THANK YOU.

Jon ck#7289

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-00278

P7, 16-5

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
04/09/2024	$4,835.00	05/09/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/23/2024	**Plowing**	Plow x 2.	620.00
03/24/2024	**Plowing**	Scrape.	155.00
03/24/2024	**Salt**	Salt.	240.00
03/25/2024	**Trimming**	Pickup and remove limbs.	320.00
03/26/2024	**Trimming**	Trimming tree down and hauling away.	3,500.00

Positively influencing the world through the work that we do.

ck # 7314

TOTAL DUE $4,835.00

THANK YOU.

Jon

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-00424

P 7, 16-6

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
05/02/2024	$1,980.00	06/01/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
04/02/2024	**Trimming**	Cut limbs with lift.	940.00
04/04/2024	**Plowing**	Plow x2	620.00
04/23/2024	**Trimming**	Cut tree limbs with lift.	420.00

Positively influencing the world through the work that we do.

TOTAL DUE $1,980.00

ck #7337 THANK YOU.

Jon

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-
100418

P7, 16-7

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
07/08/2024	**$1,170.00**	08/07/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/06/2024	**Lawn Mowing**	Lawn Mowing	90.00
06/13/2024	**Lawn Mowing**	Lawn Mowing	90.00
06/21/2024	**Trimming**	Trim trees.	900.00
06/27/2024	**Lawn Mowing**	Lawn Mowing	90.00

Positively influencing the world through the work that we do.

TOTAL DUE $1,170.00

THANK YOU.

ck # 7365

Jon

~~Spiritual Workers~~

139 Cash St

South Portland, ME 04106

207 773 4660

jon@spiritualworkers.com

invoice ~~24-~~

100230

P7, 16-8

BILL TO

Peter Colesworthy

Woodford ARMS Inc.

P.O. Box 10563

Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
06/04/2024	$660.00	07/04/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
05/14/2024	**Spring Cleanup**	Spring Cleanup	480.00
05/23/2024	**Lawn Mowing**	Lawn Mowing	90.00
05/31/2024	**Lawn Mowing**	Lawn Mowing	90.00

Positively influencing the world through the work that we do.

TOTAL DUE $660.00

THANK YOU.

ck # 7365

Jon

660.00 (500.00) = $160

on acct

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-100604

P 7, 16-9

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
08/02/2024	$1,940.00	09/01/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
07/08/2024	**Trimming:Trimming**	Trimming, weeding, and edging.	830.00
07/09/2024	**Mulching**	Weeding and mulching.	930.00
07/11/2024	**Lawn Mowing**	Lawn Mowing	90.00
07/25/2024	**Lawn Mowing**	Lawn Mowing	90.00

Positively influencing the world through the work that we do.

TOTAL DUE $1,940.00

THANK YOU

Ck # 7382

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-11214

P 7, 16-10

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
10/03/2024	$180.00	11/02/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/12/2024	**Lawn Mowing**	Lawn Mowing	90.00
09/27/2024	**Lawn Mowing**	Lawn Mowing	90.00

Positively influencing the world through the work that we do.

TOTAL DUE $180.00

THANK YOU.

Ck #7420

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-100825

P7, 16-11

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
09/07/2024	$680.00	10/07/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
08/08/2024	**Lawn Mowing**	Lawn Mowing	90.00
08/22/2024	**Trimming:Trimming**	Trimming	410.00
08/22/2024	**Lawn Mowing**	Lawn Mowing	90.00
08/30/2024	**Lawn Mowing**	Lawn Mowing	90.00

Positively influencing the world through the work that we do.

TOTAL DUE $680.00

Overdue

THANK YOU.

Ck # 743

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jon@spiritualworkers.com

Invoice 24-12521

P7, 16-12

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
12/04/2024	**$1,280.00**	01/03/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
11/25/2024	**Fall Cleanup**	Fall Cleanup	1,280.00

Positively influencing the world through the work that we do.

TOTAL DUE $1,280.00

THANK YOU.

ck # 7449

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

P7, 17-1

Invoice

DATE	INVOICE #
1/20/2024	96417

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of January	380.00	380.00

ck#7258

TOTAL $380.00

P7,17-2

Waste Services Inc.
BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
12/31/2023
INVOICE NO
0000668031

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE
	Net 30 Days	01/30/2024

	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
12/04/23	Payment - #7214			-371.00
12/22/23	Payment - #7238			-371.00
001 - WOODFORD ARMS INC - 170 WOODFORD ST				
12/01/23 - 12/31/23	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00001133	2.00	185.50	371.00

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$371.00
371.00	0.00	0.00	0.00	0.00	371.00		

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

CUSTOMER NO	INVOICE DATE	INVOICE NO	INVOICE AMOUNT
021630	12/31/2023	0000668031	$ 371.00
AMOUNT PAID		**CHECK NO**	
			ck # 7261

REMIT TO:

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541

Invoice # 0000668031

P7,17-3

...ano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
1/31/2024
INVOICE NO
0000678602

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	03/01/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
01/01/24 - 01/31/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00001133		2.00	185.50	371.00

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$371.00
371.00	371.00	0.00	0.00	0.00	742.00		

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

CUSTOMER NO	INVOICE DATE	INVOICE NO	INVOICE AMOUNT
021630	1/31/2024	0000678602	$ 371.00
AMOUNT PAID		**CHECK NO**	
			ck # 7261

REMIT TO:

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541

Invoice # 0000678602

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

P7, 17-4

DATE	INVOICE #
2/20/2024	96625

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of February	380.00	380.00

TOTAL	$380.00

Ck # 7286

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9855

P7, 17-5

Invoice

DATE	INVOICE #
3/20/2024	96842

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of March	380.00	380.00

TOTAL	$380.00

clr#7286

Safeguard

P7, 17-6

Trolano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
2/29/2024
INVOICE NO
0000684384

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	03/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
02/12/24	Payment - #7261				-742.00
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
02/01/24 - 02/29/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00001133		2.00	185.50	371.00

ck#7290

P 7,17-7

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
3/31/2024
INVOICE NO
0000691316

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	04/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
03/01/24 - 03/31/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	185.50	371.00

ck#7240

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$371.00
371.00	371.00	0.00	0.00	0.00	742.00		

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

CUSTOMER NO	INVOICE DATE	INVOICE NO	INVOICE AMOUNT
021630	3/31/2024	0000691316	$ 371.00
AMOUNT PAID		**CHECK NO**	

REMIT TO:

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541

Invoice # 0000691316

P7, 17-8

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
4/30/2024
INVOICE NO
0000696718

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	05/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
04/03/24	Payment - #7290				-742.00
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
04/01/24 - 04/30/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	185.50	371.00

ck#7315

Bal due check # 7315

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

P 7,179

DATE	INVOICE #
4/20/2024	97044

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 178-180 Woodford St. Portland for month of April	380.00	380.00

Due date May 5/20
June 6/20

TOTAL $380.00

ck #7339

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

DATE	INVOICE #
5/20/2024	97292

P7,17-10

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of May	380.00	380.00

Plus: June +380.00

760.00

ch # 7339

Paid June + May on account

TOTAL $380.00

Androscoggin Pest Solutions

PO BOX 520
Sabattus, Maine, 04280

2072407058

INVOICE

P7, 17-11

Androscoggin Pest Solutions
Your Local Pest Control

Woodford Arms INC
P.O. Box 10563
null
Portland, ME 4103

SERVICE ADDRESS
Apartment
Woodford Arms INC
170 Woodford Street
Portland, ME 04103

PRIMARY CONTACT
Woodford Arms INC
207-831-0753 Mobile

ACCOUNT# 6556 **INVOICE 8862** 07/03/2024

ITEM	COST	QTY	PRICE
Annual Ant Treatment			
Exterior Treatment	$75.00	1	$75.00
Treat along foundation to ground up under siding to foundation.			

Terms
Payment is due on receipt.

Notes
Thank you for your business.

We checked in at 1:11pm and checked out at 1:33pm.
Wind: 9 mph, S, 78 °F, Partly cloudy, 52
Service Date: 07/03/2024

Subtotal	$75.00
Total	$75.00
Amount Paid	$0.00
Amount Due	**$75.00**
Past Balance	$75.00
Balance Due	**$150.00**

ck#7359

MATERIAL / EPA #	QTY UNITS	DILUTION	METHOD	LOCATION	TARGET
Termidor SC .06% 7969-210	1.6 floz	2gls	Broadcast	Along Foundation	Ants

Tony Gowell CMA -5567

Androscoggin Pest Solutions
97 Marble St
Lewiston , Me 04240

Customer	Woodford Arms INC
Account #	6556
Invoice #	8862
Invoice Date	07/03/2024
Balance Due	$150.00
Amount Enclosed	

PHONE: 2072407058 EMAIL: androscogginpestsolutions@gmail.com https://www.androscogginpestsolutions.com

Androscoggin Pest Solutions

PO BOX 520
Sabattus, Maine, 04280

2072407058

INVOICE

P 7,17-12

Androscoggin Pest Solutions
Your Local Pest Control

Woodford Arms INC
P.O. Box 10563
Portland, ME 4103

SERVICE ADDRESS
180 Woodford Street
Woodford Arms INC
180 Woodford Street
Portland, ME 4103

PRIMARY CONTACT
Woodford Arms INC
207-831-0753 Mobile

ACCOUNT# 6556 **INVOICE 8863** 07/03/2024

ITEM	COST	QTY	PRICE
Ant Treatment			
Exterior Treatment	$75.00	1	$75.00
Treat along foundation to ground up under siding to foundation.			

Terms
Payment is due on receipt.

Notes
Thank you for your business.

We checked in at 1:16pm and checked out at 1:34pm.
Wind: 9 mph, S, 78 °F, Partly cloudy, 52
Service Date: 07/03/2024

Subtotal	$75.00
Total	$75.00
Amount Paid	$0.00
Amount Due	**$75.00**
Past Balance	$150.00
Balance Due	**$225.00**

ck #7359

MATERIAL / EPA #	QTY UNITS	DILUTION	METHOD	LOCATION	TARGET
Termidor SC .06% 7969-210	1.6 floz	2gls	Broadcast	Along Foundation	Ants

Tony Gowell CMA -5567

Androscoggin Pest Solutions
97 Marble St
Lewiston , Me 04240

Customer	Woodford Arms INC
Account #	6556
Invoice #	8863
Invoice Date	07/03/2024
Balance Due	$225.00
Amount Enclosed	

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

DATE	INVOICE #
7/20/2024	97844

P7,17-13

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of July	380.00	380.00

ck #7364

TOTAL	$380.00

Safeguard

P7,17-14

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
7/31/2024
INVOICE NO
0000715898

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	08/30/2024			
	DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
07/01/24 - 07/31/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	204.05	408.10

ch# 7377

Plus: May + June Service @ $408.10 × 2 = $816.20

ch# 7338.

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH ME 04074
[illegible]

Invoice

P 7,17-15

DATE	INVOICE #
8/20/2024	98117

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of August	380.00	380.00

TOTAL $380.00

ck # 7380

domestiks
cleaning services

WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(97) 282-9055

Invoice

DATE	INVOICE #
9/20/2024	98410

P7,17-16

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of September	380.00	380.00

TOTAL $380.00

ch# 7398

P7,17-17

Rolano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
8/31/2024
INVOICE NO
0000723053

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	09/30/2024			
	DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
08/19/24	Payment - #7377				-111.30
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
08/01/24 - 08/31/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	204.05	408.10

ck#7407

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$408.10
408.10	0.00	0.00	0.00	0.00	408.10		

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

BILL TO:	CUSTOMER NO	INVOICE DATE	INVOICE NO	INVOICE AMOUNT

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

P7,17-18

DATE	INVOICE #
10/20/2024	98578

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 178-180 Woodford St. Portland for month of October	380.00	380.00

TOTAL $380.00

Ck# 7418

Scrogginsl

P7,17-19

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
10/31/2024
INVOICE NO
0000736404

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	11/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
10/03/24	Payment - #7407				-408.10
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
10/01/24 - 10/31/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	204.05	408.10

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE		
408.10	408.10	0.00	0.00	0.00	816.20	Total Invoice	$408.10

ck #7421

P7,17-20

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

CUSTOMER NO
021630
INVOICE DATE
9/30/2024
INVOICE NO
0000725246

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	10/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
09/01/24 - 09/30/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	204.05	408.10

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$408.10
816.20	0.00	0.00	0.00	0.00	816.20		

ck#7432

P 7-17-21

Workshop pest control (mice)

Sales Invoice

SiteOne LANDSCAPE SUPPLY

Stronger Together

Portland ME #627
76 City Line Dr
Portland, ME 04102-1979
W: (207)772-7173

Sold To:

House Account #627 (#999627)
9 Johnson Rd
Attn: House Account 627
Portland, ME 04102-1911
O: (207)772-0000

Ship To:

House Account #627 (#999627)
House Account
9 Johnson Rd
Attn: House Account 627
Portland, ME 04102-1911
W: (207)772-7173

Ordered	Order#	PO#	Invoiced	Invoice#
10/22/2024	147387991-001		10/22/2024	147387991-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
10/22/2024		Customer Pick up	buyer buyer	Nick Vardon

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC
Day or Night- 1 (800) 424-9300

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	TR2712	Trapper Rat Glue Boards (Bulk) 48/Case	1	1	0	0	152.123 / CA	152.12

PAYMENT: Visa $160.49
Auth# 04757D
Aid: A0000000031010
Application Label: VISA CREDIT

Subtotal:	$152.12
Sales Tax:	$8.37
Freight:	$0.00
Total:	$160.49
Total Payment:	$160.49
Amount Due:	$0.00

ck # 7436

CUSTOMER SIGNATURE: _____

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.
Note: Returns subject to 25% restock charge.

CUSTOMER OBSESSED

CHRIS MCCOMB | Area Business Manager
978-732-4345 |

Scan for a Brief Survey

We are 100% committed to your success. Please do not hesitate to contact me directly at the number above or scan the QR code to take a brief survey about your experience today.

Check out the SiteOne.com
Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
Visit today at siteone.com.
Get 5% off your first order up to $500 off when you use promo code WELCOME at checkout.

amazon

Peter ›

Search Amazon P7.17-22

Deliver to Peter - North Yarmouth 04097

‹ Your Orders

Wood Frds
Pest control
(mice)

View order details

Order date	Oct 23, 2024
Order #	113-4327929-1273848
Order total	$37.84 (1 item)

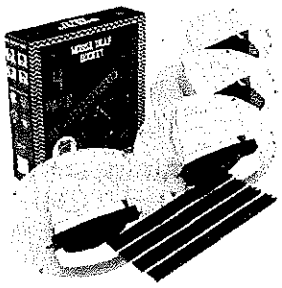
View invoice ›

Cancel items ›

Shipment details

Not yet shipped

We'll email you when available.



Mouse Trap Bucket- 5 Gallon Bucket Lid Mouse Rat Trap 4 Pack -

Qty: 1

Sold By: Cyclone Brands

$28.88

Shipping +6.99

Tax +1.97

37.84

ck# 7436

Track shipment ›

Buy it again ›

Payment information

Payment method

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

DATE	INVOICE #
11/20/2024	98860

P 7,17-23

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of November	380.00	380.00

TOTAL $380.00

Ck #7446

Safeguard LITHO USA SFMS 20019 (R 4-94)

P 7,17-24

Troiano Waste Services Inc.
PO BOX 3541
PORTLAND, ME 04104-3541
(207) 767-2070 Fax (207) 767-6156

Dominick
Sales Mgr.

CUSTOMER NO
021630
INVOICE DATE
11/30/2024
INVOICE NO
0000739488

BILL TO:

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104-0563

SERVICE ADDRESS:

170 WOODFORD ST
PORTLAND, ME 04103-5619

SERVICE DATE	TERMS	DUE DATE			
	Net 30 Days	12/30/2024			
	DESCRIPTION		**QUANTITY**	**UNIT PRICE**	**AMOUNT**
11/25/24	Payment - #7421				-408.10
11/25/24	Payment - #7432				-408.10
001 - WOODFORD ARMS INC - 170 WOODFORD ST					
11/01/24 - 11/30/24	REGULAR WASTE REMOVAL SERVICES 04-00001175, 04-00007817		2.00	204.05	408.10

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	TOTAL DUE	Total Invoice	$408.10
408.10	0.00	0.00	0.00	0.00	408.10		

TEAR ON ABOVE PERFORATED LINE AND RETURN STUB WITH PAYMENT

Ck #7457

domestiks
cleaning services

4 WASHINGTON AVENUE STE 2
SCARBOROUGH, ME 04074
(207) 282-9955

Invoice

DATE	INVOICE #
12/20/2024	99103

P7,17-25

BILL TO:

Woodford Arms, Inc.
P.O. Box 10563
Portland, ME 04104

P.O. NUMBER	TERMS	PROJECT
	Net 15	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Commercial Cleaning Service for 168-180 Woodford St. Portland for month of December	380.00	380.00

TOTAL $380.00

cc #9455

Safeguard LITHO USA SFMS 20019 (R 4/94)

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-1

INVOICE SUMMARY:

MDG2024 00000115 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**01/10/2024**
Payment Due Date	**02/08/2024**
Invoice Number	71120191
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	11/09/2023	12/11/2023	428.70	$340.92
180 Woodford Street, Portland, ME	11/09/2023	12/11/2023	464.20	$369.04
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**892.90**	**$709.96**
Current Finance Charges				~~$9.00~~
TOTAL CURRENT CHARGES				**$709.96**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck #2260

000000 02 03 000115 000242 P

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Sprague 185 International Drive Portsmouth, NH 03801

P 7,19-2

INVOICE SUMMARY:

MDG2024 00000205 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**01/17/2024**
Payment Due Date	**02/15/2024**
Invoice Number	71122150
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	12/11/2023	01/10/2024	447.90	$356.10
180 Woodford Street, Portland, ME	12/11/2023	01/10/2024	464.00	$368.86
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**911.90**	**$724.96**
Current Finance Charges				**$6.25**
TOTAL CURRENT CHARGES				**$731.21**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck # 7260

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	01/12/24
Next Meter Read Date	02/12/24

AMOUNT DUE	PLEASE PAY BY
$271.77	02/06/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland — WOOD

Amount of Last Bill	$263.88
Payment - *Thank You* 01/10/24	($263.88)
Balance Forward	$0.00

P7, 19-3

Gas Service	$271.77

Current Bill
$271.77

Chk# 7265

USAGE AND DETAILS ON PAGE 3

The Unitil Scholarship Fund

Science, Technology, Engineering and Math (STEM) scholarships are available for the 2024-2025 academic year.

STEM
SCIENCE • TECHNOLOGY • ENGINEERING • MATH

We are happy to announce that we are again offering scholarships for high school students. Six high school seniors from our service territories in New Hampshire, Maine and Massachusetts who are pursuing degrees in engineering, math, science, or technology will each receive $5,000 for the first year of undergraduate study.

Unitil Scholarship Fund guidelines and application for the 2024-2025 academic year are available online at unitil.com/scholarship. The deadline to submit your completed application is on or before March 31st and recipients will be notified of selection by mail no later than April 30th.

If you have any questions regarding our Unitil Scholarship Fund and the application process, please reach out to us via email at community@unitil.com.

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	01/12/24
Next Meter Read Date	02/12/24

AMOUNT DUE	PLEASE PAY BY
$279.01	02/06/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

180 Woodford St, Portland — WOOD

Amount of Last Bill	$278.79
Payment - *Thank You* 01/10/24	($278.79)
Balance Forward	$0.00

P 7, 19-4

Gas Service	$279.01

Current Bill
$279.01

ck #7265

USAGE AND DETAILS ON PAGE 3

The Unitil Scholarship Fund

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STEM
SCIENCE • TECHNOLOGY • ENGINEERING • MATH

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If you have any questions regarding our Unitil Scholarship Fund and the application process, please reach out to us via email at community@unitil.com.

UB240112_1.XML-5055-000000084

23

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-5

INVOICE SUMMARY:

MDG2024 00000137 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**02/21/2024**
Payment Due Date	**03/21/2024**
Invoice Number	71133490
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	01/10/2024	02/12/2024	535.90	$426.02
180 Woodford Street, Portland, ME	01/10/2024	02/12/2024	548.90	$436.34
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**1,084.80**	**$862.36**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$862.36**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck # 7295

Go Green Go Paperless

Sign up today 1.844.994.3835 paperless@spragueenergy.com

Payment must be accompanied by bottom portion of this bill

Woodford Arms, Inc.

Invoice Date	02/21/2024
Payment Due Date	03/21/2024
Invoice Number	71133490
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

Please Remit to:
Sprague Operating Resources LLC.
PO Box 782532, Philadelphia,
PA 19178-2532

Invoice Summary:

Prior Balance	$1,441.17
Payments	($1,441.17)
Current Charges	$862.36
Finance Charges	$0.00

May not reflect payments received within three business days.

Total Amount Due	**$862.36**
Amount Enclosed	

A finance charge of 1.50% per month (18.00% APR) will be assessed on all balances unpaid after due date.

0072018283 0071133490 0000086236 0000086236 7

000000 01 03 000137 000298 P

Sprague 185 International Drive Portsmouth, NH 03801

P7,19-6

INVOICE SUMMARY:

MDG2024 00000175 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**03/18/2024**
Payment Due Date	**04/16/2024**
Invoice Number	71141738
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	02/12/2024	03/13/2024	444.70	$353.45
180 Woodford Street, Portland, ME	02/12/2024	03/13/2024	451.70	$359.10
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**896.40**	**$712.55**
Current Finance Charges				$0.00
TOTAL CURRENT CHARGES				**$712.55**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

CK# 7295

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	03/15/24
Next Meter Read Date	04/11/24

AMOUNT DUE	PLEASE PAY BY
$580.21	04/09/24

ck # 7296

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

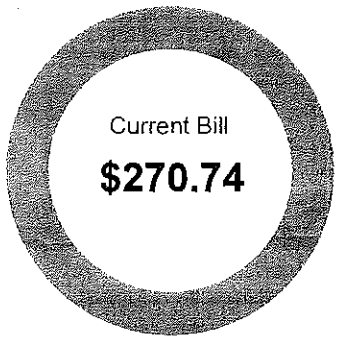
BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	$309.47
Payment - *Thank You*	$0.00
Balance Forward	$309.47

P7, 19-7

Gas Service	$270.74



USAGE AND DETAILS ON PAGE 3

Connect with us!

We are here to help with your energy service needs and questions.

Customer Service / Report a Power Outage
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

Follow us on the web to stay up to date with news and outage restoration information.

- unitil.com
- facebook.com/Unitil
- twitter.com/Unitil
- instagram.com/unitilenergy
- linkedin.com/company/unitil
- youtube.com/UnitilEnergy

Update Your Info.

Make sure we have your current contact information in your MyUnitil account.

1. Sign in to MyUnitil at myaccount.unitil.com
2. Click on "profile" and then "edit contact & profile" to update your phone number and email address

UB240315_1.XML-329-000001011

234

UB240315_1.XML-331-000001011

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	03/15/24
Next Meter Read Date	04/11/24

AMOUNT DUE	PLEASE PAY BY
$589.25	04/09/24

ch#7296

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

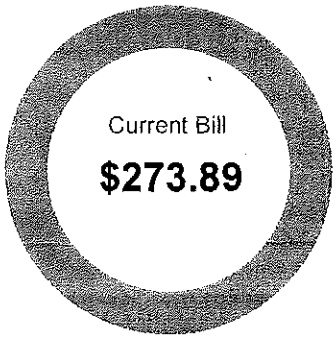
BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	$315.36
Payment - *Thank You*	$0.00
Balance Forward	$315.36

P7, 19-8

Gas Service	$273.89



USAGE AND DETAILS ON PAGE 3

Connect with us!

We are here to help with your energy service needs and questions.

Customer Service / Report a Power Outage
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

Follow us on the web to stay up to date with news and outage restoration information.

- unitil.com
- facebook.com/Unitil
- twitter.com/Unitil
- instagram.com/unitilenergy
- linkedin.com/company/unitil
- youtube.com/UnitilEnergy

Update Your Info.

Make sure we have your current contact information in your MyUnitil account.

1. Sign in to MyUnitil at myaccount.unitil.com
2. Click on "profile" and then "edit contact & profile" to update your phone number and email address

UB240315_1.XML-325-000001012

234

UB240315_1.XML-327-000001012

Sprague 185 International Drive Portsmouth, NH 03801

P7,19-9

INVOICE SUMMARY:

MDG2024 00000043 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**04/16/2024**
Payment Due Date	**05/15/2024**
Invoice Number	71150519
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	03/13/2024	04/11/2024	330.70	$262.87
180 Woodford Street, Portland, ME	03/13/2024	04/11/2024	367.90	$292.52
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**698.60**	**$555.39**
Current Finance Charges				$5.51
TOTAL CURRENT CHARGES				**$560.90**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

Ck#7318

000000 02 03 000043 000093 P

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

MEGAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	04/15/24
Next Meter Read Date	05/13/24

AMOUNT DUE	PLEASE PAY BY
$225.00	05/10/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	$580.21
Payment - *Thank You* 04/02/24	($580.21)
Balance Forward	$0.00

P7, 19-10

Gas Service	$221.91
Other Charges/Credits	$3.09

Ch#7346

Current Bill
$225.00

USAGE AND DETAILS ON PAGE 3

New MyUnitil Experience

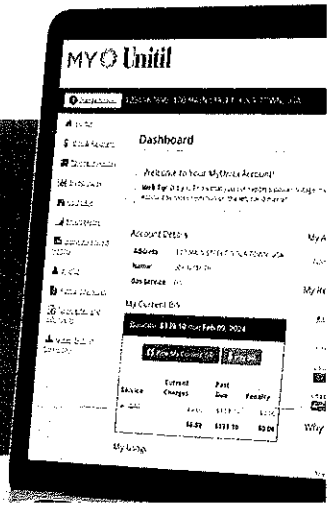
Introducing a new customer portal to manage your account

MyUnitil has been updated with a new, more modern solution that is easier to navigate and offers exciting new benefits and features, including:

- Enhanced security to meet today's data and technology needs
- A more modern interface that is easy to navigate
- New usage graphs to help customers better understand and manage their energy usage
- Appointment reminders and payment-due reminders

Visit myaccount.unitil.com to check out the new MyUnitil today!

If you are a current user, you will log in to the new MyUnitil experience using your existing username and password.



UB240417_3.XML-477-000002139

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000239 000002139

WOODFORD ARMS
P.O. BOX 10563
PORTLAND ME 04104 0563

23

ACCOUNT NUMBER
5050717500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$225.00	05/10/24	

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505 Page 1 of 3 00000225006

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	04/15/24
Next Meter Read Date	05/13/24

AMOUNT DUE	PLEASE PAY BY
$240.83	05/10/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

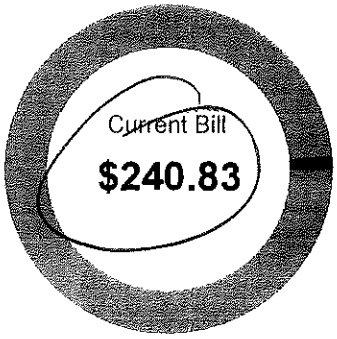
BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	$589.25
Payment - *Thank You* 04/02/24	($589.25)
Balance Forward	$0.00

P7,19-11

Gas Service	$237.68
Other Charges/Credits	$3.15



Ch#7346

USAGE AND DETAILS ON PAGE 3

New MyUnitil Experience

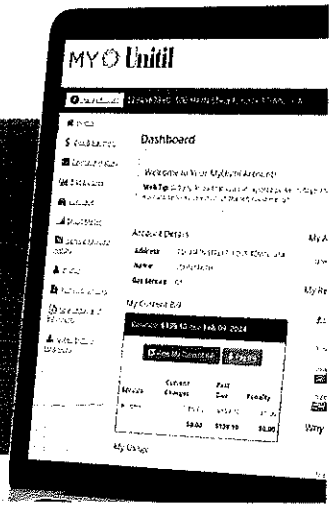
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- Appointment reminders and payment-due reminders

Visit myaccount.unitil.com to check out the new MyUnitil today!

If you are a current user, you will log in to the new MyUnitil experience using your existing username and password.



UB240417_3.XML-473-000002140

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000237 000002140

WOODFORD ARMS
PO BOX 10563
PORTLAND ME 04104 0563

23

ACCOUNT NUMBER
5051973500

Unitil

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$240.83	05/10/24	

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	05/15/24
Next Meter Read Date	06/11/24

AMOUNT DUE	PLEASE PAY BY
$443.00	06/10/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland — WOOD

Amount of Last Bill	$225.00
Payment - *Thank You*	$0.00
Balance Forward	$225.00
Gas Service	$218.00

P 7,19-12 credit ↑ not paid

Current Bill **$218.00**

USAGE AND DETAILS ON PAGE 3

675
218
893
225.
668

ck #7346

225
218
6-15 225
7-15 225

589.25
218.00
807.25

Pay an additional $668.00

The MyUnitil Mobile App

Manage your account on the go!

- Pay monthly bills and view payment and billing history
- Understand and manage energy usage with colorful usage graphs
- Customize notification and communication preferences
- Report a power outage and sign up for paperless billing



Available Now!

GET IT ON Google Play

Download on the App Store

UB240516_1.XML-361-000001046

ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	05/15/24
Next Meter Read Date	06/11/24

AMOUNT DUE	PLEASE PAY BY
$466.64	**06/10/24**

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	$240.83
Payment - *Thank You*	$0.00
Balance Forward	$240.83

P 7, 19-13

Gas Service	$225.81

Current Bill
$225.81

ch #7346

USAGE AND DETAILS ON PAGE 3

4b-b-b4

580.21
225.81
355.40

Bill date 5-15
6-15 225
7-15 67.5

pay add'l $700.-

The MyUnitil Mobile App

Manage your account on the go!

- Pay monthly bills and view payment and billing history
- Understand and manage energy usage with colorful usage graphs
- Customize notification and communication preferences
- Report a power outage and sign up for paperless billing



Available Now!

GET IN ON Google Play

Download on the App Store

UB240516_1.XML-357-000001047

23

UB240516_1.XML-359-000001047

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-14

INVOICE SUMMARY:

MDG2024 00000040 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

Invoice 5/15 513.73
6-15 513.73
7-15 513.73
-1650
1541.19

BILLING SUMMARY:

Invoice Date	**05/15/2024**
Payment Due Date	**06/13/2024**
Invoice Number	71159695
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	04/11/2024	05/13/2024	314.20	$249.83
180 Woodford Street, Portland, ME	04/11/2024	05/13/2024	332.00	$263.90
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**646.20**	**$513.73**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$513.73**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck#7352

000000 02 03 000040 000080 P

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	06/13/24
Next Meter Read Date	07/12/24

AMOUNT DUE	PLEASE PAY BY
($290.52)	07/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	$443.00
Payment - *Thank You* 06/06/24	($893.00)
Balance Forward	($450.00)

P 7,19-15

Gas Service	$157.26
Other Charges/Credits	$2.22

ch #7346

Current Bill
$159.48

USAGE AND DETAILS ON PAGE 3

Ways to Save

Explore options to take control of your energy use.

unitil.com/**ways-to-save**



Rebates and Efficiency Programs
Offers and services to help you meet your energy goals and lower your monthly bill

Tools and Tips
Tools to understand your energy use and tips to use energy more efficiently

Solar and Private Generation
Generate your own renewable energy in parallel with our electric system

UB240613_1.XML-341-000000972

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000171 000000972

WOODFORD ARMS
P.O. BOX 10563
PORTLAND ME 04104 0563

234

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5050717500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($290.52)	07/08/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505071750000000290521

Unitil
MEGAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	06/13/24
Next Meter Read Date	07/12/24

AMOUNT DUE	PLEASE PAY BY
($280.69)	07/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

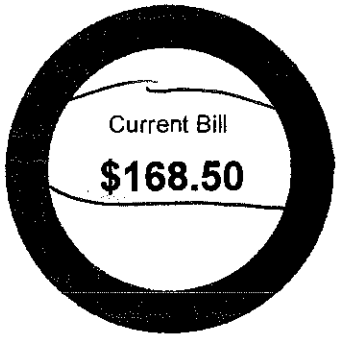
180 Woodford St, Portland WOOD

Amount of Last Bill	$466.64
Payment - *Thank You* 06/06/24	($915.83)
Balance Forward	($449.19)

P 7, 19-16

Gas Service	$166.12
Other Charges/Credits	$2.38

ck #7346



USAGE AND DETAILS ON PAGE 3

Ways to Save

Explore options to take control of your energy use.

unitil.com/**ways-to-save**



Rebates and Efficiency Programs
Offers ond services to help you meet your energy goals and lower your monthly bill

Tools ond Tips
Tools to understand your energy use ond tips to use energy more efficiently

Solar and Private Generation
Generate your own renewable energy in parallel with our electric system

UB240613_1.XML-337-000000973

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000169 000000973

WOODFORD ARMS
PO BOX 10563
PORTLAND ME 04104 0563

234

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5051973500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($280.69)	07/08/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505197359000002806 94

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-17

INVOICE SUMMARY:

MDG2024 00000091 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**06/17/2024**
Payment Due Date	**07/16/2024**
Invoice Number	71169141
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	05/13/2024	06/11/2024	168.10	$146.07
180 Woodford Street, Portland, ME	05/13/2024	06/11/2024	188.20	$149.57
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**356.30**	**$295.64**
Current Finance Charges				$0.00
TOTAL CURRENT CHARGES				**$295.64**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ch #7352

Go Green Go Paperless

Sign up today! 1.844.994.3835 natgas@spragueenergy.com

Payment must be accompanied by bottom portion of this bill

Woodford Arms, Inc.

Invoice Date	06/17/2024
Payment Due Date	07/16/2024
Invoice Number	71169141
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

Please Remit to:
Sprague Operating Resources LLC.
PO Box 782532, Philadelphia,
PA 19178-2532

Invoice Summary:

Prior Balance	$513.73
Payments	($1,550.00)
Current Charges	$295.64
Finance Charges	$0.00

May not reflect payments received within three business days.

Total Amount Due	**($740.63)**
Amount Enclosed	

A finance charge of 1.50% per month (18.00% APR) will be assessed on all balances unpaid after due date.

000000 01 03 000091 000198 P

0072018283 0071169141 0000074063 0000074063 5

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	07/16/24
Next Meter Read Date	08/13/24

AMOUNT DUE	PLEASE PAY BY
($157.79)	08/12/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

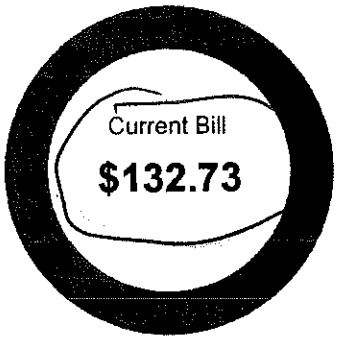
BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	($290.52)
Payment - *Thank You*	$0.00
Balance Forward	($290.52)

P7,19-18

Gas Service	$132.73



Ch#7346

430.00
139.48
290.52

USAGE AND DETAILS ON PAGE 3

Connect with

We are here to help with your ener service needs and questions.

Customer Service / Report a Power Outag
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

age

Credit Balance

Update Your Info.

Make sure we have you contact information in MyUnitil account.

1. Sign in to MyUnitil a myaccount.unitil.co
2. Click on the "Profile" and then, select "My and click the "Edit A Profile" button

UB240716_1.XML-347-000001004

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000174 000001004

WOODFORD ARMS
P.O. BOX 10563
PORTLAND ME 04104 0563

23

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Take advantage of paperless billing!
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5050717500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($157.79)	08/12/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505071750000000157795

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	07/16/24
Next Meter Read Date	08/13/24

AMOUNT DUE	PLEASE PAY BY
($139.16)	08/12/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

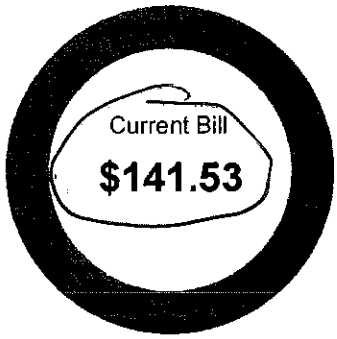
180 Woodford St, Portland WOOD

Amount of Last Bill	($280.69)
Payment - *Thank You*	$0.00
Balance Forward	($280.69)

P7,19-19

Gas Service	$141.53

chk 7346



USAGE AND DETAILS ON PAGE 3

Connect with us!

We are here to help with your energy service needs and questions.

Customer Service / Report a Power Outage
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

Follow us on the web to stay up to date with news and outage restoration information.

- unitil.com
- facebook.com/Unitil
- twitter.com/Unitil
- instagram.com/unitilenergy
- linkedin.com/company/unitil
- youtube.com/UnitilEnergy

Update Your Info.

Make sure we have you contact information in MyUnitil account.

1. Sign in to MyUnitil a myaccount.unitil.co
2. Click on the "Profile" and then, select "My and click the "Edit A Profile" button

UB240716_1.XML-343-000001005

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000172 000001005

WOODFORD ARMS
PO BOX 10563
PORTLAND ME 04104 0563

23

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5051973500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($139.16)	08/12/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505197350800000139163

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-20

INVOICE SUMMARY:

MDG2024 00000219 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:	
Invoice Date	**07/17/2024**
Payment Due Date	**08/15/2024**
Invoice Number	71177301
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	Northern ME / 1-866-900-4460

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	06/11/2024	07/12/2024	112.40	$107.83
180 Woodford Street, Portland, ME	06/11/2024	07/12/2024	132.90	$105.57
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**245.30**	**$213.40**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$213.40**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck # 7382

Go Green Go Paperless

Sign up today! 1-844-994-3835 | customerservice@spragueenergy.com

Payment must be accompanied by bottom portion of this bill

Woodford Arms, Inc.

Invoice Date	07/17/2024
Payment Due Date	08/15/2024
Invoice Number	71177301
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

Please Remit to:
Sprague Operating Resources LLC.
PO Box 782532, Philadelphia,
PA 19178-2532

Invoice Summary:

Prior Balance	($740.63)
Payments	$0.00
Current Charges	$213.40
Finance Charges	$0.00

May not reflect payments received within three business days.

Total Amount Due **($527.23)**

Amount Enclosed

A finance charge of 1.50% per month (18.00% APR) will be assessed on all balances unpaid after due date.

000000 01 03 000219 000468 P

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	08/15/24
Next Meter Read Date	09/11/24

AMOUNT DUE	PLEASE PAY BY
($31.81)	09/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	($157.79)
Payment - *Thank You*	$0.00
Balance Forward	($157.79)

P7, 19-21

Gas Service	$125.98

chk# 7346

Current Bill
$125.98

USAGE AND DETAILS ON PAGE 3

August 11
is National **811** Day

Call Before You Dig

Whether you are planting fall bulbs in your own backyard, or preparing for a whole new construction project, ANYONE planning to do ANY digging is required, by law, to call DigSafe® at 811 at **least three working days** before any digging begins.

Remember, utilities can be buried just a few inches below the ground, so even tiny gardens can do big damage to your community! Hitting a buried line when digging can disrupt utility service, cost money to repair, or cause serious injury or deoth.

DigSafe.co
MA·ME·NH

UB240615_1.XML-341-000000973

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000171 000000973

WOODFORD ARMS
P.O. BOX 10563
PORTLAND ME 04104 0563

234

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5050717500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($31.81)	09/09/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	08/15/24
Next Meter Read Date	09/11/24

AMOUNT DUE	PLEASE PAY BY
($2.47)	09/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	($139.16)
Payment - *Thank You*	$0.00
Balance Forward	($139.16)

P7, 19-22

Gas Service	$136.69

Current Bill
$136.69

Jr #7346

USAGE AND DETAILS ON PAGE 3

August 11
is National **811** Day

Call Before You Dig

Whether you are planting fall bulbs in your own backyard, or preparing for a whole new construction project, ANYONE planning to do ANY digging is required, by law, to call DigSafe® at 811 at **least three working days** before any digging begins.

Remember, utilities can be buried just a few inches below the ground, so even tiny gardens can do big damage to your community! Hitting a buried line when digging can disrupt utility service, cost money to repair, or cause serious injury or death.



UB240815_1.XML-337-000000974

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

000169 000000974

WOODFORD ARMS
PO BOX 10563
PORTLAND ME 04104 0563

234

GO PAPERLESS - GO GREEN
Take advantage of paperless billing
More details online at unitil.com/paperless

Unitil

ACCOUNT NUMBER
5051973500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
($2.47)	09/09/24	CREDIT

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505197 3500000002478

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-23

INVOICE SUMMARY:

MDG2024 00000060 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**08/20/2024**
Payment Due Date	**09/18/2024**
Invoice Number	71187838
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC, PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	07/12/2024	08/13/2024	97.00	$84.05
180 Woodford Street, Portland, ME	07/12/2024	08/13/2024	121.30	$96.41
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**218.30**	**$180.46**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$180.46**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

clt# 7352

Go Green Go Paperless

Sign up today! 1.844.994.3835 | natgas@spragueenergy.com

Payment must be accompanied by bottom portion of this bill

Woodford Arms, Inc.

Invoice Date	08/20/2024
Payment Due Date	09/18/2024
Invoice Number	71187838
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

Please Remit to:
Sprague Operating Resources LLC.
PO Box 782532, Philadelphia,
PA 19178-2532

Invoice Summary:

Prior Balance	($527.23)
Payments	$0.00
Current Charges	$180.46
Finance Charges	$0.00

May not reflect payments received within three business days.

Total Amount Due **($346.77)**

Amount Enclosed

A finance charge of 1.50% per month (18.00% APR) will be assessed on all balances unpaid after due date.

Unitil
MEGAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	09/13/24
Next Meter Read Date	10/11/24

AMOUNT DUE	PLEASE PAY BY
$100.62	10/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	($31.81)
Payment - *Thank You*	$0.00
Balance Forward	($31.81)

P 7,19-24

Gas Service	$132.43

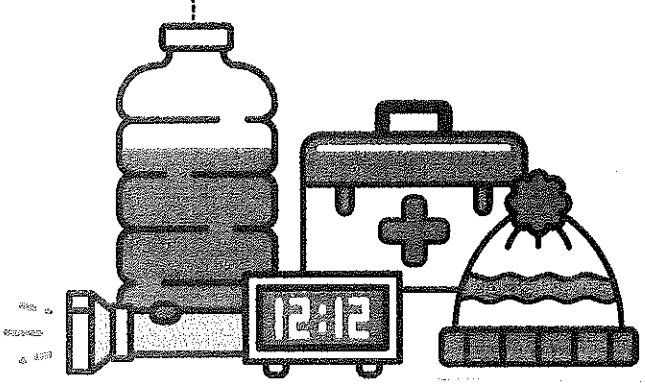
Current Bill
$132.43

ch# 7406

USAGE AND DETAILS ON PAGE 3

Be Prepared
with your emergency storm kit

unitil.com/**be-prepared**



Don't wait for the lights to go out to prepare your emergency kit. We've gathered a list of 10 must-haves that will help keep your family safe and comfortable in the event of a power outage.

- Take inventory once a year to reassess your needs and replace any expired food or medications.
- Keep your emergency kit in an easily accessible location and be sure other members of your household know where to find it.

UB240913_1.XML-329-000000965

23

UB240913_1.XML-331-000000965

Unitil
MEGAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	09/13/24
Next Meter Read Date	10/11/24

AMOUNT DUE	PLEASE PAY BY
$133.69	10/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	($2.47)
Payment - *Thank You*	$0.00
Balance Forward	($2.47)

P7,19-25

Gas Service $136.16

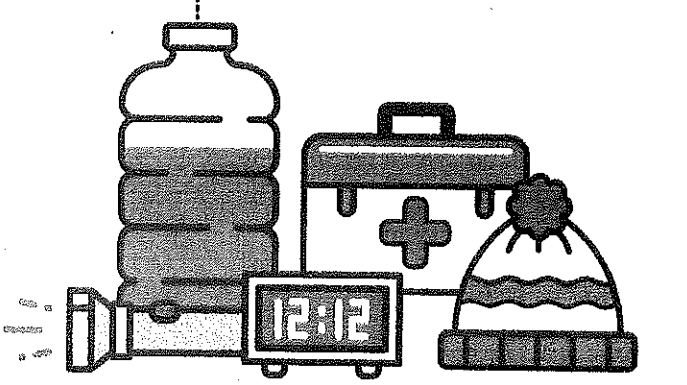
Current Bill
$136.16

ch#7406

USAGE AND DETAILS ON PAGE 3

Be Prepared
with your emergency storm kit

unitil.com/**be-prepared**



Don't wait for the lights to go out to prepare your emergency kit. We've gathered a list of 10 must-haves that will help keep your family safe and comfortable in the event of a power outage.

- Take inventory once a yeor to reassess your needs and replace any expired food or medications.
- Keep your emergency kit in on easily accessible location and be sure other members of your household know where to find it.

UB240913_1.XML-325-000000966

23

UB240913_1.XML-327-000000966

Sprague 185 International Drive Portsmouth, NH 03801

P7-19-26

INVOICE SUMMARY:

MDG2024 00000040 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**09/18/2024**
Payment Due Date	**10/17/2024**
Invoice Number	71196046
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	08/13/2024	09/11/2024	110.70	$87.96
180 Woodford Street, Portland, ME	08/13/2024	09/11/2024	119.80	$95.20
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		230.50	**$183.16**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$183.16**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

M#7552

Sprague 185 International Drive Portsmouth, NH 03801

P 7, 19-27

INVOICE SUMMARY:

MDG2024 00000011 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**10/16/2024**
Payment Due Date	**11/14/2024**
Invoice Number	71204719
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	09/11/2024	10/11/2024	162.10	$128.89
180 Woodford Street, Portland, ME	09/11/2024	10/11/2024	182.80	$145.26
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**344.90**	**$274.15**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$274.15**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck # 7425

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Unitil
MEGAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	10/15/24
Next Meter Read Date	11/08/24

AMOUNT DUE	PLEASE PAY BY
$120.33	11/12/24

ch # 7426

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	$100.62
Payment - *Thank You* 10/04/24	($134.90)
Balance Forward	($34.28)

P7, 19-28

Gas Service $154.61

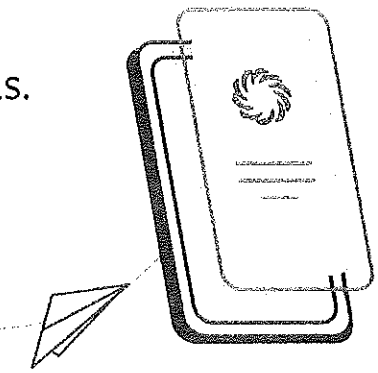
Current Bill
$154.61

USAGE AND DETAILS ON PAGE 3

Go Paperless

Stop throwing away unwanted paper bills.
Enrolling in paperless billing is easy.

unitil.com/**gopaperless**



✓ Update Bill Delivery Preferences

1. Log in to your MyUnitil account and adjust your account preferences.
2. Effective with your next bill, your account(s) will be automatically updated to email or text message delivery.

UB241015_1.XML-349-000000980

23

Unitil
MEGAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	10/15/24
Next Meter Read Date	11/08/24

AMOUNT DUE	PLEASE PAY BY
$163.89	11/12/24

ck # 7426

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
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BY PHONE
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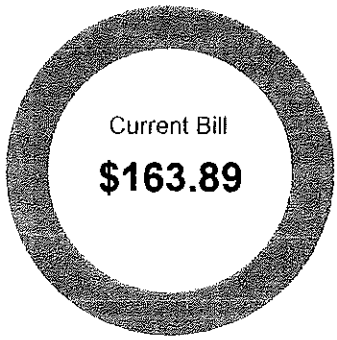
BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	$133.69
Payment - *Thank You* 10/04/24	($133.69)
Balance Forward	$0.00

P7, 19-29

Gas Service	$163.89

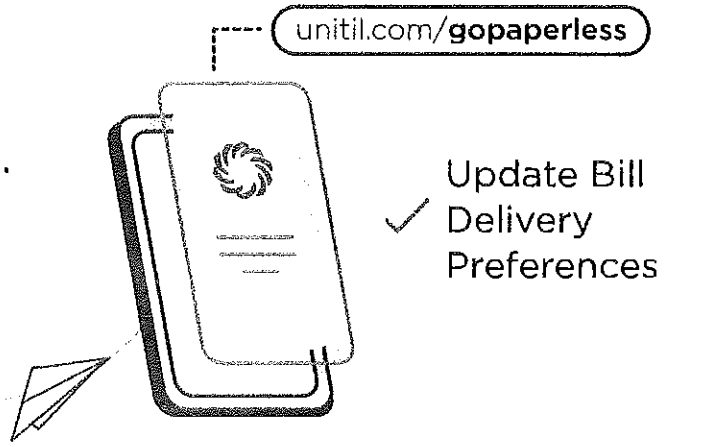


USAGE AND DETAILS ON PAGE 3

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1. Log in to your MyUnitil account and adjust your account preferences.
2. Effective with your next bill, your account(s) will be automaticolly updated to email or text message delivery.



UB241015_1.XML-345-000000981

23

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-30

INVOICE SUMMARY:

MDG2024 00000066 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:	
Invoice Date	**11/14/2024**
Payment Due Date	**12/13/2024**
Invoice Number	71214058
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 782532, Philadelphia, PA 19178-2532	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	10/11/2024	11/08/2024	211.50	$168.08
180 Woodford Street, Portland, ME	10/11/2024	11/08/2024	268.70	$213.60
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**480.20**	**$381.68**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$381.68**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

Plus: Past Due Balance + 110.54

492.22

ck # 7452

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	11/13/24
Next Meter Read Date	12/10/24

AMOUNT DUE	PLEASE PAY BY
$296.08	12/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland — WOOD

Amount of Last Bill	$120.33
Payment - *Thank You*	$0.00
Balance Forward	$120.33

P7, 19-31

Gas Service $175.75

Ch#7453

Current Bill
$175.75

USAGE AND DETAILS ON PAGE 3

Home Energy Improvements

unitil.com/**winter-energy**

Now is a great time to make some of the home energy improvements you may have been putting off – small changes that will not only save you money on your energy bill, but also improve the comfort of your home.

- Seal door and window gaps
- Replace or add new insulation
- Use a WiFi-enabled thermostat
- Schedule a tune-up and inspection of your furnace or boiler
- Utilize LED lighting where possible



To check available rebates and incentives for your area, visit **unitil.com/ways-to-save**.

UB241113_1.XML-397-000000987

Questic
More

234

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	11/13/24
Next Meter Read Date	12/10/24

AMOUNT DUE	PLEASE PAY BY
$365.09	12/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

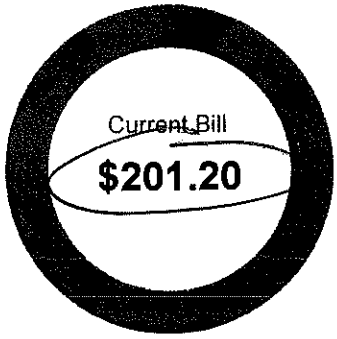
BILL SUMMARY

180 Woodford St, Portland — WOOD

Amount of Last Bill	$163.89
Payment - *Thank You*	$0.00
Balance Forward	$163.89

P 7,19-32

Gas Service $201.20



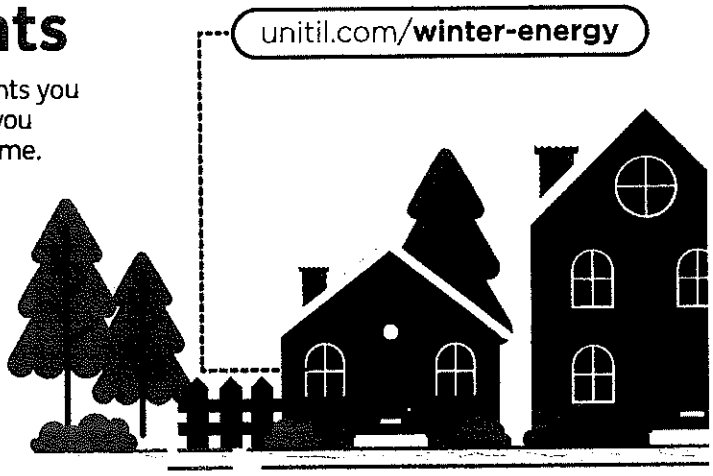
Chk# 7453

USAGE AND DETAILS ON PAGE 3

Home Energy Improvements

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- Seal door and window gaps
- Replace or add new insulation
- Use a WiFi-enabled thermostat
- Schedule a tune-up and inspection of your furnace or boiler
- Utilize LED lighting where possible



To check available rebates and incentives far your area, visit **unitil.com/ways-to-save.**

UB241113_1.XML-393-000000988

234

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS
Account Number	5050717500
Bill Date	12/12/24
Next Meter Read Date	01/10/25

AMOUNT DUE	PLEASE PAY BY
$415.84	01/06/25

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

168 Woodford St, Portland WOOD

Amount of Last Bill	$296.08
Payment - *Thank You* 11/27/24	($120.33)
Balance Forward	$175.75

P7, 19-33

Gas Service	$238.89
Other Charges/Credits	$1.20

Current Bill
$240.09

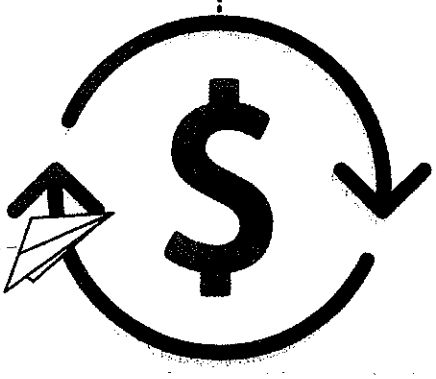
ck #7458

USAGE AND DETAILS ON PAGE 3

Never miss a payment.

Get started with Uni-Pay, Unitil's automatic bank draft option, and never worry about missing a monthly payment again.

myaccount.unitil.com



1. Log in to your MyUnitil account and enroll in Uni-Pay by providing your bank account information typically found on the bottom of a blank check.
2. After enrolling in Uni-Pay, bills will be marked as "bank draft" in the amount due section and will be automatically drafted on the due dote.

UB241212_1.XML-325-000000993

23

Unitil
ME GAS OPERATIONS

Customer	WOODFORD ARMS INC
Account Number	5051973500
Bill Date	12/12/24
Next Meter Read Date	01/10/25

AMOUNT DUE	PLEASE PAY BY
$471.04	01/06/25

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

BY PHONE
Call (888) 301-7700 and follow the prompts.

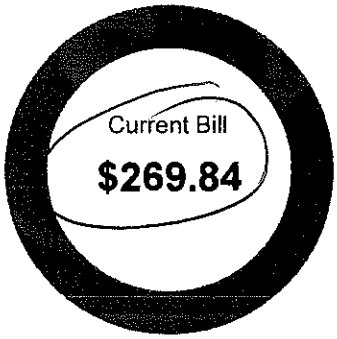
BILL SUMMARY

180 Woodford St, Portland WOOD

Amount of Last Bill	$365.09
Payment - *Thank You* 11/27/24	($163.89)
Balance Forward	$201.20

P 7, 19-34

Gas Service	$268.20
Other Charges/Credits	$1.64

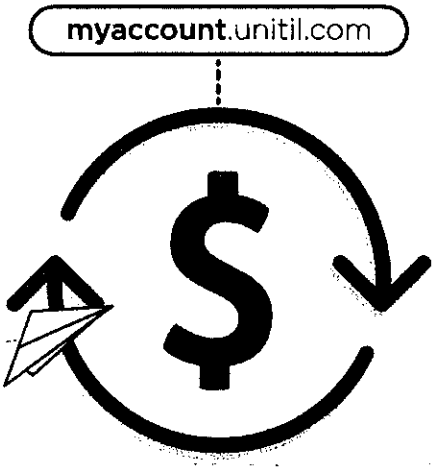


Ck #7458

USAGE AND DETAILS ON PAGE 3

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2. After enrolling in Uni-Pay, bills will be marked as "bank draft" in the amount due section and will be automatically drafted on the due date.

UB241212_1.XML-321-000000994

23

UB241212_1.XML-323-000000994

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	$126.28	02/20/2024
Invoice Number 725001693007			

P7, 20-1

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

View and pay your bill at home or on the go. With eBill, you can access your account at any time from your computer or mobile device. It's fast, secure, convenient and good for the planet. Sign up today by using our Mobile App or visiting cmpco.com/eBill.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

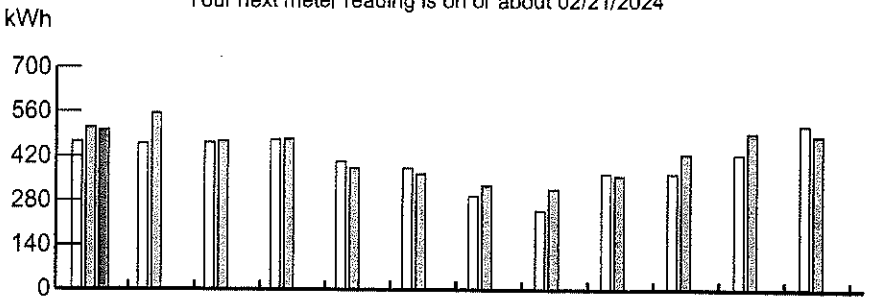
Your Account Summary

Prior Balance	**$142.20**
Payments received through 01/22/2024 - Thank you	-$142.20
Balance Forward	**$0.00**
CMP Delivery	**+$61.22**
Non-CMP Supplier Standard Offer	+$65.06
Please pay by 02/20/2024	**$126.28**

ck#7263

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/21/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	0	0	0	0	0	0	0	0	0	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$19.76	02/15/2024

Invoice Number
707001968935

P 7, 20-2

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

View and pay your bill at home or on the go. With eBill, you can access your account at any time from your computer or mobile device. It's fast, secure, convenient and good for the planet. Sign up today by using our Mobile App or visiting cmpco.com/eBill.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

Your Account Summary

Prior Balance	**$23.05**
Payments received through 01/19/2024 - Thank you	-$23.05
Balance Forward	**$0.00**
CMP Delivery	**+$14.27**
Non-CMP Supplier Standard Offer	+$5.49
Please pay by 02/15/2024	**$19.76**

Ck # 7263

001294 1/2

1.6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$123.64	02/20/2024
Invoice Number 725001693006			

P7, 20-3

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

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Your Account Summary

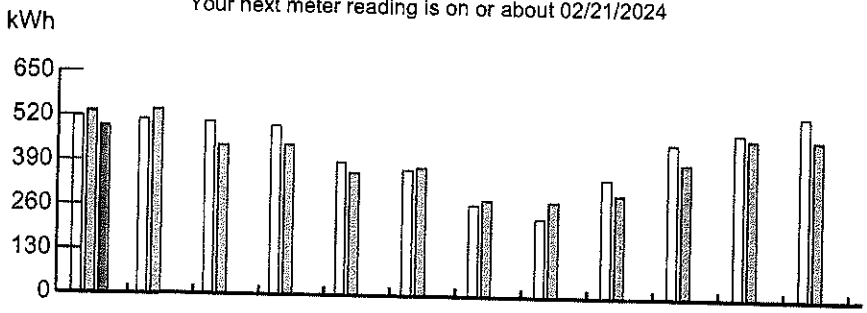
Prior Balance	**$137.06**
Payments received through 01/22/2024 - Thank you	-$137.06
Balance Forward	**$0.00**
CMP Delivery	**+$60.17**
Non-CMP Supplier Standard Offer	+$63.47
Please pay by 02/20/2024	**$123.64**

ck#7263

001267 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/21/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	0	0	0	0	0	0	0	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7451-127	WOODFORD ARMS INC 180 WOODFORD ST APT 2 PORTLAND ME 04104	**$30.72**	**02/20/2024**

Invoice Number
725001693682

P 7, 20-4

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

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Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

Your Account Summary

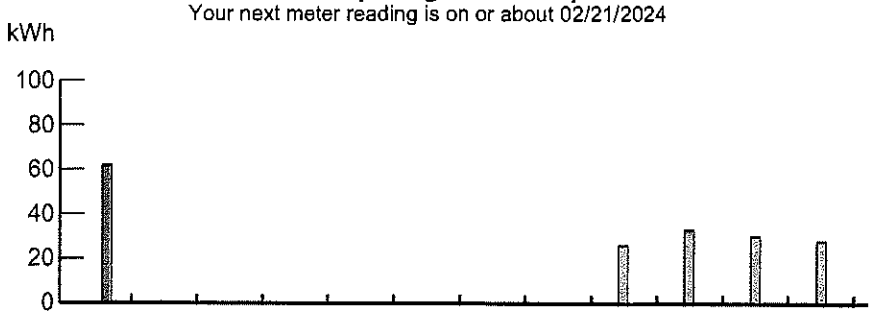
Prior Balance	**$21.81**
Payments received through 01/22/2024 - Thank you	-$21.81
Balance Forward	**$0.00**
CMP Delivery	**+$22.73**
Non-CMP Supplier Standard Offer	**+$7.99**
Please pay by 02/20/2024	**$30.72**

ck #7263

001264 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/21/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	2	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	1	1	1	1
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	$229.20	04/18/2024

Invoice Number
709002009433

P7,20-5

Your Account Summary

Prior Balance	**$123.81**
Payments received through 03/22/2024	$0.00
Balance Forward	**$123.81**
Other Charges	**+$1.17**
CMP Delivery	**+$55.67**
Non-CMP Supplier Standard Offer	+$48.55
Please pay by 04/18/2024	**$229.20**

check 7292

001140 1/2

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

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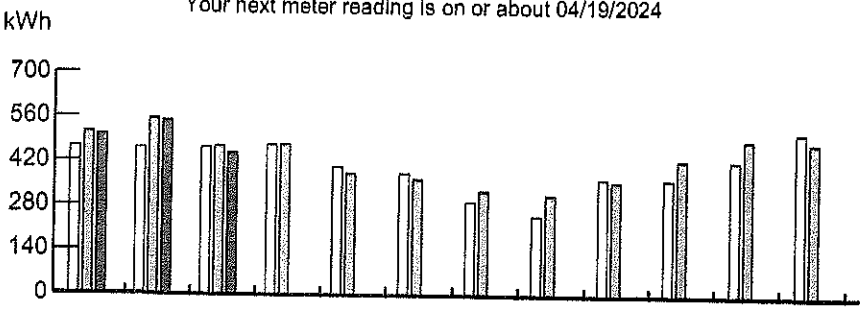
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 04/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	17	15	0	0	0	0	0	0	0	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$36.91**	**04/17/2024**

Invoice Number
704002044693

P 7,20-6

Your Account Summary

Prior Balance	**$18.88**
Payments received through 03/21/2024	$0.00
Balance Forward	**$18.88**
Other Charges	**+$0.17**
CMP Delivery	**+$14.20**
Non-CMP Supplier Standard Offer	+$3.66
Please pay by 04/17/2024	**$36.91**

ck#7292

001190 1/2

Your Messages

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Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$226.26	04/16/2024

Invoice Number
709002009432

P7, 20-7

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

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Your Account Summary

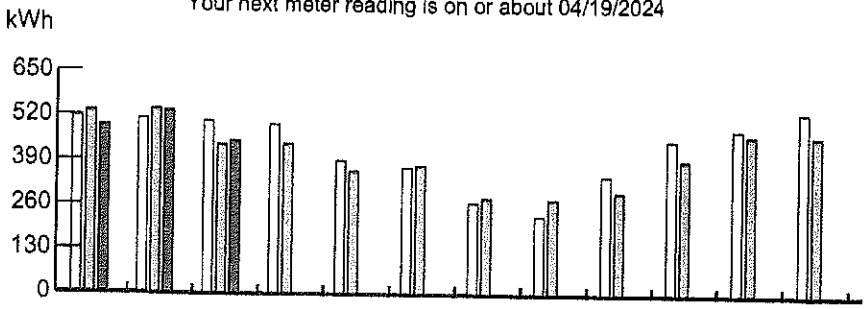
Prior Balance	**$121.09**
Payments received through 03/22/2024	$0.00
Balance Forward	**$121.09**
Other Charges	**+$1.15**
CMP Delivery	**+$55.58**
Non-CMP Supplier Standard Offer	+$48.44
Please pay by 04/18/2024	**$226.26**

ck #7292

001141 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 04/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	16	15	0	0	0	0	0	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7451-127	WOODFORD ARMS INC 180 WOODFORD ST APT 2 PORTLAND ME 04104	$28.32	03/21/2024
Invoice Number 721001881387		FINAL BILL	

P7,20-8

Your Account Summary

Prior Balance	**$30.72**
Payments received through 02/23/2024 - Thank you	-$30.72
Balance Forward	**$0.00**
CMP Delivery	**+$24.42**
Non-CMP Supplier Standard Offer	+$3.90
Please pay by 03/21/2024	**$28.32**

ck#7292

Your Messages

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On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

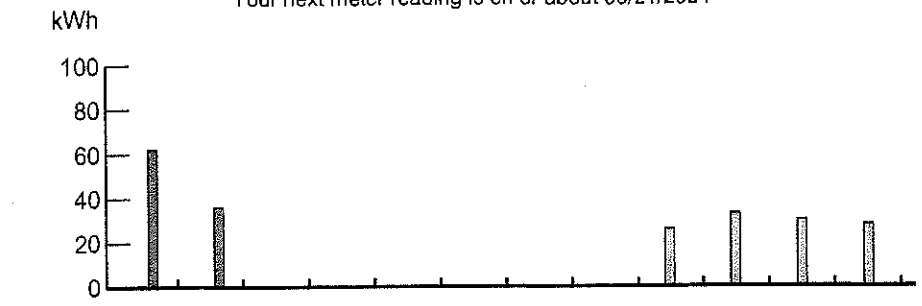
Please pay this final bill in full by the due date shown. Failure to pay the final bill in full may result in credit action including referral of your account to a collection agency and credit reporting. You may make an immediate payment at www.cmpco.com/paytoday.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 03/21/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	2	1	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	1	1	1	1
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001186 1/2

1.6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-7840-958	WOODFORD ARMS INC 170 WOODFORD ST APT 3 PORTLAND ME 04103	$59.22	04/18/2024

Invoice Number
724001806760

P 7, 20-9

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

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Your Account Summary

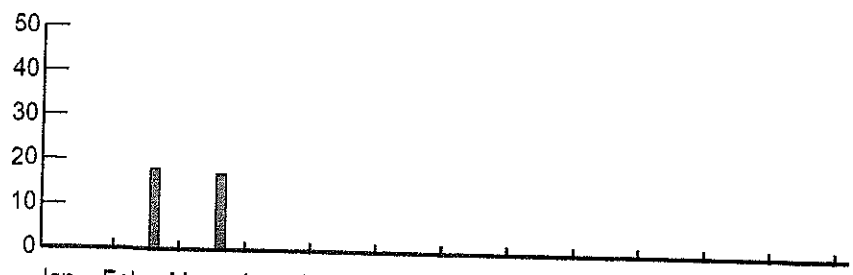
Prior Balance	**$35.50**
Payments received through 03/22/2024	$0.00
Balance Forward	**$35.50**
Other Charges	**+$0.33**
CMP Delivery	**+$21.55**
Non-CMP Supplier Standard Offer	+$1.84
Please pay by 04/18/2024	**$59.22**

ck # 7292

001137 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 04/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	1	1	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

1/6

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	**$87.91**	**05/20/2024**
Invoice Number 725001770685	PORTLAND ME 04104		

P7,20-10

Your Messages

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Your Account Summary

Prior Balance	**$229.20**
Payments received through 04/22/2024 - Thank you	-$229.20
Balance Forward	**$0.00**
CMP Delivery	**+$48.47**
Non-CMP Supplier Standard Offer	+$39.44
Please pay by 05/20/2024	**$87.91**

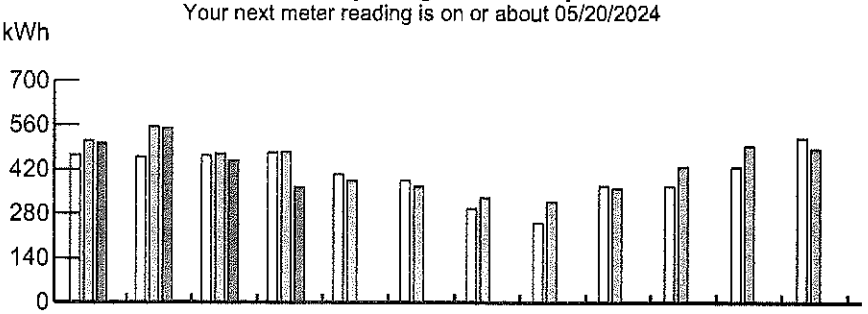
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due dat
5·20 87.91
4·20 87.91
7·26 87.91
263.73

001319 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 05/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	17	15	13	0	0	0	0	0	0	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

1,2,6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$17.40	05/16/2024

Invoice Number
702002095504

P7, 20-11

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Your Messages

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Your Account Summary

Prior Balance	**$36.91**
Payments received through 04/19/2024 - Thank you	-$36.91
Balance Forward	**$0.00**
CMP Delivery	**+$14.20**
Non-CMP Supplier Standard Offer	+~~$3.20~~
Please pay by 05/16/2024	**$17.40**

ck #7348

Date Due
5-16 17.40
6-16 3
7-14 52.20

001439 1/2

1,2,6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$101.69	05/20/2024
Invoice Number 725001770684			

P7, 20-12

lanage your account online: **cmpco.com**
ustomer Service: **800.750.4000**
)utage reporting line: **800.696.1000**

Your Messages

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Your Account Summary

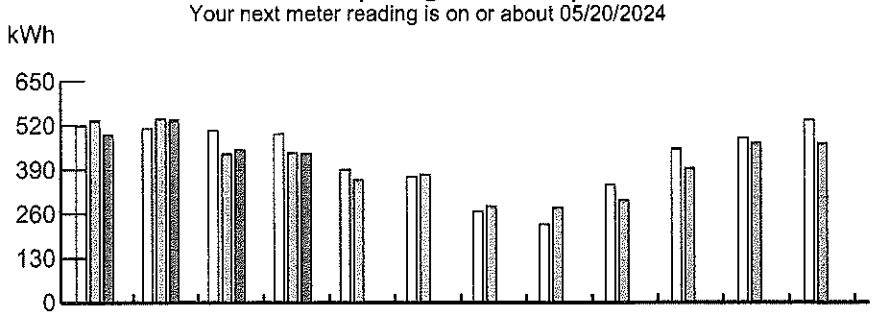
Prior Balance	**$226.26**
Payments received through 04/22/2024 - Thank you	-$226.26
Balance Forward	**$0.00**
CMP Delivery	**+$54.55**
Non-CMP Supplier Standard Offer	+$47.14
Please pay by 05/20/2024	**$101.69**

ch # 7348

101.69
3
305.07

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 05/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	16	15	15	0	0	0	0	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

001320 1/2

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	$186.55	06/17/2024
Invoice Number 703002110972	PORTLAND ME 04104		

P7, 20-13

Your Account Summary

Prior Balance	**$87.91**
Payments received through 05/21/2024	$0.00
Balance Forward	**$87.91**
Other Charges	**+$0.83**
CMP Delivery	**+$52.84**
Non-CMP Supplier Standard Offer	**+$44.97**
Please pay by 06/17/2024	**$186.55**

186.55

Ck# 7351

Your Messages

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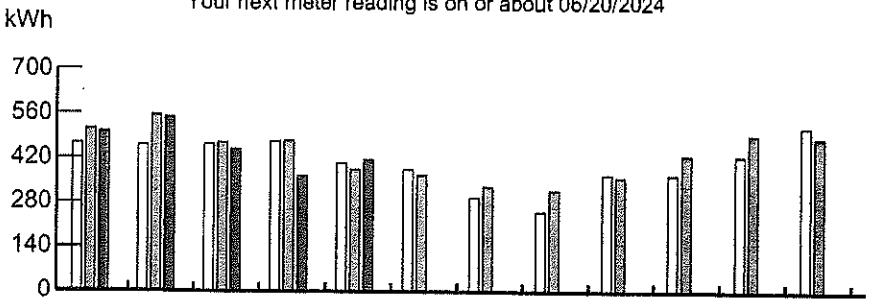
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 06/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	17	15	13	13	0	0	0	0	0	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

001121 1/2

1,2,6

CENTRAL MAINE POWER

Manage your account online: cmpco.com
Customer Service: 800.565.3181
Outage reporting line: 800.696.1000

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL	$34.74	06/17/2024
Invoice Number 725001794961	PORTLAND ME 04104		

P7, 20-14

Your Account Summary

Prior Balance	**$17.40**
Payments received through 05/20/2024	$0.00
Balance Forward	**$17.40**
Other Charges	**+$0.16**
CMP Delivery	**+$14.20**
Non-CMP Supplier Standard Offer	**+$2.98**
Please pay by 06/17/2024	**$34.74**

ck# 7351

Your Messages

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001280 1/2

1,2,6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$207.06	06/17/2024
Invoice Number 714002030195			

P7, 20-15

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

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Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

Your Account Summary

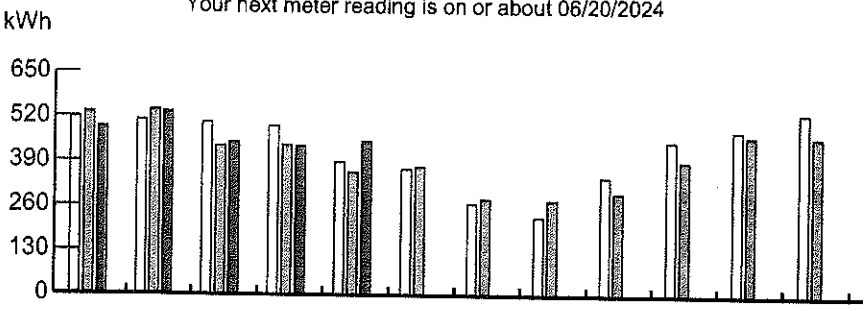
Prior Balance	**$101.69**
Payments received through 05/21/2024	$0.00
Balance Forward	**$101.69**
Other Charges	**+$0.97**
CMP Delivery	**+$55.75**
Non-CMP Supplier Standard Offer	+~~$48.65~~
Please pay by 06/17/2024	**$207.06**

M #7381

001120 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 06/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	16	15	15	14	0	0	0	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

1,2,6

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3 PORTLAND ME 04103	$46.89	06/17/2024

Invoice Number
714002030895

P 7, 20-16

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

you need help paying your bill, you may be igible for funds through the Home Energy ssistance Program, the Arrearage Management ogram or our Electricity Lifeline Program. For ore information, please contact your local ommunity Action Agency, visit cmpco.com/ elpWithBill, or call us at 800.750.4000.

ew and pay your bill at home or on the go. ith eBill, you can access your account at any ne from your computer or mobile device. It's t, secure, convenient and good for the planet. gn up today by using our Mobile App or visiting pco.com/eBill.

t your bill on autopilot with AutoPay and your ctricity bill will be paid on time, every time. It's e, secure and convenient. No mailing delays. n up today at cmpco.com/AutoPay.

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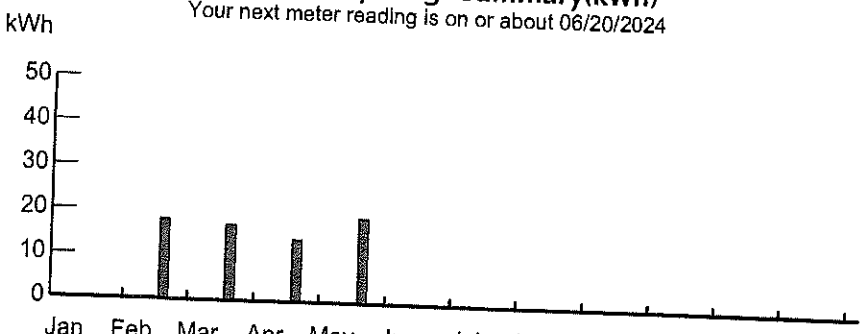
Your Account Summary

Prior Balance	**$23.07**
Payments received through 05/21/2024	$0.00
Balance Forward	**$23.07**
Other Charges	**+$0.21**
CMP Delivery	**+$21.55**
Non-CMP Supplier Standard Offer	**+$2.06**
Please pay by 06/17/2024	**$46.89**

Ck #7387

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 06/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	1	1	0	1	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001118 1/2

1,2,6

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	**-$182.22**	
Invoice Number 714002057110	PORTLAND ME 04104		

P 7,20-17

Your Account Summary

Prior Balance	**$186.55**
Payments received through 06/21/2024 - Thank you	-$450.28
Balance Forward	**-$263.73**
CMP Delivery	**+$45.64**
Non-CMP Supplier Standard Offer	+$35.87

ck # 7348 (81.51)

No Payment Due

Your Messages

[redacted]

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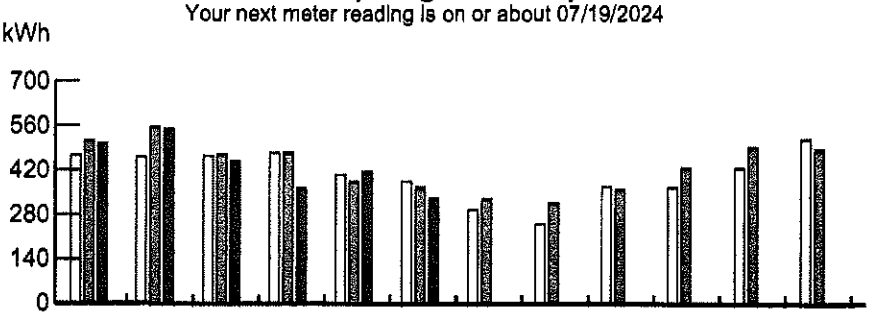
Price change associated with annual compliance and stranded costs is anticipated on July 1, 2024, pending MPUC approval.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 07/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	17	15	13	13	11	0	0	0	0	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

000890 1/2

12.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 02 000890 15814 H 7 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-0453-153
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

1007182400350104531530000000000

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	-$35.26	
Invoice Number 718002019255			

P7,20-18

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Your Messages

[redacted]

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Your Account Summary

Prior Balance	**$34.74**
Payments received through 06/20/2024 - Thank you	-$86.94
Balance Forward	**-$52.20**
CMP Delivery	**+$14.20**
Non-CMP Supplier Standard Offer	+$2.74

ck # 7348 (16.94)

No Payment Due

001331 1/2

12.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 02 001331 14343 H 10 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-0444-608
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

1007172400350104446080000000000

CENTRAL MAINE POWER

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	-$224.92	
Invoice Number 714002057109	PORTLAND ME 04104	P 7,20-19	

Manage your account online: cmpco.com
Customer Service: 800.750.4000
Outage reporting line: 800.696.1000

Your Messages

[redacted]

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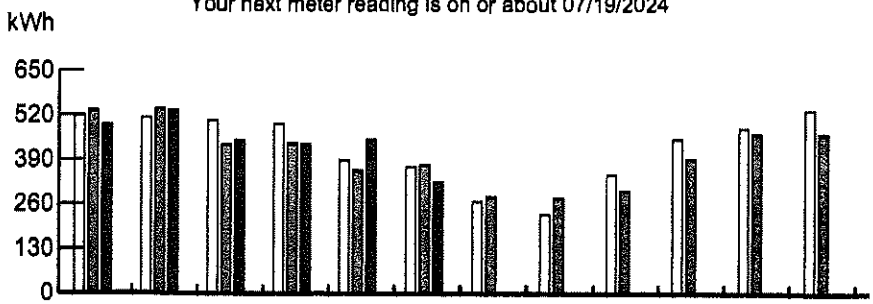
Your Account Summary

Prior Balance	**$207.06**
Payments received through 06/21/2024 - Thank you	-$512.13
Balance Forward	**-$305.07**
CMP Delivery	**+$45.04**
Non-CMP Supplier Standard Offer	+$35.11
No Payment Due	

ck # 7348 80.15

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 07/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	16	15	15	14	10	0	0	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

000891 1/2

1.2.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 02 000891 15814 H 7 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-0444-350
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

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CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3	-$45.06	
Invoice Number 717002035047	PORTLAND ME 04103		

P7,20-20

Your Messages

[redacted]

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Your Account Summary

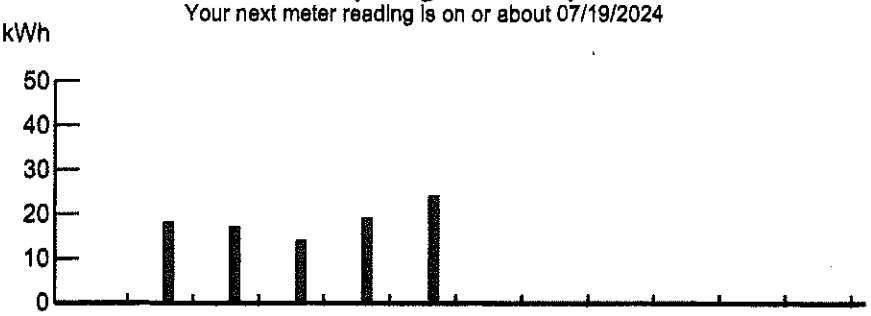
Prior Balance	**$46.89**
Payments received through 06/21/2024 - Thank you	-$116.10
Balance Forward	**-$69.21**
CMP Delivery	**+$21.55**
Non-CMP Supplier Standard Offer	+$2.60

ck # 7348 24.15

000886 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 07/19/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	1	1	0	1	1	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

1.2.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 02 000886 15814 H 7 A
WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-7840-956
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

1007182400350178409560000000000

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**-$31.14**	
Invoice Number 709002140966			

P 7, 20-21

Your Account Summary

Prior Balance	**-$117.46**
Payments received through 08/21/2024	$0.00
Balance Forward	**-$117.46**
CMP Delivery	**+$54.09**
Non-CMP Supplier Standard Offer	+$32.23
No Payment Due	**-$31.14**

ck #7348 86,32

Your Messages

The average residential **CMP Delivery** amount includes about $15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

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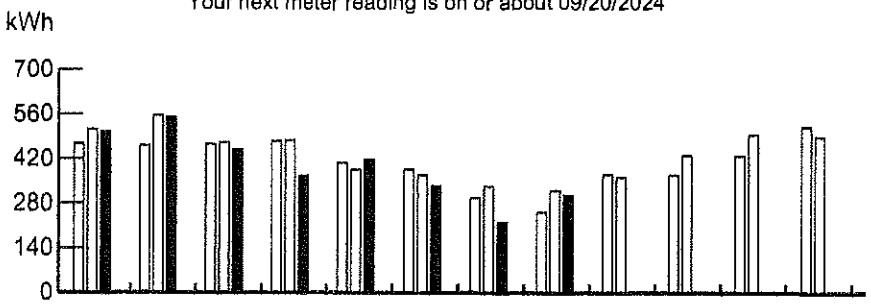
Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	17	17	15	13	13	11	7	9	0	0	0	0
□ 2023	17	17	17	15	14	11	11	10	12	15	16	16
□ 2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

001437 1/2

1.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

Account Number
3501-0453-153
Date Due
Amount Due
$0.00
Amount Paid

AB 01 001437 86603 H 10 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Please do not write below this line.

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Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8223-715	WOODFORD ARMS INC 180 WOODFORD ST APT 9 PORTLAND ME 04103	$35.16	08/20/2024
Invoice Number 706002145097		FINAL BILL	

P7, 20-22

Your Account Summary

Prior Balance	**$30.13**
Payments received through 07/24/2024	$0.00
Balance Forward	**$30.13**
CMP Delivery	**+$4.18**
Non-CMP Supplier Standard Offer	**+$0.85**
Please pay by 08/20/2024	**$35.16**

CM # 7356

Your Messages

The average residential **CMP Delivery** amount includes about $15.11 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

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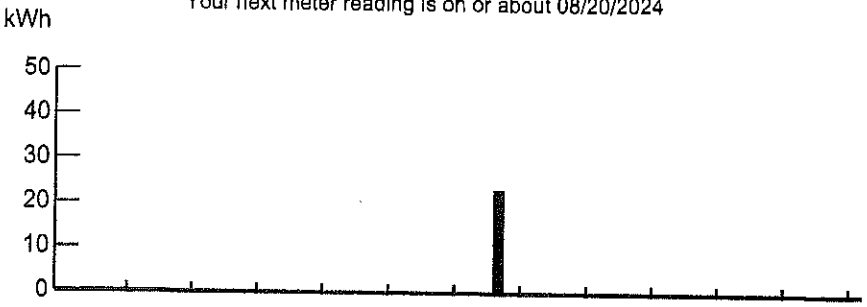
Rates changed July 1, 2024. Visit our website for more information at cmpco.com/Pricing.

Please pay this final bill in full by the due date shown. Failure to pay the final bill in full may result in credit action including referral of your account to a collection agency and credit reporting. You may make an immediate payment at www.cmpco.com/paytoday.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 08/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	0	0	0	0	0	1	0	0	0	0	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001381 1/2

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3 PORTLAND ME 04103	**$10.63**	**09/17/2024**

Invoice Number
705002173311

P7, 20-23

Your Account Summary

Prior Balance	**-$18.25**
Payments received through 08/21/2024	$0.00
Balance Forward	**-$18.25**
CMP Delivery	**+$26.43**
Non-CMP Supplier Standard Offer	~~+$2.45~~
Please pay by 09/17/2024	**$10.63**

clt#7383

001434 1/2

Your Messages

The average residential **CMP Delivery** amount includes about $15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

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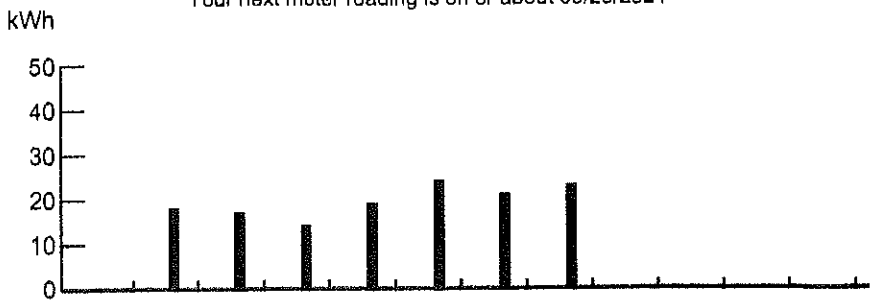
Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	1	1	0	1	1	1	1	0	0	0	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8468-161	WOODFORD ARMS INC 180 WOODFORD ST APT 5 PORTLAND ME 04103	**$33.71**	**09/17/2024**

Invoice Number
710002138875

P 7, 20-24

Your Account Summary

Prior Balance	**$0.00**
Payments received through 08/21/2024	$0.00
Balance Forward	**$0.00**
Other Charges	**+$12.00**
CMP Delivery	**+$18.09**
Non-CMP Supplier Standard Offer	+$3.62
Please pay by 09/17/2024	**$33.71**

ck #7383

Your Messages

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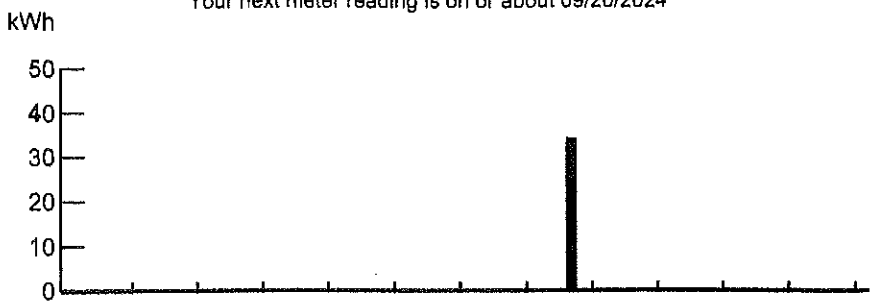
Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	0	0	0	0	2	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001435 1/2

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL	**-$0.06**	
Invoice Number 710002137105	PORTLAND ME 04104		

P7, 20-25

Your Account Summary

Prior Balance	**-$18.06**
Payments received through 08/20/2024	$0.00
Balance Forward	**-$18.06**
CMP Delivery	**+$14.97**
Non-CMP Supplier Standard Offer	+$3.03
No Payment Due	**-$0.06**

ck #7348 18.00

Your Messages

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Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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001107 1/2

1.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 01 001107 85137 H 7 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-0444-608
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

1009162400350104446080000000000

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	**-$74.42**	
Invoice Number 709002140965			

P7, 20-26

Your Account Summary

Prior Balance	**-$156.20**
Payments received through 08/21/2024	$0.00
Balance Forward	**-$156.20**
CMP Delivery	**+$51.79**
Non-CMP Supplier Standard Offer	+$29.99
No Payment Due	**-$74.42**

ch # 7348 81.78

Your Messages

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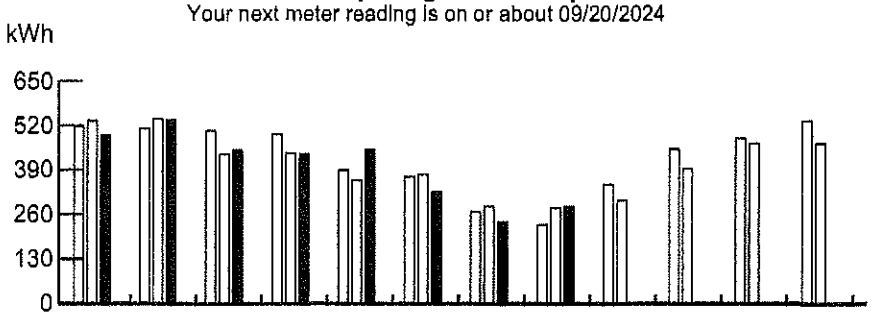
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	16	16	15	15	14	10	8	9	0	0	0	0
2023	18	17	16	14	13	12	9	9	10	14	15	16
2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

001438 1/2

1.6

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Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 01 001438 86603 H 10 A
WOODFORD ARMS, INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-0444-350
Date Due
Amount Due
$0.00
Amount Paid

Please do not write below this line.

1009172400350104443500000000000

Central Maine Power

An Avangrid company

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	$63.22	10/21/2024
Invoice Number 701002391595	PORTLAND ME 04104		

P 7, 20-27

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

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Your Account Summary

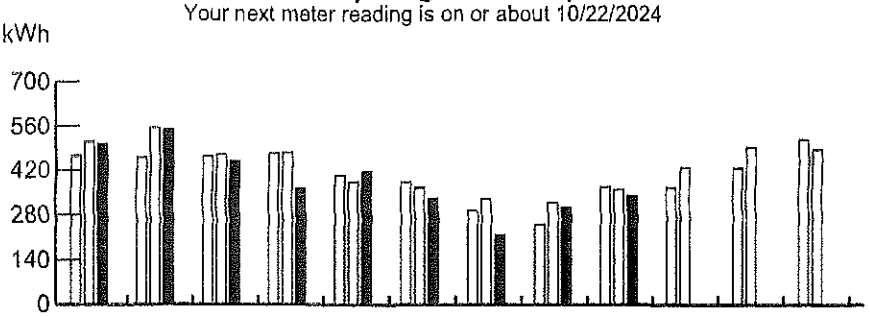
Prior Balance	**-$31.14**
Payments received through 09/23/2024	$0.00
Balance Forward	**-$31.14**
CMP Delivery	**+$58.20**
Non-CMP Supplier Standard Offer	+$36.16
Please pay by 10/21/2024	**$63.22**

ch#7348 (94.36)

001090 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/22/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	17	17	15	13	13	11	7	9	11	0	0	0
□ 2023	17	17	17	15	14	11	11	10	12	15	16	16
□ 2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

1.2.6

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$18.28**	**10/17/2024**

Invoice Number
724001961131

P7, 20-28

Your Account Summary

Prior Balance	**-$0.06**
Payments received through 09/20/2024	$0.00
Balance Forward	**-$0.06**
CMP Delivery	**+$14.97**
Non-CMP Supplier Standard Offer	+$3.37
Please pay by 10/17/2024	**$18.28**

Check Mo4

Your Messages

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001172 1/2

1.2.6

Central Maine Power

An Avangrid company

Manage your account online:	cmpco.com
Customer Service:	800.750.4000
Outage reporting line:	800.696.1000

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	$12.84	10/21/2024
Invoice Number 701002391594	PORTLAND ME 04104		

P7, 20-29

Your Messages

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Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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Your Account Summary

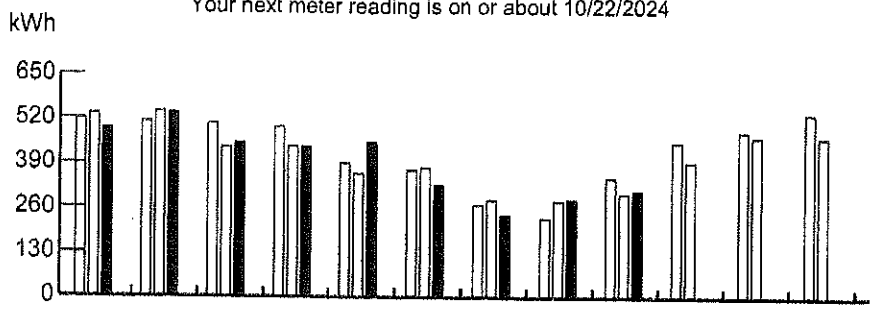
Prior Balance	**-$74.42**
Payments received through 09/23/2024	$0.00
Balance Forward	**-$74.42**
CMP Delivery	**+$54.61**
Non-CMP Supplier Standard Offer	+$32.65
Please pay by 10/21/2024	**$12.84**

ck#7404

001091 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/22/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	16	16	15	15	14	10	8	9	10	0	0	0
□ 2023	18	17	16	14	13	12	9	9	10	14	15	16
□ 2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

1.2.6

Central Maine Power

An Avangrid company

Manage your account online:	**cmpco.com**
Customer Service:	**800.750.4000**
Outage reporting line:	**800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3	**$28.41**	**10/21/2024**
Invoice Number 718002099823	PORTLAND ME 04103		

P7, 20-30

Your Account Summary

Prior Balance	**$10.63**
Payments received through 09/23/2024 - Thank you	-$10.63
Balance Forward	**$0.00**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	+$1.81
Please pay by 10/21/2024	**$28.41**

ch# 704

Your Messages

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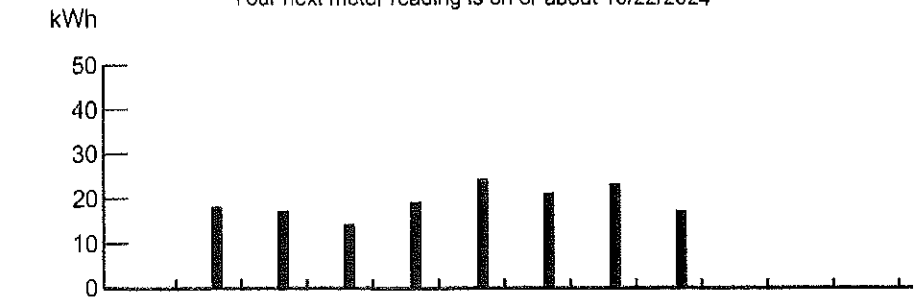
Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/22/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	1	1	0	1	1	1	1	1	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001088 1/2

1.2.6

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8468-161	WOODFORD ARMS INC 180 WOODFORD ST APT 5	**$43.16**	**09/26/2024**
Invoice Number 721002046590	PORTLAND ME 04103	**FINAL BILL**	

P7, 20-31

Your Account Summary

Prior Balance	**$33.71**
Payments received through 08/30/2024	$0.00
Balance Forward	**$33.71**
CMP Delivery	**+$7.98**
Non-CMP Supplier Standard Offer	+$1.49
Please pay by 09/26/2024	**$43.16**

Ck# 7404

Your Messages

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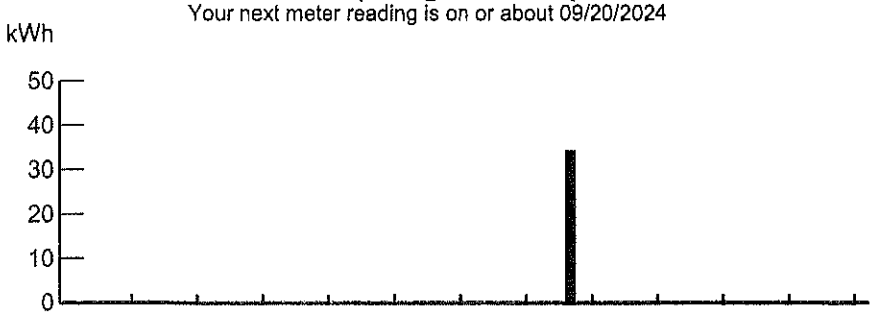
Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

Please pay this final bill in full by the due date shown. Failure to pay the final bill in full may result in credit action including referral of your account to a collection agency and credit reporting. You may make an immediate payment at www.cmpco.com/paytoday.

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	0	0	0	0	2	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8475-109	WOODFORD ARMS INC 180 WOODFORD ST APT 1	**$33.39**	**10/21/2024**
Invoice Number 710002164969	PORTLAND ME 04103		

P7, 20-32

Your Account Summary

Prior Balance	**$0.00**
Payments received through 09/23/2024	$0.00
Balance Forward	**$0.00**
Other Charges	**+$12.00**
CMP Delivery	**+$18.62**
Non-CMP Supplier Standard Offer	+$2.77
Please pay by 10/21/2024	**$33.39**

clt 74.04

Your Messages

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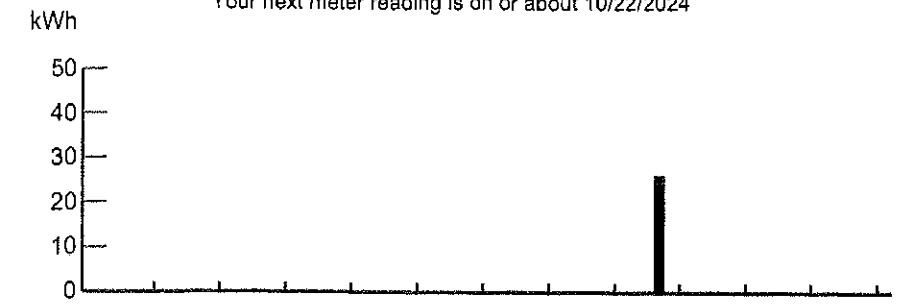
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/22/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	0	0	0	0	0	0	0	1	0	0	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001111 1/2

1,2,6

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**$116.98**	**11/20/2024**
Invoice Number 706002222836			

P7, 20-33

Your Messages

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Your Account Summary

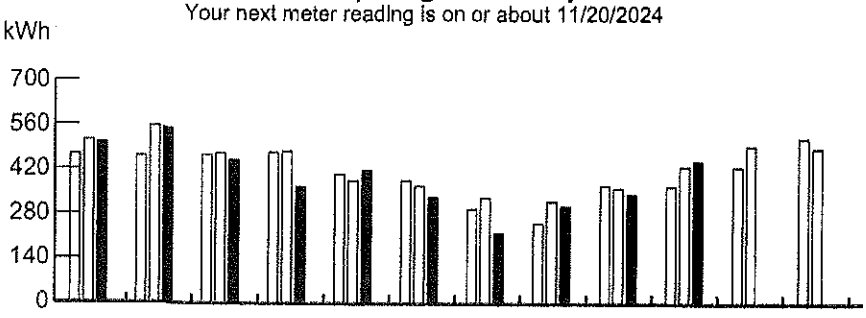
Prior Balance	**$63.22**
Payments received through 10/24/2024 - Thank you	-$63.22
Balance Forward	**$0.00**
CMP Delivery	**+$69.65**
Non-CMP Supplier Standard Offer	+$47.33
Please pay by 11/20/2024	**$116.98**

ck #7422

001094 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	17	17	15	13	13	11	7	9	11	14	0	0
2023	17	17	17	15	14	11	11	10	12	15	16	16
2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

1.6

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.565.3181**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL	**$19.01**	**11/18/2024**
Invoice Number 719002123660	PORTLAND ME 04104		

P7,20-34

Your Account Summary

Prior Balance	**$18.28**
Payments received through 10/22/2024 - Thank you	-$18.28
Balance Forward	**$0.00**
CMP Delivery	**+$14.97**
Non-CMP Supplier Standard Offer	+$4.04
Please pay by 11/18/2024	**$19.01**

ck #7422

001236 1/2

Your Messages

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1-6

Central Maine Power

An Avangrid company

lanage your account online:	cmpco.com
ustomer Service:	800.750.4000
utage reporting line:	800.696.1000

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$119.99	11/19/2024

Invoice Number
710002190540

P7, 20-35

Your Messages

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eive weekly updates about your electricity ge and estimated cost - all made possible our smart meter. Go to cmpco.com/Alerts to n more.

Your Account Summary

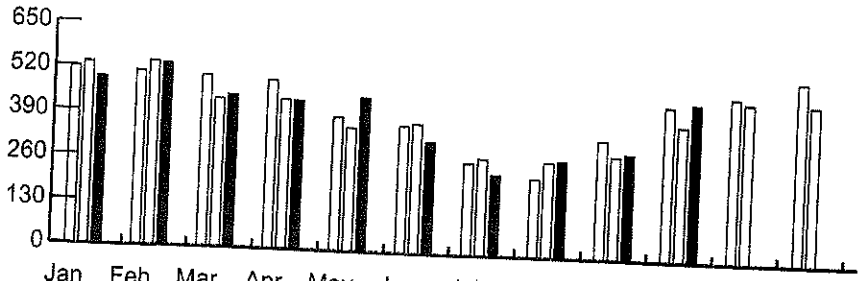
Prior Balance	
Payments received through 10/23/2024 - Thank you	**$12.84**
Balance Forward	-$12.84
CMP Delivery	**$0.00**
Non-CMP Supplier Standard Offer	**+$71.17**
	+$48.82
Please pay by 11/19/2024	**$119.99**

ck #7422

001042 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	16	16	15	15	14	10	8	9	10	14	0	0
□ 2023	18	17	16	14	13	12	9	9	10	14	15	16
□ 2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3 PORTLAND ME 04103	$37.97	11/20/2024
Invoice Number 708002210523			

P7, 20-36

Your Account Summary

Prior Balance	**$28.41**
Payments received through 10/24/2024 - Thank you	-$28.41
Balance Forward	**$0.00**
Adjustments	**+$9.47**
Other Charges	**+$0.09**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	+$1.81
Please pay by 11/20/2024	**$37.97**

ck #7422

001093 1/2

Your Messages

The average residential **CMP Delivery** amount includes about $15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

If you need help paying your bill, you may be eligible for funds through the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

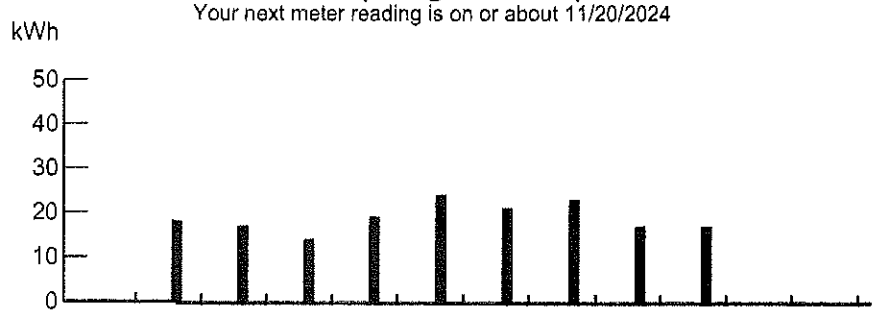
View and pay your bill at home or on the go. With eBill, you can access your account at any time from your computer or mobile device. It's fast, secure, convenient and good for the planet. Sign up today by using our Mobile App or visiting cmpco.com/eBill.

When you sign up for AutoPay, you choose how many days before the due date you'd like your payment automatically deducted from your bank account each month. It's safe, secure and convenient. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. Go to cmpco.com/Alerts to learn more.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	1	1	0	1	1	1	1	1	1	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Page 1 of 3

Account Number	Service Location	Amount Due	Date Due
3501-8475-109	WOODFORD ARMS INC 180 WOODFORD ST APT 1 PORTLAND ME 04103	$30.64	11/19/2024

Invoice Number
717002141437

P7, 20-37

inage your account online: cmpco.com
stomer Service: 800.750.4000
tage reporting line: 800.696.1000

our Messages

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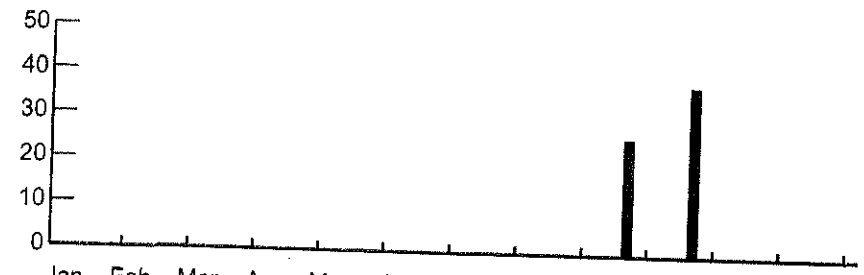
Your Account Summary

Prior Balance	**$33.39**
Payments received through 10/23/2024 - Thank you	-$33.39
Balance Forward	**$0.00**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	+$4.04
Please pay by 11/19/2024	**$30.64**

ck #7422

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	0	0	0	0	0	0	0	1	1	0	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001060 1/2

Central Maine Power

An Avangrid company

Manage your account online:	**cmpco.com**
Customer Service:	**800.750.4000**
Outage reporting line:	**800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	**$228.61**	**12/18/2024**
Invoice Number 719002151542	PORTLAND ME 04104		

P7, 20-38

Your Account Summary

Prior Balance	**$116.98**
Payments received through 11/21/2024	$0.00
Balance Forward	**$116.98**
Other Charges	**+$1.11**
CMP Delivery	**+$66.38**
Non-CMP Supplier Standard Offer	+$44.14
Please pay by 12/18/2024	**$228.61**

ch # 7444

Your Messages

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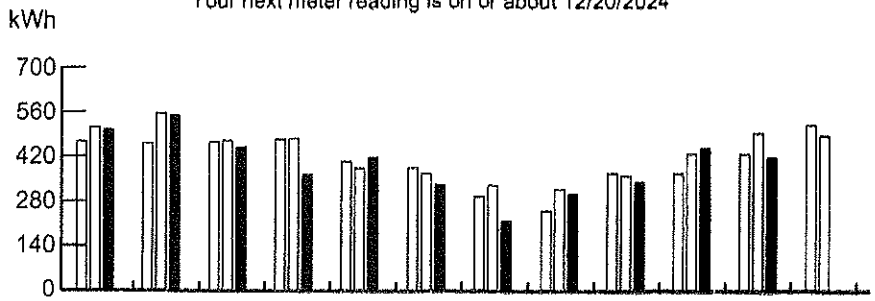
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	17	17	15	13	13	11	7	9	11	14	14	0
□ 2023	17	17	17	15	14	11	11	10	12	15	16	16
□ 2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Manage your account online:	**cmpco.com**
Customer Service:	**800.565.3181**
Outage reporting line:	**800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$38.20**	**12/17/2024**

Invoice Number
705002251553

P7, 20-39

Your Account Summary

Prior Balance	**$19.01**
Payments received through 11/20/2024	$0.00
Balance Forward	**$19.01**
Other Charges	**+$0.18**
CMP Delivery	**+$14.97**
Non-CMP Supplier Standard Offer	+$4.04
Please pay by 12/17/2024	**$38.20**

Ck # 7444

Your Messages

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Simplify your account management with our Mobile App. Make payments, enroll in eBill and get outage updates, it's all at your fingertips. Text APP to 267898 and we'll send you a link to download the app.

000928 1/2

12.6

Central Maine Power

An Avangrid company

Manage your account online:	**cmpco.com**
Customer Service:	**800.750.4000**
Outage reporting line:	**800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	**$249.10**	**12/18/2024**
Invoice Number 719002151541			

P7,20-40

Your Account Summary

Prior Balance	**$119.99**
Payments received through 11/21/2024	$0.00
Balance Forward	**$119.99**
Other Charges	**+$1.14**
CMP Delivery	**+$75.21**
Non-CMP Supplier Standard Offer	+$52.76
Please pay by 12/18/2024	**$249.10**

ck # 7444

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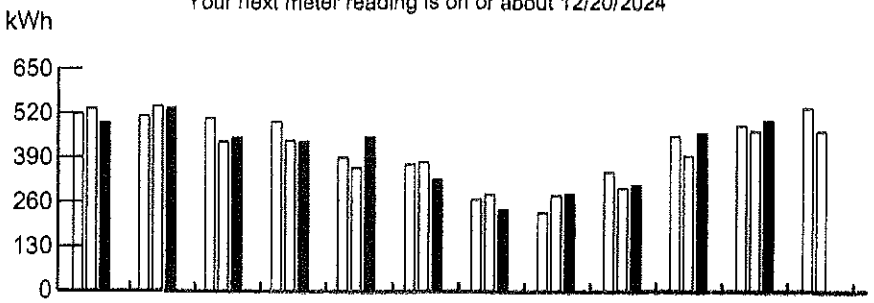
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	16	16	15	15	14	10	8	9	10	14	17	0
□ 2023	18	17	16	14	13	12	9	9	10	14	15	16
□ 2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

001297 1/2

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7840-956	WOODFORD ARMS INC 170 WOODFORD ST APT 3 PORTLAND ME 04103	$67.16	12/18/2024

Invoice Number
722002096833

P7, 20-41

Your Account Summary

Prior Balance	**$37.97**
Payments received through 11/21/2024	$0.00
Balance Forward	**$37.97**
Other Charges	**+$0.36**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	+$2.23
Please pay by 12/18/2024	**$67.16**

ck #7444

Your Messages

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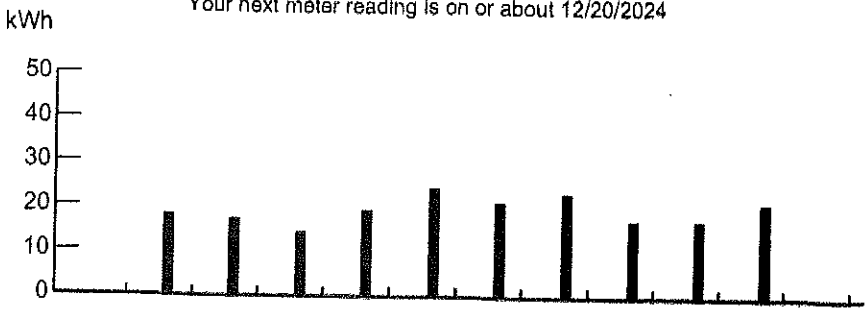
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	1	1	0	1	1	1	1	1	1	1	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001233 1/2

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Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8475-109	WOODFORD ARMS INC 180 WOODFORD ST APT 1 PORTLAND ME 04103	$58.91	12/18/2024

Invoice Number
720002134969

P7,20-42

Your Account Summary

Prior Balance	**$30.64**
Payments received through 11/21/2024	$0.00
Balance Forward	**$30.64**
Other Charges	**+$0.29**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	+$1.38
Please pay by 12/18/2024	**$58.91**

ck #7444

Your Messages

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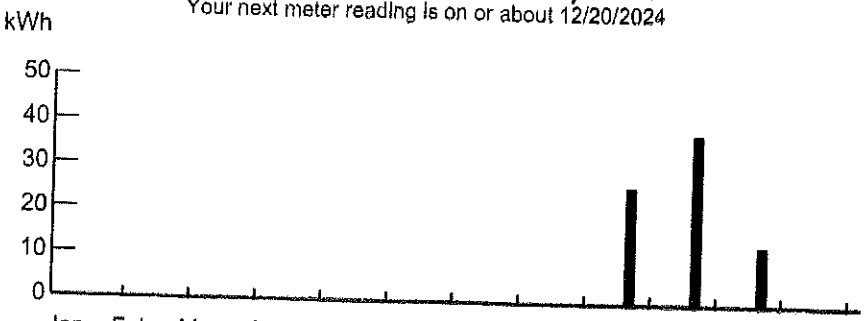
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/20/2024



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	0	0	0	0	0	0	0	1	1	0	0
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	$239.36	01/21/2025
Invoice Number 707002265636	PORTLAND ME 04104		

P7,20-43

anage your account online: **cmpco.com**
ustomer Service: **600.750.4000**
utage reporting line: **800.698.1000**

Your Account Summary

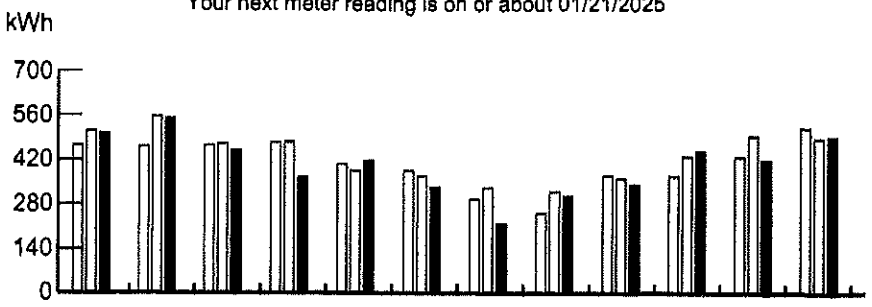
Prior Balance	**$228.61**
Payments received through 12/23/2024 - Thank you	-$116.98
Balance Forward	**$111.63**
Other Charges	**+$1.06**
CMP Delivery	**+$74.55**
Non-CMP Supplier Standard Offer	**+$52.12**
Please pay by 01/21/2025	**$239.36**

- 111.63
127.73
ck #7456

000989 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2025



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■2024	17	17	15	13	13	11	7	9	11	14	14	16
□2023	17	17	17	15	14	11	11	10	12	15	16	16
□2022	16	16	15	15	14	12	9	9	11	12	14	17

Your Average Daily Usage (kWh)

Your Messages

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Central Maine Power

An Avangrid company

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$265.62	01/21/2025

Invoice Number
707002265635

P7, 20-44

anage your account online: **cmpco.com**
stomer Service: **800.750.4000**
itage reporting line: **800.696.1000**

our Messages

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Your Account Summary

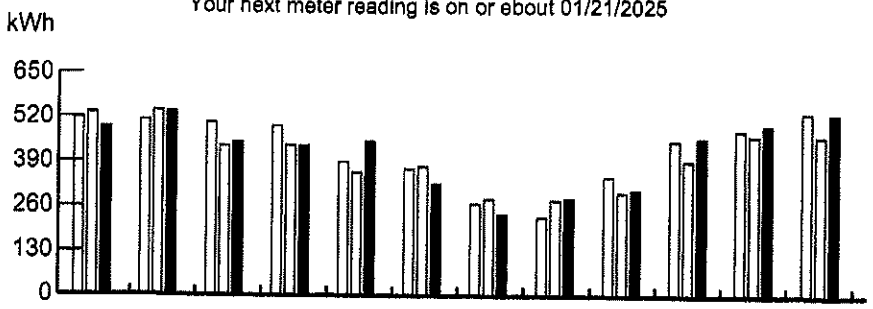
Prior Balance	**$249.10**
Payments received through 12/23/2024 - Thank you	-$119.99
Balance Forward	**$129.11**
Other Charges	**+$1.23**
CMP Delivery	**+$78.91**
Non-CMP Supplier Standard Offer	**+$56.37**
Please pay by 01/21/2025	**$265.62**

- 249.10
16.52
ck#7456

000990 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2025



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	16	16	15	15	14	10	8	9	10	14	17	18
□ 2023	18	17	16	14	13	12	9	9	10	14	15	16
□ 2022	17	18	16	16	14	12	9	8	10	15	16	18

Your Average Daily Usage (kWh)

Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-8468-161	WOODFORD ARMS INC 180 WOODFORD ST APT 5 PORTLAND ME 04103	**$22.81**	**01/21/2025**

Invoice Number
702002311368

P7,20-45

Your Account Summary

Prior Balance	**$43.18**
Payments received through 12/23/2024 - Thank you	-$76.89
Balance Forward	**-$33.71**
Adjustments	**+$33.71**
Other Charges	**+$12.00**
CMP Delivery	**+$9.75**
Non-CMP Supplier Standard Offer	**+$1.06**
Please pay by 01/21/2025	**$22.81**

22.81
ch # 7456

Your Messages

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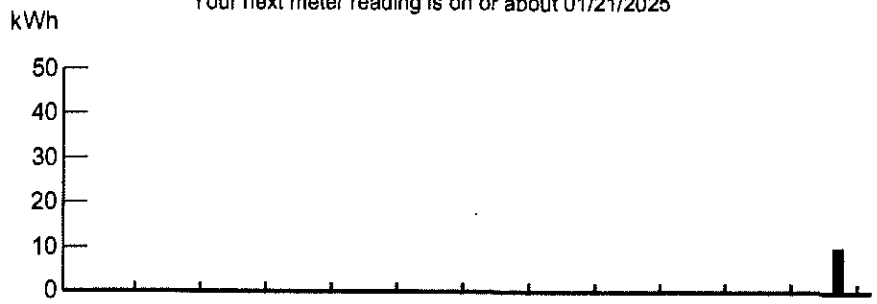
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2025



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2024	0	0	0	0	0	0	0	0	0	0	0	1
□ 2023	0	0	0	0	0	0	0	0	0	0	0	0
□ 2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

000859 1/3

Central Maine Power

An Avangrid company

Account Number	Service Location	Amount Due	Date Due
3501-8475-109	WOODFORD ARMS INC 180 WOODFORD ST APT 1 PORTLAND ME 04103	$55.87	01/21/2025
Invoice Number 702002311313			

P7, 20-46

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Your Messages

The average residential **CMP Delivery** amount includes about $15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

Asking for help can be hard. With a variety of assistance programs available, we can help if you're having trouble managing your electricity bills. For example, you may be eligible for the Arrearage Management Program or our Electricity Lifeline Program. Learn more at cmpco.com/HelpWithBill or call us at 800.750.4000.

Paying your bills may be the last thing on your mind this time of year. With our online billing service eBill, you can easily get your energy bill paid in minutes, leaving you more time for what matters most. Sign up now at cmpco.com/MyAccount.

Never miss a payment again with AutoPay. You set the schedule and we handle the rest. It's a safe and convenient solution for busy lives. Visit cmpco.com/AutoPay to sign up.

Stay informed about your electricity use with Usage Alerts. You'll receive weekly updates on your energy use -- powered by your smart meter. You can even customize your alerts so you're notified if you exceed a set amount of electricity use or cost. Visit cmpco.com/Alerts to learn more.

Your Account Summary

Prior Balance	**$58.91**
Payments received through 12/23/2024 - Thank you	-$30.64
Balance Forward	**$28.27**
Other Charges	**+$0.26**
CMP Delivery	**+$26.60**
Non-CMP Supplier Standard Offer	**+$0.74**
Please pay by 01/21/2025	**$55.87**

ck# 7348 27.60

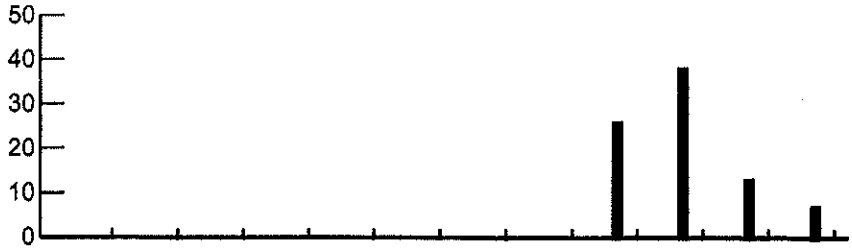
- 58.91

PASS

001009 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2025



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■2024	0	0	0	0	0	0	0	0	1	1	0	0
□2023	0	0	0	0	0	0	0	0	0	0	0	0
□2022	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

1.6

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AB 01 001009 39170 H 7 A
WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

Account Number
3501-8475-109
Date Due
01/21/2025
Amount Due
$55.87
Amount Paid

Please do not write below this line.

1001212500350184751090000005587

P7, 21-1

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

1522952

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	
Bill Date: 01/12/2024		Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$661.13
Payment - Thank You			$661.13CR
Balance Forward			$0.00
Total Current Charges	$103.04	$420.75	$523.79
TOTAL AMOUNT DUE			$523.79
			ck #7262
Current Charges Detail			
Minimum Charge	$16.63	$12.75	
Usage Charge	$86.41	$408.00	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32
05/23	30	29	29
04/23	29	27	27
03/23	26	25	25
02/23	35	36	36
01/23	29	29	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	12/26/2023	11/30/2023	5961	5928	33

MEDICAL EMERGENCY

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rally or in writing; by a physician's
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P7, 21-2

1522948

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 01/12/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$783.21
Payment - Thank You			$783.21CR
Balance Forward			$0.00
Total Current Charges	$103.04	$420.75	$523.79
TOTAL AMOUNT DUE			$523.79

ck#7262

Current Charges Detail			
Minimum Charge	$16.63	$12.75	
Usage Charge	$86.41	$408.00	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42
05/23	30	37	37
04/23	29	32	32
03/23	26	29	29
02/23	34	39	39
01/23	30	28	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	12/26/2023	11/30/2023	7130	7097	33

P7, 21-3

STORMWATER BILL

293604

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	168 WOODFORD ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DUE DATE**
293604	708731	01/02/2024	01/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2498	5603	8101	7	1	$7.75	$54.25

Service Period: 1/1/2024 to 1/31/2024

Previous Balance	$0.00
Current Charges	$54.25
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$54.25**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

dc #7264

P7, 21-4

STORMWATER BILL

293603

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DUE DATE**
293603	708729	01/02/2024	01/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2499	5163	7662	6	1	$7.75	$46.50

Service Period: 1/1/2024 to 1/31/2024

Previous Balance	$0.00
Current Charges	$46.50
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$46.50**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

dc#7264

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-5

STORMWATER BILL

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

297416

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST

BILL NUMBER	ACCOUNT #	BILL DATE	DUE DATE
297416	708729	02/01/2024	02/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2499	5163	7662	6	1	$7.75	$46.50

Service period: 2/1/2024 to 2/29/2024

Previous Balance	$46.50
Current Charges	$46.50
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$93.00**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate

MM#7377

P7, 21-6

MEDICAL EMERGENCY
will be postponed if we are notified that an
r residence has a serious medical condition
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1580581

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	
Bill Date: 02/09/2024		Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$523.79
Payment - Thank You			$523.79CR
Balance Forward			$0.00
Total Current Charges	$118.24	$471.75	$589.99
TOTAL AMOUNT DUE			$589.99
Current Charges Detail			
Minimum Charge	$17.40	$12.75	
Usage Charge	$100.84	$459.00	

ck#7279

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32
05/23	30	29	29
04/23	29	27	27
03/23	26	25	25
02/23	35	36	36

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	01/23/2024	12/26/2023	5998	5961	37

P7, 21-7

1580576

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 02/09/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$523.79
Payment - Thank You			$523.79CR
Balance Forward			$0.00
Total Current Charges	$126.11	$510.00	$636.11
TOTAL AMOUNT DUE			$636.11
			ck # 7279
Current Charges Detail			
Minimum Charge	$17.40	$12.75	
Usage Charge	$108.71	$497.25	

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42
05/23	30	37	37
04/23	29	32	32
03/23	26	29	29
02/23	34	39	39

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	01/23/2024	12/26/2023	7170	7130	40

P7, 21-8

STORMWATER BILL

312729

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	188 WOODFORD ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DUE DATE**
312729	708731	03/01/2024	03/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2498	5603	8101	7	1	$7.75	$54.25

Service Period: 3/1/2024 to 3/31/2024

Previous Balance	$54.25
Current Charges	$54.25
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$108.50**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

CK# 7298

P7,21-9

1638338

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 03/08/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$589.99
Payment - Thank You			$589.99CR
Balance Forward			$0.00
Total Current Charges	$124.65	$497.25	$621.90
TOTAL AMOUNT DUE			$621.90

ch # 7294

Current Charges Detail			
Minimum Charge	$17.57	$12.75	
Usage Charge	$107.08	$484.50	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32
05/23	30	29	29
04/23	29	27	27
03/23	26	25	25

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	02/23/2024	01/23/2024	6037	5998	39

Message Center

Attention students! Apply now for a chance to receive $1,500 towards your studies! Applications are being accepted for the $1,500 DiPietro Scholarship serving students in the Portland Water District service area pursuing a degree applicable in the water sector. The deadline is March 31. To apply and for eligibility criteria, visit www.pwd.org.

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P7, 21-10

1638334

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 03/08/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$636.11
Payment - Thank You			$636.11CR
Balance Forward			$0.00
Total Current Charges	$129.95	$522.75	$652.70
TOTAL AMOUNT DUE			$652.70

ck#7294

Current Charges Detail			
Minimum Charge	$17.57	$12.75	
Usage Charge	$112.38	$510.00	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42
05/23	30	37	37
04/23	29	32	32
03/23	26	29	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	02/23/2024	01/23/2024	7211	7170	41

Message Center

Attention students! Apply now for a chance to receive $1,500 towards your studies! Applications are being accepted for the $1,500 DiPietro Scholarship serving students in the Portland Water District service area pursuing a degree applicable in the water sector. The deadline is March 31. To apply and for eligibility criteria, visit www.pwd.org.

P7, 21-11

STORMWATER BILL

316404

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	168 WOODFORD ST

BILL NUMBER	ACCOUNT #	BILL DATE	DUE DATE
316404	708731	04/01/2024	04/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2498	5603	8101	7	1	$7.75	$54.25

Service Period: 4/1/2024 to 4/30/2024

Previous Balance	**$108.50**
Current Charges	**$54.25**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$162.75**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

ck # 7316

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-12

STORMWATER BILL

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

316403

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST

BILL NUMBER	ACCOUNT #	BILL DATE	DUE DATE
316403	708729	04/01/2024	04/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2499	5163	7662	6	1	$7.75	$46.50

Service Period: 4/1/2024 to 4/30/2024

Previous Balance	**-$7.75**
Current Charges	**$46.50**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$38.75**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

ck #7316

P7, 21-13

1695780

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 04/12/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$621.90
Payment - Thank You			$621.90CR
Balance Forward			$0.00
Total Current Charges	$100.80	$382.50	$483.30
TOTAL AMOUNT DUE			$483.30

ck#7317

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$83.23	$369.75

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32
05/23	30	29	29
04/23	29	27	27

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	03/25/2024	02/23/2024	6067	6037	30

P7, 21-14

1695776

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	
Bill Date: 04/12/2024		Payment Due Upon Receipt

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$652.70
Payment - Thank You			$652.70CR
Balance Forward			$0.00
Total Current Charges	$114.05	$446.25	$560.30
TOTAL AMOUNT DUE			$560.30

ck #7317

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$96.48	$433.50

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42
05/23	30	37	37
04/23	29	32	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	03/25/2024	02/23/2024	7246	7211	35

EMERGENCY
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P7, 21-15

1754587

005811 (1:1)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 05/10/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$483.30
Payment - Thank You			$483.30CR
Balance Forward			$0.00
Total Current Charges	$95.06	$357.00	$452.06
TOTAL AMOUNT DUE			$452.06

ck # 7345

Current Charges Detail			
Minimum Charge	$17.57	$12.75	
Usage Charge	$77.49	$344.25	

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32
05/23	30	29	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	04/24/2024	03/25/2024	6095	6067	28

Bill date 5-10 452.06
6-10 500 00
7-10 500,00
1452.06

P7, 21-16

Portland Water District

1754583

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 05/10/2024 — Payment Due Upon Receipt

005299 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$560.30
Payment - Thank You			$560.30CR
Balance Forward			$0.00
Total Current Charges	$159.10	$663.00	$822.10
TOTAL AMOUNT DUE			$822.10

ck # 7345

Current Charges Detail			
Minimum Charge	$17.57	$12.75	
Usage Charge	$141.53	$650.25	

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42
05/23	30	37	37

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	04/24/2024	03/25/2024	7298	7246	52

5-10 822.10
6-10 800.00
7-10 800.00
2422.10

P 7, 21-17

STORMWATER BILL

320080

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	168 WOODFORD ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DUE DATE**
320080	708731	05/01/2024	05/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2498	5603	8101	7	1	$7.75	$54.25

√ this when you get back. I think I paid 162.75

Service Period: 5/1/2024 to 5/31/2024

Previous Balance	**$54.25**
Current Charges	~~$54.25~~
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$108.50**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

54.25
x 3
162.75

ck #7347

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

We prepaid $162.75 for while we would be out of the country for 6 weeks

P7, 21-18

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

STORMWATER BILL

320079

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DUE DATE**
320079	708729	05/01/2024	05/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2499	5163	7662	6	1	$7.75	$46.50

Previous Balance	PD	$38.75
Current Charges		$46.50
Adjustments		$0.00
Interest		$0.00
Penalties		$0.00
Total Amount Due		$85.25

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by B
less any Stormwater Credit.

Service Period: 5/1/2024 to 5/31/2024

Bill date
5-1
6-1
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46.50
×3
139.50

ck# 7347

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

we prepaid $139.50 for while we would be out of the country for 6 weeks

P7, 21-19

STORMWATER BILL

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

335403

Questions on your bill? Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits? Please call: **(207) 874-8462.**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST

BILL NUMBER	ACCOUNT #	BILL DATE	DUE DATE
335403	708729	06/03/2024	06/25/2024

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	IMPERVIOUS AREA TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
MONTHLY STORMWATER CHARGES	2499	5163	7662	6	1	$7.75	$46.50

Service Period: 6/1/2024 to 6/30/2024

Previous Balance	$46.50
Current Charges	$46.50
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$93.00**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.

ch#7364

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-20

1812337

005224 (1:1)

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	
Bill Date: 06/14/2024		Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$452.06
Payment - Thank You			$1,452.06CR
Balance Forward			$1,000.00CR
Total Current Charges	$103.45	$395.25	$498.70
TOTAL AMOUNT DUE			$501.30CR

ck #7341

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$85.88	$382.50

CREDIT BALANCE - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29
06/23	32	32	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	05/21/2024	04/24/2024	6126	6095	31

Message Center

The latest water quality report is now available. Read the enclosed information or visit us online at www.pwd.org to download the detailed report. You may request a copy be mailed to you by contacting us at customerservice@pwd.org or 207-761-8310.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30012190
AMOUNT ENCLOSED _____
CREDIT BALANCE - DO NOT PAY

TOTAL AMOUNT DUE: ($501.30)

10003322-005224 5224 1 AV 0.504 T21 <B2>

WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

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P7, 21-21

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	1816583 Account Number 30010017
Service Address	180 WOODFORD ST PORTLAND	
Bill Date: 06/14/2024		Payment Due Upon Receipt

005287 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$822.10
Payment - Thank You			$2,422.10CR
Balance Forward			$1,600.00CR
Total Current Charges	$262.45	$1,160.25	$1,422.70
TOTAL AMOUNT DUE			$177.30CR

ck #7346

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$244.88	$1,147.50

CREDIT BALANCE - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34
06/23	32	42	42

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	05/21/2024	04/24/2024	7389	7298	91

Message Center

The latest water quality report is now available. Read the enclosed information or visit us online at www.pwd.org to download the detailed report. You may request a copy be mailed to you by contacting us at customerservice@pwd.org or 207-761-8310.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30010017
AMOUNT ENCLOSED _____
CREDIT BALANCE - DO NOT PAY

TOTAL AMOUNT DUE: ($177.30)

10003322-005287 5287 1 AV 0.504 T21 <B2>

WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

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P7, 21-22

1870054

005271 (1:1)

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	
Bill Date: 07/12/2024		Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$501.30CR
Balance Forward			$501.30CR
Total Current Charges	$116.70	$459.00	$575.70
TOTAL AMOUNT DUE			$74.40

ck#7366

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$99.13	$446.25

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30
07/23	28	29	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	06/24/2024	05/21/2024	6162	6126	36

Refer to back for customer information, online payment options, or to make mailing address changes

P7, 21-23

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

1870050

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	
Bill Date: 07/12/2024		Payment Due Upon Receipt

005259 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$177.30CR
Balance Forward			$177.30CR
Total Current Charges	$238.60	$1,045.50	$1,284.10
TOTAL AMOUNT DUE			$1,106.80

ck # 7366

Current Charges Detail		
Minimum Charge	$17.57	$12.75
Usage Charge	$221.03	$1,032.75

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37
07/23	28	34	34

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	06/24/2024	05/21/2024	7471	7389	82

Refer to back for customer information, online payment options, or to make mailing address changes

P7, 21-24

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill?
Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits?
Please call: **(207) 874-8462.**

STORMWATER BILL
MONTHLY STORMWATER CHARGES

ACCOUNT NUMBER:	**708729**
BILL NUMBER:	**349593**
BILL DATE:	**08/01/2024**
DUE DATE:	**08/25/2024**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST

DESCRIPTION	AMOUNT
MONTHLY STORMWATER CHARGES	$46.50

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL
2499	5163	7662

BILLABLE UNITS	DWELLINGS	BILLABLE RATE
6	1	$7.75

Current Charges	**$46.50**
Previous Balance	**$0.00**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$46.50**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.
Service Period: 8/1/2024 to 8/31/2024

ck #4650

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-25

1928065

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 08/09/2024 — Payment Due Upon Receipt

005248 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$74.40
Payment - Thank You			$74.70CR
Balance Forward			$0.30CR
Total Current Charges	$97.93	$375.50	~~$473.43~~
TOTAL AMOUNT DUE			$473.13

ck # 7384

Current Charges Detail			
Minimum Charge	$17.57	$12.95	
Usage Charge	$80.36	$362.55	

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
08/24	29	29	29
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32
08/23	30	30	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	07/23/2024	06/24/2024	6191	6162	29

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P7, 21-26

1928061

005236 (1:1)

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 08/09/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$1,106.80
Payment - Thank You			$1,106.80CR
Balance Forward			$0.00
Total Current Charges	$143.20	$595.63	$738.83
TOTAL AMOUNT DUE			$738.83

ck # 7384

Current Charges Detail		
Minimum Charge	$17.57	$12.95
Usage Charge	$125.63	$582.68

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
08/24	29	46	46
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36
08/23	30	37	37

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	07/23/2024	06/24/2024	7517	7471	46

P7, 21-27

1986043

005199 (1:1)

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 09/13/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$473.13
Payment - Thank You			$473.13CR
Balance Forward			$0.00
Total Current Charges	$114.05	$455.00	$569.05
TOTAL AMOUNT DUE			$569.05
			ck#7405
Current Charges Detail			
Minimum Charge	$17.57	$13.00	
Usage Charge	$96.48	$442.00	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
09/24	34	35	35
08/24	29	29	29
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40
09/23	29	32	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	08/26/2024	07/23/2024	6226	6191	35

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P7, 21-28

1986038

005249 (1:1)

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 09/13/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$738.83
Payment - Thank You			$738.83CR
Balance Forward			$0.00
Total Current Charges	$122.00	$494.00	$616.00
TOTAL AMOUNT DUE			$616.00

ck # 7405

Current Charges Detail		
Minimum Charge	$17.57	$13.00
Usage Charge	$104.43	$481.00

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
09/24	34	38	38
08/24	29	46	46
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41
09/23	29	36	36

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	08/26/2024	07/23/2024	7555	7517	38

P7, 21-29

STORMWATER BILL

MONTHLY STORMWATER CHARGES

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill?
Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits?
Please call: **(207) 874-8462.**

ACCOUNT NUMBER:	**708731**
BILL NUMBER:	**368909**
BILL DATE:	**10/02/2024**
DUE DATE:	**10/25/2024**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	168 WOODFORD ST

DESCRIPTION	AMOUNT
MONTHLY STORMWATER CHARGES	$54.25

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL
2498	5603	8101

BILLABLE UNITS	DWELLINGS	BILLABLE RATE
7	1	$7.75

Current Charges	**$54.25**
Previous Balance	**$0.00**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$54.25**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.
Service Period: 10/1/2024 to 10/31/2024

Ck #7423

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-30

2044015

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 10/11/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$569.05
Payment - Thank You			$569.05CR
Balance Forward			$0.00
Total Current Charges	$106.10	$416.00	$522.10
TOTAL AMOUNT DUE			$522.10
			ck #7424
Current Charges Detail			
Minimum Charge	$17.57	$13.00	
Usage Charge	$88.53	$403.00	

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
10/24	28	32	32
09/24	34	35	35
08/24	29	29	29
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33
10/23	33	40	40

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	09/23/2024	08/26/2024	6258	6226	32

MEDICAL EMERGENCY
be postponed if we are notified that an
denial has a serious medical condition or
by or in writing, by a physician or
medical certifications are all
still have a duty to r
ent.

P7, 21-31

2044011

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 10/11/2024 — Payment Due Upon Receipt

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$616.00
Payment - Thank You			$616.00CR
Balance Forward			$0.00
Total Current Charges	$83.58	$312.00	$395.58
TOTAL AMOUNT DUE			$395.58

ck #7424

Current Charges Detail		
Minimum Charge	$17.57	$13.00
Usage Charge	$66.01	$299.00

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
10/24	28	24	24
09/24	34	38	38
08/24	29	46	46
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38
10/23	33	41	41

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	09/23/2024	08/26/2024	7579	7555	24

P7, 21-32

2102160

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 11/08/2024 — Payment Due Upon Receipt

005215 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$522.10
Balance Forward			$522.10
Total Current Charges	$114.77	$457.84	$572.61
TOTAL AMOUNT DUE			$1,094.71

ck#7433

Current Charges Detail		
Minimum Charge	$17.57	$13.00
Usage Charge	$96.48	$442.00
Late Fee	$0.72	$2.84

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
11/24	32	35	35
10/24	28	32	32
09/24	34	35	35
08/24	29	29	29
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42
11/23	28	33	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	10/25/2024	09/23/2024	6293	6258	35

EMERGENCY

P 7, 21-33

2102156

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 11/08/2024 — Payment Due Upon Receipt

005204 (1:1)

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$395.58
Balance Forward			$395.58
Total Current Charges	$95.63	$366.13	$461.76
TOTAL AMOUNT DUE			$857.34

J-17433

Current Charges Detail		
Minimum Charge	$17.57	$13.00
Usage Charge	$77.49	$351.00
Late Fee	$0.57	$2.13

Monthly Usage (Hundred Cubic Feet)

Month	Days	Water	Waste Water
11/24	32	28	28
10/24	28	24	24
09/24	34	38	38
08/24	29	46	46
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50
11/23	28	38	38

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	10/25/2024	09/23/2024	7607	7579	28

P7, 21-34

STORMWATER BILL

MONTHLY STORMWATER CHARGES

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill?
Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits?
Please call: **(207) 874-8462.**

ACCOUNT NUMBER:	**708731**
BILL NUMBER:	**388321**
BILL DATE:	**12/02/2024**
DUE DATE:	**12/26/2024**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208899	124-J-014-001	168 WOODFORD ST

DESCRIPTION	AMOUNT
MONTHLY STORMWATER CHARGES	$54.25

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL
2498	5603	8101

BILLABLE UNITS	DWELLINGS	BILLABLE RATE
7	1	$7.75

Current Charges	**$54.25**
Previous Balance	**$54.25**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$108.50**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.
Service Period: 12/1/2024 to 12/31/2024

ck #7445

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-35

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill?
Please call: **(207) 874-8660** or Email: swbill@portlandmaine.gov
Questions on your impervious surface or credits?
Please call: **(207) 874-8462.**

STORMWATER BILL
MONTHLY STORMWATER CHARGES

ACCOUNT NUMBER:	**708729**
BILL NUMBER:	**388320**
BILL DATE:	**12/02/2024**
DUE DATE:	**12/26/2024**

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
WOODFORD ARMS INC	208897	124-J-012-001	180 WOODFORD ST

DESCRIPTION	AMOUNT
MONTHLY STORMWATER CHARGES	$46.50

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL
2499	5163	7662

BILLABLE UNITS	DWELLINGS	BILLABLE RATE
6	1	$7.75

Current Charges	**$46.50**
Previous Balance	**$46.50**
Adjustments	**$0.00**
Interest	**$0.00**
Penalties	**$0.00**
Total Amount Due	**$93.00**

Current charge is calculated as follows:
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.
Service Period: 12/1/2024 to 12/31/2024

ck# 7445

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-36

2160312

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	WOODFORD ARMS INC	Account Number 30012190
Service Address	168 WOODFORD ST PORTLAND	

Bill Date: 12/13/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$1,094.71
Payment - Thank You			$1,044.20CR
Balance Forward			$50.51
Total Current Charges	$74.97	$273.34	$348.31
TOTAL AMOUNT DUE			$398.82
			ck# 7457
Current Charges Detail			
Minimum Charge	$17.57	$13.00	
Usage Charge	$57.40	$260.00	
Late Fee	$0.00	$0.34	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
12/24	28	21	21
11/24	32	35	35
10/24	28	32	32
09/24	34	35	35
08/24	29	29	29
07/24	34	36	36
06/24	27	31	31
05/24	30	28	28
04/24	31	30	30
03/24	31	39	39
02/24	28	37	37
01/24	26	33	33
12/23	36	42	42

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130412	Primary 1"	11/22/2024	10/25/2024	6314	6293	21

005162 (1:1)

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...medical conditi...
...a phy...

P7, 21-37

2160308

Customer Name	WOODFORD ARMS INC	Account Number
		30010017
Service Address	180 WOODFORD ST PORTLAND	

Bill Date: 12/13/2024 — Payment Due Upon Receipt

Portland Water District
From Sebago Lake to Casco Bay

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$857.34
Payment - Thank You			$907.85CR
Balance Forward			$50.51CR
Total Current Charges	$86.45	$325.00	$411.45
TOTAL AMOUNT DUE			$360.94
			dc#7457
Current Charges Detail			
Minimum Charge	$17.57	$13.00	
Usage Charge	$68.88	$312.00	

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
12/24	28	25	25
11/24	32	28	28
10/24	28	24	24
09/24	34	38	38
08/24	29	46	46
07/24	34	82	82
06/24	27	91	91
05/24	30	52	52
04/24	31	35	35
03/24	31	41	41
02/24	28	40	40
01/24	26	33	33
12/23	36	50	50

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17130619	Primary 1"	11/22/2024	10/25/2024	7632	7607	25

WOODFORD ARMS, INC.

7280

Port City Carpentry

3/29/2024

Repair storm damage to 168-170 electric service mounting structure 4,000.00

P7, 25-1

ck# 7280

4,000.00

Checking

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

99920212001

5 3 Country lane

6 City, state, and ZIP code Falmouth, MAINE 04530

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ - __ - ____

or

Employer identification number

04 - 0507121

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 3/27/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

P7, 25-2

PORT CITY CARPENTRY

3 COUNTRY LANE
FALMOUTH, MAINE 04105
207.415.7011

OWNER
WOODFORD ARMS INC.
P.O. BOX 10563
PORTLAND, ME

JOB SITE ADDRESS
168 WOODFORD ST
PORTLAND, ME

INVOICE DATE: MARCH 27,2024

MATERIALS $473.39

TOTAL INVOICE: $473.39

ck # 7310

PCC ASKS THAT THIS INVOICE BE PAID WITHIN 5 DAYS

P7, 25-3

Napolitano Electrical Contractor Inc

P.O. Box 2301
South Portland ME 04116-2301

Phone # 207-799-0538

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Invoice

Invoice #
44730

Qty	Description	Rate	Amount
	Job Location: 168 Woodfords St Portland Meet with contractors Cut and remove damaged rigid conduit Install new PVC pipe and wire for 600A service Coordinate with CMP to have service re-run and hooked up		
1	Total Electrical 3/24, 3/26, 3/28/24 TN, SC, BM	7,040.00	7,040.00

A service charge of 1.5% per month (18% annually will be charged on all balances not paid within 30 days. A 40% fee based on unpaid balance of your account will be charged for any accounts placed with our collections agency

Total	$7,040.00
Payments/Credits	$0.00
Balance Due	$7,040.00

ck# 7313

P17, 1 +2

Proposal

VALID FOR 30 DAYS

CLASSIC FLOORING
429 US Rt #1
P.O. Box 7004
Scarborough, ME 04070-7004
207-883-7847

Classic Flooring
carpet • orientals • vinyl • ceramics • hardwood

Proposal #: **8285**
SaleDate: **8/4/2025**
Next Install:
Sales Rep: **Kevin Lajoie**

SOLD TO: **207-831-0735**

Peter Colesworthy
PO Box 10563
Portland, Maine 04101

SHIPPED TO

Colesworthy
170 Woodford St unit 5
Portland ME 04101

No Returns on Special Orders
Pick up hours M-F 9am - 4pm

MATERIALS		QUANTITY	PRICE	TOTAL
Armstrong Flexstep	G2513	13.33 SqYrd	$12.38	$165.07
Kitchen				
Underlayment *Stock* 1/4" Plywood	7PLMPUD48	96.00 SqFt	$1.67	$160.32
Tarkett Qbond - One Multi 1 G.	1TARQBONE1G	1.00 Each	$86.14	$86.14
Dyersburg Classic 12-12.00	Dove	58.67 SqYrd	$18.04	$1,058.35
Bed /LR				
Pad *Stock*	8lb. Challenger 7/16	58.67 SqYrd	$4.00	$234.68

LABOR	QUANTITY	PRICE	TOTAL
Vinyl Job Minimum	1.00 Each	$600.00	$600.00
Underlayment Install 1/4" Staple & Prep	3.00 Each	$45.00	$135.00
Carpet Install	58.67 SqYrd	$13.50	$792.00
Carpet Removal & Disposal on Plywood	72.00 SqYrd	$5.00	$360.00

Comments:

SubTotal:	**$3,591.56**
Sales Tax:	**$93.75**
Total:	**$3,685.31**
Payments:	**$0.00**
Balance:	**$3,685.31**

The undersigned accepts the specifications and terms, including price set forth above and in consideration therefore, hereby unconditionally guarantees that if default at any time be made by the Contractor for payments due hereunder to Classic Flooring, then the undersigned will immediately pay any and all amounts so due upon demand by Classic Flooring, and without regard to the Contractor's solvency or ability to pay.

ATTN HARDWOOD CUSTOMERS:

If moisture levels are not monitored, your floor may fail and not be covered under warranty.

SIGNATURE X _____

I received buyer/seller terms and conditions _____

Proposal #: **8285** **Total:** **$3,685.31**

Interest at 1/12% per month (18% per annum) will be charged on any unpaid balance after thirty (30) days of installation date in the event of default in payment of this order or any part thereof, and the account is referred to an attorney for collection, the contractor and/or owner agree to pay reasonable attorney's fees and interest.

Woodford Arms, Inc.
Supplemental Information for Large Turnover & Repair Expenses
Year: 2019

Reference	Description		Amount	Explanation
P7, 12-5	T.A. Napolitano Electrical Contractor Inc. Install smoke alarms in all bedrooms	$	3,902.50	Operating expense since the alarms are individual units and not an alarm system.
P7, 12-11	C.H. Rosengren Painting & Repair Inc. Paint vacant unit #170-6	$	1,670.00	Operating expense because work was painting only.
P7, 12-14	Classic Flooring Replace carpet in vacant unit #170-6	$	1,774.91	Operating expense because work was only replacement of existing carpet.
P7, 12-29	Classic Flooring Replace carpet in vacant unit #180-4	$	1,838.13	Operating expense because work was only replacement of existing carpet.
P7, 12-30	C.H. Rosengren Painting & Repair Inc. Paint vacant unit #180-4	$	2,145.00	Operating expense because work was painting only.
P7, 12-40	Peter A. Colesworthy (contractor receiving Form 1099) Temporary carpentry repairs to outside stairways	$	1,762.50	Operating expense because carpentry work on outside stairway was temporary patches. Life expectancy was not extended.
P7, 12-45	N.E. Butler - Building Contractor Temporary carpentry repairs to outside stairways	$	8,825.00	Operating expense because carpentry work on outside stairway was temporary patches. Life expectancy was not extended.
P7, 12-54	Peter A. Colesworthy (contractor receiving Form 1099) Temporary carpentry repairs to outside stairways	$	1,425.00	Operating expense because carpentry work on outside stairway was temporary patches. Life expectancy was not extended.

NOTE: We have 2 to 4 tenant turnovers each year. We consider painting & carpet replacement in these units as normal repair expenses, not capital improvements. Accordingly, we do not submit rent increase requests to the Rent Board for these turnover expenses as capital inprovements.

Woodford Arms, Inc.
Supplemental Information for Large Turnover & Repair Expenses
Year: 2024

Reference	Description		Amount	Explanation
P7, 12-10	C.H. Rosengren Painting & Repair Inc. Paint interior stairways/hallways	$	6,877.00	Operating expense because work was painting only.
P7,12-14	C.H. Rosengren Painting & Repair Inc. Paint exterior entrances	$	536.00	Operating expense because work was painting only.
P7, 12-22	Classic Flooring Replace carpet in vacant unit #180-5	$	2,353.45	Operating expense because work was only replacement of existing carpet.
P7, 12-32	C.H. Rosengren Painting & Repair Inc. Paint vacant unit #170-3	$	1,275.00	Operating expense because work was painting only.
P7, 12-48	Classic Flooring Replace carpet in vacant unit #170-3	$	2,801.72	Carpet replacement portion of this invoice ($2,801.72) remains as operating expense. Tile flooring upgrade in kitchen & bathroom portion of this invoice ($3,432.77) has been reclassified as capital improvements and Page 7, Line 12 has been decresaed accordingly.
P7, 12-49	C.H. Rosengren Painting & Repair Inc. Paint vacant unit #180-1	$	1,163.00	Operating expense because work was painting only.
P7, 25-1	Port City Carpentry Repair hole in building from fallen tree	$	4,473.39	Operating expense because work only repaired storm damage.
P7, 25-3	T.A. Napolitano Electrical Contractor Inc. Reinstall electric service broken by fallen tree	$	7,040.00	Operating expense because work only repaired storm damage.

NOTE: We have 2 to 4 tenant turnovers each year. We consider painting & carpet replacement in these units as normal repair expenses, not capital improvements. Accordingly, we do not submit rent increase requests to the Rent Board for these turnover expenses as capital inprovements.

Revised P7, 12-48 (2024)

Invoice

CLASSIC FLOORING
429 US Rt #1
P.O. Box 7004
Scarborough, ME 04070-7004
207-883-7847

Classic Flooring
carpet • orientals • vinyl • ceramics • hardwood

Invoice#: 4132
SaleDate: 6/1/2024
Next Install: 11/8/2024
Sales Rep: Kevin Lajoie

SOLD TO: 207-831-0736
Peter Colesworthy
PO Box 10663
Portland, Maine 04101

SHIPPED TO
170 Woodford St. #3
Portland ME 04101
Unit 170-3

No Returns on Special Orders
Pick up hours M-F 9am - 4pm

MATERIALS		QUANTITY	PRICE	TOTAL	
Dyersburg Classic 12-12.00 LR/Beds/Hall	Dove	78.67 SqYrd	$17.91	$1,408.98	carpet
Pad "Stock"	8lb. Challenger 7/16	78.66 SqYrd	$4.00	$314.64	
Rem Kitchen/Bath	Tile	1.00 Each	$130.00	$130.00	
Laticrete 10lbs "Stock" Grout Base 5 Layers	LT10PSGBASE	2.00 Each	$29.29	$58.58	
Laticrete Color Packet "Stock"	Light Pewter	1.00 Each		$12.99	
Ditra 1/8" "Stock"	2SDITRA30	130.00 SqFt	$1.91	$248.30	
Schluter All Set "Stock" Modified 50 lbs	2SSETA5W	4.00 Each	$42.64	$170.56	Tile
Schluter Schiene 3/8" "Stock" ALUM	Satin Anodized Aluminum AE	1.00 Each	$16.43	$16.43	
Vinyl Insert	Beige	1.00 Each	$58.46	$58.46	
Mapei Planiseal MB Subfloor Prep	Part A	1.00 Each	$350.00	$350.00	
Mapei Planiseal MB	Part B	1 00 Each	$140.00	$140.00	
Laticrete Caulk	Pewter	1.00 Each	$13.75	$13 75	

LABOR	QUANTITY	PRICE	TOTAL	
Carpet Install	78.67 SqYrd	$7.50	$590.00	carpet
Carpet Removal & Disposal on Concrete	78.66 SqYrd	$5.00	$393.30	
Tile Install 12x24 w/Clips	130.00 SqFt	$6.65	$864.50	
Vinyl Removal & Disposal on Plywood	15.00 SqYrd	$9.25	$138.75	
Ditra Mat Install	130.00 SqFt	$1.65	$214.50	Tile
Floor Prep	1.00 Each	$500.00	$500.00	
Miscellaneous additional prep	1.00 Each	$200.00	$200.00	
Concrete Tackstrip - Duo Fast	1.00 Each	$250.00	$250.00	

Comments:

SubTotal:	$6,073.74
Sales Tax:	$160.75 Tax
Total:	$6,234.49
Payments:	$0.00
Balance:	$6,234.49

Allocation of Invoice:

	Carpet (Oper. Exp)	Tile (Cap Imp)
Materials	1,723.62	1,199.07
Labor	983.30	2,167.75
Tax	94.80	65.95
Totals	2,801.72	3,432.77

r the period of July 01, 2018
nber 21, 2018 and March 08,
tarting on September 21,
, starting March 09

P7, 2-1 (2019)

28008

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$5,128.81	$5,128.81	$5,128.81	$0.00	$5,128.81

ck#6131

CBL: 124-J-014-001

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

ACCOUNT NUMBER: 16402
ACRES: 0.469
BILL NUMBER: **9995**

Owner of Record as of: April 1, 2018
WOODFORD ARMS INC

Assessed Property Description:
124-J-14-16-20-24
WOODFORD ST 168-170
20415 SF

CURRENT BILLING DISTRIBUTION		
Education	$5,078	49.50%
Public Safety	$1,826	17.80%
Debt Service	$1,436	14.00%
Public Works	$554	5.40%
County Tax	$359	3.50%
Rec & Fac Mgmt	$287	2.80%
Health & Human Svcs	$246	2.40%
Library	$236	2.30%
Metro	$154	1.50%
General Government	$82	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$126,400
Building Value	$329,900
Total Value	$456,300
Exemptions	$0
Taxable Value	$456,300
Tax Rate	22.48
TOTAL TAX DUE	$5,128.81
AMOUNT PAID	$5,128.81

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

P7, 2-2 (2019)

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$5,128.81	$5,128.81	$5,128.81	$0.00	$5,128.81

ck #6131

CBL: 124-J-012-001

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

ACCOUNT NUMBER: 16402
ACRES: 0.283
BILL NUMBER: **9993**

Owner of Record as of: April 1, 2018
WOODFORD ARMS INC

Assessed Property Description:
124-J-12
WOODFORD ST 176-180
12304 SF

CURRENT BILLING DISTRIBUTION		
Education	$5,078	49.50%
Public Safety	$1,826	17.80%
Debt Service	$1,436	14.00%
Public Works	$554	5.40%
County Tax	$359	3.50%
Rec & Fac Mgmt	$287	2.80%
Health & Human Svcs	$246	2.40%
Library	$236	2.30%
Metro	$154	1.50%
General Government	$82	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$100,000
Building Value	$356,300
Total Value	$456,300
Exemptions	$0
Taxable Value	$456,300
Tax Rate	22.48
TOTAL TAX DUE	$5,128.81
AMOUNT PAID	$5,128.81

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

P7, 2-3 (2019)

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$35.97	$35.97	$35.97	$0.00	$35.97

ck # 6131

CBL: 124-J-021-001

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

ACCOUNT NUMBER: 16402
ACRES: 0.097
BILL NUMBER: **9998**

Owner of Record as of: April 1, 2018
WOODFORD ARMS INC

Assessed Property Description:
124-J-21
WOODFORD ST R 182-184
4203 SF

CURRENT BILLING DISTRIBUTION		
Education	$36	49.50%
Public Safety	$13	17.80%
Debt Service	$10	14.00%
Public Works	$4	5.40%
County Tax	$3	3.50%
Rec & Fac Mgmt	$2	2.80%
Health & Human Svcs	$2	2.40%
Library	$2	2.30%
Metro	$1	1.50%
General Government	$1	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$3,200
Building Value	$0
Total Value	$3,200
Exemptions	$0
Taxable Value	$3,200
Tax Rate	22.48
TOTAL TAX DUE	$35.97
AMOUNT PAID	$35.97

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

cover the period of July 01, 2018 ... September 21, 2018 and March 08, ... 8% starting March 09 ... the ...

P 7, 2-4 (2019)

City of Portland 389 Congress St, Portland, ME 04101 Personal Property Tax Statement		FY 2019	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$25.29	$25.29	$25.29	$0.00	$25.29

ck# 6131

Property ID: 12445

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

ACCOUNT NUMBER: **35783**

ASSESSED PROPERTY LOCATION:
168 WOODFORD ST

BILL NUMBER: **1130**

Owner of Record as of: April 1, 2018
WOODFORD ARMS INC

IF YOU ARE THE OWNER OF RECORD AS OF APRIL 1, 2018 YOU ARE LIABLE FOR THE TAXES ASSESSED THE ENTIRE YEAR

CURRENT BILLING DISTRIBUTION		
Education	$25	49.50%
Public Safety	$9	17.80%
Debt Service	$7	14.00%
Public Works	$3	5.40%
County Tax	$2	3.50%
Rec & Fac Mgmt	$1	2.80%
Health & Human Svcs	$1	2.40%
Library	$1	2.30%
Metro	$1	1.50%
General Government	$0	.80%
		100.00%

CURRENT BILLING INFORMATION	
Miscellaneous	
Machinery & Equipment	
Furniture & Fixtures	$2,250
Total Value	$2,250
Tax Rate	22.48
TOTAL TAX	$25.29
AMOUNT PAID	$25.29

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

P7, 2-5 (2019)

City of Portland 389 Congress St, Portland, ME 04101 Personal Property Tax Statement		**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$25.29	$25.29	$25.29	$0.00	$25.29

ck #6131

Property ID: 12443

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

ACCOUNT NUMBER: **35783**

ASSESSED PROPERTY LOCATION:
176 WOODFORD ST

BILL NUMBER: **1129**

Owner of Record as of: April 1, 2018
WOODFORD ARMS INC

IF YOU ARE THE OWNER OF RECORD AS OF APRIL 1, 2018 YOU ARE LIABLE FOR THE TAXES ASSESSED THE ENTIRE YEAR

CURRENT BILLING DISTRIBUTION		
Education	$25	49.50%
Public Safety	$9	17.80%
Debt Service	$7	14.00%
Public Works	$3	5.40%
County Tax	$2	3.50%
Rec & Fac Mgmt	$1	2.80%
Health & Human Svcs	$1	2.40%
Library	$1	2.30%
Metro	$1	1.50%
General Government	$0	.80%
		100.00%

CURRENT BILLING INFORMATION	
Miscellaneous	
Machinery & Equipment	
Furniture & Fixtures	$2,250
Total Value	$2,250
Tax Rate	22.48
TOTAL TAX	$25.29
AMOUNT PAID	$25.29

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

...NT VOUCHERS...

P 7, 2-6 (2019)

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
or the fiscal year July 01, 2019 to June 30, 2020

BILL #: 1092
ACCOUNT #: 35783
PROPERTY ID: 12445

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

FY20 PERSONAL PROPERTY TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$26.30
COUNTY	0.830	$1.87
MUNICIPAL	10.790	$24.28
TOTAL	23.310	$52.45

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
Furniture & Fixtures	$2,250
Machinery & Equipment	
Misc./Comp & Software	
Total Value	$2,250
TAXABLE VALUE	$2,250
TAX RATE	23.310
TOTAL TAX	$52.45
Payments/Credits	$0.00
TAX DUE	$52.45

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DATE DUE	AMOUNT DUE
10/18/2019	$26.23
03/20/2020	$26.22

Paid 10/15/19

Assessed Property Description:
168 WOODFORD ST

ck #6287

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

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INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is $319,660,011.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.

P 7, 2-7 (2019)

PAYMENT VOUCHERS.
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CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2019 to June 30, 2020

FY20 PERSONAL PROPERTY TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$26.30
COUNTY	0.830	$1.87
MUNICIPAL	10.790	$24.28
TOTAL	23.310	$52.45

BILLING INFORMATION	
Furniture & Fixtures	$2,250
Machinery & Equipment	
Misc./Comp & Software	
Total Value	$2,250
TAXABLE VALUE	$2,250
TAX RATE	23.310
TOTAL TAX	$52.45
Payments/Credits	$0.00
TAX DUE	$52.45

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILL #: 1091
ACCOUNT #: 35783
PROPERTY ID: 12443

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Paid the 2nd payment on 10/13/19

DATE DUE	AMOUNT DUE
10/18/2019	$26.23
03/20/2020	$26.22

Assessed Property Description:
176 WOODFORD ST

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

ck#6287

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

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P 7, 2-8 (2019)

CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 10104
ACCOUNT #: 16402
CBL: 124-J-014-001
LOCATION: 168 WOODFORD ST

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

Assessed Property Description:
124-J-14-16-20-24
WOODFORD ST 168-170

20415 SF
Acres: 0.469

FY20 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$5,334.15
COUNTY	0.830	$378.73
MUNICIPAL	10.790	$4,923.48
TOTAL	23.310	$10,636.35

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$126,400
BUILDING VALUE	$329,900
TOTAL VALUE	$456,300
EXEMPTIONS	$0
TAXABLE VALUE	$456,300
TAX RATE	23.310
TOTAL TAX	$10,636.35
PAYMENTS/CREDITS	$0.00
TAX DUE	$10,636.35

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DATE DUE	AMOUNT DUE
10/18/2019	$5,318.18
03/20/2020	$5,318.17

ck#6290

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

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IF THIS PROPERTY HAS BEEN TRANSFERED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.
THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

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P7, 2-9 (2019)

...RETURN TOP PORTION WITH YOUR PAYMENT.

...2) PAYMENT VOUCHERS.
...July 1, 2019 through June 30, ...
...interest will be charged on th...
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CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

FY20 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$5,334.15
COUNTY	0.830	$378.73
MUNICIPAL	10.790	$4,923.48
TOTAL	23.310	$10,636.35

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$100,000
BUILDING VALUE	$356,300
TOTAL VALUE	$456,300
EXEMPTIONS	$0
TAXABLE VALUE	$456,300
TAX RATE	23.310
TOTAL TAX	$10,636.35
PAYMENTS/CREDITS	$0.00
TAX DUE	$10,636.35

OD 24813 OD

BILL #: 10102
ACCOUNT #: 16402
CBL: 124-J-012-001
LOCATION: 180 WOODFORD ST

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-12
WOODFORD ST 176-180

12304 SF
Acres: 0.282

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

DATE DUE	AMOUNT DUE
10/18/2019	$5,318.18
03/20/2020	$5,318.17

ck #6290

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

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P7, 2-10 (2019)

...R PORTION WITH YOUR PAYMENT.

(2) PAYMENT VOUCHERS.

...of July 1, 2019 through June 30, ...
...interest will be charged on ...
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CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 10107
ACCOUNT #: 16402
CBL: 124-J-021-001
LOCATION: 182 WOODFORD ST R

FY20 REAL ESTATE TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$37.41
COUNTY	0.830	$2.66
MUNICIPAL	10.790	$34.53
TOTAL	23.310	$74.59

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$3,200
BUILDING VALUE	$0
TOTAL VALUE	$3,200
EXEMPTIONS	$0
TAXABLE VALUE	$3,200
TAX RATE	23.310
TOTAL TAX	$74.59
PAYMENTS/CREDITS	$0.00
TAX DUE	$74.59

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WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Assessed Property Description:
124-J-21
WOODFORD ST R 182-184

4203 SF
Acres: 0.096

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

DATE DUE	AMOUNT DUE
10/18/2019	$37.30
03/20/2020	$37.29

ck#6290

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

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INFORMATION

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REMITTANCE INSTRUCTIONS
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Lewiston, ME 04243-9533

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P 7, 2-11 (2019)

PAYMENT VOUCHERS

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CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2019 to June 30, 2020

FY20 PERSONAL PROPERTY TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$26.30
COUNTY	0.830	$1.87
MUNICIPAL	10.790	$24.28
TOTAL	23.310	$52.45

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
Furniture & Fixtures	$2,250
Machinery & Equipment	
Misc./Comp & Software	
Total Value	$2,250
TAXABLE VALUE	$2,250
TAX RATE	23.310
TOTAL TAX	$52.45
Payments/Credits	$0.00
TAX DUE	$52.45

BILL #: 1091
ACCOUNT #: 35783
PROPERTY ID: 12443

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Paid the 2nd payment on 10/13/19

DATE DUE	AMOUNT DUE
10/18/2019	~~$26.23~~
03/20/2020	$26.22

Assessed Property Description:
176 WOODFORD ST

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

ck #6290

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

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Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.

...19 through ... will be ...

...ENT VOUCHERS...

P 7, 2-12 (2019)

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101
For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 1092
ACCOUNT #: 35783
PROPERTY ID: 12445

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Owner of Record as of: April 1, 2019
WOODFORD ARMS INC

FY20 PERSONAL PROPERTY TAX BILL

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	$26.30
COUNTY	0.830	$1.87
MUNICIPAL	10.790	$24.28
TOTAL	23.310	$52.45

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
Furniture & Fixtures	$2,250
Machinery & Equipment	
Misc./Comp & Software	
Total Value	$2,250
TAXABLE VALUE	$2,250
TAX RATE	23.310
TOTAL TAX	$52.45
Payments/Credits	$0.00
TAX DUE	$52.45

DATE DUE	AMOUNT DUE
10/18/2019	$26.23
03/20/2020	$26.22

Paid 10/13/19

Assessed Property Description:
168 WOODFORD ST

ck#6290

00 13797 00

INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2019. **If you are the owner of record as of this date, you are liable for the taxes assessed for the entire year.** If the business has closed, please email assessors@portlandmaine.gov so that we may update our records.

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is $319,660,011.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.

INVOICE

CITY OF PORTLAND
LICENSING & REGISTRATION
389 Congress Street
Portland, Maine 04101
(207) 756-8131

P7, 4-1
(2019)

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00026256	09/25/2019	12/31/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
20182164	Long Term Rental Registration Fee	$292.50
Woodford Arms Inc - 168 Woodford St Portland, ME	SUB TOTAL	$292.50

DISCOUNTS

9 No Smoking Lease

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00026228	09/25/2019	12/31/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
20182165	Long Term Rental Registration Fee	$292.50
Woodford Arms Inc - 180 Woodford St Portland, ME	SUB TOTAL	$292.50

DISCOUNTS

9 No Smoking Lease

TOTAL	$585.00

ck # 6310.

BILLING CONTACT

WOODFORD ARMS INC
Po Box 10563
Portland, Me 04104

Make checks payable to the City of Portland, ATTN: Licensing & Registration, 389 Congress Street, Portland, ME 04101

P7, 5-1 (2019)

The Hanover Insurance Group®

Customer Number: 0018085946-001-000
Statement Date: 2/3/2019

Our Valued Customer(s):

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.myhanoverpolicy.com or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3607462	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-797-9400

Summary

Due Date	Amount Due
2/28/2019	$2,690.25

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/19 - 2/28/20	$0.00	$2,690.25	$2,690.25
			Total Amount Due:	**$2,690.25**

ck #6132

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Eliminate invoice fees by signing up for Automatic Payments (EFT). To enroll in EFT go to www.myhanoverpolicy.com.

233-1040 *Please detach and return bottom portion with your payment in the enclosed envelope.* 1957

The Hanover Insurance Group®

P 7,5-2 (2019)

Customer Number: 0018085946-001-000
Statement Date: 5/3/2019

Our Valued Customer(s):

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.myhanoverpolicy.com or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-781-3519

Summary

Due Date	Amount Due
5/28/2019	**$2,696.25**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/19 - 2/28/20	$0.00	$2,696.25	$2,696.25
			Total Amount Due:	**$2,696.25**

chk # 6200

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Eliminate invoice fees by signing up for Automatic Payments (EFT). To enroll in EFT go to www.myhanoverpolicy.com.

233-1040

Please detach and return bottom portion with your payment in the enclosed envelope.

4641

The Hanover Insurance Group®

P 7, 5-3 (2019)

Customer Number: 0018085946-001-000
Statement Date: 8/3/2019

Our Valued Customer(s):

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.myhanoverpolicy.com or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-781-3519

Summary

Due Date	Amount Due
8/28/2019	**$2,696.25**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/19 - 2/28/20	$0.00	$2,696.25	$2,696.25
			Total Amount Due:	**$2,696.25**

Ck# 6249

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Eliminate invoice fees by signing up for Automatic Payments (EFT). To enroll in EFT go to www.myhanoverpolicy.com.

233-1040 *Please detach and return bottom portion with your payment in the enclosed envelope.* 4485

P7, 5-4 (2019)

The Hanover Insurance Group

Customer Number: 0018085946-001-000
Statement Date: 11/3/2019

Our Valued Customer(s):

WOODFORD ARMS INC
P O BOX 10563
PORTLAND, ME 04104

Contact Us

Billing Questions	800-922-8427
Make a Payment	www.myhanoverpolicy.com or 1-800-573-1187
24 Hour Claims	1-800-628-0250

For Policy and Address Changes

Agent: 3606769	UNITED INSURANCE 470 FOREST AVE PORTLAND, ME 04101
Agent Telephone	207-781-3519

Summary

Due Date	Amount Due
11/28/2019	**$2,696.25**

Billing Detail

Policy Number and Details	Effective Date	Previously Billed	Current Amount Billed	Amount Due
Businessowners Policy ODP **4877633**	2/28/19 - 2/28/20	$0.00	$2,696.25	$2,696.25
			Total Amount Due:	**$2,696.25**

ck # 6309

PLEASE SEE BACK OF THIS BILL FOR IMPORTANT POLICY INFORMATION

Eliminate invoice fees by signing up for Automatic Payments (EFT). To enroll in EFT go to www.myhanoverpolicy.com.

233-1040 *Please detach and return bottom portion with your payment in the enclosed envelope.* 2445

P 7, 6-1 (2019)

BAKER NEWMAN NOYES

Baker Newman & Noyes LLC
MAINE I MASSACHUSETTS I NEW HAMPSHIRE
800.244.7444 I www.bnncpa.com

WOODFORD ARMS, INC.
PETER & CHERYL COLESWORTHY
P. O. BOX 10563
PORTLAND, ME 04104-0000

Invoice No. 186361
Date 09/16/2019
Client No. 16000.227

FOR PROFESSIONAL SERVICES rendered through September 10, 2019 in connection with the following:

Preparation and review of the 2018 federal and state S Corporation income tax returns including additional calculations, analysis, optimization, and enhanced disclosures required by new rules created by the Tax Cuts and Jobs Act, including Internal Revenue Code Section 199A's 20% pass-through deduction and Section 163(j)'s interest deduction limitations and for all other related tax services

Current Amount Due $ 745

chk #6278

Please include the above invoice number on your check and mail payments to:

Baker Newman Noyes
P.O. Box 507
Portland, ME 04112-0507
*****All Payments Due Upon Receipt*****

DELUXE

DELUXE
P.O. BOX 742572
CINCINNATI, OH 45274-2572

Priority Service Code
JF184

Invoice

SALES & CUSTOMER SERVICE
800-328-0304
ONLINE: deluxe.com/shop

P 7, 8-1 (2019)

BILL TO

WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

SHIP TO

C/O PETER COLESWORTH
WOODFORD ARMS INC
30 BRISTOL LANE
N YARMOUTH ME 04097

Terms - net 15 days, $30 late fee, subject to applicable law
All sales are subject to the terms of sale enclosed

CUSTOMER NAME
WOODFORD ARMS INC

AUTHORIZED NAME	CUSTOMER ID	ORDER NUMBER	PO NUMBER	INVOICE NUMBER	INVOICE DATE
PETER COLESWORTHY	994005-652172	2044374462		00078515228	01/31/2019

QUANTITY SHIPPED	SHIP DATE	SHIPPED VIA	ITEM NUMBER	DESCRIPTION	AMOUNT DUE
500	01/30/2019	FRT	SSLT104-1	DELUXE HSLC TOP M/P UNLINED	262.99
500	01/30/2019			EZSHIELD PLUS	21.75
				SUBTOTAL	284.74
				SHIPPING & PROCESSING	21.51
				TAX	16.84
				TOTAL	323.09

Woodfords Office Supply

For W9 request, send an email to: w9_compliancerequests@deluxe.com
THANK YOU FOR YOUR ORDER

BALANCE DUE 323.09

PLEASE DETACH AND REMIT WITH YOUR PAYMENT

DELUXE

WOODFORD ARMS INC
PO BOX 10563
PORTLAND ME 04104-0563

Order Number	Due Date
2044374462	02/15/2019
Customer Number	**Amount Due**
994005-652172	$323.09

ck # 6121

DELUXE
P.O. BOX 742572
CINCINNATI, OH 45274-2572

Pay online at **paydeluxeforbusiness.com** to authorize payment via a debit to your checking account or credit card for a nominal fee.

2 0078515228 0638880417 0000032309 2

Print

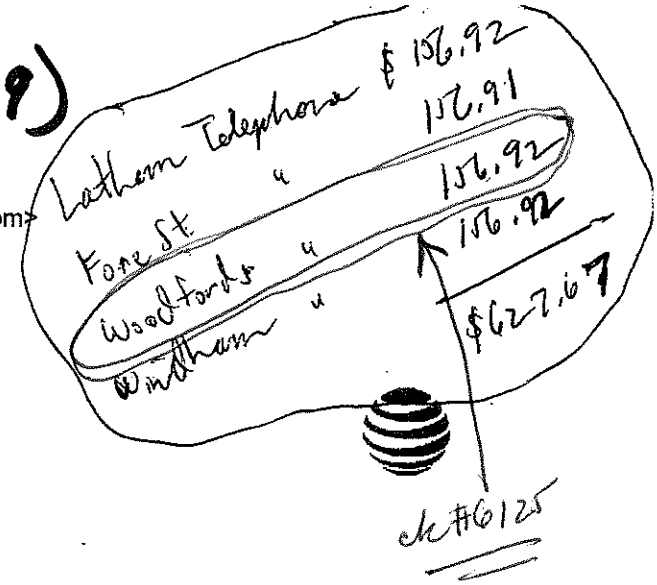
P7, 8-2 (2019)

Date: Tuesday, January 15, 2019 11:38 AM

From: ATT_Update <ATT_Update.1337207381@emailff.att-mail.com>

To: pcoleswo@maine.rr.com

Subject: AT&T Payment Processed for Account Ending in 4888



AT&T Small Business | Support | My AT&T Account

Your AT&T Payment Processed

Dear Valued Customer,

Thank you for your payment. Your payment has been successfully processed and will be noted immediately to your account. Below you will find the transaction information regarding your payment.

Foundation Account Number: 03502967

Service Type	AT&T Account Ending In	Payment Method	Account Number Ending In	Confirmation	Payment Date	Amount
Wireless	4888	Visa	3475	62Z7MBC1X04 4P12	01/15/2019	$627.67

Log in and manage your billing and payment information.

Thank you for choosing AT&T for your communication needs. We value your business and look forward to serving you!

Sincerely,

AT&T

Contact Us

AT&T Support - quick & easy support is available 24/7.



Online Information

AT&T Community

AutoPay

Paperless Billing

Your Channel Line-Up
(if you have purchased U-verse Business TV services)

P 7, 8-3 (2019)

Bath Savings Institution

Since 1852

105 Front Street, PO Box 548, Bath, Maine 04530

Return Service Requested

BATH 1-800-447-4559

PAGE: 1
ACCOUNT: 04/30/2019
DOCUMENTS: 21

001816 0.8070 AB 0.412 TR00010

WOODFORD ARMS INC 30-0
PO BOX 10563 5
PORTLAND ME 04104-0563 16

Exciting News! There is an important business online banking update that will be occurring on Saturday, June 8th. The purpose of the update is to bring the Bank's Business Online banking program to the newest version of this service. The upgrade will offer improvements to the functionality of Business Online Banking making it easier to navigate between accounts and functions. For BSI customers who use our Personal Online Banking, the look of the pages will seem familiar. Stay tuned for more information!

Easy Business Checkg ACCOUNT

DESCRIPTION	DEBITS	CREDITS	DATE	BALANCE
BALANCE LAST STATEMENT			03/29/19	
DEPOSIT		2,150.00	04/01/19	
CHECK # 6158	13.34		04/02/19	
CHECK # 6154	180.34		04/02/19	
CHECK # 6157	400.91		04/02/19	
CHECK # 6156	708.14		04/02/19	
CHECK # 6159	715.00		04/02/19	
PORTLAND HOUSING PAYROLL XXXXX6545		920.00	04/03/19	
CHECK # 6155	759.73		04/03/19	
CHECK # 6153	210.00		04/05/19	
DEPOSIT		4,225.00	04/08/19	
DEPOSIT		5,065.00	04/08/19	
CHECK # 6165	28.66		04/11/19	
CHECK # 6162	190.00		04/12/19	
CHECK # 6161	300.00		04/12/19	
CHECK # 6164	1,774.91		04/15/19	
DEPOSIT		2,025.00	04/16/19	
CHECK # 6170	1,168.84		04/16/19	
CHECK # 6163	44.10		04/22/19	
CHECK # 6167	99.00		04/22/19	
CHECK # 6166	213.00		04/22/19	
HARLAND CLARKE CHK ORDERS 1JLR77610221200				
	70.27		04/24/19	
DEPOSIT		4,290.00	04/30/19	
CHECK # 6169	1,600.00		04/30/19	

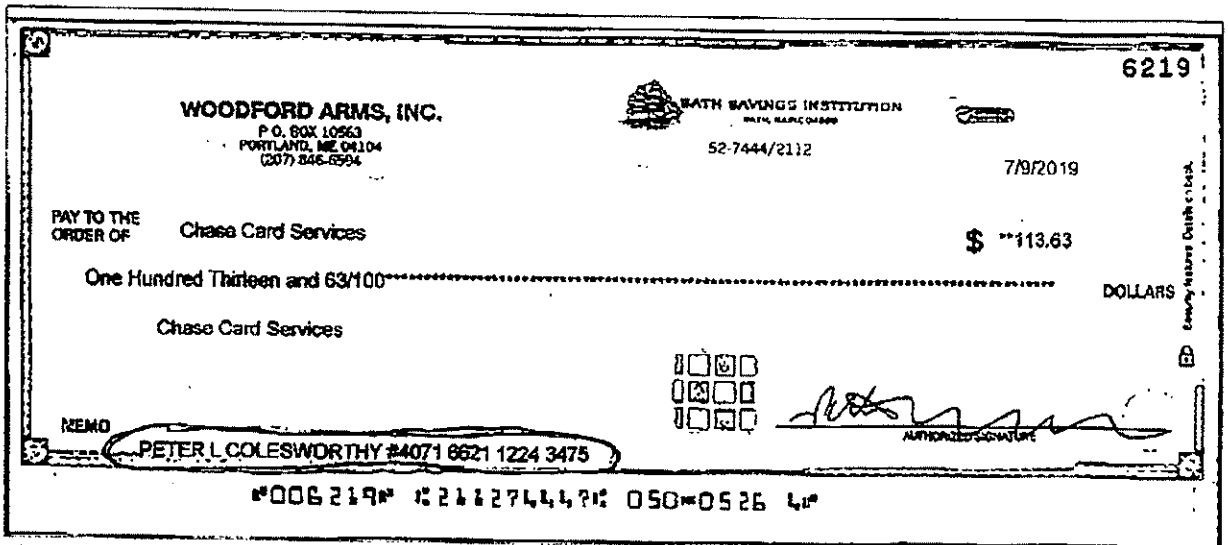
Bank charge for Deposit Books

* * * CONTINUED * * *

BATH-003-001816-002-001-190501 001816 S06
04104056363

P7, 8-4 (2019)

Check Image from Bank — Invoice Lost



6219

WOODFORD ARMS, INC.
P.O. BOX 10563
PORTLAND, ME 04104
(207) 846-5994

BATH SAVINGS INSTITUTION
52-7444/2112

7/9/2019

PAY TO THE ORDER OF Chase Card Services

$ **113.63

One Hundred Thirteen and 63/100********** DOLLARS

Chase Card Services

MEMO PETER L COLESWORTHY #4071 8621 1224 3475

AUTHORIZED SIGNATURE

⑈006219⑈ ⑆211274447⑆ 050-0526 4⑈

6219 $113.63 7/15/2019

Breakdown of Expense:

Coastal Ace Hardware – cleaning supplies	$ 15.58
Coastal Ace Hardware – screws + glue	13.05
Secretary of State – annual report fee	85.00
Check Total	$ 113.63

P 7, 8-5 (2019)

Bath Savings Institution

Since 1852

105 Front Street, PO Box 548, Bath, Maine 04530

Return Service Requested

BATH 1-800-447-4559

PAGE: 1
ACCOUNT: 11/29/2019
DOCUMENTS: 22

001773 0.8070 AB 0.412 TR00009

WOODFORD ARMS INC 30-0
PO BOX 10563 5
PORTLAND ME 04104-0563 17

CardValet is now available for your Bath Savings debit card! Download the easy-to-use app today to find out how you can take control of your spending and protect against account fraud. With CardValet you control how, when and where your debit card is used.

Easy Business Checkg ACCOUNT

DESCRIPTION	DEBITS	CREDITS	DATE	BALANCE
BALANCE LAST STATEMENT			10/31/19	
CHECK # 6300	715.00		11/01/19	
CHECK # 6294	150.00		11/04/19	
CHECK # 6299	241.24		11/04/19	
CHECK # 6298	160.53		11/05/19	
CHECK # 6296	169.58		11/05/19	
CHECK # 6297	1,045.92		11/05/19	
DEPOSIT		1,950.00	11/06/19	
DEPOSIT		5,337.00	11/06/19	
PORTLAND HOUSING S8 HAP XXXXX6545		923.00	11/06/19	
CHECK # 6295	592.40		11/06/19	
CHECK # 6301	673.75		11/06/19	
CHECK # 6269	900.00		11/06/19	
RETURNED DEPOSIT ITEM FEE	8.00		11/08/19	
RETURNED DEPOSIT ITEMS	900.00		11/08/19	
CHECK # 6293	210.00		11/12/19	
CHECK # 6302	30.57		11/13/19	
CHECK # 6292	1,168.84		11/13/19	
DEPOSIT		5,340.00	11/20/19	
CHECK # 6313	9,000.00		11/21/19	
CHECK # 6312	154.39		11/25/19	
CHECK # 6311	190.00		11/26/19	
CHECK # 6308	245.70		11/26/19	
CHECK # 6309	2,696.25		11/26/19	
DEPOSIT		1,150.00	11/27/19	
DEPOSIT		3,125.00	11/29/19	
BALANCE THIS STATEMENT			11/29/19	

Bank charge for Tenant's check Bouncing!

* * * C O N T I N U E D * * *

BATH-003-001773-002-001-191202 001773 S03
0410405363

PLC P7, 8-6 (2019)

* 2019 Business Travel *

Note: 2017 Subaru Outback was 100% business use in 2019 because 2 other vehicles were used for all personal purposes and the outback was garaged at the offices of both Peter Colesworthy Consulting and Port City Apartments at 30 Bristol Lane.

Ending Odometer	12/31/19	74,148
Beginning Odometer	12/31/18	46,436
2019 Milage		27,712 miles

→ Peter Colesworthy Consulting Travel Expense:

2019 Consulting Business Miles per attached	1,188 miles
	× 58 ¢
Total 2019 Consulting Travel	$ 689.04

→ Apartment Travel Expenses:

2019 Total Business Mileage	27,712 miles
Less: 2019 Consulting Miles	- 1,188 miles
2019 Apartment Business Miles	26,524 miles
	× 58 ¢
Total 2019 Apartment Travel	$ 15,383.92

Distributed to:		
	Port City Apts - Latham St	$ 3,845.98
	- Fore St.	3,845.98
* * *	Woodford Arms, Inc.	3,845.98 *
	Windham Meadows, LLC	3,845.98

P7, 8-7 (2019)

10:30 PM
08/05/20
Cash Basis

Port City Apartments
Transactions by Account
As of December 31, 2019

Type	Date	check Number	Name	Memo	Paid Amount	Balance
Due from Woodford Arms, Inc						0.00
Operating Expense						0.00
Check	01/11/2019	12917	Consolidated Comm...		13.84	13.84
Check	01/11/2019	12917	Consolidated Comm...		13.84	27.68
Check	01/11/2019	12918	Verizon Wireless	Account #285...	38.86	66.54
Check	01/20/2019	12924	Central Maine Power	Bal due #350...	0.27	66.81
Check	02/06/2019	12944	Consolidated Comm...		13.84	80.65
Check	02/06/2019	12944	Consolidated Comm...		13.83	94.48
Check	02/06/2019	12945	Verizon Wireless	Account #285...	33.43	127.91
Check	02/19/2019	12961	AT&T Wireless	ACCOUNT #8...	89.25	217.16
Check	03/17/2019	12994	Consolidated Comm...		13.84	231.00
Check	03/17/2019	12994	Consolidated Comm...		13.83	244.83
Check	03/17/2019	12998	Verizon Wireless	Account #285...	32.18	277.01
Check	03/27/2019	13007	AT&T Wireless	ACCOUNT #8...	79.21	356.22
Check	04/07/2019	13016	Consolidated Comm...		13.84	370.06
Check	04/07/2019	13016	Consolidated Comm...		13.83	383.89
Check	04/17/2019	13017	Verizon Wireless	Account #285.	33.44	417.33
Check	04/21/2019	13018	Maine Hardware		45.27	372.06
Check	05/01/2019	13048	AT&T Wireless	ACCOUNT #8	75.42	447.48
Check	05/28/2019	13064	Consolidated Comm...		13.76	461.24
Check	05/28/2019	13064	Consolidated Comm...		13.76	475.00
Check	05/28/2019	13065	Verizon Wireless	Account #285...	33.42	508.42
Check	05/28/2019	13063	AT&T Wireless	ACCOUNT #8...	75.42	583.84
Check	06/21/2019	13080	Consolidated Comm...		13.76	597.60
Check	06/21/2019	13080	Consolidated Comm...		13.76	611.36
Check	06/21/2019	13086	AT&T Wireless	ACCOUNT #8	75.42	686.78
Check	06/21/2019	13087	Verizon Wireless	Account #285	33.09	719.87
Check	07/09/2019	13101	Verizon Wireless	Account #285.	33.41	753.28
Check	08/01/2019	13118	Consolidated Comm...		13.78	824.36
Check	08/01/2019	13118	Consolidated Comm...		13.79	838.85
Check	08/01/2019	13124	Verizon Wireless	Account #285...	44.79	883.44
Check	08/01/2019	13125	AT&T Wireless	ACCOUNT #8...	72.16	955.60
Check	08/16/2019	13140	Consolidated Comm...		14.25	969.85
Check	08/16/2019	13140	Consolidated Comm...		14.25	984.10
Check	08/16/2019	13143	AT&T Wireless	ACCOUNT #8...	71.35	1,055.45
Check	09/03/2019	13162	Verizon Wireless	Account #285...	32.46	1,087.91
Check	09/15/2019	13175	Consolidated Comm...		14.27	1,102.18
Check	09/15/2019	13175	Consolidated Comm...		14.27	1,116.45
Check	10/04/2019	13191	AT&T Wireless	ACCOUNT #8...	71.35	1,187.80
Check	10/13/2019	13199	Consolidated Comm...		14.27	1,202.07
Check	10/13/2019	13199	Consolidated Comm...		14.27	1,216.34
Check	10/13/2019	13200	Verizon Wireless	Account #285...	32.46	1,248.80
Check	10/28/2019	13219	AT&T Wireless	ACCOUNT #8...	71.37	1,320.17
Check	11/19/2019	13237	Consolidated Comm...		14.30	1,334.47
Check	11/19/2019	13237	Consolidated Comm...		14.30	1,348.77
Check	11/19/2019	13240	Verizon Wireless	Account #285...	33.73	1,382.50
Check	11/22/2019	13245	AT&T Wireless	ACCOUNT #8...	72.92	1,455.42
Check	12/10/2019	13266	Consolidated Comm...		14.30	1,469.72
Check	12/10/2019	13266	Consolidated Comm...		14.30	1,484.02
Check	12/10/2019	13267	Verizon Wireless	Account #285...	33.73	1,517.75
Check	12/27/2019	13276	AT&T Wireless	ACCOUNT #8...	72.82	1,590.57
Total Operating Expense					1,590.57	1,590.57
Total Due from Woodford Arms, Inc					1,590.57	1,590.57
TOTAL					**1,590.57**	**1,590.57**

Less: Windham Meadows' exp. misposted to Woodfords ΣO −168.09

1/4 of cellphone bills paid by Port City Apartments (our affiliate) for Woodford Arms' share of communication expense

1,422.48
(to pg. 1 of 2)

P7, 12-1 (2019)

Woodford Maintenance (parking signs)

THANK YOU FOR SHOPPING AT
COASTAL ACE HARDWARE
914 US RT.1
YARMOUTH, ME 04096
(207) 846-3961

11/30/18 3:23PM 93A 553 SALE

5027819	2	EA	$9.99 EA	
SIGN OPEN HOUSE PLASTIC				$19.98
5414016	4	EA	$3.49 EA	
H-BRACKET SIGN STAKE				$13.96
54	1	EA	$1.59 EA	
FASTENERS				$1.59
56	1	EA	.75 EA	
FASTENERS				$.75

SUB-TOTAL:$ 36.28 TAX: $ 2.00
TOTAL: $ 38.28
BC AMT: $ 38.28

ck #6099

CK CARD#: XXXXXXXXXXXX3475
MID: 372055921831
AUTH: 52481C AMT: $ 38.28

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P7, 12-2 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 753408
DATE : 12/04/18
CLERK: JT
TERM # 561

TIME : 3:04
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
2	EA	5414008	METAL PIGTAIL SIGN STAKE	2.79	2.54 /EA	5.08
1	EA	7-50	7" CABLE TIES 100/BAG	4.99	4.54 /EA	4.54
1	EA	20796	AWL SCRATCH3-1/2"STANLEY	5.99	5.69 /EA	5.69
2	EA	5414016	H-BRACKET SIGN STAKE	2.99	2.84 /EA	5.68
1	EA	5483888	BLANK CORRUGATED 20X24	9.99	9.49 /EA	9.49
1	EA	55891	SIGN 4 SALE OWNR 20X24"	9.99	9.49 /EA	9.49

** AMOUNT CHARGED TO ACCOUNT ** 42.17

TAXABLE	39.97
NON-TAXABLE	0.00
SUB-TOTAL	39.97
TAX AMOUNT	2.20
TOTAL INVOICE	42.17

ck # 6104

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
APPLY TO # WOODFO

REF. # APP# WOODFORD

INV # 753457
DATE : 12/04/18
CLERK: PV
TERM # 563

TIME : 6:51
DUPLICATE
* CREDIT MEMO *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
- 2	EA	5414008	METAL PIGTAIL SIGN STAKE CREDIT RETURN	2.79	2.54 /EA	-5.08 R

** AMOUNT CREDITED TO ACCOUNT ** 5.36

TAXABLE	-5.08
NON-TAXABLE	0.00
SUB-TOTAL	-5.08
TAX AMOUNT	-0.28
TOTAL CREDIT	-5.36

ck # 6104

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-3
(2019)

INVOICE

DATE	INVOICE #
1/18/2019	131500

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
Woodford	Due on receipt	1/18/2019	AKW	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
101	Generic duplicate	4	3.00	12.00T
427	MEDIUM KEY ID 2 for $1.00	0.5	1.00	0.50T
	Sales Tax		5.50%	0.69

Peter Colesworthy

TOTAL $13.19

ck #6115

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-4 (2019)

INVOICE

DATE	INVOICE #
1/25/2019	131532

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

Woodfords Turnover Locks

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
	Due on receipt	1/25/2019	AKW	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
010	REKEY PER CYLINDER	2	15.00	30.00
101	Generic duplicate	3	3.00	9.00T
	Sales Tax		5.50%	0.50

Peter Colesworthy

TOTAL $39.50

ck # 6115

T.A. NAPOLITANO
Electrical Contractor Inc.
P.O. Box 2301
South Portland, ME 04116

P7, 12-5 (2019)

We accept - Visa - Mastercard- Discover- Cash- Check		
Card Number		CVV Code*
Signature		Exp. Date
Date	Invoice #	Balance Due
1/30/2019	40479	$3,902.50
Authorized Amount		

CVV* - 3 digit code on back of visa, m/c, and discover cards or 4 digit code on front of american express card

Port City Apartments
P.O. Box 10563
Portland, ME 04104

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side. ☐

New e-mail address? Enter here:

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

T.A. NAPOLITANO
Electrical Contractor Inc.
P.O. Box 2301
South Portland, ME 04116
Phone # 207-799-0538

Invoice

Invoice #
40479

Qty	Description	Rate	Amount
	Job Location: 180 Woodfords Install combo smoke/CO2 and smoke detectors to code		
1	Total Materials: Smoke/CO2 detectors, smoke detectors, rounds, connectors	1,905.00	1,905.00
23.5	Labor Rate per Hour 1/21, 1/22, 1/23/19 TN, SM, CM	85.00	1,997.50

Woodfords Safety

A service charge of 1.5% per month (18% annually will be charged on all balances not paid within 30 days. A 40% fee based on unpaid balance of your account will be charged for any accounts placed with our collections agency

Total	$3,902.50
Payments/Credits	$0.00
Balance Due	$3,902.50

ck# 6122

P 7, 12-6 (2019)

PAGE NO 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 805972
DATE : 1/11/19
CLERK: PV
TERM # 563

TIME :11:28
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	3565843	LED ACE A19 60W EQ SW	9.99	9.99 /EA	9.99*
- 1	EA	EOM	EFFICIENCY MAINE REBATE CREDIT RETURN	7.99	7.99 /EA	-7.99*NR

** AMOUNT CHARGED TO ACCOUNT ** 2.55

TAXABLE	9.99
NON-TAXABLE	-7.99
SUB-TOTAL	2.00
TAX AMOUNT	0.55
TOTAL INVOICE	2.55

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck # 6124

P7, 12-7 (2019)

N. E. BUTLER - Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 2/6/19

180 WOOD FOR OS
FIRE DOOR WORK

ITEM	DESCRIPTION	AMOUNT
	LABOR + MAT	$760.00

ck #6128

1½% interest will be charged to all accounts over 30 days

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

P7, 12-8 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 811898
DATE : 2/12/19
CLERK: PV
TERM # 563

TIME : 6:58
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	35578	BULB APPLNC 40A/15 CD GE	2.79	2.54 /EA	2.54
1	EA	5289889	CORNR BRACE 1-1/2"ZN4PK	4.79	4.36 /EA	4.36
1	EA	5289608	CORNR BRACE 1"X1/2"ZN4PK	3.99	3.63 /EA	3.63
1	EA	5420278	PLYWD SHEET 1/4"X12"X24"	7.79	7.24 /EA	7.24
10	EA	H	BOLT	.42	.42 /EA	4.20
7	EA	H	L NUT	.50	.50 /EA	3.50
8	EA	H	WASHER	.22	.22 /EA	1.76

** AMOUNT CHARGED TO ACCOUNT ** 28.73

TAXABLE	27.23
NON-TAXABLE	0.00
SUB-TOTAL	27.23
TAX AMOUNT	1.50
TOTAL INVOICE	28.73

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

ck #6145

X _____
Received By

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
APPLY TO # WOODFO

REF. # APP# WOODFORDS#6

INV # 812501
DATE : 2/16/19
CLERK: TC
TERM # 563

TIME :11:08
DUPLICATE
* CREDIT MEMO *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
- 1	EA	45602	FUTURA TOWEL BAR 18" PC CREDIT RETURN	12.99	11.69 /EA	-11.69 R

** AMOUNT CREDITED TO ACCOUNT ** 12.34

TAXABLE	-11.69
NON-TAXABLE	0.00
SUB-TOTAL	-11.69
TAX AMOUNT	-0.65
TOTAL CREDIT	-12.34

ACE REWARDS ID # 1972617740

(NELSON BUTLER)

ck # 6145

X _____
Received By

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P 7, 12-9 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 812410
DATE : 2/15/19
CLERK: PV
TERM # 563

TIME :12:32
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	10419	SPONGE 5.5X3.9X.7"	2.79	2.59 /EA	2.59
1	EA	1066133	GREASD LIGHTNG CLNR32OZ	3.99	3.79 /EA	3.79
1	EA	6187025	ACE BAG 13GAL 22CT DRAW	4.99	4.74 /EA	4.74
2	EA	3435161	LED FEIT C7 WHITE	3.79	3.60 /EA	7.20
1	EA	17443	SCOUR PAD HVY DTY 4X6PK3	2.99	2.78 /EA	2.78
1	EA	12956	NEAT N TIDY BUCKET 11QT	6.79	6.45 /EA	6.45
1	EA	6089494	PAPER TOWEL BNTY WH6ROLL	16.99	16.14 /EA	16.14

** AMOUNT CHARGED TO ACCOUNT ** 46.10

TAXABLE	43.69
NON-TAXABLE	0.00
SUB-TOTAL	43.69
TAX AMOUNT	2.41
TOTAL INVOICE	46.10

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

ck #6145

X _____
Received By

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORDS#6

REF. # PO # WOODFORDS#6

INV # 812485
DATE : 2/16/19
CLERK: TC
TERM # 565

TIME : 8:56
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
6	EA	H	ANCHORS	.54	.54 /EA	3.24
1	EA	42821	TOILET SEAT RND BASIC WH	8.79	7.91 /EA	7.91
1	EA	1571777	COTTON RAGS WHT 4#	17.99	17.09 /EA	17.09
1	EA	12948	WELDWD CONTACT CEMENT PT	9.99	9.49 /EA	9.49
1	EA	45603	FUTURA TOWEL BAR 24" PC	16.99	15.29 /EA	15.29
1	EA	45602	FUTURA TOWEL BAR 18" PC	12.99	11.69 /EA	11.69
2	EA	12992	PAINTBRS CHIP 1.5WT BRSL	1.79	1.70 /EA	3.40

** AMOUNT CHARGED TO ACCOUNT ** 71.86

TAXABLE	68.11
NON-TAXABLE	0.00
SUB-TOTAL	68.11
TAX AMOUNT	3.75
TOTAL INVOICE	71.86

ACE REWARDS ID # 1972617740

(NELSON BUTLER)

ck # 6145

X _____
Received By

TRIBLE'S, INC. P7,12-10

INVOICE
Account#: 70460

PAGE 1 OF 1

Invoice #
13082817

(2019)

16200 QUEENS COURT . UPPER MARLBORO, MD. 20774
Phone: 301-430-6100
Toll Free: 1-800-TRIBLES
Toll Free Fax: 1-800-3ORDR4U

Fed ID # 53-0179527

SOLD
PORT CITY APARTMENTS
C/O
PO BOX 10563
PORTLAND ME 04104

SHIP
PORT CITY APARTMENTS
C/O
PO BOX 10563
PORTLAND ME 04104

CO	Cust. No.	Order #	Invoice Date	Customer P.O. No.	TERR.	SLS. No.
01	70460	68257/00	2/15/19	WOODFORD	28	99

Ship Via Terms Net 15th Prox

Pay Type ACCOUNTS RECEIVABLE INVOICE DUE 3/15/19 20:16:17 2/15/19

	Item Shipped / Description	U/M	Ordered	Shipped	B/O	List Price	Discount	Net Price	Total	
	Now available Online Payments on www.tribles.com									
1	**FSPWPW10196406** (220)6" BOWL-DRIP INDV BAGGED M *NON-WISEABLE*	EA	2	2		9.49	4.79	4.70	9.40	T
2	**FSPW10196405RW** 8" BOWL-DRIP UNWRAPPED CASE=140 M *NON-WISEABLE*	EA	2	2		4.99	2.49	2.50	5.00	T

****

In the event that any discrepancy is found on this order, your claim must be filed at the shipping location within 30 days of the shipment date.

Terms: Net 15th Prox. Invoices dated through the 31st of the month are due on the 15th of the following month. Invoices over 15 days past due are subject to 1 1/2% monthly service charge.

Merchandise Returns

Our goal is to sell you the correct part always. Even so there are times when returns must be made. We will gladly assist you, however, some restrictions apply. Merchandise may not be returned when: *SPECIAL ORDERED *ELECTRICAL *FACTORY CARTON DAMAGE *USED OR UNSALABLE *MORE THAN 60 DAYS OLD

All returns must be accompanied by a sales receipt and all returns will be charged a 20% restocking charge. All parts in warranty are returnable without restock charges and are subject to manufacturers warranty policy.

REMITTANCE: Please identify your remittance by invoice number and account number and forward to:
TRIBLE'S INC.
PO BOX 758719
BALTIMORE, MD 21275

SUB-TOTAL	14.40
SALES TAX	.79
FREIGHT	
TOTAL	15.19
DEPOSIT	
AMOUNT DUE	15.19

****
** TOTAL SAVINGS 14.56

Account#: 70460 ck#6147

P7, 12-11
(2.19)

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

Invoice

3/5/19

Net 10 days

To: Peter Colesworthy
Work @ Woodford's
Portland, ME

Unit 170-6

Completion of painting unit # 6 at 170 Woodford's

& cabinets in unit #6 at 180 Woodford's

Labor – 34 hours	1,530.00
Material	140.00
Total Due	1,670.00

ck #6149

Please send payment to: P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-12 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 3/30/19

170 #6
ROOFING FRONT
OF YOU

ITEM	DESCRIPTION	AMOUNT
	LABOR + MAT	$110.00

ck #6161

1½% interest will be charged to all accounts over 30 days

P7, 12-13 (2019)

Admiral Fire + Safety

ADMIRAL FIRE AND SAFETY
9 BRIGIS PKWY
SCARBOROUGH, ME 04074
207 883 5270
393009829915326

Merchant ID: 5325
Term #: 0001 Store #: 0001
Ref #: 0015

Sale

XXXXXXXXXXXX3475
VISA Entry Method: Chip

Total: 28.66

Fire Extinguisher Inspections ck # 6165

02/25/19 16:18:23
Inv #: 000015 Appr Code: 04721C
Transaction ID: 469056767035833
Apprvd: Online BatchN: 000032

CHASE VISA
AID: A0000000031010
TSI: 1000
TVR: 0080008000

Customer Copy

THANK YOU!

CLASSIC FLOORING

Formerly: Bald Billy's Carpet Outlet
(207) 883-7847 FAX (207) 883-1629

SALES ORDER

VALID FOR 30 DAYS

ESTIMATE NO.	DATE
339761	02/21/19

P7, 12-14 (2019)

CLASSIC FLOORING
429 U.S ROUTE #1
P.O. BOX 7004
SCARBOROUGH, ME 04070-7004

No Returns On Special Orders

ESTIMATE FOR	831-0735
Colesworthy, Peter PO Box 10563 Portland ME 04101	

LOCATION
170 woodfords St.#6 Portland ME 04101 Unit 170-6

Sales Associate: Kevin Lajoie

There may be extra charges for unseen floor preparation

AREA	DESCRIPTION		QUANTITY		PRICE	TOTAL
Living,Beds	Dyersburg Classic 12' E0..	Color Dove	56' 0"	74.67 Sqy	11.00	821.37
	Labor-Carpet Rip Up	Rip Up & Dispose Carpet	74.67	Yards	3.00	224.01
	Labor-Carpet	Labor Carpet	74.67	Yards	6.00	448.02
	Pad 8 Lb Tiger 30 Yds 6..	8 LB Pad 7/16 tiger	74.67	Yards Of P..	3.00	224.01

Notes:

	1717.41
TAX	57.50
TOTAL	1774.91

ck #6164

I received buyer/seller terms and conditions _____

The undersigned accepts the specifications and terms, including price set forth above and in consideration therefore, hereby unconditionally guarantees that if default at any time be made by the Contractor for payments due hereunder to Carpet Outlet Inc. then the undersigned will immediately pay any and all amounts so due upon demand by Carpet Outlet, Inc., and without regard to the Contractor's solvency or ability to pay.

SIGNATURE X _____

Interest at 1/ 12% per month (18% per annum) will be charged on any unpaid balance after thirty (30) days of installation date in the event of default in payment of this order or any part thereof, and the account is referred to an attorney for collection, the contractor and/or owner agree to pay reasonable attorney's fees and interest.

P7, 12-15 (2019)

We have Key 9-11

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy

NO.: 0022457

ADDRESS: 170 Woodford st APT.

DATE RECEIVED: / / ☐ AM ☐ PM

CITY: Portland AREA CODE PHONE

DATE PROMISED: / / ☐ AM ☐ PM

STATE: ZIP 831-0735

BRAND PRODUCT: CD Gas c.o.p

CUSTOMER REQUEST: Squeals loud.

MODEL NO.:

SERIAL NO.:

DESCRIBE WORK DONE: Repaired Idler Pully and Lubricated

DATE INSTALLED OR SOLD: / /

DATE FAILED: / /

SOLD TO

FAILURE CODE: A B C D E F H I J K

WARRANTY SERVICE CHARGE

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT

Chacey PLEASE REMIT

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE: Dan Walker

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

DATE 4/1/19	TIME BEGIN 9 am	TIME END	TOTAL MATERIAL	
DATE / /	TIME BEGIN	TIME END	TRIP CHARGE	69.00
			SERVICE	30.00
			SUB TOTAL	
			STATE TAX	
			LOCAL TAX	
			TOTAL	99.00

ck #6167

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

Print

P7, 12-16 (2019)

Wood Fords Safety

Date: Tuesday, March 19, 2019 7:15 AM

From: MySafetySign.com <customerservice@smartsign.com>

To: pcoleswo@maine.rr.com

Subject: Your Confirmation SAF-274195

MySafetySign

A SmartSign Store
300 Cadman Plaza West, Suite 1303
Brooklyn, NY 11201

My order status | Print this invoice | My account | Customer service

Order Received

Thank you Peter Colesworthy!

Your order number is SAF-274195. Your chosen delivery method is Regular Ground and we will send you tracking information once your order ships. Your order details are given below:

Order Number	Order Date	Shipping Method	Est. Ship Date	Est. Arrival Date
SAF-274195	19 Mar '19	Regular Ground	22 Mar '19	29 Mar - 02 Apr '19

No.	Description	Qty.	Price	Total
1.	Laundry Room (Part No: SE-2596-SE-03x09-D1)	2	$15.90	$31.80
2.	Hook and Loop Fastener Strips (Part No: MCVELCO)	2	$0.98	$1.96
3.	Boiler Room (Part No: SE-2578-SE-03x09-D1)	2	$15.90	$31.80
4.	Hook and Loop Fastener Strips (Part No: MCVELCO)	2	$0.98	$1.96

Sub Total:	$67.52
Shipping:	Free
Sales Tax:	$3.71
GRAND TOTAL	$71.23

ck # 6172

SHIPPING ADDRESS

Peter Colesworthy
30 BRISTOL LN

WE HAVE BILLED THE FOLLOWING ACCOUNT:

Visa Card: $71.23
Peter Colesworthy

P7, 12-17 (2019)

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy
NO.: 0022821
ADDRESS: 170 Woodford st APT. (#3)
DATE RECEIVED: / / ☐ AM ☐ PM
CITY: Port. AREA CODE PHONE
DATE PROMISED: / / ☐ AM ☐ PM
STATE: ZIP: 831-0735
BRAND PRODUCT: Ge RA
CUSTOMER REQUEST: Shaft of switch broke
MODEL NO.:
SERIAL NO.:
DESCRIBE WORK DONE: replaced broken switch & tested
DATE INSTALLED OR SOLD: / /
DATE FAILED: / /
SOLD TO
FAILURE CODE: A B C D E F H I J K
WARRANTY SERVICE CHARGE

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT
1		Dryer Switch			39.95
		PLEASE REMIT			
		Charge			

TECHNICIAN NO.
I certify that I have performed services indicated and installed parts listed.
TECHNICIAN SIGNATURE
CUSTOMER SIGNATURE
I acknowledge that repairs have been performed in a manner satisfactory to me.
X

TOTAL MATERIAL	
TRIP CHARGE	99.00
SERVICE	
SUB TOTAL	
STATE TAX	2.80
LOCAL TAX	
TOTAL	141.15

DATE	TIME BEGIN	TIME END
4/26/19		
/ /		

ck #6178

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

P7, 12-18 (2019)

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy

NO.: 0022609

ADDRESS: 180 Woodford st

APT.:

DATE RECEIVED: / / ☐ AM ☐ PM

CITY: Portland

AREA CODE PHONE:

DATE PROMISED: / / ☐ AM ☐ PM

STATE:

ZIP: 831-0755

BRAND PRODUCT: (w) GE Coin op

CUSTOMER REQUEST: Shut down.

MODEL NO.:

SERIAL NO.:

DESCRIBE WORK DONE: has bad transmin Complx

DATE INSTALLED OR SOLD: / /

DATE FAILED: / /

SOLD TO

FAILURE CODE: A B C D E F H I J K

WARRANTY SERVICE CHARGE

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT

Charge

PLEASE REMIT

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE: Dan Walker

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

DATE	TIME BEGIN	TIME END
4/8/19	50min	
/ /		

TOTAL MATERIAL	
TRIP CHARGE	69.00
SERVICE	10.00
SUB TOTAL	
STATE TAX	
LOCAL TAX	
TOTAL	79.00

ck # 6178

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

P7, 12-19 (2019)

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy

NO.: 0023082

ADDRESS: 170 Woodford APT. 3+

DATE RECEIVED: / / ☐ AM ☐ PM

CITY: Portland AREA CODE PHONE:

DATE PROMISED: / / ☐ AM ☐ PM

STATE: ZIP: 831-0735

BRAND PRODUCT: CD C.P 905

CUSTOMER REQUEST: Poor heat.

MODEL NO.:

SERIAL NO.:

DESCRIBE WORK DONE: Replaced Sol. Pack + Adj timi. Complete

DATE INSTALLED OR SOLD: / /

DATE FAILED: / /

SOLD TO

FAILURE CODE: A B C D E F H I J K

WARRANTY SERVICE CHARGE

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT
1	Sol. Pack GF				49.95
		Check			

TOTAL MATERIAL	49.95
TRIP CHARGE	69.00
SERVICE	30.00
SUB TOTAL	
STATE TAX	2.75
LOCAL TAX	
TOTAL	151.70

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE: Don Walker

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

DATE	TIME BEGIN	TIME END
5/16/19	40 min	
/ /		

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

ck TF6194

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-20 (2019)

INVOICE

DATE	INVOICE #
5/16/2019	131906

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

Woodford
Tenant Turnover
Locks

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
Woodford	Due on receipt	5/16/2019	AP	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
010	REKEY PER CYLINDER		15.00	15.00
	Sales Tax		5.50%	0.00

Peter Colesworthy

PLEASE SEND PAYMENT TO:P.O. BOX 939 PORTLAND, ME 04104
OR CALL 773-2904 TO PAY BY CREDIT CARD.

TOTAL $15.00

ck #6196

P7, 12-21 (2019)

PAGE NO 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # K24895
DATE : 4/26/19
CLERK: DWH
TERM # 565

TIME : 5:14
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
2	EA	S21277	CF7DS/827/ECO	5.99	3.84 /EA	7.68

** AMOUNT CHARGED TO ACCOUNT ** 8.11

TAXABLE	7.68
NON-TAXABLE	0.00
SUB-TOTAL	7.68
TAX AMOUNT	0.43
TOTAL INVOICE	8.11

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck # 6201

P7, 12-22 (2019)

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PAGE NO 1

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORDS #9

REF. # PO # WOODFORDS #9

INV # 820811
DATE : 4/03/19
CLERK: DWH
TERM # 561

TIME : 1:00
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	4060380	SPLY TOI3/8CX7/8BCX16"SS	7.99	7.19 /EA	7.19
1	EA	40395	BALLCOCK ADJ 9-14"	7.99	7.19 /EA	7.19
1	EA	46202	GASKET T/B THK ACE3-1/4O	4.79	4.31 /EA	4.31
1	EA	4309621	QTVALV3/8FIPX3/8ODSTRLF	9.99	8.99 /EA	8.99
1	EA	43050	BOLT SET TOILET5/16X3"BR	7.99	7.19 /EA	7.19
1	EA	4299723	FLUSH VALVE W/FLAPPR 8.5	8.99	8.09 /EA	8.09
1	EA	4208831	BOLTS 3NORRIS/MANSFIELD	9.99	8.99 /EA	8.99

** AMOUNT CHARGED TO ACCOUNT ** 54.81

TAXABLE	51.95
NON-TAXABLE	0.00
SUB-TOTAL	51.95
TAX AMOUNT	2.86
TOTAL INVOICE	54.81

ACE REWARDS ID # 1972617740

(NELSON BUTLER)

X _____
Received By

M #6201

P7, 12-23 (2019)

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

Invoice

DATE	INVOICE #
5/31/2019	15473

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	170 Woodford #6

DESCRIPTION	AMOUNT
Commercial Carpet Cleaning 5/9/2019	211.00
We clean carpet and hardwood floors!	**Total** $211.00

ck #6209

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 12-24 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 7/27/19

180 # 4
COUNTER
REPAIR

ITEM	DESCRIPTION	AMOUNT
	LABOR + MAT	$173.00

Jk #6225

1½% interest will be charged to all accounts over 30 days

ELDREDGE LUMBER & HARDWARE - PRESUMPSCOT

P. O. BOX 69
CAPE NEDDICK, ME 03902

PHONE: (207) 770-3002

P7, 12-25 (2019)

CUST NO: *25 | JOB NO: 000 | PURCHASE ORDER: | REFERENCE: Woodford Repairs | TERMS: CASH | CLERK: EK | DATE / TIME: 7/24/19 1:36

TERMINAL: 621

SOLD TO:
**** CASH ****

SHIP TO:
COLESWORTHY/PETER A

TAX: 001 MAINE

INVOICE: E15436

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1	1	1	EA	12UDLF	1/2" UNDERLAYMENT FIR		1	39.95 /EA	39.95

** PAID IN FULL ** 42.15

TAXABLE	39.95
NON-TAXABLE	0.00
SUBTOTAL	39.95
TAX AMOUNT	2.20
TOTAL	42.15

BANKCARD PAYMENT 42.15
BKCRD# XXXXXXXXXXXX0610

TOT WT: 0.00
MID: ***2039

APP: 32028P XR: 415436

X _____
Received By

ck#6230.

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

P7, 12-26 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168 #4

REF. # PO # 168 #4

INV # 828027
DATE : 5/14/19
CLERK: JR
TERM # 562

TIME : 8:26
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	4060380	SPLY TOI3/8CX7/8BCX16"SS	7.99	7.19 /EA	7.19
1	EA	4309399	REPAIRVALVE3/8ODX3/8ODLF	12.99	11.69 /EA	11.69
1	EA	42472	TOILET SEAT RND WH/CHRM	26.99	24.29 /EA	24.29

** AMOUNT CHARGED TO ACCOUNT ** 45.55

TAXABLE	43.17
NON-TAXABLE	0.00
SUB-TOTAL	43.17
TAX AMOUNT	2.38
TOTAL INVOICE	45.55

ACE REWARDS ID # 1972617740

(NELSON BUTLER)

X _____
Received By

ck # 6238

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD ST

REF. # PO # WOODFORD ST

INV # 828655
DATE : 5/16/19
CLERK: PG
TERM # 561

TIME :12:03
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	143018	INSINKERATOR COVER	4.29	3.86 /EA	3.86
8	EA	H	WASHER	.13	.13 /EA	1.04
2	EA	H	SCREW	.20	.20 /EA	.40
2	EA	H	SCREW	.22	.22 /EA	.44

** AMOUNT CHARGED TO ACCOUNT ** 6.06

TAXABLE	5.74
NON-TAXABLE	0.00
SUB-TOTAL	5.74
TAX AMOUNT	0.32
TOTAL INVOICE	6.06

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck # 6238

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

P7, 12-27 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 828770
DATE : 5/16/19
CLERK: MPF
TERM # 563

TIME : 6:05
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
3	PK	913050	PACKAGED MIDWEST NAIL	1.29	1.17 /PK	3.51
1	EA	3515657	INCAND A15 BULB 40W CLR	2.49	2.27 /EA	2.27

** AMOUNT CHARGED TO ACCOUNT ** 6.10

TAXABLE	5.78
NON-TAXABLE	0.00
SUB-TOTAL	5.78
TAX AMOUNT	0.32
TOTAL INVOICE	6.10

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

M#6238.

P7, 12-28 (2019)

- roof Repairs



More saving.
More doing.℠

154 TOPSHAM FAIR MALL RD
TOPSHAM, ME 04086 (207)7986931

2410 00057 34637 07/10/19 12:16 PM
SELF CHECK OUT

076308731618 3920BR <A> 3.57
3M DUCT TAPE BRN 1.88 IN. X 20 YD.

SUBTOTAL 3.57
SALES TAX 0.20
TOTAL $3.77

XXXXXXXXXXXX3475 VISA USD$ 3.77

AUTH CODE 09069C/2575541 TA
AID A0000000031010 CHASE V A

Inv # 6239

2410 57 34637 07/10/2019 3363

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/08/2019

****
DID WE NAIL IT?

Take a short survey for a chance TO WIN
A $5,000 HOME DEPOT GIFT CARD

Opine en espa±ol

www.homedepot.com/survey

User ID: 2PX3 71973 69620
PASSWORD: 19360 69563

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

CLASSIC FLOORING

Formerly: Bald Billy's Carpet Outlet
(207) 883-7847 FAX (207) 883-1629

SALES ORDER

VALID FOR 30 DAYS

ESTIMATE NO.	DATE
340549	07/17/19

CLASSIC FLOORING
429 U.S ROUTE #1
P.O. BOX 7004
SCARBOROUGH, ME 04070-7004

P7,12-29 (2019)

No Returns On Special Orders

PAGE: 1

ESTIMATE FOR	831-0735
Colesworthy, Peter PO Box 10563 Portland ME 04101	

LOCATION
180 woodford St#4 Unit 180-4

Sales Associate: Kevin Lajoie

There may be extra charges for unseen floor preparation

AREA	DESCRIPTION		QUANTITY		PRICE	TOTAL
LR/Bed	Dyersburg Classic 12' E09..	Dove	58' 0"	77.33 Sqy	11.00	850.63
	Pad 2-8 Lb Tiger 7/16"	Stock 30 Yds 6x45	77.33	Yards Of P..	3.00	231.99
	Labor-Carpet	Labor Carpet	77.33	Yards	6.00	463.98
	Labor-Carpet Rip Up	Rip Up & Dispose Carpet	77.33	Yards	3.00	231.99

Notes:

The undersigned accpets the specifications and terms, including price set forth above and in consideration therefore, hereby unconditionally guarantees that if default at any time be made by the Contractor for payments due hereunder to Carpet Outlet, Inc., then the undersigned will immediately pay any and all amounts so due upon demand by Carpet Outlet, Inc., and without regard to the Contractor's solvency or ability to pay.

	1778.59
TAX	59.54
TOTAL	1838.13

ck #6241.

ATTN HARDWOOD CUSTOMERS:

If moisture levels are not monitored your floor may fail and not be covered under warranty.

SIGNATURE X _____

I received buyer/seller terms and conditions _____

Interest at 1/ 12% per month (18% per annum) will be charged on any unpaid balance after thirty (30) days of installation date in the event of default in payment of this order or any part thereof, and the account is referred to an attorney for collection, the contractor and/or owner agree to pay reasonable attorney's fees and interest.

C. H. ROSENGREN
PAINTING & REPAIR INC.
799-7617

P7, 12-30 (2019)

Invoice

7/31/19

Net 10 days

To: Peter Colesworthy
Work @ 180 Woodfords
Portland, ME

Unit 180-4

Completion of painting in unit #4

Labor – 43 hours	1,935.00
Material	210.00
Total Due	2,145.00

ck # 6244.

Please Make Checks Payable to Chris Rosengren

Please send payment to: P.O. Box 2712 South Portland, ME 04116

Thank you

P7, 12-31 (2019)

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

Invoice

DATE	INVOICE #
8/8/2019	15655

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	180 #4

DESCRIPTION	AMOUNT
Apartment/Rental Cleaning 8/8/2019	184.00
We clean Oriental rugs at our in-plant facility. Call for and pick up and delivery! 878-8072	**Total** $184.00

ck #6246

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 12-32 (2019)

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

INVOICE

DATE	INVOICE #
8/2/2019	132114

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
Woodford	Due on receipt	8/2/2019	AP	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
101	~~Generic~~ duplicate	7	3.00	21.00T
	Sales Tax		5.50%	1.16

Peter Colesworthy

PLEASE SEND PAYMENT TO:P.O. BOX 939 PORTLAND, ME 04104
OR CALL 773-2904 TO PAY BY CREDIT CARD.

TOTAL $22.16

ck #6248

P7, 12-33 (2019)

WOODFORD ARMS, INC. 6251

Cash 8/19/2019

Casual labor for 168-170 deck/stair repair project (14 hours @ $20/hr) 280.00

Checking 280.00

ck #6251.

P7, 12-34 (2019)

WOODFORD ARMS, INC. 6252

Cash 8/22/2019

Casual labor for 168-170 deck/stair repair project (19 hours @ $20/hr) 380.00

Checking 380.00

ck#6252

PAGE NO 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

P7, 12-35 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168-170 WOOD

REF. # PO # 168-170 WOODFORDS

INV # 840340
DATE : 7/19/19
CLERK: TC
TERM # 563

TIME :10:49
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	5913637	STRCTRL SCREW 5/16X6	54.99	53.34 /EA	53.34
1	EA	5913140	STRCTRL SCREW 5/16X5-1/8	44.99	41.84 /EA	41.84
1	EA	5914791	CABINET SCREW #8X3-1/8"L	9.79	9.30 /EA	9.30
1	EA	5914833	CABINET SCREW #8X2-1/2"L	12.99	12.08 /EA	12.08

** AMOUNT CHARGED TO ACCOUNT ** 122.97

TAXABLE	116.56
NON-TAXABLE	0.00
SUB-TOTAL	116.56
TAX AMOUNT	6.41
TOTAL INVOICE	122.97

ACE REWARDS ID # 1972617740

(NELSON BUTLER)

X _____
Received By

ck#6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PAGE NO 1

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 180-4

REF. # PO # 180-4

INV # 840578
DATE : 7/22/19
CLERK: JT
TERM # 563

TIME :10:24
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	2568699	JAPANESE HCS BLD 2.5"	14.99	13.94 /EA	13.94
1	EA	2491678	BLADE FAST WOOD 1.25"	12.99	12.08 /EA	12.08
1	EA	1386028	CLORX CLEANUP FRESH 32OZ	3.99	3.79 /EA	3.79S
- 1		IS188281	$1 INSTANT SAVINGS-1386028 CREDIT RETURN	1.00	1.00 /	-1.00SNR

** AMOUNT CHARGED TO ACCOUNT ** 30.45

TAXABLE	29.81
NON-TAXABLE	-1.00
SUB-TOTAL	28.81
TAX AMOUNT	1.64
TOTAL INVOICE	30.45

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

X _____
Received By

ck# 6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P7, 12-36 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 180-4

REF. # PO # 180-4

INV # 840790
DATE : 7/23/19
CLERK: KB
TERM # 565

TIME : 9:51
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
3	EA	10336	PRIMER BIN WHITE 13OZ	9.99	9.29 /EA	27.87

** AMOUNT CHARGED TO ACCOUNT ** 29.41

TAXABLE	27.87
NON-TAXABLE	0.00
SUB-TOTAL	27.87
TAX AMOUNT	1.54
TOTAL INVOICE	29.41

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

X _____
Received By

MC #6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 180-4

REF. # PO # 180-4

INV # 841054
DATE : 7/24/19
CLERK: JR
TERM # 565

TIME :10:25
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	5436886	CPT TRM EX WD FLT 36 PWT	9.99	9.49 /EA	9.49
1	EA	5069505	BAR CARPET 2"X36"SATNSIL	9.99	9.49 /EA	9.49
1	EA	58255	BAR CARPET 2"3'GOLDA824H	9.99	9.49 /EA	9.49
1	EA	5309224	CARPET TRIM 2X36" OAK	14.99	14.24 /EA	14.24
1	EA	1204916	PUTTY KNIFE 1.5"FLEX SG	8.99	8.36 /EA	8.36
1	EA	10336	PRIMER BIN WHITE 13OZ	9.99	9.29 /EA	9.29
1	EA	11477	CERAMIC TILE ADHSV QT314	8.99	8.54 /EA	8.54
1	EA	54128	ACE COMMON NAIL6D 2"HG1#	5.79	5.50 /EA	5.50
1	EA	5914775	CABINET SCREW #8X1-1/4"L	7.79	7.40 /EA	7.40
1	EA	5072327	BOARD SOLID PINE 1X4X4'	4.79	4.45 /EA	4.45

** AMOUNT CHARGED TO ACCOUNT ** 91.00

TAXABLE	86.25
NON-TAXABLE	0.00
SUB-TOTAL	86.25
TAX AMOUNT	4.75
TOTAL INVOICE	91.00

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

MC #6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P7, 12-37 (2.19)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
APPLY TO # WOODFO

REF. # APP# WOODFORD

INV # 841216
DATE : 7/24/19
CLERK: PV
TERM # 563

TIME : 6:15
DUPLICATE
* CREDIT MEMO *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
- 1	EA	5436886	CPT TRM EX WD FLT 36 PWT CREDIT RETURN	9.99	9.49 /EA	-9.49 R
- 1	EA	58255	BAR CARPET 2"3'GOLDA824H CREDIT RETURN	9.99	9.49 /EA	-9.49 R
- 1	EA	5309224	CARPET TRIM 2X36" OAK CREDIT RETURN	14.99	14.24 /EA	-14.24 R
1	EA	4751582	DUCK TAPE WHT 1.88"X5YD	3.79	3.45 /EA	3.45
1	EA	SODA	SODA	1.65	1.65 /EA	1.65*

** AMOUNT CREDITED TO ACCOUNT ** 29.67

TAXABLE	-28.12
NON-TAXABLE	0.00
SUB-TOTAL	-28.12
TAX AMOUNT	-1.55
TOTAL CREDIT	-29.67

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck #6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD ST

REF. # PO # WOODFORD ST

INV # 842865
DATE : 8/02/19
CLERK: NH
TERM # 563

TIME : 1:33
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	5438080	KNOB ROUND 1-1/4" BRONZE	2.79	2.54 /EA	2.54
1	EA	5266754	KNOB STN NKL 1-1/4"D	4.79	4.36 /EA	4.36
1	EA	5294715	DOOR STOP SPRG 3"BB CD/2	4.79	4.55 /EA	4.55
1	EA	4581187	SHOWER LINER WHITE	4.99	4.49 /EA	4.49
1	EA	48288	ROD SHWR TSN WHT34.5-60"	9.79	8.91 /EA	8.91
1	EA	42821	TOILET SEAT RND BASIC WH	8.79	7.91 /EA	7.91

** AMOUNT CHARGED TO ACCOUNT ** 34.57

TAXABLE	32.76
NON-TAXABLE	0.00
SUB-TOTAL	32.76
TAX AMOUNT	1.81
TOTAL INVOICE	34.57

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck #6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P7, 12-38 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 180-4

REF. # PO # 180-4

INV # 842727
DATE : 8/02/19
CLERK: JT
TERM # 562

TIME : 7:35
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	1220532	ADHSV CAULK T&T CLR 10OZ	6.99	6.64 /EA	6.64

** AMOUNT CHARGED TO ACCOUNT ** 7.01

TAXABLE	6.64
NON-TAXABLE	0.00
SUB-TOTAL	6.64
TAX AMOUNT	0.37
TOTAL INVOICE	7.01

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

X _____
Received By

ck # 6257

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 842855
DATE : 8/02/19
CLERK: 1RK
TERM # 560

TIME : 1:13
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	3007267	WALLPLATE 1G MID BLNK IV	1.49	1.45 /EA	1.45
1	EA	3202546	DUPLEX TOGL WALPLT 2G IV	2.49	1.32 /EA	1.32
20	EA	3202553	DUPLEX RECP WALPLT 1G IV	.99	.69 /EA	13.80
1	EA	30712	WALLPLATE COAX IVORY	6.99	6.36 /EA	6.36
1	EA	3202678	WALLPLATE SCREWS 1/2" IV	2.79	2.44 /EA	2.44

** AMOUNT CHARGED TO ACCOUNT ** 26.77

TAXABLE	25.37
NON-TAXABLE	0.00
SUB-TOTAL	25.37
TAX AMOUNT	1.40
TOTAL INVOICE	26.77

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck # 6257

P7,12-39 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 8/9/19

180 #7
KITCHEN
WATERBACK

ITEM	DESCRIPTION	AMOUNT
	Labor	$75.00
		ck # 6258

1½% interest will be charged to all accounts over 30 days

P7, 12-40 (2019)

WOODFORD ARMS, INC.

6266

Peter A. Colesworthy
(Independent Contractor)

9/9/2019

	w/e 6/28/19 - 1 hr repair @ 180-5	25.00
	w/e 7/19/19 - 5 hrs cat urine in utility closet @ 180-4	125.00
	w/e 7/19/19 - 1 hr deck/stairway repair @ 168	25.00
	w/e 7/26/19 - 3 hrs cat urine in utility closet @ 180-4	75.00
	w/e 8/9/19 - 3 hrs cat urine in utility closet @ 180-4	75.00
carpentry repair →	w/e 8/9/19 - 14 hrs deck/stairway repair @ 168	350.00
	w/e 8/9/19 - 2.5 hrs kitchen faucet repair @ 180-7	62.50
carpentry repair {	w/e 8/16/19 - 15 hrs deck/stairway repair @ 168	375.00
	w/e 8/23/19 - 26 hrs deck/stairway repair @ 168	650.00

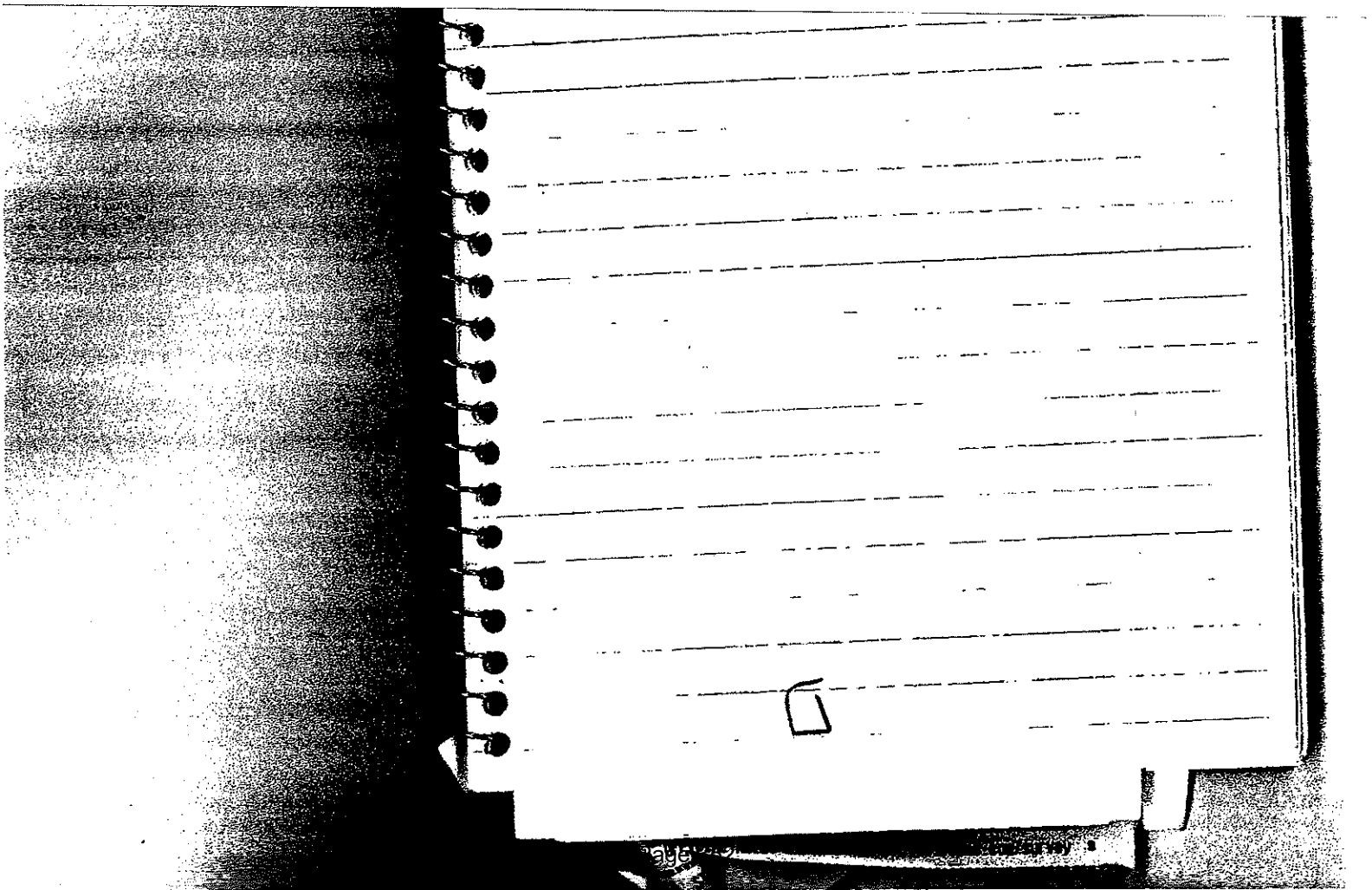
ck # 6266

1,762.50

Checking

RODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

75[illegible]8207001



WOODFORD ARMS, INC.
P.O. Box 10563
Portland, ME 04104

P7, 12-41 (2019)

September 11, 2019

Mr. Brian C. Conde
8 Quarry Lane, Apt #1415
Malden, MA 02148

RE: Security Deposit
180 Woodford Street, Apt #4
Portland, ME

Dear Brian:

We are sorry that your entire security deposit was used to mitigate cat urine soaked walls & flooring in the kitchen utility closet in apt #4 at 180 Woodford Street in Portland. The damage caused by your cat and our efforts to mitigate were communicated to you in text messages with photos dated 711/19, 7/19/19, and 7/23/19. Now that we have bills for the repair work, the deduction for damages from your deposit is calculated as follows:

Deposit credited against repair expense

Your Security Deposit		- $ 825.00
Less: Replacement of flooring, subflooring, and bottom 12" of sheetrock walls in kitchen utility closet to mitigate damage caused by cat urine		
Carpentry 11 hours @ $25 per hour	$ 275.00	
Carpentry 5 hours @ $40 per hour	200.00	
Painter 6 hours @ $45 per hour	270.00	
Materials – plywood, sheetrock, caulking & paint	125.00	
Total charge for cat urine damage		- 870.00
Security Deposit shortfall upon move-out		$ 45.00

In light of the length of your tenancy, we are NOT asking you to pay this security deposit shortfall. Please consider your move-out fully settled by the loss of your security deposit.

Please contact me at 846-6594 (office) or 831-0735 (cell) if you have any questions.

Sincerely,

Peter

Peter L. Colesworthy
President

P 7, 12-42
(2019)

- overtond Tenant Turnovers



More saving.
More doing.℠

300 CLARKS POND PARKWAY
SOUTH PORTLAND, ME 04106 (207)879-2500

2406 00002 37511 07/24/19 03:47 PM
CASHIER NANCY

0000-166-030 4X8 1/2 BC <A> 23.95
15/32 4X8 BCX PLYWOOD

SUBTOTAL	23.95
SALES TAX	~~1.32~~
TOTAL	$25.27

XXXXXXXXXXXX3475 VISA USD$ 25.27

AUTH CODE 01786C/8023113 TA
AID A0000000031010 CHASE VISA

M #6267



RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/22/2019

****
DID WE NAIL IT?

Take a short survey for a chance TO WIN
A $5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HTJ 77717 75313
PASSWORD: 19374 75311

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.



Towels Turnover Cleaning

P 7, 12-43 (2019)

Hannaford

756 Route 1 - Yarmouth ME 04096
(207) 846-5941 - www.hannaford.com

GROCERY
BOUNTY FS PRINT 6BR 10.49 A

Tax Paid
Sls Tax 5.5% 10.49 0.58

1 BALANCE DUE 11.07
VISA $11.07

dr #6267

08/05/2019 16:01:34
CHASE VISA Entry Method: Chip
CARD #: XXXXXXXXXXXX3475
PURCHASE - APPROVED
AUTH CODE:04157C

Mode: Issuer
AID: A0000000031010
TVR: 0000008000
IAD: 06010A03A02002
TSI: E800
ARC: 00
TC: B1C3FFFC9AC18CE9
MID: 928188 TID: 001 SEQ: 538484
Total: USD$ 11.07

CHANGE 0.00

****

We value your opinion!
Tell us about your visit for a chance
to win $500 in free groceries.

Within the next 5 days please visit:
www.TalkToHannaford.com

También disponible en español.
10 winners each quarter
See website for complete rules.

PIN:08058188850533283

****

CASHIER NAME: Self Checkout 503
STORE:08188 REGISTER:053 CASHIER:0503
TICKET#:3283 5AUG2019 16:01:36

We're Hiring!
Apply Today!
Visit Hannaford.com

P7, 12-44
(2019)

Wood funds
Turnover



300 CLARKS POND PARKWAY
SOUTH PORTLAND, ME 04106 (207)879-2500

2406 00056 03774 08/05/19 02:25 PM
SELF CHECK OUT

043197139108 SHWR RINGS <A>
GB SHOWER RINGS-WH
2@1.98 3.96

SUBTOTAL	3.96
SALES TAX	~~0.22~~
TOTAL	$4.18
XXXXXXXXXXXX3475 VISA	
	USD$ 4.18
AUTH CODE 05984C/6561068	TA
AID A0000000031010	CHASE VISA

JK #6267



2406 56 03774 08/05/2019 2797

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/03/2019

****
DID WE NAIL IT?

Take a short survey for a chance TO WIN
A $5,000 HOME DEPOT GIFT CARD

Opine en espa±ol

www.homedepot.com/survey

User ID: 2PX3 10243 7893
PASSWORD: 19405 7837

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

P7, 12-45 (2019)

Carpentry - Temporary Repairs to outside stairway

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 9/30/19

165
FIRE SCARE

ITEM	DESCRIPTION	AMOUNT	
	LABOR + MAT	$ 8825.00	
	REC 7/24/19 ck#6240	$ 3000.00	ck# 6240
	REC 8/16/19 ck#6250	$ 3000.00	ck# 6250
	BALANCE	$ 2825.00	ck# 6275
		Pd. 9/30/19 ck#6275	

1½% interest will be charged to all accounts over 30 days

P7, 12-46 (2019)

DOWNEAST
HOME APPLIANCE CENTER

146 RAND ROAD | PORTLAND, ME 04102 | (207) 772-0053

NAME: Peter Colesworthy

NO. 0020961

ADDRESS: 180 Woodfords St APT. #6

DATE RECEIVED / / ☐ AM ☐ PM

CITY: Port. AREA CODE PHONE

DATE PROMISED / / ☐ AM ☐ PM

STATE: ZIP 831-0735

BRAND PRODUCT: GE RA

CUSTOMER REQUEST: indicator light on, LF no go.

MODEL NO.

SERIAL NO.

DESCRIBE WORK DONE: Installed LF switch Tested

DATE INSTALLED OR SOLD / /

DATE FAILED / /

SOLD TO | FAILURE CODE | A | B | C | D | E | F | H | I | J | K

WARRANTY SERVICE CHARGE

QTY	PART NO.	DESCRIPTION	PARTS DISPO.	UNIT PRICE	AMOUNT
1	5303935086				39 95

TOTAL MATERIAL	39 95
TRIP CHARGE	69 00
SERVICE	30 00
SUB TOTAL	
STATE TAX	2 20
LOCAL TAX	
TOTAL	141 15

TECHNICIAN NO.

I certify that I have performed services indicated and installed parts listed.

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

I acknowledge that repairs have been performed in a manner satisfactory to me.

X

DATE	TIME BEGIN	TIME END
9 / 2019	30 Min	
DATE	TIME BEGIN	TIME END
/ /		

Not Home ☐ Lack Part ☐ Call Back ☐

www.downeastappliance.com

Jc #6280

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-47
(2019)

INVOICE

DATE	INVOICE #
9/25/2019	132305

Woodford Bldg. Repairs

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
Woodford	Due on receipt	9/25/2019	AP	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
101	Generic duplicate	5	3.00	15.00T
	Sales Tax		5.50%	0.83

Peter Colesworthy

PLEASE SEND PAYMENT TO:P.O. BOX 939 PORTLAND, ME 04104
OR CALL 773-2904 TO PAY BY CREDIT CARD.

TOTAL $15.83

ck# 6281.

P7,12-48 (2019)

Invoice

Jump Guy
PO Box 6576
Scarborough, ME 04070 US
dumpguyme@gmail.com
www.thedumpguy.com

BILL TO
Port City Apartments (Peter)
Port City Apartments
PO Box 10563
Portland, ME 04104

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14780	10/11/2019	$150.00	11/10/2019	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Junk Removal	October 10th, 2019: #168 Woodford Street Portland, Maine: Junk removal	1	150.00	150.00

BALANCE DUE **$150.00**

ck#6294

P7, 12-49 (2.19)

INVOICE

2489

C.H. ROSENGREN
Painting & Repair, Inc.
P.O. Box 2712
SOUTH PORTLAND, MAINE 04116

Phone 799-7617

TO Peter Colesworthy
PO Box 10563
Portland, ME 04101

DATE 10/18/19
CUSTOMER ORDER NO.
SALESPERSON
VIA

TERMS:

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Wash at Woodfords #6		
	Labor - 3.5 hrs	157.50	
	Latham St Labor - 8 hrs	360.00	
	(17) patches @ 3.50/e	75.00	
	168 Woodfords (3 units)		
	Labor - 10 hrs	450.00	
	TOTAL DUE	1,042.50	

ORIGINAL

Thank You!

RECYCLED PAPER
Contents: 40% Pre-Consumer • 10% Post-Consumer

Less: math error (15.10)

$ 592.40

Woodfords Painting

ck # 6295.

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

P7, 12-50 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168 FIRE ESC

REF. # PO # 168 FIRE ESCAPE

INV # 852385
DATE : 9/28/19
CLERK: DWH
TERM # 561

TIME : 8:26
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
3	EA	5290762	CORNER BRACE 6X1-1/8"GLV	9.79	8.91 /EA	26.73
1	EA	5914791	CABINET SCREW #8X3-1/8"L	9.79	9.30 /EA	9.30
1	EA	9274291	RED BULL ENRGY DRNK8.4OZ	2.79	2.65 /EA	2.65

** AMOUNT CHARGED TO ACCOUNT ** 40.81

TAXABLE	38.68
NON-TAXABLE	0.00
SUB-TOTAL	38.68
TAX AMOUNT	~~2.13~~
TOTAL INVOICE	40.81

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

Jk #6301

X _____
Received By

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168 FIRE

REF. # PO # 168 FIRE

INV # 852437
DATE : 9/29/19
CLERK: NH
TERM # 565

TIME :10:02
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	9014150	KEEBLER CHEESE&PB 1.8OZ	1.59	1.45 /EA	1.45
1	EA	5914650	TRIM SCREWS #8 X 3-1/8"L	9.99	9.69 /EA	9.69

** AMOUNT CHARGED TO ACCOUNT ** 11.76

TAXABLE	11.14
NON-TAXABLE	0.00
SUB-TOTAL	11.14
TAX AMOUNT	~~0.62~~
TOTAL INVOICE	11.76

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

Jk #6301

X _____
Received By

P 7, 12-51 (2019)

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PAGE NO 1

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # WOODFORD

REF. # PO # WOODFORD

INV # 849309
DATE : 9/10/19
CLERK: AR
TERM # 560

TIME : 3:16
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
12	EA	5625280	SMOKE/CO120V AC/DC PHOTO	54.99	49.00 /EA	588.00
			** AMOUNT CHARGED TO ACCOUNT **	620.34	TAXABLE	588.00
					NON-TAXABLE	0.00
					SUB-TOTAL	588.00
					TAX AMOUNT	32.34
					TOTAL INVOICE	620.34

ACE REWARDS ID # 1972617740

(PETER L COLESWORT)

X _____
Received By

ck # 6301

Wood Repair

P7, 12-52 (2019)

THANK YOU FOR SHOPPING AT
COASTAL ACE HARDWARE
914 US RT.1
YARMOUTH, ME 04096
(207) 846-3861

09/24/19 5:38PM ACE 552 SALE

5423496 1 EA $15.99 EA
COMBO CABLE LOCK 4DGT 6' $15.99
5398565 1 EA $12.99 EA
CORNER BRACE L 5X1" SS $12.99

SUB-TOTAL:$ 28.98 TAX: $ 1.59
TOTAL: $ 30.57
BC AMT: $ 30.57

BK CARD#: XXXXXXXXXXXX3475
MID: 372055821881
AUTH: 01809C AMT: $ 30.57 ck #6302
Host reference #:873311 BANK

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0080008000
IAD : 06010A03602002
TSI : F800
ARC : 00
MODE : Issuer
CVM :
Name : CHASE VISA
ATC :0072
AC : 43E23AFEE994A55B
TxnID/ValCode: 407201

Bank card USD$ 30.57

==>> JRNL#I73311/1 <<==
CUST NO:*5

THANK YOU PETER COLESWORTHY
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: CASH CUSTOMER

Customer Copy

PAGE NO 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

P7, 12-53 (2019)

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168 CO

REF. # PO # 168 CO

INV # 855929
DATE : 10/20/19
CLERK: AB
TERM # 563

TIME : 2:18
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
2	EA	5625280	SMOKE/CO120V AC/DC PHOTO	54.99	52.24 /EA	104.48
1	BX	901894	9VOLT ENERG INDUSTR BATTERY 12BX	24.99	23.74 /BX	23.74*

** AMOUNT CHARGED TO ACCOUNT ** 135.28

TAXABLE	128.22
NON-TAXABLE	0.00
SUB-TOTAL	128.22
TAX AMOUNT	7.06
TOTAL INVOICE	135.28

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

X _____
Received By

PAGE NO 1

MAINE HARDWARE
274 ST. JOHN STREET
PORTLAND, ME 04102-3019
www.mainehardware.com
PHONE: (207) 773-5607

PROUDLY LOCAL, FIERCELY INDEPENDENT

PORT CITY APARTMENTS
PO BOX 10563

PORTLAND ME 04104

CUST # 303519
TERMS: NET EOM
P.O. # 168 FIRE

REF. # PO # 168 FIRE

INV # 853570
DATE : 10/05/19
CLERK: PV
TERM # 563

TIME :10:15
DUPLICATE
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	8871915	TIEDOWN 15' GRY 500# 4PK	19.99	18.99 /EA	18.99
1	EA	72654	NYLON ROPE 1/2"X50' WHT	29.99	28.49 /EA	28.49

** AMOUNT CHARGED TO ACCOUNT ** 50.10

TAXABLE	47.48
NON-TAXABLE	0.00
SUB-TOTAL	47.48
TAX AMOUNT	2.62
TOTAL INVOICE	50.10

ACE REWARDS ID # 1972617740

(PETER A COLESWORT)

X _____
Received By

Less: math error (30.99)

$154.39

Ck# 6312

P7, 12-54 (2019)

WOODFORD ARMS, INC.

6319

Peter A. Colesworthy

12/1/2019

(Independent contractor) carpentry repairs

w/e 8/30/19 - 14.5 hrs outside stairway @ 168	362.50
w/e 9/13/19 - 7 hrs outside stairway @ 168	175.00
w/e 9/20/19 - 7.5 hrs outside stairway @ 168	187.50
w/e 10/10/19 - 5 hrs outside stairway @ 168	125.00
w/e 10/10/19 - Bonus for completion of outside stairway @ 168	500.00
w/e 11/15/19 - 2 hrs toilet repair @ 170-2	50.00
w/e 11/29/19 - 1 hr toilet repair @ 170-2	25.00

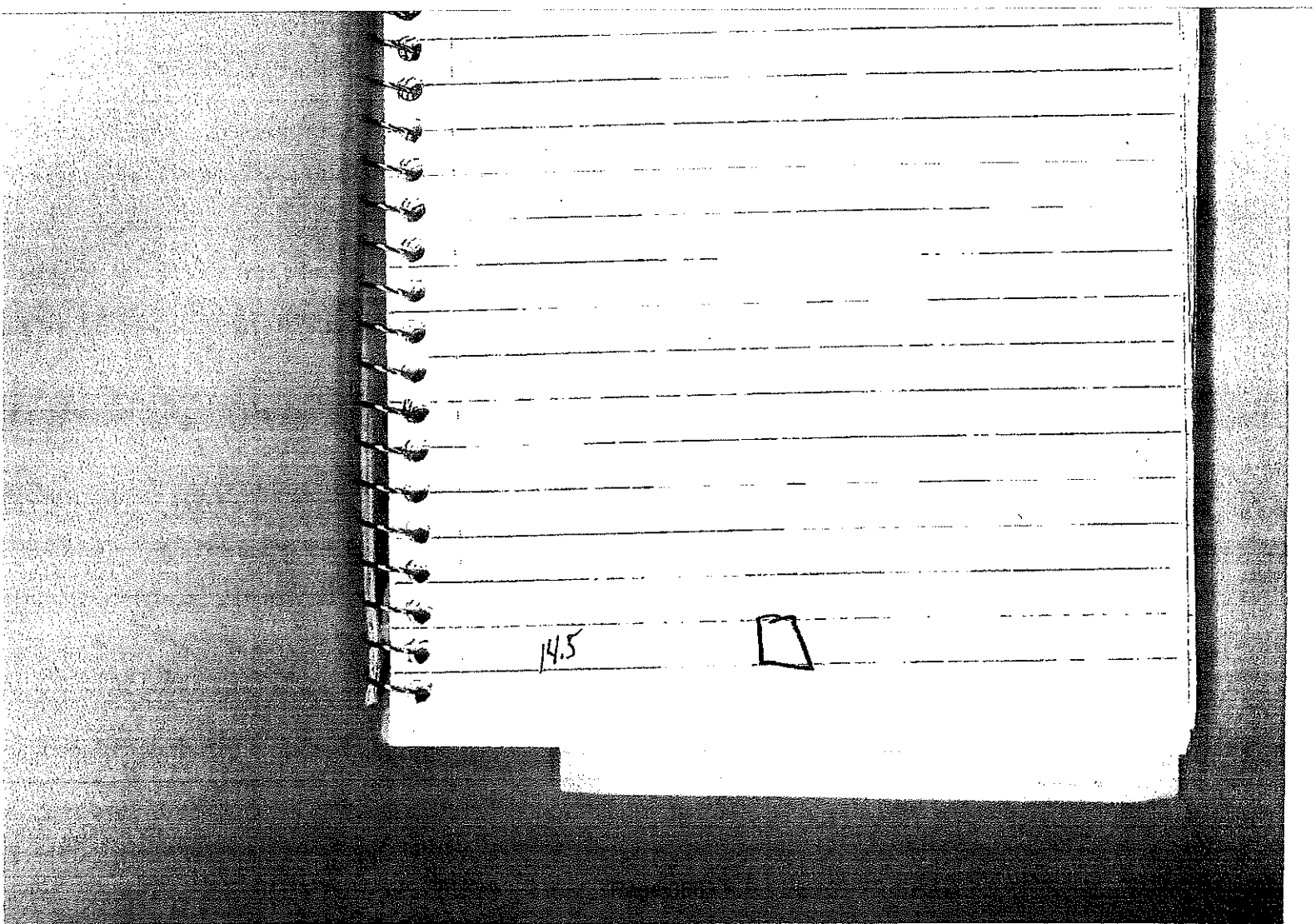
ck #6319

1,425.00

Checking

PRODUCT SSLT104 USE WITH 91683 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

75986207001



P7, 12-55 (2019)

WOODFORD ARMS, INC. 6326

Samuel L Colesworthy 12/25/2019

Independent Contractor 4.75 hours @ $20.00 95.00

ck#6326

95.00

Checking

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com 75986207001

P 7, 12-56 (2019)

WOODFORD ARMS, INC.

6327

Tribble's, Inc

12/18/2019

Invoice #13082817

15.19

Appliance Repair Part

ck# 6327

15.19

Checking CUSTOMER #70460

PRODUCT SSLT104 USE WITH 91663 ENVELOPE MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

75986207001

Lock Stock & Barrel, Inc.
P.O. Box 939
369 St. John Street
Portland, Maine 04104
207-773-2904

P7, 12-57 (2019)

INVOICE

DATE	INVOICE #
12/16/2019	132514

Woodfords Turnover

BILL TO

PORT CITY APARTMENTS
PO BOX 10563
PORTLAND, ME 04104
M

P.O. NO.	TERMS	DUE DATE	REP	PROJECT
Woodford	Due on receipt	12/16/2019	AP	

ITEM	DESCRIPTION	QUANTITY	RATE	TOTAL
010	REKEY PER CYLINDER	2	15.00	30.00
101	Generic duplicate	4	3.00	12.00T
	Sales Tax		5.50%	0.66

Peter Colesworthy

	TOTAL	$42.66

ck#6328

P7, 12-5B (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 12/26/19

150 WOODFORDS
PORCH JOBS

ITEM	DESCRIPTION	AMOUNT
	LABOR	$75.00

ck #6337

1½% interest will be charged to all accounts over 30 days

P 7, 14-1 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 12/29/16

180 WOODFORDS
CHECK FOR LEAK

ITEM	DESCRIPTION	AMOUNT
	LABOR	$100.00
	CUT OUT SHEETROCK NO WATER STAIN REPLACED IT WAIT 1 MONTH TO SEE	

Ck #6103

1½% interest will be charged to all accounts over 30 days

P7, 14-2 (2019)

Description: No heat. Boiler on low pressure. 12/31/18 GEO

Our Technician has recommended installing a Extrol SX30V expansion tank and water feeder. Please call our office at 865-9010 to schedule a time for this work to be done.

Quantity	Description	Unit Price	Amount
1.0	After Hours Service Labor	$175.00	$175.00

Sub Total:	$175.00
Tax Total:	$0.00
Invoice Total:	$175.00
Prev. Balance:	$0.00
Total Due:	$175.00

ck #6105

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #: 1623
Invoice #: 218199
Transaction Date: 1/7/19

P7, 14-3 (2019)

Description: No heat in two zones on third floor apt #9. Technician found the kitchen zone air bound and the bedroom zone head was no good. 1/18/19 S.O.

Quantity	Description	Unit Price	Amount
1.0	SERVICE CALL	$125.00	$125.00
1.0	Honeywell Power Head With End Switch Hw 4003916-48	$153.64	$153.64

Sub Total:	$278.64
Tax Total:	$8.45
Invoice Total:	$287.09
Prev. Balance:	$0.00
Total Due:	$287.09

ck # 6116

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	220090
Transaction Date:	1/25/19

P7, 14-4 (2019)

N. E. BUTLER - Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 3/17/19

Westfords
170 #6

ITEM	DESCRIPTION	AMOUNT
	TOWEL BAR TOILET SEAT CLOSE END ENDS ONSINK LABOR	175.00

M #6133

1½% interest will be charged to all accounts over 30 days

P7, 14-5 (2019)

Description: Insufficient heat. 2/7/19 S.O.

Quantity	Description	Unit Price	Amount
1.75	SERVICE CALL	$125.00	$218.75
1.0	Prestige Control Mcba 5	$652.52	$652.52
1.0	Check Safety (test Ok)	$0.00	$0.00
1.0	Ck High Limit (test Ok)	$0.00	$0.00

Sub Total:	$871.27
Tax Total:	$35.89
Invoice Total:	$907.16
Prev. Balance:	$0.00
Total Due:	$907.16

ck # 6135

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	221880
Transaction Date:	2/8/19

P7, 14-6 (2019)

Description: NO HEAT 02/18/2019 C.M

Quantity	Description	Unit Price	Amount
1.0	After Hours Service Labor	$0.00	$0.00
1.0	Braeburn 3020 Nonprogrammable Thermostat	$69.47	$69.47

Sub Total:	$69.47
Tax Total:	$3.82
Invoice Total:	$73.29
Prev. Balance:	$907.16
Total Due:	$980.45

Was already paid by us

ck #6146

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #: 1623
Invoice #: 223306
Transaction Date: 2/21/19

P 7, 14-7 (2.19)

16

Description: Water Leak.

Technician recommended contacting a plumber because the pressure reducer valve is 180psi on shut off, making 530C drip.

Quantity	Description	Unit Price	Amount
1.0	SERVICE CALL	$125.00	$125.00
52.0	LABOR PER MINUTE	$2.08	$108.16

Sub Total: $233.16
Tax Total: $0.00
Invoice Total: $233.16

ck#6146

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #: 163
Invoice #: 228027
Transaction Date: 4/11/19

P 7, 14-8 (2019)

Description: Cleaning annual tune up high efficiency gas boiler clean and inspect heat exchanger clean inspect condensate trap/pump and system check co/gas leak detector replace battery (if required) check neutralizer replenish if required. Check efficiency and operation. 4/25/19 A.J.

Quantity	Description	Unit Price	Amount
1.0	C/o condensing gas boiler	$224.95	$224.95
1.0	Limestone Neutralizer Pellets	$10.00	$10.00
1.0	9 Volt Battery	$3.10	$3.10
1.0	88% Efficiency Test	$0.00	$0.00
1.0	Check Safety (test Ok)	$0.00	$0.00
1.0	Ck High Limit (test Ok)	$0.00	$0.00

Sub Total:	$238.05
Tax Total:	$0.72
Invoice Total:	$238.77
Prev. Balance:	$-182.78
USD Total Due:	$55.99

Ck #6146

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	229383
Transaction Date:	4/29/19

P7, 14-9 (2019)

Description: Cleaning annual tune up high efficiency gas boiler clean and inspect heat exchanger clean inspect condensate trap/pump and system check co/gas leak detector replace battery (if required) check neutralizer replenish if required. Check efficiency and operation. 4/24/19 A.J.

Quantity	Description	Unit Price	Amount
1.0	C/o condensing gas boiler	$224.95	$224.95
1.0	88% Efficiency Test	$0.00	$0.00
1.0	Check Safety (test Ok)	$0.00	$0.00
1.0	Ck High Limit (test Ok)	$0.00	$0.00
1.0	Limestone Neutralizer Pellets	$10.00	$10.00
1.0	Prestige Igniter Kit	$113.35	$113.35

Sub Total:	$348.30
Tax Total:	$6.78
Invoice Total:	$355.08
Prev. Balance:	$-299.09
USD Total Due:	$55.99

ck #6146

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	229384
Transaction Date:	4/29/19

P7, 14-10 (2019)

3/27/19 Charlie Burnham Heating Service

REFUND for overpayment received and deposited in Woodford Arms' checking account: $537.86

This is a credit that decreases plumbing maintenance operating expense.

P 7, 14-11 (2019)

N. E. BUTLER - Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 4/1/19

170 WOOD ROADS
#6
WATER CLOSET REP

ITEM	DESCRIPTION	AMOUNT
	Labor + MAT	$98.00

ck #6161

1½% interest will be charged to all accounts over 30 days

P7, 14-12 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 4/4/19

180 #9
WATER CLOSET
NOISE

ITEM	DESCRIPTION	AMOUNT
	LABOR + SAND MAT	$213.00

ck #6166

1½% interest will be charged to all accounts over 30 days

P7, 14-13 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 7/9/19

170 #6
BATH FAUCET
LEAK

ITEM	DESCRIPTION	AMOUNT
	LABOR + MAT	109.00

ck # 6176

1½% interest will be charged to all accounts over 30 days

P 7, 14-14 (2019)

N. E. BUTLER ~ Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 5/17/19

168 #4
SHUTOFF/ SUPPLY LINE
FLUID MASTER/ NEW SEAT

ITEM	DESCRIPTION	AMOUNT
	LABOR + PART	$82.00

ck # 6191

1½% interest will be charged to all accounts over 30 days

P7, 14-15 (2019)

N. E. BUTLER - Building Contractor

144 Sawyer Street • South Portland, Maine 04106

DATE 5/9/19

168 #4 (168-4)

WATER CLOSET REM

ITEM	DESCRIPTION	AMOUNT
	LABOR + MAT	$ 60.00

ck #6191

1½% interest will be charged to all accounts over 30 days

P7, 14-16 (2019)

Description: Cleaning annual tune up high efficiency gas boiler clean and inspect heat exchanger clean inspect condensate trap/pump and system check co/gas leak detector replace battery (if required) check neutralizer replenish if required. Check efficiency and operation. 4/25/19 A.J.

Quantity	Description	Unit Price	Amount
1.0	C/o condensing gas boiler	$224.95	$224.95
1.0	Limestone Neutralizer Pellets	$10.00	$10.00
1.0	9 Volt Battery	$3.10	$3.10
1.0	88% Efficiency Test	$0.00	$0.00
1.0	Check Safety (test Ok)	$0.00	$0.00
1.0	Ck High Limit (test Ok)	$0.00	$0.00

Sub Total:	$238.05
Tax Total:	$0.72
Invoice Total:	$238.77
Prev. Balance:	$-182.78
USD Total Due:	$55.99

ck # 6192

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #: 1623
Invoice #: 229383
Transaction Date: 4/29/19

P 7, 14-17 (2019)

Description: Cleaning annual tune up high efficiency gas boiler clean and inspect heat exchanger clean inspect condensate trap/pump and system check co/gas leak detector replace battery (if required) check neutralizer replenish if required. Check efficiency and operation. 4/24/19 A.J.

Quantity	Description	Unit Price	Amount
1.0	C/o condensing gas boiler	$224.95	$224.95
1.0	88% Efficiency Test	$0.00	$0.00
1.0	Check Safety (test Ok)	$0.00	$0.00
1.0	Ck High Limit (test Ok)	$0.00	$0.00
1.0	Limestone Neutralizer Pellets	$10.00	$10.00
1.0	Prestige Igniter Kit	$113.35	$113.35

Sub Total:	$348.30
Tax Total:	$6.78
Invoice Total:	$355.08
Prev. Balance:	$-299.09
USD Total Due:	$55.99

ck #6192

For Fuel or Service At: Woodford Arms Inc
180 Woodford Street (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	229384
Transaction Date:	4/29/19

P7, 14-18 (2019)

5/28/19 Charlie Burnham Heating Service

REFUND for overpayment received and deposited in Woodford Arms' checking account: $534.89

This is a credit that decreases plumbing maintenance operating expense.

P7, 14-19

Invoice

Richard P. Waltz Plumbing and Heating Co., Inc.

179 Presumpscot Street
Portland, ME 04103

Woodford Bldg Repairs (2019)

Date	Invoice #
9/27/2019	78686

Bill To	Ship To
PETER COLESWORTHY PO BOX 141 YARMOUTH, ME 04096	180 WOODFORD STREET UNIT 6 PORTLAND, ME 04103

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	E-BILL	JJG	9/27/2019			

Quantity	Item Code	Description	Price Each	Amount
		WO BY PETER ON 09/19/19 @ 8:15 TEL 831-0735 - DATE OF SERVICE 9/23/19		
		TOTAL COST FOR REPLACING FAULTY LAVATORY POP-UP ASSEMBLY		
	PLCP - PLUMBIN...	MATERIAL	122.05	122.05
	PLCP - PLUMBIN...	LABOR	190.00	190.00
		Total		$312.05

ck #6282

Charlie Burnham Heating Service, Inc.

P.O. Box 268
Freeport, ME 04032
207-865-9010

P7, 14-20 (2019)

INVOICE

Dec 20, 2019

Account #:	1623
Invoice #:	245944
Transaction Date:	12/19/19
Total Due:	$257.58

Woodford Arms Inc
C/O Peter Colesworthy
P O Box 10563
Portland, ME 04104

TERMS: Net Due Upon Receipt.

Amount Enclosed: $ _____

Please Return This Portion With Your Payment

Description: HEAT WORKING ONLY IF THE THERMOSTAT IS TURNED DOWN 12/13/2019 M.K

Quantity	Description	Unit Price	Amount
1.0	SERVICE CALL	$125.00	$125.00
10.0	LABOR PER MINUTE	$2.08	$20.80
1.0	Ck High Limit (test Ok)	$0.00	$0.00
1.0	Honeywell Power Head With End Switch Hw 4003916-48	$159.02	$159.02

Sub Total:	$304.82
Tax Total:	$8.75
Invoice Total:	$313.57
Prev. Balance:	$-55.99
USD Total Due:	$257.58

ck#6336

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #: 1623
Invoice #: 245944
Transaction Date: 12/19/19

Charlie Burnham Heating Service, Inc.

P.O. Box 268
Freeport, ME 04032
207-865-9010

INVOICE

Dec 23, 2019

P7, 14-21 (2019)

Account #:	1623
Invoice #:	246206
Transaction Date:	12/22/19
Total Due:	$493.38

Woodford Arms Inc
C/O Peter Colesworthy
P O Box 10563
Portland, ME 04104

TERMS: Net Due Upon Receipt.

Amount Enclosed: $ _____

Please Return This Portion With Your Payment

Description: Check out system. 12/17/19 S.O.

Quantity	Description	Unit Price	Amount
1.0	No Labor Recent Call	$0.00	$0.00
1.0	Conbraco Water Feeder 35-503 APPLLO FF-12	$90.23	$90.23
1.0	#60 Back Stop Expansion Tank For Heating	$133.28	$133.28

Sub Total:	$223.51
Tax Total:	$12.29
Invoice Total:	$235.80
Prev. Balance:	$257.58
USD Total Due:	$493.38

Ck#6336

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	246206
Transaction Date:	12/22/19

Charlie Burnham Heating Service, Inc.

P.O. Box 268
Freeport, ME 04032
207-865-9010

INVOICE

Dec 23, 2019

P7, 14-22 (2.19)

Account #:	1623
Invoice #:	246206
Transaction Date:	12/22/19
Total Due:	$493.38

Woodford Arms Inc
C/O Peter Colesworthy
P O Box 10563
Portland, ME 04104

TERMS: Net Due Upon Receipt.

Amount Enclosed: $ _____

Please Return This Portion With Your Payment

Description: Thermostat in Apt #2 isn't getting up to temperature. 12/23/19 S.O.

Replaced two T4 thermostats. Heat in living room is 74F and heat in bedroom is 75F.

Quantity	Description	Unit Price	Amount
1.25	SERVICE CALL	$125.00	$156.25
2.0	HONEYWELL T4 PRO SERIES THERMOSTAT PROGRAMMABLE/NON PROGRAMMABLE	$74.92	$149.84

Sub Total:	$306.09
Tax Total:	$8.24
Invoice Total:	$314.33
Prev. Balance:	$493.38
USD Total Due:	$807.71

ck # 6336

For Fuel or Service At: Woodford Arms Inc.
168-170 Woodford St (gas)
Portland, ME 04104

Charlie Burnham Heating Service, Inc.
P.O. Box 268
Freeport, ME 04032
207-865-9010

Account #:	1623
Invoice #:	246841
Transaction Date:	12/26/19

P7, 16-1 (2019)

Invoice

Spiritual Workers in a Physical World, Inc.
Jon & Sue'll Do It • 72 Bradley St. • Portland, ME 04102
773-4660 • jonsue@maine.rr.com

Date	Invoice #
1/1/2019	19-17606

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
12/17/2018	Plow + Cleanup	270.00
12/18/2018	Salt	195.00
12/19/2018	Salt	195.00
12/28/2018	Salt	195.00

A 1.5% service fee on invoices over 30 days.

Total	$855.00
Payments/Credits	$0.00
Balance Due	$855.00

Positively influencing the world we share through the work we do.

Thank You

ck #6106

P7, 16-2 (2.19)

Invoice

Spiritual Workers in a Physical World, Inc.
Jon & Sue'll Do It • 72 Bradley St. • Portland, ME 04102
773-4660 • jonsue@maine.rr.com

Date	Invoice #
2/4/2019	19-17825

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
1/3/2019	Plow	230.00
1/4/2019	Salt	195.00
1/8/2019	Plow	230.00
1/8/2019	Salt x2	390.00
1/9/2019	Plow	230.00
1/10/2019	Salt x2	390.00
1/11/2019	Salt	195.00
1/20/2019	Plow	230.00
1/20/2019	Plow	230.00
1/22/2019	Salt	195.00
1/25/2019	Salt	195.00
1/28/2019	Salt	195.00
1/30/2019	Plow + Cleanup	300.00
1/31/2019	Salt	195.00

A 1.5% service fee on invoices over 30 days.

Total	$3,400.00
Payments/Credits	$0.00
Balance Due	$3,400.00

Positively influencing the world we share through the work we do.

Thank You

ck #6130

P7,16-3 (2.19)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
3/1/2019	19-17946

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
2/1/2019	Salt	195.00
2/4/2019	Salt	195.00
2/5/2019	Salt	195.00
2/7/2019	Plow	230.00
2/13/2019	Plow x2 + Salt	665.00
2/14/2019	Salt	195.00
2/15/2019	Salt	195.00
2/16/2019	Salt	195.00
2/18/2019	Salt	195.00
2/21/2019	Plow	230.00
2/22/2019	Salt	195.00
2/25/2019	Salt	195.00
2/28/2019	Plow + Salt	425.00

A 1.5% service fee on invoices over 30 days.

Total	$3,305.00
Payments/Credits	$0.00
Balance Due	$3,305.00

Positively influencing the world we share through the work we do.

Thank You

ck # 6150

P7, 16-4 (2019)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
4/1/2019	19-18141

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
3/4/2019	Plow x2 + Move snow pile	510.00
3/4/2019	Plow	230.00
3/5/2019	Salt	195.00
3/10/2019	Plow	230.00
3/11/2019	Salt	195.00
3/12/2019	Salt	195.00
3/13/2019	Salt	195.00
3/14/2019	Salt	195.00

A 1.5% service fee on invoices over 30 days.

Total	$1,945.00
Payments/Credits	$0.00
Balance Due	$1,945.00

Positively influencing the world we share through the work we do.

Thank You

Jon

dc # 6168

P7, 16-5 (2019)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
6/6/2019	19-18451

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
5/28/2019	Spring Cleanup	1,490.00

A 1.5% service fee on invoices over 30 days.

Total	$1,490.00
Payments/Credits	$0.00
Balance Due	$1,490.00

Positively influencing the world we share through the work we do.

Thank You JOP

ck # 6210

P7,16-6 (2019)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
7/10/2019	19-18685

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
6/5/2019	Lawn Mowing	65.00
6/13/2019	Lawn Mowing	65.00
6/20/2019	Lawn Mowing	65.00

A 1.5% service fee on invoices over 30 days.

Total	$195.00
Payments/Credits	$0.00
Balance Due	$195.00

Positively influencing the world we share through the work we do.

Thank You

Jon

ck #6228

P7,16-7 (2.19)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
8/5/2019	19-18862

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
7/1/2019	Mulching and trimming.	1,395.00
7/3/2019	Lawn Mowing	65.00
7/19/2019	Remove curb and bury wire.	190.00
7/25/2019	Lawn Mowing	65.00

A 1.5% service fee on invoices over 30 days.

Total	$1,715.00
Payments/Credits	$0.00
Balance Due	$1,715.00

Positively influencing the world we share through the work we do.

Thank You

Jon

ck # 6245.

P7, 16-8(2019)

Invoice

Spiritual Workers in a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

Date	Invoice #
9/4/2019	19-18965

Bill To

Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

Terms
Net 30

Serviced	Description	Amount
8/14/2019	Lawn Mowing	65.00

A 1.5% service fee on invoices over 30 days.

Total	$65.00
Payments/Credits	$0.00
Balance Due	$65.00

Positively influencing the world we share through the work we do.

Thank You JON

Ck #6273.

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jonsue@maine.rr.com

Invoice 19-19245

P 7,16-9 (2019)

Spiritual Workers In a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
10/01/2019	$65.00	10/31/2019

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/13/2019	Mow	Lawn Mowing	1	65.00	65.00

A 1.5% service fee on invoices over 30 days.

TOTAL DUE ck#6289 $65.00

THANK YOU.

Jon

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jonsue@maine.rr.com

Invoice 19-19375

P7, 16-10 (2019)

Spiritual Workers is a Physical World, Inc.
139 Cash St. • South Portland, ME 04106
773-4660 • jonsue@maine.rr.com

BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
11/01/2019	$4,555.00	12/01/2019

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/01/2019	**Pressure Wash**	Pressure wash lower building.	1:00	1,225.00	1,225.00
10/02/2019	**Pressure Wash**	Pressure wash upper building.	1:00	920.00	920.00
10/08/2019	**Landscaping**	Pulled shrubs and plants, replaced drip edge, cut and removed dead branches, and weeding.	1:00	1,425.00	1,425.00
10/09/2019	**Weed**	Weeding and cut brush.	1:00	525.00	525.00
10/10/2019	**Trimming**	Trim trees on upper lot sidewalk, and behind lower lot building. Reset wooden beam in parking lot. Weed sidewalk. Remove brush pile.	1:00	460.00	460.00

Positively influencing the world through the work that we do.

JonO

TOTAL DUE $4,555.00

THANK YOU.

ck#6307.

Spiritual Workers
139 Cash St
South Portland, ME 04106
207 773 4660
jonsue@maine.rr.com

Invoice 19-19543

P7,16-11 (2019)



BILL TO
Peter Colesworthy
Woodford ARMS Inc.
P.O. Box 10563
Portland, ME 04104

DATE	PLEASE PAY	DUE DATE
12/06/2019	$585.00	01/05/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/12/2019	**Sanding**	Salt	1:00	195.00	195.00
11/13/2019	**Sanding**	Salt	1:00	195.00	195.00
11/18/2019	**Sanding**	Salt	1:00	195.00	195.00

Positively influencing the world through the work that we do.

TOTAL DUE check #6331 $585.00

THANK YOU.

Jon

P7, 17-1 (2019)

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

Invoice

DATE	INVOICE #
12/31/2018	15241

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 12/2018	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck #6102

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P 7, 17-2 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 1/1/2019

To WOODFORD ARMS INC.

Address ~~P.P. BOX 10563~~ ~~PORTLAND, ME. 04104~~

Terms _____ Order No. _____

		~~DECEMBER: $210.00~~		5		
		Rubbish Removal for:		1		
		BALANCE:				
		~~EXTRA:~~				
		~~TOTAL DUE: $210.00~~				
		~~PREVIOUS BALANCE FOR~~ Ac #6114				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-3 (2019)

Invoice

DATE	INVOICE #
1/31/2019	15251

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Commons

DESCRIPTION	AMOUNT
Commercial General Cleaning 1/2019	190.00
Thank you for having us work with you.	**Total** $190.00

ck #6129

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-4 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 2/1/2019

To WOODFORD ARMS INC.
Address ~~P.P. BOX 10563~~ ~~PORTLAND, ME. 04104~~

Terms _____ Order No. _____

				5		
		~~JANUARY:~~ ~~$210.00~~		1		
		Rubbish Removal for:				
		BALANCE:				
		~~EXTRA:~~				
		~~TOTAL DUE:~~ **~~$210.00~~**				
		~~PREVIOUS BALANCE FOR~~ ck # 6134				

Advantage Pest Control, Inc.
P.O. Box 780
Scarborough, ME 04074-9998
(207) 774-0457
advantagepestoffice@gmail.com

P7, 17-5 (2019)

Name on Account: Peter Colesworthy

Date and Description of Service: 11/30/18, 12/5/18, 12/21/18, 1/28/19 and 2/4/19 for Inspection and Treatments for Roaches.

Service Location: 180 Woodford St., Units #6 & #9, Portland, ME 04103.

Amount Due: $450.00 for Unit #6, with Unit #9 as a N/C, because we have had to go back to Unit #9, at this address several times.

Please remit payment to the above address (or call the office to make payment by credit card) at your earliest convenience.

Thank you! We appreciate your business!

Sincerely,
Pamela Burt
Advantage Pest Control, Inc.
P.O. Box 780
Scarborough, ME 04074-9998
(207) 774-0457
advantagepestoffice@gmail.com

Ck # 6139

Date Invoiced: 2/14/19

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-6 (2019)

Invoice

DATE	INVOICE #
2/28/2019	15308

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 2/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck #6148

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-7 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 3/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
~~PORTLAND, ME. 04104~~

Terms _____ Order No. _____

				5		
		~~FEBRUARY.~~ ~~$210.00~~		1		
		Rubbish Removal for:				
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR Jul #6153				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-8 (2019)

Invoice

DATE	INVOICE #
3/31/2019	15412

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 3/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck # 6162

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-9 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 4/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
~~PORTLAND, ME. 04104~~

Terms _____ Order No. _____

				5		
		~~MARCH: $210.00~~		1		
		Rubbish Removal for:				
		BALANCE:				
		EXTRA:				
		~~TOTAL DUE:~~ **$210.00**				
		PREVIOUS BALANCE FOR ck #6177.				

P7, 17-10 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 5/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

				5		
		Rubbish Removal for: APRIL: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR ck#6193				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-11 (2019)

Invoice

DATE	INVOICE #
4/30/2019	15421

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 4/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck #6195

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-12 (2019)

Invoice

DATE	INVOICE #
5/31/2019	15534

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 5/2019	190.00
We clean carpet and hardwood floors!	
Total	$190.00

ck #6209

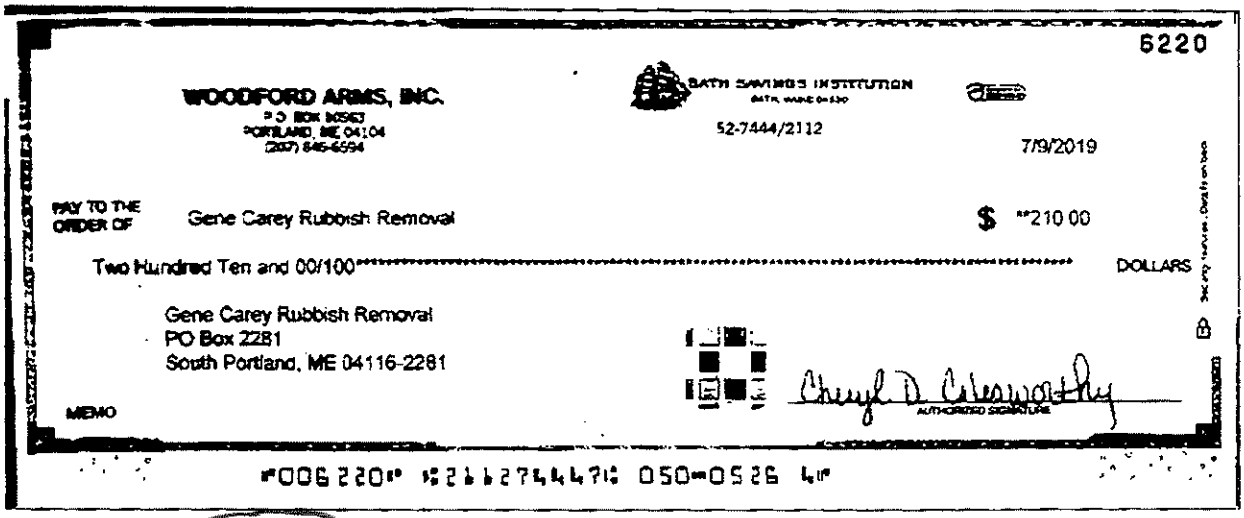
It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-13 (2019)

Check Image from Bank - Invoice Lost



6220

WOODFORD ARMS, INC.
P O BOX 30563
PORTLAND, ME 04104
(207) 846-6594

BATH SAVINGS INSTITUTION
52-7444/2112

7/9/2019

PAY TO THE ORDER OF Gene Carey Rubbish Removal $ **210 00

Two Hundred Ten and 00/100********** DOLLARS

Gene Carey Rubbish Removal
PO Box 2281
South Portland, ME 04116-2281

MEMO

Cheryl D Ellsworthy
AUTHORIZED SIGNATURE

⑈006220⑈ ⑆211274447⑆ 050-0526 4⑈

6220 $210.00 8/14/2019

May Rubbish Removal - 2 Dumpsters

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

P 7, 17-14 (2019)

Date 7/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

ck # 6226

				5		
		Rubbish Removal for: JUNE: $210.00		2		
		BALANCE: $210.00				
		EXTRA:				
		TOTAL DUE: **$420.00**				
		PREVIOUS BALANCE FOR				
		MAY $210				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 1745 (2019)

Invoice

DATE	INVOICE #
6/30/2019	15544

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 6/2019	190.00
Thank you for having us work with you.	**Total** $190.00

Ck #6227

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-16 (2019)

Invoice

DATE	INVOICE #
7/31/2019	15645

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 7/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck #6246

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

Advantage Pest Control, Inc.
P.O. Box 780
Scarborough, ME 04074-9998
(207) 774-0457
advantagepestoffice@gmail.com

P7,17-17
(2019)

Name on Account: Peter Colesworthy

Date and Description of Service: 6/28/19 for Exterior Ant Treatment.

Service Location: 168, 170 and 180 Woodford St., Portland, ME 04103

Amount Due: $250.00 ck # 6256

Please remit payment to the above address (or call the office to make payment by credit card) at your earliest convenience.

Thank you! We appreciate your business!

Sincerely,
Pamela Burt
Advantage Pest Control, Inc.
P.O. Box 780
Scarborough, ME 04074-9998
(207) 774-0457
advantagepestoffice@gmail.com

Date Invoiced: 7/18/19

P7, 17-18 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 8/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

				5		
		Rubbish Removal for: JULY: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR ck #6262				

Invoice

ne Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P 7,17-19 (2019)

DATE	INVOICE #
8/31/2019	15669

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 8/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck #6272

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-20 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 9/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

				5		
		Rubbish Removal for: AUGUST: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR				
		Ck#6279				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-21 (2019)

Invoice

DATE	INVOICE #
9/30/2019	15733

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 9/2019	190.00
We clean carpet and hardwood floors!	
Total	$190.00

ck # 6288

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-22 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 10/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

				5		
		Rubbish Removal for: SEPTEMBER: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR				
		cr # 6293				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-23 (2019)

Invoice

DATE	INVOICE #
10/31/2019	15800

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Common Areas

DESCRIPTION	AMOUNT
Commercial General Cleaning 10/2019	190.00
We clean carpet and hardwood floors!	**Total** $190.00

ck#6311

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-24 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 11/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
~~PORTLAND, ME. 04104~~

Terms _____ Order No. _____

				5		
		Rubbish Removal for: OCTOBER: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR ck#6314.				

The Red Carpet Treatment, Inc.

45 Wyoming Ave.
207-878-8072
Portland, ME 04103

P7, 17-25 (2019)

Invoice

DATE	INVOICE #
11/30/2019	15911

BILL TO
Woodford Arms Box 10563 Portland, Maine 04104

TERMS	REP	Service Address
Net 30	Jay	Commons

DESCRIPTION	AMOUNT
Commercial General Cleaning 11/2019	205.00
We clean carpet and hardwood floors!	**Total** $205.00

ck#6324

It is our intention to serve you well. If we have not cleaned well for you or you need a change, please call us right away.

Phone #
207-878-8072

E-mail
jatricwil@aol.com

P7, 17-26 (2019)

GENE A. CAREY
RUBBISH REMOVAL
P.O. BOX 2281
SOUTH PORTLAND, ME 04116-2281
TEL. 799-5323 | 838-8660

Date 12/1/2019

To WOODFORD ARMS INC.

Address P.O. BOX 10563
PORTLAND, ME. 04104

Terms _____ Order No. _____

				5		
		Rubbish Removal for: NOVEMBER: $210.00		1		
		BALANCE:				
		EXTRA:				
		TOTAL DUE: **$210.00**				
		PREVIOUS BALANCE FOR Ck#6329				

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-1 (2019)

INVOICE SUMMARY:

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**01/15/2019**
Payment Due Date	**01/29/2019**
Invoice Number	70639386
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	Northern ME / 1-866-900-4460

TOTAL ACCOUNT SUMMARY:

Prior Balance	**$869.19**
Payments	**($869.19)**

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	12/11/2018	01/11/2019	466.40	$346.04
180 Woodford Street, Portland, ME	12/11/2018	01/11/2019	518.50	$397.08
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		984.90	**$743.12**
Current Finance Charges				~~$0.00~~
TOTAL CURRENT CHARGES				**$743.12**

ck#6108

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

Go Green Go Paperless
Sign up today! 1.844.994.3835 | natgas@spragueenergy.com
Payment must be accompanied by bottom portion of this bill

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

90-4460

Customer Information
1-866-933-3821
7:00a.m. to 9:00p.m., and
Account S...

P7, 19-2 (2019)

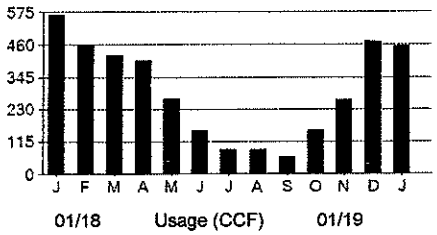
Unitil

energy for

AMOUNT DUE $192.04

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	01/15/19	02/11/19	02/11/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$197.68	TOTAL CURRENT CHARGES	$192.84
PAYMENT - THANK YOU 01/07/19	($198.48)	PLEASE PAY AMOUNT	$192.04

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	6385	6823		438.00 CCF	31		G40

BALANCE FORWARD **($0.80)**

GAS SERVICE **PERIOD 12/11/18 - 01/11/19**

METERED USAGE 438 CCF x 1.04013 = 455.58 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	385.58 Therms	x	$0.2780	107.19
ERC	455.58 Therms	x	$0.0063	2.87
Total Current GA Charges				**$192.84**

GAS SUPPLIER SERVICE **PERIOD 12/11/18 - 01/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	455.58 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

TOTAL CURRENT BILL	$192.84
TOTAL AMOUNT DUE	$192.04

ch#6118

P7, 19-3 (2019)

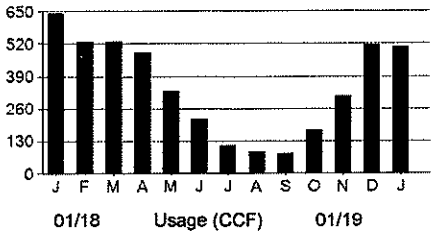
Unitil

energy for

AMOUNT DUE **$207.33**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	01/15/19	02/11/19	02/11/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$210.08	TOTAL CURRENT CHARGES	$207.33
PAYMENT - THANK YOU 01/07/19	($210.08)	PLEASE PAY AMOUNT	$207.33

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	2578	3065		487.00 CCF	31		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 12/11/18 - 01/11/19**

METERED USAGE 487 CCF x 1.04013 = 506.54 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	436.54 Therms	x	$0.2780	121.36
ERC	506.54 Therms	x	$0.0063	3.19
Total Current GA Charges				**$207.33**

GAS SUPPLIER SERVICE **PERIOD 12/11/18 - 01/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	506.54 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

TOTAL CURRENT BILL	$207.33
TOTAL AMOUNT DUE	$207.33

ck #6118

P7, 19-4 (2019)

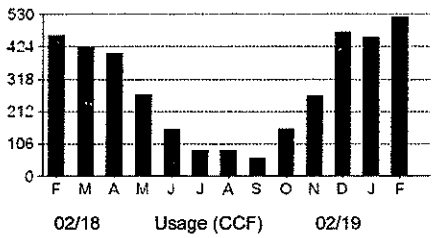
Unitil

energy for

AMOUNT DUE $211.44

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	02/13/19	03/11/19	03/12/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$192.04	TOTAL CURRENT CHARGES	$211.44
PAYMENT - THANK YOU 02/05/19	($192.04)	PLEASE PAY AMOUNT	$211.44

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	6823	7322		499.00 CCF	31		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 01/11/19 - 02/11/19**

METERED USAGE
499 CCF x 1.04415 = 521.03 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	451.03 Therms	x	$0.2780	125.38
ERC	521.03 Therms	x	$0.0063	3.28
Total Current GA Charges				**$211.44**

GAS SUPPLIER SERVICE **PERIOD 01/11/19 - 02/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	521.03 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

Make sure we have your updated personal information & that it ties to your account. If we don?t have it ? visit www.unitil.com/sharemynumber or call us.

TOTAL CURRENT BILL	~~$211.44~~
TOTAL AMOUNT DUE	$211.44

M #6137

P7, 19-5 (2.19)

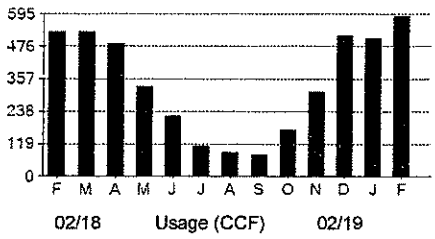
Unitil

energy for

AMOUNT DUE $231.05

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	02/13/19	03/11/19	03/12/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$207.33	TOTAL CURRENT CHARGES	$231.05
PAYMENT - THANK YOU 02/05/19	($207.33)	PLEASE PAY AMOUNT	$231.05

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	3065	3630		565.00 CCF	31		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 01/11/19 - 02/11/19**

METERED USAGE
565 CCF x 1.04415 = 589.95 THERMS

DELIVERY CHARGES					
CUSTOMER CHARGE					60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120		21.84
DISTRIBUTION CHARGE NEXT	519.95 Therms	x	$0.2780		144.55
ERC	589.95 Therms	x	$0.0063		3.72
Total Current GA Charges					**$231.05**

GAS SUPPLIER SERVICE **PERIOD 01/11/19 - 02/11/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	589.95 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

Make sure we have your updated personal information & that it ties to your account. If we don?t have it ? visit www.unitil.com/sharemynumber or call us.

TOTAL CURRENT BILL	$231.05
TOTAL AMOUNT DUE	$231.05

ck #6137

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-6 (2.19)

INVOICE SUMMARY:

MDG2019 00000213 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**02/14/2019**
Payment Due Date	**02/28/2019**
Invoice Number	70647774
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Prior Balance	**$743.12**
Payments	**($743.12)**

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	01/11/2019	02/11/2019	532.70	$534.69
180 Woodford Street, Portland, ME	01/11/2019	02/11/2019	603.20	$603.77
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**1,135.90**	**$1,138.46**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$1,138.46**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck#6138

Go Green Go Paperless
Sign up today! 1.844.994.3835 | natgas@spragueenergy.com

Payment must be accompanied by bottom portion of this bill

000000 02 03 000213 000449 P

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

Sprague 185 International Drive Portsmouth, NH 03801

P 7, 19 - 7 (2019)

INVOICE SUMMARY:

MDG2019 00000048 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**03/14/2019**
Payment Due Date	**03/28/2019**
Invoice Number	70655899
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Prior Balance	**$1,138.46**
Payments	**($1,138.46)**

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	02/11/2019	03/12/2019	464.00	$333.80
180 Woodford Street, Portland, ME	02/11/2019	03/12/2019	521.20	$374.34
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**985.20**	**$708.14**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$708.14**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

JL#6156

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

P7, 19-8 (2019)

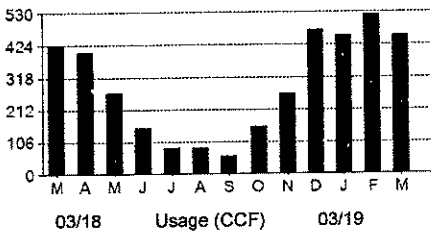
Unitil

energy for

AMOUNT DUE $192.47

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	03/14/19	04/08/19	04/11/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$211.44	TOTAL CURRENT CHARGES	$192.47
PAYMENT - THANK YOU 03/05/19	($211.44)	PLEASE PAY AMOUNT	$192.47

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	7322	7759		437.00 CCF	29		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 02/11/19 - 03/12/19**

437 CCF x 1.03953 = 454.28 THERMS

DELIVERY CHARGES				
CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	384.28 Therms	x	$0.2780	106.83
ERC	454.28 Therms	x	$0.0063	2.86
Total Current GA Charges				**$192.47**

GAS SUPPLIER SERVICE **PERIOD 02/11/19 - 03/12/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	454.28 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

Please make sure we have your updated personal info and that it ties to your account. If we do not have it visit unitil.com/sharemynumber or call us.

TOTAL CURRENT BILL	~~$192.47~~
TOTAL AMOUNT DUE	$192.47

dc#6157

P7, 19-9 (2019)

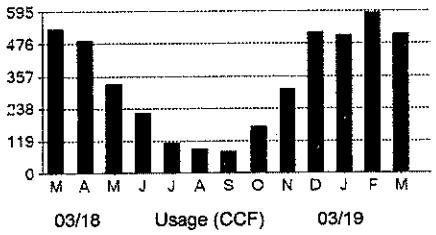
Unitil

energy for

AMOUNT DUE $208.44

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	03/14/19	04/08/19	04/11/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$231.05	TOTAL CURRENT CHARGES	$208.44
PAYMENT - THANK YOU 03/05/19	($231.05)	PLEASE PAY AMOUNT	$208.44

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	3630	4121		491.00 CCF	29		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 02/11/19 - 03/12/19**

METERED USAGE
491 CCF x 1.03953 = 510.41 THERMS

DELIVERY CHARGES				
CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	440.41 Therms	x	$0.2780	122.44
ERC	510.41 Therms	x	$0.0063	3.22
Total Current GA Charges				**$208.44**

GAS SUPPLIER SERVICE **PERIOD 02/11/19 - 03/12/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	510.41 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

Please make sure we have your updated personal info and that it ties to your account. If we do not have it visit unitil.com/sharemynumber or call us.

TOTAL CURRENT BILL	$208.44
TOTAL AMOUNT DUE	$208.44

ch#6157

Sprague 185 International Drive
Portsmouth, NH 03801

P 7, 19-10 (2019)

INVOICE SUMMARY:

MDG2019 00000111 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**04/15/2019**
Payment Due Date	**04/29/2019**
Invoice Number	70663991
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835	Sprague Operating Resources LLC.	www.spragueenergy.com	**Northern ME /**
Mon - Fri 8:00 AM - 5:00 PM	PO Box 28922, New York, NY 10087-8922		**1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Prior Balance	**$708.14**
Payments	**($708.14)**

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	03/12/2019	04/11/2019	370.10	$168.27
180 Woodford Street, Portland, ME	03/12/2019	04/11/2019	418.20	$189.97
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**788.30**	**$358.24**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$358.24**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck#6181

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

P7, 19-11 (2019)

er Information
om or call us at (866) 933-3821
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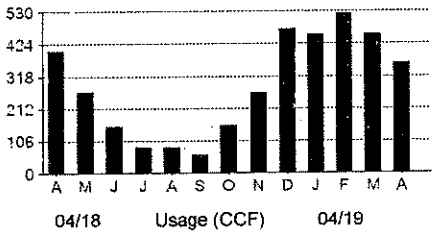
Unitil

energy for

AMOUNT DUE $166.14

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	04/15/19	05/10/19	05/13/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$192.47	TOTAL CURRENT CHARGES	$166.14
PAYMENT - THANK YOU 04/03/19	($192.47)	PLEASE PAY AMOUNT	$166.14

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	7759	8108		349.00 CCF	30		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 03/12/19 - 04/11/19**

METERED USAGE
349 CCF x 1.03622 = 361.64 THERMS

DELIVERY CHARGES				
CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	291.64 Therms	x	$0.2780	81.08
ERC	361.64 Therms	x	$0.0063	2.28
Total Current GA Charges				**$166.14**

GAS SUPPLIER SERVICE **PERIOD 03/12/19 - 04/11/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	361.64 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

TOTAL CURRENT BILL	$166.14
TOTAL AMOUNT DUE	$166.14

ck #6182

P7, 19-12 (2019)

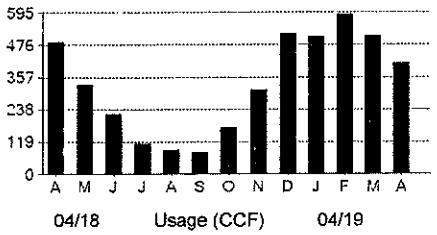
Unitil

energy for

AMOUNT DUE $179.69

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	04/15/19	05/10/19	05/13/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$208.44	TOTAL CURRENT CHARGES	$179.69
PAYMENT - THANK YOU 04/03/19	($208.44)	PLEASE PAY AMOUNT	$179.69

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	4121	4516		395.00 CCF	30		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 03/12/19 - 04/11/19**

METERED USAGE 395 CCF x 1.03622 = 409.31 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				60.94
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3120	21.84
DISTRIBUTION CHARGE NEXT	339.31 Therms	x	$0.2780	94.33
ERC	409.31 Therms	x	$0.0063	2.58
Total Current GA Charges				**$179.69**

GAS SUPPLIER SERVICE **PERIOD 03/12/19 - 04/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	409.31 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$179.69~~
TOTAL AMOUNT DUE	**$179.69**

ck #6182

P7, 19-13 (2019)

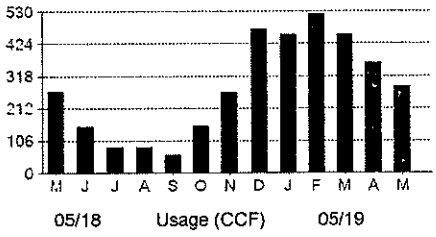
Unitil

energy for

AMOUNT DUE $145.32

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	05/15/19	06/10/19	06/11/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$166.14	TOTAL CURRENT CHARGES	$145.32
PAYMENT - THANK YOU 05/07/19	($166.14)	PLEASE PAY AMOUNT	$145.32

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8108	8383		275.00 CCF	32		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 04/11/19 - 05/13/19**

METERED USAGE 275 CCF x 1.03328 = 284.15 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				61.46
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3147	22.03
DISTRIBUTION CHARGE NEXT	214.15 Therms	x	$0.2804	60.05
ERC	284.15 Therms	x	$0.0063	1.78
Total Current GA Charges				**$145.32**

GAS SUPPLIER SERVICE **PERIOD 04/11/19 - 04/30/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	168.72 Therms	x	0.00
Total Current GS Charges			**$0.00**

GAS SUPPLIER SERVICE **PERIOD 05/01/19 - 05/13/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	115.44 Therms	x	0.00
Total Current GS Charges			**$0.00**

MESSAGES

We want your Feedback!
Help us improve our website by providing your input.
Visit https://unitil.com/survey

TOTAL CURRENT BILL	~~$145.32~~
TOTAL AMOUNT DUE	$145.32

ck #6199

P7, 19-14 (2019)

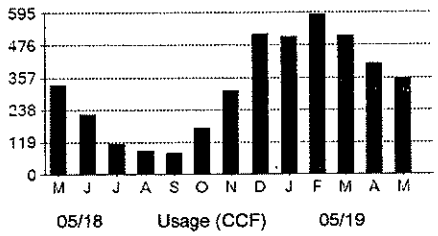
Unitil

energy for

AMOUNT DUE $165.75

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	05/15/19	06/10/19	06/11/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$179.69	TOTAL CURRENT CHARGES	$165.75
PAYMENT - THANK YOU 05/07/19	($179.69)	PLEASE PAY AMOUNT	$165.75

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	4516	4860		344.00 CCF	32		G40

BALANCE FORWARD **$0.00**

GAS SERVICE **PERIOD 04/11/19 - 05/13/19**

METERED USAGE
344 CCF x 1.03328 = 355.45 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE				61.46
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3147	22.03
DISTRIBUTION CHARGE NEXT	285.45 Therms	x	$0.2804	80.03
ERC	355.45 Therms	x	$0.0063	2.23
Total Current GA Charges				**$165.75**

GAS SUPPLIER SERVICE **PERIOD 04/11/19 - 04/30/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	211.05 Therms	x		0.00
Total Current GS Charges				**$0.00**

GAS SUPPLIER SERVICE **PERIOD 05/01/19 - 05/13/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	144.40 Therms	x		0.00
Total Current GS Charges				**$0.00**

MESSAGES

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Help us improve our website by providing your input.
Visit https://unitil.com/survey

TOTAL CURRENT BILL	~~$165.75~~
TOTAL AMOUNT DUE	$165.75

ck#6199

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-15 (2019)

INVOICE SUMMARY:

MDG2019 00000013 01

Woodford Arms, Inc.
Portland, ME 04104-0000
Post Office Box 10563
Attn: Accounts Payable

BILLING SUMMARY:

Invoice Date	**05/17/2019**
Payment Due Date	**05/31/2019**
Invoice Number	70672590
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Prior Balance	**$358.24**
Payments	**($358.24)**

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	04/11/2019	05/13/2019	290.50	$124.01
180 Woodford Street, Portland, ME	04/11/2019	05/13/2019	362.80	$153.08
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**653.30**	**$277.09**
Current Finance Charges				~~$0.00~~
TOTAL CURRENT CHARGES				**$277.09**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

Ac#6213

Go Green Go Paperless
Sign up today! 1.844.994.3835 | natgas@spragueenergy.com
Payment must be accompanied by bottom portion of this bill

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

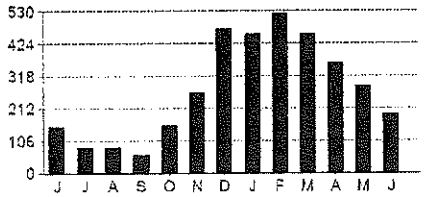
P7, 19-16 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE **$120.48**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	06/13/19	07/08/19	07/12/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$145.32	TOTAL CURRENT CHARGES	$120.48
PAYMENT - THANK YOU 06/05/19	($145.32)	PLEASE PAY AMOUNT	$120.48

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8383	8570		187.00 CCF	29		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **05/13/19 - 06/11/19**

METERED USAGE 187 CCF x 1.02931 = 192.48 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	122.48	Therms	x	$0.2839	34.77
ERC	192.48	Therms	x	$0.0062	1.19
Total Current GA Charges					**$120.48**

GAS SUPPLIER SERVICE PERIOD **05/13/19 - 06/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	192.48	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$120.48~~
TOTAL AMOUNT DUE	**$120.48**

Ck# 6214

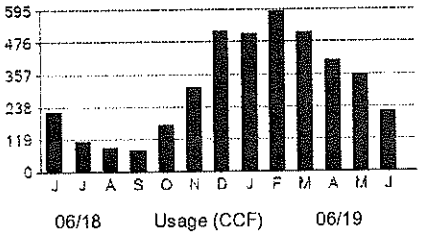
P7, 19-17 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE **$128.55**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	06/13/19	07/08/19	07/12/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$165.75	TOTAL CURRENT CHARGES	$128.55
PAYMENT - THANK YOU 06/05/19	($165.75)	PLEASE PAY AMOUNT	$128.55

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	4860	5074		214.00 CCF	29		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **05/13/19 - 06/11/19**

214 CCF x 1.02931 = 220.27 THERMS

METERED USAGE				
DELIVERY CHARGES				
CUSTOMER CHARGE				62.22
DISTRIBUTION CHARGE FIRST	70.00 Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	150.27 Therms	x	$0.2839	42.66
ERC	220.27 Therms	x	$0.0062	1.37
Total Current GA Charges				**$128.55**

GAS SUPPLIER SERVICE PERIOD **05/13/19 - 06/11/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	220.27 Therms	x		0.00
Total Current GS Charges				**$0.00**

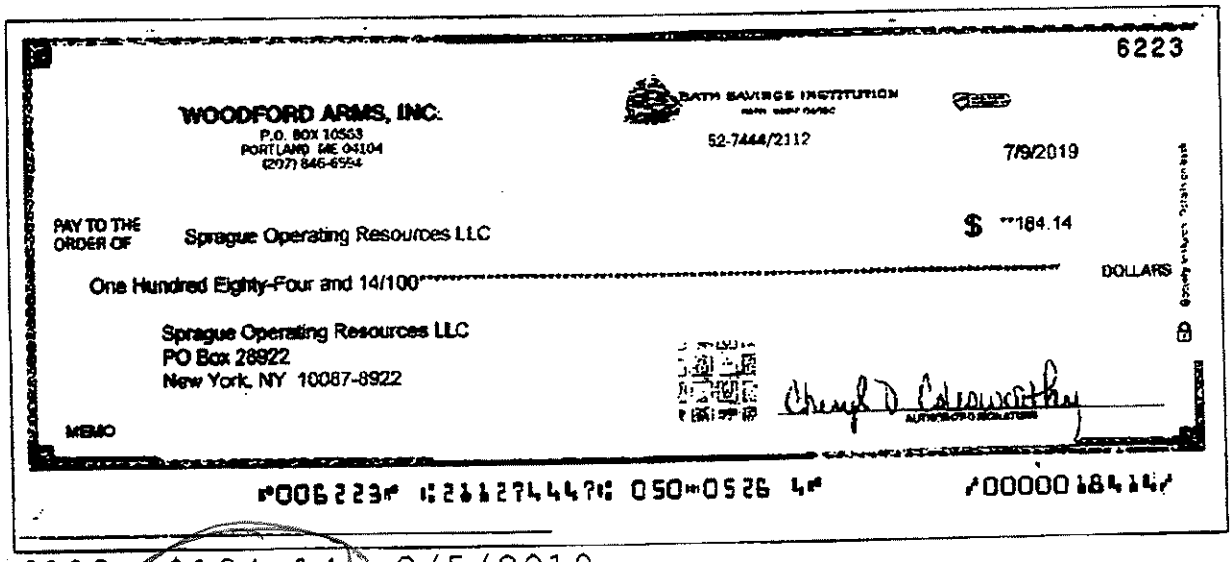
MESSAGES

TOTAL CURRENT BILL	$128.55
TOTAL AMOUNT DUE	$128.55

ck#6214

P7, 19-18 (2019)

Check Image from Bank – Invoice Lost



6223

WOODFORD ARMS, INC.
P.O. BOX 10553
PORTLAND ME 04104
(207) 846-6554

BATH SAVINGS INSTITUTION

52-7444/2112

7/9/2019

PAY TO THE ORDER OF Sprague Operating Resources LLC

$ **184.14

One Hundred Eighty-Four and 14/100********** DOLLARS

Sprague Operating Resources LLC
PO Box 28922
New York, NY 10087-8922

MEMO

Cheryl D Edgecomb

AUTHORIZED SIGNATURE

⑈006223⑈ ⑆211274447⑆ 050⑈0526 4⑈ ⑈00000184.14⑈

6223 $184.14 8/5/2019

Natural Gas Supplier Account # 7018283

Sprague 185 International Drive Portsmouth, NH 03801

P7, 19-19 (2.19)

INVOICE SUMMARY:

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**07/16/2019**
Payment Due Date	**07/30/2019**
Invoice Number	70687593
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	Northern ME / 1-866-900-4460

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	06/11/2019	07/12/2019	129.70	$63.17
180 Woodford Street, Portland, ME	06/11/2019	07/12/2019	130.60	$68.19
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		260.30	$131.36
Current Finance Charges				$0.00
TOTAL CURRENT CHARGES				$131.36

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

CK # 62.54.

Go Green Go Paperless
Sign up today! 1.844.994.3835 | natgas@spragueenergy.com

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

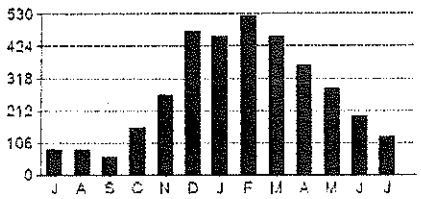
P 7, 19-20 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE **$223.31**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	07/16/19	08/12/19	08/13/19

168 WOODFORD ST, PORTLAND WOOD Page 1 of 1



AT A GLANCE

AMOUNT OF LAST BILL	$120.48	TOTAL CURRENT CHARGES	$102.83
PAYMENT	$0.00	PLEASE PAY AMOUNT	$223.31

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8570	8693		123.00 CCF	31		G40

BALANCE FORWARD **$120.48**

GAS SERVICE PERIOD **06/11/19 - 07/12/19**

METERED USAGE 123 CCF x 1.03508 = 127.32 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	57.32	Therms	x	$0.2839	16.27
ERC	127.32	Therms	x	$0.0062	0.79
Total Current GA Charges					**$101.58**

GAS SUPPLIER SERVICE PERIOD **06/11/19 - 07/12/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	127.32	Therms	x		0.00
Total Current GS Charges					**$0.00**

LATE CHARGE - GAS **$1.25**

MESSAGES

Act 6235

TOTAL CURRENT BILL **$102.83**
TOTAL AMOUNT DUE **$223.31**

P 7, 19-21 (2019)

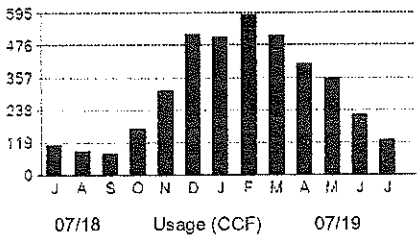
Information or call us at (866) 933-3821

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE ($18.60)

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	07/16/19	08/12/19	08/13/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$128.55	TOTAL CURRENT CHARGES	$101.88
PAYMENT - THANK YOU 07/08/19	($249.03)	PLEASE PAY AMOUNT	($18.60)

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	5074	5198		124.00 CCF	31		G40

BALANCE FORWARD **($120.48)**

GAS SERVICE PERIOD **06/11/19 - 07/12/19**

METERED USAGE
124 CCF x 1.03508 = 128.35 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	58.35	Therms	x	$0.2839	16.56
ERC	128.35	Therms	x	$0.0062	0.80
Total Current GA Charges					**$101.88**

GAS SUPPLIER SERVICE PERIOD **06/11/19 - 07/12/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	128.35	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

TOTAL CURRENT BILL	**$101.88**
TOTAL AMOUNT DUE	**($18.60)** ?

Math Error + 37.20

120.48

ch#6235

Sprague
185 International Drive
Portsmouth, NH 03801

P 7, 19-22 (2019)

INVOICE SUMMARY:

MDG2019 00000153 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**08/15/2019**
Payment Due Date	**08/29/2019**
Invoice Number	70695576
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	07/12/2019	08/13/2019	92.80	$52.47
180 Woodford Street, Portland, ME	07/12/2019	08/13/2019	92.80	$57.23
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**185.60**	**$109.70**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$109.70**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck #6264

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

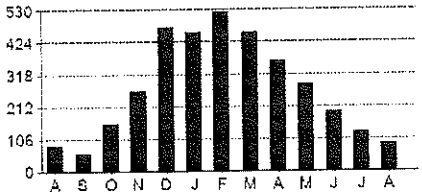
P 7, 19-23 (2019)

Unitil
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AMOUNT DUE **$90.71**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	08/15/19	09/09/19	09/10/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$223.31	TOTAL CURRENT CHARGES	$90.71
PAYMENT - THANK YOU 08/08/19	($223.31)	PLEASE PAY AMOUNT	$90.71

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8693	8780		87.00 CCF	32		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **07/12/19 - 08/13/19**
METERED USAGE 87 CCF x 1.03263 = 89.84 THERMS

DELIVERY CHARGES					
CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	19.84	Therms	x	$0.2839	5.63
ERC	89.84	Therms	x	$0.0062	0.56
Total Current GA Charges					**$90.71**

GAS SUPPLIER SERVICE PERIOD **07/12/19 - 08/13/19**

SUPPLIER CHARGES				
SPRAGUE ENERGY	89.84	Therms	x	0.00
Total Current GS Charges				**$0.00**

MESSAGES

Underground natural gas pipelines crisscross the nation supplying many of our energy needs.The general location of some underground pipelines is identified by above-ground markers that include the pipeline operator?s name & emergency contact information. If you see someone digging near a pipeline marker, contact Unitil immediately.

Please make sure we have your updated phone number & that it ties to your account. If we don't have it ? visit unitil.com/sharemynumber or call us. Thanks!

TOTAL CURRENT BILL	~~$90.71~~
TOTAL AMOUNT DUE	**$90.71**

ck# 6265

Sprague
185 International Drive
Portsmouth, NH 03801

P7, 19-24 (2019)

INVOICE SUMMARY:

MDG2019 00000111 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**09/13/2019**
Payment Due Date	**09/27/2019**
Invoice Number	70703118
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835	Sprague Operating Resources LLC.	www.spragueenergy.com	**Northern ME /**
Mon - Fri 8:00 AM - 5:00 PM	PO Box 28922, New York, NY 10087-8922		**1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	08/13/2019	09/10/2019	105.10	$54.36
180 Woodford Street, Portland, ME	08/13/2019	09/10/2019	123.60	$64.13
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**228.70**	**$118.49**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$118.49**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

Ck#6285

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Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

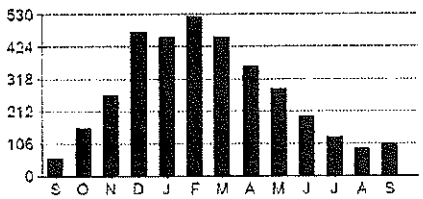
P7, 19-25 (2019)

Unitil
MEGAS OPERATIONS
energy for life

AMOUNT DUE **$94.60**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	09/12/19	10/07/19	10/11/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$90.71	TOTAL CURRENT CHARGES	$94.60
PAYMENT - THANK YOU 09/10/19	($90.71)	PLEASE PAY AMOUNT	$94.60

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8780	8880		100.00 CCF	28		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **08/13/19 - 09/10/19**
METERED USAGE 100 CCF x 1.03248 = 103.25 THERMS
DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	33.25	Therms	x	$0.2839	9.44
ERC	103.25	Therms	x	$0.0062	0.64
Total Current GA Charges					**$94.60**

GAS SUPPLIER SERVICE PERIOD **08/13/19 - 09/10/19**
SUPPLIER CHARGES

SPRAGUE ENERGY	103.25	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$94.60~~
TOTAL AMOUNT DUE	**$94.60**

ck#6286

P7, 19-26 (2019)

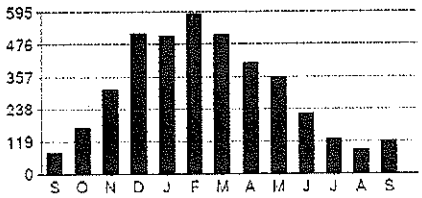
Unitil
ME GAS OPERATIONS

energy for life

AMOUNT DUE $171.80

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	09/12/19	10/07/19	10/11/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$72.11	TOTAL CURRENT CHARGES	$99.69
PAYMENT	$0.00	PLEASE PAY AMOUNT	$171.80

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	5285	5402		117.00 CCF	28		G40

BALANCE FORWARD **$72.11**

GAS SERVICE PERIOD **08/13/19 - 09/10/19**

METERED USAGE
117 CCF x 1.03248 = 120.80 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	50.80	Therms	x	$0.2839	14.42
ERC	120.80	Therms	x	$0.0062	0.75

Total Current GA Charges **$99.69**

GAS SUPPLIER SERVICE PERIOD **08/13/19 - 09/10/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	120.80	Therms	x		0.00

Total Current GS Charges **$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$99.69~~
TOTAL AMOUNT DUE	$171.80

ck# 6286

P7, 19-27 (2019)

Sprague
185 International Drive
Portsmouth, NH 03801

INVOICE SUMMARY:

MDG2019 00000108 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:

Invoice Date	**10/15/2019**
Payment Due Date	**10/29/2019**
Invoice Number	70711927
Sprague Customer Number	72018283
Payment Terms	Net 15 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	**Remit Check Payment to**	**Visit our website**	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	09/10/2019	10/11/2019	179.40	$73.14
180 Woodford Street, Portland, ME	09/10/2019	10/11/2019	215.40	$87.39
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**394.80**	**$160.53**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$160.53**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck #62978.

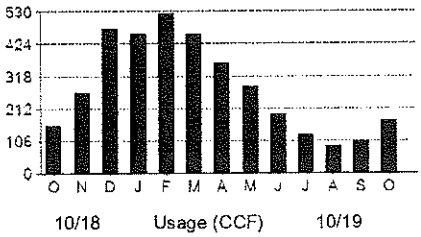
P7,19-28 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE $115.36

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	10/15/19	11/12/19	11/08/19

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$94.60	TOTAL CURRENT CHARGES	$115.36
PAYMENT - THANK YOU 10/10/19	($94.60)	PLEASE PAY AMOUNT	$115.36

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	8880	9049		169.00 CCF	31		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **09/10/19 - 10/11/19**

METERED USAGE
169 CCF x 1.03453 = 174.84 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	104.84	Therms	x	$0.2839	29.76
ERC	174.84	Therms	x	$0.0062	1.08
Total Current GA Charges					**$115.36**

GAS SUPPLIER SERVICE PERIOD **09/10/19 - 10/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	174.84	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$115.36~~
TOTAL AMOUNT DUE	**$115.36**

ck#6299

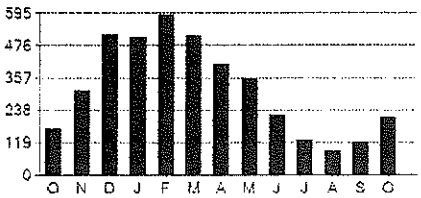
P7, 19-29 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE **$125.88**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	10/15/19	11/12/19	11/08/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$171.80	TOTAL CURRENT CHARGES	$125.88
PAYMENT - THANK YOU 10/10/19	($171.80)	PLEASE PAY AMOUNT	$125.88

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	5402	5606		204.00 CCF	31		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **09/10/19 - 10/11/19**

METERED USAGE 204 CCF x 1.03453 = 211.04 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3186	22.30
DISTRIBUTION CHARGE NEXT	141.04	Therms	x	$0.2839	40.05
ERC	211.04	Therms	x	$0.0062	1.31
Total Current GA Charges					**$125.88**

GAS SUPPLIER SERVICE PERIOD **09/10/19 - 10/11/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	211.04	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

TOTAL CURRENT BILL	~~$125.88~~
TOTAL AMOUNT DUE	**$125.88**

Ac #6299

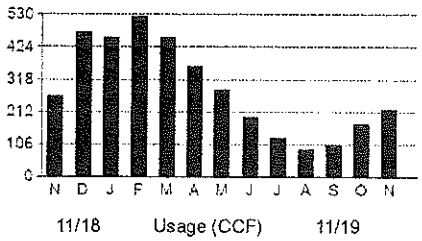
P 7, 19-30 (2019)

Unitil
ME GAS OPERATIONS

energy for life

AMOUNT DUE $128.43

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	11/13/19	12/09/19	12/10/19



168 WOODFORD ST, PORTLAND WOOD

AT A GLANCE

AMOUNT OF LAST BILL	$115.36	TOTAL CURRENT CHARGES	$128.43
PAYMENT - THANK YOU 11/05/19	($115.36)	PLEASE PAY AMOUNT	$128.43

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	9049	9262		213.00 CCF	28		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **10/11/19 - 11/08/19**
METERED USAGE
213 CCF x 1.03112 = 219.63 THERMS
DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3190	22.33
DISTRIBUTION CHARGE NEXT	149.63	Therms	x	$0.2843	42.54
ERC	219.63	Therms	x	$0.0061	1.34
Total Current GA Charges					**$128.43**

GAS SUPPLIER SERVICE PERIOD **10/11/19 - 10/31/19**
SUPPLIER CHARGES

SPRAGUE ENERGY	156.88	Therms	x	0.00
Total Current GS Charges				**$0.00**

GAS SUPPLIER SERVICE PERIOD **11/01/19 - 11/08/19**
SUPPLIER CHARGES

SPRAGUE ENERGY	62.75	Therms	x	0.00
Total Current GS Charges				**$0.00**

MESSAGES

Effective November 1, 2019, and through April 30, 2020, the Environmental Response Cost Adjustment will decrease from $0.0062 to $0.0059 per therm. The Residential Low Income Program Rate will increase from ($0.0001) to $0.0013 per therm. The Energy Efficiency Rate Assessment will remain at $0.0000 per therm.

TOTAL CURRENT BILL	$128.43
TOTAL AMOUNT DUE	$128.43

dkt 6316

P7, 19-31 (2019)

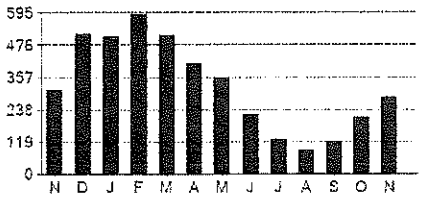
Customer Information
Until.com or call us at (866) 933-5021
Monday - Friday 7:00a.m. to 7:00p.m.

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE **$147.29**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	11/13/19	12/09/19	12/10/19

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$125.88	TOTAL CURRENT CHARGES	$147.29
PAYMENT - THANK YOU 11/05/19	($125.88)	PLEASE PAY AMOUNT	$147.29

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	5606	5882		276.00 CCF	28		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **10/11/19 - 11/08/19**
METERED USAGE 276 CCF x 1.03112 = 284.59 THERMS

DELIVERY CHARGES					
CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3190	22.33
DISTRIBUTION CHARGE NEXT	214.59	Therms	x	$0.2843	61.00
ERC	284.59	Therms	x	$0.0061	1.74
Total Current GA Charges					**$147.29**

GAS SUPPLIER SERVICE PERIOD **10/11/19 - 10/31/19**

SUPPLIER CHARGES					
SPRAGUE ENERGY	203.28	Therms	x		0.00
Total Current GS Charges					**$0.00**

GAS SUPPLIER SERVICE PERIOD **11/01/19 - 11/08/19**

SUPPLIER CHARGES					
SPRAGUE ENERGY	81.31	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

Effective November 1, 2019, and through April 30, 2020, the Environmental Response Cost Adjustment will decrease from $0.0062 to $0.0059 per therm. The Residential Low Income Program Rate will increase from ($0.0001) to $0.0013 per therm. The Energy Efficiency Rate Assessment will remain at $0.0000 per therm.

TOTAL CURRENT BILL	~~$147.29~~
TOTAL AMOUNT DUE	**$147.29**

dr#6316.

Sprague
185 International Drive
Portsmouth, NH 03801

P7, 19-32 (2019)

INVOICE SUMMARY:

MDG2019 00000066 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:	
Invoice Date	**11/14/2019**
Payment Due Date	**12/13/2019**
Invoice Number	70719427
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	10/11/2019	11/08/2019	225.00	$108.96
180 Woodford Street, Portland, ME	10/11/2019	11/08/2019	291.30	$137.10
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**516.30**	**$246.06**
Current Finance Charges				~~$0.00~~
TOTAL CURRENT CHARGES				**$246.06**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

ck# 6318.

0000000 02 03 000066 000148 P

Thank you for choosing Sprague as your energy supplier!

Questions regarding this invoice? Please call Sprague Customer Service at 1-844-994-3835

In the event of a gas emergency, please call Northern ME at 1-866-900-4460

P7, 19-33 (2019)

Sprague 185 International Drive Portsmouth, NH 03801

INVOICE SUMMARY:

MDG2019 00000125 01

Woodford Arms, Inc.
Attn: Accounts Payable
Post Office Box 10563
Portland, ME 04104-0000

BILLING SUMMARY:	
Invoice Date	**12/12/2019**
Payment Due Date	**01/10/2020**
Invoice Number	70726983
Sprague Customer Number	72018283
Payment Terms	Net 30 Days

HOW TO CONTACT SPRAGUE OPERATING RESOURCES LLC:

Customer Service	Remit Check Payment to	Visit our website	GAS EMERGENCY
1-844-994-3835 Mon - Fri 8:00 AM - 5:00 PM	Sprague Operating Resources LLC. PO Box 28922, New York, NY 10087-8922	www.spragueenergy.com	**Northern ME /** **1-866-900-4460**

TOTAL ACCOUNT SUMMARY:

Location	From	To	Volume	Amount
168 Woodford Street, Portland, ME	11/08/2019	12/10/2019	432.10	$352.63
180 Woodford Street, Portland, ME	11/08/2019	12/10/2019	495.60	$403.25
CURRENT CHARGES	*(EXCLUDES FINANCE CHARGES)*		**927.70**	**$755.88**
Current Finance Charges				**$0.00**
TOTAL CURRENT CHARGES				**$755.88**

MESSAGE CENTER / CUSTOMER COMMUNICATIONS:

MC#6334

P7, 19-34 (2019)

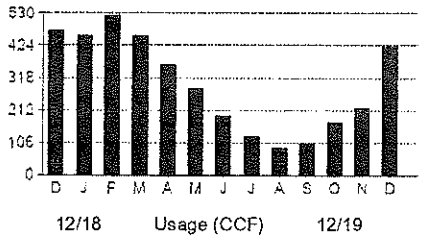
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ME GAS OPERATIONS

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AMOUNT DUE $187.78

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5050717500	12/12/19	01/06/20	01/10/20

168 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$128.43	TOTAL CURRENT CHARGES	$187.78
PAYMENT - THANK YOU 12/05/19	($128.43)	PLEASE PAY AMOUNT	$187.78

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H07517	9262	9666		404.00 CCF	32		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **11/08/19 - 12/10/19**

METERED USAGE
404 CCF x 1.04665 = 422.86 THERMS

DELIVERY CHARGES

CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3200	22.40
DISTRIBUTION CHARGE NEXT	352.85	Therms	x	$0.2853	100.67
ERC	422.85	Therms	x	$0.0059	2.49
Total Current GA Charges					**$187.78**

GAS SUPPLIER SERVICE PERIOD **11/08/19 - 12/10/19**

SUPPLIER CHARGES

SPRAGUE ENERGY	422.85	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

Effective January 1, the late payment charge on your unpaid balance will be 12.75%. This rate is based on the formula ?Wall Street Journal Prime Rate plus 8%?. The equivalent monthly charge will be 1.005%.

As we are approaching a very stormy time of year, it is extremely important that we have your contact information on file. When you call to report an outage, our outage reporting system recognizes your outage location by the phone number. You can also request a call, email, or text message when power has been restored. If you have recently changed your number or would like to share your email address, please contact Customer Service or visit us online at www.unitil.com/sharemynumber

TOTAL CURRENT BILL	~~$187.78~~
TOTAL AMOUNT DUE	**$187.78**

Ac #6835

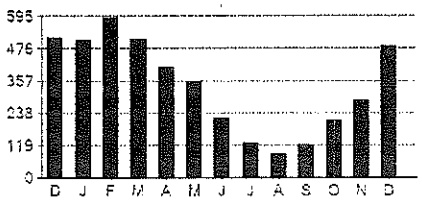
P7, 19-35 (2019)

Unitil
ME GAS OPERATIONS
energy for life

AMOUNT DUE $205.77

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5051973500	12/12/19	01/06/20	01/10/20

180 WOODFORD ST, PORTLAND WOOD



AT A GLANCE

AMOUNT OF LAST BILL	$147.29	TOTAL CURRENT CHARGES	$205.77
PAYMENT - THANK YOU 12/05/19	($147.29)	PLEASE PAY AMOUNT	$205.77

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
K11837	5882	6345		463.00 CCF	32		G40

BALANCE FORWARD **$0.00**

GAS SERVICE PERIOD **11/08/19 - 12/10/19**
METERED USAGE 463 CCF x 1.04665 = 484.60 THERMS

DELIVERY CHARGES					
CUSTOMER CHARGE					62.22
DISTRIBUTION CHARGE FIRST	70.00	Therms	x	$0.3200	22.40
DISTRIBUTION CHARGE NEXT	414.60	Therms	x	$0.2853	118.29
ERC	484.60	Therms	x	$0.0059	2.86
Total Current GA Charges					**$205.77**

GAS SUPPLIER SERVICE PERIOD **11/08/19 - 12/10/19**

SUPPLIER CHARGES					
SPRAGUE ENERGY	484.60	Therms	x		0.00
Total Current GS Charges					**$0.00**

MESSAGES

Effective January 1, the late payment charge on your unpaid balance will be 12.75%. This rate is based on the formula ?Wall Street Journal Prime Rate plus 8%?. The equivalent monthly charge will be 1.005%.

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TOTAL CURRENT BILL	~~$205.77~~
TOTAL AMOUNT DUE	**$205.77**

ck#6335

P 7, 20-1 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	$92.31	02/19/2019
Invoice Number 704000405245			

Your Messages

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Enjoy the convenience of AutoPay. Set your preferences, including convenient notifications, and your secure payment will be made on time each month automatically - it's easy! Visit cmpco.com to enroll and let AutoPay do the work for you.

Powered by your smart meter, our FREE Energy Manager helps you understand and manage your energy use. View your use by category and get helpful tips to manage or reduce your energy use. Sign up now at cmpco.com

Sign up for Outage Alerts and you'll receive notifications with the latest information when there is a power outage. Choose how you want to receive alerts - by text message, email, or voice message - and we'll notify you. Visit cmpco.com to learn more and enroll today.

Powered by your smart meter, receive FREE Usage Alerts about your electricity use, an alert if your daily usage changes or exceeds a set amount of usage or cost and get tips to save. Visit cmpco.com to learn more.

Your Account Summary

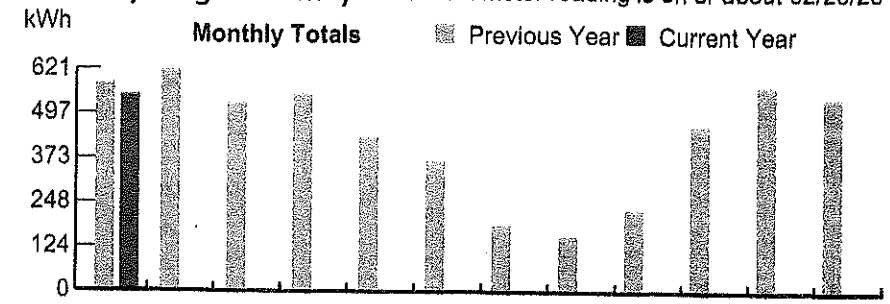
Prior Balance	**$87.85**
Payments received through 01/21/2019 - Thank you	-$87.85
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$45.17**
Electricity Supply Standard Offer	**+$47.14**
Please pay by 02/19/2019	**$92.31**

#6117

010171 1/2

Your Monthly Usage Summary

Your next meter reading is on or about 02/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	0	0	0	0	0	0	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

1,2,6

P7, 20-2 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL	**$16.84**	**02/14/2019**
Invoice Number 703000404601	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$16.56**
Payments received through 01/18/2019 - Thank you	-$16.56
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.22**
Electricity Supply Standard Offer	**+$3.62**
Please pay by 02/14/2019	**$16.84**

ck#6117

Your Messages

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Enjoy the convenience of AutoPay. Set your preferences, including convenient notifications, and your secure payment will be made on time each month automatically - it's easy! Visit cmpco.com to enroll and let AutoPay do the work for you.

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001808 1/2

1.2.5

P7, 20-3 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	**$78.60**	**02/19/2019**
Invoice Number 704000405244			

Your Account Summary

Prior Balance	**$75.01**
Payments received through 01/21/2019 - Thank you	-$75.01
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$39.09**
Electricity Supply Standard Offer	**+$39.51**
Please pay by 02/19/2019	**$78.60**

ck #6117

Your Messages

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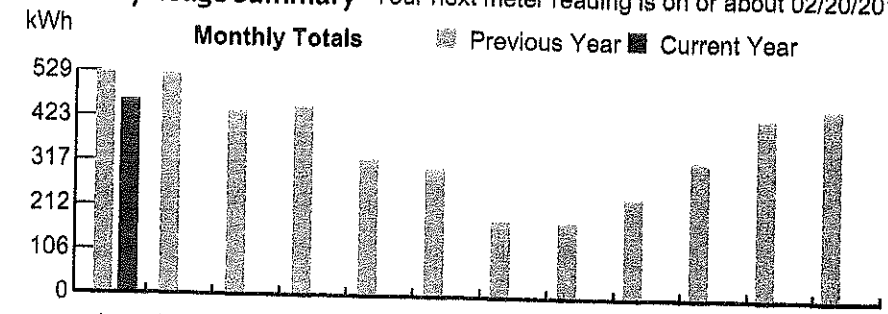
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Your Monthly Usage Summary

Your next meter reading is on or about 02/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	0	0	0	0	0	0	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

010170 1/2

1,2,6

P7, 20-4 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	$103.87	03/20/2019
Invoice Number 724000295120			

Your Account Summary

Prior Balance	**$92.31**
Payments received through 02/21/2019 - Thank you	-$92.31
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$49.13**
Electricity Supply Standard Offer	**+$54.74**
Please pay by 03/20/2019	**$103.87**

ck#6151

Your Messages

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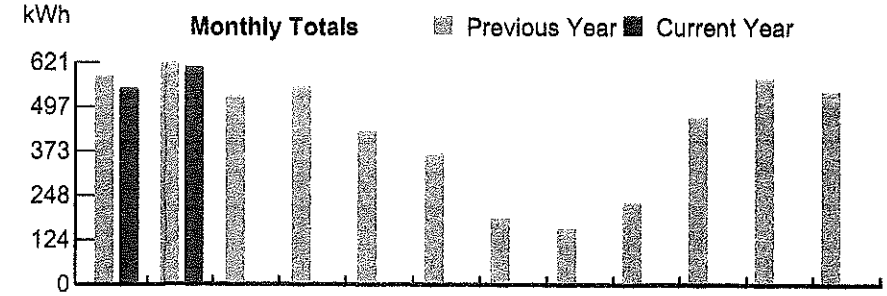
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Your Monthly Usage Summary

Your next meter reading is on or about 03/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	0	0	0	0	0	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

010407 1/2

P7, 20-5 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$17.11	03/19/2019

Invoice Number
701000504632

Your Messages

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Your Account Summary

Prior Balance	**$16.84**
Payments received through 02/20/2019 - Thank you	-$16.84
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.22**
Electricity Supply Standard Offer	**+$3.89**
Please pay by 03/19/2019	**$17.11**

ck#6157

001930 1/2

1.6

P7, 20-6 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	**$98.17**	**03/20/2019**
Invoice Number 710000416847	PORTLAND ME 04104		

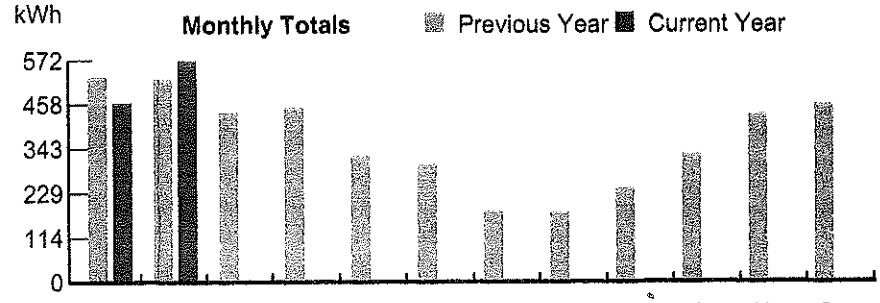
Your Account Summary

Prior Balance	**$78.60**
Payments received through 02/21/2019 - Thank you	-$78.60
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$46.67**
Electricity Supply Standard Offer	**+$51.50**
Please pay by 03/20/2019	**$98.17**

ck#6151

Your Monthly Usage Summary

Your next meter reading is on or about 03/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	0	0	0	0	0	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

Your Messages

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010408 1/2

1.6

P7, 20-7 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7553-849	WOODFORD ARMS INC 170 WOODFORD ST APT 6	**$21.31**	**03/20/2019**
Invoice Number 719000382195	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$0.00**
Payments received through 02/21/2019	$0.00
Balance Forward	**$0.00**
Other Charges	**+$12.00**
Electricity Delivery Central Maine Power	**+$7.33**
Electricity Supply Standard Offer	**+$1.98**
Please pay by 03/20/2019	**$21.31**

dc#6151

Your Messages

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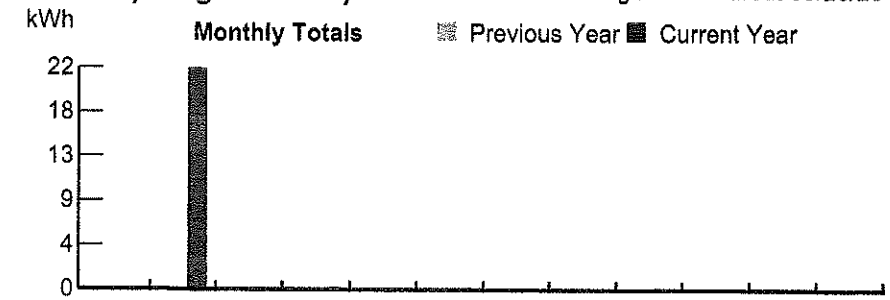
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Your Monthly Usage Summary

Your next meter reading is on or about 03/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	1	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

010419 1/2

1.6

P7, 20-8 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	$88.98	04/17/2019
Invoice Number 707000448243			

Your Messages

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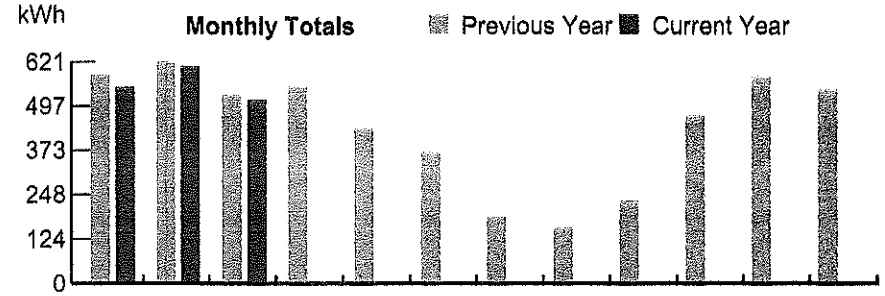
Your Account Summary

Prior Balance	**$103.87**
Payments received through 03/21/2019 - Thank you	-$103.87
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$42.71**
Electricity Supply Standard Offer	**+$46.27**
Please pay by 04/17/2019	**$88.98**

ck#6154

Your Monthly Usage Summary

Your next meter reading is on or about 04/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	0	0	0	0	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

P7, 20-9 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$16.16	04/16/2019

Invoice Number
704000456645

Your Account Summary

Prior Balance	**$17.11**
Payments received through 03/20/2019 - Thank you	-$17.11
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.22**
Electricity Supply Standard Offer	**+$2.94**
Please pay by 04/16/2019	**$16.16**

ck #6154

001912 1/2

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1.6

P7, 20-10 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$75.20	04/17/2019
Invoice Number 707000448242			

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Your Account Summary

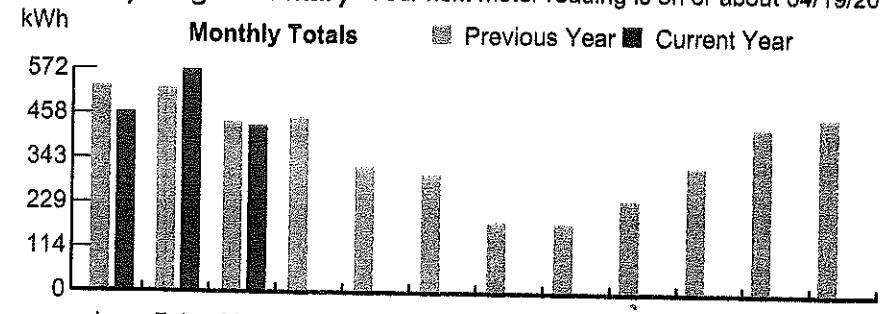
Prior Balance	**$98.17**
Payments received through 03/21/2019 - Thank you	-$98.17
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$36.76**
Electricity Supply Standard Offer	**+$38.44**
Please pay by 04/17/2019	**$75.20**

chk 6154

010483 1/2

Your Monthly Usage Summary

Your next meter reading is on or about 04/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	0	0	0	0	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

1.6

P7, 20-11 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7553-849	WOODFORD ARMS INC 170 WOODFORD ST APT 6 PORTLAND ME 04104	$13.34	04/17/2019

Invoice Number
706000453247

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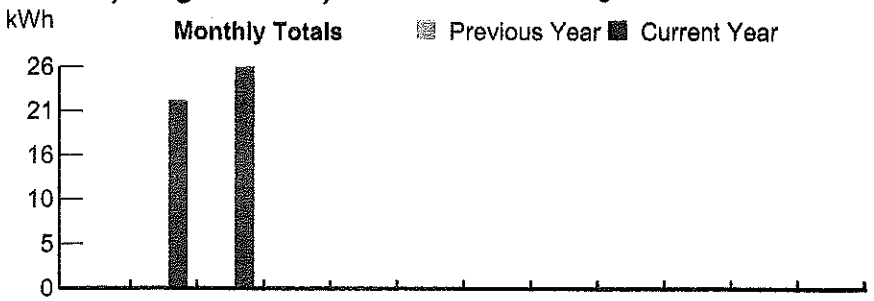
Your Account Summary

Prior Balance	**$21.31**
Payments received through 03/21/2019 - Thank you	-$21.31
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$11.00**
Electricity Supply Standard Offer	**+$2.34**
Please pay by 04/17/2019	**$13.34**

AM #6158

Your Monthly Usage Summary

Your next meter reading is on or about 04/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	1	1	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

P7, 20-12 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**$92.79**	**05/20/2019**

Invoice Number
715000449710

Your Account Summary

Prior Balance	**$88.98**
Payments received through 04/22/2019 - Thank you	-$88.98
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$44.35**
Electricity Supply Standard Offer	**+$48.44**
Please pay by 05/20/2019	**$92.79**

ck #6179

Your Messages

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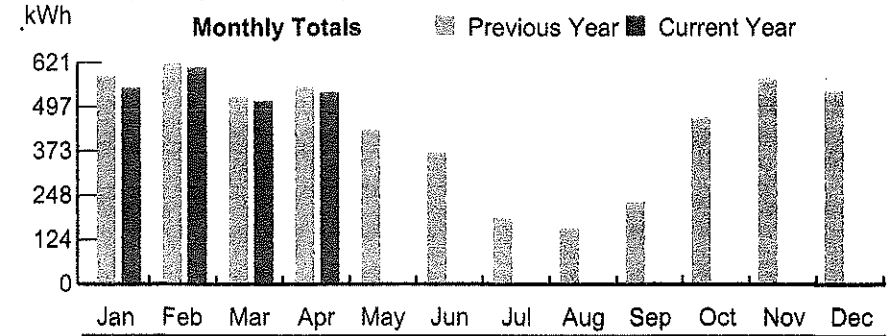
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Your Monthly Usage Summary

Your next meter reading is on or about 05/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	0	0	0	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

011106 1/2

1,2,3,6

P7, 20-13 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$16.07	05/16/2019
Invoice Number 713000457862			

Your Account Summary

Prior Balance	
Payments received through 04/19/2019 - Thank you	**$16.16**
Balance Forward	-$16.16
Electricity Delivery Central Maine Power	**$0.00**
Electricity Supply Standard Offer	**+$13.22**
	+$2.85
Please pay by 05/16/2019	**$16.07**

ck#6179

001867 1/2

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1.2.3.6

P7, 20-14 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	**$74.41**	**05/20/2019**
Invoice Number 715000449709			

Your Account Summary

Prior Balance	**$75.20**
Payments received through 04/22/2019 - Thank you	-$75.20
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$36.42**
Electricity Supply Standard Offer	**+$37.99**
Please pay by 05/20/2019	**$74.41**

#6179

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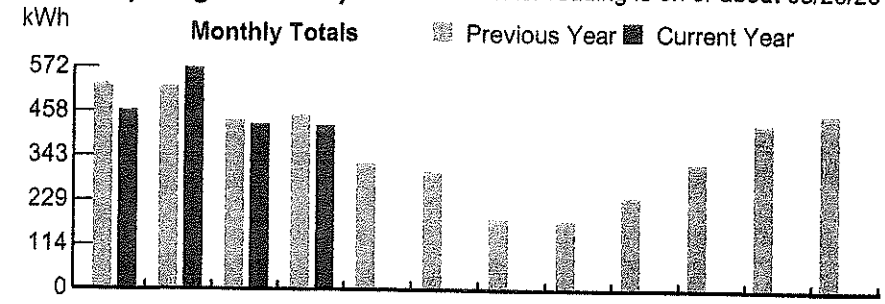
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Your Monthly Usage Summary

Your next meter reading is on or about 05/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	0	0	0	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

011105 1/2

1.2.3.6

P7, 20-15 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7553-849	WOODFORD ARMS INC 170 WOODFORD ST APT 6 PORTLAND ME 04104	$13.52	05/20/2019

Invoice Number
717000443932

Your Account Summary

Prior Balance	**$13.34**
Payments received through 04/22/2019 - Thank you	-$13.34
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$11.00**
Electricity Supply Standard Offer	**+$2.52**
Please pay by 05/20/2019	**$13.52**

ck #6179

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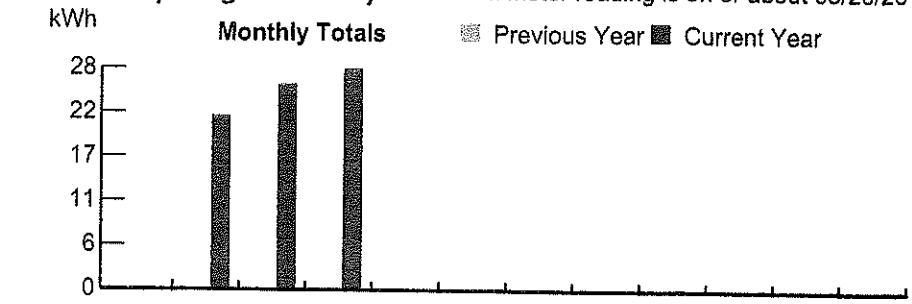
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Your Monthly Usage Summary

Your next meter reading is on or about 05/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	1	1	1	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

011123 1/2

1,2,3,6

P7, 20-16 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**$92.95**	**06/17/2019**
Invoice Number 714000479589			

Your Account Summary

Prior Balance	**$92.79**
Payments received through 05/21/2019 - Thank you	-$92.79
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$44.42**
Electricity Supply Standard Offer	**+$48.53**
Please pay by 06/17/2019	**$92.95**

ck #6211

Your Messages

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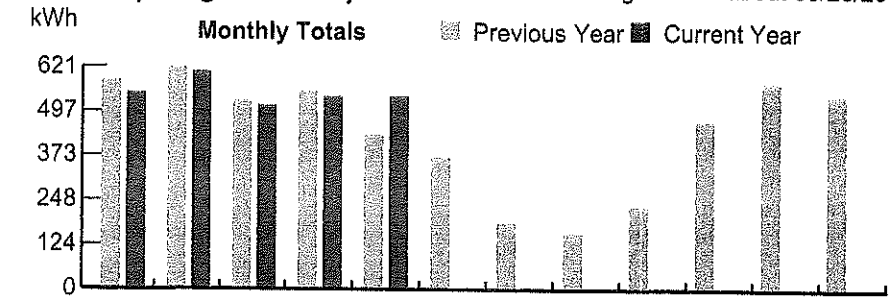
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Your Monthly Usage Summary

Your next meter reading is on or about 06/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	0	0	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

010615 1/2

1.6

P7, 20-17 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$15.69**	**06/17/2019**

Invoice Number
701000587713

Your Account Summary

Prior Balance	**$16.07**
Payments received through 05/20/2019 - Thank you	-$16.07
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.22**
Electricity Supply Standard Offer	**+$2.47**
Please pay by 06/17/2019	**$15.69**

dc #6211

Your Messages

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P7s 20-18 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	**$78.37**	**06/17/2019**
Invoice Number 714000479588	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$74.41**
Payments received through 05/21/2019 - Thank you	-$74.41
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$38.13**
Electricity Supply Standard Offer	**+$40.24**
Please pay by 06/17/2019	**$78.37**

ck #6211

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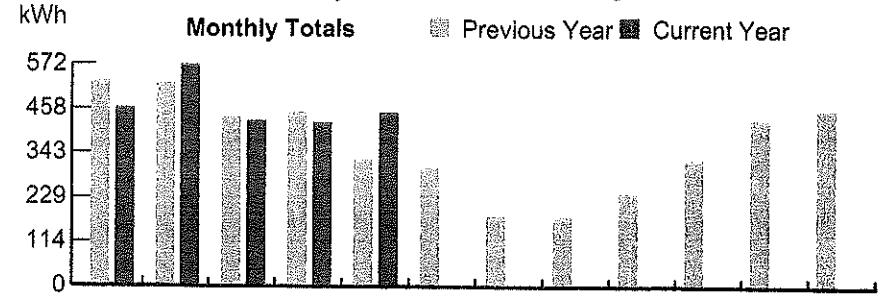
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Your Monthly Usage Summary

Your next meter reading is on or about 06/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	0	0	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

010614 1/2

1,6

P7, 20-19 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7553-849	WOODFORD ARMS INC 170 WOODFORD ST APT 6 PORTLAND ME 04104	$15.62	06/24/2019
Invoice Number 707000506480		FINAL BILL	

Your Messages

Please pay this final bill in full by the due date shown. Failure to pay the final bill in full may result in credit action including referral of your account to a collection agency and credit reporting. You may make an immediate payment at www.cmpco.com/paytoday.

Sign up for eBill, our FREE online billing service and make paying your bill simple, secure and convenient. Plus, you'll receive a notification when you have a new bill available and a reminder when it's due. Sign up today at cmpco.com.

Enjoy the convenience of AutoPay. Set your preferences, including convenient notifications, and your secure payment will be made on time each month automatically - it's easy! Visit cmpco.com to enroll and let AutoPay do the work for you.

Powered by your smart meter, our FREE Energy Manager helps you understand and manage your energy use. View your use by category and get helpful tips to manage or reduce your energy use. Sign up now at cmpco.com

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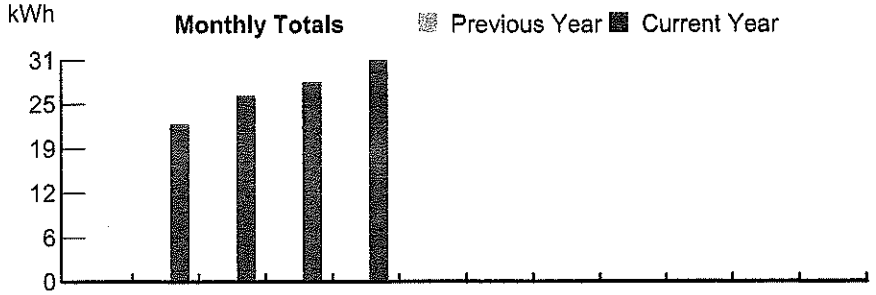
Your Account Summary

Prior Balance	**$13.79**
Payments received through 05/28/2019	$0.00
Balance Forward	**$13.79**
Electricity Delivery Central Maine Power	**+$1.47**
Electricity Supply Standard Offer	**+$0.36**
Please pay by 06/24/2019	**$15.62**

ck #6211

Your Monthly Usage Summary

Your next meter reading is on or about 06/20/2019

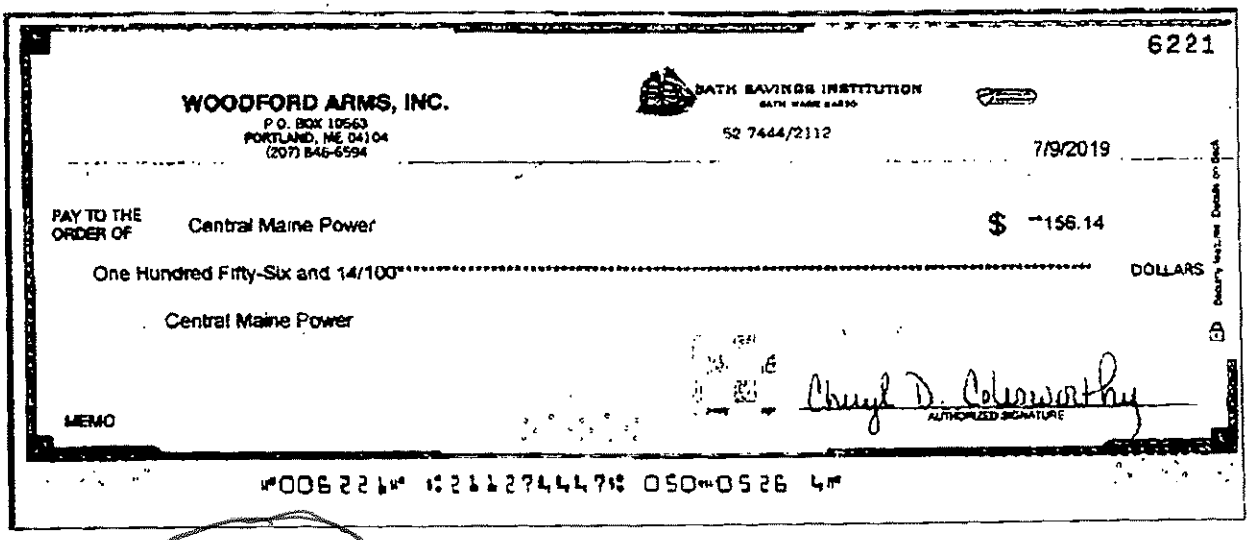


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	1	1	1	1	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

P7, 20-20 (2019)

Check Image from Bank – Invoice Lost



6221 $156.14 8/5/2019

Account # 3501 – 0453 – 153 $ 83.45
Account # 3501 – 0444 – 608 15.67
Account # 3501 – 0444 – 350 57.02

Check Total $ 156.14

P7, 20-21 (2019)

CENTRAL MAINE POWER

209-621-3843

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.686.4044**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**$125.83**	**08/19/2019**
Invoice Number 719000503150			

Your Account Summary

Prior Balance	**$176.40**
Payments received through 07/22/2019 - Thank you	-$92.95
Balance Forward	**$83.45**
Other Charges	**+$0.87**
Electricity Delivery Central Maine Power	**+$22.69**
Electricity Supply Standard Offer	**+$18.82**
Please pay by 08/19/2019	**$125.83**

-83.45
42.38
#6281

Your Messages

Electricity delivery prices will be adjusted on 7/1/2019. Specific adjustments for your rate classification can be viewed on our website at cmpco.com, click on Account, then Pricing.

Now's the time to enroll in eBill! It's new, improved and easier than ever to view and pay your bill online at your convenience. Visit cmpco.com to take advantage of the new features.

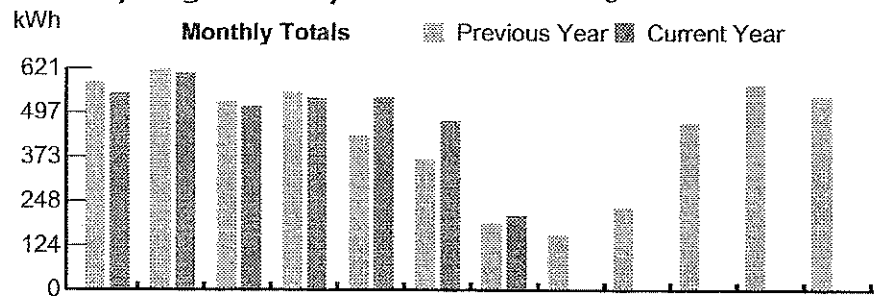
View your electricity usage day by day, hour by hour with our online Energy Manager. Your personal Energy Manager is powered by your smart meter and provides the information you need to manage your energy use and save money. Visit cmpco.com to enroll in this free service.

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Your Monthly Usage Summary

Your next meter reading is on or about 08/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	0	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

011458 1/2

1.6

P7, 20-22 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$31.31**	**08/15/2019**
Invoice Number 710000544435			

Your Account Summary

Prior Balance	**$31.36**
Payments received through 07/19/2019 - Thank you	-$15.69
Balance Forward	**$15.67**
Other Charges	**+$0.16**
Electricity Delivery Central Maine Power	**+$13.39**
Electricity Supply Standard Offer	**+$2.09**
Please pay by 08/15/2019	**$31.31**

-15.67
1564
ck#6231

Your Messages

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002401 1/2

P7, 20-23 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.686.4044**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	**$94.71**	**08/19/2019**
Invoice Number 719000503149	PORTLAND ME 04104		

Your Messages

Electricity delivery prices will be adjusted on 7/1/2019. Specific adjustments for your rate classification can be viewed on our website at cmpco.com, click on Account, then Pricing.

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Your Account Summary

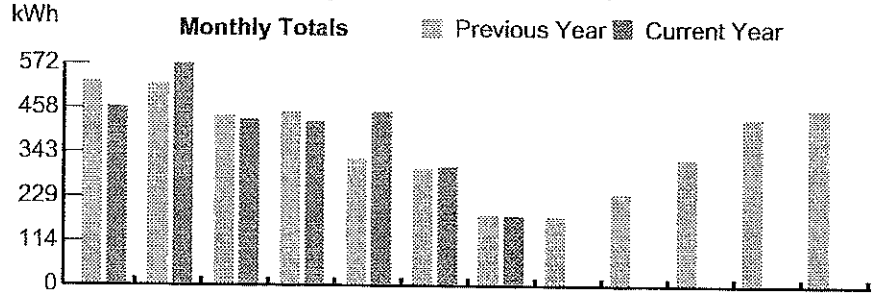
Prior Balance	**$135.39**
Payments received through 07/22/2019 - Thank you	-$78.37
Balance Forward	**$57.02**
Other Charges	**+$0.59**
Electricity Delivery Central Maine Power	**+$20.80**
Electricity Supply Standard Offer	**+$16.30**
Please pay by 08/19/2019	**$94.71**

-57.02
35.69
ck#6231

01 1457 1/2

Your Monthly Usage Summary

Your next meter reading is on or about 08/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	0	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

1.6

P7, 20-24 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7636-305	WOODFORD ARMS INC 180 WOODFORD ST APT 4 PORTLAND ME 04103	**$15.47**	**08/19/2019**
Invoice Number 712000540262			

Your Messages

Electricity delivery prices will be adjusted on 7/1/2019. Specific adjustments for your rate classification can be viewed on our website at cmpco.com, click on Account, then Pricing.

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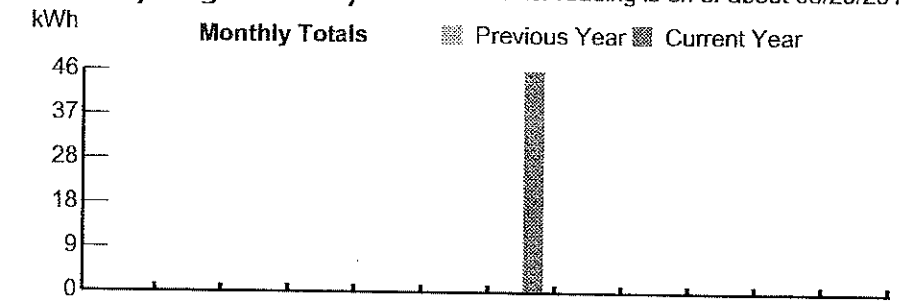
Your Account Summary

Prior Balance	**$0.00**
Payments received through 07/22/2019	$0.00
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$11.33**
Electricity Supply Standard Offer	**+$4.14**
Please pay by 08/19/2019	**$15.47**

dc#6231

Your Monthly Usage Summary

Your next meter reading is on or about 08/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	0	0	0	0	0	2	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

011485 1/2

1.6

P7, 20-25 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	**$39.75**	**09/17/2019**
Invoice Number 724000438788	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$125.83**
Payments received through 08/21/2019 - Thank you	-$125.83
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$22.19**
Electricity Supply Standard Offer	**+$17.56**
Please pay by 09/17/2019	**$39.75**

dft 6263

Your Messages

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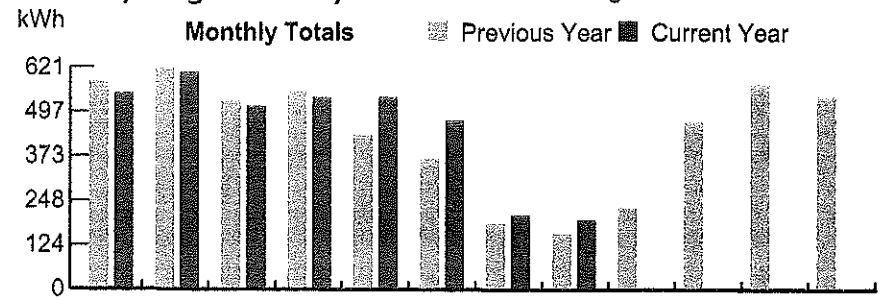
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Your Monthly Usage Summary

Your next meter reading is on or about 09/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	6	0	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18

Your Average Daily Usage (kWh)

001147 1/2

1.6

PT, 20-26 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$16.03**	**09/16/2019**
Invoice Number 704000588486			

Your Account Summary

Prior Balance	**$31.31**
Payments received through 08/20/2019 - Thank you	-$31.31
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.47**
Electricity Supply Standard Offer	**+$2.56**
Please pay by 09/16/2019	**$16.03**

ck#6263

001523 1/2

Your Messages

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1.6

P7, 20-27 (2.19)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.686.4044**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	**$42.87**	**09/17/2019**

Invoice Number
714000555680

Your Messages

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Your Account Summary

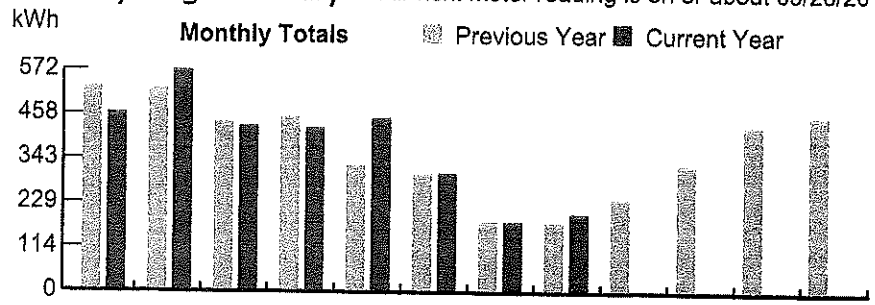
Prior Balance	**$94.71**
Payments received through 08/21/2019 - Thank you	-$92.71
Balance Forward	**$2.00**
Other Charges	**+$0.02**
Electricity Delivery Central Maine Power	**+$22.66**
Electricity Supply Standard Offer	**+$18.19**
Please pay by 09/17/2019	**$42.87**

ck#6263

001146 1/2

Your Monthly Usage Summary

Your next meter reading is on or about 09/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	6	0	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15

Your Average Daily Usage (kWh)

1.6

P7, 20-28 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7636-305	WOODFORD ARMS INC 180 WOODFORD ST APT 4 PORTLAND ME 04103	$17.75	09/17/2019

Invoice Number
724000439680

Your Account Summary

Prior Balance	**$15.47**
Payments received through 08/21/2019 - Thank you	-$15.47
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$12.80**
Electricity Supply Standard Offer	**+$4.95**
Please pay by 09/17/2019	**$17.75**

ch #6263

Your Messages

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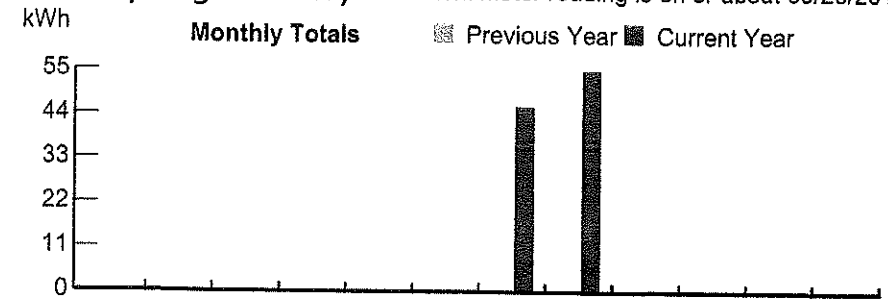
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Your Monthly Usage Summary

Your next meter reading is on or about 09/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	0	0	0	0	0	2	2	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

001142 1/2

P7, 20-29 (2.19)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-7636-305	WOODFORD ARMS INC 180 WOODFORD ST APT 4 PORTLAND ME 04103	$34.37	09/30/2019
Invoice Number 714000564521		FINAL BILL	

Your Messages

Please pay this final bill in full by the due date shown. Failure to pay the final bill in full may result in credit action including referral of your account to a collection agency and credit reporting. You may make an immediate payment at www.cmpco.com/paytoday.

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Your Account Summary

Prior Balance	**$17.75**
Payments received through 09/03/2019	$0.00
Balance Forward	**$17.75**
Electricity Delivery Central Maine Power	**+$12.21**
Electricity Supply Standard Offer	**+$4.41**
Please pay by 09/30/2019	**$34.37**

- 17.75

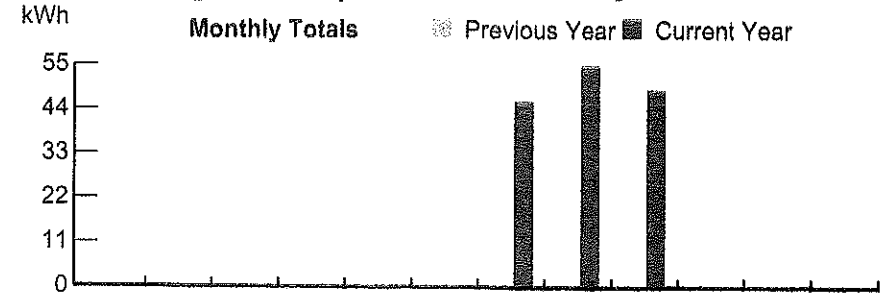
16.62

ck #6274.

000618 1/2

Your Monthly Usage Summary

Your next meter reading is on or about 09/20/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	0	0	0	0	0	0	2	2	4	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Your Average Daily Usage (kWh)

1.6

P7, 20-30 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	**$64.42**	**10/21/2019**
Invoice Number 720000547552	PORTLAND ME 04104		

Your Messages

We've updated your bill to provide even more usage information – you'll see up to 36 months of usage now! You can access your daily and hourly usage information from your smart meter by enrolling in Energy Manager at cmpco.com/EnergyManager.

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Your Account Summary

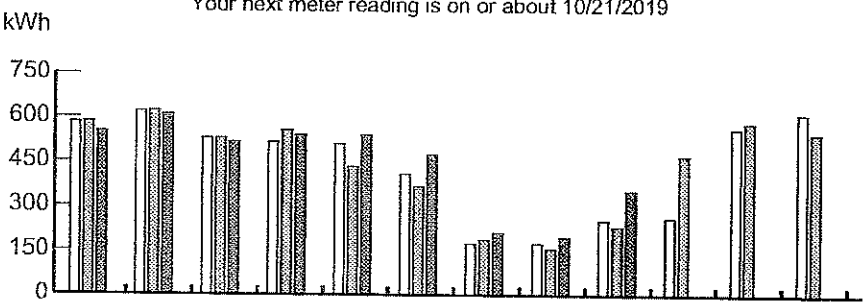
Prior Balance	**$39.75**
Payments received through 09/23/2019 - Thank you	-$39.75
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$32.73**
Electricity Supply Standard Offer	**+$31.69**
Please pay by 10/21/2019	**$64.42**

ch#6283

001346 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/21/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	6	11	0	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18
2017	19	19	19	18	17	12	6	6	8	10	17	19

Your Average Daily Usage (kWh)

1.2.6

P7, 20-31 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$16.32**	**10/17/2019**
Invoice Number 723000496244			

Your Messages

Enjoy the convenience of AutoPay. Set your preferences, including convenient notifications, and your secure payment will be made on time each month automatically - it's easy! Visit cmpco.com to enroll and let AutoPay do the work for you.

Powered by your smart meter, receive FREE Usage Alerts about your electricity use, an alert if your daily usage changes or exceeds a set amount of usage or cost and get tips to save. Visit cmpco.com to learn more.

You may be eligible for assistance with your electricity bill. For information, visit our website at cmpco.com, click on Your Account, then on Get Assistance.

Your Account Summary

Prior Balance	**$16.03**
Payments received through 09/20/2019 - Thank you	-$16.03
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.47**
Electricity Supply Standard Offer	**+$2.85**
Please pay by 10/17/2019	**$16.32**

ck # 6283

001622 1/2

1.2.6

P7, 20-32 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	**$54.20**	**10/21/2019**
Invoice Number 709000596204	PORTLAND ME 04104		

Your Messages

We've updated your bill to provide even more usage information – you'll see up to 36 months of usage now! You can access your daily and hourly usage information from your smart meter by enrolling in Energy Manager at cmpco.com/EnergyManager.

View your electricity usage day by day, hour by hour with our online Energy Manager. Your personal Energy Manager is powered by your smart meter and provides the information you need to manage your energy use and save money. Visit cmpco.com to enroll in this free service.

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Your Account Summary

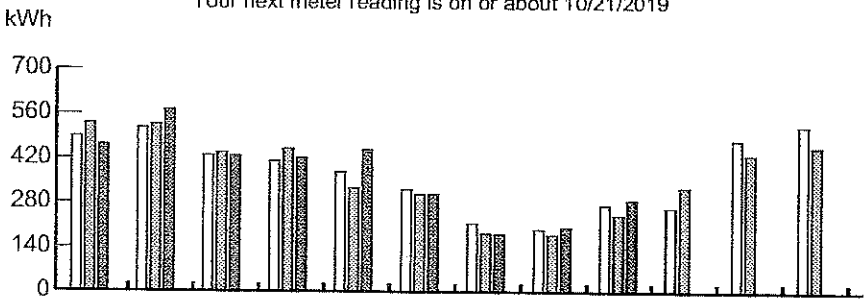
Prior Balance	**$42.87**
Payments received through 09/23/2019 - Thank you	-$42.87
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$28.36**
Electricity Supply Standard Offer	**+$25.84**
Please pay by 10/21/2019	**$54.20**

Ac #6283

001347 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/21/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	6	9	0	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15
2017	16	16	15	14	13	10	7	7	9	10	14	16

Your Average Daily Usage (kWh)

1.2.6

P7, 20-33 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM PORTLAND ME 04104	**$84.06**	**11/18/2019**
Invoice Number 706000635698			

Your Messages

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Get ready for winter. Our Customer Care Center will be open until 7:00 pm every Wednesday through the month of October to assist you. To discuss payment options, seek assistance with your bill, or enroll in our free service to manage your usage, please contact us at 800.750.4000.

Sign up for eBill, our FREE online billing service, and get all the information as your paper bill, plus a whole lot more. You can access up to 36 months of bills online, view your most recent bill at the touch of button, automatically save your bill, and download a printable version whenever you need to. Get started today at cmpco.com

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Your Account Summary

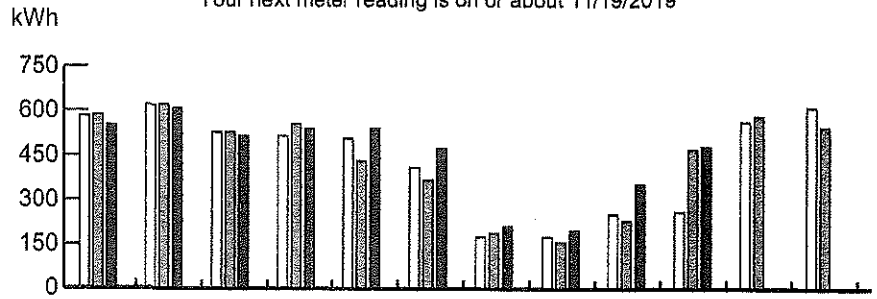
Prior Balance	**$64.42**
Payments received through 10/22/2019 - Thank you	-$64.42
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$41.12**
Electricity Supply Standard Offer	**+$42.94**
Please pay by 11/18/2019	**$84.06**

#6296

001112 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	6	11	15	0	0
2018	19	19	19	18	15	11	6	5	7	16	18	18
2017	19	19	19	18	17	12	6	6	8	10	17	19

Your Average Daily Usage (kWh)

1.6

P7, 20-34 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL	**$16.70**	**11/18/2019**
Invoice Number 714000605531	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$16.32**
Payments received through 10/21/2019 - Thank you	-$16.32
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.47**
Electricity Supply Standard Offer	**+$3.23**
Please pay by 11/18/2019	**$16.70**

ck #6296

Your Messages

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We have an easy way for you to understand and save on your electricity usage this fall. Powered by your smart meter, our FREE Usage Alerts provide you with weekly energy use updates, an alert if you exceed a set amount of usage or cost and notifications of your energy use by text, email, phone call or all three. Sign up for Usage Alerts today at cmpco.com and start saving now.

002418 1/2

1.6

P7, 20-35 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM	$68.82	11/18/2019
Invoice Number 706000635697	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$54.20**
Payments received through 10/22/2019 - Thank you	-$54.20
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$34.61**
Electricity Supply Standard Offer	**+$34.21**
Please pay by 11/18/2019	**$68.82**

ck#6296

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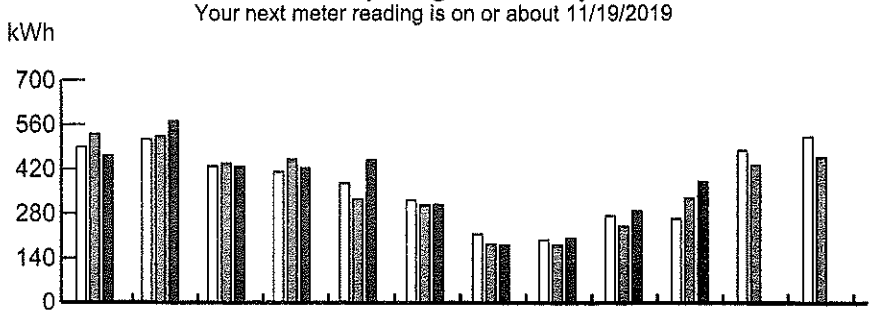
Sign up for eBill, our FREE online billing service, and get all the information as your paper bill, plus a whole lot more. You can access up to 36 months of bills online, view your most recent bill at the touch of button, automatically save your bill, and download a printable version whenever you need to. Get started today at cmpco.com

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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	6	9	12	0	0
2018	18	16	16	15	12	9	6	6	7	11	13	15
2017	16	16	15	14	13	10	7	7	9	10	14	16

Your Average Daily Usage (kWh)

001114 1/2

1.6

P7, 20-36 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	$92.08	12/17/2019
Invoice Number 705000662274	PORTLAND ME 04104		

Your Messages

We've updated your bill to provide even more usage information – you'll see up to 36 months of usage now! You can access your daily and hourly usage information from your smart meter by enrolling in Energy Manager at cmpco.com/EnergyManager.

If you're not enrolled in eBill yet, what are you waiting for? It's free, it's delivered to your secure email box, you get a reminder when your bill is due, and it's easy to enroll. Just visit cmpco.com and click on Sign Up for eBill.

Understanding how your energy dollars are spent can help you make decisions about how you use energy in your home. Energy Manager and Usage Alerts can help you figure out your energy usage, reduce costs and save! Visit cmpco.com today to learn more about these FREE tools.

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Your Account Summary

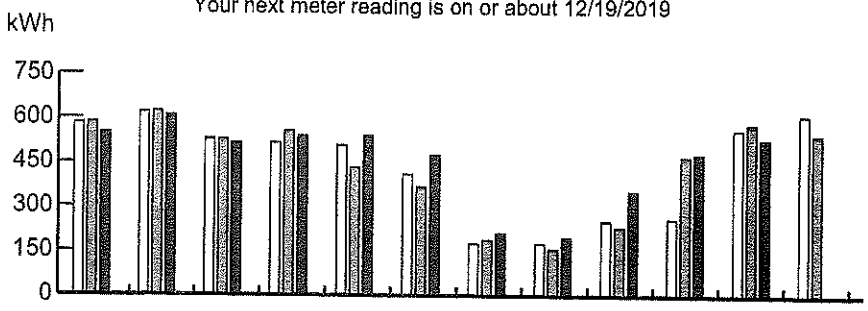
Prior Balance	**$84.06**
Payments received through 11/20/2019 - Thank you	-$84.06
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$44.54**
Electricity Supply Standard Offer	**+$47.54**
Please pay by 12/17/2019	**$92.08**

Jet#6317

001136 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	6	11	15	18	0
2018	19	19	19	18	15	11	6	5	7	16	18	18
2017	19	19	19	18	17	12	6	6	8	10	17	19

Your Average Daily Usage (kWh)

1,2,6

P7, 20-37 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	**$16.98**	**12/16/2019**
Invoice Number 719000602833			

Your Account Summary

Prior Balance	**$16.70**
Payments received through 11/19/2019 - Thank you	-$16.70
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.47**
Electricity Supply Standard Offer	**+$3.51**
Please pay by 12/16/2019	**$16.98**

ck #6317

Your Messages

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When storms strike, our FREE Outage Alerts will give you the information you need if your power goes out. You'll receive notifications by text, email, phone or all three. You can also receive alerts for other locations like your camp or parent's home. For quick, up-to-date information, you can text STATUS to 267898 and we'll text you right back. Sign up today at cmpco.com.

001606 1/2

1.2.6

R7, 2.-38 (2.19)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$74.94	12/17/2019
Invoice Number 705000662273			

Your Messages

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Your Account Summary

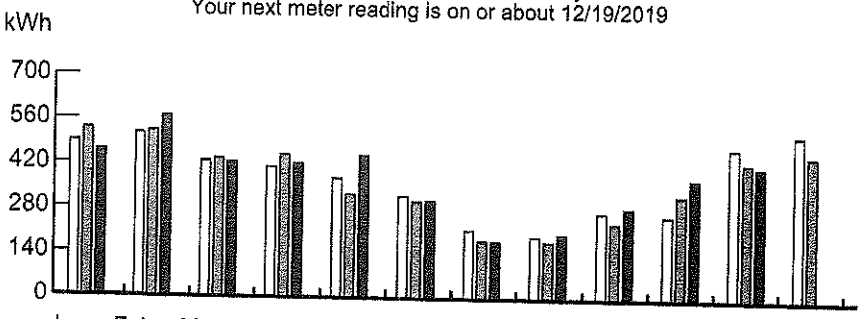
Prior Balance	**$68.82**
Payments received through 11/20/2019 - Thank you	-$68.82
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$37.22**
Electricity Supply Standard Offer	**+$37.72**
Please pay by 12/17/2019	**$74.94**

Jn46317

001137 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/19/2019



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	6	9	12	14	0
2018	18	16	16	15	12	9	6	6	7	11	13	15
2017	16	16	15	14	13	10	7	7	9	10	14	16

Your Average Daily Usage (kWh)

1.2.6

P7, 20-39 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0453-153	WOODFORD ARMS, INC 168 WOODFORD ST HM	$101.03	01/16/2020
Invoice Number 725000488524	PORTLAND ME 04104		

Your Account Summary

Prior Balance	**$92.08**
Payments received through 12/20/2019 - Thank you	-$92.08
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$48.36**
Electricity Supply Standard Offer	**+$52.67**
Please pay by 01/16/2020	**$101.03**

Act #6332

Your Messages

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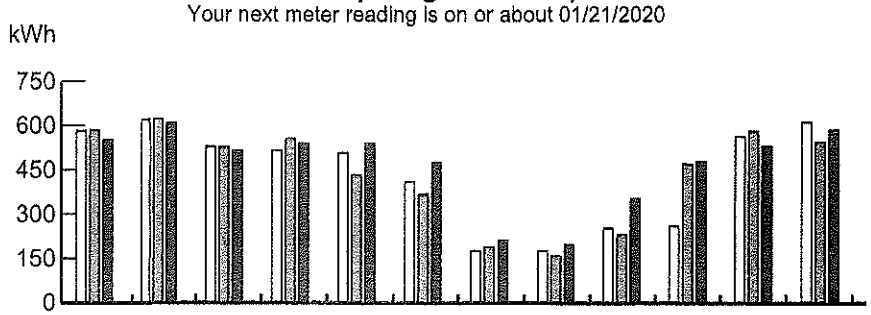
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Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2020



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	18	18	18	18	17	15	7	6	11	15	18	20
2018	19	19	19	18	15	11	6	5	7	16	18	18
2017	19	19	19	18	17	12	6	6	8	10	17	19

Your Average Daily Usage (kWh)

P7, 20-40 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.565.3181**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-608	WOODFORD ARMS, INC 180 WOODFORD ST AL PORTLAND ME 04104	$17.27	01/15/2020
Invoice Number 707000679724			

Your Account Summary

Prior Balance	**$16.98**
Payments received through 12/19/2019 - Thank you	-$16.98
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$13.47**
Electricity Supply Standard Offer	**+$3.80**
Please pay by 01/15/2020	**$17.27**

Ck #6332.

Your Messages

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P7, 20-41 (2019)

CENTRAL MAINE POWER

Manage your account online: **cmpco.com**
Customer assistance line: **1.800.750.4000**
Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3501-0444-350	WOODFORD ARMS, INC 180 WOODFORD ST HM PORTLAND ME 04104	$79.97	01/16/2020

Invoice Number
707000681112

Your Messages

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Your Account Summary

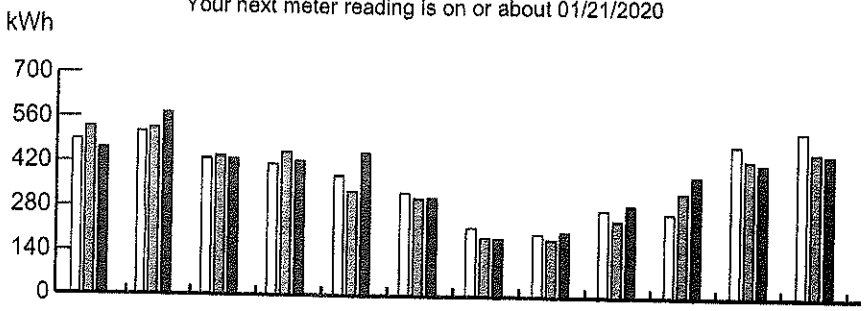
Prior Balance	**$74.94**
Payments received through 12/20/2019 - Thank you	-$74.94
Balance Forward	**$0.00**
Electricity Delivery Central Maine Power	**+$39.37**
Electricity Supply Standard Offer	**+$40.60**
Please pay by 01/16/2020	**$79.97**

ck #6332.

001195 1/2

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/21/2020



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	15	17	15	14	14	10	6	6	9	12	14	15
2018	18	16	16	15	12	9	6	6	7	11	13	15
2017	16	16	15	14	13	10	7	7	9	10	14	16

Your Average Daily Usage (kWh)

1.6

P7, 21-1 (2019)

00 11374 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731
DATE:
12/28/2018
DATE DUE:
1/21/2019
TAX YEAR: PERIOD:
2019 **January**
CBL:
124 J014001
AMOUNT DUE:
$44.10

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$44.10**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck#6101

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P 7, 21-2 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	**Account Number** 127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 02/04/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$464.81**
Payment - Thank You			$464.81 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$100.70	$388.05	$488.75
Total Current Charges	**$100.70**	**$388.05**	~~$488.75~~
TOTAL AMOUNT DUE			**$488.75**

ck #6107

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33
06/18	30	30	29
05/18	25	25	30
04/18	24	24	32
03/18	16	16	28
02/18	26	26	29
01/18	34	34	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	01/07/19	12/04/18	01/11/19	4150	4111	39

Notes

P7, 21-3 (2019)

MEDICAL EMERGENCY

...stponed if we are notified that an occu...
a serious medical condition that will be...
by a physician or the physician's a...
are allowed in a 12 month r...
ake a payment or a r...

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 02/04/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$392.99**
Payment - Thank You			$392.99 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$92.62	$348.25	$440.87
Total Current Charges	**$92.62**	**$348.25**	~~$440.87~~
TOTAL AMOUNT DUE			**$440.87**

ch#6107

*** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND***

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32
06/18	33	33	29
05/18	37	37	30
04/18	39	39	32
03/18	33	33	28
02/18	35	35	29
01/18	43	43	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	01/07/19	12/04/18	01/11/19	5010	4975	35

Notes

P7, 21-4 (2019)

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

STORMWATER BILL

ACCOUNT#:
708731
DATE:
1/24/2019
DATE DUE:
2/21/2019
TAX YEAR: **2019** PERIOD: **February**
CBL:
124 J014001
AMOUNT DUE:
$44.10

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$44.10**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

dlf6123

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-5 (2019)

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

00 16626 00

ACCOUNT#:
708729

DATE:
1/24/2019

DATE DUE:
2/21/2019

TAX YEAR: **2019**
PERIOD: **January - March**

CBL:
124 J012001

AMOUNT DUE:
$113.40

RE: 708729
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**180 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,163** SQ/FT
TOTAL IMPERVIOUS AREA	**7,661** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**6**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$113.40**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$113.40**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck#6123

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-6 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 03/04/2019.** **********

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$488.75**
Payment - Thank You			$488.75 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$68.42	$238.80	$307.22
Total Current Charges	**$68.42**	**$238.80**	~~**$307.22**~~
TOTAL AMOUNT DUE			**$307.22**

ck #6136

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY

(Hundred Cubic Feet)

Month	Water	Waste Water	Days
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33
06/18	30	30	29
05/18	25	25	30
04/18	24	24	32
03/18	16	16	26
02/18	26	26	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	02/01/19	01/07/19	02/08/19	4174	4150	24

Notes

P7, 21-7 (2019)

MEDICAL EMERGENCY

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-35
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.o

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 03/04/2019.** **********

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$440.87**
Payment - Thank You			$440.87 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$75.47	$268.65	$344.12
Total Current Charges	**$75.47**	**$268.65**	~~$344.12~~
TOTAL AMOUNT DUE			**$344.12**

ck #6136

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32
06/18	33	33	29
05/18	37	37	30
04/18	39	39	32
03/18	33	33	28
02/18	35	35	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	02/01/19	01/07/19	02/08/19	5037	5010	27

Notes

P7, 21-8 (2019)

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$44.10**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

dc#6152

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

Account#: **708731**
Date Due: **3/21/2019**
Amount Due: **$44.10**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

2019000044107708731 51

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

P7, 21-9 (2019)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 04/01/2019.** ********** Page 1 of 1

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553

Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310

Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$307.22**
Payment - Thank You			$307.22 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$66.07	$228.85	$294.92
Total Current Charges	**$66.07**	**$228.85**	~~$294.92~~
TOTAL AMOUNT DUE			**$294.92**

CK #6155

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33
06/18	30	30	29
05/18	25	25	30
04/18	24	24	32
03/18	16	16	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	03/05/19	02/01/19	03/08/19	4197	4174	23

Notes

Do your part to keep polluted stormwater out of our rivers, lakes, and Casco Bay. Order your discounted rain barrel today! For more information, see the enclosed flyer or visit us at www.pwd.org.

P7, 21-10 (2019)

MEDICAL EMERGENCY

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	180 WOODFORD ST PORTLAND	124398-02

********** **Payment due by 04/01/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$344.12**
Payment - Thank You			$344.12 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$96.66	$368.15	$464.81
Total Current Charges	**$96.66**	**$368.15**	~~$464.81~~
TOTAL AMOUNT DUE			**$464.81**

ck #6155

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32
06/18	33	33	29
05/18	37	37	30
04/18	39	39	32
03/18	33	33	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	03/05/19	02/01/19	03/08/19	5074	5037	37

Notes

Do your part to keep polluted stormwater out of our rivers, lakes, and Casco Bay. Order your discounted rain barrel today! For more information, see the enclosed flyer or visit us at www.pwd.org.

P7, 21-11 (2019)

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731
DATE:
3/25/2019
DATE DUE:
4/21/2019
TAX YEAR: **2019** PERIOD: **April**
CBL:
124 J014001
AMOUNT DUE:
$44.10

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$44.10**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck#6163

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-12 (2019)

AL EMERGENCY
ed if we are notified that an occu
ous medical condition that will be
physician or the physician's
allowed in a 12 mon
a paymen

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	168 WOODFORD ST PORTLAND	127125-02

********** **Payment due by 05/06/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$294.92**
Payment - Thank You			$294.92 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$61.37	$208.95	$270.32
Total Current Charges	**$61.37**	**$208.95**	~~$270.32~~
TOTAL AMOUNT DU			**$270.32**

ck # 6180

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33
06/18	30	30	29
05/18	25	25	30
04/18	24	24	32

lundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	03/29/19	03/05/19	04/12/19	4218	4197	21

Notes

Celebrate National Drinking Water Week, May 5 -11. Take a tour of our water treatment facility or visit a participating brewery to learn more about the connection between forests, water, and BEER! FMI, see the insert or our web site. *IMPORTANT* Our Terms and Conditions are changing effective 5/1/19. Please visit www.pwd.org for more information.

P7, 21-13 · (2019)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 05/06/2019.** ********** Page 1 of 1

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$464.81**
Payment - Thank You			$464.81 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$75.47	$268.65	$344.12
Total Current Charges	**$75.47**	**$268.65**	~~$344.12~~
TOTAL AMOUNT DUE			**$344.12**

ck #6180.

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32
06/18	33	33	29
05/18	37	37	30
04/18	39	39	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	03/29/19	03/05/19	04/12/19	5101	5074	27

Notes

Celebrate National Drinking Water Week, May 5 -11. Take a tour of our water treatment facility or visit a participating brewery to learn more about the connection between forests, water, and BEER! FMI, see the insert or our web site. *IMPORTANT* Our Terms and Conditions are changing effective 5/1/19. Please visit www.pwd.org for more information.

P7, 21-14 (2019)

00 17101 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731

DATE:
4/24/2019

DATE DUE:
5/21/2019

TAX YEAR: **2019** PERIOD: **May**

CBL:
124 J014001

AMOUNT DUE:
$44.10

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$44.10**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

JE#6197

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-15 (2019)

00 17100 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708729

DATE:
4/24/2019

DATE DUE:
5/21/2019

TAX YEAR: **2019** PERIOD: **April - June**

CBL:
124 J012001

AMOUNT DUE:
$113.40

RE: 708729
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**180 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,163** SQ/FT
TOTAL IMPERVIOUS AREA	**7,661** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**6**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$113.40**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$113.40**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck#6197

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-16 (2019)

CAL EMERGENCY

...ned if we are notified that an occ...
...erious medical condition that will be...
...y a physician or the physician's ag...
...re allowed in a 10...
...ake ...

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 06/03/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$270.32**
Payment - Thank You			$270.32 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$82.52	$298.50	$381.02
Total Current Charges	**$82.52**	**$298.50**	~~$381.02~~
TOTAL AMOUNT DUE			**$381.02**

ck #6198

**** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND***

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33
06/18	30	30	29
05/18	25	25	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	04/30/19	03/29/19	05/10/19	4248	4218	30

Notes

Maine is known for its pristine backdrops and panoramic views. Clean water is at the center of these experiences and the Maine way of life. Join us during Clean Water Week, June 2-8, to learn about our local water resources through a walking tour, facility tour, and a community presentation. FMI, read the enclosed brochure.

P 7, 21-17 (2019)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 06/03/2019.** ********** Page 1 of 1

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$344.12**
Payment - Thank You			$344.12 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$94.64	$358.20	$452.84
Total Current Charges	**$94.64**	**$358.20**	**$452.84**
TOTAL AMOUNT DUE			**$452.84**

ck #6198

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32
06/18	33	33	29
05/18	37	37	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: **P** = Primary **S** = Submeter **R** = Reverse Submeter **F** = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	04/30/19	03/29/19	05/10/19	5137	5101	36

Notes

Maine is known for its pristine backdrops and panoramic views. Clean water is at the center of these experiences and the Maine way of life. Join us during Clean Water Week, June 2-8, to learn about our local water resources through a walking tour, facility tour, and a community presentation. FMI, read the enclosed brochure.

P7, 21-18 (2019)

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

STORMWATER BILL

ACCOUNT#:
708731

DATE:
5/24/2019

DATE DUE:
6/21/2019

TAX YEAR: **2019** PERIOD: **June**

CBL:
124 J014001

AMOUNT DUE:
$88.20

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$44.10**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$88.20**

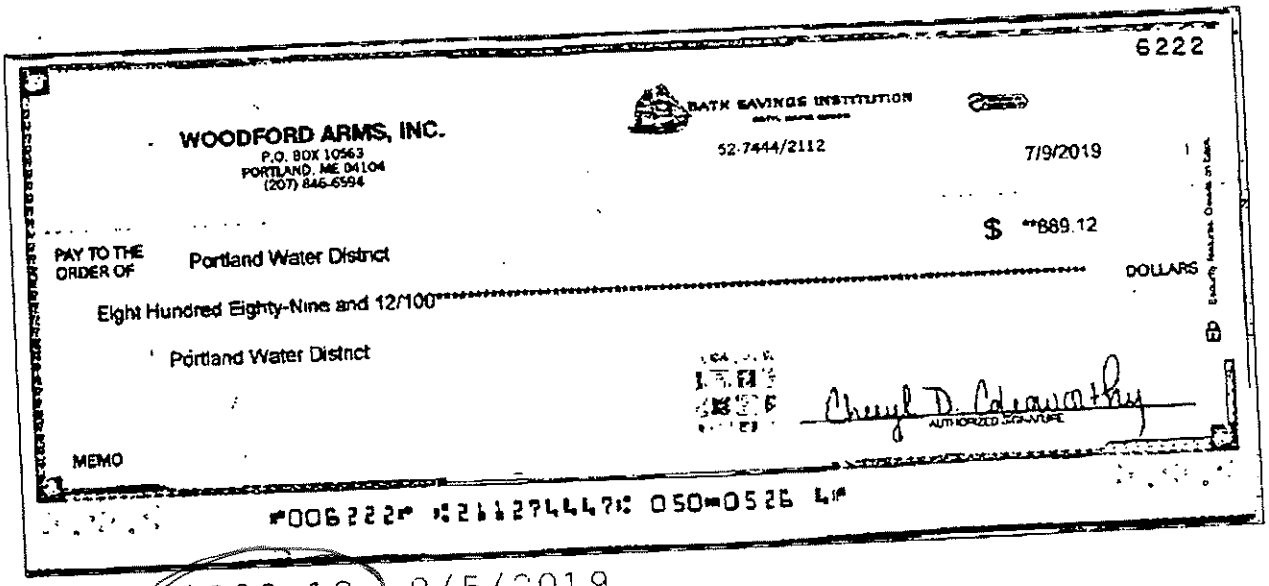
ck #6212

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-19 (2019)

Check Image from Bank – Invoice Lost



6222

BATH SAVINGS INSTITUTION

WOODFORD ARMS, INC.
P.O. BOX 10563
PORTLAND, ME 04104
(207) 846-6594

52-7444/2112

7/9/2019

$ **889.12

PAY TO THE ORDER OF Portland Water District

DOLLARS

Eight Hundred Eighty-Nine and 12/100**********

Portland Water District

Cheryl D. Edgworthy
AUTHORIZED SIGNATURE

MEMO

⑈006222⑈ ⑆211274447⑆ 050⑈0526 4⑈

6222 $889.12 8/5/2019

Account # 127125-02 $444.56

Account # 124398-02 444.56

Check Total $889.12

P7, 21-20 (2019)

00 12948 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731

DATE:
7/1/2019

DATE DUE:
7/21/2019

TAX YEAR: **2020** PERIOD: **July**

CBL:
124 J014001

AMOUNT DUE:
$88.20

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$44.10**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$88.20**

ck#6232

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-21 (2019)

00 17164 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731

DATE:
7/24/2019

DATE DUE:
8/21/2019

TAX YEAR: PERIOD:
2020 **August**

CBL:
124 J014001

AMOUNT DUE:
$88.20

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$44.10**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$88.20**

cl #6232

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-22 (2019)

00 17163 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708729
DATE:
7/24/2019
DATE DUE:
8/21/2019
TAX YEAR: PERIOD:
2020 **July - September**
CBL:
124 J012001
AMOUNT DUE:
$113.40

RE: 708729
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**180 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,163** SQ/FT
TOTAL IMPERVIOUS AREA	**7,661** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**6**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$113.40**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$113.40**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-23 (2019)

CAL EMERGENCY

...ened if we are notified that an ...erious medical condition that ... a physician or the physician's agent ...re allowed in a 12 month peri... ...ake a payment or ...

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-35...
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd...

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	168 WOODFORD ST PORTLAND	127125-02

********** **Payment due by 08/05/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$444.56**
BALANCE FORWARD			**$444.56**
CURRENT CHARGES			
Consumption Charge	$75.90	$258.70	$334.60
Total Current Charges	**$75.90**	**$258.70**	**$334.60**
TOTAL AMOUNT DUE			**$779.16**

ck #6233.

**** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND***

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	06/27/19	06/03/19	07/12/19	4309	4283	26

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29
07/18	43	43	33

Hundred Cubic Feet = 748 Gallons

Notes

P7, 21-24 (2019)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 08/05/2019.** ********** Page 1 of 1

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$444.56
BALANCE FORWARD			$444.56
CURRENT CHARGES			
Consumption Charge	$78.34	$268.65	~~$346.99~~
Total Current Charges	$78.34	$268.65	$346.99
TOTAL AMOUNT DUE			$791.55

ck #6233

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30
07/18	38	38	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	06/27/19	06/03/19	07/12/19	5199	5172	27

Notes

P7, 21-25 (2019)

MEDICAL EMERGENCY

...tioned if we are notified that an occu-
...erious medical condition that will be
...a physician or the physician's
...allowed in a 12 month pe
...payment or a payn

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 09/02/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$779.16**
Payment - Thank You			$779.16 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$106.96	$414.41	$521.37
Total Current Charges	**$106.96**	**$414.41**	~~$521.37~~
TOTAL AMOUNT DUE			**$521.37**

ck#6259

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
08/19	40	40	34
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29
08/18	36	36	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	07/31/19	06/27/19	08/09/19	4349	4309	40

Notes

P 7, 21-26 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 09/02/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$791.55**
Payment - Thank You			$791.55 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$104.83	$404.05	$508.88
Total Current Charges	**$104.83**	**$404.05**	~~$508.88~~
TOTAL AMOUNT DUE			**$508.88**

ck # 6259

**** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND***

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
08/19	39	39	34
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29
08/18	35	35	30

undred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	07/31/19	06/27/19	08/09/19	5238	5199	39

Notes

P 7, 21-27 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	168 WOODFORD ST PORTLAND	127125-02

********** **Payment due by 10/07/2019.** **********

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$521.37**
Payment - Thank You			$521.37 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$109.09	$426.40	$535.49
Total Current Charges	**$109.09**	**$426.40**	**$535.49**
TOTAL AMOUNT DUE			**$535.49**

ck#6284

**** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND***

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
09/19	41	41	30
08/19	40	40	34
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32
09/18	28	28	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	08/30/19	07/31/19	09/13/19	4390	4349	41

Notes

P7, 21-28 (2019)

EDICAL EMERGENCY

tponed if we are notified that an
a serious medical condition
by a physician or the physician's
s are allowed in a 12 month
make a payment

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-35
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail
www.pwd.org
customerservice@pwd.

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 10/07/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$508.88**
Payment - Thank You			$508.88 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$96.31	$364.00	$460.31
Total Current Charges	**$96.31**	**$364.00**	**$460.31**
TOTAL AMOUNT DUE			**$460.31**

ck #6284

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY

(Hundred Cubic Feet)

Month	Water	Waste Water	Days
09/19	35	35	30
08/19	39	39	34
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32
09/18	31	31	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	08/30/19	07/31/19	09/13/19	5273	5238	35

Notes

P7, 21-29 (2.19)

CAL EMERGENCY

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Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
		127125-02
Service Address	168 WOODFORD ST PORTLAND	

********** **Payment due by 11/04/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$535.49**
BALANCE FORWARD			**$535.49**
CURRENT CHARGES			
Consumption Charge	$115.48	$457.60	$573.08
Total Current Charges	**$115.48**	**$457.60**	**$573.08**
TOTAL AMOUNT DUE			**$1,108.57**

ck#6297.

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
10/19	44	44	33
09/19	41	41	30
08/19	40	40	34
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30
10/18	34	34	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	10/02/19	08/30/19	10/11/19	4434	4390	44

Notes

P7, 21-30 (2019)

Portland Water District

end Correspondence to
ddress:
25 Douglass St,
.O. Box 3553
ortland, ME 04104-3553
ffice Hours:
:00 a.m. - 4:30 p.m.
onday through Friday
hone: 207-761-8310
eb Site and E-Mail
ww.pwd.org
ustomerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	180 WOODFORD ST PORTLAND	124398-02

********** **Payment due by 11/04/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$460.31**
BALANCE FORWARD			**$460.31**
CURRENT CHARGES			
Consumption Charge	$98.44	$374.40	$472.84
Total Current Charges	**$98.44**	**$374.40**	$472.84
TOTAL AMOUNT DUE			~~$933.15~~

ck#6297

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
10/19	36	36	32
09/19	35	35	30
08/19	39	39	34
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30
10/18	33	33	32

dred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	10/01/19	08/30/19	10/11/19	5309	5273	36

Notes

P7, 21-31 (2019)

ORTLAND, MAINE
Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731

DATE:
10/25/2019

DATE DUE:
11/21/2019

TAX YEAR: PERIOD:
2020 **November**

CBL:
124 J014001

AMOUNT DUE:
$18.90

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**($25.20)**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$18.90**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck#6308

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-32 (2019)

00 21531 00

PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708729

DATE:
10/25/2019

DATE DUE:
11/21/2019

TAX YEAR: PERIOD:
2020 **October - December**

CBL:
124 J012001

AMOUNT DUE:
$226.80

RE: 708729
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**180 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,163** SQ/FT
TOTAL IMPERVIOUS AREA	**7,661** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**6**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$113.40**
CURRENT CHARGES (see below)	**$113.40**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$226.80**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

ck #6308.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-33 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	168 WOODFORD ST PORTLAND	127125-02

********** **Payment due by 12/02/2019.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$1,108.57**
Payment - Thank You			$1,108.57 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$85.66	$312.00	$397.66
Total Current Charges	**$85.66**	**$312.00**	~~$397.66~~
TOTAL AMOUNT DUE			**$397.66**

#6315

* *WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
11/19	30	30	29
10/19	44	44	33
09/19	41	41	30
08/19	40	40	34
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	39	34
12/18	37	37	34
11/18	36	36	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	10/31/19	10/02/19	11/08/19	4464	4434	30

Notes

P7, 21-34 (2019)

Portland Water District

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** Payment due by 12/02/2019. ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$933.15**
Payment - Thank You			$933.15 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$96.31	$364.00	$460.31
Total Current Charges	**$96.31**	**$364.00**	**$460.31**
TOTAL AMOUNT DUE			**$460.31**

ck #6316

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-35
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.o

* *WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 3 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
11/19	35	35	30
10/19	36	36	32
09/19	35	35	30
08/19	39	39	34
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34
11/18	24	24	30

ndred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	10/31/19	10/01/19	11/08/19	5344	5309	35

Notes

P7, 21-35 (2019)

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. Y OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
708731
DATE:
11/27/2019
DATE DUE:
12/21/2019
TAX YEAR: PERIOD:
2020 **December**
CBL:
124 J014001
AMOUNT DUE:
$63.00

RE: 708731
WOODFORD ARMS INC
PO BOX 10563
PORTLAND, ME 04104

BILLING CYCLE **MONTHLY**

PROPERTY LOCATION	**168 WOODFORD ST**
BUILDING IMPERVIOUS AREA	**2,498** SQ/FT
SURFACE IMPERVIOUS AREA	**5,603** SQ/FT
TOTAL IMPERVIOUS AREA	**8,101** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**7**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$18.90**
CURRENT CHARGES (see below)	**$44.10**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$63.00**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

P7, 21-36 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310
Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Customer Name	WOODFORD ARMS INC	Account Number
Service Address	168 WOODFORD ST PORTLAND	127125-02

********** **Payment due by 01/06/2020.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$397.66**
Payment - Thank You			$397.66 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$92.05	$343.20	$435.25
Total Current Charges	**$92.05**	**$343.20**	**$435.25**
TOTAL AMOUNT DUE			**$435.25**

ck#6333

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY

(Hundred Cubic Feet)

Month	Water	Waste Water	Days
12/19	33	33	32
11/19	30	30	29
10/19	44	44	33
09/19	41	41	30
08/19	40	40	34
07/19	26	26	24
06/19	35	35	34
05/19	30	30	32
04/19	21	21	24
03/19	23	23	32
02/19	24	24	25
01/19	39	59	34
12/18	37	37	34

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130412	P	12/02/19	10/31/19	12/13/19	4497	4464	33

Notes

EDICAL EMERGENCY
stponed if we are notified that an occu-
a serious medical condition that will be
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make a n

P7, 21-37 (2019)

Portland Water District

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-35
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207 761-8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.

Customer Name	WOODFORD ARMS INC	Account Number
		124398-02
Service Address	180 WOODFORD ST PORTLAND	

********** **Payment due by 01/06/2020.** ********** Page 1 of 1

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			**$460.31**
Payment - Thank You			$460.31 CR
BALANCE FORWARD			**$0.00**
CURRENT CHARGES			
Consumption Charge	$100.57	$384.80	$485.37
Total Current Charges	**$100.57**	**$384.80**	**$485.37**
TOTAL AMOUNT DUE			**$485.37**

ck #6333

** WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND*

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
12/19	37	37	32
11/19	35	35	30
10/19	36	36	32
09/19	35	35	30
08/19	39	39	34
07/19	27	27	24
06/19	35	35	34
05/19	36	36	32
04/19	27	27	24
03/19	37	37	32
02/19	27	27	25
01/19	35	35	34
12/18	31	31	34

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17130619	P	12/02/19	10/31/19	12/13/19	5381	5344	37

Notes

Woodford Arms, Inc. - Banked Rent Remaining @ 12/31/2024

	Woodford Arms, Inc.				
	Banked Rent Remaining				
	as of December 31, 2024				
			Banked Rent		
		Unit #	Remaining		
	168-170 Woodford Street:				
		168-1	$73.19		
		170-2	$14.73		
		170-3	$55.69		
		168-4	$10.69		
		170-5	$0.85		
		170-6	$115.64		
		168-7	$94.12		
		170-8	$27.14		
		170-9	$0.87		
	180 Woodford Street:				
		180-1	$99.84		
		180-2	$94.65		
		180-3	0.75		
		180-4	$115.64		
		180-5	$1.57		
		180-6	$0.87		
		180-7	$0.87		
		180-8	$27.14		
		180-9	$46.39		
		Total	$780.64		
				REVISED 9/13/2025	

Woodford Arms, Inc.
Section XV, Line 8
Unit Allocation based on Square Footage

Unit #	Square Footage	Percent Sq Ft	Allowable Monthly Rent Increase
168-170 Woodford St. Building:			
168-1	675	5.97451%	$ 101.73
170-2	473	4.18658%	71.28
170-3	675	5.97451%	101.73
168-4	720	6.37281%	108.51
170-5	473	4.18658%	71.28
170-6	720	6.37281%	108.51
168-7	720	6.37281%	108.51
170-8	473	4.18658%	71.28
170-9	720	6.37281%	108.51
180 Woodford St. Building:			
180-1	675	5.97451%	101.73
180-2	473	4.18658%	71.28
180-3	675	5.97451%	101.73
180-4	720	6.37281%	108.51
180-5	473	4.18658%	71.28
180-6	720	6.37281%	108.51
180-7	720	6.37281%	108.51
180-8	473	4.18658%	71.28
180-9	720	6.37281%	108.51
Totals	11298	100.00000%	$ 1,702.67

Reconciliation to Section XV:

Allowable Annual MNOI Rent Increase (Section XV, Line 7)	$ 20,432.00
	X 1/12
Allowable Monthly MNOI Rent Increase	$ 1,702.67

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

September 24, 2025 - Tabled to October 22, 2025 - Tabled to November 12, 2025 - Tabled to November 19, 2025 - Tabled to December 17, 2025

Owner Name and Address:

RSAA Properties LLC

P.O. Box 9

Greenwood, ME 04255

Agent Name and Address:

N/A

Property Address and Unit:

118 Providence St, Unit 118

CBL:

425-I-010-001

Tenants/Interested Parties:

No

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

December 8, 2025

Re: Notice of Public Hearing

To: Tenants of 118 Providence St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, December 17, 2025** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **RSAA Properties, LLC**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **Wednesday, December 10, 2025** at the link below: http://portlandmaine.gov/129/Agendas-Minutes

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101

Please find included the following items in reference to our rent increase petition for 118 Providence Street, Portland, Maine:

1. This cover letter includes the background and qualifying reasons for our application.
2. Leases for Unit 118 from 2007 (prior to our purchase) through 2017 (after our purchase) showing that only a single rent increase in 2017 of $25 was made from 2007 until 2025.
3. The Unit118-RentWorksheet.pdf showing the rent increases in the past, and those proposed.
4. The 2019-118ProvidenceSt-Worksheet-11-28.pdf and 2024-118ProvidenceSt-Worksheet-11-28.pdf showing the expenses and other information related to the petition.
5. An updated petition (Petition for Rent Board Fair Rate of Return Unit 118 Providence.pdf.) that removes the accounting and legal expenses from section VIII lines 6 (Accounting) and 7 (Legal) and adjusts the requested base year adjustment request to $1143.

Background

We bought the Providence Street property in 2014 which includes 3 units, each a 2 bedroom / 1 bath unit of about 700+ square feet with the same layout and appliances in each. Each unit also includes 2 offstreet parking spots, a back deck with privacy walls, and a communal partially fenced in yard.

We did not evict any tenants-at-will at the time even though they were all below-market rents, nor did we increase any of their rents at the time or for years after.

We made a single modest increase in rent of $25/unit in 2017, so from 2014 to 2019 rent increased by only about 3%. As a result of a recent audit that removed all of our other more recent rent increases, we have had an effective rent increase of only 3% from 2014 to 2024 in rent while CPI has increased about 31%.

Since 2014, the tax valuation on this property has increased from $222,200 to $662,100, yet our rents have remained nearly the same. Similarly, the cost of taxes, insurance, plowing, water, maintenance and sewer have all increased by rates similar to inflation.

We are asking that the Rent Control Board acknowledge that we are the exception in that we did not raise rents regularly prior to 2019. There are many reasons for our low rents, but it should be enough to accept that we were the ‘exception’ in that we didn’t raise rents regularly, and due to this we qualify for an adjustment at this time.

We believe we have shown that our units are well below market values due to exceptional circumstances, and as such a fair and equitable solution is to adjust rent for 2026 to $1419 for Unit 118. These values are still well below the market values as defined by the U.S. Department of Housing.

Lastly, as a minimum, we were being paid rent of $955 for Unit 118 prior to the City of Portland audit remedy and believe this shows these below market values should be the floor of our rent adjustment request moving forward.

Thank you for your consideration.

Robert Rossow and Stacey Sandvoss

This request for base year and associated rent adjustment meets the requirements for exceptional circumstances in the base year, as per Section XVIII of the Petition for Rent Increase.

B. Exceptional Circumstances in the Base Year

1. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.

- Exceptional because the gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- Property was purchased in 2014 and the rent was only raised once between then and 2019.
- By definition, this is the exception, and thus **exceptional** as compared to the majority of tenants throughout the city of Portland who have regular yearly increases in rent (the 'norm').
- Adjustment to the base rent also provides for a more appropriate new tenancy allowable increase to keep up with inflation as it continues to increase.

3. The pattern of rent increases in the years prior to the base year were less than increases in the CPI. This is reflected in the leases that we've included per the rent control board's request.

The tenant in **Unit 118 had a single rent increase in 2017 of @25/month** during the period **from 2007 until 2025**, a fraction of the actual CPI increases at the time. ***This is exceptional.***

C. Other Exceptional Circumstances

- Using CPI from 2014 to 2019, would make base rent change from $775 to $1142.60 (Unit 118).
- Using CPI is a fair and necessary way to adjust the base rent of 2019.

- After audit remediation, the current rents are back down to the 2019 base rent.
- 10% annual rent increase limits will take an extremely long time to reach reasonable income levels which is why we are asking the rent board to set our rent to a fair value.

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income
   It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.
2. Fair Return
   A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.
3. Base Year:
   a. Calendar year 2019 is the Base Year.
   b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the “current year” in the prior petition.
   c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.
4. Current Year
   The “current year” shall be the calendar year preceding the petition.
5. CPI (Consumer Price Index)
   The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [Bureau of Labor Statistics Data (bls.gov)].
6. Limits of Allowable Rent Increases in Any One Year
   If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 118 Providence Street

Parcel Numbers(s): 425-I-010-001

Year Property Purchased by Current Owner: 2014

Total Number of Units on the Property: 3

Total Number of Units Affected by Proposed Rent Increase: 1

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: 1 - Unit 122 - Section 8

I. Landlord Information

Name: RSAA Properties LLC (Robert Rossow & Stacey Sandvoss)

Phone(s): 207-744-5071

Business Address: PO Box 9

City, State, Zip: Greenwood, ME 04255

Business E-mail: slsandvoss@gmail.com

II. Agent Information (if applicable)

Name:

Phone(s):

Business Address:

City, State, Zip:

Business E-mail:

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☐	☐	☐
Electricity	☐	☑	☐
Water	☑	☐	☐
Sewer	☑	☐	☐
Garbage	☐	☑	☐
Other:	☑	☐	☐

IV. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Electricity & Garbage - Tenant Pays. Garbage is Pay-As-You-Throw.
Water, Sewer, Yard Maintenance (lawn mowing,etc.), & Snow Removal - Landlord Pays

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
  If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here ☑ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019)[1]	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	$ 9,600	$ 9,600
2. Portion Attributable to Vacancy	$ 0	$ 0
Fees (indicate what fee is for):		
3. Late fees	$ 0	$ 0
4. List fees, other than utilities, collected for services & amenities not included in rent	$ 0	$ 0
5. _____	$	$
6. _____	$	$
7. _____	$	$
Other Income (list separately by type)[2]:		
8. _____	$ 0	$ 0
9. _____	$	$
10. _____	$	$
Fees charged by landlord for Utilities		
11. Gas	$ 0	$ 0
12. Electricity	$ 0	$ 0
13. Water	$ 0	$ 0
14. Sewer	$ 0	$ 0
15. Garbage & Recycling	$ 0	$ 0
Other Utilities (list separately by type):		
16. _____	$ 0	$ 0
17. _____	$	$
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** 9,600	**$** 9,600

[1] or an alternative year in the event of extenuating circumstances.

[2] Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	$ 0	$ 0
2. Real Property Taxes	$ 1696	$ 2221
3. License Tax/Fee	$ 0	$ 0
4. Rent Board Registration Fees	$ 31	$ 46
5. Insurance	$ 913	$ 1100
6. Accounting	$ 0	$ 0
7. Legal (explain types of legal expenses)	$ 0	$ 0
8. Manager /Management Services	$ 0	$ 0
9. Security	$ 0	$ 102
10. Office Supplies	$ 0	$ 0
12. Normal Repairs	$ 511	$ 0
13. Owner-Performed Labor	$ 473	$ 546
14. Plumbing Maintenance	$ 0	$ 0
15. Pool Maintenance	$ 0	$ 0
16. Landscape Maintenance/snow removal	$ 468	$ 368
17. Other Maintenance	$ 0	$ 0
18. Parking Lot/Street Maintenance	$ 0	$ 0
19. Gas (separately metered only)	$ 0	$ 0
20. Electricity (separately metered only)	$ 0	$ 0
21. Water	$ 492	$ 456
22. Sewer	$ 76	$ 96
23.Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	$ 165	$ 0
24. Vandalism Repairs	$ 0	$ 0
25. Uninsured Damages	$ 0	$ 0
27. TOTAL OPERATING EXPENSES	**$** 4825	**$** 4935

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was $20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
$20,000	5.88%	10 years (120 months)	$26,500.52	$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
$2,650.05	$220.84	4	$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. http://www.freddiemac.com/pmms/archive.html

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: $ _____

Annual Cost for Base Year [add amounts in column (i)]: $ _____

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: $ _____

Annual Cost for Current Year [add amounts in column (i)]: $ _____

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
11/2/2019	3	50	3	yard work and cleanup
multiple	24	50	3	bookkeeping

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
multiple	5.5	50	3	yard work and cleanup
multiple	24	50	3	bookkeeping

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: $ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: $ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 9600	$ 9600
2. Annual Operating Expenses	$ 4825	$ 4935
3. Net Annual Operating Income	$ 4775	$ 4665
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 5714

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ 1049

8. Allowable Rent Increase/Unit/Month[3]

$$\text{Line 7} \div 12 \div \#\text{ of Units}$$

$ 87

[3] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
118	$800	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	

___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: Per Unit

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
118	$ 800	10/1/2014	$ 775	2/2017	$ 800	$ 800	$ 1419
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$

___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
    a. Extraordinary amounts were expended for necessary maintenance and repairs
    b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
    c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
    a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
    b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
    c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.

C. Other exceptional circumstances: (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

A. Base year rents charged for any comparable units in the same building.
B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:[4]

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$989	$1,071	$1,387	$1,829	$2,198

[4] These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: $ 9,600

Proposed Adjusted Gross Income for 2019: $ 13716

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

See section XXI.Other Claims

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	$ 13716	$ 16260
2. Portion Attributable to Vacancy	$ 0	$ 0
Fees (indicate what fee is for):		
3. Late fees	$ 0	$ 0
4. List fees, other than utilities, collected for services & amenities not included in rent	$ 0	$ 0
5. _____	$ 0	$ 0
6. _____	$ 0	$ 0
7. _____	$ 0	$ 0
Other Income (list separately by type)[5]:		
8. _____	$ 0	$ 0
9. _____	$	$
10. _____	$	$
Fees charged by landlord for Utilities		
11. Gas	$ 0	$ 0
12. Electricity	$ 0	$ 0
13. Water	$ 0	$ 0
14. Sewer	$ 0	$ 0
15. Garbage & Recycling	$ 0	$ 0
Other Utilities (list separately by type):		
16. _____	$ 0	$ 0
17. _____	$ 0	$ 0
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** 13716	**$** 16260

[5] Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 13716	$ 16260
2. Annual Operating Expenses	$ 4825	$ 4935
3. Net Annual Operating Income	$ 8891	$ 11325
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 10509

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ -817

8. Allowable Rent Increase/Unit/Month[6]

$$\text{Line 7} \div 12 \div \#\text{ of Units}$$

$ -68

[6] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

Please see attached cover letter.

XXII. Documentation of Current Year Income & Operating Expenses

1. Organize documents by operating expense category.
2. Number each page, submitted with this Application, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

XXIII. Current Tenant Information

If there are more than four affected tenants, attach additional sheet(s).

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

XXIV. Certification

I hereby certify that the information provided is accurate to the best of my knowledge, request that any required notices be given and ask that a hearing be scheduled in front of the Rent Board to process this request for a rent increase as outlined above.

Signature of Applicant Landlord:

Stacey Sandvoss		11/28/2025
Printed name	Signature	Date

	Date	Name	Memo	Amount	
Income					
Rental Income					
	1/25/2019	Unit 118	Unit 118 - Talbot	800	
	2/15/2019	Unit 118	Unit 118 - Talbot	800	
	3/11/2019	Unit 118	Unit 118 - Talbot	800	
	4/19/2019	Unit 118	Unit 118 - Talbot	800	
	5/15/2019	Unit 118	Unit 118 - Talbot	800	
	6/26/2019	Unit 118	Unit 118 - Talbot	500	
	6/26/2019	Unit 118	Unit 118 - Talbot	300	
	7/17/2019	Unit 118	Unit 118 - Talbot	500	
	7/17/2019	Unit 118	Unit 118 - Talbot	300	
	8/18/2019	Unit 118	Unit 118 - Talbot	300	
	8/18/2019	Unit 118	Unit 118 - Talbot	500	
	9/7/2019	Unit 118	Unit 118 - Talbot	300	
	9/7/19	Unit 118	Unit 118 - Talbot	500	
	10/21/19	Unit 118	Unit 118 - Talbot	500	
	10/21/19	Unit 118	Unit 118 - Talbot	300	
	11/17/19	Unit 118	Unit 118 - Talbot	800	
	12/19/19	Unit 118	Unit 118 - Talbot	800	
Total Income				**9600**	**9600**
Expenses					
Real Estate Taxes					
	2/17/2019	City of Portland	Real Estate Tax	2497.53	
	9/7/2019	City of Portland	Real Estate Tax	2589.74	
				5087.27	**1696**
Rent Board Registration Fee					
	11/11/2019	City of Portland	Long Term Rental Reg Fee	**92.5**	**31**
Insurance Expense					
	8/25/2019	Progressive Insurance	Annual Renewal 19/20	1332	
	9/1/2019	Homeserve	Annual Rewewal	77.88	
	12/27/2019	American Modern	American Modern	1330	
				2739.88	**913**
Accounting	4/15/2019	Accounting	Baker, Newman, and Noyes	1320	
	11/22/2019	Accounting	Baker, Newman, and Noyes	450	
				1770	**590**
Normal Repairs (shared)					
	2/6/2019	Dodge Oil Co., Inc.	Propane heater service and	218	

2/28/2019	Casco Bay Electric	Replace & Install 3 Smoke Al		1315	
				1533	**511**
Owner-Performed Labor - Share	Rate per hour		50		
11/2/2019	Labor - yard work and clear		3	150	
	Mileage			70.18	
12/30/2024	Labor - bookkeeping - 2 ho		24	1200.00	
				1420	**473**
Ground Maintenance and Snow Removal					
12/27/2019	Knight Property Services	Knight: Fall Cleanup		200	
12/27/2019	Knight Property Services	Knight: Spring Cleanup 4/17,		285	
12/27/2019	Knight Property Services	Knight: Mowing (7/		90	
12/27/2019	Knight Property Services	Knight: Mowing (7/15, 8/14,		135	
12/27/2019	Knight Property Services	Knight: Mowing (9/)		135	
12/27/2019	Knight Property Services	Knight: Snow Removal (12/1		50	
12/27/2019	Knight Property Services	Knight: Snow Removal (12/2		250	
12/27/2019	Knight Property Services	Knight: Snow Removal (1/30		210	
12/27/2019	Knight Property Services	Knight: Snow Removal (3/10		50	
				1405	**468**
Water					
1/15/2019	Portland Water District	JBRC911I		119.43	
2/12/2019	Portland Water District	EBWC41EQ		94.83	
3/12/2019	Portland Water District	WB4CQR3H		119.43	
4/15/2019	Portland Water District	7BZC8R1Q		119.43	
5/12/2019	Portland Water District	VBZC3247		144.16	
6/16/2019	Portland Water District	VBYCC2OS		157.73	
7/15/2019	Portland Water District	3BLCPD67		133.26	
8/12/2019	Portland Water District	8JKLDM67		150.29	
9/15/2019	Portland Water District	HBQCQ3PH		24.33	
10/18/2019	Portland Water District	SBTCJ3FS		150.29	
11/12/2019	Portland Water District	VBTCPEJ6		124.61	
12/16/2019	Portland Water District	KB1CCEQQ		137.45	
				1475	**492**
Sewer					
2/2/2019	City of Portland	1st Qtr		56.7	
5/7/2019	City of Portland	2nd Qtr		56.7	
8/5/2019	City of Portland	3rd Qtr		56.7	
11/11/2019	City of Portland	4th qtr		56.7	
				226.8	**76**
Total Expenses					**5250**
Net Operating Income					**4350**

Amortization			
2/6/2019 Water Heater - 118	825	5	**165**
Total Operating Expenses with Amort			**5415**
Net Operating Income with Amort			**4185**

					CURRENT	PROPOSED - 2024	
					800	1642.49	
	Date	Name	Memo	Amount			
Income							
Rental Income							
	1/5/2024	Unit 118	Unit 118 - Talbot	915			
	2/5/2024	Unit 118	Unit 118 - Talbot	915			
	3/7/2024	Unit 118	Unit 118 - Talbot	955			
	4/11/2024	Unit 118	Unit 118 - Talbot	955			
	5/3/2024	Unit 118	Unit 118 - Talbot	955			
	6/10/2024	Unit 118	Unit 118 - Talbot	955			
	7/3/2024	Unit 118	Unit 118 - Talbot	955			
	8/13/2024	Unit 118	Unit 118 - Talbot	955			
	9/16/2024	Unit 118	Unit 118 - Talbot	955			
	10/8/2024	Unit 118	Unit 118 - Talbot	955			
	11/7/2024	Unit 118	Unit 118 - Talbot	955			
	12/9/2024	Unit 118	Unit 118 - Talbot	955			
	Rent Income Adjustment Per City of Portland Rent Audit			**-1780**			
Total Income				**9600**	**9600**	**19709.88**	
Expenses							
Real Estate Taxes							
	12/30/2024	City of Portland	Real Estate 2 of 2	3358.74			
	12/30/2024	City of Portland	Real Estate 1 of 2	3304.1			
				6662.84	**2221**	**2221**	
Rent Board Registration Fees							
	12/30/2024	City of Portland	City of Portland Licensing & Housin	**138.5**	**46**	**46**	
Insurance Expense							
	12/30/2024	American Modern	American Modern	554.25			
	12/30/2024	American Modern	American Modern	1662.75			
	12/30/2024	American Modern	American Modern	-100			
	12/30/2024	American Modern	American Modern	243.84			
	12/30/2024	Progressive	Umbrella Insurance	939			
				3299.84	**1100**	**1100**	
Accounting	4/29/2024	Accounting	Baker, Newman, and Noyes	2625			
				2625	**875**	**875**	
Legal							
	1/14/2024	Jensen Baird	Legal Services - Eviction Discussion	840	(1/2 invoice applicable)		
	10/15/2024	Jensen Baird	Legal Services	197.5			
	10/23/2024	Jensen Baird	RSAA LLC setup and deed - LLC RET	1387			
	11/25/2024	Jensen Baird	RSAA LLC setup and deed - LLC Fina	1216.73			
	11/26/2024	Jensen Baird	RSAA LLC setup and deed - BOIR	150			
	12/30/2024	Jensen Baird	Legal Services Postage	10.45			
				3801.68	**1267**	**1267**	
Security							
	12/30/2024	Best Buy	Best Buy: Security Camera	**305.93**	**102**	**102**	
Owner-Performed Labor - Shared		Rate per hour		50			
	7/12/2024	Labor - fence repair and yard		3	150		
		Mileage			81.07		
	8/5/2024	Labor - yard work and cleanu		2.5	125		
		Mileage			81.07		
	12/30/2024Labo	Labor - bookkeeping - 2 hour		24	1200.00		
					1637	**546**	**546**
Ground Maintenance and Snow Removal							
	12/30/2024	Knight Property Services	Knight Property 17533		**218**		
	12/30/2024	Knight Property Services	Knight Property 17599		**218**		
	12/30/2024	Knight Property Services	Knight Property 17749		**218**		
	12/30/2024	Knight Property Services	Knight Property 17920		**218**		

	12/30/2024	Knight Property Services	Knight Property 19025	**218**		
	12/30/2024	Eldredge	Eldredge: Garden Soil	**12.64**		
				1102.64	**368**	**368**
Water						
	1/30/2024	Portland Water	PWD Jan	118.38		
	2/28/2024	Portland Water	PWD Feb	88.62		
	3/30/2024	Portland Water	PWD Mar	120.01		
	4/30/2024	Portland Water	PWD Apr	120.01		
	5/30/2024	Portland Water	PWD May	104.39		
	6/30/2024	Portland Water	PWD Jun	104.39		
	7/30/2024	Portland Water	PWD Jul	120.01		
	8/30/2024	Portland Water	PWD Aug	121.47		
	9/30/2024	Portland Water	PWD Sep	137.63		
	10/30/2024	Portland Water	PWD Oct	105.89		
	11/30/2024	Portland Water	PWD Nov	121.76		
	12/30/2024	Portland Water	PWD Dec	105.89		
				1368	**456**	**456**
Sewer						
	2/20/2024	Portland Sewer	1st Qtr	72.19		
	4/20/2024	Portland Sewer	2nd Qtr	72.19		
	8/20/2024	Portland Sewer	3rd Qtr	72.19		
	11/20/2024	Portland Sewer	4th Qtr	72.19		
				288.76	**96**	**96**
Total Expenses					**7077**	**7077**
Net Operating Income					**2523**	**12633**
Amortization					**0**	**0**
Total Operating Expenses with Amort					**7077**	**7077**
Net Operating Income with Amort					**2523**	**12633**

Worksheet	**Current 2019**	**Proposed**
Line 3 Base (NOI)	4185	11229
Line 3 Current (NOI)	2523	12633
Line 4 Base	281.082	281.082
Line 4 Current	336.376	336.376
Line 5	19.67	19.67
Line 6	5008	13438
Line 7	2485	805
Line 8	207	67

Pay Bills

Your payment has been successfully processed

Payment submitted on **9/26/2024**
Your Confirmation Number is **903508973**
Your Authorization Code is **903508973**

Thank you for your payment. Payments will be reflected on your account on the next business day.

You may want to print this page for your records.

Payment Amount

Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2520195	$3,357.74	$3,357.74
Subtotal		$3,357.74
Convenience Fee		$1.00
Total		**$3,358.74**

Billing Address

Name	Stacey Sandvoss
Address	98 SOUTH POND SHORE LN
City State Zip	GREENWOOD, ME, 04255
Phone Number	2077445071
E-mail	slsandvoss@gmail.com

©2024 Tyler Technologies, Inc.

Pay Bills

Your payment has been successfully processed

Payment submitted on **2/5/2024**
Your Confirmation Number is **880104055**
Your Authorization Code is **05660C**

Thank you for your payment. Payments will be reflected on your account on the next business day.

You may want to print this page for your records.

Payment Amount

Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2423839	$3,223.51	$3,223.51
Subtotal		$3,223.51
Convenience Fee		$80.59
Total		**$3,304.10**

Billing Address

Name	Stacey Sandvoss
Address	PO Box 9
City State Zip	GREENWOOD, ME, 04255
Phone Number	2077445071
E-mail	slsandvoss@gmail.com

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City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement	FY 2019	For Fiscal Year 2019 July 01, 2018 - June 30, 2019		
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$2,497.53	$2,497.53	$2,497.53	$0.00	$2,497.53

2/19/19
I DECLINED

CBL: 425-I-010-001

SANDVOSS STACEY L
98 SOUTH POND SHORE LN
GREENWOOD, ME 04255

ACCOUNT NUMBER: 2742
ACRES: 0.207
BILL NUMBER: **23391**

Owner of Record as of: April 1, 2018
SANDVOSS STACEY L

Assessed Property Description:
425-I-10-11-12
PROVIDENCE ST 120-126
CALLED 118-120-122
9000 SF

CURRENT BILLING DISTRIBUTION		
Education	$2,473	49.50%
Public Safety	$889	17.80%
Debt Service	$699	14.00%
Public Works	$270	5.40%
County Tax	$175	3.50%
Rec & Fac Mgmt	$140	2.80%
Health & Human Svcs	$120	2.40%
Library	$115	2.30%
Metro	$75	1.50%
General Government	$40	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$69,800
Building Value	$152,400
Total Value	$222,200
Exemptions	$0
Taxable Value	$222,200
Tax Rate	22.48
TOTAL TAX DUE	$2,497.53
AMOUNT PAID	$2,497.53

KEEP THIS PORTION FOR YOUR RECORDS
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

RETURN THIS BOTTOM PORTION WITH PAYMENT **BILL NUMBER: 23391**

City of Portland Real Estate Property Tax Statement	FY 2019	For Fiscal Year 2019 July 01, 2018 - June 30, 2019

SANDVOSS STACEY L
CBL: 425-I-010-001
ACCOUNT NUMBER: 2742
Amount Due: $2,497.53
Amount Enclosed: $

00002082019800023391600002497535

☐ **OWNER/ADDRESS CHANGE? CHECK HERE AND NOTE CHANGES ON BACK.**

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND TREASURY
PO BOX 16050
LEWISTON, ME 04243-9533

PORTLAND me

Munis Self Service

Shopping Cart Review

Cart Contents

REAL ESTATE	Due	Being Paid	
REGULAR/ORIGINAL - REAL ESTATE 23488	$2,589.74	$2,589.74	remove
Subtotal	$2,589.74	$2,589.74	
Total	$2,589.74	$2,589.74	

Close Pay

©2019 Tyler Technologies, Inc.

917 6BMCC3E5

FY20 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

INTEREST AT 9% CHARGED
BEGINNING 10/19/2019

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
10/18/2019	$0.00

BILL #: 23488
ACCOUNT #: 2742
CBL: 425-I-010-001

SANDVOSS STACEY L

AMOUNT PAID $_____

2082020600023488018000000000000

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

Back

Invoice Number: INV-00010516

Invoice Total:	$92.50				
Status:	Paid In Full	**Invoice Date:**	10/23/2018	**Due Date:**	11/22/2018
Description:	NONE				

Primary Fees | Misc Fees | Payments | Attachments | Contacts

Primary Fees

Sort Fee Name

Fee Name	Fee Total	Amount Due	Case Number	Case Type	Notes
Long Term Rental Registration Fee	$92.50	$0.00	20181178	Business License	

Payment Confirmation - City of Portland, ME

1 message

noreply@mygovpay.com <noreply@mygovpay.com> Wed, Nov 27, 2024 at 1:17 PM
To: rossow@megalink.net

MyGovPay
EMPOWERED BY TYLER TECHNOLOGIES

City of Portland, ME

Payment Confirmation

Payment Date	Wednesday, November 27, 2024
Order Number	71629

Line Items

Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00109060	20181178	1	$137.50	$137.50

Item Total	$137.50
Convenience Fee	$1.00
Order Total	**$138.50**

Thank you for your payment,

City of Portland, ME

7134 Lee Highway
Chattanooga, TN 37421

Please note our new address.

HomeServe®

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

ROBERT ROSSOW
98 PO BOX 9
GREENWOOD, ME 04255

September 13, 2019

Dear Mr. Robert Rossow,

As a Portland Water customer, thank you for choosing Exterior Water Service Line Plus from HomeServe. Your Declaration Page is on the back of this letter and the Terms and Conditions are enclosed, which together form your Service Agreement. Keep this information handy to help you use your coverage in the event of a covered exterior water service line emergency.

Your coverage will automatically renew on 08/10/2019 at the new annual rate of $77.88, plus any applicable taxes, without you having to do anything further. If at any time you want to discontinue coverage or have questions about the renewal of your coverage, simply call us at 1-888-666-7711.

To make a service call, simply call the Emergency Repair Hotline and provide your Service Agreement Number. A local, licensed technician will be directed to your property. Once a covered repair has been completed, you will pay nothing up to your benefit amount.

Hopefully you won't be faced with an exterior water service line emergency, but if you are, prompt, reliable assistance is just one call away.

We're glad you're with us.

Sincerely,

Scott Van Stratten
Customer Service
HomeServe®

P.S. Access your account online and go paperless with e-delivery of your plan documents.
Go to www.MyHomeServeUSA.com

The Portland Water District contracts with an *independent organization*, HomeServe, to offer service agreements to its customers. The purchase of these service agreements is voluntary and will not impact utility service received from the District. For the benefit of customers, Portland Water District is waiving the fee some partners receive from HomeServe and passing the savings along to you to make this product less expensive. HomeServe USA Repair Management Corp. ("HomeServe"), with corporate offices located at 601 Merritt 7, 6th Floor, Norwalk, CT 06851, offers this optional service plan as an authorized representative of the service contract provider, North American Warranty, Inc., 175 West Jackson Blvd., Chicago, IL 60604. State Department of Professional and Financial Regulation Transient Seller's Registration Number: CO12574.

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 08-11-19 10:55:34. Payment will be applied no later than the end of the next business day. This payment is provisional only and does not guarantee coverage. Coverage is contingent upon acceptance of payment from the card issuer. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	
Authorization Code:	06010C
Reference Code:	8217500100107488O4
Client:	Stacey Sandvoss Robert Rossow
Company:	077
Policy:	0047794752
Paid By:	Insured
Amount Paid (US$):	1330.00
Card Type:	Visa
Card Number:	xxxxxxxxxxxx2604
Card Expiration Date:	12/2023
Name as Shown on Card:	Stacey Sandvoss
Cardholder Billing Address:	PO Box 9, Greenwood, ME
Cardholder Zip Code:	04255

PROGRESSIVE

PROGRESSIVE UMBRELLA
PO BOX 94567
CLEVELAND, OH 44101

4 AWCI341
8/26/19

Policy number: 67105880-5
Underwritten by:
Progressive Northwestern Ins Co
August 15, 2019
Policy Period.Sep 18, 2019– Sep 18, 2020

800-776-4737
PROGRESSIVE UMBRELLA
Contact your agent for personalized service.

800-925-2886
To report a claim.

ROBERT ROSSOW
STACEY SANDVOSS
PO BOX 9
GREENWOOD, ME 04255

Renewal bill and policy documents are enclosed

Thank you for being a Progressive Personal Umbrella customer

Your current policy will expire on September 18, 2019 at 12:01 a.m. Renew your policy today.

- ☑ **Review** the enclosed policy documents
- ☑ **Select** your payment option.
- ☑ **Pay** the amount shown in the "Pay now" column **by September 18, 2019** to renew your policy.

Your two payment options	**Pay now**	**Installments**	**Your total cost**
Pay in full now	$1,332.00	--	$1,332.00
Make installment payments	$ 671.00	1 installment of $ 671.00	$1,342.00

If you choose to make installment payments, an installment fee of $5.00 is included in each payment.

Payment options: by mail or with your agent

Discounts you have earned	**Discount %**	**Discount Amount**
Multi-policy discount– for having multiple Progressive policies	10%	$ 148.00

cut here

Payment Coupon

Make a paid in full payment of	$1,332.00
Or "Pay Now" amount of	$ 671.00
Due date	September 18, 2019
Amount enclosed	$

PROGRESSIVE INSURANCE
DEPT 0561
CAROL STREAM, IL 60132-0561

Policy number: 67105880-5
Policyholders: ROBERT ROSSOW
STACEY SANDVOSS

If you pay by check, please allow 5 to 7 days for your payment to reach us. Write your policy number on the check and make it payable to **Progressive Northwestern Ins Co.**

For immediate payment – call 800-776-4737

Do not write below this section of coupon.

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 12-18-24 13:53:43. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1026569358**
Client:	**Rsaa Properties, Llc**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**243.84**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

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is owned by American Modern Insurance Group, Inc.

Legal Disclaimers, Terms and Conditions
Internet Privacy Policy

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 08-13-24 14:21:07. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1024199714**
Client:	**Stacey Sandvoss**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**554.25**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

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Legal Disclaimers, Terms and Conditions
Internet Privacy Policy

PROGRESSIVE

PROGRESSIVE UMBRELLA
PO BOX 94567
CLEVELAND, OH 44101

1 DX1A32C
8/13

Policy number: 67105880-6
Underwritten by:
Progressive Northwestern Ins Co
July 31, 2024
Policy Period:Sep 18, 2024– Sep 18, 2025

833-580-0456
PROGRESSIVE UMBRELLA
Contact your agent for personalized service.

800-925-2886
To report a claim.

ROBERT ROSSOW
STACEY SANDVOSS
PO BOX 9
GREENWOOD, ME 04255

Renewal bill and policy documents are enclosed

Thank you for being a Progressive Personal Umbrella customer

Your current policy will expire on September 18, 2024 at 12:01 a.m. Renew your policy today.

- ☑ **Review** the enclosed policy documents
- ☑ **Select** your payment option.
- ☑ **Pay** the amount shown in the "Pay now" column **by September 18, 2024** to renew your policy.

Your two payment options	**Pay now**	**Installments**	**Your total cost**
Pay in full now	-$ 939.00		-$ 939.00
Make installment payments	$ 474.50	1 installment of $ 474.50	$ 949.00

If you choose to make installment payments, an installment fee of $5.00 is included in each payment.

Payment options: by mail or with your agent

Discounts you have earned	**Discount %**	**Discount Amount**
Multi-policy discount– for having multiple Progressive policies	10%	$ 111.00
Clean policy discount – for having no violations or accidents	5%	$ 57.00

cut here

Payment Coupon

Make a paid in full payment of	$ 939.00
Or "Pay Now" amount of	$ 474.50
Due date	September 18, 2024
Amount enclosed	$

PROGRESSIVE INSURANCE
DEPT 0561
CAROL STREAM, IL 60132-0561

Policy number: 67105880-6
Policyholders: ROBERT ROSSOW
STACEY SANDVOSS

If you pay by check, please allow 5 to 7 days for your payment to reach us. Write your policy number on the check and make it payable to **Progressive Northwestern Ins Co**.

For immediate payment – call 800-776-4737

Do not write below this section of coupon.

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 08-25-24 08:59:34. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1024407078**
Client:	**Stacey Sandvoss**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**1662.75**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

☑ Track your expenses...
☐ Clothing ☐ Food ☐ Transportation
☐ Credit Card ☐ Utilities ☐ Mortgage
☐ Entertainment ☐ Insurance ☐ Other

☐ TAX-DEDUCTIBLE ITEM

1665

4/24/19

BALANCE FORWARD
THIS ITEM
BALANCE
DEPOSIT
OTHER
BALANCE FORWARD

Baker, Newman Noyes
One thousand three hundred twenty dollars

Inv 179765 / 67955

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

er Newman & Noyes LLC
TTS I NEW HAMPSHIRE
l www.bnncpa.com

GREENWOOD, ME 04255

Invoice No. 179765
Date 04/15/2019
Client No. 67955

Preparation and review of the 2018 federal and State individual income tax returns	$ 850
Projection and recalculation of 3rd qtr 2018 estimate, consultation re: withholding and Texas hotel occupancy rules.	470
Current Amount Due	$ 1,320

Please include the above invoice number on your check and mail payments to:

Baker Newman Noyes
P.O. Box 507
Portland, ME 04112-0507
****All Payments Due Upon Receipt****

☑ Track your expenses...
☐ Clothing ☐ Food ☐ Transportation
☐ Credit Card ☐ Utilities ☐ Mortgage
☐ Entertainment ☐ Insurance ☐ Other: _____

☐ TAX-DEDUCTIBLE ITEM

1732

BALANCE FORWARD
THIS ITEM
BALANCE
DEPOSIT
OTHER
BALANCE FORWARD

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

vman & Noyes LLC
NEW HAMPSHIRE
w.bnncpa.com

Invoice No. 189693
Date 11/22/2019
Client No. 67955

Payment Due Upon Receipt

Projection and recalculation of 3rd and 4th qtr 2019 estimates.

Current Amount Due $ 450

To Pay Your Invoice by Check Please Mail To:	To Pay Your Invoice by ACH Please Use the Below Banking Details
Baker Newman Noyes P.O. Box 507 Portland, ME 04112-0507 Please include the above invoice number on your check	Account Name: Baker Newman and Noyes Bank Name: TD Bank Bank Routing #: 211274450 Account #: 029104560 Please include the above invoice number with your payment details

Baker Newman & Noyes LLC
MAINE | MASSACHUSETTS | NEW HAMPSHIRE
800.244.7444 | www.bnncpa.com

ROBERT C. ROSSOW AND STACEY L. SANDVOSS
P.O. BOX 9
GREENWOOD, ME 04255

Invoice No. B037641
Date 04/29/2024
Client No. 0026719

BNN Federal Tax ID: 01-0494526

For professional services rendered in connection with the following:

For the preparation of the 2023 federal and state individual income tax returns	$2,625.00
Current Amount Due:	**$2,625.00**

Remittance Advice:

Current Amount Due: $2,625.00

Check Payable To:
Baker Newman Noyes
P.O. Box 507
Portland, ME 04112-0507

****Payment is Due Upon Receipt****

ACH & Wire Payments:
Receiving Bank: TD Bank
Receiving Bank ABA Routing Number: 211274450
Beneficiary Account Number: 29104560
Beneficiary's Name: Baker Newman and Noyes
280 Fore St.
Portland, ME 04101

Please include your Invoice Number B037641 and Client Number 0026719 with your payment

If you currently do not receive your invoices via email or would like to update your contact information, please reach out to our Finance Department (FinanceDepartment@BNNCPA.com) to begin the process.

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Stacey Sandvoss
slsandvoss@gmail.com

Invoice Date 01/12/2024
Invoice# 332022
Billing through 12/31/2023
Client/Matter 26784 -000001 KJC

REGARDING: 122 Providence Street Eviction

Services:

Date	Atty	Description	Hours
11/09/2023	KJC	Research regarding landlord's liability for lead paint issues; e-mail communications with client regarding same and potential acquisition of 4-unit rental in Lewiston; telephone conference with client regarding same.	1.30
11/10/2023	KJC	Draft and revise purchase and sale agreement regarding 4-unit apartment building located at 6 Wildwood Drive, Lewiston, Maine; e-mail to client regarding same; telephone conference with client regarding same.	1.50
11/16/2023	KJC	Draft LLC agreement and certificate of formation.	2.00
11/21/2023	KJC	Revise LLC operating agreement.	0.50
11/30/2023	KJC	Finalize draft LLC operating agreement; e-mail to client regarding same.	0.30

TOTAL SERVICES: $1,680.00

Attorney/Legal Assistant	Hours	Rate	Amount
CROSMAN, KEVIN J.	5.60	300.00	$1,680.00

Current Fees and Disbursements	$1,680.00
Total Fees and Disbursements	$1,680.00
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$1,680.00**

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Stacey Sandvoss
slsandvoss@gmail.com

Invoice Date	10/11/2024
Invoice#	338871
Billing through	09/30/2024
Client/Matter	26784 -000001 KJC

REGARDING: 122 Providence Street Eviction

Services:

Date	Atty	Description	Hours
09/11/2024	MDM	Prepare RETT forms and record Deeds for Providence Street.	0.75
09/19/2024	MDM	Prepare change endorsement.	0.25

TOTAL SERVICES: $140.00

Attorney/Legal Assistant	Hours	Rate	Amount
MACLEAN, MARGARET D.	1.00	140.00	$140.00

Disbursements:

Registry of Deeds	57.50
TOTAL DISBURSEMENTS:	$57.50

Current Fees and Disbursements	$197.50
Total Fees and Disbursements	$197.50
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$197.50**

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Robert Rossow & Stacey Sandvoss
P.O. Box 9
Greenwood, ME 04255

Invoice Date 11/12/2024
Invoice# 339335
Billing through 10/31/2024
Client/Matter 22463 -000008 KJC

REGARDING: RSAA Properties, LLC

Services:

Date	Atty	Description	Hours
06/18/2024	KJC	Telephone conference with client regarding LLC agreement and related logistical questions.	0.30
06/28/2024	KJC	Email and telephone conference with Attorney Katz-Leavy regarding name change endorsement.	0.20
07/08/2024	KJC	Various emails with client and real estate paralegal regarding change name endorsement and increasing title insurance coverage; emails with Attorney Goldsmith regarding estate planning issues related to same.	0.40
08/20/2024	KJC	Finalize LLC agreement; draft two deeds; emails with real estate paralegal regarding change name endorsement; attention to finalizing LLC documents and related real estate transfer documents.	1.50
08/23/2024	NMH	Revise Certificate of Formation for RSAA Properties; forward to Maine Secretary of State (expedited service).	0.20
09/06/2024	KJC	Finalize conveyance deeds and LLC operating agreement regarding RSAA Properties, LLC; execution of same.	0.40
09/10/2024	KJC	Various emails with real estate paralegal regarding change name endorsements and deed recording logistics.	0.30

TOTAL SERVICES: $986.00

Attorney/Legal Assistant	Hours	Rate	Amount
CROSMAN, KEVIN J.	3.10	310.00	$961.00
HEATH, NANCY M.	0.20	125.00	$25.00

Disbursements:

Secretary of State	225.00
Overnight Mail Service	5.73

TOTAL DISBURSEMENTS:	$230.73

Current Fees and Disbursements	$1,216.73
Total Fees and Disbursements	$1,216.73
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$1,216.73**

BALANCE DUE IN FULL 30 DAYS FROM INVOICE DATE.
A LATE CHARGE OF 1 1/2% PER MONTH WILL BE IMPOSED ON ALL OVERDUE AMOUNTS. PLEASE RETURN A COPY OF THE LAST PAGE OF THIS INVOICE WITH YOUR PAYMENT. THANK YOU.
FED TAX ID # 01-0378938

JENSEN BAIRD
Attorneys at Law
Ten Free Street
P.O. Box 4510
PORTLAND, MAINE 04112
(207) 775-7271

RE: **RSAA Properties, LLC**
Stancy L. Sandvoss and Robert C. Rossow
118-120 Providence Street
Portland, Maine

26784.1

October 24, 2024

Policy Type	*Amount of Insurance*	*Premium Charge*
Increase to Owner's Policy	$750,000.00	$1,287.00
Endorsement Fee		$100.00
Subtotal		$1,387.00

NOTE: Please make check payable to Jensen Baird, as Agent for Commonwealth Land Title Insurance Company

4877-1332-8370, v. 1

Skip the line and ge
rewards! Download the app.

PIAA #122

Welcome to Best Buy #531
364 Maine Mall Rd
South Portland, ME 04106
(207) 791-8800

Val.100001-472707-137153-153136-242070-83168
0531 018 7795 11/06/24 12:06

6520372 CHDHF-111-T 249.99
GOPRO HERO11 MINI - BLACK
Sales Tax 13.75

6241602 AGCHM-001 39.99
GOPRO CHESTY (PERFORMANCE CHE
Sales Tax 2.20

Subtotal 289.98
Sales Tax 15.95

Total 305.93

**********5354 ChipRead USD$ 305.93
VISA CREDIT - VISA
ROSSOW/ROBERT
Approval 09460C
CARD ENTRY: Chip MODE: Issuer
AID: A0000000031010

Most purchases made between Nov 01 2024
and Dec 31 2024 qualify for our Holiday
Return and Exchange promise. Most
purchases may be returned through
Jan. 14, 2025. Activatable devices have a
14-day return policy (30 days for
Verizon activatable devices).
For details, go to BestBuy.com/Returns
To learn about our privacy practices,
go to BestBuy.com/Privacy.

Your Customer Service PIN is:
0531 018 7795 110624

SECURITY FOR 122 PROV. WHILE WORKING

...ne and get exclusive offers and
... the app

Estimate #17079

Billing Address	Service Address	Send Payment To		
Rob Rossow	Rob Rossow	Casco Bay Electric, LLC	Date	02/18/19
118 Providence Street	118 Providence Street	322 Presumpscot St	Sent	02/18/19
Portland ME 04103 United States	Portland ME 04103 United States	Portland ME 04103	Total	$1,315.00
Robr@megalink.net	Robr@megalink.net	207-221-3331	Payments	$0.00
2075156985	2075156985	CBE@cascobayelectric.com	Balance	$1,315.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
16 - Electrical and Lighting	Inclusions: 1) Replace the existing hardwired smoke detector in each of the three units with a hardwired photoelectric smoke/Co detector (3 Total) 2) Provide a hardwired interconnect photoelectric smoke detector in each bedroom (6 total)	$1,315.00		1.0	$1,315.00
16 - Electrical and Lighting	Exclusions: 1) Assumes all wiring in place is in good working condition 2) Patching and painting by others	$0.00		1.0	$0.00

Subtotal	$1,315.00
Tax	$0.00
Total	**$1,315.00**

Notes

Terms

General Conditions:

This proposal is valid for 30 days.
All applicable taxes are included.
Payment is due at time of service.
All work to be performed during normal business hours.
Others shall not hold the electrical contractor liable for errors or omissions in designs, for inadequacies of specified materials or equipment, or for any indirect loss or damage.
The electrical contractor warrants materials to the extent of their manufacturer□s warrantee.
All bonding and/or special insurance requirements are supplied at additional cost.
Any formal contract must not deviate from this proposal without the electrical contractor s agreement.
Any communication, which is contrary to these conditions, shall be null and void.
Proposal does not include an engineer design or stamped plans
Proposal does not include the cutting, patching, coring or painting of floors, walls, foundations, or drives.
Proposal does not include any trenching, backfilling, manholes, hand holes, or pre-cast concrete
Proposal does not include access panels or roof penetrations.
Proposal does not include any fire stoping or maintaining of any fire ratings.
Proposal does not include the HVAC low-voltage controls or control wiring.
Proposal does not include any power, telephone or CATV utility charges
In any action incurred to enforce this contract or defend services provided according to the contract, the prevailing party shall be entitled to reasonable attorney's fees and collection costs, including but not limited to court costs.

Dodge Energy Co.,Inc
79 New Portland Road
Gorham, ME 04038
Gorham 839-5536 / Naples 693-4929
Fax 839-3225

STATEMENT

December 17, 2018

STATEMENT

Account Number
163736

Amount Enclosed

Robert Rossow
Po Box 9
Greenwood, ME 04255

207-515-6985

Amount Due: $218.00

Please Return Upper Portion of This Statement With Your Payment

Location Information: *Use This List of Location #s and Corresponding Addresses As a Reference To Where the Delivery / Work Was Performed*

1 - 118 Providence St. 2 - 120 Providence St. 3 - 122 Providence St.

START DATE:	11/1/2018	ACCOUNT NUMBER:	163736	PREVIOUS BALANCE:	$0.00

DATE	REF NUM	Loc #	Quantity	REFERENCE	SALES	PAYMENTS	BALANCE
11/11/18	439867	3	53	LPGas @ $2.249	$119.20	$0.00	$119.20
11/11/18	439866	2	27.5	LPGas @ $2.249	$61.85	$0.00	$181.05
11/11/18	439865	1	33.1	LPGas @ $2.249	$74.44	$0.00	$255.49
11/12/18	11222395			Visa - Gorham	$0.00	$119.20	$136.29
11/12/18	11222397			Visa - Gorham	$0.00	$61.85	$74.44
11/12/18	11222399			Visa - Gorham	$0.00	$74.44	$0.00
11/21/18	139998	3		Service Invoice	$218.00	$0.00	$218.00
				Totals As Of 12/17/18:	$473.49	$255.49	$218.00

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	AMOUNT DUE
$218.00	$0.00	$0.00	$0.00	$0.00	
				Thank You	**$218.00**

Dodge Energy Co.,Inc
79 New Portland Road
Gorham, ME 04038
Gorham 839-5536 / Naples 693-4929

We Are The Service People!!!!
Visit us @ http://dodgeenergy.dev.thryv.com

PROVIDENCE HOUSE MILEAGE LOG

			$0.58/mile
11/2/19	Propane element removal/wall repair/Garden	121	$70.18
Total			**$70.18**

Payment receipt

You paid $218.00

to Knight Property Services LLC on 1/5/2024

Invoice no.	17533
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MS0205043264

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

PDF_RECEIPT_MTL_FOOTER

Payment receipt

You paid $218.00

to Knight Property Services LLC on 2/5/2024

Invoice no.	17599
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	ASGSX05P97570094

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

PDF_RECEIPT_MTL_FOOTER

Payment receipt

You paid $218.00

to Knight Property Services LLC on 3/4/2024

Invoice no.	17749
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MU0204032112

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Payment receipt

You paid $218.00

to Knight Property Services LLC on 4/1/2024

Invoice no.	17920
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MQ0217639622

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Payment receipt

You paid $218.00

to Knight Property Services LLC on 12/7/2024

Invoice no.	19025
Invoice amount	$218.00
Total	**$218.00**

Status	Paid
Payment method	Credit Card
Authorization ID	MQ0251679129

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Payment receipt

You paid $135.00

to Knight Property Services on 9/7/2019

Invoice no.	10438
Invoice total	$135.00
Amount paid	$135.00
Balance due	$0.00
Payment method	VISA****2604
Transaction ID	PK0245213543

Knight Property Services

info@kpsmaine.com

Payment receipt

You paid $90.00

to Knight Property Services on 7/31/2019

Invoice no.	10237
Invoice total	$90.00
Amount paid	$90.00
Balance due	$0.00
Payment method	VISA****2604
Transaction ID	PI0245992053

Knight Property Services

info@kpsmaine.com

Payment sent
We sent a confirmation email.

Knight Property Services

Invoice no.9925

Invoice total $335.00

Amount paid $335.00

Balance Due $0.00

Date paidJune 19, 2019

Payment method Visa ●●●●2604

Transaction IDPK0228701430

Payment sent
We sent a confirmation email.

Knight Property Services

Invoice no.9642

Invoice total $210.00

Amount paid $210.00

Balance Due $0.00

Date paidMarch 8, 2019

Payment methodVisa ●●●●2604

Transaction IDPK0208506439

Payment receipt

You paid $135.00

to Knight Property Services on 10/20/2019

Invoice no.	10606
Invoice amount	$135.00
Total paid	$135.00
Payment method	VISA****2604
Transaction ID	PK0253574450

Knight Property Services

info@kpsmaine.com

Knight Property Services
783 County Road
Westbrook, Maine 04092
(207) 370-8577
info@kpsmaine.com
www.kpsmaine.com

Invoice 9279

BILL TO
Rob Rossow
118-120 Providence St
Portland, maine 04103

DATE	PLEASE PAY	DUE DATE
12/19/2018	$0.00	01/03/2019

DATE	ACCOUNT SUMMARY	AMOUNT
12/02/2018	Balance Forward	$190.00
12/19/2018	Payments and credits already applied to this invoice	-250.00
	Other payments and credits between 12/02/2018 and 12/19/2018	-190.00
	New charges (details below)	250.00
	Total Amount Due	$0.00

DATE	SERVICE	QTY/HOURS	RATE	AMOUNT
12/19/2018	**Snow Removal** Provided Snow Removal for storm less than 8". December 17th	1	50.00	50.00
12/19/2018	**Fall Cleanup** Provide Fall Cleanup December 6th	1	200.00	200.00

PAID

TOTAL OF NEW CHARGES 250.00

TOTAL DUE $0.00

THANK YOU.

Thank you in advance for your prompt payment.

Please note, a FINANCE CHARGE of 1.5% per month (APR 18%) will be added to any amounts more than 30 days past due. Accounts over 90 days past due will be sent to a collections agency unless other arrangements are made.

If you would like to pay your Invoice online with a credit/debit card or bank account, you will need to receive your invoices via email. If you would like to pay via Paypal, use info@kpsmaine.com for payment address.

If receiving via email, please hit the Pay Now button for online payment.

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 02/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29
02/18	10	10	28
01/18	10	10	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	01/07/19	12/05/18	01/11/19	1224	1215	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 02/10/2019

Total Amount Due: **$119.43**

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 03/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$25.18	$69.65	$94.83
TOTAL AMOUNT DUE			**$94.83**
CURRENT CHARGES DETAIL			
Consumption Charge	$25.18	$69.65	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29
02/18	10	10	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	02/05/19	01/07/19	02/08/19	1231	1224	7

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 03/10/2019

Total Amount Due: **$94.83**

1129474040000251800006965000009483 7

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 04/01/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$94.83
Payment - Thank You			$94.83 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	03/05/19	02/05/19	03/08/19	1240	1231	9

Notes

Do your part to keep polluted stormwater out of our rivers, lakes, and Casco Bay. Order your discounted rain barrel today! For more information, see the enclosed flyer or visit us at www.pwd.org.

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 04/07/2019

Total Amount Due: **$119.43**

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 05/06/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	04/03/19	03/05/19	04/12/19	1249	1240	9

Notes

Celebrate National Drinking Water Week, May 5 -11. Take a tour of our water treatment facility or visit a participating brewery to learn more about the connection between forests, water, and BEER! FMI, see the insert or our web site. *IMPORTANT* Our Terms and Conditions are changing effective 5/1/19. Please visit www.pwd.org for more information.

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 05/12/2019

Total Amount Due: **$119.43**

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 06/03/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$34.71	$109.45	$144.16
TOTAL AMOUNT DUE			**$144.16**
CURRENT CHARGES DETAIL			
Consumption Charge	$34.71	$109.45	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	05/03/19	04/03/19	05/10/19	1260	1249	11

Notes

Maine is known for its pristine backdrops and panoramic views. Clean water is at the center of these experiences and the Maine way of life. Join us during Clean Water Week, June 2-8, to learn about our local water resources through a walking tour, facility tour, and a community presentation. FMI, read the enclosed brochure.

Refer to back for customer information, online payment options, or to make mailing address changes.

Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____

Wastewater $ _____

AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 06/07/2019

Total Amount Due: **$144.16**

1129474040000347100010945000014416 6

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 07/08/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$144.16
Payment - Thank You			$144.16 CR
BALANCE FORWARD			$0.00
Total Current Charges	$38.33	$119.40	$157.73
TOTAL AMOUNT DUE			**$157.73**
CURRENT CHARGES DETAIL			
Consumption Charge	$38.33	$119.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	06/03/19	05/03/19	06/14/19	1272	1260	12

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____

Wastewater $ _____

AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 07/12/2019

Total Amount Due: **$157.73**

1129474040000383300011940000015773 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 08/05/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$157.73
Payment - Thank You			$157.73 CR
BALANCE FORWARD			$0.00
Total Current Charges	$33.45	$99.81	$133.26
TOTAL AMOUNT DUE			**$133.26**
CURRENT CHARGES DETAIL			
Consumption Charge	$33.45	$99.81	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
07/19	10	10	29
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	07/02/19	06/03/19	07/12/19	1282	1272	10

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 08/09/2019

Total Amount Due: **$133.26**

1129474040000334500009981000013326 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 09/02/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$133.26
Payment - Thank You			$133.26 CR
BALANCE FORWARD			$0.00
Total Current Charges	$35.89	$114.40	$150.29
TOTAL AMOUNT DUE			**$150.29**
CURRENT CHARGES DETAIL			
Consumption Charge	$35.89	$114.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
08/19	11	11	31
07/19	10	10	29
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	08/02/19	07/02/19	08/09/19	1293	1282	11

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 09/06/2019

Total Amount Due: **$150.29**

1129474040000358900011440000015029 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 10/07/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$150.29
Payment - Thank You			$150.29 CR
Total Adjustments			$-100.28 CR
BALANCE FORWARD			$100.28 CR
Total Current Charges	$31.01	$93.60	$124.61
TOTAL AMOUNT DUE			**$24.33**
CURRENT CHARGES DETAIL			
Consumption Charge	$31.01	$93.60	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	08/29/19	08/02/19	09/13/19	1294	1285	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 10/11/2019

Total Amount Due: **$24.33**

1129474040000000000024330000024337

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 11/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$24.33
Payment - Thank You			$24.33 CR
BALANCE FORWARD			$0.00
Total Current Charges	$35.89	$114.40	$150.29
TOTAL AMOUNT DUE			**$150.29**
CURRENT CHARGES DETAIL			
Consumption Charge	$35.89	$114.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	10/02/19	08/29/19	10/11/19	1305	1294	11

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 11/08/2019

Total Amount Due: **$150.29**

1129474040000358900011440000015029 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 12/02/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$150.29
Payment - Thank You			$150.29 CR
BALANCE FORWARD			$0.00
Total Current Charges	$31.01	$93.60	$124.61
TOTAL AMOUNT DUE			**$124.61**
CURRENT CHARGES DETAIL			
Consumption Charge	$31.01	$93.60	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
11/19	09	9	30
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	11/01/19	10/02/19	11/08/19	1314	1305	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 12/06/2019

Total Amount Due: **$124.61**

1129474040000310100009360000012461 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 01/06/2020.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$124.61
Payment - Thank You			$124.61 CR
BALANCE FORWARD			$0.00
Total Current Charges	$33.45	$104.0 0	$137.45
TOTAL AMOUNT DUE			**$137.45**
CURRENT CHARGES DETAIL			
Consumption Charge	$33.45	$104.00	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
12/19	10	10	33
11/19	09	9	30
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	12/04/19	11/01/19	12/13/19	1324	1314	10

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 01/10/2020

Total Amount Due: **$137.45**

1129474040000334500010400000013745 2

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 01/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$180.26
Payment - Thank You			$180.26CR
Balance Forward			$0.00
Total Current Charges	$29.13	$89.25	$118.38
TOTAL AMOUNT DUE			$118.38

Current Charges Detail		
Minimum Charge	$12.81	$12.75
Usage Charge	$16.32	$76.50

DIRECT PAYMENT - DO NOT PAY THIS BILL WAS ESTIMATED

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7
02/23	30	7	7
01/23	32	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	12/28/2023	12/01/2023	1831	1824	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $118.38

2300139920000118381

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

The Portland Water District bills and collects sewer charges for several local municipalities. Sewer rates are set by the municipality. All sewer payments are turned over to the municipality.

MAINE SALES TAX

Generally, water usage is taxable except for residential usage. For additional clarification see Maine State Law (36 M.R.S.A., Section 1760, subsection 39 as enacted by P.L. 1977, c.686, section 3). The customer is responsible for informing Portland Water District of their proper sales tax status.

EMPLOYEE IDENTIFICATION

Our employees carry a Portland Water District picture identification badge with them at all times.

DIG SAFE

Before you or your contractor dig, call DIG SAFE at 1-888-DIGSAFE to have underground utilities located at no cost to you. A single call to DIG SAFE can help prevent personal injury and property damage caused by ruptured pipes and cables.

TRUSTEE MEETINGS

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Paying your bill is easy!

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 02/09/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7
02/23	30	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$118.38
Payment - Thank You			$118.38CR
Balance Forward			$0.00
Total Current Charges	$24.87	$63.75	$88.62
TOTAL AMOUNT DUE			$88.62

Current Charges Detail

Minimum Charge	$13.46	$12.75
Usage Charge	$11.41	$51.00

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	01/24/2024	12/28/2023	1836	1831	5

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $88.62

2300139920000088626

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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MAINE SALES TAX

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TRUSTEE MEETINGS

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1640167

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 03/08/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$88.62
Payment - Thank You			$88.62CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$17.22	$76.50	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	02/27/2024	01/24/2024	1843	1836	7

Message Center

Attention students! Apply now for a chance to receive $1,500 towards your studies! Applications are being accepted for the $1,500 DiPietro Scholarship serving students in the Portland Water District service area pursuing a degree applicable in the water sector. The deadline is March 31. To apply and for eligibility criteria, visit www.pwd.org.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $120.01

2300139920000120010

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

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HOW TO REACH US

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
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(Revised 8/2020)

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 04/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01

Current Charges Detail

Minimum Charge	$13.54	$12.75
Usage Charge	$17.22	$76.50

DIRECT PAYMENT - DO NOT PAY THIS BILL WAS ESTIMATED

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	03/26/2024	02/27/2024	1850	1843	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $120.01

23001399200000120010

PAYMENTS

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1756514

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 05/10/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$27.89	$76.50	$104.39
TOTAL AMOUNT DUE			$104.39
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$14.35	$63.75	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	04/25/2024	03/26/2024	1856	1850	6

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $104.39

2300139920000104396

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

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MAINE SALES TAX

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TRUSTEE MEETINGS

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 06/14/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$104.39
Payment - Thank You			$104.39CR
Balance Forward			$0.00
Total Current Charges	$27.89	$76.50	$104.39
TOTAL AMOUNT DUE			$104.39
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$14.35	$63.75	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	05/22/2024	04/25/2024	1862	1856	6

Message Center

The latest water quality report is now available. Read the enclosed information or visit us online at www.pwd.org to download the detailed report. You may request a copy be mailed to you by contacting us at customerservice@pwd.org or 207-761-8310.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $104.39

23001399200000104396

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 07/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$104.39
Payment - Thank You			$104.39CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01

Current Charges Detail		
Minimum Charge	$13.54	$12.75
Usage Charge	$17.22	$76.50

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	06/25/2024	05/22/2024	1869	1862	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $120.01

2300139920000120010

PAYMENTS

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Customer Service Fax (207) 879-5837
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(Revised 8/2020)

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1929877

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 08/09/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$30.76	$90.71	$121.47
TOTAL AMOUNT DUE			$121.47
Current Charges Detail			
Minimum Charge	$13.54	$12.96	
Usage Charge	$17.22	$77.75	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	07/25/2024	06/25/2024	1876	1869	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $121.47

2300139920000121475

PAYMENTS

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HOW TO REACH US

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
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Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
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TRUSTEE MEETINGS

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1987834

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 09/13/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$121.47
Payment - Thank You			$121.47CR
Balance Forward			$0.00
Total Current Charges	$33.63	$104.00	$137.63
TOTAL AMOUNT DUE			$137.63
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$20.09	$91.00	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	08/28/2024	07/25/2024	1884	1876	8

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $137.63

23001399200000137636

PAYMENTS

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 10/11/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$137.63
Payment - Thank You			$137.63CR
Balance Forward			$0.00
Total Current Charges	$27.89	$78.00	$105.89
TOTAL AMOUNT DUE			$105.89
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$14.35	$65.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	09/24/2024	08/28/2024	1890	1884	6

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $105.89

2300139920000105894

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

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(Revised 8/2020)

MEDICAL EMERGENCY

Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

The Portland Water District bills and collects sewer charges for several local municipalities. Sewer rates are set by the municipality. All sewer payments are turned over to the municipality.

MAINE SALES TAX

Generally, water usage is taxable except for residential usage. For additional clarification see Maine State Law (36 M.R.S.A., Section 1760, subsection 39 as enacted by P.L. 1977, c.686, section 3). The customer is responsible for informing Portland Water District of their proper sales tax status.

EMPLOYEE IDENTIFICATION

Our employees carry a Portland Water District picture identification badge with them at all times.

DIG SAFE

Before you or your contractor dig, call DIG SAFE at 1-888-DIGSAFE to have underground utilities located at no cost to you. A single call to DIG SAFE can help prevent personal injury and property damage caused by ruptured pipes and cables.

TRUSTEE MEETINGS

Regular Board business meetings, open to the public, are usually held at 225 Douglass Street in Portland at 6 PM on the fourth Monday of each month (on Tuesday, if Monday is a holiday). Please call to verify time and location.

Paying your bill is easy!

PWD offers online payment services to view and pay your bill. Choose auto pay or pay at your convenience.

Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 11/08/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
11/24	35	7	7
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$105.89
Payment - Thank You			$105.89CR
Balance Forward			$0.00
Total Current Charges	$30.76	$91.00	$121.76
TOTAL AMOUNT DUE			$121.76
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$17.22	$78.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	10/29/2024	09/24/2024	1897	1890	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $121.76

2300139920000121769

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 12/13/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
12/24	29	6	6
11/24	35	7	7
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$121.76
Payment - Thank You			$121.76CR
Balance Forward			$0.00
Total Current Charges	$27.89	$78.00	$105.89
TOTAL AMOUNT DUE			$105.89
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$14.35	$65.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	11/27/2024	10/29/2024	1903	1897	6

Refer to back for customer information, online payment options, or to make mailing address changes.

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ROBERT ROSSOW
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GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $105.89

2300139920000105894

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CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
1/24/2019
DATE DUE:
2/21/2019
TAX YEAR: **2019** PERIOD: **January - March**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

2/2
5 BACK LEW

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **2/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

20190000567057207095 4

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709

DATE:
4/24/2019

DATE DUE:
5/21/2019

TAX YEAR: **2019**
PERIOD: **April - June**

CBL:
425 I010001

AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

5/7
F0CC42UF

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
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CURRENT CHARGES (see below)	**$56.70**
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INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

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PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **5/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

2019000056705720709S4

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

00 25638 00

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
7/24/2019
DATE DUE:
8/21/2019
TAX YEAR: PERIOD:
2020 **July - September**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

TDXCQOON

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

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Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **8/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

2020000056705720709S2

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

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Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
10/25/2019
DATE DUE:
11/21/2019
TAX YEAR: PERIOD:
2020 **October - December**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
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SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **11/21/2019**
Amount Due: **$56.70**

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Amount Enclosed: $

2020000056705720709S2

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CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Tue, Feb 20, 2024 at 4:08 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 02-20-2024 01:08:05 PST
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 2140648631
Transaction Account: Visa x5354
Bill Date: 02-01-2024
Online Processing Fee Reference ID: 2140648634

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Mon, May 20, 2024 at 4:06 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 05-20-2024 01:06:01 PDT
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1000306565
Transaction Account: Visa x5354
Bill Date: 05-01-2024
Online Processing Fee Reference ID: 1000306567

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Tue, Aug 20, 2024 at 4:10 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 08-20-2024 01:10:52 PDT
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1005671964
Transaction Account: Visa x5354
Bill Date: 08-01-2024
Online Processing Fee Reference ID: 1005671966

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

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Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Wed, Nov 20, 2024 at 4:11 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 11-20-2024 01:11:35 PST
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1010336347
Transaction Account: Visa x5354
Bill Date: 11-01-2024
Online Processing Fee Reference ID: 1010336349

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PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Aube's Plumbing & Heating
160 Presumpscot St
Portland, ME 04103
(207) 781-7288
craigaube@gmail.com

INVOICE

BILL TO
Rob & Stacy Rossow
PO Box 9
Greenwood, ME 04255

INVOICE # 6539
DATE 02/06/2019
DUE DATE 02/06/2019
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Plumbing Labor and material charges to replace two electric water heaters	2	825.00	1,650.00

BALANCE DUE **$1,650.00**

2/6 CDCCH100

					CURRENT	PROPOSED - 2024
					800	1143
	Date	Name	Memo	Amount		
Income						
Rental Income						
	1/25/2019	Unit 118	Unit 118 - Talbot	800		
	2/15/2019	Unit 118	Unit 118 - Talbot	800		
	3/11/2019	Unit 118	Unit 118 - Talbot	800		
	4/19/2019	Unit 118	Unit 118 - Talbot	800		
	5/15/2019	Unit 118	Unit 118 - Talbot	800		
	6/26/2019	Unit 118	Unit 118 - Talbot	500		
	6/26/2019	Unit 118	Unit 118 - Talbot	300		
	7/17/2019	Unit 118	Unit 118 - Talbot	500		
	7/17/2019	Unit 118	Unit 118 - Talbot	300		
	8/18/2019	Unit 118	Unit 118 - Talbot	300		
	8/18/2019	Unit 118	Unit 118 - Talbot	500		
	9/7/2019	Unit 118	Unit 118 - Talbot	300		
	9/7/19	Unit 118	Unit 118 - Talbot	500		
	10/21/19	Unit 118	Unit 118 - Talbot	500		
	10/21/19	Unit 118	Unit 118 - Talbot	300		
	11/17/19	Unit 118	Unit 118 - Talbot	800		
	12/19/19	Unit 118	Unit 118 - Talbot	800		
Total Income				**9600**	**9600**	**13716**
Expenses						
Real Estate Taxes						
	2/17/2019	City of Portland	Real Estate Tax	2497.53		
	9/7/2019	City of Portland	Real Estate Tax	2589.74		
				5087.27	**1696**	**1696**
Rent Board Registration Fee						
	11/11/2019	City of Portland	Long Term Rental Reg Fee	**92.5**	**31**	**31**
Insurance Expense						
	8/25/2019	Progressive Insurance	Annual Renewal 19/20	1332		
	9/1/2019	Homeserve	Annual Rewewal	77.88		
	12/27/2019	American Modern	American Modern	1330		
				2739.88	**913**	**913**
Normal Repairs (shared)						
	2/6/2019	Dodge Oil Co., Inc.	Propane heater service and	218		
	2/28/2019	Casco Bay Electric	Replace & Install 3 Smoke Al	1315		
				1533	**511**	**511**
Owner-Performed Labor - Share		Rate per hour		50		
	11/2/2019	Labor - yard work and clea		3	150	
		Mileage			70.18	
	12/30/2024	Lab Labor - bookkeeping - 2 ho		24	1200.00	
					1420	**473**	**473**
Ground Maintenance and Snow Removal						
	12/27/2019	Knight Property Services	Knight: Fall Cleanup	200		
	12/27/2019	Knight Property Services	Knight: Spring Cleanup 4/17,	285		
	12/27/2019	Knight Property Services	Knight: Mowing (7/	90		
	12/27/2019	Knight Property Services	Knight: Mowing (7/15, 8/14,	135		
	12/27/2019	Knight Property Services	Knight: Mowing (9/)	135		

	12/27/2019	Knight Property Services	Knight: Snow Removal (12/1		50	
	12/27/2019	Knight Property Services	Knight: Snow Removal (12/2		250	
	12/27/2019	Knight Property Services	Knight: Snow Removal (1/30		210	
	12/27/2019	Knight Property Services	Knight: Snow Removal (3/10		50	
					1405	**468**	**468**
Water							
	1/15/2019	Portland Water District	JBRC911I		119.43		
	2/12/2019	Portland Water District	EBWC41EQ		94.83		
	3/12/2019	Portland Water District	WB4CQR3H		119.43		
	4/15/2019	Portland Water District	7BZC8R1Q		119.43		
	5/12/2019	Portland Water District	VBZC3247		144.16		
	6/16/2019	Portland Water District	VBYCC2OS		157.73		
	7/15/2019	Portland Water District	3BLCPD67		133.26		
	8/12/2019	Portland Water District	8JKLDM67		150.29		
	9/15/2019	Portland Water District	HBQCQ3PH		24.33		
	10/18/2019	Portland Water District	SBTCJ3FS		150.29		
	11/12/2019	Portland Water District	VBTCPEJ6		124.61		
	12/16/2019	Portland Water District	KB1CCEQQ		137.45		
					1475	**492**	**492**
Sewer							
	2/2/2019	City of Portland	1st Qtr		56.7		
	5/7/2019	City of Portland	2nd Qtr		56.7		
	8/5/2019	City of Portland	3rd Qtr		56.7		
	11/11/2019	City of Portland	4th qtr		56.7		
					226.8	**76**	**76**
Total Expenses						**4660**	**4660**
Net Operating Income						**4940**	**9056**
Amortization							
	2/6/2019	Water Heater - 118		825	5	**165**	**165**
Total Operating Expenses with Amort						**4825**	**4825**
Net Operating Income with Amort						**4775**	**8891**

					CURRENT	PROPOSED - 2024
					800	1355
	Date	Name	Memo	Amount		
Income						
Rental Income						
	1/5/2024	Unit 118	Unit 118 - Talbot	915		
	2/5/2024	Unit 118	Unit 118 - Talbot	915		
	3/7/2024	Unit 118	Unit 118 - Talbot	955		
	4/11/2024	Unit 118	Unit 118 - Talbot	955		
	5/3/2024	Unit 118	Unit 118 - Talbot	955		
	6/10/2024	Unit 118	Unit 118 - Talbot	955		
	7/3/2024	Unit 118	Unit 118 - Talbot	955		
	8/13/2024	Unit 118	Unit 118 - Talbot	955		
	9/16/2024	Unit 118	Unit 118 - Talbot	955		
	10/8/2024	Unit 118	Unit 118 - Talbot	955		
	11/7/2024	Unit 118	Unit 118 - Talbot	955		
	12/9/2024	Unit 118	Unit 118 - Talbot	955		
	Rent Income Adjustment Per City of Portland Rent Audit			**-1780**		
Total Income				**9600**	**9600**	**16260**
Expenses						
Real Estate Taxes						
	12/30/2024	City of Portland	Real Estate 2 of 2	3358.74		
	12/30/2024	City of Portland	Real Estate 1 of 2	3304.1		
				6662.84	**2221**	**2221**
Rent Board Registration Fees						
	12/30/2024	City of Portland	City of Portland Licensing & Housin	**138.5**	**46**	**46**
Insurance Expense						
	12/30/2024	American Modern	American Modern	554.25		
	12/30/2024	American Modern	American Modern	1662.75		
	12/30/2024	American Modern	American Modern	-100		
	12/30/2024	American Modern	American Modern	243.84		
	12/30/2024	Progressive	Umbrella Insurance	939		
				3299.84	**1100**	**1100**
Security						
	12/30/2024	Best Buy	Best Buy: Security Camera	**305.93**	**102**	**102**
Owner-Performed Labor - Shared		Rate per hour		50		
	7/12/2024	Labor - fence repair and yard		3	150	
		Mileage			81.07	
	8/5/2024	Labor - yard work and cleanu		2.5	125	
		Mileage			81.07	
	12/30/2024	Labc Labor - bookkeeping - 2 hour		24	1200.00	
					1637	**546**	**546**
Ground Maintenance and Snow Removal						
	12/30/2024	Knight Property Services	Knight Property 17533	**218**		
	12/30/2024	Knight Property Services	Knight Property 17599	**218**		
	12/30/2024	Knight Property Services	Knight Property 17749	**218**		
	12/30/2024	Knight Property Services	Knight Property 17920	**218**		
	12/30/2024	Knight Property Services	Knight Property 19025	**218**		
	12/30/2024	Eldredge	Eldredge: Garden Soil	**12.64**		
				1102.64	**368**	**368**
Water						
	1/30/2024	Portland Water	PWD Jan	118.38		
	2/28/2024	Portland Water	PWD Feb	88.62		
	3/30/2024	Portland Water	PWD Mar	120.01		
	4/30/2024	Portland Water	PWD Apr	120.01		
	5/30/2024	Portland Water	PWD May	104.39		
	6/30/2024	Portland Water	PWD Jun	104.39		

	7/30/2024	Portland Water	PWD Jul	120.01		
	8/30/2024	Portland Water	PWD Aug	121.47		
	9/30/2024	Portland Water	PWD Sep	137.63		
	10/30/2024	Portland Water	PWD Oct	105.89		
	11/30/2024	Portland Water	PWD Nov	121.76		
	12/30/2024	Portland Water	PWD Dec	105.89		
				1368	**456**	**456**
Sewer						
	2/20/2024	Portland Sewer	1st Qtr	72.19		
	4/20/2024	Portland Sewer	2nd Qtr	72.19		
	8/20/2024	Portland Sewer	3rd Qtr	72.19		
	11/20/2024	Portland Sewer	4th Qtr	72.19		
				288.76	**96**	**96**
Total Expenses					**4935**	**4935**
Net Operating Income					**4665**	**11325**
Amortization					**0**	**0**
Total Operating Expenses with Amort					**4935**	**4935**
Net Operating Income with Amort					**4665**	**11325**

Worksheet	**Current 2019**	**Proposed 2024**
Line 3 Base (NOI)	4775	8781
Line 3 Current (NOI)	4665	11325
Line 4 Base	281.082	281.082
Line 4 Current	336.376	336.376
Line 5	19.67	19.67
Line 6	5714	10509
Line 7	1049	-817
Line 8	87	-68

Base Year NOI	4775
Proposed Base Rate	1143
Proposed Base Rate Income	16260
Proposed Base Rate	1143
Base Rate Expenses	4935
NOI	11325

CURRENT (Post Adjustments per Audit) Unit 118	Base Rent 2019	2020	2021	2022	2023	2024	2025
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%
API		$0.00	$0.00	$34.40	$56.00	$16.00	$20.00
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56			
New Tenancy (5% base)							
Total Yearly Potential Increase		$0.00	$0.00	$51.96	$56.00	$16.00	$20.00
Total Banked Available After Rent Increase		$0.00	$0.00	$51.96	$107.96	$123.96	$143.96
Max Possible Rent Increase Per Year (10% increase)		$80.00	$80.00	$80.00	$80.00	$80.00	$80.00
Actual Rent Increase							
Base Rent	**$800.00**						
Rent	**$800.00**	**$800.00**	**$800.00**	**$800.00**	**$800.00**	**$800.00**	**$800.00**

PROPOSED RENT INCREASE (CPI 2014 to 2019) Unit 118	Base Rent 2019	2020	2021	2022	2023	2024	2025	2026
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%	2.2%
API		$0.00	$0.00	$49.13	$86.89	$26.56	$33.87	$30.55
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56				
New Tenancy (5% base)								
Total Yearly Potential Increase		$0.00	$0.00	$66.69	$86.89	$26.56	$33.87	$30.55
Total Banked		22.852	31.9928	$98.69	$86.89	$26.56	$33.87	
Total Banked Available After Rent Increase		22.852	31.9928	$0.00	$0.00	$0.00	$0.00	$0.00
Max Possible Rent Increase Per Year (10% increase)		$114.26	$114.26	$114.26	$124.13	$132.82	$135.47	$138.86
Actual Rent Increase		$0.00	$0.00	$98.69	$86.89	$26.56	$33.87	$30.55
Proposed Base Rent	**$1,142.60**							
Rent	**$1,142.60**	**$1,142.60**	**$1,142.60**	**$1,241.29**	**$1,328.18**	**$1,354.74**	**$1,388.61**	**$1,419.16**

PROPOSED RENT INCREASE (Market Average) Unit 118	Base Rent 2019	2020	2021	2022	2023	2024	2025	2026
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%	2.2%
API		$0.00	$0.00	$59.64	$105.21	$32.17	$41.01	$38.52
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56				
New Tenancy (5% base)							$69.35	
Total Yearly Potential Increase		$0.00	$0.00	$77.20	$105.21	$32.17	$110.36	$38.52
Total Banked		27.74	38.836	$116.04	$105.21	$32.17	$110.36	
Total Banked Available After Rent Increase		27.74	38.836	$0.00	$0.00	$0.00	$0.00	$0.00
Max Possible Rent Increase Per Year (10% increase)		$138.70	$138.70	$138.70	$150.30	$160.83	$164.04	$175.08
Actual Rent Increase		$0.00	$0.00	$116.04	$105.21	$32.17	$110.36	$38.52
Proposed Base Rent	**$1,387.00**							
Rent	**$1,387.00**	**$1,387.00**	**$1,387.00**	**$1,503.04**	**$1,608.25**	**$1,640.42**	**$1,750.78**	**$1,789.29**

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

September 24, 2025 - Tabled to October 22, 2025 - Tabled to November 12, 2025 - Tabled to November 19, 2025 - Tabled to December 17, 2025

Owner Name and Address:

RSAA Properties LLC

P.O. Box 9

Greenwood, ME 04255

Agent Name and Address:

N/A

Property Address and Unit:

118 Providence St, Unit 120

CBL:

425-I-010-001

Tenants/Interested Parties:

No

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

December 8, 2025

Re: Notice of Public Hearing

To: Tenants of 118 Providence St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, December 17, 2025** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **RSAA Properties, LLC**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **Wednesday, December 10, 2025** at the link below: http://portlandmaine.gov/129/Agendas-Minutes

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101

Please find included the following items in reference to our rent increase petition for 120 Providence Street, Portland, Maine:

1. This cover letter includes the background and qualifying reasons for our application.
2. Leases for Unit 120 from 2012 (prior to our purchase) through 2017 (after our purchase) showing that only a single rent increase in 2017 of $25 was made from 2012 until 2025.
3. The Unit120-RentWorksheet.pdf showing the rent increases in the past, and those proposed.
4. The 2019-120ProvidenceSt-Worksheet-11-28.pdf and 2024-120ProvidenceSt-Worksheet-11-28.pdf showing the expenses and other information related to the petition.
5. An updated petition (Petition for Rent Board Fair Rate of Return Unit 120 Providence.pdf.) that removes the accounting and legal expenses from section VIII lines 6 (Accounting) and 7 (Legal) and adjusts the requested base year adjustment request to $1178.

Background

We bought the Providence Street property in 2014 which includes 3 units, each a 2 bedroom / 1 bath unit of about 700+ square feet with the same layout and appliances in each. Each unit also includes 2 offstreet parking spots, a back deck with privacy walls, and a communal partially fenced in yard.

We did not evict any tenants-at-will at the time even though they were all below-market rents, nor did we increase any of their rents at the time or for years after.

We made a single modest increase in rent of $25/unit in 2017, so from 2014 to 2019 rent increased by only about 3%. As a result of a recent audit that removed all of our other more recent rent increases, we have had an effective rent increase of only 3% from 2014 to 2024 in rent while CPI has increased about 31%.

Since 2014, the tax valuation on this property has increased from $222,200 to $662,100, yet our rents have remained nearly the same. Similarly, the cost of taxes, insurance, plowing, water, maintenance and sewer have all increased by rates similar to inflation.

We are asking that the Rent Control Board acknowledge that we are the exception in that we did not raise rents regularly prior to 2019. There are many reasons for our low rents, but it should be enough to accept that we were the ‘exception’ in that we didn’t raise rents regularly, and due to this we qualify for an adjustment at this time.

We believe we have shown that our units are well below market values due to exceptional circumstances, and as such a fair and equitable solution is to adjust 2026 rent to $1523 for Unit 120. This rent is still well below the market values as defined by the U.S. Department of Housing.

Lastly, as a minimum, we were being paid rent of $1060 for Unit 120 prior to the City of Portland audit remedy and believe this shows this below market value should be the floor of our rent adjustment request moving forward.

Thank you for your consideration.

Robert Rossow and Stacey Sandvoss

This request for base year and associated rent adjustment meets the requirements for exceptional circumstances in the base year, as per Section XVIII of the Petition for Rent Increase.

B. Exceptional Circumstances in the Base Year

1. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.

- Exceptional because the gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- Property was purchased in 2014 and the rent was only raised once between then and 2019.
- By definition, this is the exception, and thus **exceptional** as compared to the majority of tenants throughout the city of Portland who have regular yearly increases in rent (the 'norm').
- Adjustment to the base rent also provides for a more appropriate new tenancy allowable increase to keep up with inflation as it continues to increase.

3. The pattern of rent increases in the years prior to the base year were less than increases in the CPI. This is reflected in the leases that we've included per the rent control board's request.

The tenant in **Unit 120 had a single rent increase in 2017 of $25/month** during the period **from 2014 to 2025**, a fraction of the actual CPI increases at the time. ***This is exceptional.***

C. Other Exceptional Circumstances

- Using CPI from 2014 to 2019, would make base rent change from $800 to $1178.33 (Unit 120).
- Using CPI is a fair and necessary way to adjust the base rent of 2019.

- After audit remediation, the current rents are back down to the 2019 base rent.
- 10% annual rent increase limits will take an extremely long time to reach reasonable income levels which is why we are asking the rent board to set our rent to a fair value.

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income
   It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.
2. Fair Return
   A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.
3. Base Year:
   a. Calendar year 2019 is the Base Year.
   b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the “current year” in the prior petition.
   c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.
4. Current Year
   The “current year” shall be the calendar year preceding the petition.
5. CPI (Consumer Price Index)
   The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [Bureau of Labor Statistics Data (bls.gov)].
6. Limits of Allowable Rent Increases in Any One Year
   If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 120 Providence Street

Parcel Numbers(s): 425-I-010-001

Year Property Purchased by Current Owner: 2014

Total Number of Units on the Property: 3

Total Number of Units Affected by Proposed Rent Increase: 1

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: 1 - Unit 122 - Section 8

I. Landlord Information

Name: RSAA Properties LLC (Robert Rossow & Stacey Sandvoss)

Phone(s): 207-744-5071

Business Address: PO Box 9

City, State, Zip: Greenwood, ME 04255

Business E-mail: slsandvoss@gmail.com

II. Agent Information (if applicable)

Name:

Phone(s):

Business Address:

City, State, Zip:

Business E-mail:

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☐	☐	☐
Electricity	☐	☑	☐
Water	☑	☐	☐
Sewer	☑	☐	☐
Garbage	☐	☑	☐
Other:	☑	☐	☐

IV. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Electricity & Garbage - Tenant Pays. Garbage is Pay-As-You-Throw.
Water, Sewer, Yard Maintenance (lawn mowing,etc.), & Snow Removal - Landlord Pays

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
  If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here ☑ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019)[1]	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	$ 10200	$ 10200
2. Portion Attributable to Vacancy	$ 0	$ 0
Fees (indicate what fee is for):		
3. Late fees	$ 0	$ 0
4. List fees, other than utilities, collected for services & amenities not included in rent	$ 0	$ 0
5. _____	$	$
6. _____	$	$
7. _____	$	$
Other Income (list separately by type)[2]:		
8. _____	$ 0	$ 0
9. _____	$	$
10. _____	$	$
Fees charged by landlord for Utilities		
11. Gas	$ 0	$ 0
12. Electricity	$ 0	$ 0
13. Water	$ 0	$ 0
14. Sewer	$ 0	$ 0
15. Garbage & Recycling	$ 0	$ 0
Other Utilities (list separately by type):		
16. _____	$ 0	$ 0
17. _____	$	$
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** 10200	**$** 10200

[1] or an alternative year in the event of extenuating circumstances.

[2] Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	$ 0	$ 0
2. Real Property Taxes	$ 1696	$ 2221
3. License Tax/Fee	$ 0	$ 0
4. Rent Board Registration Fees	$ 31	$ 46
5. Insurance	$ 913	$ 1100
6. Accounting	$ 0	$ 0
7. Legal (explain types of legal expenses)	$ 0	$ 0
8. Manager /Management Services	$ 0	$ 0
9. Security	$ 0	$ 102
10. Office Supplies	$ 0	$ 0
12. Normal Repairs	$ 511	$ 1733
13. Owner-Performed Labor	$ 473	$ 1432
14. Plumbing Maintenance	$ 0	$ 0
15. Pool Maintenance	$ 0	$ 0
16. Landscape Maintenance/snow removal	$ 468	$ 368
17. Other Maintenance	$ 0	$ 0
18. Parking Lot/Street Maintenance	$ 0	$ 0
19. Gas (separately metered only)	$ 0	$ 0
20. Electricity (separately metered only)	$ 0	$ 0
21. Water	$ 492	$ 456
22. Sewer	$ 76	$ 96
23.Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	$ 230	$ 199
24. Vandalism Repairs	$ 0	$ 0
25. Uninsured Damages	$ 0	$ 0
27. TOTAL OPERATING EXPENSES	**$** 4890	**$** 7754

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was $20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
$20,000	5.88%	10 years (120 months)	$26,500.52	$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
$2,650.05	$220.84	4	$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. http://www.freddiemac.com/pmms/archive.html

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: $ _____

Annual Cost for Base Year [add amounts in column (i)]: $ _____

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: $ _____

Annual Cost for Current Year [add amounts in column (i)]: $ _____

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
11/2/2019	3	50	3	yard work and cleanup
multiple	24	50	3	bookkeeping

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
multiple	5.5	50	3	yard work and cleanup
multiple	11.25	50	1	bathroom fan replacement
multiple	24	50	3	bookkeeping

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: $ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: $ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 10200	$ 10200
2. Annual Operating Expenses	$ 4890	$ 7754
3. Net Annual Operating Income	$ 5310	$ 2446
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 6355

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ 3909

8. Allowable Rent Increase/Unit/Month[3]

$$\text{Line 7} \div 12 \div \#\ \text{of Units}$$

$ 326

[3] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
120	$850	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	

___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: Per Unit

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
120	$ 850	10/1/2014	$ 825	2/1/2017	$ 850	$ 850	$ 1523
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$

___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
    a. Extraordinary amounts were expended for necessary maintenance and repairs
    b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
    c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
    a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
    b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
    c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.

C. Other exceptional circumstances: (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

A. Base year rents charged for any comparable units in the same building.
B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:[4]

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$989	$1,071	$1,387	$1,829	$2,198

[4] These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: $ 10200

Proposed Adjusted Gross Income for 2019: $ 14136

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

See section XXI.Other Claims

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	$ 14136	$ 16764
2. Portion Attributable to Vacancy	$ 0	$ 0
Fees (indicate what fee is for):		
3. Late fees	$ 0	$ 0
4. List fees, other than utilities, collected for services & amenities not included in rent	$ 0	$ 0
5. _____	$ 0	$ 0
6. _____	$ 0	$ 0
7. _____	$ 0	$ 0
Other Income (list separately by type)[5]:		
8. _____	$ 0	$ 0
9. _____	$	$
10. _____	$	$
Fees charged by landlord for Utilities		
11. Gas	$ 0	$ 0
12. Electricity	$ 0	$ 0
13. Water	$ 0	$ 0
14. Sewer	$ 0	$ 0
15. Garbage & Recycling	$ 0	$ 0
Other Utilities (list separately by type):		
16. _____	$ 0	$ 0
17. _____	$ 0	$ 0
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** 14136	**$** 16764

[5] Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 14136	$ 16764
2. Annual Operating Expenses	$ 4890	$ 7754
3. Net Annual Operating Income	$ 9246	$ 9010
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 11065

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ 2055

8. Allowable Rent Increase/Unit/Month[6]

$$\text{Line 7} \div 12 \div \#\ \text{of Units}$$

$ 171

[6] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

Please see cover letter.

XXII. Documentation of Current Year Income & Operating Expenses

1. Organize documents by operating expense category.
2. Number each page, submitted with this Application, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

XXIII. Current Tenant Information

If there are more than four affected tenants, attach additional sheet(s).

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

Tenant's Name _____ _____ _____

First Last Unit number

Mailing address if different _____ Email address: _____

XXIV. Certification

I hereby certify that the information provided is accurate to the best of my knowledge, request that any required notices be given and ask that a hearing be scheduled in front of the Rent Board to process this request for a rent increase as outlined above.

Signature of Applicant Landlord:

Stacey Sandvoss		11/28/2025
Printed name	Signature	Date

	Date	Name	Memo		Amount	
Income						
Rental Income						
	1/25/2019	Unit 120	Unit 120 - Wood		850	
	2/11/2019	Unit 120	Unit 120 - Wood		850	
	3/11/2019	Unit 120	Unit 120 - Wood		850	
	4/1/2019	Unit 120	Unit 120 - Wood		850	
	5/10/2019	Unit 120	Unit 120 - Wood		850	
	6/5/2019	Unit 120	Unit 120 - Wood		850	
	7/5/2019	Unit 120	Unit 120 - Wood		850	
	8/12/2019	Unit 120	Unit 120 - Wood		850	
	9/7/2019	Unit 120	Unit 120 - Wood		850	
	10/11/2019	Unit 120	Unit 120 - Wood		850	
	11/11/2019	Unit 120	Unit 120 - Wood		850	
	12/6/2019	Unit 120	Unit 120 - Wood		850	
Total Income					**10200**	**10200**
Expenses						
Real Estate Taxes						
	2/17/2019	City of Portland	Real Estate Tax		2497.53	
	9/7/2019	City of Portland	Real Estate Tax		2589.74	
					5087.27	**1696**
Rent Board Registration Fee						
	11/11/2019	City of Portland	Long Term Rental Reg Fee		**92.5**	**31**
Insurance Expense						
	8/25/2019	Progressive Insurance	Annual Renewal 19/20		1332	
	9/1/2019	Homeserve	Annual Rewewal		77.88	
	12/27/2019	American Modern	American Modern		1330	
					2739.88	**913**
Accounting	4/15/2019	Accounting	Baker, Newman, and Noyes		1320	
	11/22/2019	Accounting	Baker, Newman, and Noyes		450	
					1770	**590**
Normal Repairs (shared)						
	2/6/2019	Dodge Oil Co., Inc.	Propane heater service and fi		218	
	2/28/2019	Casco Bay Electric	Replace & Install 3 Smoke Ala		1315	
					1533	**511**
Owner-Performed Labor - Shared		Rate per hour		50		
	11/2/2019	Labor - yard work and cleanu		3	150	
		Mileage			70.18	
	12/30/2024	Labor - bookkeeping - 2 hours		24	1200.00	
					1420	**473**
Ground Maintenance and Snow Removal						
	12/27/2019	Knight Property Services	Knight: Fall Cleanup		200	
	12/27/2019	Knight Property Services	Knight: Spring Cleanup 4/17,		285	
	12/27/2019	Knight Property Services	Knight: Mowing (7/		90	

	12/27/2019	Knight Property Services	Knight: Mowing (7/15, 8/14,	135	
	12/27/2019	Knight Property Services	Knight: Mowing (9/)	135	
	12/27/2019	Knight Property Services	Knight: Snow Removal (12/17	50	
	12/27/2019	Knight Property Services	Knight: Snow Removal (12/28	250	
	12/27/2019	Knight Property Services	Knight: Snow Removal (1/30,	210	
	12/27/2019	Knight Property Services	Knight: Snow Removal (3/10)	50	
				1405	**468**
Water					
	1/15/2019	Portland Water District	JBRC911I	119.43	
	2/12/2019	Portland Water District	EBWC41EQ	94.83	
	3/12/2019	Portland Water District	WB4CQR3H	119.43	
	4/15/2019	Portland Water District	7BZC8R1Q	119.43	
	5/12/2019	Portland Water District	VBZC3247	144.16	
	6/16/2019	Portland Water District	VBYCC2OS	157.73	
	7/15/2019	Portland Water District	3BLCPD67	133.26	
	8/12/2019	Portland Water District	8JKLDM67	150.29	
	9/15/2019	Portland Water District	HBQCQ3PH	24.33	
	10/18/2019	Portland Water District	SBTCJ3FS	150.29	
	11/12/2019	Portland Water District	VBTCPEJ6	124.61	
	12/16/2019	Portland Water District	KB1CCEQQ	137.45	
				1475	**492**
Sewer					
	2/2/2019	City of Portland	1st Qtr	56.7	
	5/7/2019	City of Portland	2nd Qtr	56.7	
	8/5/2019	City of Portland	3rd Qtr	56.7	
	11/11/2019	City of Portland	4th qtr	56.7	
				226.8	**76**
Total Expenses					**5250**
Net Operating Income					**4950**
Amortization					
	7/7/2018	Water Heater - 120	1150	5	**230**
Total Operating Expenses with Amort					**5480**
Net Operating Income with Amort					**4720**

					CURRENT	PROPOSED 2024	
					850	1462.49	
	Date	Name	Memo	Amount			
Income							
Rental Income							
	1/4/2024	Unit 120	Unit 120 - Wood	970			
	2/14/2024	Unit 120	Unit 120 - Wood	970			
	3/1/2024	Unit 120	Unit 120 - Wood	1010			
	4/8/2024	Unit 120	Unit 120 - Wood	1010			
	5/6/2024	Unit 120	Unit 120 - Wood	1010			
	6/12/2024	Unit 120	Unit 120 - Wood	1010			
	7/15/2024	Unit 120	Unit 120 - Wood	1010			
	8/7/2024	Unit 120	Unit 120 - Wood	1010			
	9/16/2024	Unit 120	Unit 120 - Wood	1010			
	10/8/2024	Unit 120	Unit 120 - Wood	1010			
	11/7/2024	Unit 120	Unit 120 - Wood	1010			
	12/10/2024	Unit 120	Unit 120 - Wood	1010			
	Rent Adjustment Per City of Portland Rent Audit Remedy			**-1840**			
Total Income				**10200**	**10200**	**17549.88**	
Expenses							
Real Estate Taxes							
	12/30/2024	City of Portland	Real Estate 2 of 2	3358.74			
	12/30/2024	City of Portland	Real Estate 1 of 2	3304.1			
				6662.84	**2221**	**2221**	
Rent Board Registration Fees							
	12/30/2024	City of Portland	City of Portland Licensing & H	**138.5**	**46**	**46**	
Insurance Expense							
	12/30/2024	American Modern	American Modern	554.25			
	12/30/2024	American Modern	American Modern	1662.75			
	12/30/2024	American Modern	American Modern	-100			
	12/30/2024	American Modern	American Modern	243.84			
	12/30/2024	Progressive	Umbrella Insurance	939			
				3299.84	**1100**	**1100**	
Accounting	4/29/2024	Accounting	Baker, Newman, and Noyes	2625			
				2625	**875**	**875**	
Legal							
	1/14/2024	Jensen Baird	Legal Services - Eviction Discu	840	(1/2 invoice applicable)		
	10/15/2024	Jensen Baird	Legal Services	197.5			
	10/23/2024	Jensen Baird	RSAA LLC setup and deed - LL	1387			
	11/25/2024	Jensen Baird	RSAA LLC setup and deed - LL	1216.73			
	11/26/2024	Jensen Baird	RSAA LLC setup and deed - BC	150			
	12/30/2024	Jensen Baird	Legal Services Postage	10.45			
				3801.68	**1267**	**1267**	
Security							
	12/30/2024	Best Buy	Best Buy: Security Camera	**305.93**	**102**	**102**	
Normal Repairs (unit-specific)							
	12/30/2024	Eldredge	Eldredge 41943 Unit 120 Attic	27.41			
	12/30/2024	Eldredge	Eldredge Unit 120 Bathroom	31.64			
	12/30/2024	Eldredge	Eldredge Unit 120 Bathroom	23.81			
	12/30/2024	Eldredge	Eldredge Unit 120 Carpet Trin	32.69			
	12/30/2024	Home Depot	Home Depot Unit 120 Return	-94.76			
	12/30/2024	Home Depot	Home Depot Unit 120 Bathro	76.66			
	12/30/2024	Home Depot	Home Depot WJ68765995 Un	1268.3			
	12/30/2024	Home Depot	Home Depot WJ68774379 Un	5.42			
	12/30/2024	Home Depot	Home Depot WJ68793860 Un	28.79			
	12/30/2024	Lowes	Lowes Unit 120 Roof Vent	108.38			
	12/30/2024	Northeast Labs	Mail Sport Tests to Northeast	9.25			
	12/30/2024	Northeast Labs	Northeast Lab Unit 120 Air Q	200			
	12/30/2024	Northeast Labs	Northeast Lab Unit 120 Air Q	15.83			

					1733.42	**1733**	**1733**
Owner-Performed Labor - Shared		Rate per hour		50			
	7/12/2024	Labor - fence repair and yard cleanup		3	150		
		Mileage			81.07		
	8/5/2024	Labor - yard work and cleanup		2.5	125		
		Mileage			81.07		
	12/30/2024	Labor - bookkeeping - 2 hours / mont		24	1200.00		
					1637	**546**	**546**
Owner-Performed Labor - Unit 120		Rate per hour		50			
	7/19/2024	Labor - moisture testing		0.5	25		
		Mileage			81.07		
	10/28/2024	Labor - roof fan		3	150		
		Mileage			81.07		
	11/8/2024	Labor - bathroom fan replacement ar		3.75	188		
		Mileage			81.07		
	11/13/2024	Labor - bathroom fan replacement ar		4	200		
		Mileage			81.07		
				11.25	886.78	**887**	**887**
Ground Maintenance and Snow Removal							
	12/30/2024	Knight Property Services	Knight Property 17533		**218**		
	12/30/2024	Knight Property Services	Knight Property 17599		**218**		
	12/30/2024	Knight Property Services	Knight Property 17749		**218**		
	12/30/2024	Knight Property Services	Knight Property 17920		**218**		
	12/30/2024	Knight Property Services	Knight Property 19025		**218**		
	12/30/2024	Eldredge	Eldredge: Garden Soil		**12.64**		
					1102.64	**368**	**368**
Water							
	1/30/2024	Portland Water	PWD Jan		118.38		
	2/28/2024	Portland Water	PWD Feb		88.62		
	3/30/2024	Portland Water	PWD Mar		120.01		
	4/30/2024	Portland Water	PWD Apr		120.01		
	5/30/2024	Portland Water	PWD May		104.39		
	6/30/2024	Portland Water	PWD Jun		104.39		
	7/30/2024	Portland Water	PWD Jul		120.01		
	8/30/2024	Portland Water	PWD Aug		121.47		
	9/30/2024	Portland Water	PWD Sep		137.63		
	10/30/2024	Portland Water	PWD Oct		105.89		
	11/30/2024	Portland Water	PWD Nov		121.76		
	12/30/2024	Portland Water	PWD Dec		105.89		
					1368	**456**	**456**
Sewer							
	2/20/2024	Portland Sewer	1st Qtr		72.19		
	4/20/2024	Portland Sewer	2nd Qtr		72.19		
	8/20/2024	Portland Sewer	3rd Qtr		72.19		
	11/20/2024	Portland Sewer	4th Qtr		72.19		
					288.76	**96**	**96**
Total Expenses						**9697**	**9697**
Net Operating Income						**503**	**7853**
Amortization							
	12/31/2021	Electric range - 120		996.16	5	**199**	**199**
Total Operating Expenses with Amort						**9896**	**9896**
Net Operating Income with Amort						**304**	**7654**

Worksheet	**Current 2019**	**Proposed 2024**
Line 3 Base (NOI)	4720	11164
Line 3 Current/2024 (NOI)	304	7654

Line 4 Base	281.082	281.082
Line 4 Current/2024	336.376	336.376
Line 5	19.67	19.67
Line 6	5649	13360
Line 7	5345	5706
Line 8	445	476

Base Year NOI	4720
Proposed Base Rate	1387
Proposed Base Rate Income	16644
Base Rate Expenses	5480
NOI	11164

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$2,497.53	$2,497.53	$2,497.53	$0.00	$2,497.53

2/19/19

I DECLINED

CBL: 425-I-010-001

SANDVOSS STACEY L
98 SOUTH POND SHORE LN
GREENWOOD, ME 04255

ACCOUNT NUMBER: 2742
ACRES: 0.207
BILL NUMBER: **23391**

Owner of Record as of: April 1, 2018
SANDVOSS STACEY L

Assessed Property Description:
425-I-10-11-12
PROVIDENCE ST 120-126
CALLED 118-120-122
9000 SF

CURRENT BILLING DISTRIBUTION		
Education	$2,473	49.50%
Public Safety	$889	17.80%
Debt Service	$699	14.00%
Public Works	$270	5.40%
County Tax	$175	3.50%
Rec & Fac Mgmt	$140	2.80%
Health & Human Svcs	$120	2.40%
Library	$115	2.30%
Metro	$75	1.50%
General Government	$40	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$69,800
Building Value	$152,400
Total Value	$222,200
Exemptions	$0
Taxable Value	$222,200
Tax Rate	22.48
TOTAL TAX DUE	$2,497.53
AMOUNT PAID	$2,497.53

KEEP THIS PORTION FOR YOUR RECORDS
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

RETURN THIS BOTTOM PORTION WITH PAYMENT **BILL NUMBER: 23391**

City of Portland Real Estate Property Tax Statement	**FY 2019**	For Fiscal Year 2019 July 01, 2018 - June 30, 2019

SANDVOSS STACEY L
CBL: 425-I-010-001
ACCOUNT NUMBER: 2742

Amount Due: $2,497.53
Amount Enclosed: $

00002082019800023391600002497535

☐ **OWNER/ADDRESS CHANGE? CHECK HERE AND NOTE CHANGES ON BACK.**

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND TREASURY
PO BOX 16050
LEWISTON, ME 04243-9533

PORTLAND me

Munis Self Service

Shopping Cart Review

Cart Contents

REAL ESTATE

	Due	Being Paid	
REGULAR/ORIGINAL - REAL ESTATE 23488	$2,589.74	$2,589.74	remove
Subtotal	$2,589.74	$2,589.74	
Total	$2,589.74	$2,589.74	

Close Pay

©2019 Tyler Technologies, Inc.

917 6BMCC3E5

FY20 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

BILL #: 23488
ACCOUNT #: 2742
CBL: 425-I-010-001

SANDVOSS STACEY L

INTEREST AT 9% CHARGED
BEGINNING 10/19/2019

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
10/18/2019	$0.00

AMOUNT PAID $_____

2082020600023488018000000000000

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

Back

Invoice Number: INV-00010516

Invoice Total:	$92.50				
Status:	Paid In Full	**Invoice Date:**	10/23/2018	**Due Date:**	11/22/2018
Description:	NONE				

Primary Fees | Misc Fees | Payments | Attachments | Contacts

Primary Fees

Sort Fee Name

Fee Name	Fee Total	Amount Due	Case Number	Case Type	Notes
Long Term Rental Registration Fee	$92.50	$0.00	20181178	Business License	

7134 Lee Highway
Chattanooga, TN 37421

Please note our new address.

HomeServe®

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

ROBERT ROSSOW
98 PO BOX 9
GREENWOOD, ME 04255

September 13, 2019

Dear Mr. Robert Rossow,

As a Portland Water customer, thank you for choosing Exterior Water Service Line Plus from HomeServe. Your Declaration Page is on the back of this letter and the Terms and Conditions are enclosed, which together form your Service Agreement. Keep this information handy to help you use your coverage in the event of a covered exterior water service line emergency.

Your coverage will automatically renew on 08/10/2019 at the new annual rate of $77.88, plus any applicable taxes, without you having to do anything further. If at any time you want to discontinue coverage or have questions about the renewal of your coverage, simply call us at 1-888-666-7711.

To make a service call, simply call the Emergency Repair Hotline and provide your Service Agreement Number. A local, licensed technician will be directed to your property. Once a covered repair has been completed, you will pay nothing up to your benefit amount.

Hopefully you won't be faced with an exterior water service line emergency, but if you are, prompt, reliable assistance is just one call away.

We're glad you're with us.

Sincerely,

Scott Van Stratten
Customer Service
HomeServe®

P.S. Access your account online and go paperless with e-delivery of your plan documents.
Go to www.MyHomeServeUSA.com

The Portland Water District contracts with an *independent organization*, HomeServe, to offer service agreements to its customers. The purchase of these service agreements is voluntary and will not impact utility service received from the District. For the benefit of customers, Portland Water District is waiving the fee some partners receive from HomeServe and passing the savings along to you to make this product less expensive. HomeServe USA Repair Management Corp. ("HomeServe"), with corporate offices located at 601 Merritt 7, 6th Floor, Norwalk, CT 06851, offers this optional service plan as an authorized representative of the service contract provider, North American Warranty, Inc., 175 West Jackson Blvd., Chicago, IL 60604. State Department of Professional and Financial Regulation Transient Seller's Registration Number: CO12574.



SSL Secure

Thank you for your payment!

Your payment was approved on 08-11-19 10:55:34. Payment will be applied no later than the end of the next business day. This payment is provisional only and does not guarantee coverage. Coverage is contingent upon acceptance of payment from the card issuer. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	
Authorization Code:	**06010C**
Reference Code:	**8217500100107488O4**
Client:	**Stacey Sandvoss Robert Rossow**
Company:	**077**
Policy:	**0047794752**
Paid By:	**Insured**
Amount Paid (US$):	**1330.00**
Card Type:	**Visa**
Card Number:	**xxxxxxxxxxxx2604**
Card Expiration Date:	**12/2023**
Name as Shown on Card:	**Stacey Sandvoss**
Cardholder Billing Address:	**PO Box 9, Greenwood, ME**
Cardholder Zip Code:	**04255**

PROGRESSIVE

PROGRESSIVE UMBRELLA
PO BOX 94567
CLEVELAND, OH 44101

4 DWCI341
8/26/19

Policy number: 67105880-5
Underwritten by:
Progressive Northwestern Ins Co
August 15, 2019
Policy Period Sep 18, 2019– Sep 18, 2020

800-776-4737
PROGRESSIVE UMBRELLA
Contact your agent for personalized service.

800-925-2886
To report a claim.

ROBERT ROSSOW
STACEY SANDVOSS
PO BOX 9
GREENWOOD, ME 04255

Renewal bill and policy documents are enclosed

Thank you for being a Progressive Personal Umbrella customer

Your current policy will expire on September 18, 2019 at 12:01 a.m. Renew your policy today.

- ☑ **Review** the enclosed policy documents
- ☑ **Select** your payment option.
- ☑ **Pay** the amount shown in the "Pay now" column **by September 18, 2019** to renew your policy.

Your two payment options	**Pay now**	**Installments**	**Your total cost**
Pay in full now	$1,332.00	--	$1,332.00
Make installment payments	$ 671.00	1 installment of $ 671.00	$1,342.00

If you choose to make installment payments, an installment fee of $5.00 is included in each payment.

Payment options: by mail or with your agent

Discounts you have earned	**Discount %**	**Discount Amount**
Multi-policy discount– for having multiple Progressive policies	10%	$ 148.00

cut here

Payment Coupon

Make a paid in full payment of	$1,332.00
Or "Pay Now" amount of	$ 671.00
Due date	September 18, 2019
Amount enclosed	$

PROGRESSIVE INSURANCE
DEPT 0561
CAROL STREAM, IL 60132-0561

Policy number: 67105880-5
Policyholders: ROBERT ROSSOW
STACEY SANDVOSS

If you pay by check, please allow 5 to 7 days for your payment to reach us. Write your policy number on the check and make it payable to **Progressive Northwestern Ins Co.**

For immediate payment – call 800-776-4737

Do not write below this section of coupon.

☑ Track your expenses...
☐ Clothing ☐ Food ☐ Transportation
☐ Credit Card ☐ Utilities ☐ Mortgage
☐ Entertainment ☐ Insurance ☐ Other

☐ TAX-DEDUCTIBLE ITEM

1665

4/24/19

BALANCE FORWARD
THIS ITEM 1320.00
BALANCE
DEPOSIT
OTHER
BALANCE FORWARD

Baker, Newman Noyes
One thousand three hundred twenty dollars

Inv 179765 / 67955

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

er Newman & Noyes LLC
TTS I NEW HAMPSHIRE
l www.bnncpa.com

GREENWOOD, ME 04255

Invoice No. 179765
Date 04/15/2019
Client No. 67955

Preparation and review of the 2018 federal and State individual income tax returns	$ 850
Projection and recalculation of 3rd qtr 2018 estimate, consultation re: withholding and Texas hotel occupancy rules.	470
Current Amount Due	$ 1,320

Please include the above invoice number on your check and mail payments to:

Baker Newman Noyes
P.O. Box 507
Portland, ME 04112-0507
*****All Payments Due Upon Receipt*****

☑ Track your expenses...
☐ Clothing ☐ Food ☑ Transportation ☐ TAX-DEDUCTIBLE ITEM
☐ Credit Card ☐ Utilities ☐ Mortgage
☐ Entertainment ☐ Insurance ☐ Other: _____

1732

BALANCE FORWARD
THIS ITEM
BALANCE
DEPOSIT
OTHER
BALANCE FORWARD

[redacted]

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

vman & Noyes LLC
NEW HAMPSHIRE
w.bnncpa.com

GREENWOOD, [redacted]

Invoice No. 189693
Date 11/22/2019
Client No. 67955

Payment Due Upon Receipt

Projection and recalculation of 3rd and 4th qtr 2019 estimates.

Current Amount Due $ 450

To Pay Your Invoice by Check Please Mail To:	To Pay Your Invoice by ACH Please Use the Below Banking Details
Baker Newman Noyes P.O. Box 507 Portland, ME 04112-0507 Please include the above invoice number on your check	Account Name: Baker Newman and Noyes Bank Name: TD Bank Bank Routing #: 211274450 Account #: 029104560 Please include the above invoice number with your payment details

Estimate #17079

Billing Address	Service Address	Send Payment To		
Rob Rossow	Rob Rossow	Casco Bay Electric, LLC	Date	02/18/19
118 Providence Street	118 Providence Street	322 Presumpscot St	Sent	02/18/19
Portland ME 04103 United States	Portland ME 04103 United States	Portland ME 04103	Total	$1,315.00
Robr@megalink.net	Robr@megalink.net	207-221-3331	Payments	$0.00
2075156985	2075156985	CBE@cascobayelectric.com	Balance	$1,315.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
16 - Electrical and Lighting	Inclusions: 1) Replace the existing hardwired smoke detector in each of the three units with a hardwired photoelectric smoke/Co detector (3 Total) 2) Provide a hardwired interconnect photoelectric smoke detector in each bedroom (6 total)	$1,315.00		1.0	$1,315.00
16 - Electrical and Lighting	Exclusions: 1) Assumes all wiring in place is in good working condition 2) Patching and painting by others	$0.00		1.0	$0.00
				Subtotal	$1,315.00
				Tax	$0.00
				Total	$1,315.00

Notes

Terms

General Conditions:

This proposal is valid for 30 days.
All applicable taxes are included.
Payment is due at time of service.
All work to be performed during normal business hours.
Others shall not hold the electrical contractor liable for errors or omissions in designs, for inadequacies of specified materials or equipment, or for any indirect loss or damage.
The electrical contractor warrants materials to the extent of their manufacturer□s warrantee.
All bonding and/or special insurance requirements are supplied at additional cost.
Any formal contract must not deviate from this proposal without the electrical contractor s agreement.
Any communication, which is contrary to these conditions, shall be null and void.
Proposal does not include an engineer design or stamped plans
Proposal does not include the cutting, patching, coring or painting of floors, walls, foundations, or drives.
Proposal does not include any trenching, backfilling, manholes, hand holes, or pre-cast concrete
Proposal does not include access panels or roof penetrations.
Proposal does not include any fire stoping or maintaining of any fire ratings.
Proposal does not include the HVAC low-voltage controls or control wiring.
Proposal does not include any power, telephone or CATV utility charges
In any action incurred to enforce this contract or defend services provided according to the contract, the prevailing party shall be entitled to reasonable attorney's fees and collection costs, including but not limited to court costs.

Dodge Energy Co.,Inc
79 New Portland Road
Gorham, ME 04038
Gorham 839-5536 / Naples 693-4929
Fax 839-3225

STATEMENT

December 17, 2018

STATEMENT

Account Number
163736

Amount Enclosed

Robert Rossow
Po Box 9
Greenwood, ME 04255

207-515-6985

Amount Due: $218.00

Please Return Upper Portion of This Statement With Your Payment

Location Information: *Use This List of Location #s and Corresponding Addresses As a Reference To Where the Delivery / Work Was Performed*

1 - 118 Providence St. 2 - 120 Providence St. 3 - 122 Providence St.

START DATE:	11/1/2018	ACCOUNT NUMBER:	163736	PREVIOUS BALANCE:	$0.00

DATE	REF NUM	Loc #	Quantity	REFERENCE	SALES	PAYMENTS	BALANCE
11/11/18	439867	3	53	LPGas @ $2.249	$119.20	$0.00	$119.20
11/11/18	439866	2	27.5	LPGas @ $2.249	$61.85	$0.00	$181.05
11/11/18	439865	1	33.1	LPGas @ $2.249	$74.44	$0.00	$255.49
11/12/18	11222395			Visa - Gorham	$0.00	$119.20	$136.29
11/12/18	11222397			Visa - Gorham	$0.00	$61.85	$74.44
11/12/18	11222399			Visa - Gorham	$0.00	$74.44	$0.00
11/21/18	139998	3		Service Invoice	$218.00	$0.00	$218.00
				Totals As Of 12/17/18:	$473.49	$255.49	$218.00

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	AMOUNT DUE
$218.00	$0.00	$0.00	$0.00	$0.00	
				Thank You	**$218.00**

Dodge Energy Co.,Inc
79 New Portland Road
Gorham, ME 04038
Gorham 839-5536 / Naples 693-4929

We Are The Service People!!!!
Visit us @ http://dodgeenergy.dev.thryv.com

PROVIDENCE HOUSE MILEAGE LOG

			$0.58/mile
11/2/19	Propane element removal/wall repair/Garden	121	$70.18
Total			**$70.18**

Payment receipt

You paid $135.00

to Knight Property Services on 9/7/2019

Invoice no.	10438
Invoice total	$135.00
Amount paid	$135.00
Balance due	$0.00
Payment method	VISA****2604
Transaction ID	PK0245213543

Knight Property Services

info@kpsmaine.com

Payment receipt

You paid $90.00

to Knight Property Services on 7/31/2019

Invoice no.	10237
Invoice total	$90.00
Amount paid	$90.00
Balance due	$0.00
Payment method	VISA****2604
Transaction ID	PI0245992053

Knight Property Services

info@kpsmaine.com

Payment sent
We sent a confirmation email.

Knight Property Services

Invoice no.9925

Invoice total $335.00

Amount paid $335.00

Balance Due $0.00

Date paidJune 19, 2019

Payment methodVisa ●●●●2604

Transaction IDPK0228701430

Payment sent
We sent a confirmation email.

Knight Property Services

Invoice no.9642

Invoice total $210.00

Amount paid $210.00

Balance Due $0.00

Date paidMarch 8, 2019

Payment methodVisa ●●●●2604

Transaction IDPK0208506439

Payment receipt

You paid $135.00

to Knight Property Services on 10/20/2019

Invoice no.	10606
Invoice amount	$135.00
Total paid	$135.00
Payment method	VISA****2604
Transaction ID	PK0253574450

Knight Property Services

info@kpsmaine.com

Knight Property Services
783 County Road
Westbrook, Maine 04092
(207) 370-8577
info@kpsmaine.com
www.kpsmaine.com

Invoice 9279

BILL TO
Rob Rossow
118-120 Providence St
Portland, maine 04103

DATE	PLEASE PAY	DUE DATE
12/19/2018	$0.00	01/03/2019

DATE	ACCOUNT SUMMARY	AMOUNT
12/02/2018	Balance Forward	$190.00
12/19/2018	Payments and credits already applied to this invoice	-250.00
	Other payments and credits between 12/02/2018 and 12/19/2018	-190.00
	New charges (details below)	250.00
	Total Amount Due	$0.00

DATE	SERVICE	QTY/HOURS	RATE	AMOUNT
12/19/2018	**Snow Removal** Provided Snow Removal for storm le[illegible] than 8". December 17th	1	50.00	50.00
12/19/2018	**Fall Cleanup** Provide Fall Cleanup Dece[illegible]er 6th	1	200.00	200.00

PAID

TOTAL OF NEW CHARGES 250.00

TOTAL DUE $0.00

THANK YOU.

Thank you in advance for your prompt payment.

Please note, a FINANCE CHARGE of 1.5% per month (APR 18%) will be added to any amounts more than 30 days past due. Accounts over 90 days past due will be sent to a collections agency unless other arrangements are made.

If you would like to pay your Invoice online with a credit/debit card or bank account, you will need to receive your invoices via email. If you would like to pay via Paypal, use info@kpsmaine.com for payment address.

If receiving via email, please hit the Pay Now button for online payment.

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 02/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29
02/18	10	10	28
01/18	10	10	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	01/07/19	12/05/18	01/11/19	1224	1215	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 02/10/2019

Total Amount Due: **$119.43**

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 03/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$25.18	$69.65	$94.83
TOTAL AMOUNT DUE			**$94.83**
CURRENT CHARGES DETAIL			
Consumption Charge	$25.18	$69.65	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29
02/18	10	10	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	02/05/19	01/07/19	02/08/19	1231	1224	7

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 03/10/2019

Total Amount Due: **$94.83**

1129474040000251800006965000009483 7

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 04/01/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$94.83
Payment - Thank You			$94.83 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29
03/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	03/05/19	02/05/19	03/08/19	1240	1231	9

Notes

Do your part to keep polluted stormwater out of our rivers, lakes, and Casco Bay. Order your discounted rain barrel today! For more information, see the enclosed flyer or visit us at www.pwd.org.

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 04/07/2019

Total Amount Due: **$119.43**

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 05/06/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$29.88	$89.55	$119.43
TOTAL AMOUNT DUE			**$119.43**
CURRENT CHARGES DETAIL			
Consumption Charge	$29.88	$89.55	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28
04/18	09	9	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	04/03/19	03/05/19	04/12/19	1249	1240	9

Notes

Celebrate National Drinking Water Week, May 5 -11. Take a tour of our water treatment facility or visit a participating brewery to learn more about the connection between forests, water, and BEER! FMI, see the insert or our web site. *IMPORTANT* Our Terms and Conditions are changing effective 5/1/19. Please visit www.pwd.org for more information.

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .64340% for water and .64340% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 05/12/2019

Total Amount Due: **$119.43**

1129474040000298800008955000011943 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 06/03/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$119.43
Payment - Thank You			$119.43 CR
BALANCE FORWARD			$0.00
Total Current Charges	$34.71	$109.45	$144.16
TOTAL AMOUNT DUE			**$144.16**
CURRENT CHARGES DETAIL			
Consumption Charge	$34.71	$109.45	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29
05/18	11	11	28

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	05/03/19	04/03/19	05/10/19	1260	1249	11

Notes

Maine is known for its pristine backdrops and panoramic views. Clean water is at the center of these experiences and the Maine way of life. Join us during Clean Water Week, June 2-8, to learn about our local water resources through a walking tour, facility tour, and a community presentation. FMI, read the enclosed brochure.

Refer to back for customer information, online payment options, or to make mailing address changes.

Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____

Wastewater $ _____

AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 06/07/2019

Total Amount Due: **$144.16**

1129474040000347100010945000014416 6

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 07/08/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$144.16
Payment - Thank You			$144.16 CR
BALANCE FORWARD			$0.00
Total Current Charges	$38.33	$119.40	$157.73
TOTAL AMOUNT DUE			**$157.73**
CURRENT CHARGES DETAIL			
Consumption Charge	$38.33	$119.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33
06/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	06/03/19	05/03/19	06/14/19	1272	1260	12

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 07/12/2019

Total Amount Due: **$157.73**

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

1129474040000383300011940000015773 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 08/05/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$157.73
Payment - Thank You			$157.73 CR
BALANCE FORWARD			$0.00
Total Current Charges	$33.45	$99.81	$133.26
TOTAL AMOUNT DUE			**$133.26**
CURRENT CHARGES DETAIL			
Consumption Charge	$33.45	$99.81	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
07/19	10	10	29
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31
07/18	13	13	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	07/02/19	06/03/19	07/12/19	1282	1272	10

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 08/09/2019

Total Amount Due: **$133.26**

1129474040000334500009981000013326 1

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 09/02/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$133.26
Payment - Thank You			$133.26 CR
BALANCE FORWARD			$0.00
Total Current Charges	$35.89	$114.40	$150.29
TOTAL AMOUNT DUE			**$150.29**
CURRENT CHARGES DETAIL			
Consumption Charge	$35.89	$114.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
08/19	11	11	31
07/19	10	10	29
06/19	12	12	31
05/19	11	11	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33
08/18	11	11	31

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary: This bill was estimated.

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	08/02/19	07/02/19	08/09/19	1293	1282	11

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 09/06/2019

Total Amount Due: **$150.29**

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

1129474040000358900011440000015029 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 10/07/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$150.29
Payment - Thank You			$150.29 CR
Total Adjustments			$-100.28 CR
BALANCE FORWARD			$100.28 CR
Total Current Charges	$31.01	$93.60	$124.61
TOTAL AMOUNT DUE			**$24.33**
CURRENT CHARGES DETAIL			
Consumption Charge	$31.01	$93.60	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29
09/18	12	12	33

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	08/29/19	08/02/19	09/13/19	1294	1285	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 10/11/2019

Total Amount Due: **$24.33**

1129474040000000000024330000024337

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 11/04/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$24.33
Payment - Thank You			$24.33 CR
BALANCE FORWARD			$0.00
Total Current Charges	$35.89	$114.40	$150.29
TOTAL AMOUNT DUE			**$150.29**
CURRENT CHARGES DETAIL			
Consumption Charge	$35.89	$114.40	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32
10/18	10	10	29

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	10/02/19	08/29/19	10/11/19	1305	1294	11

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____

Wastewater $ _____

AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 11/08/2019

Total Amount Due: **$150.29**

1129474040000358900011440000015029 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 12/02/2019.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$150.29
Payment - Thank You			$150.29 CR
BALANCE FORWARD			$0.00
Total Current Charges	$31.01	$93.60	$124.61
TOTAL AMOUNT DUE			**$124.61**
CURRENT CHARGES DETAIL			
Consumption Charge	$31.01	$93.60	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR 13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
11/19	09	9	30
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30
11/18	10	10	32

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	11/01/19	10/02/19	11/08/19	1314	1305	9

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 12/06/2019

Total Amount Due: **$124.61**

1129474040000310100009360000012461 2

Portland Water District

Customer Name	ROSSOW ROBERT	Account Number
		129474-04
Service Address	118 PROVIDENCE ST PORTLAND	

********** **Payment due by 01/06/2020.** **********

Send Correspondence to:
Address:
225 Douglass St.
P.O. Box 3553
Portland, ME 04104-3553
Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207.761.8310
Web Site and E-Mail:
www.pwd.org
customerservice@pwd.org

Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			$124.61
Payment - Thank You			$124.61 CR
BALANCE FORWARD			$0.00
Total Current Charges	$33.45	$104.0 0	$137.45
TOTAL AMOUNT DUE			**$137.45**
CURRENT CHARGES DETAIL			
Consumption Charge	$33.45	$104.00	

WASTEWATER RATES ARE SET BY CITY OF PORTLAND

YOUR
13 MONTH CONSUMPTION SUMMARY
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
12/19	10	10	33
11/19	09	9	30
10/19	11	11	34
09/19	09	9	27
08/19	09	9	31
07/19	09	9	29
06/19	09	9	31
05/19	09	9	30
04/19	09	9	29
03/19	09	9	28
02/19	07	7	29
01/19	09	9	33
12/18	09	9	30

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17489360	P	12/04/19	11/01/19	12/13/19	1324	1314	10

Notes

Refer to back for customer information, online payment options, or to make mailing address changes.
Remit Total Payments to:

Portland Water District
PO Box 6800
Lewiston ME 04243-6800

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255 UNITED STATES

BILL DUE UPON RECEIPT

ACCOUNT NUMBER **129474-04**

Water $ _____
Wastewater $ _____
AMOUNT ENCLOSED $ _____

To avoid late fees of .72073% for water and .72073% for wastewater, PAY TOTAL AMOUNT DUE BEFORE 01/10/2020

Total Amount Due: **$137.45**

1129474040000334500010400000013745 2

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
1/24/2019
DATE DUE:
2/21/2019
TAX YEAR: **2019** PERIOD: **January - March**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

2/2
I BACKLOW

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **2/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

20190000567057207095 4

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
4/24/2019
DATE DUE:
5/21/2019
TAX YEAR: **2019** PERIOD: **April - June**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

5/7
F6CC42UF

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **5/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

2019000056705720709S4

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
7/24/2019
DATE DUE:
8/21/2019
TAX YEAR: PERIOD:
2020 **July - September**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

TDXCQOON

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **8/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

2020000056705720709S2

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

Questions on your bill? Please call: **(207) 874-8660**
or email us at: swbill@portlandmaine.gov
Questions on your impervious space or credits? Please call: **(207) 874-8462**

STORMWATER BILL

ACCOUNT#:
720709
DATE:
10/25/2019
DATE DUE:
11/21/2019
TAX YEAR: PERIOD:
2020 **October - December**
CBL:
425 I010001
AMOUNT DUE:
$56.70

RE: 720709
SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

BILLING CYCLE **QUARTERLY**

PROPERTY LOCATION	**118 PROVIDENCE ST**
BUILDING IMPERVIOUS AREA	**2,421** SQ/FT
SURFACE IMPERVIOUS AREA	**1,418** SQ/FT
TOTAL IMPERVIOUS AREA	**3,839** SQ/FT
BILLABLE UNITS (per 1200 sq ft)	**3**
PROPERTY DWELLING(S) AT LOCATION	**1**
MONTHLY RATE PER BILLABLE UNIT	**$6.30**

OUTSTANDING BALANCE	**$0.00**
CURRENT CHARGES (see below)	**$56.70**
CREDITS APPLIED	**$0.00**
INTEREST CHARGES	**$0.00**
TOTAL AMOUNT DUE	**$56.70**

Current Charge is calculated as follows:
Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

PAY YOUR BILL ONLINE AT: PORTLANDMAINE.GOV/STORMWATERBILLING

SANDVOSS STACEY L
PO BOX 9
LOCKE MILLS, ME 04255

Account#: **720709**
Date Due: **11/21/2019**
Amount Due: **$56.70**

☐ ADDRESS OR OWNERSHIP CHANGE? CHECK HERE AND NOTE BELOW

Amount Enclosed: $

202000005670572070952

MAKE CHECK PAYABLE TO:
CITY OF PORTLAND MAINE

OWNER/ADDRESS CHANGE:

RETURN YOUR PAYMENT TO
OUR PAYMENT PROCESSOR:
CITY OF PORTLAND STORMWATER
PO BOX 16046
LEWISTON, ME 04243-9529

Aube's Plumbing & Heating
160 Presumpscot St
Portland, ME 04103
(207) 781-7288
craigaube@gmail.com

INVOICE

BILL TO
Rob & Stacy Rossow
PO Box 9
Greenwood, ME 04255

INVOICE # 5865
DATE 07/05/2018
DUE DATE 07/05/2018
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Plumbing Labor and material charges to install a new water heater and pan, as quoted. This work was completed in the middle unit at 122 Providence St. Portland.	1	1,150.00	1,150.00

PAID

PAYMENT 1,150.00
BALANCE DUE **$0.00**

8:30 in
9 am
Sand + tap

	Date	Name	Memo	Amount	
Income					
Rental Income					
	1/4/2024	Unit 120	Unit 120 - Wood	970	
	2/14/2024	Unit 120	Unit 120 - Wood	970	
	3/1/2024	Unit 120	Unit 120 - Wood	1010	
	4/8/2024	Unit 120	Unit 120 - Wood	1010	
	5/6/2024	Unit 120	Unit 120 - Wood	1010	
	6/12/2024	Unit 120	Unit 120 - Wood	1010	
	7/15/2024	Unit 120	Unit 120 - Wood	1010	
	8/7/2024	Unit 120	Unit 120 - Wood	1010	
	9/16/2024	Unit 120	Unit 120 - Wood	1010	
	10/8/2024	Unit 120	Unit 120 - Wood	1010	
	11/7/2024	Unit 120	Unit 120 - Wood	1010	
	12/10/2024	Unit 120	Unit 120 - Wood	1010	
Total Income				**12040**	**12040**
Expenses					
Real Estate Taxes					
	12/30/2024	City of Portland	Real Estate 2 of 2	3358.74	
	12/30/2024	City of Portland	Real Estate 1 of 2	3304.1	
				6662.84	**2221**
Rent Board Registration Fees					
	12/30/2024	City of Portland	City of Portland Licensing & Housing Safety	**138.5**	**46**
Insurance Expense					
	12/30/2024	American Modern	American Modern	554.25	
	12/30/2024	American Modern	American Modern	1662.75	
	12/30/2024	American Modern	American Modern	-100	
	12/30/2024	American Modern	American Modern	243.84	
	12/30/2024	Progressive	Umbrella Insurance	939	
				3299.84	**1100**
Accounting	4/29/2024	Accounting	Baker, Newman, and Noyes	2625	
				2625	**875**

Legal					
	1/14/2024	Jensen Baird	Legal Services - Eviction Discussion & LLC Formatio	1680	
	10/15/2024	Jensen Baird	Legal Services	197.5	
	10/23/2024	Jensen Baird	RSAA LLC setup and deed - LLC RETT & Deed Forms	1387	
	11/25/2024	Jensen Baird	RSAA LLC setup and deed - LLC Finalize	1216.73	
	11/26/2024	Jensen Baird	RSAA LLC setup and deed - BOIR	150	
	12/30/2024	Jensen Baird	Legal Services Postage	10.45	
				4641.68	**1547**
Security					
	12/30/2024	Best Buy	Best Buy: Security Camera	**305.93**	**102**
Normal Repairs (unit-specific)					
	12/30/2024	Eldredge	Eldredge 41943 Unit 120 Attic Project	27.41	
	12/30/2024	Eldredge	Eldredge Unit 120 Bathroom & Attic Project	31.64	
	12/30/2024	Eldredge	Eldredge Unit 120 Bathroom & Attic Project	23.81	
	12/30/2024	Eldredge	Eldredge Unit 120 Carpet Trim	32.69	
	12/30/2024	Home Depot	Home Depot Unit 120 Return	-94.76	
	12/30/2024	Home Depot	Home Depot Unit 120 Bathroom & Attic Project	76.66	
	12/30/2024	Home Depot	Home Depot WJ68765995 Unit 120 & 122 Bathroo	1268.3	
	12/30/2024	Home Depot	Home Depot WJ68774379 Unit 120 & 122 Bathroo	5.42	
	12/30/2024	Home Depot	Home Depot WJ68793860 Unit 120 & 122 Bathroo	28.79	
	12/30/2024	Lowes	Lowes Unit 120 Roof Vent	108.38	
	12/30/2024	Northeast Labs	Mail Sport Tests to Northeast Lab Unit 120	9.25	
	12/30/2024	Northeast Labs	Northeast Lab Unit 120 Air Quality Tests	200	
	12/30/2024	Northeast Labs	Northeast Lab Unit 120 Air Quality Tests	15.83	
				1733.42	**1733**
Owner-Performed Labor - Shared		Rate per hour	50		
	7/12/2024	Labor - fence repair and yard cleanup	3	150	
		Mileage		81.07	
	8/5/2024	Labor - yard work and cleanup	2.5	125	
		Mileage		81.07	
	12/30/2024	Labor - bookkeeping - 2 hours / month	24	1200.00	
				1637	**546**
Owner-Performed Labor - Unit 120		Rate per hour	50		
	7/19/2024	Labor - moisture testing	0.5	25	

		Mileage			81.07	
	10/28/2024	Labor - roof fan		3	150	
		Mileage			81.07	
	11/8/2024	Labor - bathroom fan replacement and		3.75	188	
		Mileage			81.07	
	11/13/2024	Labor - bathroom fan replacement and		4	200	
		Mileage			81.07	
				11.25	886.78	**887**
Owner-Performed Labor - Total Unit 120						**1432**
Ground Maintenance and Snow Removal						
	12/30/2024	Knight Property Services	Knight Property 17533		**218**	
	12/30/2024	Knight Property Services	Knight Property 17599		**218**	
	12/30/2024	Knight Property Services	Knight Property 17749		**218**	
	12/30/2024	Knight Property Services	Knight Property 17920		**218**	
	12/30/2024	Knight Property Services	Knight Property 19025		**218**	
	12/30/2024	Eldredge	Eldredge: Garden Soil		**12.64**	
					1102.64	**368**
Water						
	1/30/2024	Portland Water	PWD Jan		118.38	
	2/28/2024	Portland Water	PWD Feb		88.62	
	3/30/2024	Portland Water	PWD Mar		120.01	
	4/30/2024	Portland Water	PWD Apr		120.01	
	5/30/2024	Portland Water	PWD May		104.39	
	6/30/2024	Portland Water	PWD Jun		104.39	
	7/30/2024	Portland Water	PWD Jul		120.01	
	8/30/2024	Portland Water	PWD Aug		121.47	
	9/30/2024	Portland Water	PWD Sep		137.63	
	10/30/2024	Portland Water	PWD Oct		105.89	
	11/30/2024	Portland Water	PWD Nov		121.76	
	12/30/2024	Portland Water	PWD Dec		105.89	
					1368	**456**
Sewer						
	2/20/2024	Portland Sewer	1st Qtr		72.19	
	4/20/2024	Portland Sewer	2nd Qtr		72.19	
	8/20/2024	Portland Sewer	3rd Qtr		72.19	
	11/20/2024	Portland Sewer	4th Qtr		72.19	
					288.76	**96**

Total Expenses				**9977**
Net Ordinary Income				**2063**
Amortization				
	12/31/2021 Electric range - 120	996.16	5	**199**
Total Operating Expenses with Amort				**10176**
Net Ordinary Income with Amort				**1864**

Worksheet

Line 3 Base	4719
Line 3 Current	1864
Line 4 Base	281.082
Line 4 Current	336.376
Line 5	20
Line 6	5647
Line 7	3784
Line 8	315

Pay Bills

Your payment has been successfully processed

Payment submitted on **9/26/2024**
Your Confirmation Number is **903508973**
Your Authorization Code is **903508973**

Thank you for your payment. Payments will be reflected on your account on the next business day.

You may want to print this page for your records.

Payment Amount

Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2520195	$3,357.74	$3,357.74
Subtotal		$3,357.74
Convenience Fee		$1.00
Total		**$3,358.74**

Billing Address

Name	Stacey Sandvoss
Address	98 SOUTH POND SHORE LN
City State Zip	GREENWOOD, ME, 04255
Phone Number	2077445071
E-mail	slsandvoss@gmail.com

©2024 Tyler Technologies, Inc.

Pay Bills

Your payment has been successfully processed

Payment submitted on **2/5/2024**
Your Confirmation Number is **880104055**
Your Authorization Code is **05660C**

Thank you for your payment. Payments will be reflected on your account on the next business day.

You may want to print this page for your records.

Payment Amount

Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2423839	$3,223.51	$3,223.51
Subtotal		$3,223.51
Convenience Fee		$80.59
Total		**$3,304.10**

Billing Address

Name	Stacey Sandvoss
Address	PO Box 9
City State Zip	GREENWOOD, ME, 04255
Phone Number	2077445071
E-mail	slsandvoss@gmail.com

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Payment Confirmation - City of Portland, ME

1 message

noreply@mygovpay.com <noreply@mygovpay.com> Wed, Nov 27, 2024 at 1:17 PM
To: rossow@megalink.net

MyGovPay
EMPOWERED BY TYLER TECHNOLOGIES

City of Portland, ME

Payment Confirmation

Payment Date	Wednesday, November 27, 2024
Order Number	71629

Line Items

Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00109060	20181178	1	$137.50	$137.50

Item Total	$137.50
Convenience Fee	$1.00
Order Total	**$138.50**

Thank you for your payment,

City of Portland, ME

Thank you for your payment!

Your payment was approved on 12-18-24 13:53:43. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1026569358**
Client:	**Rsaa Properties, Llc**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**243.84**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

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Legal Disclaimers, Terms and Conditions
Internet Privacy Policy

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 08-13-24 14:21:07. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1024199714**
Client:	**Stacey Sandvoss**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**554.25**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

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Internet Privacy Policy

PROGRESSIVE

PROGRESSIVE UMBRELLA
PO BOX 94567
CLEVELAND, OH 44101

1 DX1A32 C
8/13

Policy number: 67105880-6
Underwritten by:
Progressive Northwestern Ins Co
July 31, 2024
Policy Period:Sep 18, 2024– Sep 18, 2025

833-580-0456
PROGRESSIVE UMBRELLA
Contact your agent for personalized service.

800-925-2886
To report a claim.

ROBERT ROSSOW
STACEY SANDVOSS
PO BOX 9
GREENWOOD, ME 04255

Renewal bill and policy documents are enclosed

Thank you for being a Progressive Personal Umbrella customer

Your current policy will expire on September 18, 2024 at 12:01 a.m. Renew your policy today.

- ☑ **Review** the enclosed policy documents
- ☑ **Select** your payment option.
- ☑ **Pay** the amount shown in the "Pay now" column **by September 18, 2024** to renew your policy.

Your two payment options	**Pay now**	**Installments**	**Your total cost**
Pay in full now	-$ 939.00		-$ 939.00
Make installment payments	$ 474.50	1 installment of $ 474.50	$ 949.00

If you choose to make installment payments, an installment fee of $5.00 is included in each payment.

Payment options: by mail or with your agent

Discounts you have earned	**Discount %**	**Discount Amount**
Multi-policy discount– for having multiple Progressive policies	10%	$ 111.00
Clean policy discount – for having no violations or accidents	5%	$ 57.00

cut here

Payment Coupon

Make a paid in full payment of	$ 939.00
Or "Pay Now" amount of	$ 474.50
Due date	September 18, 2024
Amount enclosed	$

PROGRESSIVE INSURANCE
DEPT 0561
CAROL STREAM, IL 60132-0561

Policy number: 67105880-6
Policyholders: ROBERT ROSSOW
STACEY SANDVOSS

If you pay by check, please allow 5 to 7 days for your payment to reach us. Write your policy number on the check and make it payable to **Progressive Northwestern Ins Co**.

For immediate payment – call 800-776-4737

Do not write below this section of coupon.

American MODERN

SSL Secure

Thank you for your payment!

Your payment was approved on 08-25-24 08:59:34. Payment will be applied no later than the end of the next business day. Payment by Electronic Funds Transfer is provisional only and does not guarantee coverage. Coverage is contingent upon our receipt of sufficient funds from your bank. We recommend printing this page for your records.

You may verify payment processing on the next business day by using our Automated System at 1-800-543-2644. Automated System hours are Monday through Friday 8:00am to 10:00pm and Saturday, 8:00am to 8:00pm, Eastern Time.

Payment Information

Receipt Number:	**1024407078**
Client:	**Stacey Sandvoss**
Company:	**071**
Policy:	**100884739**
Paid By:	**Insured**
Amount Paid (US$):	**1662.75**
Bank Routing Number:	**111000614**
Account Number:	*******3853**
Account Type:	**Checking**
Contact Telephone or E-mail:	**rossow@megalink.net**

PRINT CLOSE WINDOW

Baker Newman & Noyes LLC
MAINE | MASSACHUSETTS | NEW HAMPSHIRE
800.244.7444 | www.bnncpa.com

Invoice No. B037641
Date 04/29/2024
Client No. 0026719

ROBERT C. ROSSOW AND STACEY L. SANDVOSS
P.O. BOX 9
GREENWOOD, ME 04255

BNN Federal Tax ID: 01-0494526

For professional services rendered in connection with the following:

For the preparation of the 2023 federal and state individual income tax returns	$2,625.00
Current Amount Due:	**$2,625.00**

Remittance Advice:

Current Amount Due: $2,625.00

Check Payable To:
Baker Newman Noyes
P.O. Box 507
Portland, ME 04112-0507

****Payment is Due Upon Receipt****

ACH & Wire Payments:
Receiving Bank: TD Bank
Receiving Bank ABA Routing Number: 211274450
Beneficiary Account Number: 29104560
Beneficiary's Name: Baker Newman and Noyes
280 Fore St.
Portland, ME 04101

Please include your Invoice Number B037641 and Client Number 0026719 with your payment

If you currently do not receive your invoices via email or would like to update your contact information, please reach out to our Finance Department (FinanceDepartment@BNNCPA.com) to begin the process.

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Stacey Sandvoss
slsandvoss@gmail.com

Invoice Date	01/12/2024
Invoice#	332022
Billing through	12/31/2023
Client/Matter	26784 -000001 KJC

REGARDING: 122 Providence Street Eviction

Services:

Date	Atty	Description	Hours
11/09/2023	KJC	Research regarding landlord's liability for lead paint issues; e-mail communications with client regarding same and potential acquisition of 4-unit rental in Lewiston; telephone conference with client regarding same.	1.30
11/10/2023	KJC	Draft and revise purchase and sale agreement regarding 4-unit apartment building located at 6 Wildwood Drive, Lewiston, Maine; e-mail to client regarding same; telephone conference with client regarding same.	1.50
11/16/2023	KJC	Draft LLC agreement and certificate of formation.	2.00
11/21/2023	KJC	Revise LLC operating agreement.	0.50
11/30/2023	KJC	Finalize draft LLC operating agreement; e-mail to client regarding same.	0.30

TOTAL SERVICES: $1,680.00

Attorney/Legal Assistant	Hours	Rate	Amount
CROSMAN, KEVIN J.	5.60	300.00	$1,680.00

Current Fees and Disbursements	$1,680.00
Total Fees and Disbursements	$1,680.00
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$1,680.00**

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Stacey Sandvoss
slsandvoss@gmail.com

Invoice Date 10/11/2024
Invoice# 338871
Billing through 09/30/2024
Client/Matter 26784 -000001 KJC

REGARDING: 122 Providence Street Eviction

Services:

Date	Atty	Description	Hours
09/11/2024	MDM	Prepare RETT forms and record Deeds for Providence Street.	0.75
09/19/2024	MDM	Prepare change endorsement.	0.25

TOTAL SERVICES: $140.00

Attorney/Legal Assistant	Hours	Rate	Amount
MACLEAN, MARGARET D.	1.00	140.00	$140.00

Disbursements:

Registry of Deeds	57.50
TOTAL DISBURSEMENTS:	$57.50

Current Fees and Disbursements	$197.50
Total Fees and Disbursements	$197.50
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$197.50**

JENSEN BAIRD
Attorneys At Law

P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

Robert Rossow & Stacey Sandvoss
P.O. Box 9
Greenwood, ME 04255

Invoice Date 11/12/2024
Invoice# 339335
Billing through 10/31/2024
Client/Matter 22463 -000008 KJC

REGARDING: RSAA Properties, LLC

Services:

Date	Atty	Description	Hours
06/18/2024	KJC	Telephone conference with client regarding LLC agreement and related logistical questions.	0.30
06/28/2024	KJC	Email and telephone conference with Attorney Katz-Leavy regarding name change endorsement.	0.20
07/08/2024	KJC	Various emails with client and real estate paralegal regarding change name endorsement and increasing title insurance coverage; emails with Attorney Goldsmith regarding estate planning issues related to same.	0.40
08/20/2024	KJC	Finalize LLC agreement; draft two deeds; emails with real estate paralegal regarding change name endorsement; attention to finalizing LLC documents and related real estate transfer documents.	1.50
08/23/2024	NMH	Revise Certificate of Formation for RSAA Properties; forward to Maine Secretary of State (expedited service).	0.20
09/06/2024	KJC	Finalize conveyance deeds and LLC operating agreement regarding RSAA Properties, LLC; execution of same.	0.40
09/10/2024	KJC	Various emails with real estate paralegal regarding change name endorsements and deed recording logistics.	0.30

TOTAL SERVICES: $986.00

Attorney/Legal Assistant	Hours	Rate	Amount
CROSMAN, KEVIN J.	3.10	310.00	$961.00
HEATH, NANCY M.	0.20	125.00	$25.00

Disbursements:

Secretary of State	225.00
Overnight Mail Service	5.73

TOTAL DISBURSEMENTS:	$230.73

Current Fees and Disbursements	$1,216.73
Total Fees and Disbursements	$1,216.73
Previous Balance Due	$0.00
TOTAL BALANCE DUE	**$1,216.73**

BALANCE DUE IN FULL 30 DAYS FROM INVOICE DATE.
A LATE CHARGE OF 1 1/2% PER MONTH WILL BE IMPOSED ON ALL OVERDUE AMOUNTS. PLEASE RETURN A COPY OF THE LAST PAGE OF THIS INVOICE WITH YOUR PAYMENT. THANK YOU.
FED TAX ID # 01-0378938

JENSEN BAIRD
Attorneys at Law
Ten Free Street
P.O. Box 4510
PORTLAND, MAINE 04112
(207) 775-7271

RE: **RSAA Properties, LLC**
Stancy L. Sandvoss and Robert C. Rossow
118-120 Providence Street
Portland, Maine

26784.1

October 24, 2024

Policy Type	*Amount of Insurance*	*Premium Charge*
Increase to Owner's Policy	**$750,000.00**	**$1,287.00**
Endorsement Fee		**$100.00**
	Subtotal	**$1,387.00**

NOTE: Please make check payable to Jensen Baird, as Agent for Commonwealth Land Title Insurance Company

4877-1332-8370, v. 1

Skip the line and ge
rewards! Download the app.

PSA # 122

Welcome to Best Buy #531
364 Maine Mall Rd
South Portland, ME 04106
(207) 791-8800

Val-100001-472707-137153-153136-242070-83168
0531 018 7795 11/06/24 12:06

6520372 CHDHF-111-T 249.99
GOPRO HERO11 MINI - BLACK
Sales Tax 13.75

6241602 AGCHM-001 39.99
GOPRO CHESTY (PERFORMANCE CHE
Sales Tax 2.20

Subtotal 289.98
Sales Tax 15.95

Total 305.93

**********5354 ChipRead USD$ 305.93
VISA CREDIT - VISA
ROSSOW/ROBERT
Approval 09460C
CARD ENTRY: Chip MODE: Issuer
AID: A0000000031010

Most purchases made between Nov 01 2024
and Dec 31 2024 qualify for our Holiday
Return and Exchange promise. Most
purchases may be returned through
Jan. 14, 2025. Activatable devices have a
14-day return policy (30 days for
Verizon activatable devices).
For details, go to BestBuy.com/Returns
To learn about our privacy practices,
go to BestBuy.com/Privacy.

Your Customer Service PIN is:
0531 018 7795 110624

SECURITY FOR 122 PROV. WHITE PROOF

ne and get exclusive offers and
the app

BLACK FRIDAY DEALS Ends 12/4. While Supplies Last. Shop Now

Order Number: **#WJ68765995** Order Total: **$1,268.3**

Order #WJ68765995

Placed on: Nov 07, 2024

Billing Information

Robert Rossow
P.O. Box 9
Greenwood ME 04255

Payment Method: VISA ***5354

Item	Price/Item	Qty	Line Total
Store Pickup (15 items) 300 Clarks Pond Pkwy #2406, South Portland, ME 04106 **Items picked up from store #2406**			
Leviton 1-Gang White Toggle Plastic Standard Blank Adapter Wall Plate (1-Pack) 80700-00W **Available: Today**	$2.65	1	$2.65
HDX XL Heavy Duty Painters Coverall with Hood **Available: Today**	$11.88 ~~$13.98~~ Saved 15%	4	$47.52
Everbilt 1.88 in. x 30 ft. Radiant Barrier Foil Tape **Available: Today**	$4.97	2	$9.94
Handprint 3/4 in. x 2 ft. x 4 ft. Pressure-Treated Plywood Project Panel **Available: Today**	$24.49	2	$48.98
Fiskars 2 in. Cut Capacity Titanium Coated Steel Blade, 32 in. PowerGear2 Bypass Lopper with SoftGrip Handles **Available: Today**	$47.98	1	$47.98
Southwire 4 in. W x 1-1/2 in. D Steel Metallic Octagon Box with Five 1/2 in. KO's, Three 3/4 in. KO's and F Bracket, 1-Pack **Available: Today**	$3.48	1	$3.48
Panasonic Whisper Choice Auto DC Pick-A-Flow 80/110 CFM Ceiling Bathroom Exhaust Fan with Humidity Sense and Flex-Z Fast Bracket **Available: Today**	$185.00	1	$185.00
3M 9205+ N95 Aura Particulate Disposable Respirator Foldable (10-Pack)	$22.97	1	$22.97

Available: Today

Master Flow 4 in. x 25 ft. Insulated Flexible Duct R6 Silver Jacket **Available: Today**	$51.65	1	$51.65
R-Tech 1 in. x 48 in. x 8 ft. R-3.85 Insulating Sheathing **Available: Today**	$22.48	2	$44.96
Owens Corning R- 30 Unfaced Fiberglass Insulation Roll 15 in. x 25 ft. (1 Roll) **Available: Today**	$44.97	2	$89.94
GREAT STUFF PRO 24 oz. Gaps and Cracks Insulating Spray Foam Sealant **Available: Today**	$14.97	6	$89.82
Commercial Electric 7 in. White Round Closet Light LED Flush Mount Ceiling Light 810 Lumens 4000K Bright White Bathroom Light Laundry Room **Available: Today**	$24.97	1	$24.97
Owens Corning R-19 - R-60 AttiCat PINK Fiberglass Blown-in Insulation 27.5 lb (1 Bag) **Available: Today**	$64.97	8	$519.76
Loctite Silicone Waterproof Multipurpose Adhesive Sealant 2.7 oz. Clear Tube (each) **Available: Today**	$6.28	2	$12.56

Subtotal	**$1,202.18**
Pick Up In Store	**FREE**
Delivery	$0.00
Sales Tax	$66.12
Total	**$1,268.30**
You Saved	$8.40

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

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Shop Our Brands

The Company Store · VISSANI · HOME DECORATORS COLLECTION · HAMPTON BAY · HUSKY · lifeproof · lifeproof petproof · GLACIER BAY · EVERBILT · StyleWell · HDX · Vigoro · trafficMASTER · DEFIANT · ecosmart · HOME ACCENTS Holiday · Commercial Electric · powered by HUBSPACE

How can we help?

Call 1-800-466-3337 | Text 38698

BLACK FRIDAY DEALS Ends 12/4. While Supplies Last. Shop Now

South Portland 9PM 04106 South Portland 9PM 04106 Shop All Services DIY Robert

Order Number: **#WJ68774379** Order Total: **$5.42**

Order #WJ68774379

Placed on: Nov 07, 2024

Billing Information

Robert Rossow
P.O. Box 9
Greenwood ME 04255

Payment Method: VISA ***5354

Item	Price/Item	Qty	Line Total
Store Pickup (2 items) 300 Clarks Pond Pkwy #2406, South Portland, ME 04106 **Items picked up from store #2406**			
Commercial Electric White Plastic Toggle Switch Guards for Wall Plates (2-Pack) **Available: Today**	$2.57	1	$2.57
Commercial Electric Clear Plastic Toggle Switch Guards for Wall Plates (2-Pack) **Available: Today**	$2.57	1	$2.57

Subtotal	**$5.14**
Pick Up In Store	**FREE**
Delivery	$0.00
Sales Tax	$0.28
Total	**$5.42**
You Saved	$0.00

Need help?
Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Feedback

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Shop Our Brands

The Company Store VISSANI HOME DECORATORS COLLECTION HAMPTON BAY HUSKY lifeproof

BLACK FRIDAY DEALS Ends 12/4. While Supplies Last. Shop Now

South Portland 9PM 04062 South Portland 9PM 04062 Shop All Services DIY Robert

Order Number: **#WJ68793860** Order Total: **$28.7**

Order #WJ68793860

Placed on: Nov 07, 2024

Billing Information

Robert Rossow
P.O. Box 9
Greenwood ME 04255

Payment Method: VISA ***5354

Item	Price/Item	Qty	Line Total
Store Pickup (2 items) 300 Clarks Pond Pkwy #2406, South Portland, ME 04106 **Items picked up from store #2406**			
Everbilt 3/16 in. x 1-1/4 in. Zinc-Plated Fender Washer (100-Pack) **Available: Today**	$13.36	1	$13.36
Everbilt 1-1/16 in. x 48 in. Bright Nickel Continuous Hinge **Available: Today**	$13.93	1	$13.93

Subtotal	**$27.29**
Pick Up In Store	**FREE**
Delivery	$0.00
Sales Tax	$1.50
Total	**$28.79**
You Saved	$0.00

Need help?
Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Download Our App

Shop Our Brands

The Company Store VISSANI HOME DECORATORS COLLECTION HAMPTON BAY HUSKY lifeproof lifeproof petproof GLACIER BAY EVERBILT StyleWell HDX Vigoro

Feedback

RSAA
. RET -



How doers get more done.

245 RIVERSIDE ST
PORTLAND, ME 04103 (207)761-0600

... 00010 03714 11/13/24 09:27 AM
CASHIER ANA
* ORIG REC: 2406 090 77512 11/07/24 TA *

ORDER WJ68765995
0000-532-953 24 oz. Gaps and Crac
60-14.97 -89.82

SUBTOTAL	-89.82
SALES TAX	-4.94
TOTAL	-$94.76
XXXXXXXXXXXX5354 VISA	-94.76
INVOICE 9100944	TA

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

RSAA #120

How doers get more done.

245 RIVERSIDE ST
PORTLAND, ME 04103 (207)761-0600

2401 00052 09143 11/13/24 09:49 AM
SALE SELF CHECKOUT

077089174694 6PCMICROST <A> 15.98
BEST MICROFIBER 9/16 TRAY SET - 6 PC
074985001543 GREAT STUFF <A>
GREAT STUFF GAPS & CRACKS 12OZ
4@4.38 17.52
071497184177 BRUSH <A> 15.47
WSTR PRO NP 3.0 THN AGL SASH A L PNT
056198714755 PPGZERO 1G <A> 22.98
PPG SPDHIDE ZERO INT EGG WHITE 1240Z
1003-986-835 GL Recyc$ <A> 0.75
PAINTCARE FEE 1GL-2GL

SUBTOTAL 72
SALES TAX 3
TOTAL $76.
XXXXXXXXXXXX5354 VISA
USD$ 76.
AUTH CODE 08152C/9526
Chip Read
AID A0000000031010 CHASE VISA

NON-DISCOUNTABLE ITEM

2401 11/13/24 09:49 AM

2401 52 09143 11/13/2024 9754

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	02/11/2025

PSAA #120

mylowe's Rewards

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
1000 GALLERY BOULEVARD
SCARBOROUGH, ME 04074 (207) 883-1309

- SALE -

SALES#: FSTLAN03 1980183 TRANS#: 345487715 10-28-24

1060931 APOC 501 10-OZ NEOPRN-FLS	10.75
4963443 DW ELT CT 4-1/4-IN HOLE S	44.00
5300616 AV 4-IN GALV ROOF CAP STE	47.98
SUBTOTAL:	102.73
TOTAL TAX:	5.65
INVOICE 83179 TOTAL:	108.38
VISA:	108.38

VISA: XXXXXXXXXXXX5354 AMOUNT: 108.38 AUTHCD: 081030
CHIP REFID:240723179193 10/28/24 12:55:56
APL : 4348415345205649534I_TVR_:_0080008000
ISI : E800 AID : A0000000031010

STORE: 2407 TERMINAL: 23 10/28/24 12:56:06
OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Northeast Laboratory Services

P.O Box 788
Waterville, ME 04903-0788

227 China Road
Winslow, ME 04901

Administrative Offices
Phone: 207-873-7711
Fax: 207-873-7022

Customer Service
Phone: 800-244-8378
Fax: 207-873-7022

INVOICE

Bill To:

Robert Rossow
P.O. Box 9
Greenwood, ME 04255

Ship To:

Robert Rossow
P.O. Box 9
Greenwood, ME 04255

Invoice No	Invoice Date	Customer	Project Name	Project Number
X41986	7/29/2024	000001	102403730-731	CK/CC 102403730-731

Sample Number	Sample Description	Sample Cost	Amount Paid
102403730	5907889	100.00	$100.00

Analysis Performed
Spore Trap

Sample Number	Sample Description	Sample Cost	Amount Paid
102403731	5904071	100.00	$100.00

Analysis Performed
Spore Trap

Subtotal:	200.00
Total Pre-Paid:	200.00
Total:	**$0.00**

TERMS: Net after 30, 18% per annum after

Portland

Northeast Laboratory Services

NORTHEAST LABORATORY SERVICES
227 CHINA RD
WINSLOW, ME 049010629
2078737711
NELABSERVICES.COM

ORDER: 01

Cashier: Portland
19-Jul-2024 9:09:09A

Transaction **500000**

3 Spore Trap Cassette - Single		$15.00
Subtotal		**$15.00**
ME	5.5%	$0.83
Total		**$15.83**
CREDIT CARD SALE		$15.83
VISA 5354		

Retain this copy for statement validation

Station: Portland

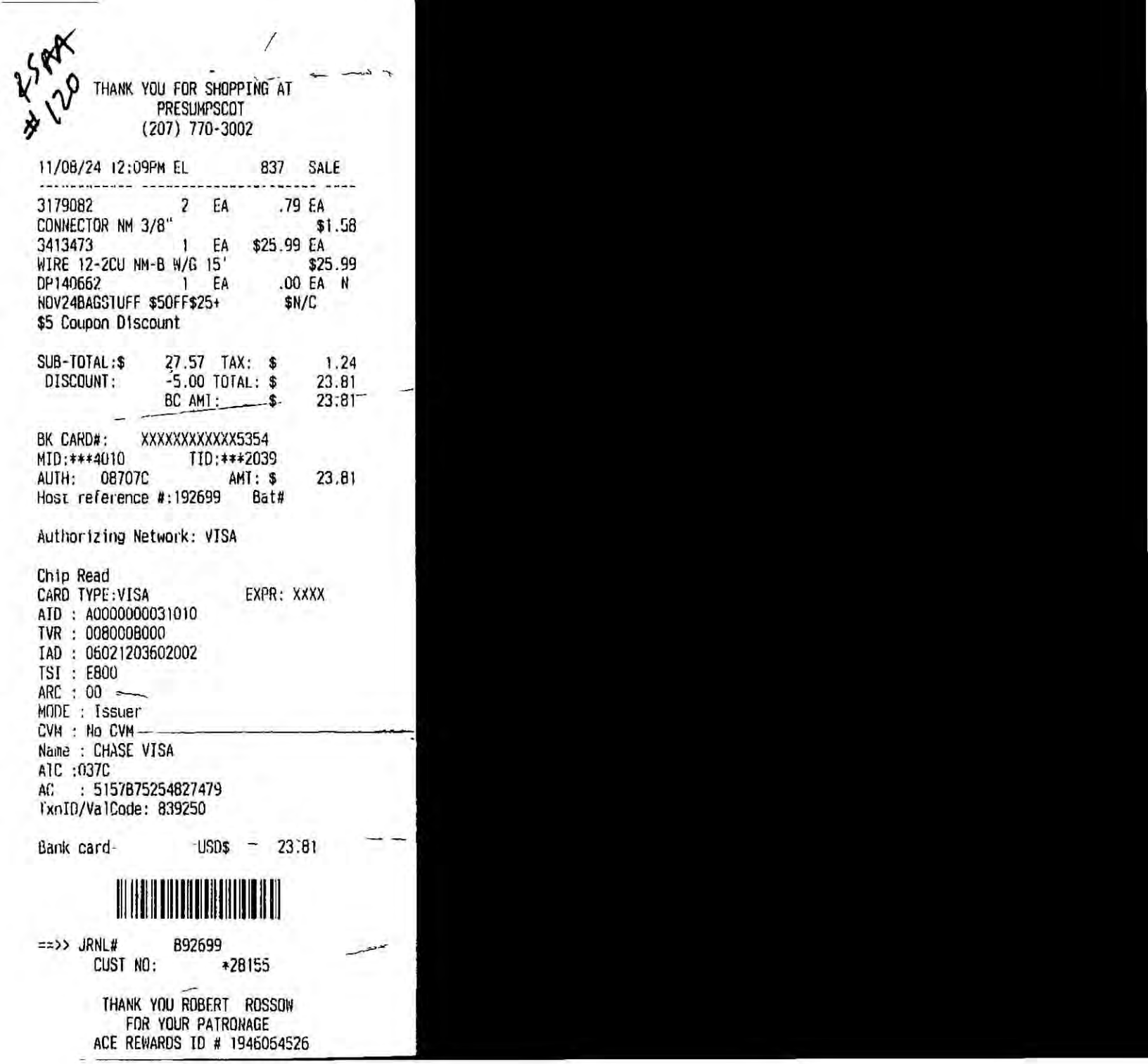
19-Jul-2024 9:09:31A
$15.83 | Method: EMV
VISA CREDIT XXXXXXXXXXXX5354
ROBERT ROSSOW
Reference ID: 420100508841
Auth ID: 07926C
MID: **********0019
AID: A0000000031010

Online: https://clover.com/p/RJPJN26J7FJF2

RJPJN26J7FJF2

Clover ID: AW4YY4BGQSP9M
Payment RJPJN26J7FJF2

Clover Privacy Policy
https://clover.com/privacy



THANK YOU FOR SHOPPING AT
PRESUMPSCOT
(207) 770-3002

11/08/24 12:09PM EL 837 SALE

3179082	2	EA	.79 EA	
CONNECTOR NM 3/8"				$1.58
3413473	1	EA	$25.99 EA	
WIRE 12-2CU NM-B W/G 15'				$25.99
DP140662	1	EA	.00 EA	N
NOV24BAGSTUFF $5OFF$25+			$N/C	
$5 Coupon Discount				

SUB-TOTAL:$ 27.57 TAX: $ 1.24
DISCOUNT: -5.00 TOTAL: $ 23.81
BC AMT: $ 23.81

BK CARD#: XXXXXXXXXXXX5354
MID:***4010 TID:***2039
AUTH: 08707C AMT: $ 23.81
Host reference #:192699 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0080008000
IAD : 06021203602002
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : CHASE VISA
AIC :037C
AC : 5157875254827479
TxnID/ValCode: 839250

Bank card- USD$ 23.81

==>> JRNL# 892699
CUST NO: *28155

THANK YOU ROBERT ROSSOW
FOR YOUR PATRONAGE
ACE REWARDS ID # 1946064526

RJAA
≠ 120

THANK YOU FOR SHOPPING AT
PRESUMPSCOT
(207)770-3002

11/13/24 1:15PM SEC 837 SALE

5309158 1 EA $34.99 EA
SEAM BINDER 1.8x72 OAK $34.99
DP140662 1 EA .00 EA N
NOV24BAGSTUFF $50FF$25+ $N/C
$5 Coupon Discount

SUB-TOTAL:$ 34.99 TAX: $ 1.65
DISCOUNT: -5.00 TOTAL: $ 31.64
BC AMT: $ 31.64

BK CARD#: XXXXXXXXXXXX5354
MID:***4010 TID:***2039
AUTH: 05403C AMT: $ 31.64
Host reference #:194902 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0080008000
IAD : 0602120360200 2
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : CHASE VISA
ATC :0381
AC : 3F7B6A28068301E0
TxnID/ValCode: 842722

Bank card USD$ 31.64

==>> JRNL# 894902
CUST NO: *28155

THANK YOU ROBERT ROSSOW
FOR YOUR PATRONAGE
ACE REWARDS ID # 1946064526

Acct: ROBERT ROSSO

RSA #120

THANK YOU FOR SHOPPING AT
PRESUMPSCOT
(207) 770-3002

11/13/24 1:24PM SEC 837 SALE

5309232	1	EA	$35.99	EA
CARPET TRIM 2X72" OAK				$35.99
DP140662	1	EA	.00	EA N
NOV24BAGSTUFF $5OFF$25+				$N/C
$5 Coupon Discount				

SUB-TOTAL:$ 35.99 TAX: $ 1.70
DISCOUNT:- -5.00 TOTAL: $ 32.69
BC AMT: $ 32.69

BK CARD#: XXXXXXXXXXXX5354
MID:***4010 TID:***2039
AUTH: 02319C AMT: $ 32.69
Host reference #:194914 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0080008000
IAD : 06021203602002
TSI : E800
ARC : 00
MODE : Issuer
CVM : NO CVM
Name : CHASE VISA
ATC :0382
AC : A22A927D45FAF669
TxnID/ValCode: 842729

Bank card USD$ 32.69

==>> JRNL# B94914
CUST NO: *28155

THANK YOU ROBERT ROSSOW
FOR YOUR PATRONAGE
ACE REWARDS ID # 1946064526

ELDREDGE LUMBER & HARDWARE - PRESUMPSCOT
P. O. BOX 69
CAPE NEDDICK, ME 03902

PHONE: (207) 770-3002

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
*28155	000			NET 10TH OF MONTH	EL	7/19/24 11:56

TERMINAL: 837

SOLD TO:
ROBERT ROSSOW

SHIP TO:
ROBERT Rossow
PO BOX 9
Greenwood ME

TAX: 001 MAINE

INVOICE: B41943

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1	2	2	EA	1509553	HOODED COVRALL XXL HVYDY		2	12.99 /EA	25.98

#120 ATTIC
PAYSON
ST.

** PAID IN FULL ** 27.41

TAXABLE	25.98
NON-TAXABLE	0.00
SUBTOTAL	25.98
TAX AMOUNT	1.43
TOTAL	27.41

BANKCARD PAYMENT 27.41
BKCRD# XXXXXXXXXXXX5354

TOT WT: 1.00
MID: ***2039

APP: 03571C XR: 141943

X
Received By

PROVIDENCE HOUSE MILEAGE LOG

$0.67/mile

Date	Purpose	Total Miles	Total Reimb.
7/12/24	Unit 122 bathroom fan, fire alarm inspections, downe	121	$81.07
7/19/24	Unit 122 bathroom fan, Unit 120 moisture testing	121	$81.07
8/5/24	Yard work, Chopped down tree and trimmed permiter	121	$81.07
10/28/24	Unit 120 Roof Fan & Yard	121	$81.07
11/5/24	Unit 122 Kitchen Sink	121	$81.07
11/6/24	Unit 122 Kitchen Sink	121	$81.07
11/8/24	Unit 120 Bathroom & Attic Insulation	121	$81.07
11/13/24	Unit 120 Bathroom & Attic Insulation	121	$81.07
	Total 2024		$648.56

Payment receipt

You paid $218.00

to Knight Property Services LLC on 1/5/2024

Invoice no.	17533
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MS0205043264

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

PDF_RECEIPT_MTL_FOOTER

Payment receipt

You paid $218.00

to Knight Property Services LLC on 2/5/2024

Invoice no.	17599
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	ASGSX05P97570094

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

PDF_RECEIPT_MTL_FOOTER

Payment receipt

You paid $218.00

to Knight Property Services LLC on 3/4/2024

Invoice no.	17749
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MU0204032112

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Payment receipt

You paid $218.00

to Knight Property Services LLC on 4/1/2024

Invoice no.	17920
Invoice amount	$218.00
Total	$218.00

Status	Paid
Payment method	Credit Card
Authorization ID	MQ0217639622

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

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Payment receipt

You paid $218.00

to Knight Property Services LLC on 12/7/2024

Invoice no.	19025
Invoice amount	$218.00
Total	**$218.00**

Status	Paid
Payment method	Credit Card
Authorization ID	MQ0251679129

Thank you

Knight Property Services LLC

2073708577

www.kpsmaine.com | info@kpsmaine.com
783 County Road, Westbrook, Maine 04092

No additional transfer fees or taxes apply.

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 01/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$180.26
Payment - Thank You			$180.26CR
Balance Forward			$0.00
Total Current Charges	$29.13	$89.25	$118.38
TOTAL AMOUNT DUE			$118.38

Current Charges Detail		
Minimum Charge	$12.81	$12.75
Usage Charge	$16.32	$76.50

DIRECT PAYMENT - DO NOT PAY THIS BILL WAS ESTIMATED

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7
02/23	30	7	7
01/23	32	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	12/28/2023	12/01/2023	1831	1824	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $118.38

2300139920000118381

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

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MAINE SALES TAX

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EMPLOYEE IDENTIFICATION

Our employees carry a Portland Water District picture identification badge with them at all times.

DIG SAFE

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TRUSTEE MEETINGS

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 02/09/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7
02/23	30	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$118.38
Payment - Thank You			$118.38CR
Balance Forward			$0.00
Total Current Charges	$24.87	$63.75	$88.62
TOTAL AMOUNT DUE			$88.62

Current Charges Detail

Minimum Charge	$13.46	$12.75
Usage Charge	$11.41	$51.00

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	01/24/2024	12/28/2023	1836	1831	5

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $88.62

2300139920000088626

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

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HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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MAINE SALES TAX

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TRUSTEE MEETINGS

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 03/08/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8
03/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$88.62
Payment - Thank You			$88.62CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$17.22	$76.50	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	02/27/2024	01/24/2024	1843	1836	7

Message Center

Attention students! Apply now for a chance to receive $1,500 towards your studies! Applications are being accepted for the $1,500 DiPietro Scholarship serving students in the Portland Water District service area pursuing a degree applicable in the water sector. The deadline is March 31. To apply and for eligibility criteria, visit www.pwd.org.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $120.01

2300139920000120010

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

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QUESTIONS ABOUT BILLING

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HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
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(Revised 8/2020)

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EMPLOYEE IDENTIFICATION

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DIG SAFE

Before you or your contractor dig, call DIG SAFE at 1-888-DIGSAFE to have underground utilities located at no cost to you. A single call to DIG SAFE can help prevent personal injury and property damage caused by ruptured pipes and cables.

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 04/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$17.22	$76.50	

DIRECT PAYMENT - DO NOT PAY THIS BILL WAS ESTIMATED

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21
04/23	31	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	03/26/2024	02/27/2024	1850	1843	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.
TOTAL AMOUNT DUE: $120.01

2300139920000120010

PAYMENTS

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(Revised 8/2020)

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

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From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 05/10/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$27.89	$76.50	$104.39
TOTAL AMOUNT DUE			$104.39
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$14.35	$63.75	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7
05/23	30	21	21

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	04/25/2024	03/26/2024	1856	1850	6

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $104.39

2300139920000104396

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

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SEWER CHARGES

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MAINE SALES TAX

Generally, water usage is taxable except for residential usage. For additional clarification see Maine State Law (36 M.R.S.A., Section 1760, subsection 39 as enacted by P.L. 1977, c.686, section 3). The customer is responsible for informing Portland Water District of their proper sales tax status.

EMPLOYEE IDENTIFICATION

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TRUSTEE MEETINGS

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 06/14/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7
06/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$104.39
Payment - Thank You			$104.39CR
Balance Forward			$0.00
Total Current Charges	$27.89	$76.50	$104.39
TOTAL AMOUNT DUE			$104.39
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$14.35	$63.75	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	05/22/2024	04/25/2024	1862	1856	6

Message Center

The latest water quality report is now available. Read the enclosed information or visit us online at www.pwd.org to download the detailed report. You may request a copy be mailed to you by contacting us at customerservice@pwd.org or 207-761-8310.

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $104.39

23001399200000104396

PAYMENTS

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HOW TO REACH US

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 07/12/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8
07/23	29	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$104.39
Payment - Thank You			$104.39CR
Balance Forward			$0.00
Total Current Charges	$30.76	$89.25	$120.01
TOTAL AMOUNT DUE			$120.01
Current Charges Detail			
Minimum Charge	$13.54	$12.75	
Usage Charge	$17.22	$76.50	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	06/25/2024	05/22/2024	1869	1862	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $120.01

2300139920000120010

PAYMENTS

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HOW TO REACH US

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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TRUSTEE MEETINGS

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 08/09/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8
08/23	28	8	8

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$120.01
Payment - Thank You			$120.01CR
Balance Forward			$0.00
Total Current Charges	$30.76	$90.71	$121.47
TOTAL AMOUNT DUE			$121.47
Current Charges Detail			
Minimum Charge	$13.54	$12.96	
Usage Charge	$17.22	$77.75	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	07/25/2024	06/25/2024	1876	1869	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $121.47

2300139920000121475

PAYMENTS

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HOW TO REACH US

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Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
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Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
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(Revised 8/2020)

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TRUSTEE MEETINGS

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 09/13/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$121.47
Payment - Thank You			$121.47CR
Balance Forward			$0.00
Total Current Charges	$33.63	$104.00	$137.63
TOTAL AMOUNT DUE			$137.63
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$20.09	$91.00	

DIRECT PAYMENT - DO NOT PAY

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8
09/23	28	8	8

Hundred Cubic Feet = 748 Gallons

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	08/28/2024	07/25/2024	1884	1876	8

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $137.63

23001399200000137636

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

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Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 10/11/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7
10/23	34	8	8

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$137.63
Payment - Thank You			$137.63CR
Balance Forward			$0.00
Total Current Charges	$27.89	$78.00	$105.89
TOTAL AMOUNT DUE			$105.89
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$14.35	$65.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	09/24/2024	08/28/2024	1890	1884	6

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $105.89

2300139920000105894

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

QUESTIONS ABOUT BILLING

Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

PAYMENT ARRANGEMENTS

If you are unable to pay an overdue balance, please call our Customer Service Department at (207) 761-8310 to make an affordable payment arrangement and avoid disconnection of service. You also have the right to a payment arrangement for any charge previously unbilled due to our error.

HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

MEDICAL EMERGENCY

Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

The Portland Water District bills and collects sewer charges for several local municipalities. Sewer rates are set by the municipality. All sewer payments are turned over to the municipality.

MAINE SALES TAX

Generally, water usage is taxable except for residential usage. For additional clarification see Maine State Law (36 M.R.S.A., Section 1760, subsection 39 as enacted by P.L. 1977, c.686, section 3). The customer is responsible for informing Portland Water District of their proper sales tax status.

EMPLOYEE IDENTIFICATION

Our employees carry a Portland Water District picture identification badge with them at all times.

DIG SAFE

Before you or your contractor dig, call DIG SAFE at 1-888-DIGSAFE to have underground utilities located at no cost to you. A single call to DIG SAFE can help prevent personal injury and property damage caused by ruptured pipes and cables.

TRUSTEE MEETINGS

Regular Board business meetings, open to the public, are usually held at 225 Douglass Street in Portland at 6 PM on the fourth Monday of each month (on Tuesday, if Monday is a holiday). Please call to verify time and location.

Paying your bill is easy!

PWD offers online payment services to view and pay your bill. Choose auto pay or pay at your convenience.

Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 11/08/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
11/24	35	7	7
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11
11/23	28	7	7

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$105.89
Payment - Thank You			$105.89CR
Balance Forward			$0.00
Total Current Charges	$30.76	$91.00	$121.76
TOTAL AMOUNT DUE			$121.76
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$17.22	$78.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	10/29/2024	09/24/2024	1897	1890	7

Refer to back for customer information, online payment options, or to make mailing address changes.

Portland Water District
From Sebago Lake to Casco Bay

Remit Total Payment to:

Portland Water District
PO Box 9751
Portland, ME 04104-5051

ROBERT ROSSOW
PO BOX 9
GREENWOOD, ME 04255

BILL DUE UPON RECEIPT
ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.

TOTAL AMOUNT DUE: $121.76

2300139920000121769

PAYMENTS

Payments may be made by mail to PO Box 9751, Portland, ME 04104-5051, or at our office at 225 Douglass Street in Portland from 8:00 AM to 4:30 PM, Monday through Friday, or online at www.pwd.org.

LATE PAYMENT CHARGES

Your bill is due upon receipt. Late payment charges are assessed for overdue water and/or sewer bills that are not paid within 25 days from the postmark date, or 25 days from the e-bill notification date. The interest rate charged will be the interest rate established for delinquent taxes by the State Treasurer.

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Please contact our Customer Service Department at (207) 761-8310. If you are not satisfied with the results, you have the right to appeal to: Consumer Assistance Division, Public Utilities Commission, 242 State St., 18 State House Station, Augusta, ME 04333-0018, or call (207) 287-3831 or 1-800-452-4699.

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HOW TO REACH US

225 Douglass St. P.O. Box 3553 Portland, ME 04104-3553
Customer Service (207) 761-8310
24 hour emergency - leaks - outages (207) 761-8300
All other calls (207) 774-5961
Customer Service Fax (207) 879-5837
E-mail address - customerservice@pwd.org
Website - www.pwd.org
(Revised 8/2020)

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Disconnection will be postponed if we are notified that an occupant of your residence has a serious medical condition that will be certified, orally or in writing, by a physician or the physician's agent. Up to 3 medical certifications are allowed in a 12 month period. Customers still have a duty to make a payment or a payment arrangement.

SEWER CHARGES

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MAINE SALES TAX

Generally, water usage is taxable except for residential usage. For additional clarification see Maine State Law (36 M.R.S.A., Section 1760, subsection 39 as enacted by P.L. 1977, c.686, section 3). The customer is responsible for informing Portland Water District of their proper sales tax status.

EMPLOYEE IDENTIFICATION

Our employees carry a Portland Water District picture identification badge with them at all times.

DIG SAFE

Before you or your contractor dig, call DIG SAFE at 1-888-DIGSAFE to have underground utilities located at no cost to you. A single call to DIG SAFE can help prevent personal injury and property damage caused by ruptured pipes and cables.

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Eliminate hassles, reduce check writing, and save a stamp! To learn more or to register, log on to www.pwd.org. Go Paperless for added convenience.

Portland Water District
From Sebago Lake to Casco Bay

Customer Name	ROBERT ROSSOW	Account Number
		30013992
Service Address	118 PROVIDENCE ST PORTLAND	

Bill Date: 12/13/2024 **Payment Due Upon Receipt**

Office Hours
8:00 a.m. - 4:30 p.m.
Monday through Friday
Phone: 207-761-8310

Web Site and E-Mail
www.pwd.org
customerservice@pwd.org

Monthly Usage
(Hundred Cubic Feet)

Month	Days	Water	Waste Water
12/24	29	6	6
11/24	35	7	7
10/24	27	6	6
09/24	34	8	8
08/24	30	7	7
07/24	34	7	7
06/24	27	6	6
05/24	30	6	6
04/24	28	7	7
03/24	34	7	7
02/24	27	5	5
01/24	27	7	7
12/23	36	11	11

Hundred Cubic Feet = 748 Gallons

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			$121.76
Payment - Thank You			$121.76CR
Balance Forward			$0.00
Total Current Charges	$27.89	$78.00	$105.89
TOTAL AMOUNT DUE			$105.89
Current Charges Detail			
Minimum Charge	$13.54	$13.00	
Usage Charge	$14.35	$65.00	

DIRECT PAYMENT - DO NOT PAY

Customer Meter Summary:

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17489360	Primary 3/4"	11/27/2024	10/29/2024	1903	1897	6

Refer to back for customer information, online payment options, or to make mailing address changes.

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From Sebago Lake to Casco Bay

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ROBERT ROSSOW
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ACCOUNT NUMBER: 30013992
AMOUNT ENCLOSED _____

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Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Tue, Feb 20, 2024 at 4:08 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 02-20-2024 01:08:05 PST
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 2140648631
Transaction Account: Visa x5354
Bill Date: 02-01-2024
Online Processing Fee Reference ID: 2140648634

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Mon, May 20, 2024 at 4:06 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 05-20-2024 01:06:01 PDT
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1000306565
Transaction Account: Visa x5354
Bill Date: 05-01-2024
Online Processing Fee Reference ID: 1000306567

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Tue, Aug 20, 2024 at 4:10 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 08-20-2024 01:10:52 PDT
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1005671964
Transaction Account: Visa x5354
Bill Date: 08-01-2024
Online Processing Fee Reference ID: 1005671966

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Auto-Pay Payment Receipt

1 message

City of Portland Stormwater Finance Division <cityofportland@myonlinebill.com> Wed, Nov 20, 2024 at 4:11 AM
To: slsandvoss@gmail.com

Stacey Sandvoss,

An automatic payment of $69.75 with online processing fee $2.44 processed successfully and will be posted to your City of Portland Stormwater Finance Division Account Number 720709. This is your electronic receipt so please save this email for your records.

Payor: SANDVOSS STACEY
Account Number: 720709
Account Name: SANDVOSS STACEY L
Payment Date: 11-20-2024 01:11:35 PST
Payment Amount: $69.75
Online Processing Fee: $2.44
Payment Status: AUTHORIZED
Payment Reference ID: 1010336347
Transaction Account: Visa x5354
Bill Date: 11-01-2024
Online Processing Fee Reference ID: 1010336349

If you would like to discontinue automatic payments, sign in to your City of Portland Stormwater Finance Division account and select Auto-Pay.

Thank you for participating in our Auto-Pay program.

NOTE: An online processing fee of 2.5% for amounts over $40 or a $1 fee for amounts under $40 will be charged for this payment method. And, PLEASE NOTE, this is a separate charge and will appear as "MyOnlineBill" on your bank statement. This payment method is limited to $2,050.

Thank you,
City of Portland Stormwater Finance Division
Customer Service Email: swbill@portlandmaine.gov
Customer Service Phone: (207) 874-8660

PLEASE DO NOT RESPOND TO THIS EMAIL. This email box is not monitored.

Fwd: Your Sales Receipt

Wed 2/24/2021 11:02 AM
From: Robert Rossow
To: Stacey Rossow



please call Lowe's Customer Care at 1-800-44-LOWES (56937).

Sincerely,
Lowe's Customer Care

Sold To	Sold From	Order Information	
Robert Rossow	LOWE'S OF PORTLAND, ME	Location:	907
robr@megalink.net	1058 BRIGHTON AVENUE	Order Date:	02/15/202
(207) 515-6985	PORTLAND, ME 04102	Invoice #:	84300
	(207) 482-2800	Order #:	717778992

Item #	Item Description	Model #	Qty.	UoM	Load Indicator	Unit Price	Ext. Pric
2581906	24-in Smooth Surface 4 Elements 2.9-cu ft Freestanding Electric Range (White on White)	ECS2X0OP	1	LCU	PL	$895.00	$895.0
# of Items Discounted: 0 Total Savings : $0.00							

Fulfillment Information		Tender Information		Payment Information	
Location:	1946	**VISA 2604:**	$944.23	**Subtotal:**	$895.00
Sales Date:	02/24/2021			**Shipping / Delivery:**	$0.00
Fulfillment #:	94645			**Total Tax:**	$49.23
				Total:	$944.23

Billing Information

Charges will apply to your credit card at time of fulfillment. Picked up or shipped orders will be charged when pick up or shipping processes begin. Lowe's delivery orders will charge up to 48 hours before your scheduled delivery. For installation projects, see contract for details. If any part of your order is cancelled prior to fulfillment, your pending charges will be adjusted. If you have any questions about your order, please call Customer Care at 1-800-44-LOWES (56937).

Lowe's Price Match Guarantee

For details on our price match guarantee, please visit lowes.com/pricematch

Returns and Refunds Policy

Customer satisfaction is our goal. If you are not completely satisfied with your purchase, simply return the merchandise to any Lowe's store in the U.S. within 90* days. We, in our discretion, will repair it, replace it, or, based on your method of payment with a valid receipt, refund your money.

* **Exceptions to 90 Day Time Frame**

- **Major Appliances** (including but not limited to Refrigerators 9 cubic feet or larger, Washing Machines, Dryers, and Range Hoods) – Return within 30 days of the customer receiving the product with the original receipt. Product must be in “like new” condition
- **Outdoor Power Equipment** (including but not limited to Mowers, Chainsaws, Generators, Pressure Washers, Trimmers, and Blowers) – Return within 30 days of the customer receiving the product with the original receipt. Product must be in “like new” condition
- **Highway Trailers** – Returned within 30 days of the customer receiving the product, in the original state of purchase with the original receipt and paperwork. If the trailer has been titled, the customer must sign the title over to the store, and the store must contact Carry-On at 800-240-3121to receive a new title for the trailer in order to resell the item
- **Interior and Exterior Liquid Paint** – Return any interior or exterior liquid paint in its original container, along with the original receipt, within 30 daysof receiving the product, and Lowe’s will replace it with a can of comparable paint or refund the customer’s money based on the original purchasemethod. Lowe’s reserves the right in its discretion to limit the quantity returned in the event of suspected fraud or abuse
- **Holiday Trim-A-Tree Products** – Holiday items purchased on this receipt cannot be returned
- **Trees, Shrubs and Perennials** – Returned within one year of the customer receiving the product for a replacement or refund. Managementdiscretion is advised for plant returns without the original receipt.
- **Online Customizable Patio Sets** – Online Customizable Patio Sets included within this order may not be returned after 30 days from date of purchase
- Excludes merchandise in Installation Services programs – see contract for details

In most instances, your receipt can be retrieved by using the original credit card, checking account number, or by your phone number. For returns without a valid receipt, in-store credit may be issued for the item's current selling price. Lost or stolen gift cards can only be replaced for the remaining balance by presenting the original receipt.

Lowe's reserves the right to refuse and limit the number of returns permitted without valid receipts. No returns for purchases made with checks will be made if you have outstanding checks with Lowe's. Lowe's may require valid picture ID (State Driver's License, State ID Card, or Military ID) for any return.

Lowe's stores use refund and check validation systems. All returns are subject to system approvals. Valid picture ID information or phone number may be entered into these systems where authorized by law.

These remedies are your exclusive remedies. All other remedies are hereby excluded. All warranties, express or implied, including the implied warranties of merchantability and fitness for a particular purpose are expressly excluded. The exclusions herein are subject to and may be limited by applicable law and you may have additional rights which vary from state to state.

Lowe's Customer Care (CON8) 1605 Curtis Bridge Rd. Wilkesboro, NC 28697. View our Privacy and Security Statement.
Lowe's and the gable design are registered trademarks of LF, LLC.

Lowe's Consumer Credit Terms and Conditions

					CURRENT	PROPOSED 2024
					850	1178
	Date	Name	Memo	Amount		
Income						
Rental Income						
	1/25/2019	Unit 120	Unit 120 - Wood	850		
	2/11/2019	Unit 120	Unit 120 - Wood	850		
	3/11/2019	Unit 120	Unit 120 - Wood	850		
	4/1/2019	Unit 120	Unit 120 - Wood	850		
	5/10/2019	Unit 120	Unit 120 - Wood	850		
	6/5/2019	Unit 120	Unit 120 - Wood	850		
	7/5/2019	Unit 120	Unit 120 - Wood	850		
	8/12/2019	Unit 120	Unit 120 - Wood	850		
	9/7/2019	Unit 120	Unit 120 - Wood	850		
	10/11/2019	Unit 120	Unit 120 - Wood	850		
	11/11/2019	Unit 120	Unit 120 - Wood	850		
	12/6/2019	Unit 120	Unit 120 - Wood	850		
Total Income				**10200**	**10200**	**14136**
Expenses						
Real Estate Taxes						
	2/17/2019	City of Portland	Real Estate Tax	2497.53		
	9/7/2019	City of Portland	Real Estate Tax	2589.74		
				5087.27	**1696**	**1696**
Rent Board Registration Fee						
	11/11/2019	City of Portland	Long Term Rental Reg Fee	**92.5**	**31**	**31**
Insurance Expense						
	8/25/2019	Progressive Insurance	Annual Renewal 19/20	1332		
	9/1/2019	Homeserve	Annual Rewewal	77.88		
	12/27/2019	American Modern	American Modern	1330		
				2739.88	**913**	**913**
Normal Repairs (shared)						
	2/6/2019	Dodge Oil Co., Inc.	Propane heater service and fi	218		
	2/28/2019	Casco Bay Electric	Replace & Install 3 Smoke Ala	1315		
				1533	**511**	**511**
Owner-Performed Labor - Shared		Rate per hour		50		
	11/2/2019	Labor - yard work and cleanu		3	150	
		Mileage			70.18	
	12/30/2024	Labor - bookkeeping - 2 hours		24	1200.00	
					1420	**473**	**473**
Ground Maintenance and Snow Removal						
	12/27/2019	Knight Property Services	Knight: Fall Cleanup	200		
	12/27/2019	Knight Property Services	Knight: Spring Cleanup 4/17,	285		
	12/27/2019	Knight Property Services	Knight: Mowing (7/	90		
	12/27/2019	Knight Property Services	Knight: Mowing (7/15, 8/14,	135		
	12/27/2019	Knight Property Services	Knight: Mowing (9/)	135		
	12/27/2019	Knight Property Services	Knight: Snow Removal (12/17	50		
	12/27/2019	Knight Property Services	Knight: Snow Removal (12/28	250		
	12/27/2019	Knight Property Services	Knight: Snow Removal (1/30,	210		
	12/27/2019	Knight Property Services	Knight: Snow Removal (3/10)	50		
				1405	**468**	**468**
Water						

	1/15/2019	Portland Water District	JBRC911I		119.43	
	2/12/2019	Portland Water District	EBWC41EQ		94.83	
	3/12/2019	Portland Water District	WB4CQR3H		119.43	
	4/15/2019	Portland Water District	7BZC8R1Q		119.43	
	5/12/2019	Portland Water District	VBZC3247		144.16	
	6/16/2019	Portland Water District	VBYCC2OS		157.73	
	7/15/2019	Portland Water District	3BLCPD67		133.26	
	8/12/2019	Portland Water District	8JKLDM67		150.29	
	9/15/2019	Portland Water District	HBQCQ3PH		24.33	
	10/18/2019	Portland Water District	SBTCJ3FS		150.29	
	11/12/2019	Portland Water District	VBTCPEJ6		124.61	
	12/16/2019	Portland Water District	KB1CCEQQ		137.45	
					1475	**492**	**492**
Sewer						
	2/2/2019	City of Portland	1st Qtr		56.7	
	5/7/2019	City of Portland	2nd Qtr		56.7	
	8/5/2019	City of Portland	3rd Qtr		56.7	
	11/11/2019	City of Portland	4th qtr		56.7	
					226.8	**76**	**76**
Total Expenses						**4660**	**4660**
Net Operating Income						**5540**	**9476**
Amortization							
	7/7/2018	Water Heater - 120		1150	5	**230**	**230**
Total Operating Expenses with Amort						**4890**	**4890**
Net Operating Income with Amort						**5310**	**9246**

					CURRENT	PROPOSED 2024
					850	1397
	Date	Name	Memo	Amount		
Income						
Rental Income						
	45295	Unit 120	Unit 120 - Wood	970		
	45336	Unit 120	Unit 120 - Wood	970		
	45352	Unit 120	Unit 120 - Wood	1010		
	45390	Unit 120	Unit 120 - Wood	1010		
	45418	Unit 120	Unit 120 - Wood	1010		
	45455	Unit 120	Unit 120 - Wood	1010		
	45488	Unit 120	Unit 120 - Wood	1010		
	45511	Unit 120	Unit 120 - Wood	1010		
	45551	Unit 120	Unit 120 - Wood	1010		
	45573	Unit 120	Unit 120 - Wood	1010		
	45603	Unit 120	Unit 120 - Wood	1010		
	45636	Unit 120	Unit 120 - Wood	1010		
	Rent Adjustment Per City of Portland Rent Audit Remedy			**-1840**		
Total Income				**10200**	**10200**	**16764**
Expenses						
Real Estate Taxes						
	45656	City of Portland	Real Estate 2 of 2	3358.74		
	45656	City of Portland	Real Estate 1 of 2	3304.1		
				6662.84	**2221**	**2221**
Rent Board Registration Fees						
	45656	City of Portland	City of Portland Licensing & F	**138.5**	**46**	**46**
Insurance Expense						
	45656	American Modern	American Modern	554.25		
	45656	American Modern	American Modern	1662.75		
	45656	American Modern	American Modern	-100		
	45656	American Modern	American Modern	243.84		
	45656	Progressive	Progressive	939		
				3299.84	**1100**	**1100**
Security						
	45656	Best Buy	Best Buy: Security Camera	**305.93**	**102**	**102**
Normal Repairs (unit-specific)						
	45656	Eldredge	Eldredge 41943 Unit 120 Attic	27.41		
	45656	Eldredge	Eldredge Unit 120 Bathroom	31.64		
	45656	Eldredge	Eldredge Unit 120 Bathroom	23.81		
	45656	Eldredge	Eldredge Unit 120 Carpet Trin	32.69		
	45656	Home Depot	Home Depot Unit 120 Return	-94.76		
	45656	Home Depot	Home Depot Unit 120 Bathro	76.66		
	45656	Home Depot	Home Depot WJ68765995 Ur	1268.3		
	45656	Home Depot	Home Depot WJ68774379 Ur	5.42		
	45656	Home Depot	Home Depot WJ68793860 Ur	28.79		
	45656	Lowes	Lowes Unit 120 Roof Vent	108.38		
	45656	Northeast Labs	Mail Sport Tests to Northeast	9.25		
	45656	Northeast Labs	Northeast Lab Unit 120 Air Q	200		
	45656	Northeast Labs	Northeast Lab Unit 120 Air Q	15.83		
				1733.42	**1733**	**1733**
Owner-Performed Labor - Shared		Rate per hour		50		
	45485	Labor - fence repair and yard cleanup		3	150	
		Mileage			81.07	
	45509	Labor - yard work and cleanup		2.5	125	
		Mileage			81.07	
	12/30/2024	Labor - bookkeeping - 2 hours / mont		24	1200.00	
					1637	**546**	**546**

Owner-Performed Labor - Unit 120		Rate per hour		50			
	45492	Labor - moisture testing		0.5	25		
		Mileage			81.07		
	45593	Labor - roof fan		3	150		
		Mileage			81.07		
	45604	Labor - bathroom fan replacement ar		3.75	188		
		Mileage			81.07		
	45609	Labor - bathroom fan replacement ar		4	200		
		Mileage			81.07		
				11.25	886.78	**887**	**887**
Ground Maintenance and Snow Removal							
	45656	Knight Property Services	Knight Property 17533		**218**		
	45656	Knight Property Services	Knight Property 17599		**218**		
	45656	Knight Property Services	Knight Property 17749		**218**		
	45656	Knight Property Services	Knight Property 17920		**218**		
	45656	Knight Property Services	Knight Property 19025		**218**		
	45656	Eldredge	Eldredge: Garden Soil		**12.64**		
					1102.64	**368**	**368**
Water							
	45321	Portland Water	PWD Jan		118.38		
	45350	Portland Water	PWD Feb		88.62		
	45381	Portland Water	PWD Mar		120.01		
	45412	Portland Water	PWD Apr		120.01		
	45442	Portland Water	PWD May		104.39		
	45473	Portland Water	PWD Jun		104.39		
	45503	Portland Water	PWD Jul		120.01		
	45534	Portland Water	PWD Aug		121.47		
	45565	Portland Water	PWD Sep		137.63		
	45595	Portland Water	PWD Oct		105.89		
	45626	Portland Water	PWD Nov		121.76		
	45656	Portland Water	PWD Dec		105.89		
					1368	**456**	**456**
Sewer							
	45342	Portland Sewer	1st Qtr		72.19		
	45402	Portland Sewer	2nd Qtr		72.19		
	45524	Portland Sewer	3rd Qtr		72.19		
	45616	Portland Sewer	4th Qtr		72.19		
					288.76	**96**	**96**
Total Expenses						**7555**	**7555**
Net Operating Income						**2645**	**9209**
Amortization							
	44561	Electric range - 120		996.16	5	**199**	**199**
Total Operating Expenses with Amort						**7754**	**7754**
Net Operating Income with Amort						**2446**	**9010**

Worksheet	**Current 2019**	**Proposed 2024**
Line 3 Base (NOI)	5310	9246
Line 3 Current/2024 (NOI)	2446	9010
Line 4 Base	281	281.082
Line 4 Current/2024	336	336.376
Line 5	19.67	19.67
Line 6	6355	11065
Line 7	3909	2055
Line 8	326	171

Base Year NOI	5310
Proposed Base Rate	1178

Proposed Base Rate Income	14140
Proposed Base Rate	1178
Base Rate Expenses	4890
NOI	9250

CURRENT (Post Adjustments per Audit) Unit 120	Base Rent 2019	2020	2021	2022	2023	2024	2025
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%
API		$0.00	$0.00	$36.55	$59.50	$17.00	$21.25
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56			
New Tenancy (5% base)							$42.50
Total Yearly Potential Increase		$0.00	$0.00	$54.11	$59.50	$17.00	$63.75
Total Banked Available After Rent Increase		$0.00	$0.00	$54.11	$113.61	$130.61	$194.36
Max Possible Rent Increase Per Year (10% increase)		$85.00	$85.00	$85.00	$85.00	$85.00	$85.00
Actual Rent Increase							
Base Rent	**$850.00**						
Rent	**$850.00**	**$850.00**	**$850.00**	**$850.00**	**$850.00**	**$850.00**	**$850.00**

PROPOSED RENT INCREASE (CPI 2014 to 2019) Unit 120	Base Rent 2019	2020	2021	2022	2023	2024	2025	2026
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%	2.2%
API		$0.00	$0.00	$50.67	$89.57	$27.38	$34.91	$32.79
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56				
New Tenancy (5% base)							$58.92	
Total Yearly Potential Increase		$0.00	$0.00	$68.23	$89.57	$27.38	$93.83	$32.79
Total Banked		23.5666	32.99324	$101.22	$89.57	$27.38	$93.83	
Total Banked Available After Rent Increase		23.5666	32.99324	$0.00	$0.00	$0.00	$0.00	$0.00
Max Possible Rent Increase Per Year (10% increase)		$117.83	$117.83	$117.83	$127.96	$136.91	$139.65	$149.03
Actual Rent Increase		$0.00	$0.00	$101.22	$89.57	$27.38	$93.83	$32.79
Proposed Base Rent	**$1,178.33**							
Rent	**$1,178.33**	**$1,178.33**	**$1,178.33**	**$1,279.55**	**$1,369.12**	**$1,396.51**	**$1,490.33**	**$1,523.12**

PROPOSED RENT INCREASE (Market Average) Unit 120	Base Rent 2019	2020	2021	2022	2023	2024	2025	2026
CPI		2.0%	0.8%	4.3%	7.0%	2.0%	2.5%	2.2%
API		$0.00	$0.00	$59.64	$105.21	$32.17	$41.01	$38.52
Tax Rate Adjustment (NA as of 1/1/2023)				$17.56				
New Tenancy (5% base)							$69.35	
Total Yearly Potential Increase		$0.00	$0.00	$77.20	$105.21	$32.17	$110.36	$38.52
Total Banked		27.74	38.836	$116.04	$105.21	$32.17	$110.36	
Total Banked Available After Rent Increase		27.74	38.836	$0.00	$0.00	$0.00	$0.00	$0.00
Max Possible Rent Increase Per Year (10% increase)		$138.70	$138.70	$138.70	$150.30	$160.83	$164.04	$175.08
Actual Rent Increase		$0.00	$0.00	$116.04	$105.21	$32.17	$110.36	$38.52
Proposed Base Rent	**$1,387.00**							
Rent	**$1,387.00**	**$1,387.00**	**$1,387.00**	**$1,503.04**	**$1,608.25**	**$1,640.42**	**$1,750.78**	**$1,789.29**

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

November 19, 2025 - Tabled to December 17, 2025

Owner Name and Address:

Lewis Robinson
46 Prospect St
Portland, ME 04103

Agent Name and Address:

N/A

Property Address and Unit:

42 Prospect St, all 2 units

CBL:

124-E-006-001

Tenants/Interested Parties:

Yes

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

December 8, 2025

Re: Notice of Public Hearing

To: Tenants of 42 Prospect St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, December 17, 2025** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **Lewis Robinson**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **Wednesday, December 10, 2025** at the link below: http://portlandmaine.gov/129/Agendas-Minutes

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income
   It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.
2. Fair Return
   A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.
3. Base Year:
   a. Calendar year 2019 is the Base Year.
   b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the “current year” in the prior petition.
   c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.
4. Current Year
   The “current year” shall be the calendar year preceding the petition.
5. CPI (Consumer Price Index)
   The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [Bureau of Labor Statistics Data (bls.gov)].
6. Limits of Allowable Rent Increases in Any One Year
   If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 42 Prospect Street

Parcel Numbers(s): 124 E006001

Year Property Purchased by Current Owner: 2004

Total Number of Units on the Property: 2

Total Number of Units Affected by Proposed Rent Increase: 2

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: Caroline ("CC") and Lewis Robinson

Phone(s): CC's cell (207) 712-3295 / Lewis's cell (207) 712-9278

Business Address: 46 Prospect Street

City, State, Zip: Portland, ME 04103

Business E-mail: ccdaviesrobinson@gmail.com

II. Agent Information (if applicable)

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☑	☐	☐
Electricity	☐	☑	☐
Water	☑	☐	☐
Sewer	☑	☐	☐
Garbage	☑	☐	☐
Other:	☑	☐	☐

IV. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

No changes to services. FYI, we provide almost all heat (We pay oil for radiators and gas (suplemental monitor / decorative gas stove as described below for FYI). Tenant only pays electric which runs the 2 separated hot water heaters. And the heat pump for Apt. 1.)

FYI overview of heating system. We pay oil and gas. (heat) They pay electric.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

heating system upgrades:

-2 brand new electric hot water heaters (Apt 1 and 2)
-Apt.1 has brand new heat pumps.
-Apt. 1 has brand new air filtration system for heat pump system.
-Apt. 1 has new ducted system to evenly distribute heat.
-brand new Jotul gas fireplace in Apt 1 sunroom.

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
  If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here ☐ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019)[1]	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	$ 32,895	$ 36,450
2. Portion Attributable to Vacancy	$	$
Fees (indicate what fee is for):		
3. Late fees	$	$
4. List fees, other than utilities, collected for services & amenities not included in rent	$	$
5.	$	$
6.	$	$
7.	$	$
Other Income (list separately by type)[2]:		
8.	$	$
9.	$	$
10.	$	$
Fees charged by landlord for Utilities		
11. Gas	$	$
12. Electricity	$	$
13. Water	$	$
14. Sewer	$	$
15. Garbage & Recycling	$	$
Other Utilities (list separately by type):		
16.	$	$
17.	$	$
18. TOTAL INCOME (add only lines 1 and 3-17)	**$** 32,895	**$** 36,450

[1] or an alternative year in the event of extenuating circumstances.

[2] Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	$	$
2. Real Property Taxes	$ 5,914	$ 5,938
3. License Tax/Fee	$	$ 100
4. Rent Board Registration Fees	$	$
5. Insurance	$ 1,424	$ 1,876
6. Accounting	$	$
7. Legal (explain types of legal expenses)	$	$
8. Manager /Management Services	$	$
9. Security	$	$
10. Office Supplies	$	$
12. Normal Repairs	$ 394	$ 347
13. Owner-Performed Labor	$	$
14. Plumbing Maintenance	$	$ 348
15. Pool Maintenance	$	$
16. Landscape Maintenance/snow removal	$	$
17. Other Maintenance	$ 2,113 (heating oil)	$
18. Parking Lot/Street Maintenance	$	$
19. Gas (separately metered only)	$ 610	$ 470
20. Electricity (separately metered only)	$	$
21. Water	$	$
22. Sewer	$ $1,761 (water+sew)	$ 984 (water+sewer)
23.Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	$ 0	$ 102,387
24. Vandalism Repairs	$	$
25. Uninsured Damages	$	$
27. TOTAL OPERATING EXPENSES	**$** 12,216	**$** 112,450

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was $20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
$20,000	5.88%	10 years (120 months)	$26,500.52	$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
$2,650.05	$220.84	4	$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of $250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. http://www.freddiemac.com/pmms/archive.html

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
0										
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: $ 0

Annual Cost for Base Year [add amounts in column (i)]: $ 0

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
Mon sell	renovation	2	$ 978,892	8.56 %	20	$ 1,068,85	$ 2,047,742	$ 102,387	$ 8,532	$ 4,266
			$	%		$	$	$	$	$
			$	%		$	$	$	$	$
			$	%		$	$	$	$	$
			$	%		$	$	$	$	$
			$	%		$	$	$	$	$

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: $ 978,892

Annual Cost for Current Year [add amounts in column (i)]: $ 102,387

XII. Blank Worksheet (Optional – Available for Petitioner Use)

The big picture: major renovations and a big addition. (Permit # BLDR 2024-04571)

We added 1,187 sq ft of new, finished space.

Previously the south facing side of the house had no windows, so we created a gorgeous south-facing addition (1,187 sq ft of new, finished space) with a few passive solar features. Many renovations were completed to increase energy efficiency (insulation, heat pump, energy efficient windows), improve air quality (air filtration on ducted system for heat pump, roof, flashing, siding, and foundation repair to reduce moisture entry), and improve accessibility (smooth, transitionless floors, walk in shower, bathroom access from master bedroom).

We drilled down into the ledge to expand our basement, creating a beautiful, sun-filled daylight basement bedroom (586 sq. ft) with a spacious closet and added a half bath in the part of the unfinished basement adjacent to the bedroom. That bedroom is accessible both via its own exterior door near the patio and via the basement stairs from apartment #1.

Inside the first floor apartment, we created a brand new room in the addition: a gorgeous 27 foot x 21 foot sunroom with 17 foot ceiling, 9 foot high windows, 3 skylights, high end lighting, built-in cabinets and a decorative gas stove.

We completed a gorgeous total renovation to the full bathroom, expanding it with a beautifully customized tile walk-in shower enclosed in a half wall below a glass divider. A customized bathroom sink with custom cabinetry raised off the floor beside a brand new window and all new appliances including toilet, combo washer / dryer, etc. We connected the master bedroom to the bathroom, added soundproofing to the ceiling and wall adjacent to second floor stairs, and a brand new spacious closet.

We leveled all floors in the first floor apartment, creating accessible, transition-free door frames, completed a gorgeous renovation to the kitchen (Permit # BLDR2024-04411), repainted everything, added and renovated closets, and all new lighting+ hardware.

We installed an all new energy efficient heat pump system--ducted in the first floor with air filtration—in addition to the decorative gas stove.

We fixed and replaced interior trim, made custom doors in the entryway, rebuilt doors, outfited closets, in addition to fixing miscellaneous things such as replacing doors, patching sheetrock from the chimney being taken out, installed a new entry door, installed and vented a new washer and dryer inside of apartment 2. We also replaced all out of code plumbing.

Exterior: We repaired the existing foundation, poured new foundation, and tied the two together according to the high level of quality required by the structural engineer. We built a beautiful side deck for apartment #1 and a brand new patio for apartment #2—both with quality materials, new lighting, and new, customized landscaping. We also added all-new seamless gutters, repaired exterior siding and flashing and repainted the exterior

The project has been overwhelmingly expensive, but it’s very high quality work. Several friends have described the sunroom as the most beautiful

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____
___	_____ _____	_____	$ _____	_____%	_____	$ _____	$ _____	$ _____	$ _____	$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: $ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: $ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 32,895	$ 36,450
2. Annual Operating Expenses	$ 12,216	$ 112,450
3. Net Annual Operating Income	$ 20,679	$ (-76,000)
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

19.67 %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ 24,746

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ 100,746

8. Allowable Rent Increase/Unit/Month[3]

$$\text{Line 7} \div 12 \div \text{\# of Units}$$

$ 4,197.75

[3] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
1	$1650	$		%	%	$	No Increase.
2	$1400	$		%	%	$	No Increase.
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	
	$	$		%	%	$	

___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____
___	$_____	$_____	_____	_____ %	_____ %	$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: 90 percent of work benefitted Apartment 1.

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
1	$ 1510	01/01/2024	$ 1650	01/01/2024	$ 1650	$ 1650	$ 5,000
2	$ 1350	10/1/2021	$ 1400	n/a	$ 1400	$ 1400	$ 2,800
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$
	$		$		$	$	$

___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____
___	$ _____	_____	$ _____	_____	$ _____	$ _____	$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
    a. Extraordinary amounts were expended for necessary maintenance and repairs
    b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
    c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
    a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
    b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
    c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.

C. Other exceptional circumstances: (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

A. Base year rents charged for any comparable units in the same building.
B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:[4]

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$989	$1,071	$1,387	$1,829	$2,198

[4] These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: $ _____

Proposed Adjusted Gross Income for 2019: $ _____

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	$ _____	$ _____
2. Portion Attributable to Vacancy	$ _____	$ _____
Fees (indicate what fee is for):		
3. Late fees	$ _____	$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	$ _____	$ _____
5. _____	$ _____	$ _____
6. _____	$ _____	$ _____
7. _____	$ _____	$ _____
Other Income (list separately by type)[5]:		
8. _____	$ _____	$ _____
9. _____	$ _____	$ _____
10. _____	$ _____	$ _____
Fees charged by landlord for Utilities		
11. Gas	$ _____	$ _____
12. Electricity	$ _____	$ _____
13. Water	$ _____	$ _____
14. Sewer	$ _____	$ _____
15. Garbage & Recycling	$ _____	$ _____
Other Utilities (list separately by type):		
16. _____	$ _____	$ _____
17. _____	$ _____	$ _____
18. TOTAL INCOME (add only lines 1 and 3-17)	**$ _____**	**$ _____**

[5] Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ _____	$ _____
2. Annual Operating Expenses	$ _____	$ _____
3. Net Annual Operating Income	$ _____	$ _____
4. CPI [Annual Average CPI]	281.082	336.376

5. Percent Annual Increase in CPI Base Year to Current Year

$$\frac{\text{Line 4 Current Year-Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$$

_____ %

6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase

$$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$$

$ _____

7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase

$$\text{Line 6} - \text{Line 3 Current Year}$$

$ _____

8. Allowable Rent Increase/Unit/Month[6]

$$\text{Line 7} \div 12 \div \#\ \text{of Units}$$

$ _____

[6] If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

We did this renovation to create a healthy, accessible first floor apartment for my mom to move in next door.

Unfortuntately, she went into hospice in the middle of the construction project and stayed with us in our house (46 Prospect Street) until she passed away on April 29th, 2025.

She needed a warm space with high quality air (She had COPD). She needed leveled floors with no transitions (She walked with a cane and had dementia.) And she had fancy taste:). The renovation was overwhelmingly expensive, but very well done.

While we are heartbroken not to get to spend years in this house with my mom who we renovated it for, we are very excited for the lucky family able to live in this gem.

Several friends have described the passive solar sunroom as the most beautiful space they have ever seen.

The project was designed by architect Amy Rogers.

It's 1,187 sq ft of new space,

passive solar features,

fully accessible,

17 foot ceiling,

9 foot high windows,

3 skylights

…all sitting on a meticulously engineered foundation.

Check out the photos of this unique home on the next page.

and please be in touch with questions.

42 Prospect Street, renovated









Monsell + Co.

Fine Home Building - Custom Renovations

P.O. Box 3816 Portland, Maine 04103 207-939-5965 c.a.monsellandco@gmail.com

---

CC and Lewis Robinson
42 Prospect st
Portland ME, 04103

August 15, 2025

Invoice

This invoice is for the completed work at 42 Prospects st in Portland

The scope of work included

Labor and materials for a complete renovation and addition to the first floor apartment and upgrades and repairs to the second floor apartment.

We installed a new kitchen and bathroom on the first floor, installed new flooring, and a new front entry, we completed a new foundation and addition that supports the new structure as well as went under the existing structure and re supported the old foundation walls with buttresses.

We upgraded the electrical service and re wired the first floor and new addition as well as made upgrades to the second floor.

We install a new ducted heat pump system on the first floor and two ductless mini splits in the new addition. We install new heat pump hot water heaters for each unit and up graded the old cast iron stack to pvc, we added a radiator to the second floor an relocated the thermostat from the first floor to the second floor.

We completed all siding, roofing, new windows, built ins, and repairs to the exterior.

We installed al new exterior doors

We built an new deck of the rear of the building

We painted the exterior of the building

We installed a new patio and walkway as well as graded and repaired the yard.

Total Job cost **$978,892.45**

Paid in Full 8/19/25 (Thank you)

Thank You,

Mike Monsell

Dylan Orr <dorr@portlandmaine.gov>

verifying invoice is paid in full

Mike Monsell <c.a.monsellandco@gmail.com> Mon, Sep 8, 2025 at 11:12 PM
To: CC Davies Robinson <ccdaviesrobinson@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Dylan,

I am writing on behalf of CC Davies and Lewis Robinson. I have been paid in full for the work completed at 42 prospect st in the amount of $978,892.45 as of 8/19/25. Over the last year completed a substantial renovation to the property that included extensive work on the whole home in particular to the first floor apartment. The work included new systems (plumbing, electrical, and heating) we renovated the kitchen, bathroom and added a large 23 x 27 addition off the rear with a new deck and landscaping. A significant portion of the work was rebuilding the foundation under the back half of the house due to its deteriorated condition, structural work, and removing significant ledge. We used high quality products and methods for the project. I am happy to help out. If there is any thing that I can do to help you understand about the project and the property upgrades please let me know. We have made a basic apartment into a high end rental. Please feel free to reach out at any time.

Thank you

Mike Monsell
Owner: Monsell + Co
P.o. Box 3816 Portland, Maine 04104
207-939-5965
[Quoted text hidden]

Monsell + Co.

Fine Home Building - Custom Renovations

P.O. Box 3816 Portland, Maine 04103 207-939-5965 c.a.monsellandco@gmail.com

CC and Lewis Robinson
42 Prospect st
Portland ME, 04103

August 15, 2025

Invoice

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The scope of work included

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We installed a new kitchen and bathroom on the first floor, installed new flooring, and a new front entry, we completed a new foundation and addition that supports the new structure as well as went under the existing structure and re supported the old foundation walls with buttresses.

We upgraded the electrical service and re wired the first floor and new addition as well as made upgrades to the second floor.

We install a new ducted heat pump system on the first floor and two ductless mini splits in the new addition. We install new heat pump hot water heaters for each unit and up graded the old cast iron stack to pvc, we added a radiator to the second floor an relocated the thermostat from the first floor to the second floor.

We completed all siding, roofing, new windows, built ins, and repairs to the exterior.

We installed al new exterior doors

We built an new deck of the rear of the building

We painted the exterior of the building

We installed a new patio and walkway as well as graded and repaired the yard.

Total Job cost **$978,892.45**

Paid in Full 8/19/25 (Thank you)

Thank You,

Mike Monsell

TD BANK, N.A.
PO BOX 5095
MOUNT LAUREL, NJ 08054

+ 0904868 000118578 09BN13 0945657
LEWIS G ROBINSON
CAROLINE D ROBINSON
46 PROSPECT ST
PORTLAND ME 04103-4018

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least $600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.

CAUTION

If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/Form1098*.

Free File. Go to *www.irs.gov/FreeFile* to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

S007O0

☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

TD BANK, N.A.
PO BOX 5095
MOUNT LAUREL, NJ 08054
800-328-2119

RECIPIENT'S/LENDER'S TIN: 01-0137770

PAYER'S/BORROWER'S TIN: XXX-XX-7962

PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

LEWIS G ROBINSON
CAROLINE D ROBINSON
46 PROSPECT ST
PORTLAND ME 04103-4018

10 Other: 5,938.43

11 Mortgage acquisition date:

*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-1380
Form **1098**
(Rev. January 2022)
For calendar year 2024

Mortgage Interest Statement

1 Mortgage interest received from payer(s)/borrower(s)*: $ 5,579.58

2 Outstanding mortgage principal: $ 156,611.92

3 Mortgage origination date: 09/21/12

4 Refund of overpaid interest: $ 0.00

5 Mortgage insurance premiums: $ 0.00

6 Points paid on purchase of principal residence: $ 0.00

7 ☐ If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.

8 Address or description of property securing mortgage: 42 PROSPECT STREET
PORTLAND ME 04103

9 Number of properties securing the mortgage:

Account number (see instructions): 100240197

Copy B
For Payer/Borrower

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6, or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

Form **1098** (Rev. 1-2022) (keep for your records) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

If your mortgage loan was acquired by TD Bank during 2024 the beginning balances on Principal and Escrow are the amounts transferred from your previous servicer.

PRINCIPAL

BEGINNING BALANCE	156,611.92
AMOUNT PAID	5,912.94
INTEREST SHORTAGE ADDED TO PRINCIPAL	0.00
AMOUNT DISBURSED	0.00
ENDING BALANCE	150,698.98

UNAPPLIED

BEGINNING BALANCE	0.00
AMOUNT PAID	0.00
AMOUNT DISBURSED	0.00
ENDING BALANCE	0.00

ESCROW

BEGINNING BALANCE	3,139.01
AMOUNT PAID	7,931.08
AMOUNT DISBURSED	-7,814.43
ESCROW INTEREST	53.15
ENDING BALANCE	3,308.81

BUYDOWN ACCOUNT BALANCE

BEGINNING BALANCE	0.00
DISBURSEMENTS	0.00
ADJUSTMENTS	0.00
ENDING BALANCE	0.00

INTEREST PAID

GROSS INTEREST PAID	5,579.58
PLUS PREPAID INT. NOT ALLOWED PRIOR YEARS	0.00
LESS INTEREST SUBSIDY (BUYDOWN)	0.00
LESS INTEREST SHORTAGE	0.00
LESS PREPAID INTEREST NOT ALLOWED THIS YR.	0.00
PLUS INTEREST SHORTAGE PAID	0.00
LATE CHARGES PAID	0.00
NET INTEREST PAID	5,579.58
MORTGAGE POINTS PAID	0.00
REFUND OF OVERPAID INTEREST	0.00

INTEREST SHORTAGE UNPAID BALANCE

BEGINNING BALANCE	0.00
ADDED INTEREST SHORTAGE	0.00
LESS INTEREST SHORTAGE PREPAID	0.00
ENDING BALANCE	0.00

ESCROW DISBURSEMENTS

REAL ESTATE TAXES DISBURSED	5,938.43
INSURANCE	1,876.00
MIP/PMI	0.00
ESCROW REFUND	0.00
MISCELLANEOUS	0.00

OTHER ITEMS

LATE CHARGES DUE BUT UNPAID	0.00
LIFE AND/OR DISABILITY	0.00

PAYMENT CALCULATION

PRINCIPAL + INTEREST	ESCROW/ IMPOUND	CREDIT INSURANCE	SERVICE CHARGE	REPLACEMENT RESERVE	MISCELLANEOUS	TOTAL PAYMENT
957.71	714.59	0.00	0.00	0.00	0.00	1,672.30

C00740

0904868 000118578 09BN13 0945657

INVOICE (INV-00112390)
FOR CITY OF PORTLAND

BILLING CONTACT
Lewis G Robinson

46 Prospect St
Portland , Me 04103

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00112390	12/31/2024	01/30/2025	Due	NONE

CASE NUMBER	FEE NAME	TOTAL
20164335	Long Term Rental Registration Fee	$100.00
42 Prospect St Portland, ME	**SUB TOTAL**	$100.00

REMITTANCE INFORMATION
City of Portland 389 Congress St Portland, ME 04101

TOTAL **$100.00**

CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2023 to June 30, 2024

FY24 REAL ESTATE TAX BILL

BILL #: 2410356
ACCOUNT #: 16343
PARCEL ID #: 124-E-006-001
LOCATION: 42 PROSPECT ST

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.450	$3,007.56
COUNTY	0.620	$250.29
MUNICIPAL	6.340	$2,559.46
TOTAL	14.410	$5,817.32

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$93,700
BUILDING VALUE	$310,000
TOTAL VALUE	$403,700
EXEMPTIONS	$0
TAXABLE VALUE	$403,700
TAX RATE	14.410
TOTAL TAX	$5,817.32
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$5,817.32

DATE DUE	AMOUNT DUE
10/19/2023	$2,908.66
03/14/2024	$2,908.66

ROBINSON LEWIS G
42 PROSPECT ST
PORTLAND, ME 04103

Assessed Property Description:
124-E-6
PROSPECT ST 42
6840 SF

Acres: 0.157

Owner of Record as of: April 1, 2023
ROBINSON LEWIS G

INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/20/2023 AND 03/15/2024.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2023.

IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.
THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is $370,989,894.
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

FY24 REAL ESTATE TAX BILL THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

BILL #: 2410356
ACCOUNT #: 16343
PARCEL ID #: 124-E-006-001

ROBINSON LEWIS G

INTEREST AT 8% CHARGED
BEGINNING 03/15/2024

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
03/14/2024	$2,908.66

AMOUNT PAID $_____

208202480241035662600002908663

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

FY24 REAL ESTATE TAX BILL THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

BILL #: 2410356
ACCOUNT #: 16343
PARCEL ID #: 124-E-006-001

ROBINSON LEWIS G

INTEREST AT 8% CHARGED
BEGINNING 10/20/2023

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
10/19/2023	$2,908.66

AMOUNT PAID $_____

208202480241035661800002908663

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

Company: All Companies
Date Range: 01-01-2024 to 12-31-2024
Fuels Selected: All
Customers Selected: LEWIS ROBINSON (55979-1)

ACCT #	CUSTOMER	ADDRESS	CITY	ST	FUEL	# DELV	UNITS	AMOUNT
55979-1	ROBINSON, LEWIS	42 PROSPECT ST.	PORTLAND	ME	#2 FUEL PORT	6	924.1	$3,127.97
1						**6**	**924.1**	**$3,127.97**

THANK YOU FOR SHOPPING AT
MAINE HARDWARE
(207) 773-5604

30DAY RETURN POLICY WITH RECEIPT

11/24/24 4:39PM AR 561 SALE

H	4	EA	.20 EA	
SCREW				$.80
3014270	1	EA	$32.99 EA	
WL TP SRG PRT 1200J WHT				$32.99
12425	1	EA	$5.59 EA	
GLUE TITEBOND4OZ FRANKLN				$5.59
1906841	1	EA	$9.99 EA	
GORILLA CLEARGLUE 4 PK				$9.99
9269862	1	EA	.91 EA *N	
CMN Donations				$.91

SUB-TOTAL:$ 50.28 TAX: $ 2.72
TOTAL: $ 53.00
BC AMT: $ 53.00

BK CARD#: XXXXXXXXXXXX3295
MID:********3880 TID:***3484
AUTH: 00735D AMT: $ 53.00
Host reference #:785523 Bat#

Authorizing Network: VISA

Contactless
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0000000000
IAD : 06091203A00000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : VISA CREDIT
ATC :0031
AC : 40ADCCFE4E4F2BE3
TxnID/ValCode: 215210

Bank card USD$ 53.00

==>> JRNL# H85523
CUST NO:*15192

THANK YOU CAROLINE ROBINSON
FOR YOUR PATRONAGE
ACE REWARDS ID # 1978560857

Acct: CAROLINE ROBINSON

Customer Copy

****
THANK YOU FOR THINKING OF MAINE HARDWARE
****

Find Us, Like Us, on Facebook.

Thank you for your donation of $ .91
to BARBARA BUSH [illegible] HOSPIT

JOHNSON PAINT

A RING'S END BRAND

1037 Forest Avenue
PORTLAND ME 04103
T: (207) 797-4609
F: (207) 797-4845

TRANSACTION TYPE		STORE
Cash Sale		Portland, ME

BILL TO:	SHIP TO:
CASH PORTLAND PORTLAND ME 04103	

CUSTOMER CODE	TRANSACTION DATE	TRANSACTION NUMBER	TRANSACTION TIME	CUSTOMER PURCHASE ORDER NUMBER	SALESPERSON
CASH33	11/06/2024	22578273	14:16		772 - Tyler Bernier

APPLY TO	ORIGINAL ORDER DATE	ORIGINAL ORD/QTE NO.		TERMS	TAX JURISDICTION
		22578273			5.50% ME SALES TAX

ITEM	ORDER QTY	SHIP QTY	LOC	DESCRIPTION	PRICING UNIT	PRICING PER UOM	NET AMOUNT
6943XHP	1	1		WOODLUXE D/S SOLID SAMPLE 3X HC-166 KENDALL CHARCOAL	1.000	5.990/EACH	5.99
2001XHP	1	1		BENJAMIN MOORE COLOR SAMPLE 1X AF-545 SOLITUDE	1.000	5.990/EACH	5.99
MWWPC	2	2		COTY BOGO BM 1/2 PNT SAMP	-2.000	5.990/EACH	-11.98
6941XHP	1	1		WOODLUXE D/S SOLID SAMPLE 1X STORM AF-685	1.000	5.990/EACH	5.99
6943XHP	1	1		WOODLUXE D/S SOLID SAMPLE 3X IRON MOUNTAIN 2134-30	1.000	5.990/EACH	5.99
5281X01	1	1		AURA SEMI-GLOSS PASTEL BASE GAL OC-17 WHITE DOVE	1.000	98.990/EACH	98.99
MEPCG				ME PAINT CARE FEE GALLON			0.75

CUSTOMER COPY

I agree to pay the total according to the Card Issuer Agreement

RECEIVED IN GOOD CONDITION BY:

X _____

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

NET AMT	MISC CHARGE	FREIGHT	SALES TAX	REMAINING DEPOSIT	INVOICE TOTAL
110.97	0.75		6.10		117.82

CUSTOMER COPY

Card: 117.82 Type: VISA Nbr: XXXXXXXXX3295

JOHNSON PAINT

A RING'S END BRAND

1037 Forest Avenue
PORTLAND ME 04103
T: (207) 797-4609
F: (207) 797-4845

TRANSACTION TYPE		STORE
Cash Sale		Portland, ME

BILL TO:	SHIP TO:
CAROLINE DAVIES ROBINSON 46 PROSPECT ST. PORTLAND ME 04103 207-712-3295	

CUSTOMER CODE	TRANSACTION DATE	TRANSACTION NUMBER	TRANSACTION TIME	CUSTOMER PURCHASE ORDER NUMBER	SALESPERSON
JZCCAROB	11/18/2024	22609436	09:51		699 - Kyle McKone

APPLY TO	ORIGINAL ORDER DATE	ORIGINAL ORD/QTE NO.		TERMS	TAX JURISDICTION
		22609436			5.50% ME SALES TAX

ITEM	ORDER QTY	SHIP QTY	LOC	DESCRIPTION	PRICING UNIT	PRICING PER UOM	NET AMOUNT
WO14828	1	1		4 FT WOOD POLE/METAL TIP	1.000	4.040/EACH	4.04
PPR01000	1	1		PREMIER BLUE TIGER 9" FRAME	1.000	8.190/EACH	8.19
5281X01	1	1		AURA SEMI-GLOSS PASTEL BASE GAL 150 peach yogurt	1.000	89.090/EACH	89.09
5080901	1	1		ULTRA FLAT CEILING PAINT WHT GAL	1.000	52.440/EACH	52.44
MEPCG				ME PAINT CARE FEE GALLON			1.50

CUSTOMER COPY

I agree to pay the total according to the Card Issuer Agreement

RECEIVED IN GOOD CONDITION BY:

X _____

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

NET AMT	MISC CHARGE	FREIGHT	SALES TAX	REMAINING DEPOSIT	INVOICE TOTAL
153.76	1.50		8.46		163.72

CUSTOMER COPY Card: 163.72 Type: VISA Nbr: XXXXXXXXX3295

Mainely Plumbing & Heating Inc
674 Main Street
Gorham, ME 04038

INVOICE
Overdue

Presented to:
CC & Lewis Robinson
46 Prospect St
Portland, ME 04103

Job #	17261
Job Name	A/S & Evaluation Steam boiler NG?
Invoice #	I-17261-1
Technician	Mike Marzilli
Issue Date	Aug 12 2024
Payment Terms	Upon Receipt
Due Date	Aug 12 2024

Customer Contact:
M: 2077123295
E: ccdaviesrobinson@gmail.com

Service Location:
46 Prospect St
Portland, ME 04103

DESCRIPTION	QTY	PRICE
A/SBOILEROIL/GAS Annual Service on an Oil/Gas Burner on CI Boiler	1	$325.00
GALVPIPE724GA 7" Galvanized Pipe 24 gauge	1	$22.50
	Subtotal	$347.50
	Taxes	$0.00
	Total	**$347.50**

Make Payment

Invoice Notes:

Annual service on peerless oil steam boiler. Replaced nozzle filter strainer. Blew out oil line. Pulled apart the burner motor and brushed. Brush and vacuumed flue passages and smoke pipe. Had to add small piece of smoke pipe. Existing wasn't fully into chimney. Did efficiency test and smoke test

Customer Approval:

☐ **I agree to the terms and conditions of this invoice, and that the goods and or services referenced have been provided to my satisfaction.**

Contract Terms:

Invoice Terms and Conditions:

By signature, you are accepting this invoice. You agree to all terms and conditions, and amounts presented. You agree that all workmanship and material are to your satisfaction.

Payment is due at time of service. For your convenience we accept Visa, Master Card, Discover, and American Express. All or any unpaid invoices over 30 days may be subject to a 4% Late Fee. Invoices over 60 days past due are submitted to our third party collection agency.

Express Warranty

New Products & Installations:

All new products or equipment installed and supplied by Mainely Plumbing & Heating will have a 1 (one) year limited warranty, from the date of installation/completion. This Express Warranty is contingent upon all/any invoices pertaining to the specific work having been **paid in full within 15 days of service.**

New conversion kits will have a 1 (one) year limited warranty on the KIT ONLY. This warranty does not cover or apply to any/all other existing parts or equipment.

Repairs & Service:

Repairs and service include a 90 (ninety)day limited warranty from date of completion, as long as all/any invoices pertaining to the repair have been **paid in full or within 15 days of service.**

This limited warranty does NOT apply where:

The customer has supplied product/equipment

Repairs are needed to correct manufacturer defect.

Products are installed by, tampered with, or repaired/serviced by the customer or others.

These other terms and conditions apply:

Warranties are void if payment is not received in full at time of service or within 15 days of service.

This warranty does not cover labor charges for the correction, replacement, or repair due to manufacturer defect. Labor charges are the sole responsibility of the home owner. Materials, products, or equipment may be covered by manufacturer's warranty. It is the home owner's responsibility to contact the manufacturer about the warranty process.

Additional Work:

Any additions, modifications, or alterations from the initial work order instructions or original diagnosis will only be completed with prior home owner approval. These additions will carry additional costs and therefore must be approved prior to work being completed.

Payment Terms:

Payments, **in full,** are due at time of service, unless specifically noted on the work order.

Past dues invoices that are 30 days past due may be assessed a 4% late fee on all balances. Invoices that are more than 60 days past due may be referred to a collection agency or to an attorney for collection. Accounts that have been referred to a collection agency are deactivated from our current customer list and are ineligible for emergency service.

Returned checks or reversed credit card payments will incur a $50.00 fee plus any/all bank or processing fees.

Your rights may vary from state to state: check your own state law for additional rights.

Warranties are void if payment is not received in full at time of service or within 15 days of service.

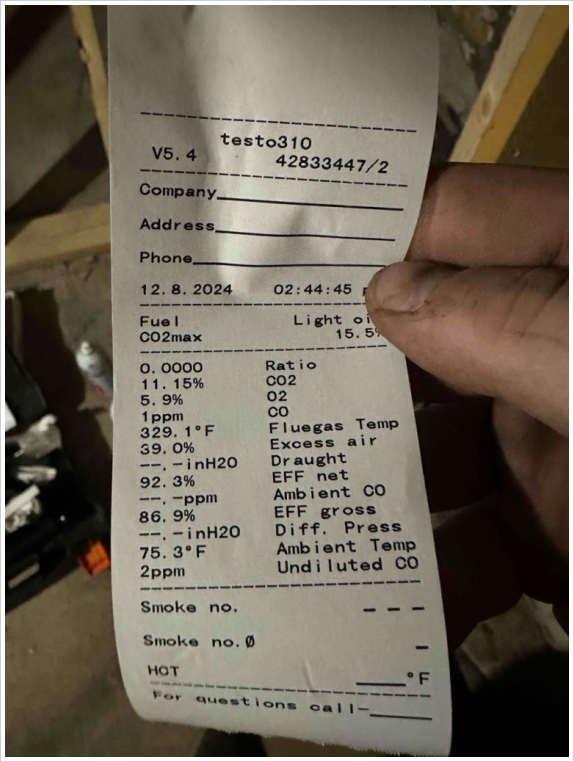
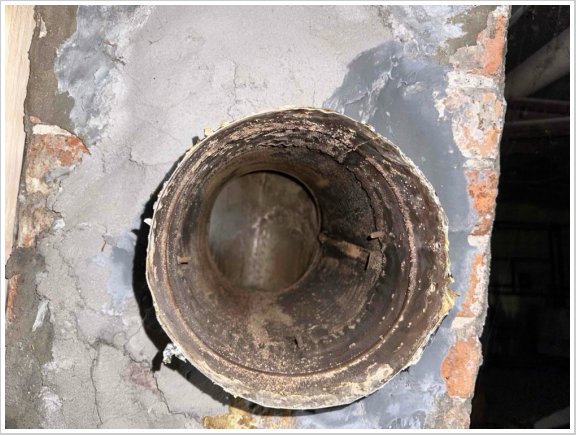


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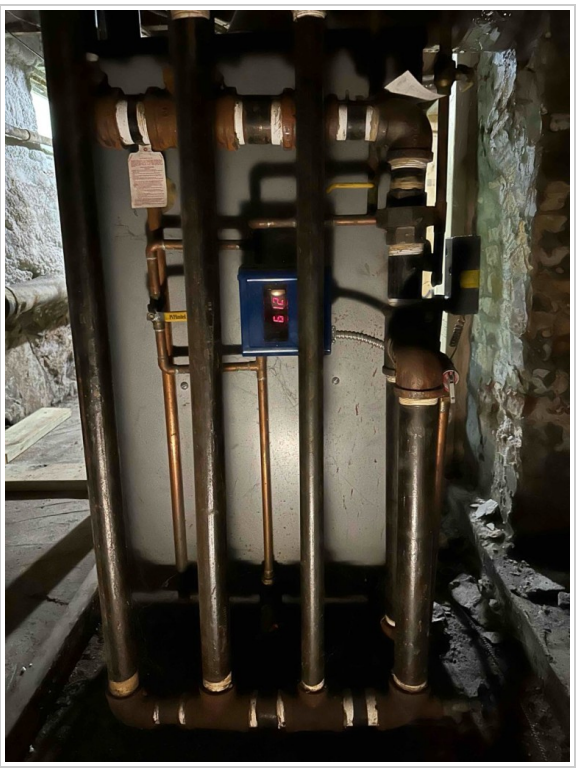

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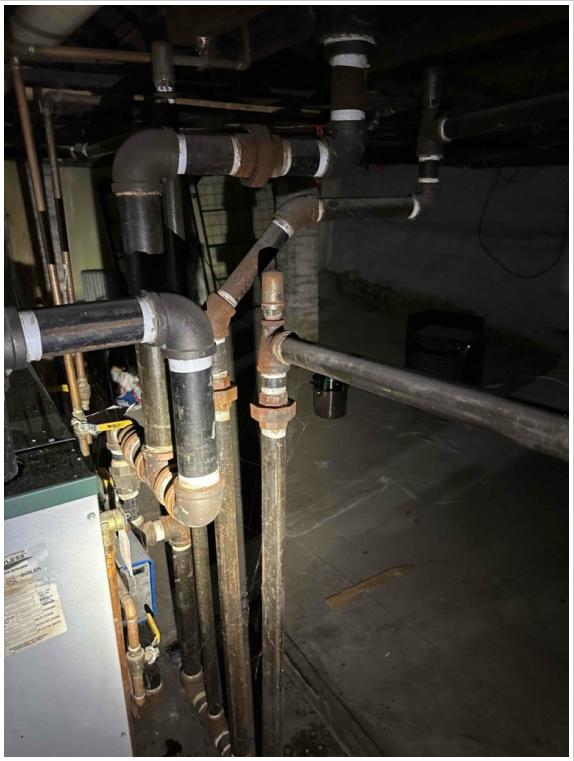

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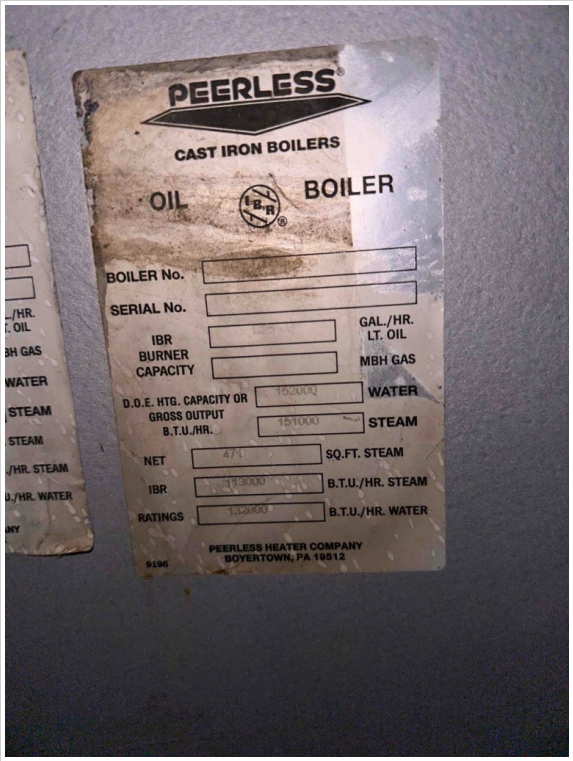


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Image: Aug 12, 2024 2:58 PM

Mainely Plumbing & Heating Inc
674 Main Street
Gorham, ME 04038

INVOICE
Overdue

Presented to:
CC & Lewis Robinson
46 Prospect St
Portland, ME 04103

Job #	17261
Job Name	A/S & Evaluation Steam boiler NG?
Invoice #	I-17261-1
Technician	Mike Marzilli
Issue Date	Aug 12 2024
Payment Terms	Upon Receipt
Due Date	Aug 12 2024

Customer Contact:
M: 2077123295
E: ccdaviesrobinson@gmail.com

Service Location:
46 Prospect St
Portland, ME 04103

DESCRIPTION	QTY	PRICE
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Customer Approval:

☐ **I agree to the terms and conditions of this invoice, and that the goods and or services referenced have been provided to my satisfaction.**

Contract Terms:

Invoice Terms and Conditions:

By signature, you are accepting this invoice. You agree to all terms and conditions, and amounts presented. You agree that all workmanship and material are to your satisfaction.

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Returned checks or reversed credit card payments will incur a $50.00 fee plus any/all bank or processing fees.

Your rights may vary from state to state: check your own state law for additional rights.

Warranties are void if payment is not received in full at time of service or within 15 days of service.

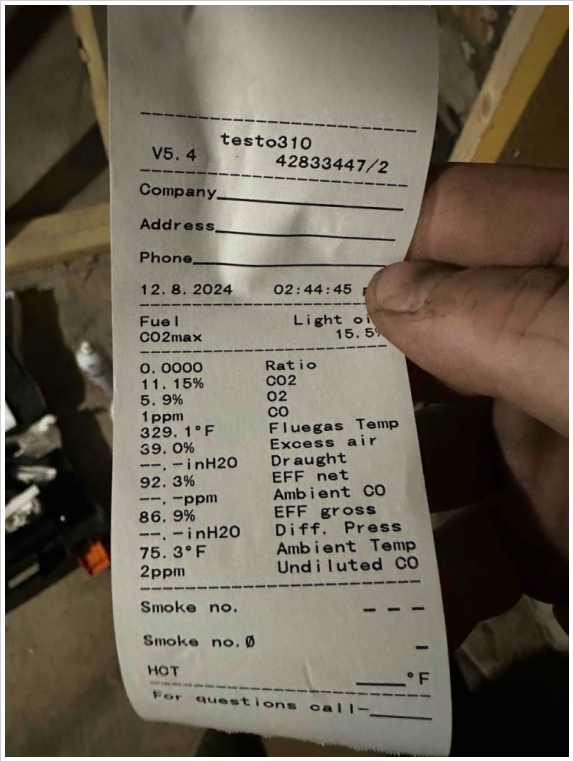
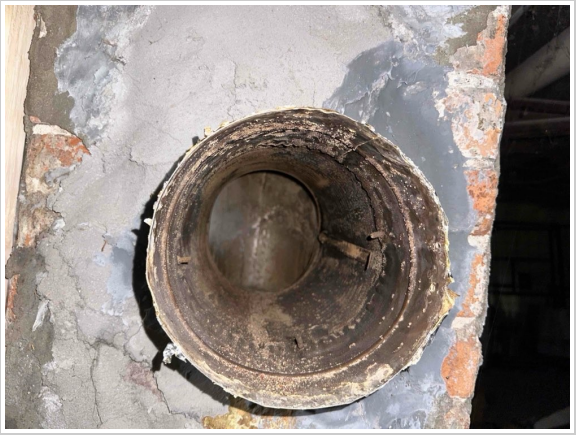


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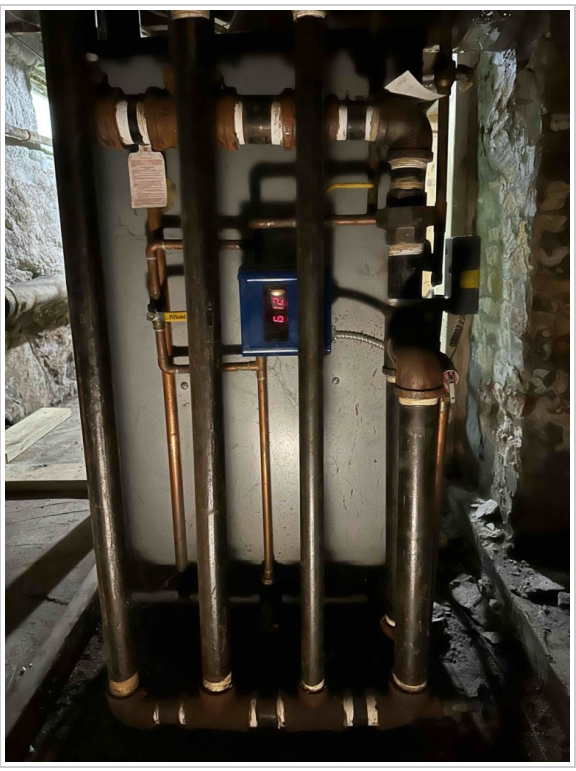

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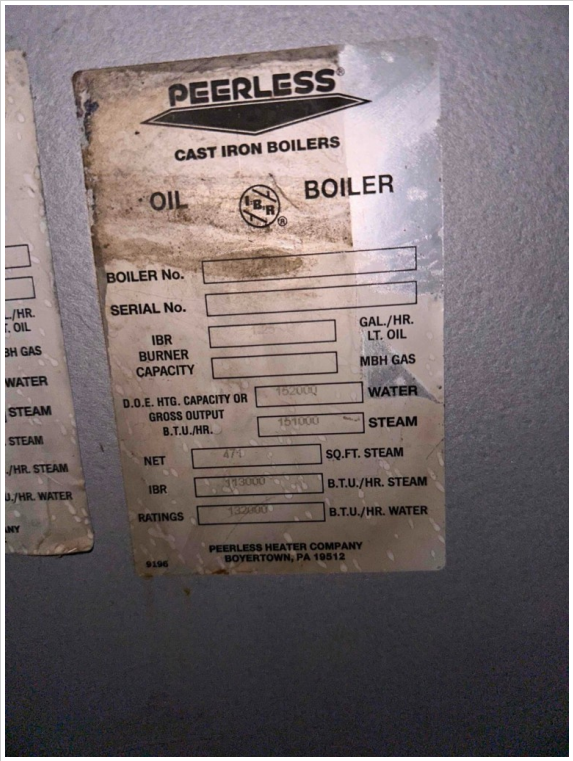


Image: Aug 12, 2024 2:58 PM


Image: Aug 12, 2024 2:58 PM


Image: Aug 12, 2024 2:58 PM

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **207-874-8660** or E-mail us at: swbill@portlandmaine.gov

Questions on your impervious space or credits? Please call: **207-874-8462**

STORMWATER BILL

425408

ROBINSON LEWIS G &
CAROLINE C DAVIES JTS
46 PROSPECT ST
PORTLAND, ME 04103

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
ROBINSON LEWIS G &	208826	124-E-008-001	46 PROSPECT ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DATE DUE**
425408	708659	05/01/2025	5/25/2025

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
QUARTERLY STORMWATER CHARGE	1474	511	1985	2	1	$7.75/month	$46.50

****NOTICE-Accounts with billing units between 1 and 2 units****
****Invoices will be sent TWICE a year instead of four times****
Service Period: 4/1/2025 to 6/30/2025
Payments are not accepted over the phone.

Previous Balance	$93.00
Current Charges (see below)	$46.50
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$139.50**

Current Charge is calculated as follows: BILLABLE UNITS divided by DWELLINGS multiplied by the BILLABLE RATE less any STORMWATER CREDIT.

Thank you for using MyOnlineBill.com℠ VIEW. PRINT. PAY.

You may pay on-line via three different methods:

1. Pay now - to make a one time payment.

2. AutoPay - to sign up for monthly/quarterly payments.

3. Schedule Pay - to schedule a payment for a future date.



How doers get more done.

245 RIVERSIDE ST
PORTLAND, ME 04103 (207)761-0600

2401 00004 06488 11/17/24 01:21 PM
SALE CASHIER CHARLES

077578059754 DR SWEEP <A> 16.27
SLIDE ON DOOR SWEEP/BOTTOM
037000790099 MCEOR6 <A> 5
MR CLEAN ERASER 6CT
819358009890 TUBSHU TRA <A> 1.98
TUBSHRROM ULTR HAIR CATCHER
750227161052 36X72 OPK <A> 22.98
36"X72" WHT LT FLTRG PAPER CHD 6PK
038662101278 180FT PF DW <A> 8.48
1 7/8 X 180 FT PERFECT FINISH
070798123854 JOINT CMPD <A 9.98
DRYDEX JOINT COMPOUND QUART
719812048161 SINKSTRNER <A> 10.48
OXO GG SILICONE SINK STRAINER BASKET
041911000567 SWGLCLNR23OZ <A>
SPRAYWAY GLASS FOAM AERO 23OZ
2@3.68 7.36

SUBTOTAL 94.20
SALES TAX 5.1
TOTAL $99.36
XXXXXXXXXXXX3295 VISA
USD$ 99.36
AUTH CODE 07207D/5040693 TA
Contactless
AID A0000000031010 VISA CREDIT

2401 11/17/24 01:21 PM

2401 04 06488 11/17/2024 7525

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/15/2025

BUILDING PERMIT INSPECTION PROCEDURES

Visit Citizen Self Service to apply for subpermits. Call (207) 874-8703 to schedule your inspections

With the issuance of this Permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Division for the inspections listed below. Appointments must be requested at least 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditons of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months. Demolition permits expire in 30 days from issuance.
- If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- Per Section 107.3.1 of the IBC or Section 106.3.1 of the IRC, one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by the building official or their dul authorized representative.

REQUIRED INSPECTIONS:

Insulation Inspection
Framing Only Inspection
Final Inspection

REQUIRED SUBPERMITS:

Plumbing Permit
Electrical Permit

The project cannot move to the next phase prior to the required inspection and approval.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: BLDR2024-04411 **ADDRESS:** 42 PROSPECT ST **CBL:** 124 E006001

City of Portland, Maine - Building Permit 389 Congress St, 04101 Tel: (207) 874-8703 Fax: (207) 874-8716	Permit No: BLDR2024-04411	Applied Date:	CBL: 124 E006001
Proposed Use: Two-family residence	**Proposed Project Description:** Resizing one window in kitchen to smaller size. Renovation of existing kitchen including demolition and disposal of old kitchen finishes.		

Department: Fast Track - Building Review **Status:** Approved with Conditions **Reviewer:** Charles Jarrett **Approval Date:** 6/24/2024

Conditions:

1 Installations shall comply with the Maine Natural Gas Rules and/or the Maine Fuel Board Rules.

2 Safety glazing for hazardous location shall comply with § R308.4 of the IRC, 2015 (MUBEC). Glazing in enclosures is required for walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and shower where the bottom exposed edge of the glazing is less than 60 inches, measured horizontally and in a straight line, from the water's edge of a hot tub, whirlpool or bathtub.

3 Separate permits are required for electrical and plumbing installations.

4 This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. Review and approval by the Authority Having Jurisdiction and/or a third party review agency shall not relieve the applicant of the responsibility of compliance with any Code.

5 This permit is approved based upon information provided by the applicant or design professional. The Permitting and Inspections Department stamped approved construction documents shall be maintained at the site of work and open to inspection by the building official.
The Permitting and Inspections Department shall be notified of any changes to approved plans. It is the responsibility of the permit holder or authorized designee to contact the plan reviewer of record for approval of any changes made during construction that are not in compliance with these documents. The plan reviewer shall determine the appropriate process for reviewing and approving design modifications. Significant changes will require a separate amendment permit application and may also require amended site plan approval, at the discretion of the Planning and Urban Development Department. Construction related to the proposed modification(s) cannot continue until any changes have been approved by the plan reviewer and an amendment permit issued, if required.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

PERMIT ID: BLDR2024-04411 **ISSUE DATE:** 6/24/2024 **CBL:** 124 E006001

This is to certify **Lewis G Robinson** located at **42 PROSPECT ST** has permission to:

Resizing one window in kitchen to smaller size. Renovation of existing kitchen including demolition and disposal of old kitchen finishes.

provided that the person or persons, firm, or corporation accepting this permit shall comply with all of the provisons of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance, and use of the building and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.	A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Jessica Blais Hauscombe

Building Official

APPROVED PROPERTY USE

ZONING	BUILDING INSPECTIONS	FIRE DEPARTMENT
	Two-Family Dwelling - Total of 4 Bedrooms, 2.5 bathrooms with unfinished basement	
	Use Group: R-3 **Code:** 2015 IRC **Level:** **Type:** VB	**Class:** **Code:** **Level:**

PROPERTY INFORMATION:

OWNER: Lewis Robinson
ADDRESS: 42 Prospect St Portland, ME

PARCEL: 124 E006001

Land Use: Two family residential
Lot Area: 6839SF
Frontage: 60'

AREA: R-5

Stories: 1.5

Setbacks:
- Front: 20' or average depth of front yards of the adjacent lots.
- Rear: 20'
- Side: 8'

Lot Coverage: 40%

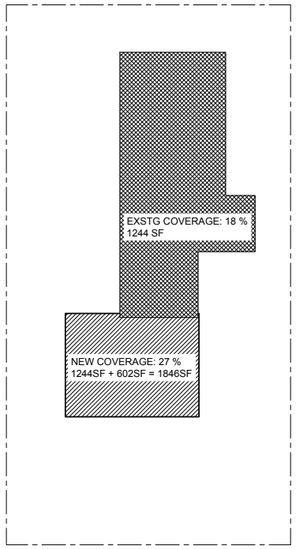
Building Height: 35'

Minimum Lot Size: 6000SF
Minimum Frontage: 50'
Minimum Lot Width: 60'

BUILDING PHOTO



LOT COVERAGE DIAGRAM



INDEX:

Site Survey

SK-0 Site Plan
SK-1 Demo Plan
SK-2 Basement Plan
SK-3 Floor Plan
SK-5 Roof Plan
SK-7 South Elevation
SK-8 East Elevation
SK-9 West Elevation
SK-10 North Elevation
SK-11 Typical Wall Section
SK-12 Interior Elevations
SK-13 Legend and Details

S0.1 General Structural Notes
S1.0 Foundation Plan
S1.1 Section Details
S2.0 First Floor Framing Plan
S2.1 Roof Framing Plan
S3.0 Wall Framing Elevation

SCALE: 1/4" = 1'-0"

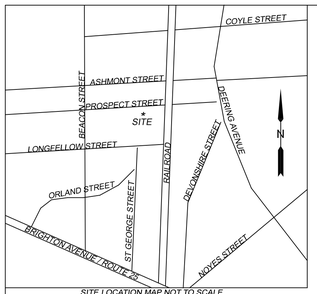
Cover Sheet

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amy@ferrerdesign.com
207. 837. 9700

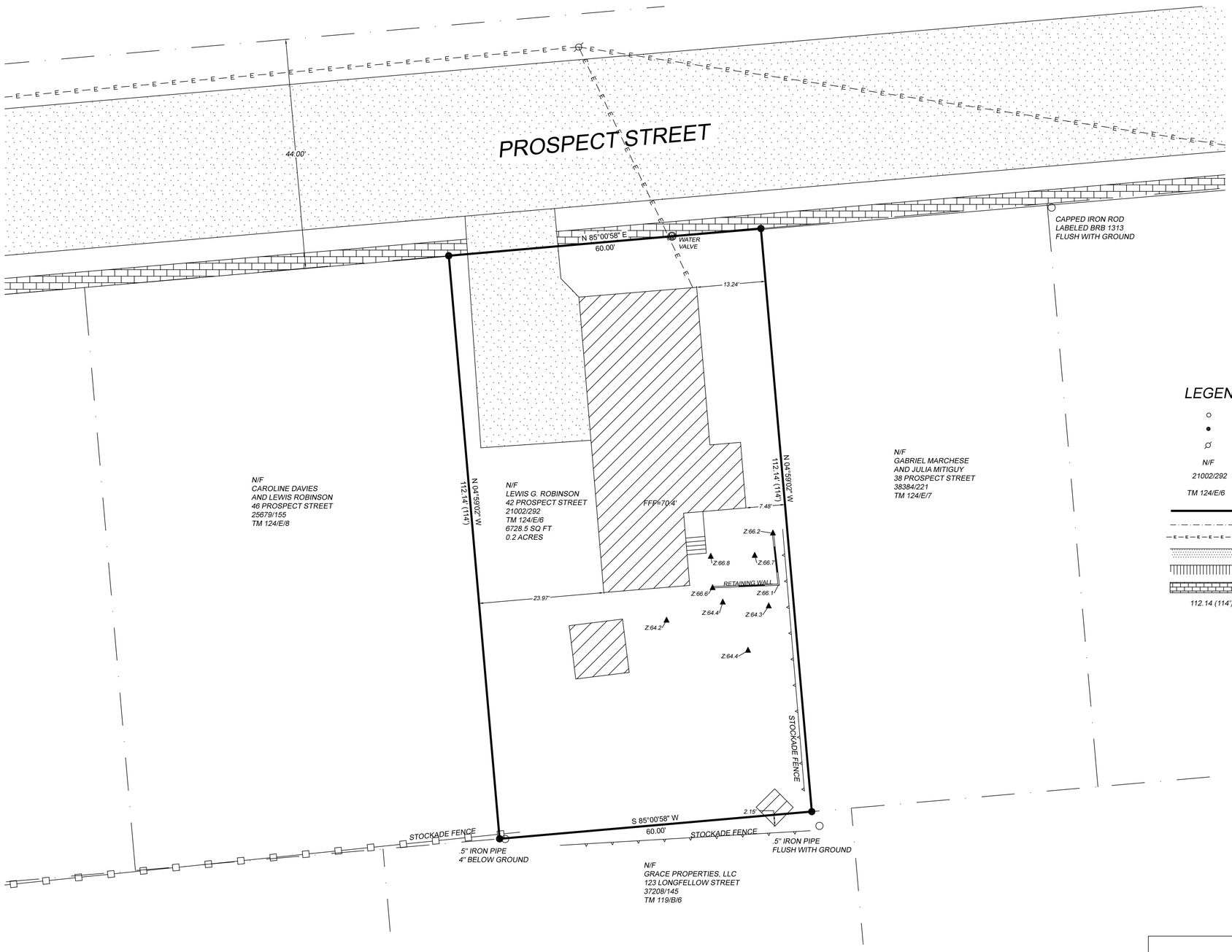
JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

COV
Dwg



SITE LOCATION MAP NOT TO SCALE



PLAN NOTES:

1.) THE OWNER OF RECORD IS LEWIS G. ROBINSON.

2.) THE DEED OF RECORD IS BOOK 21002 PAGE 292 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3.) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 124 BLOCK E LOT 6.

4.) PROSPECT STREET IS A PUBLIC WAY WITH A 44' WIDTH. LOCATION AND WIDTH IS PER VARIOUS ROAD SURVEY PLANS IN THE FILES OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, ENGINEERING AND ARCHIVES DIVISION.

5.) THE DWELLING DOES NOT FALL INTO A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0013B, EFFECTIVE DATE JULY 17, 1986.

6.) ZONING: THIS PARCEL FALLS IN RESIDENTIAL ZONE 5.

7.) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING AN EXCAVATION.

8.) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF THE FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.

9.) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD-PARTY CLAIMS.

10.) BEARINGS AND COORDINATES ARE MAINE STATE GRID WEST 1983 AND WERE DERIVED FROM OBSERVATIONS MADE WITH CARLSON BRX7 OPERATING AS A ROVER USING MAINE STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION DATA.

11.) SPOT ELEVATIONS ARE ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE OBSERVATIONS MADE WITH A CARLSON BRX7 OPERATING AS A ROVER USING MAINE STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION DATA.

LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (#2063)
⌀	UTILITY POLE
N/F	NOW OR FORMERLY OF
21002/292	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 124/E/6	TAX MAP/BLOCK/LOT NUMBER
———	SURVEYED PROPERTY LINE
— · — · —	APPROXIMATE PROPERTY LINE OR FORMER LINE OF DIVISION
— E — E —	OVERHEAD UTILITY LINE
	BITUMINOUS PAVEMENT
	EXISTING BUILDINGS
	BRICK SIDEWALK
112.14 (114')	FOUND DISTANCE (RECORD DISTANCE)

PLAN REFRENCE:

"SURVEY OF LAND IN WESTBROOK AND DRAWN FOR NATHAN MAYHEW" MADE BY S.W. EATON, CIVIL ENGINEER. DATED 1854. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 24 ON FEBRUARY 22ND, 1862.

(PLAN NOT VALID WITHOUT)

INK SEAL



I HEREBY STATE TO CAROLINE AND LEWIS ROBINSON ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001.

GENE SCHLEH PLS 2063

COPYRIGHT 2024 NORTHEASTERN LAND SURVEYING
ALL RIGHTS RESERVED

BOUNDARY SURVEY OF LAND
42 PROSPECT STREET
PORTLAND, MAINE

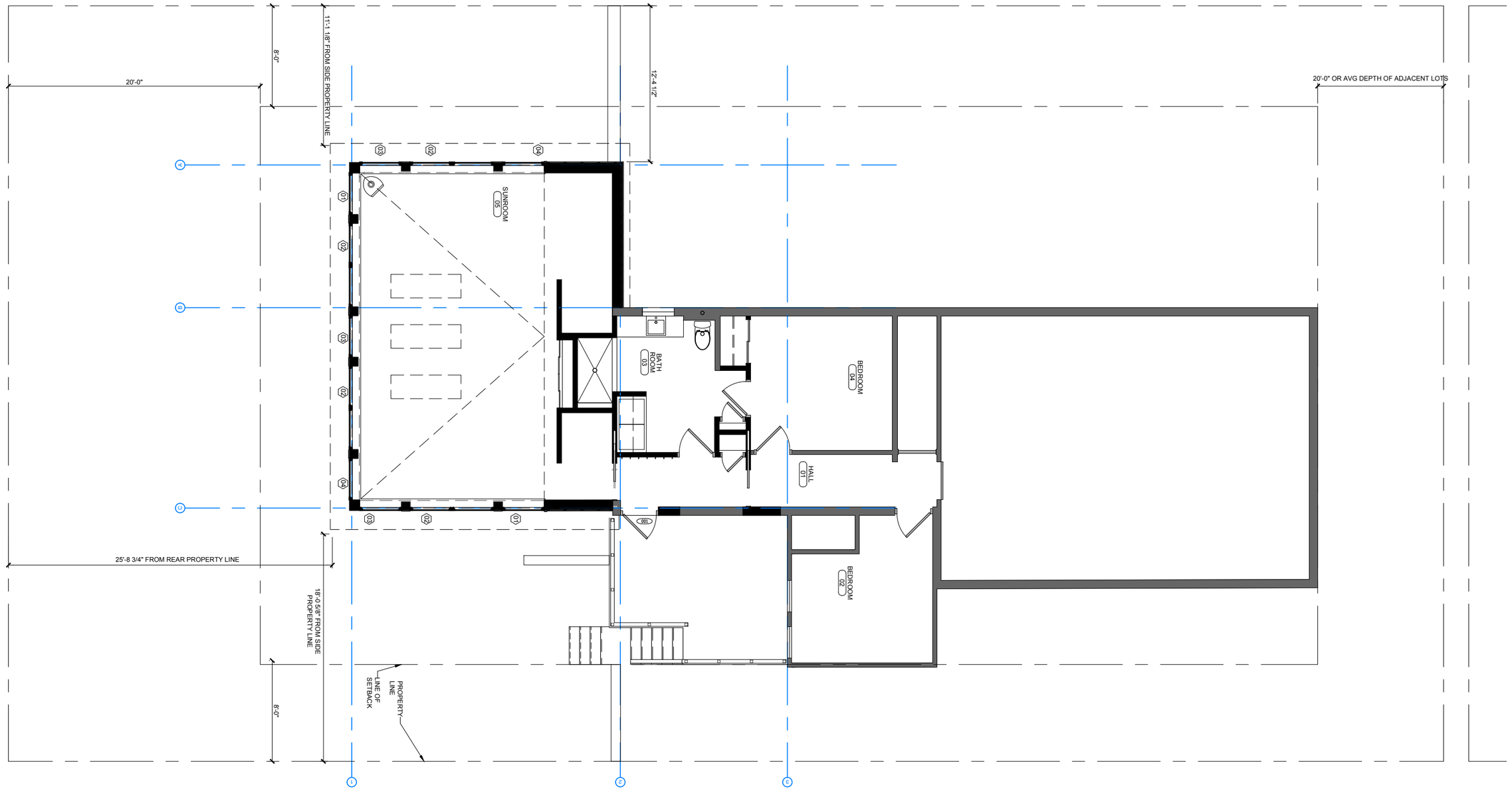
MADE FOR CAROLINE AND LEWIS ROBINSON
42 PROSPECT STREET, PORTLAND, MAINE 04103

MADE BY NORTHEASTERN LAND SURVEYING
20 LONGVIEW DRIVE, GORHAM, MAINE 04038

MARCH 4, 2024 JOB #24-007 SHEET 1 OF 1

SCALE 1" = 10'

0 10 20 30



SCALE: 1/8" = 1'-0"

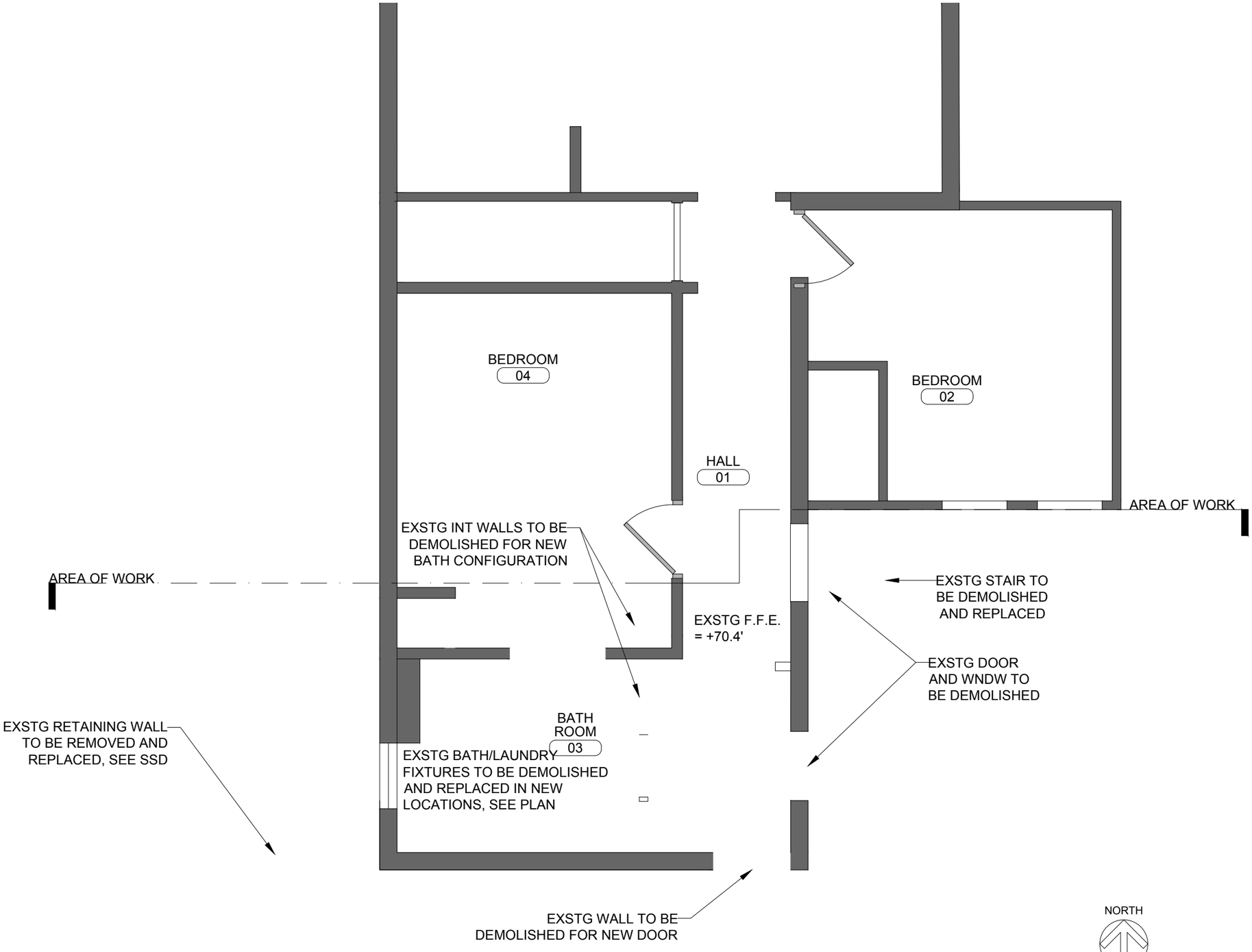
Site Plan

ferrer rogers DESIGN
amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 08.10.24

SK-0
Dwg



SCALE: 1/4" = 1'-0"

Demo Plan

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-1
Dwg

AREA OF WORK

AREA OF WORK

PERIMETER OF DECK ABOVE

EL=+66.8'

EXSTG RETAINING WALL

EL=+66.6'

EL=+64.4'

NEW RETAINING WALL, SEE SSD

EL=+62'-4"

NEW RETAINING WALL, SEE SSD

-23.25"
3 RISERS @ 7.75"
2 TREADS @12"

BASEMENT
00

06

07

07

06

SLOPE GRADE -3/4" TO T.O. STAIRS

SLAB EL=+62'-4", SEE SSD (=92'-0" STRUCT.)

CONCRETE STEM, SEE SSD

06 07 07 06

NORTH

SCALE: 1/4" = 1'-0"

Basement Plan

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-2
Dwg

EXISTG EGRESS WNDW TO REMAIN

AREA OF WORK

AREA OF WORK

CLOSET

4'-0"

2'-1"

MEDICINE

LINENS

4'-2"

3'-0"

NEW WC IN NEW LOC.

4'-0"

NEW LAV IN NEW LOC.

EXSTG WNDW TO REMAIN

11'-7"

BATH ROOM 03

4'-6 1/2"

EL=+70.4

HOOKS

D

W

100

1'-5 1/2"

6"

1'-8 1/4"

4'-4 1/4"

3'-0"

NEW DECK

EL=+70.3'
+3.5'
6 RISERS @ 7"
5 TREADS @ 10" + 1" NOSE

8'-3 1/2"

EL=+66.8'

EXSTG RETAINING WALL

EL=+66.6'

3'-0"

NEW RETAINING WALL, SSD

12'-9 1/2"

NEW SHOWER IN NEW LOC.

SHELF

5'-2"

4'-0"

4'-1 1/4"

5'-4 3/4"

8'-8 3/4"

STORAGE

EL=+64.4'
+2.2'
4 RISERS @ 6.6"
2 TREADS @ 10" + 1" NOSE

13'-3 1/4"

02

3'-5" R.O.

SUNROOM 05

21'-9 1/4"

21'-4"

6'-9" R.O.

20'-1 1/2"

14'-8 3/4"

20'-11"

21'-4"

DRIPLINE ABOVE

03

NEW GAS STOVE

3 3/8" MIN

26'-6 3/4"

02 03 02 27'-9 1/2" 02 04 02

27'-7 1/2"

6X6 POSTS, TYP., SSD

NORTH

SCALE: 1/4" = 1'-0"

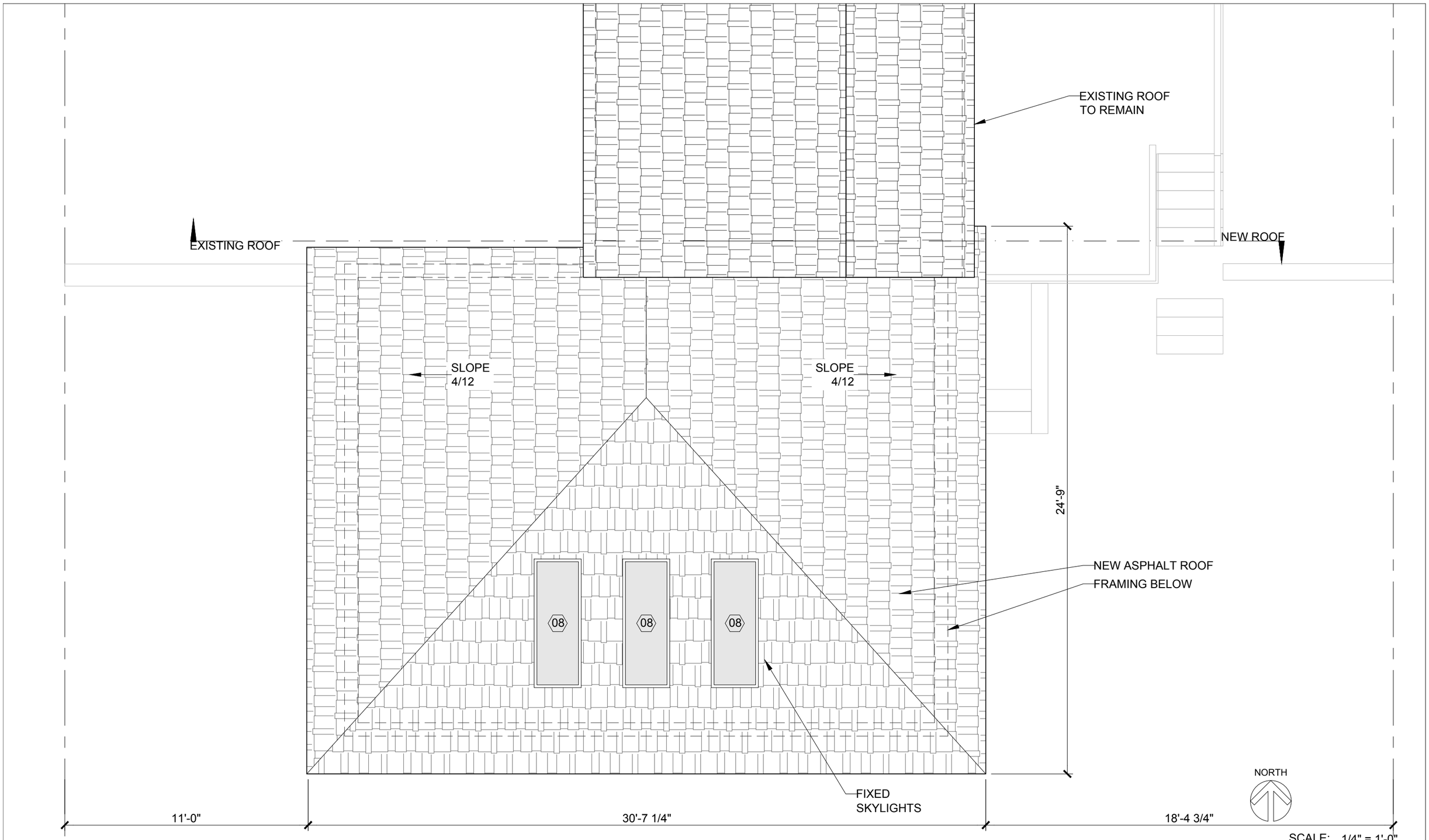
Floor Plan

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-3
Dwg



SCALE: 1/4" = 1'-0"

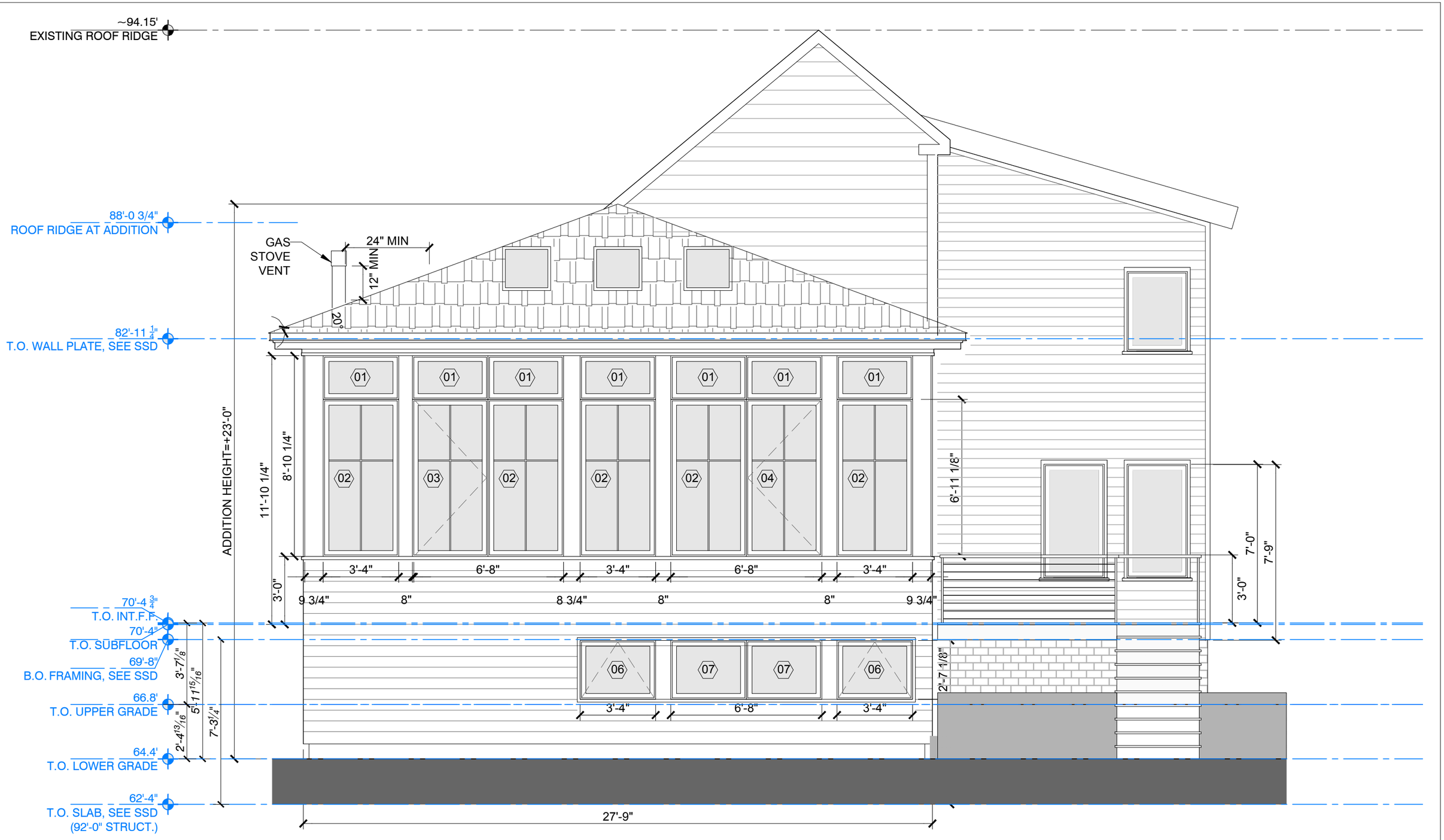
Roof Plan

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-5
Dwg



SCALE: 1/4" = 1'-0"

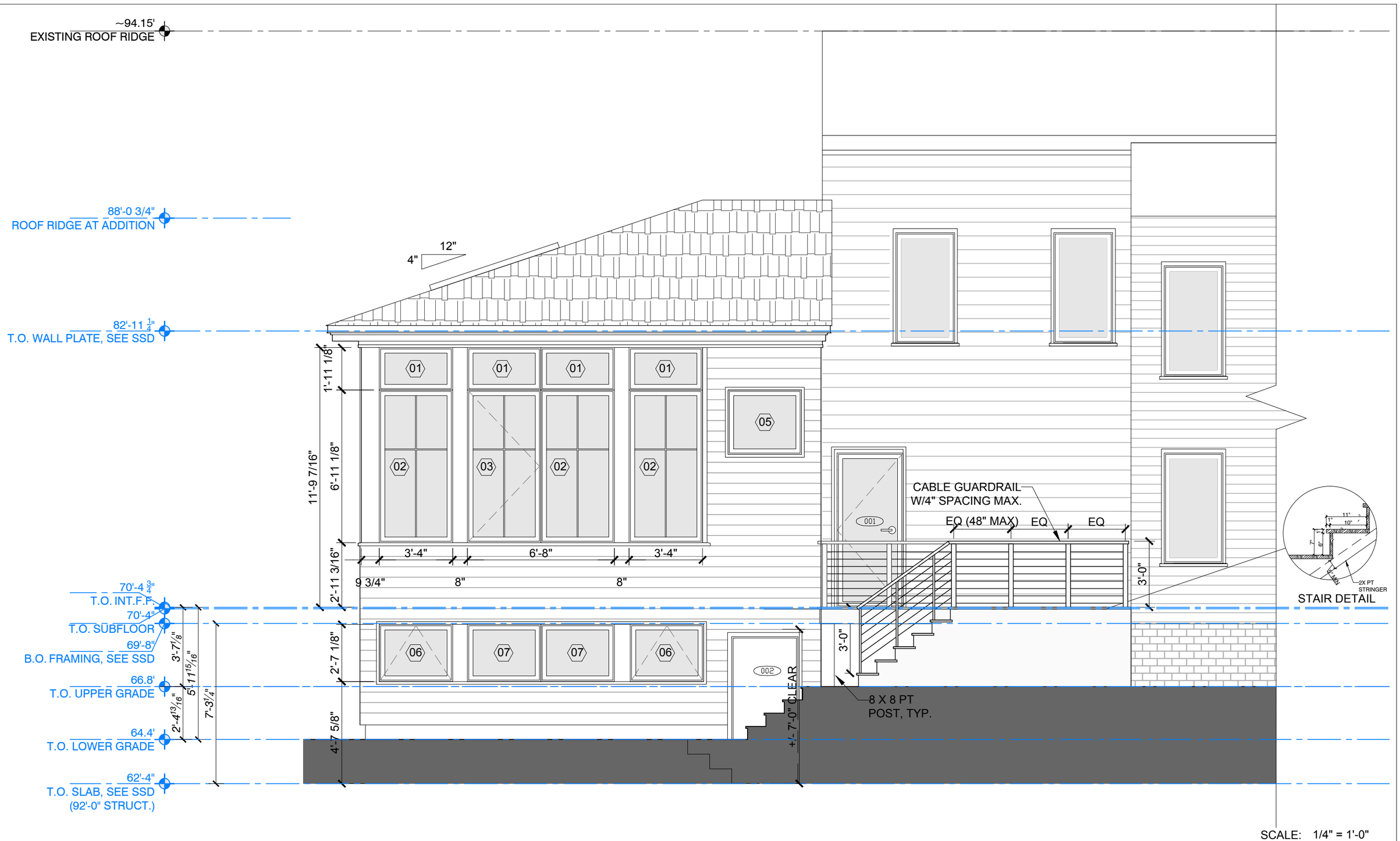
South Elevation

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-7
Dwg



SCALE: 1/4" = 1'-0"

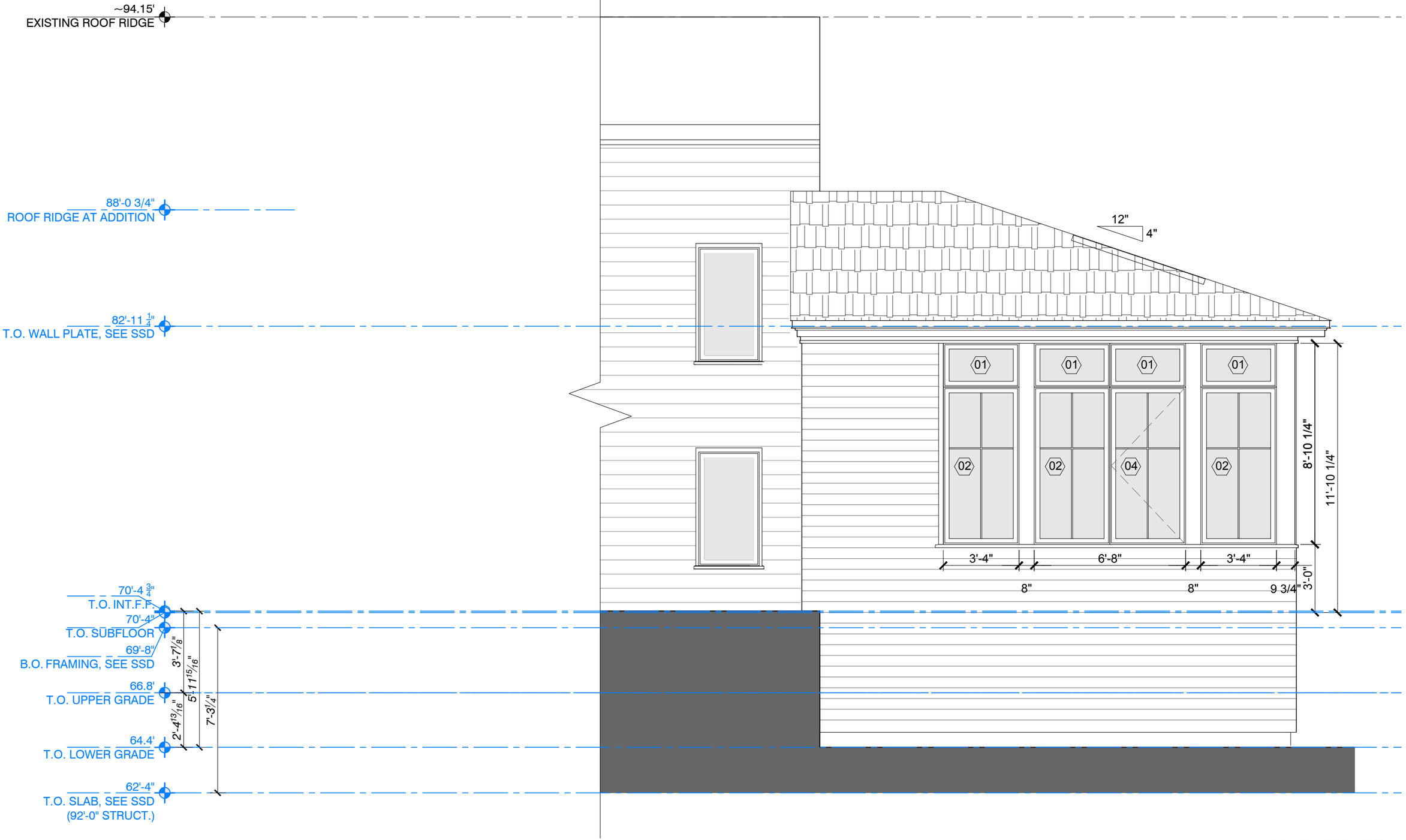
East Elevation

ferrer rogers DESIGN
amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-8
Dwg



SCALE: 1/4" = 1'-0"

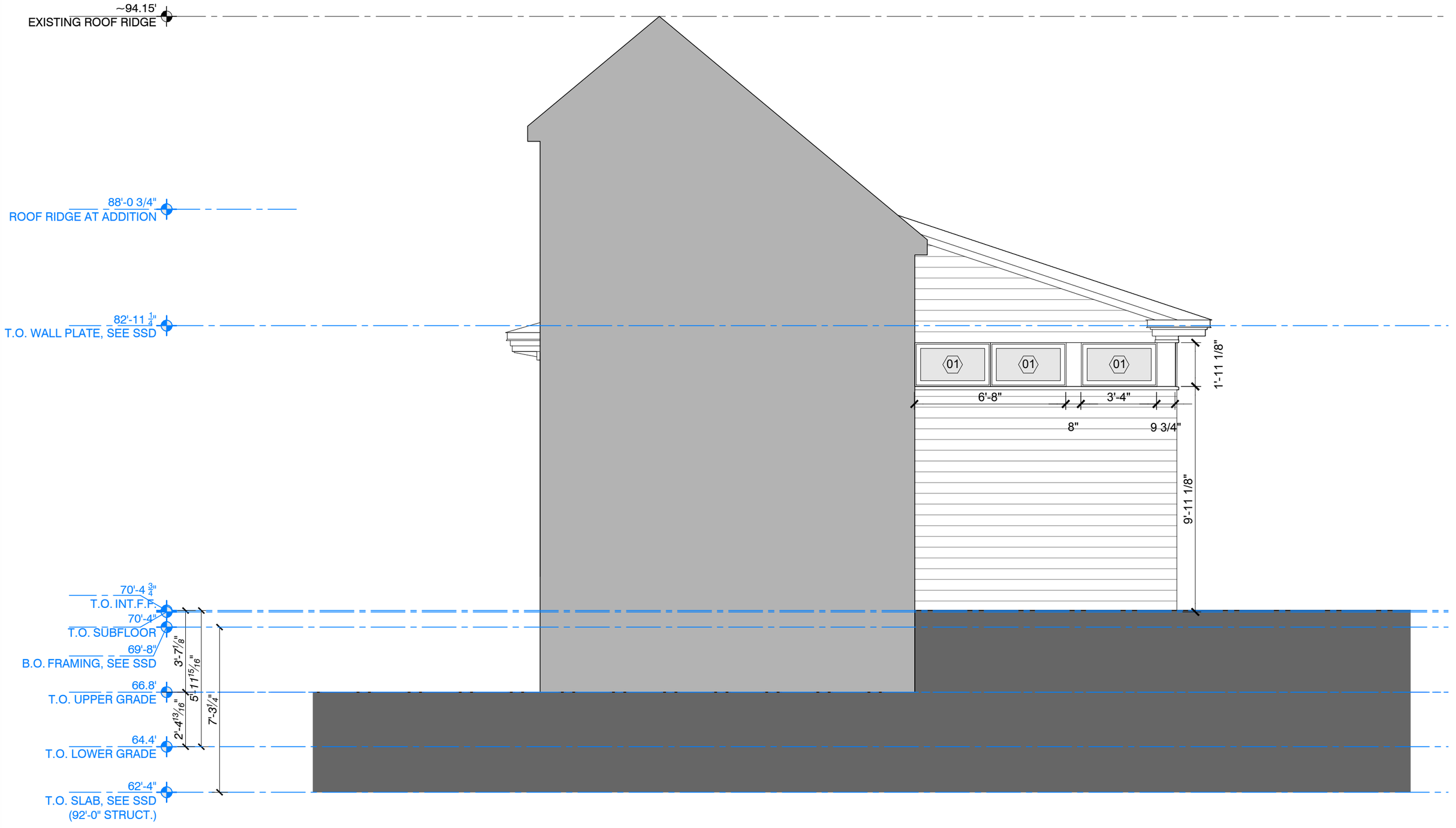
West Elevation

ferrer rogers DESIGN
amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-9
Dwg



SCALE: 1/4" = 1'-0"

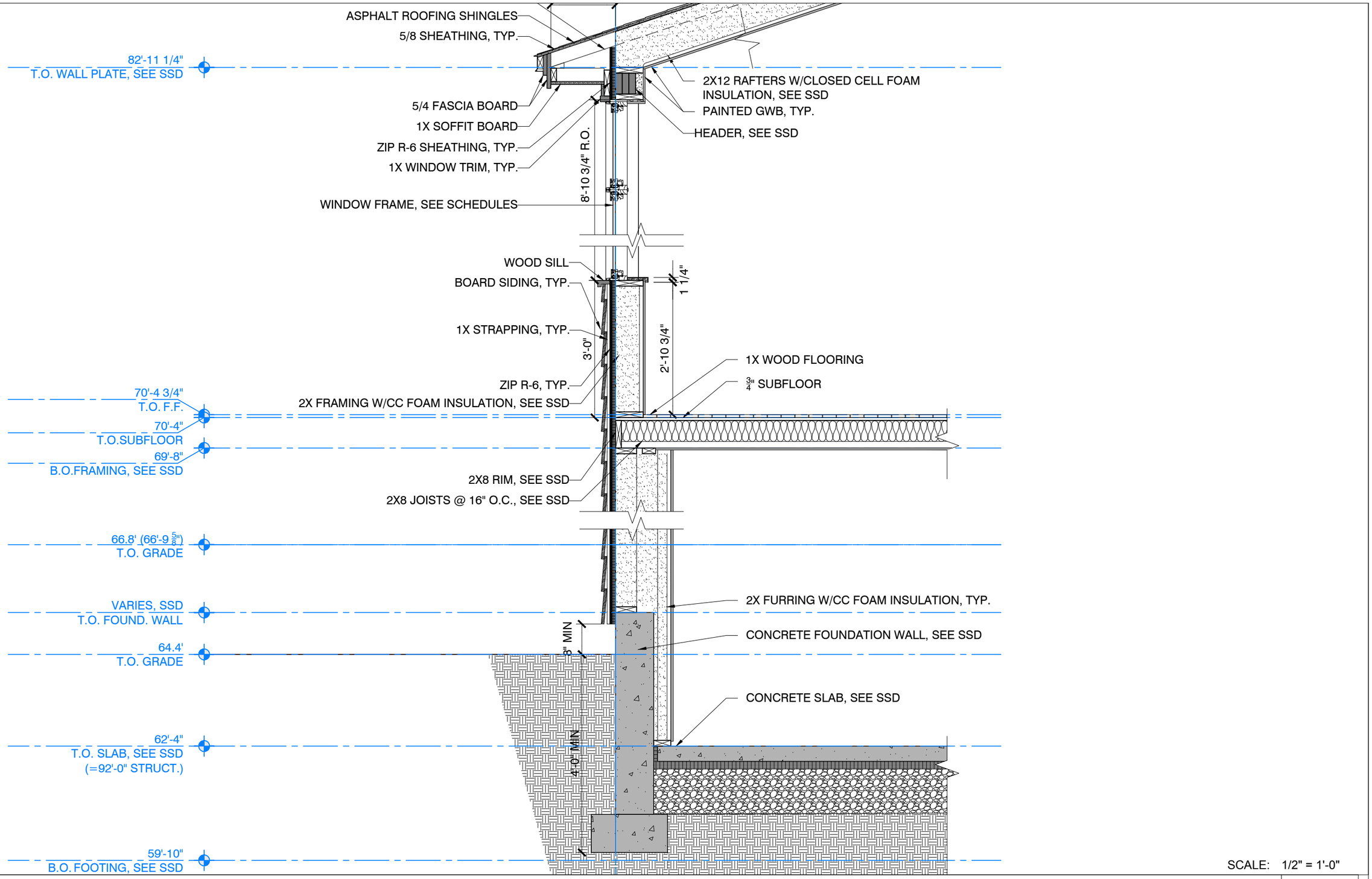
North Elevation

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amy@ferrerdesign.com
207. 837. 9700

JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-10
Dwg



SCALE: 1/2" = 1'-0"

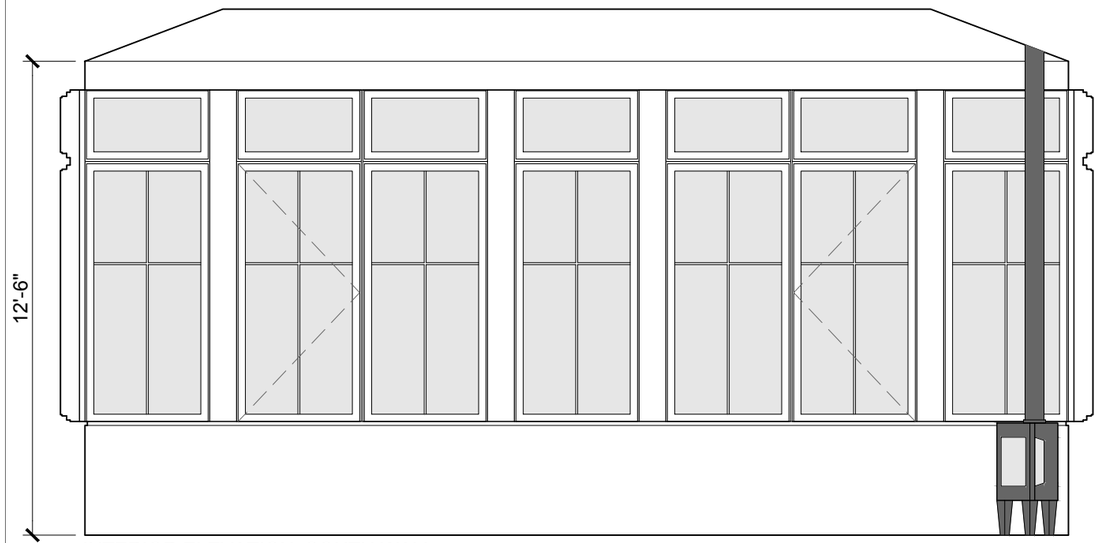
Typical Wall Section at Sunroom

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amy@ferrerdesign.com
207. 837. 9700

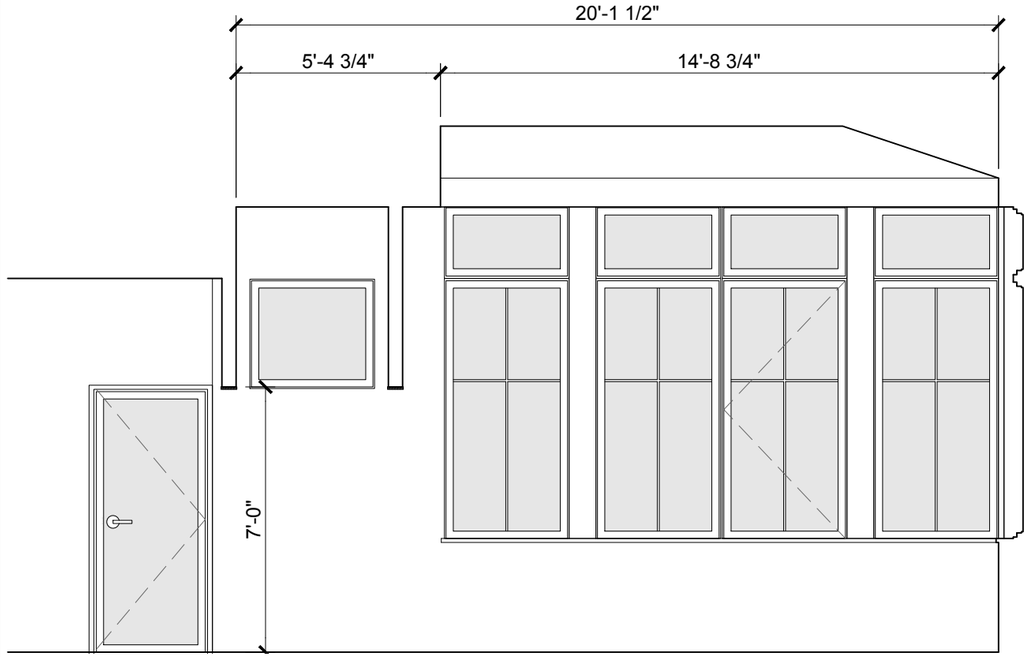
JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

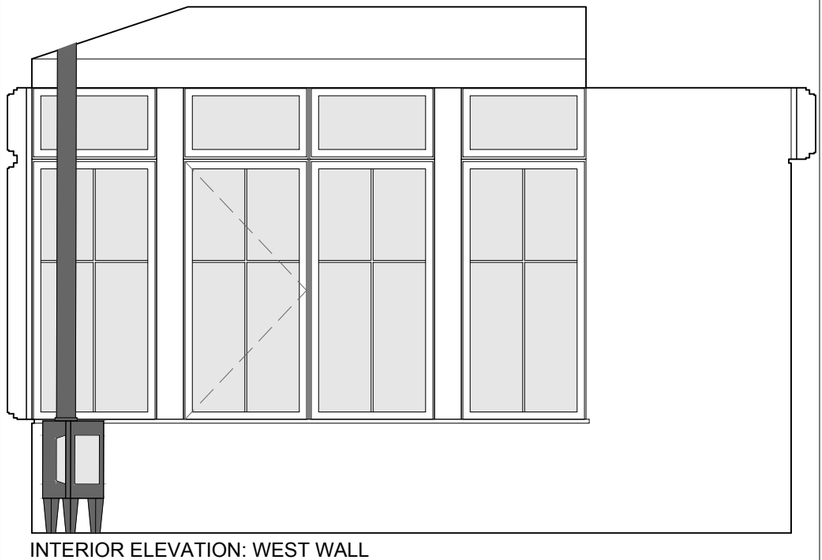
SK-11
Dwg



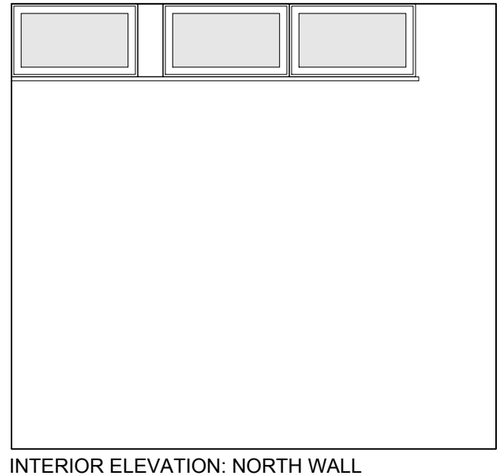
INTERIOR ELEVATION: SOUTH WALL



INTERIOR ELEVATION: EAST WALL



INTERIOR ELEVATION: WEST WALL



INTERIOR ELEVATION: NORTH WALL

SCALE: 1/4" = 1'-0"

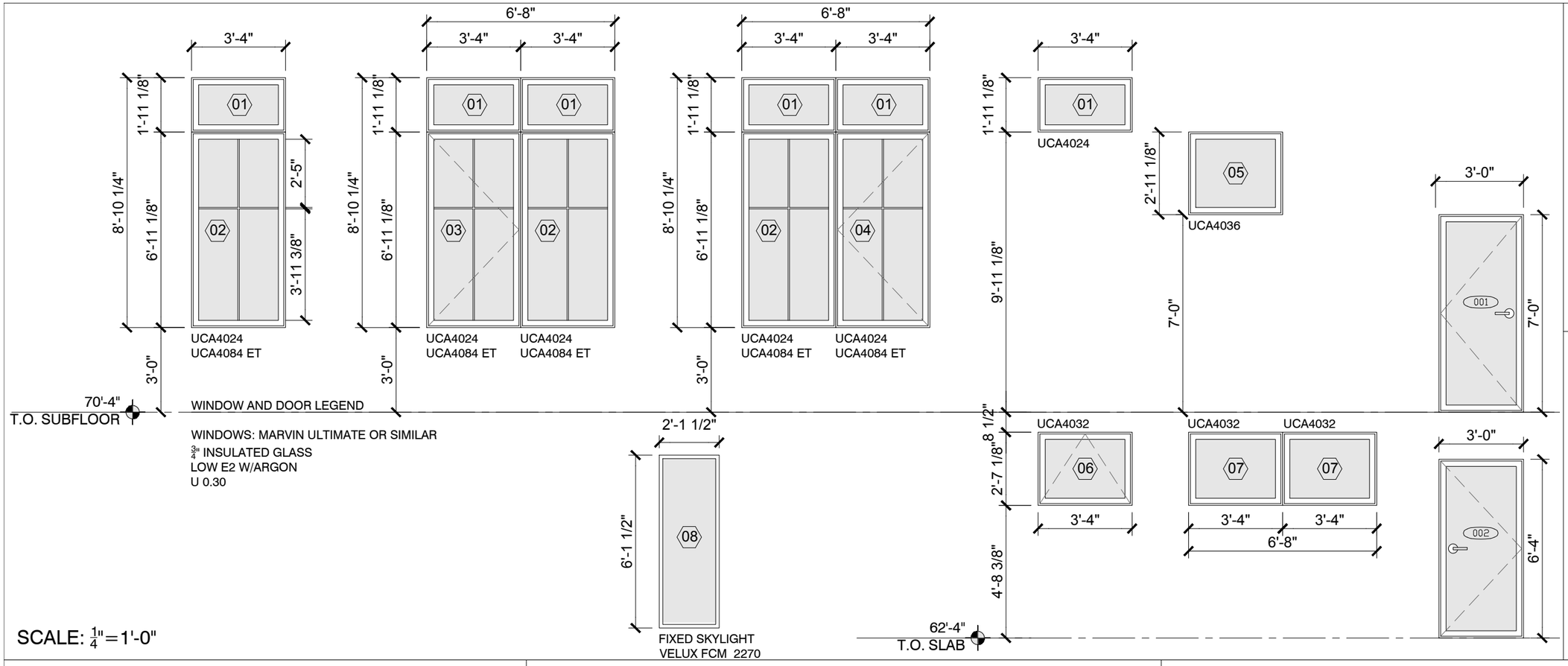
Interior Elevation - South Wall

ferrer rogers DESIGN
amy@ferrerdesign.com
207. 837. 9700

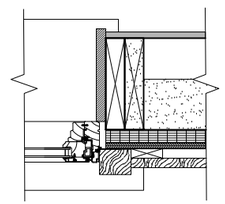
JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 08.10.24

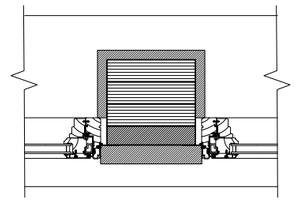
SK-12
Dwg



SCALE: $\frac{1}{4}$"=1'-0"



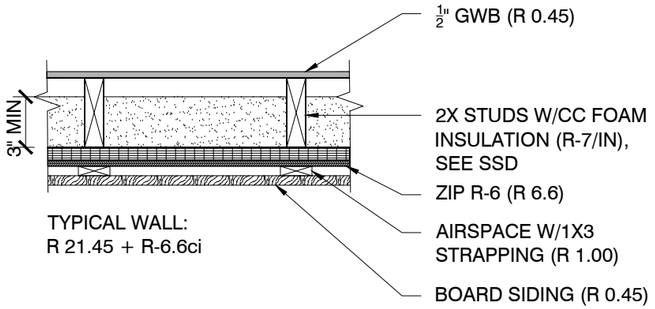
TYPICAL WINDOW
JAMB AT WALL



TYPICAL WINDOW
JAMB AT POST

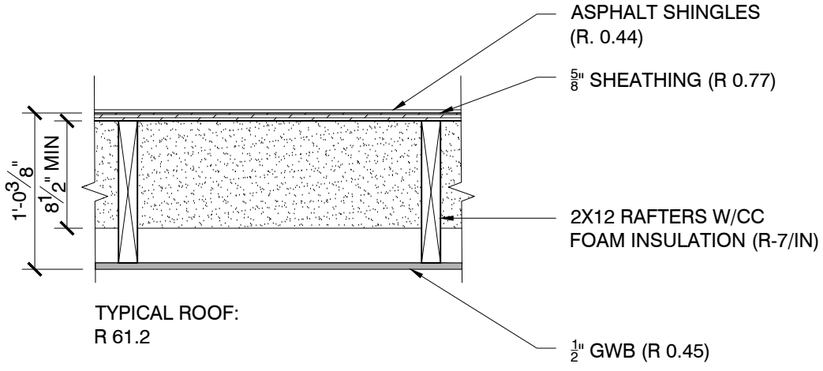
SCALE: $\frac{1}{4}$"=1'-0"

CLIMATE ZONE 6A
BASEMENT WALLS: R-19 or 13+5ci
SLAB: R-10CI, 4'
FLOOR: R-30
WALL: R-30 or 20+5ci
ROOF: R-60
WINDOWS: U-0.3



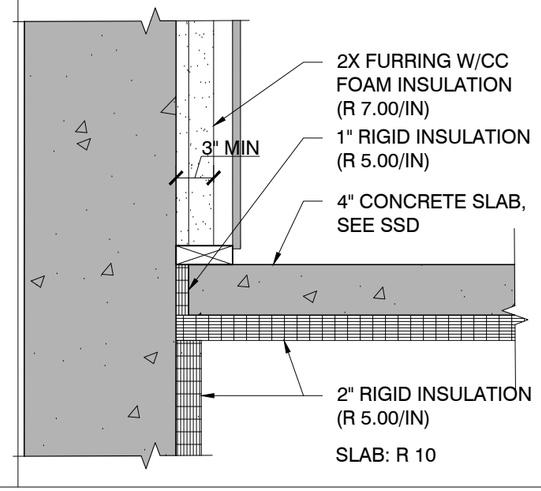
TYPICAL WALL:
R 21.45 + R-6.6ci

SCALE: 1"=1'-0"



TYPICAL ROOF:
R 61.2

FOUNDATION WALL:
R 21



SLAB: R 10

SCALE: AS NOTED

Door and Window Legends and Details

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JOB NO: Davies Robinson Residence
PROJECT: 42 Prospect Street, Portland

DATE: 10.08.24

SK-13
Dwg

GENERAL NOTES:

1. THE NOTES ON THE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. IN ADDITION TO GENERAL NOTES, SEE SPECIFICATIONS FOR REQUIREMENTS.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT, OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. DO NOT SCALE PLANS.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
6. ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
7. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE ERECTION IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
8. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS:

1. BUILDING CODE: IRC (2015) INTERNATIONAL RESIDENTIAL BUILDING CODE AND ASCE 7-LATEST EDITION.
2. DESIGN LIVE LOADS: (GROUND SNOW LOAD = 60 PSF)
   - ROOF..... 40 PSF + DRIFT AS APPLICABLE
   - UNINHABITABLE ATTIC FLOOR WITHOUT STORAGE ..... 10 PSF
   - UNINHABITABLE ATTIC FLOOR WITH STORAGE ..... 20 PSF
   - HABITABLE ATTIC & SLEEPING AREA FLOOR ..... 30 PSF
   - ALL OTHER FLOOR AREAS EXCEPT BALCONIES & DECKS ..... 40 PSF
   - EXTERIOR DECKS.....60 PSF
3. DESIGN WIND LOADS ARE BASED ON EXPOSURE B USING 100 MPH BASIC WIND SPEED.
4. SEISMIC DESIGN UTILIZES A BEARING WALL SYSTEM: LIGHT FRAME WALLS WITH SHEAR PANELS - WOOD STRUCTURE PANELS/SHEET STEEL PANELS. ANALYSIS PROCEDURE SHALL BE EQUIVALENT LATERAL FORCE PROCEDURE PER IRC 2015.

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED WITH A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF TO BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD. IF THE ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE EXCESSIVE SOIL BEARING PRESSURE COULD RESULT WITH FOUNDATION SETTLEMENT AND MOVEMENT OF THE BUILDING STRUCTURE. L&L STRUCTURAL ENGINEERING SHALL NOT BE RESPONSIBLE AND HELD HARMLESS FOR DAMAGES RESULTING FROM FOUNDATION SETTLEMENT AND MOVEMENT OF THE STRUCTURE RESULTING FROM INADEQUATE SOIL BEARING CAPACITY.
2. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL.
3. EXTERIOR STRIP AND SPREAD FOOTINGS SHALL BE FOUNDED A MINIMUM OF 4'-0" BELOW FINISHED SITE GRADE.
4. SLABS ON GRADE SHALL BEAR ON A MINIMUM OF 12" OF COMPACTED STRUCTURAL FILL OR COMPACTED 3/4" CRUSHED STONE. IF LOOSE OR UNDESIRABLE FILLS ARE ENCOUNTERED AT THE SLAB SUBGRADE LEVEL, THEY SHALL BE OVER EXCAVATED TO THE SURFACE OF THE NATURAL SOIL AND REPLACED WITH STRUCTURAL FILL. REFER TO DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS. MOIST CURE SLABS IN ACCORDANCE WITH ACI.
5. STRUCTURAL FILL SHALL BE USED AT ALL LOCATIONS BELOW FOOTINGS AND SLABS AND ADJACENT TO THE FOUNDATION WALLS. PRIOR TO PLACEMENT OF STRUCTURAL FILL, REMOVE ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL. COMPACTED STRUCTURAL FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ORGANICS, LOAM, TRASH, SNOW, ICE, FROZEN SOIL OR ANY OTHER OBJECTIONABLE MATERIAL. IT SHALL BE WELL GRADED WITHIN THE FOLLOWING LIMITS:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 INCH	100
3 INCH	70-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5

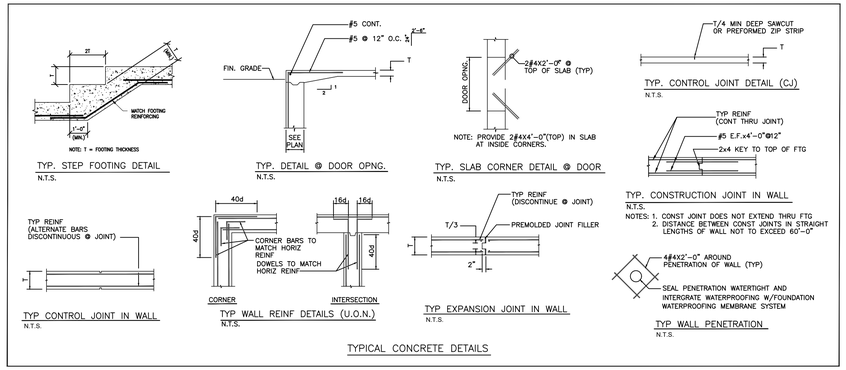
6. STRUCTURAL FILL (OR 3/4" CRUSHED STONE) BENEATH SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES IN LOOSE MEASURE AND COMPACTED BY SELF-PROPELLED COMPACTION EQUIPMENT AT APPROXIMATE OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557). FOR STRUCTURAL FILL OR 100% OF THE RODDED UNIT WEIGHT AS DETERMINED BY ASTM C-29 FOR 3/4" CRUSHED STONE.
7. UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE POINT AWAY FROM THE STRUCTURE. REFER TO SITE DRAWINGS FOR ADDITIONAL INFORMATION.
8. EXTERIOR CONCRETE SLABS ON GRADE, SHALL BE UNDERLAIN BY AT LEAST 4 FEET OF STRUCTURAL FILL MEETING GRADATION AND COMPACTION REQUIREMENTS NOTED ABOVE. REINFORCE SLABS WITH #4 @ 12" O.C. EACH WAY AT CENTER OF SLAB.
9. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-LATEST EDITION.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
   - A. 3000 PSI FOR FOOTINGS, FROST WALLS (UON) AND PIERS.
   - B. 4000 PSI FOR ALL BASEMENT FOUNDATION WALLS AND SLABS ON GRADE.
3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6% PER THE SPECIFICATIONS.
4. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
5. CONCRETE MATERIALS:
   - B. PORTLAND CEMENT: ASTM C 150, TYPE I OR TYPE II UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT. USE ONE BRAND OF CEMENT THROUGHOUT PROJECT, UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT.
   - C. NORMAL WEIGHT AGGREGATES: ASTM C 33. PROVIDE FROM A SINGLE SOURCE FOR EXPOSED CONCRETE. DO NOT USE AGGREGATES CONTAINING SOLUBLE SALTS OR OTHER SUBSTANCES SUCH AS IRON SULFIDES, PYRITE, MARCASITE, OR OCHRE WHICH CAN CAUSE STAINS ON EXPOSED CONCRETE SURFACES.
   - D. LIGHT WEIGHT AGGREGATES: ASTM C 330.
   - E. WATER: POTABLE.
   - F. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
   - G. HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPER PLASTICIZER): ASTM C 494, TYPE F OR TYPE G CONTAINING NOT MORE THAN 1% CHLORIDE IONS.
   - H. FIBER REINFORCEMENT SHALL BE ADDED AND DISTRIBUTED PRIOR TO INCORPORATION OF SUPER PLASTICIZER.
   - I. NORMAL RANGE WATER REDUCING ADMIXTURE: ASTM C 494 TYPE A CONTAINING NO CALCIUM CHLORIDE.
   - J. ACCELERATING ADMIXTURE: ASTM C 494 TYPE C OR E.
   - K. CALCIUM CHLORIDE NOT PERMITTED.
6. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH CONCRETE WALLS OR SLABS.
7. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, AND SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI 315-LATEST EDITION.
8. WELDED WIRE FABRIC SHALL BE PROVIDED IN FLAT SHEETS.
9. FIBER REINFORCED CONCRETE SHALL CONFORM TO ASTM C-1116.
10. COMPLETE SHOP DRAWINGS AND SCHEDULES OF ALL REINFORCING STEEL SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF THAT PORTION OF THE WORK. ALL ACCESSORIES MUST BE SHOWN ON THE SHOP DRAWINGS. SUBMIT (2) BLACK LINE PRINTS TO THE ENGINEER/ARCHITECT.
11. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318. SPLICES OF WWF SHALL BE 6" MINIMUM.
12. CONCRETE FINISHES:
    - SLABS: STEEL TROWEL AND LIGHT BROOM (NON-SLIP)
    - WALLS: GROUT CLEANED
13. ANCHOR BOLTS SHALL CONFORM TO ASTM A36 HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE ON PLAN.
14. PROVIDE CONTROL/CONSTRUCTION JOINTS IN FOUNDATION WALLS AT A MAXIMUM SPACING OF 15 FT. FROM ANY CORNER OR 30 FT. ALONG LENGTH OF WALL. AT CONTROL JOINTS, DISCONTINUE EVERY OTHER HORIZONTAL BAR. AT CONSTRUCTION JOINTS ALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DOOR BONDOUT LOCATIONS, SLAB DEPRESSION & OTHER REQUIRED BONDOUTS. COORDINATE LOCATION OF BONDOUTS WITH ARCHITECTURAL, MECHANICAL & PLUMBING, ELECTRICAL AND KITCHEN EQUIPMENT VENDORS AS NECESSARY TO PROPERLY INSTALL EACH SPECIFIC ITEM.
16. PROVIDE 1/8" WIDE x 1" DEEP CONTROL JOINTS IN SLABS AT 15'X15' INTERVALS (225 SF MAX) AS SHOWN ON DRAWINGS. CLEAN JOINT FREE OF DUST AND DEBRIS; FILL WITH ELASTOMERIC CAULK COMPATIBLE WITH CONCRETE.

TIMBER FRAMING NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL OR THE NATIONAL DESIGN SPECIFICATION (NDS) - LATEST EDITION
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE #2 SPRUCE-PINE-FIR (SPF), KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT.
3. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH ACQ WATER BORNE PRESERVATIVE IN ACCORDANCE WITH AWPA TREATMENT C1 WITH 0.40 PCF RETAINAGE FOR ITEMS IN CONTACT WITH ROOFING, MASONRY OR CONCRETE WITH 0.60 PCF RETAINAGE FOR ITEMS IN CONTACT WITH EARTH.
4. METAL CONNECTORS SHALL BE USED AT ALL TIMBER TO TIMBER CONNECTIONS OR AS NOTED ON THE DESIGN DRAWINGS. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED TIMBER SHALL BE HOT-DIPPPED GALVANIZED.
5. PROVIDE SIMPSON H2.5A HURRICANE ANCHORS OR SIMPSON SDWC 15600 WOOD SCREWS (FASTENED PER MANUFACTUERS' WRITTEN INSTRUCTIONS) WHERE TIMBER FRAMING AND/OR TRUSSES BEAR ON BEARING WALLS AND STRUCTURAL BEAMS.
6. NAILS AND SCREWS NOT SPECIFIED SHALL CONFORM WITH IBC 2015. ALL NAILS AND SCREWS IN CONTACT WITH PRESSURE TREATED TIMBER SHALL BE STAINLESS STEEL.
7. PROVIDE 1/2" THICK APA RATED EXTERIOR WALL SHEATHING FASTENED W/ 10D NAILS @ 4" O.C. AT PANEL EDGES AND 6" O.C. INTERMEDIATE. LAP SHEATHING 1'-0" MINIMUM OVER EXISTING STRUCTURE (WHERE APPLICABLE).
8. PROVIDE 5/8" THICK APA RATED ROOF SHEATHING FASTENED W/ 10D NAILS @ 6" O.C. AT PANEL EDGES AND INTERMEDIATE.
9. PROVIDE 3/4" THICK APA RATED FLOOR SHEATHING FASTENED W/ CONSTRUCTION ADHESIVE AND 10D RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND INTERMEDIATE.
10. LVL INDICATES LAMINATED VENEER LUMBER BEAMS MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL. (FB = 3100 PSI & E = 2.0 X 10^6 PSI)



TYPICAL CONCRETE DETAILS

STANDARD ABBREVIATIONS:

(E) - INDICATES EXISTING CONDITIONS OR MEMBERS.
ELEV. - ELEVATION
(TYP.) - INDICATES TYPICAL
(VIF) - INDICATES GENERAL CONTRACTOR SHALL "VERIFY IN FIELD" EXISTING DIMENSIONS, ELEVATIONS OR CONDITIONS.
(U.O.N.) - INDICATES UNLESS OTHERWISE NOTED.
T/ - INDICATES "TOP OF".
BOF - BOTTOM OF FOOTING
FTG - FOOTING
FND - FOUNDATION
M.O. - INDICATES MASONRY OPENING
R.O. - INDICATES ROUGH OPENING
TBD - TO BE DETERMINED
CJ - INDICATES CONTROL JOINT
S.S. - INDICATES STAINLESS STEEL
P.A.F. - POWDER ACTUATED FASTENER
G.C. - INDICATES GENERAL CONTRACTOR
A/E - INDICATES ARCHITECT & ENGINEER OF RECORD
HDG - INDICATES HOT DIP GALVANIZED
F.R. - INDICATES FIRE RETARDANT

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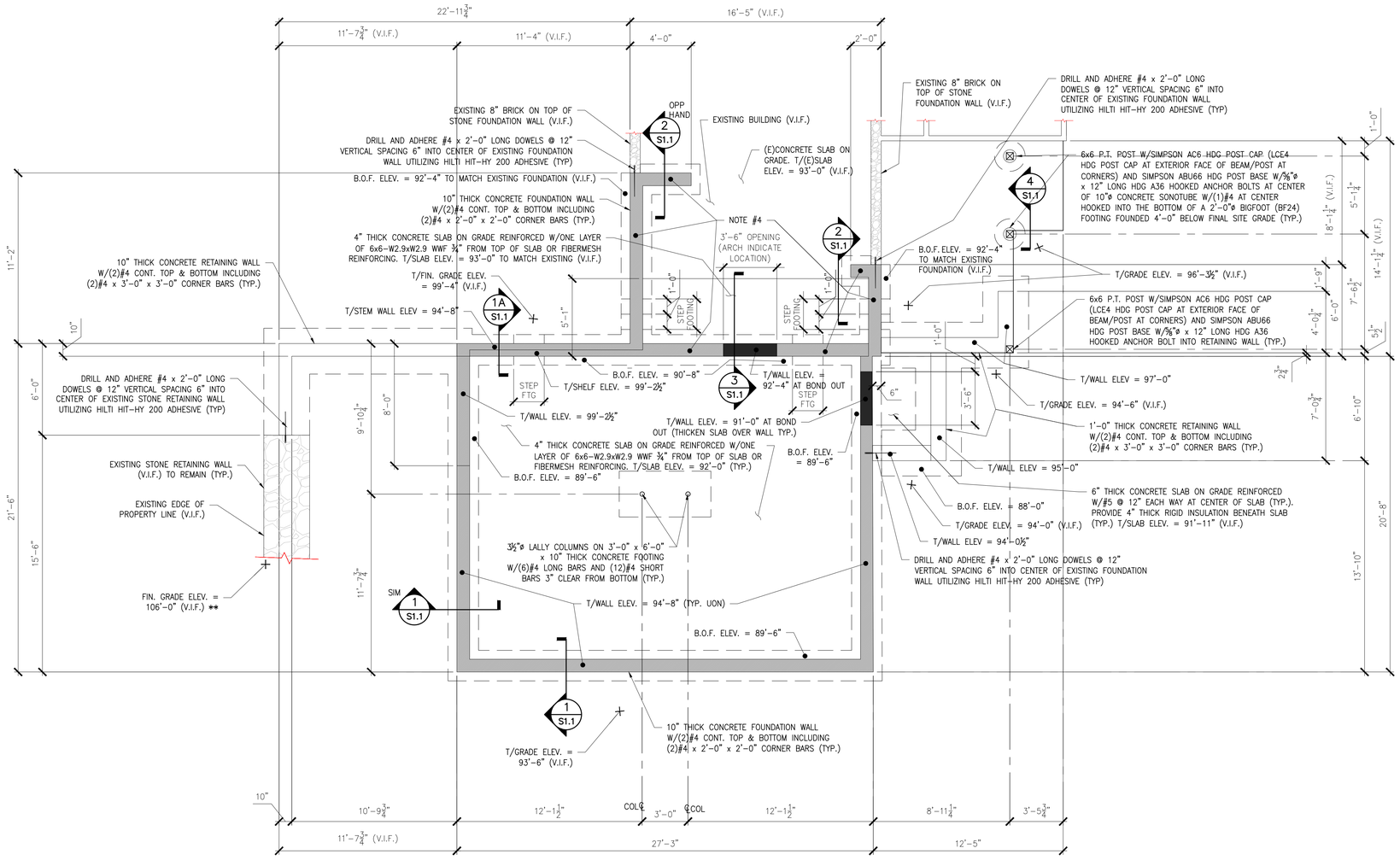
STATE OF MAINE
JOSEPH H. LEASURE
No. 6242
LICENSED PROFESSIONAL ENGINEER

appr'd	description	date	rev.

designed by: JHL
drawn by: RJW
checked by: JHL
scale: AS NOTED
date: 10/04/2024
plot date: 10/04/2024
project #: 2024-091

RESIDENTIAL BUILDING LOCATED AT:
42 PROSPECT STREET
PORTLAND, MAINE
SUNROOM ADDITION AND RENOVATION
GENERAL NOTES

S0.1



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTE: T/FIRST FLOOR (SUB-FLOOR) ELEV. = 100'-0" (REF.) (ELEVATION 70'-4" ARCH)

NOTES:

1. FOR GENERAL NOTES SEE DRAWING S0.1.
2. CJ = CONTROL JOINT (SEE NOTES ON DRAWING S0.1)
3. T/FIRST FLOOR (SUB-FLOOR) ELEV. = 100'-0" (REF.) (= 70.4' DATUM)
4. T/WALL ELEV. = BOT./EXISTING SILL PLATE. (FIELD DETERMINED). REANCHOR EXISTING SILL PLATE W/ ½"Ø x 6" EMBEDMENT HILTI HIT-HY 200 ADHESIVE ANCHORS @ 3'-0" O.C. (TYP.)

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PROJECT NORTH

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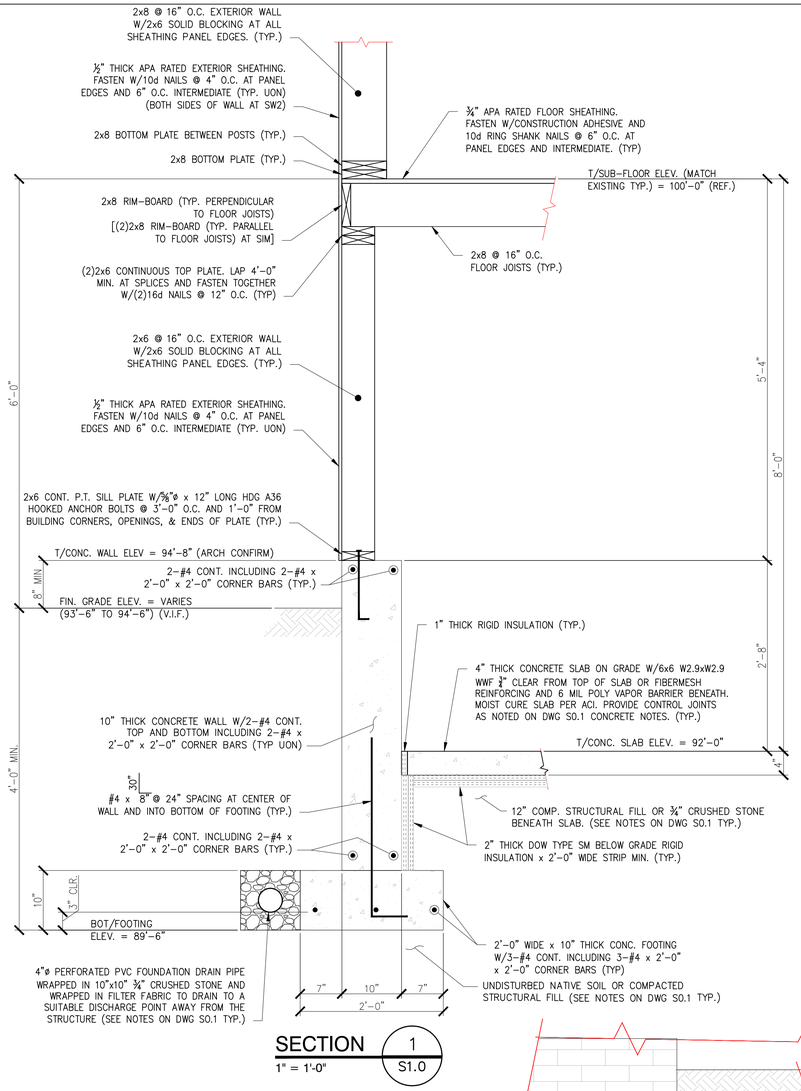
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RESIDENTIAL BUILDING LOCATED AT:

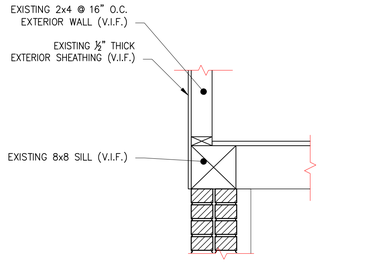
42 PROSPECT STREET
PORTLAND, MAINE

SUNROOM ADDITION AND RENOVATION
FOUNDATION PLAN

S1.0

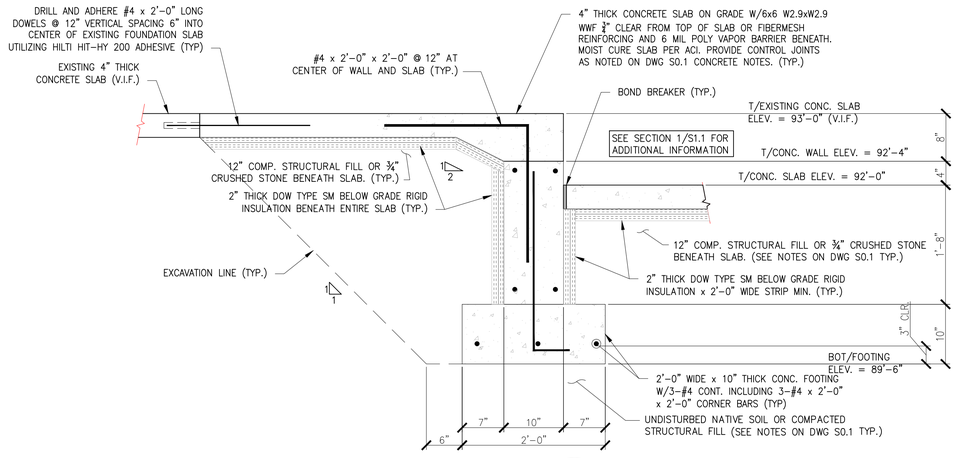


SECTION 1
1" = 1'-0" — S1.0

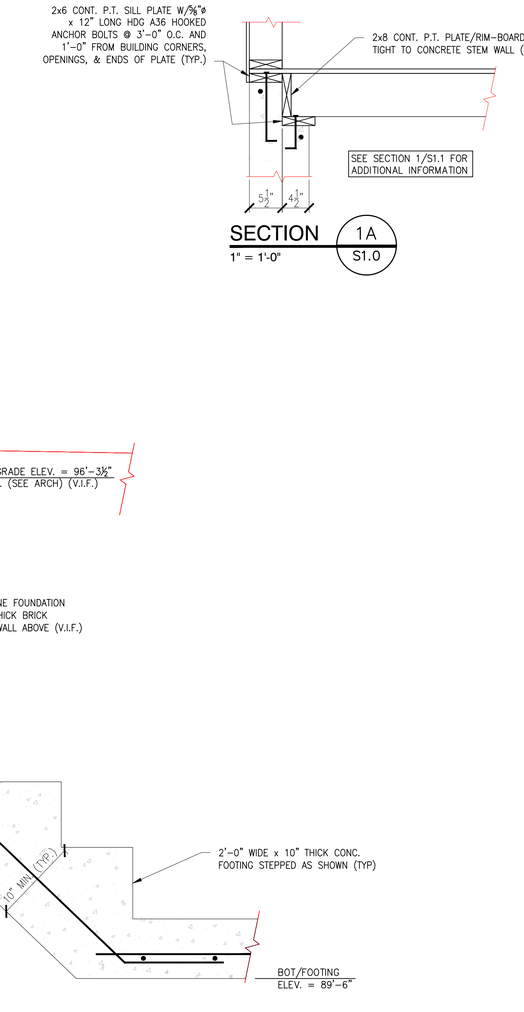


EXISTING SILL (V.I.F.)
1" = 1'-0"

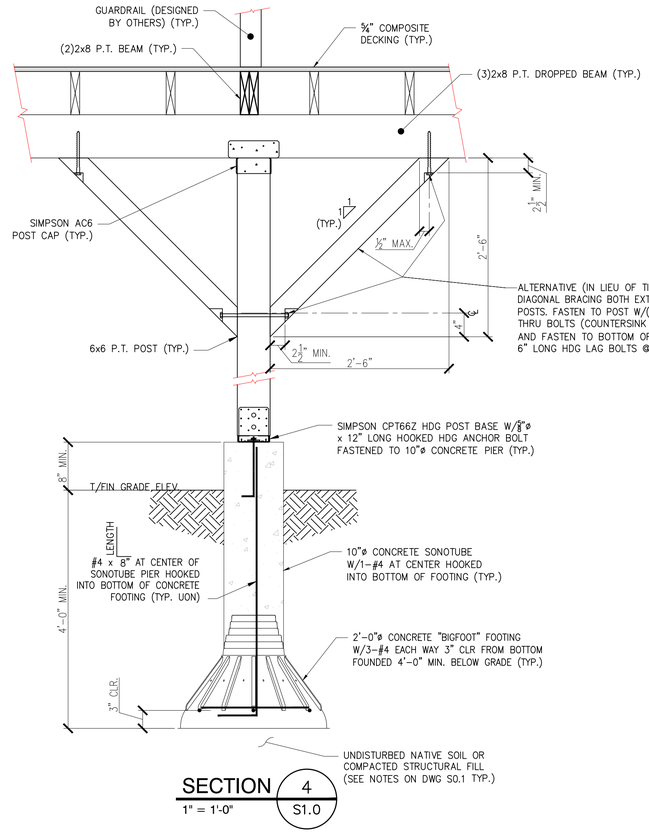
SECTION 1A
1" = 1'-0" — S1.0



SECTION 3
1" = 1'-0" — S1.0



SECTION 2
1" = 1'-0" — S1.0



SECTION 4
1" = 1'-0" — S1.0

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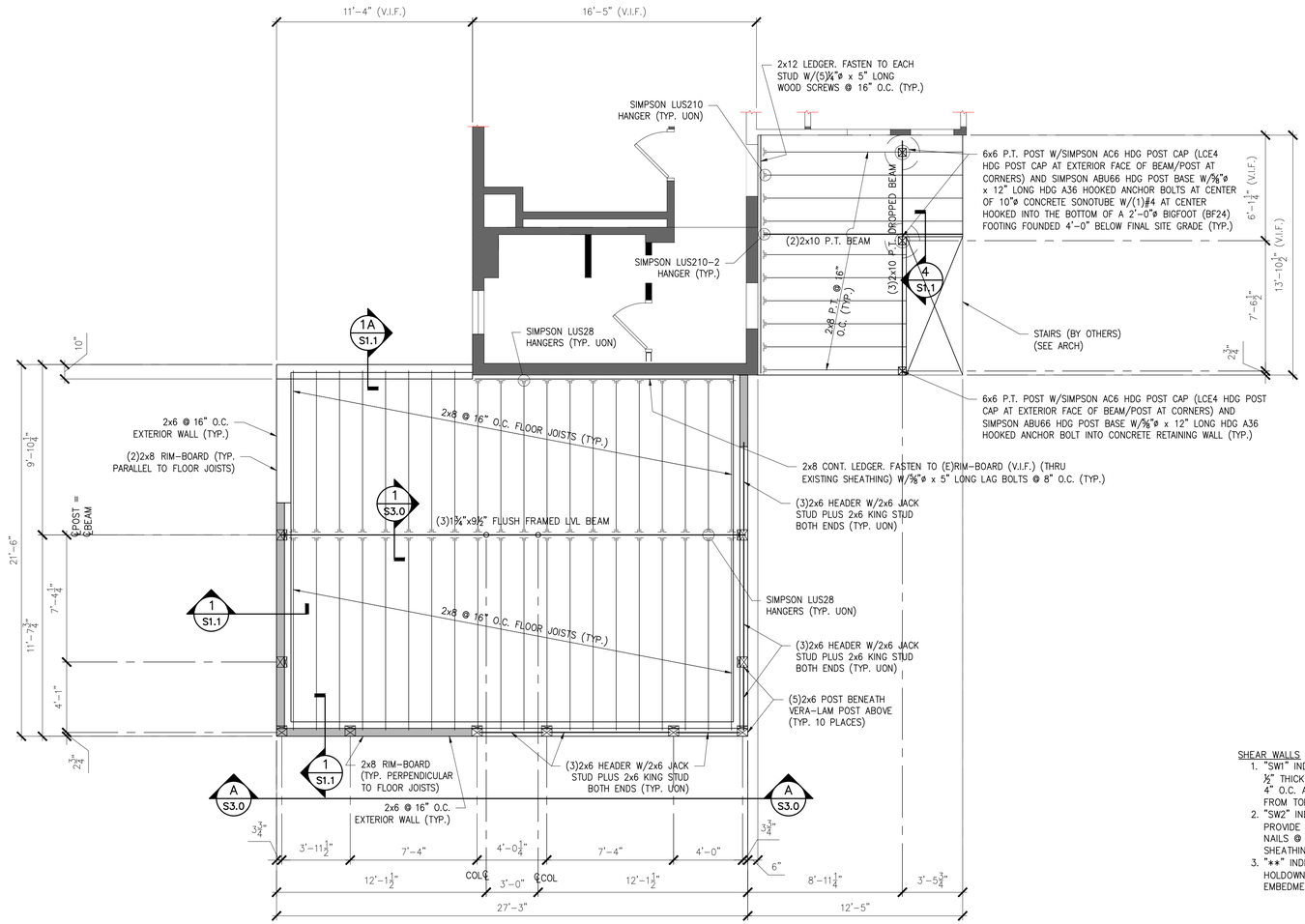
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RESIDENTIAL BUILDING LOCATED AT:
42 PROSPECT STREET
PORTLAND, MAINE

SUNROOM ADDITION AND RENOVATION
FOUNDATION SECTIONS & DETAILS

S1.1



FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

NOTE: T/FIRST FLOOR (SUB-FLOOR) ELEV. = 100'-0" (REF.) (ELEVATION 70'-4" ARCH)

SHEAR WALLS

1. "SW1" INDICATES: 2x6 WALL W/2x6 SOLID BLOCKING AT ALL SHEATHING PANEL EDGES. PROVIDE ½" THICK APA RATED EXTERIOR SHEATHING ON ONE SIDE OF WALL FASTENED W/10d NAILS @ 4" O.C. AT PANEL EDGES AND 6" O.C. INTERMEDIATE (AS NOTED). EXTEND ALL SHEATHING FROM TOP OF FLOOR SHEATHING TO UNDERSIDE OF FLOOR/ROOF SHEATHING (TYP.)
2. "SW2" INDICATES: 2x6 WALL W/2x6 SOLID BLOCKING AT ALL SHEATHING PANEL EDGES. PROVIDE ½" THICK APA RATED EXTERIOR SHEATHING ON BOTH SIDES OF WALL FASTENED W/10d NAILS @ 4" O.C. AT PANEL EDGES AND 6" O.C. INTERMEDIATE (AS NOTED). EXTEND ALL SHEATHING FROM TOP OF FLOOR SHEATHING TO UNDERSIDE OF FLOOR/ROOF SHEATHING (TYP.)
3. "**" INDICATES: PROVIDE (4)2x6 POST AT BOTH ENDS OF SW W/SIMPSON HDU5-SDS2.5 HOLDOWN FASTENING LOWEST POST TO CONCRETE WALL/FOOTING UTILIZING ⅝"ø x 10" EMBEDMENT HILTI HIT-HY 200 ADHESIVE ANCHORS (TYP.).

NOTES:

1. FOR GENERAL NOTES SEE DRAWING S0.1.
2. "*" INDICATES: ALIGN POST W/ POST OR JAMB ABOVE AND PROVIDE SOLID VERTICAL 2x BLOCKING WITHIN THE FLOOR SYSTEM TIGHT BETWEEN POST (AS REQUIRED).

PROJECT NORTH

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: JLEASURE@L-ENG.COM

STATE OF MAINE
JOSEPH H. LEASURE
No. 6242
LICENSED PROFESSIONAL ENGINEER

appr'd	description	date	rev.

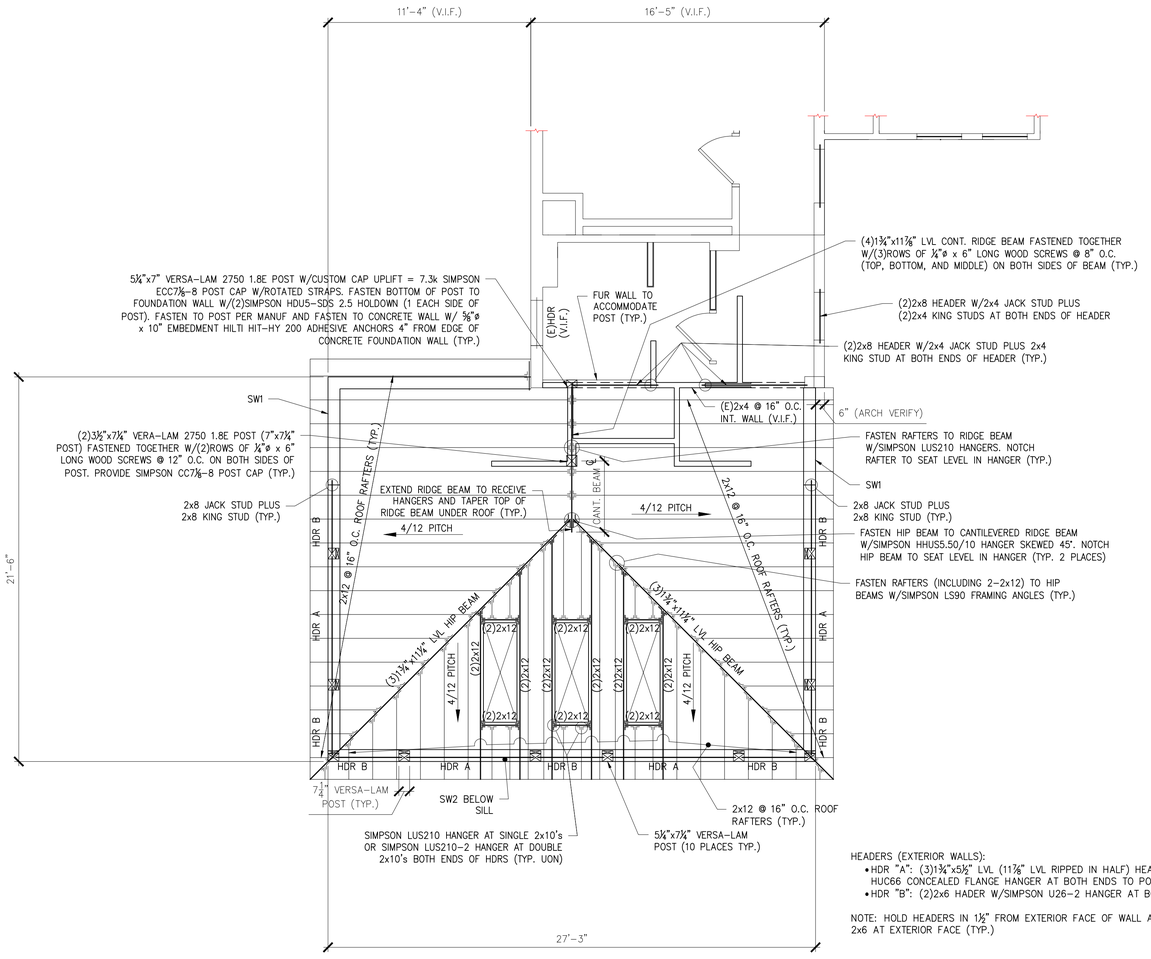
designed by: JHL
drawn by: RJW
checked by: JHL
scale: AS NOTED
date: 10/04/2024
plot date: 10/04/2024
project #: 2024-091

RESIDENTIAL BUILDING LOCATED AT:
42 PROSPECT STREET
PORTLAND, MAINE

SUNROOM ADDITION AND RENOVATION
FIRST FLOOR FRAMING PLAN

S2.0

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

HEADERS (EXTERIOR WALLS):
- HDR "A": (3)1¾"x5½" LVL (11⅞" LVL RIPPED IN HALF) HEADER W/SIMPSON HUC66 CONCEALED FLANGE HANGER AT BOTH ENDS TO POST (TYP. UON).
- HDR "B": (2)2x6 HADER W/SIMPSON U26-2 HANGER AT BOTH ENDS (TYP UON).

NOTE: HOLD HEADERS IN 1½" FROM EXTERIOR FACE OF WALL AND INSTALL ADD'L 2x6 AT EXTERIOR FACE (TYP.)

SHEAR WALLS
1. "SW1" INDICATES: 2x6 WALL W/2x6 SOLID BLOCKING AT ALL SHEATHING PANEL EDGES. PROVIDE ½" THICK APA RATED EXTERIOR SHEATHING ON ONE SIDE OF WALL FASTENED W/10d NAILS @ 4" O.C. AT PANEL EDGES AND 6" O.C. INTERMEDIATE (AS NOTED). EXTEND ALL SHEATHING FROM TOP OF FLOOR SHEATHING TO UNDERSIDE OF FLOOR/ROOF SHEATHING (TYP.)
2. "SW2" INDICATES: 2x6 WALL W/2x6 SOLID BLOCKING AT ALL SHEATHING PANEL EDGES. PROVIDE ½" THICK APA RATED EXTERIOR SHEATHING ON BOTH SIDES OF WALL FASTENED W/10d NAILS @ 4" O.C. AT PANEL EDGES AND 6" O.C. INTERMEDIATE (AS NOTED). EXTEND ALL SHEATHING FROM TOP OF FLOOR SHEATHING TO UNDERSIDE OF FLOOR/ROOF SHEATHING (TYP.)
3. "**" INDICATES: PROVIDE (4)2x6 POST AT BOTH ENDS OF SW W/SIMPSON HDU5-SDS2.5 HOLDOWN FASTENING LOWEST POST TO CONCRETE WALL/FOOTING UTILIZING ⅝"ø x 10" EMBEDMENT HILTI HIT-HY 200 ADHESIVE ANCHORS (TYP.).

NOTES:

1. FOR GENERAL NOTES SEE DRAWING S0.1.
2. "*" INDICATES: ALIGN POST W/ POST OR JAMB ABOVE AND PROVIDE SOLID VERTICAL 2X BLOCKING WITHIN THE FLOOR SYSTEM TIGHT BETWEEN POST (AS REQUIRED).

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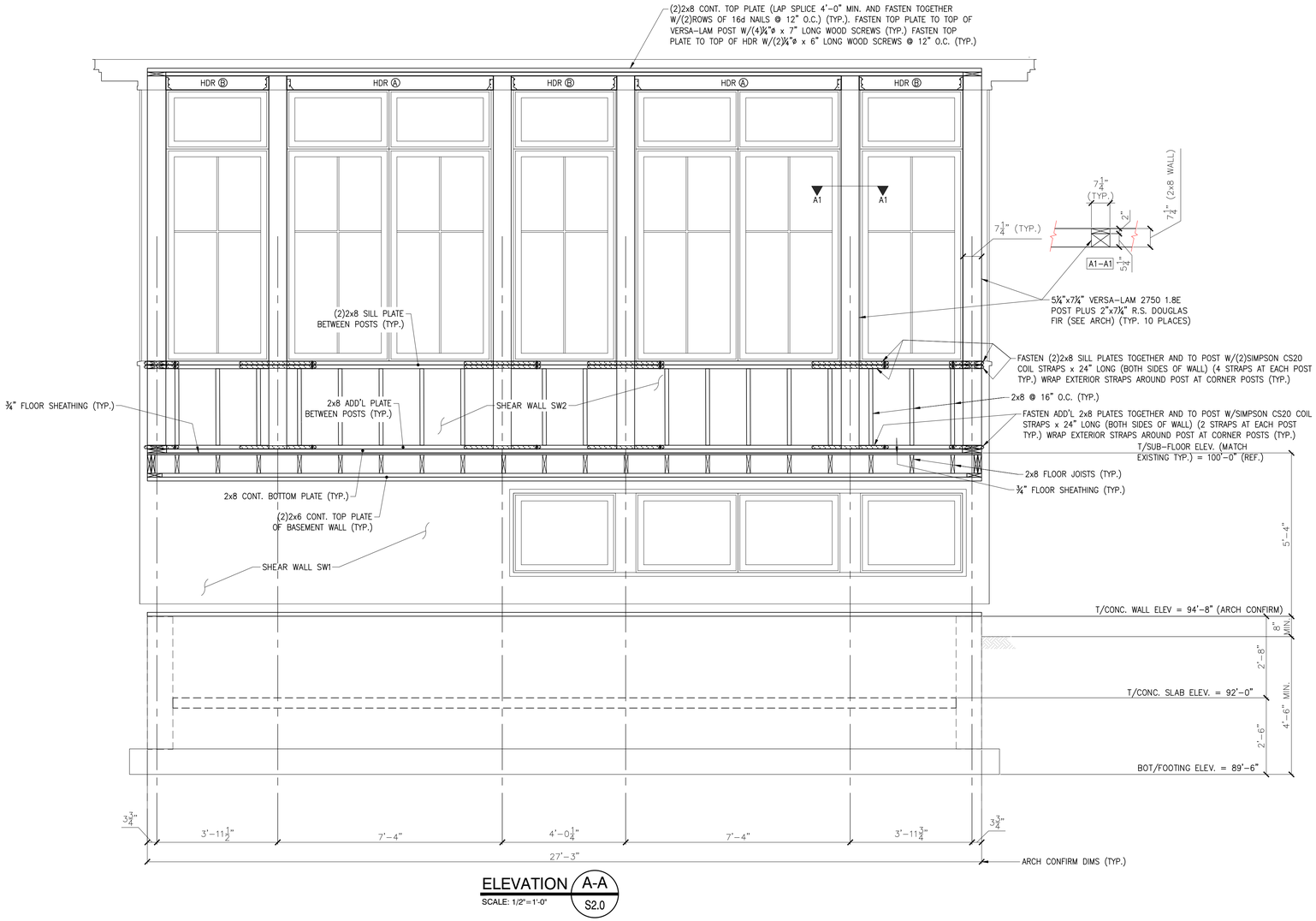
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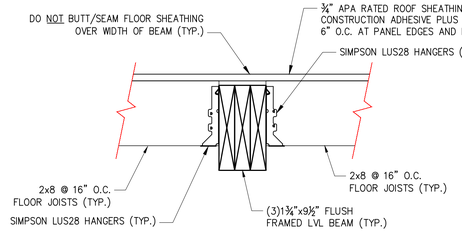
RESIDENTIAL BUILDING LOCATED AT:
42 PROSPECT STREET
PORTLAND, MAINE

SUNROOM ADDITION AND RENOVATION
ROOF FRAMING PLAN

S2.1



ELEVATION A-A (S2.0)
SCALE: 1/2"=1'-0"



SECTION 1 (S2.0)
1 1/2" = 1'-0"

NOTES:

1. FOR GENERAL NOTES SEE DRAWING S0.1.

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RESIDENTIAL BUILDING LOCATED AT:
42 PROSPECT STREET
PORTLAND, MAINE

SUNROOM ADDITION AND RENOVATION
FRAMING SECTIONS & DETAILS

S3.0

BUILDING PERMIT INSPECTION PROCEDURES

Visit Citizen Self Service to apply for subpermits. Call (207) 874-8703 to schedule your inspections

With the issuance of this Permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Division for the inspections listed below. Appointments must be requested at least 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditons of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months. Demolition permits expire in 30 days from issuance.
- If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- Per Section 107.3.1 of the IBC or Section 106.3.1 of the IRC, one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by the building official or their dul authorized representative.

REQUIRED INSPECTIONS:

Foundation/Backfill
Foundation/Rebar
Setbacks and Footings Prior to Pouring
Insulation Inspection
Framing Only Inspection
Final Inspection

REQUIRED SUBPERMITS:

Electrical Permit
HVAC Permit
Plumbing Permit

The project cannot move to the next phase prior to the required inspection and approval.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: BLDR2024-04571 **ADDRESS:** 42 PROSPECT ST **CBL:** 124 E006001

City of Portland, Maine - Building Permit 389 Congress St, 04101 Tel: (207) 874-8703 Fax: (207) 874-8716	Permit No: BLDR2024-04571	Applied Date:	CBL: 124 E006001
Proposed Use: Two Family	**Proposed Project Description:** Construct an addition to 2-family residence at back (south) side of property.		

Department: Building **Status:** Approved with Conditions **Reviewer:** Brian Stephens **Approval Date:** 10/11/2024

Conditions:

1 All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.

2 All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Section 714 of IBC and Section R302.4 of the IRC.

3 Carbon Monoxide (CO) alarms shall be installed in dwellings with attached garages or fuel-fired appliances located outside of each sleeping area in the immediate vicinity of the bedrooms. That detection must be powered by the electrical service with permanent building wiring and have battery back up.
In existing dwellings where work requiring a permit occurs or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be located as required for new dwellings.

4 CO detector installation Carbon Monoxide (CO) alarms shall be installed in dwellings with attached garages or fuel-fired appliances. CO alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms. The detection must be powered by the electrical service with permanent building wiring and have battery back up.
In existing dwellings where alterations requiring a permit occurs or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be located as required for new dwellings. These detectors are permitted to be battery operated.

5 Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Section 718 or IRC Section R302.11 & 302.12.

6 Egress size windows are required (1) in each sleeping room per IRC Sec. R310, IBC Sec. 1030 or per the City of Portland and State Fire Marshal policies for existing buildings.

7 Existing ceiling, wall, and floor cavities exposed during construction are required to be filled with insulation, but are not required to meet code mandated R-values for new. (2021 IECC, Section R503.1.1, Exception 2 or C503.1. Exception 3). As code provides minimum requirements, higher R-values may be appropriate, but not required.

8 Fireblocking is required to cut off all concealed draft openings (both vertical and horizontal) in combustible construction using approved materials, per Sec. R302.11.

9 For conditioned spaces, insulation shall comply with the 2021 IECC (International Energy Conservation Code)

10 Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every level.
For existing buildings undergoing alterations the above is required, except for interconnection, when wall and ceiling finishes are not removed and there is no access to attic, crawl space or basement.

Department: Building	Status: Approved with Conditions	Reviewer: Brian Stephens	Approval Date: 10/11/2024

Conditions:

11 Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every level.
For existing buildings undergoing alterations the above is required, except that battery operated may be permitted. Interconnection may not be required, when wall and ceiling finishes are not removed and there is no access to attic, crawl space or basement.

12 If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1.

13 If upon inspection the level of alterations appear to be more than what was presented, or if the alterations exceed 50% of the total building area or that of an individual floor, a sprinkler system may be required. "Alterations" include but are not limited to: removal and replacement of plaster/drywall, replacement of windows and doors, and reconfigurations of walls or egresses. This permit is not reviewing any changes to fire sprinkler or alarm systems. For more information contact fireprevention@portlandmaine.gov

14 Mechanical or natural ventilation is required in bathrooms.

15 Prior to scheduling the City close-in inspection, a letter, signed and sealed by a State of Maine licensed professional engineer, shall be submitted to the Permitting and Inspections Department confirming that, based on inspections performed and discrepancies corrected, the structural work is in substantial compliance with the approved plans.

16 Review and approval by the Authority Having Jurisdiction and a third party review agency shall not relieve the applicant of the responsibility of compliance with any Code.

17 Safety glazing for hazardous location shall comply with § R308.4 of the IRC, 2015 (MUBEC). Glazing in enclosures is required for walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and shower where the bottom exposed edge of the glazing is less than 60 inches, measured horizontally and in a straight line, from the water's edge of a hot tub, whirlpool or bathtub.

18 Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances including pellet/wood stoves & fuel-fired inserts, commercial hood exhaust systems, fire suppression, generators, fuel tanks (excluding heating oil), pools, hot tubs and solar arrays. Separate plans may need to be submitted for approval as a part of this process.

19 Tempered safety glazing is required at all hazardous locations per IRC Section R308.4 and IBC Section 2406.4.

20 The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the Uniform Plumbing Code (UPC) code as adopted.

21 The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" (not greater than 3/8" tolerance within the flight) and a minimum net tread depth of 10". Nosings shall not be less than 3/4" or not more than 1-1/4" where solid risers are required.

22 This is being issued with the understanding that the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.

Department: Building	**Status:** Approved with Conditions	**Reviewer:** Brian Stephens	**Approval Date:** 10/11/2024

Conditions:

23 This permit is approved based upon information provided by the applicant or design professional. The Permitting and Inspections Department stamped approved construction documents shall be maintained at the site of work and open to inspection by the building official.
The Permitting and Inspections Department shall be notified of any changes to approved plans. It is the responsibility of the permit holder or authorized designee to contact the plan reviewer of record for approval of any changes made during construction that are not in compliance with these documents. The plan reviewer shall determine the appropriate process for reviewing and approving design modifications. Significant changes will require a separate amendment permit application and may also require amended site plan approval, at the discretion of the Planning and Urban Development Department. Construction related to the proposed modification(s) cannot continue until any changes have been approved by the plan reviewer and an amendment permit issued, if required.

24 This permit is issued based on the plans submitted. Variations in actual construction that affect grade elevation may change the requirements for handrails and guards.

25 When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail shall be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.

26 When stairs rise above 30" off the grade or floor, open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.

27 Where an R-value identification mark is not applied to each piece of thermal envelope insulation 12 inches or greater in width, a certification document is required to be submitted by the installer. This shall include:
1. the insulation type, 2. the manufacturer 3. the R-value installed in each element of the thermal envelope.
Installer certification shall contain the following:
1. For blown-in or sprayed fiberglass or cellulose insulation, the initial installed thickness, settled thickness, settled R-value, installed density, coverage area and number of bags.
2. For sprayed polyurethane foam (SPF), the installed thickness of the areas covered and the R-value of the installed thickness shall be indicated on the certification.

28 Window U-factor [.30 maximum] for the windows to be installed. Manufacturer stickers to remain on the windows until inspected by the City.

Department: Zoning	**Status:** Approved with Conditions	**Reviewer:** Matthew Coldwell	**Approval Date:** 8/28/2024

Zoning Comments:

R5 / 1 story rear addition.
Table 7-A:
Front (min): 65' 1 3/4" (scaled) - OK
Rear (min): 20' / Proposed: 25' 8 1/4" (scaled) - OK
Right (min): 8' / Proposed: 12' 7 1/2" (scaled) - OK
Left (min): 8' / Proposed: 19' 3 1/2" (scaled) - OK
Height (max): 35' / Proposed: 23' (grade to ridge of addition) - OK
Lot Coverage (max): 40% / Proposed: 29% - OK (2012.38 SF / 6840 SF)

Conditions:

1 The property must be clearly identified prior to pouring concrete, and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure/addition, the inspector may require the property line to be located by a surveyor at the expense of the landowner.

Department: Zoning	Status: Approved with Conditions	Reviewer: Matthew Coldwell	Approval Date: 8/28/2024

Zoning Comments:

R5 / 1 story rear addition.
Table 7-A:
Front (min): 65' 1 3/4" (scaled) - OK
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Height (max): 35' / Proposed: 23' (grade to ridge of addition) - OK
Lot Coverage (max): 40% / Proposed: 29% - OK (2012.38 SF / 6840 SF)

Conditions:

2 The property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

3 This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to, items such as stoves, microwaves, refrigerators, kitchen counter tops, dishwashers, kitchen sinks, etc. without special approvals.

4 This permit is being approved on the basis of plans and documents submitted. Any deviations or additional structures shall require a separate approval before starting that work.

5 This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

PERMIT ID: BLDR2024-04571 **ISSUE DATE:** 10/11/2024 **CBL:** 124 E006001

This is to certify **Caroline Robinson** located at **42 PROSPECT ST** has permission to:

Construct an addition to 2-family residence at back (south) side of property.

provided that the person or persons, firm, or corporation accepting this permit shall comply with all of the provisons of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance, and use of the building and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.	A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

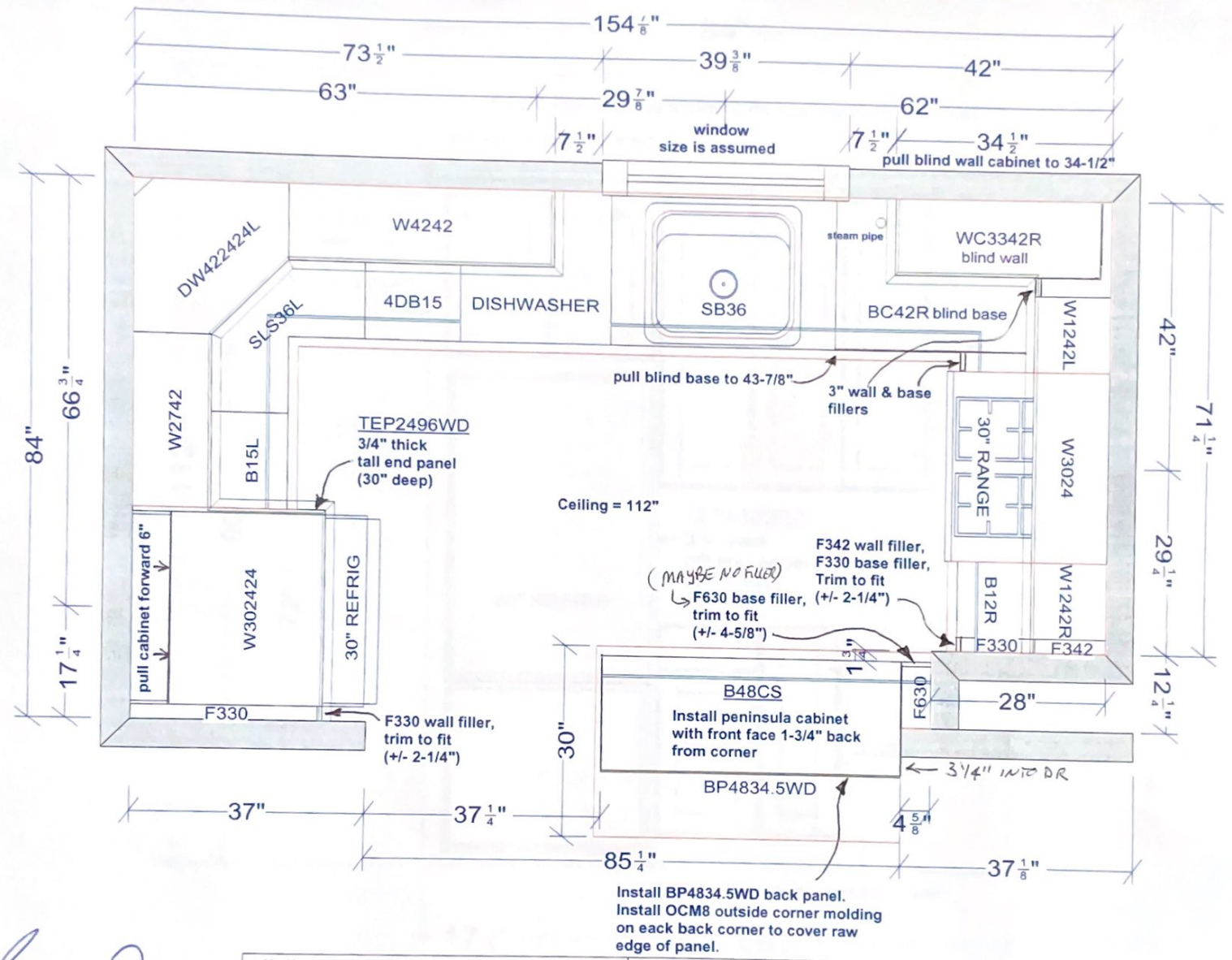
Jessica Blais Hauscombe

Building Official

APPROVED PROPERTY USE

ZONING	BUILDING INSPECTIONS	FIRE DEPARTMENT
Two Family	Two Family Dwelling Unit	

Use Group: n/a **Class:**
Code: MUBEC-2015/IRC **Code:**
Level: 1st Floor - Rear Alteration/Addition/D **Level:**
Type: n/a



X

CUSTOMER SIGNATURE

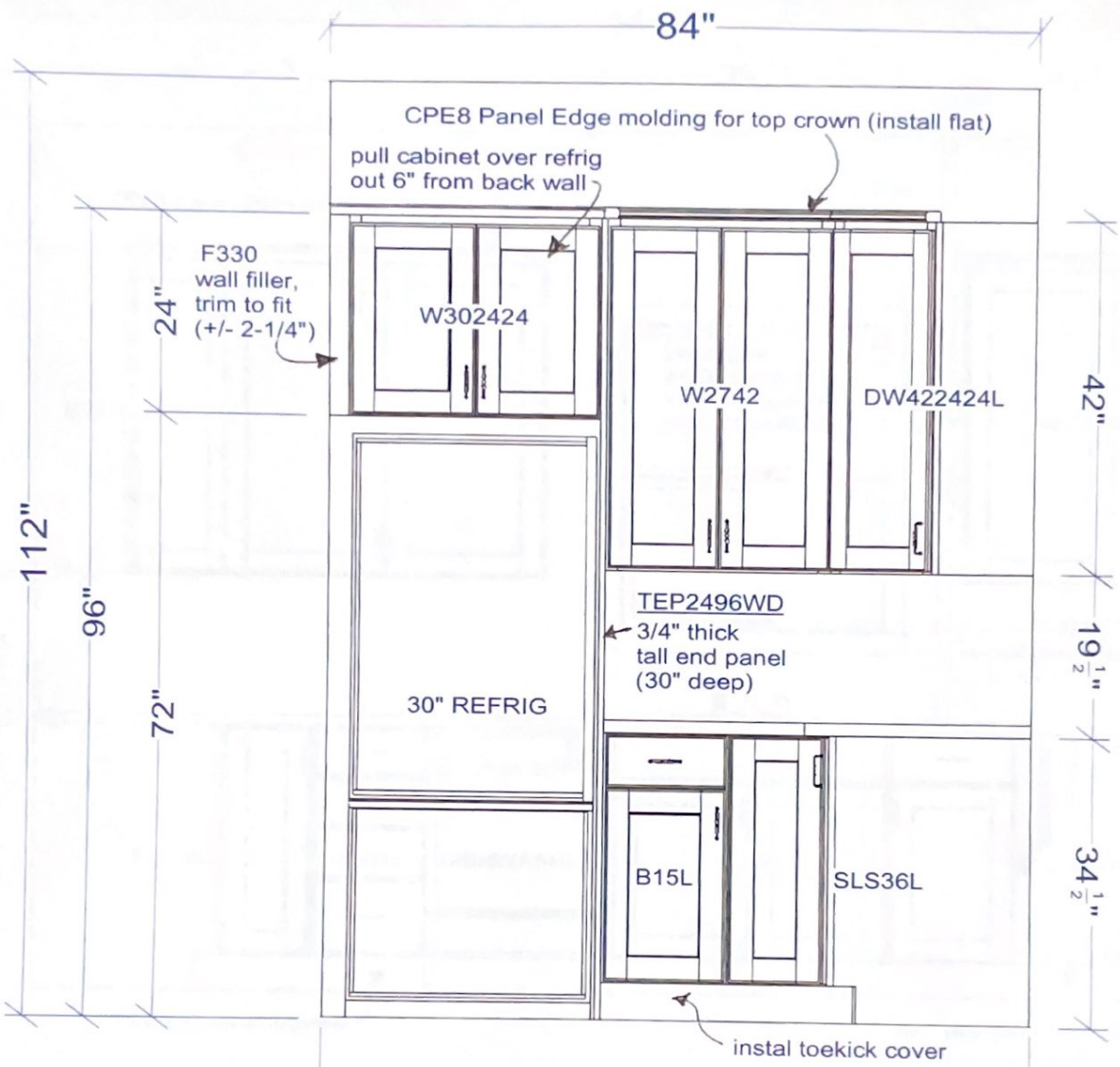
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

Hammond Lumber Company

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/14/2024
Printed: 5/22/2024

ABP-Monsell for CC.kit	All	Drawing #: 1	No Scale.



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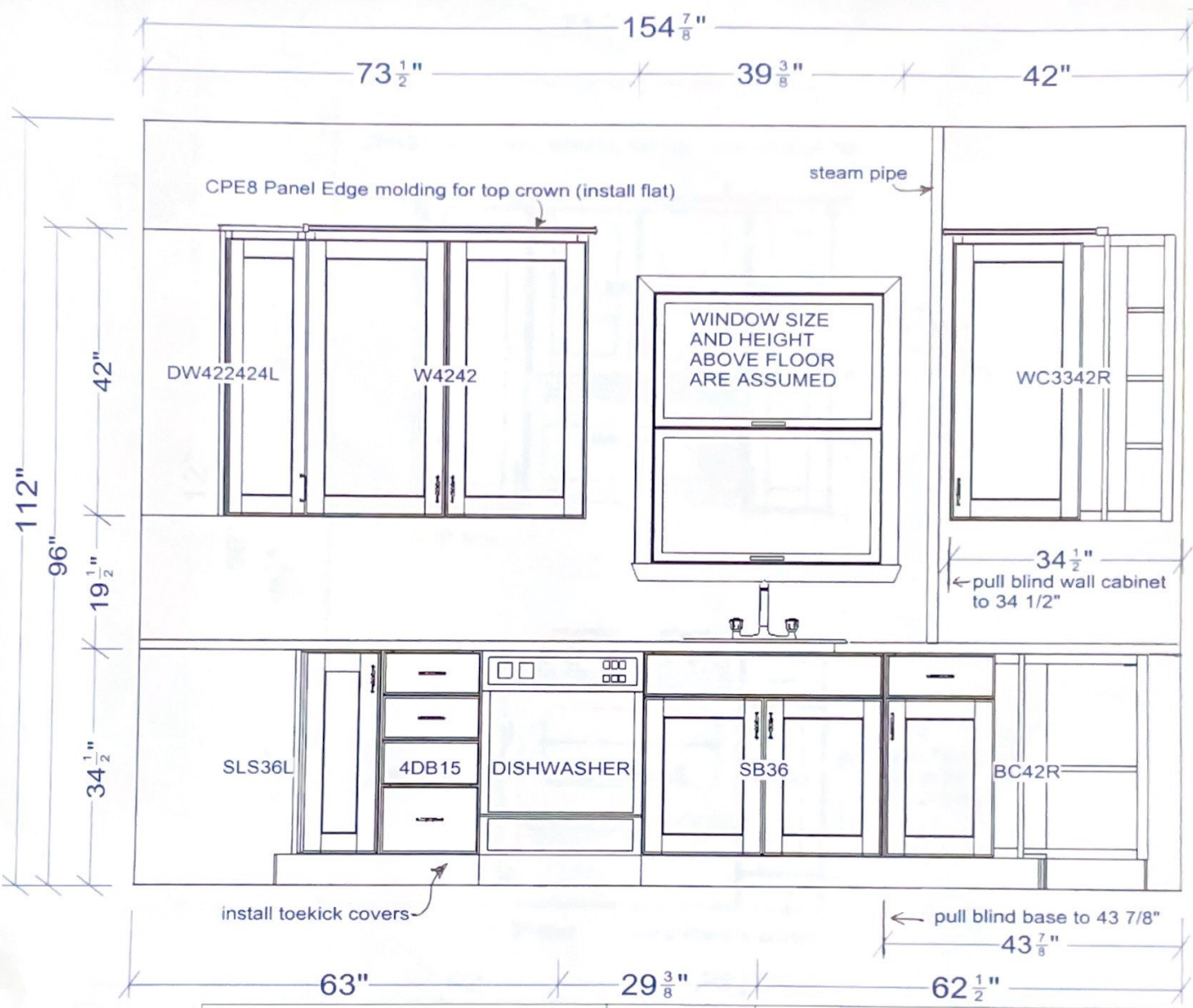
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ABP-Monsell for CC.kit

El 1 | Drawing #: 1 | No Scale.



CUSTOMER SIGNATURE

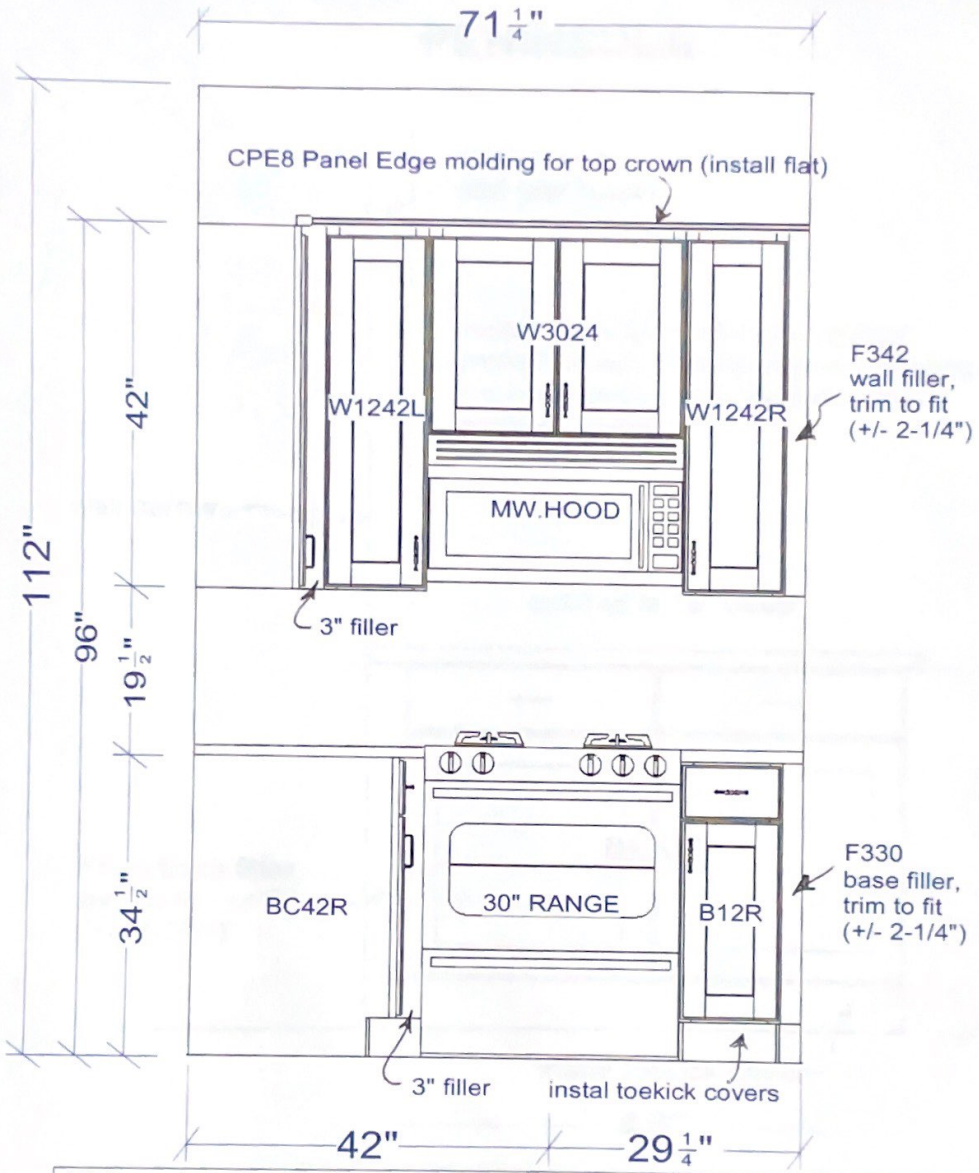
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ABP-Monsell for CC.kit | El 2 | Drawing #: 1 | No Scale



CUSTOMER SIGNATURE

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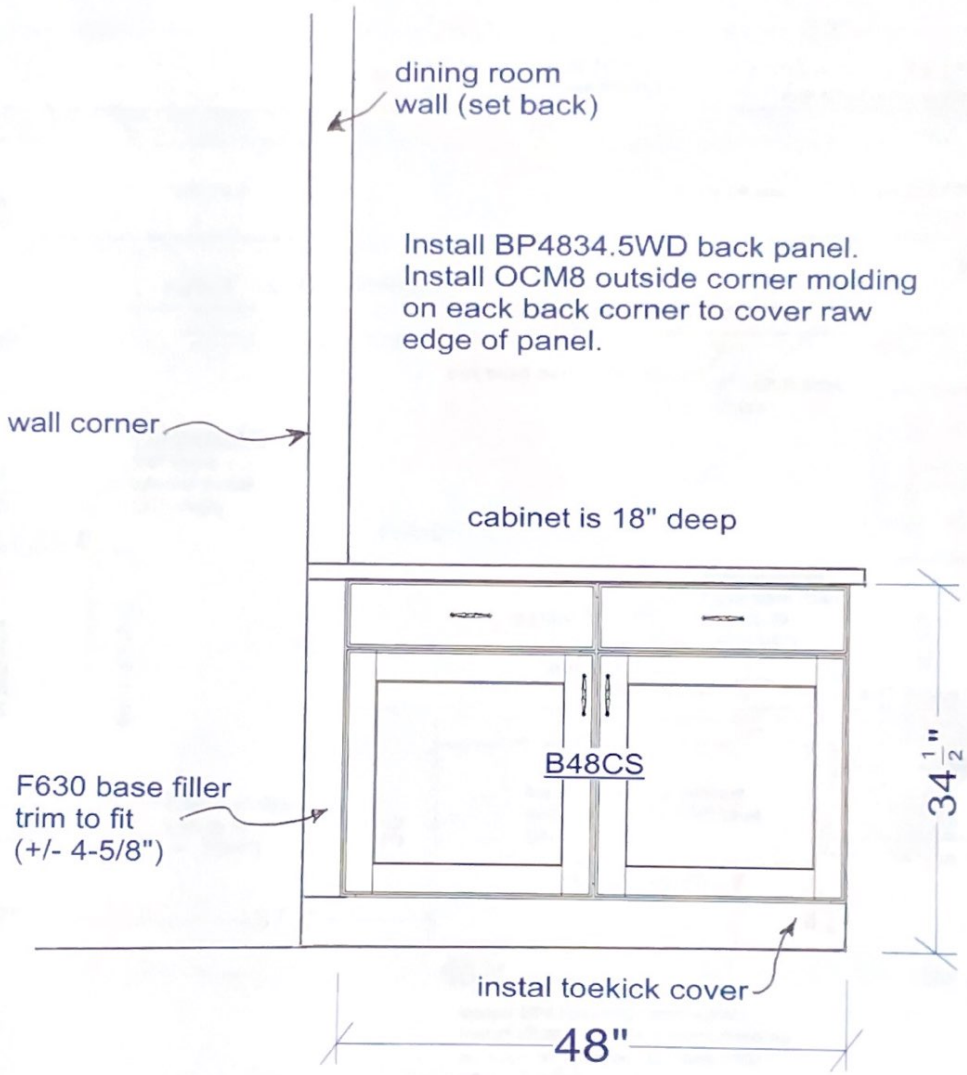
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ABP-Monsell for CC.kit | El 3 | Drawing #: 1 | No Scale

PENINSULA



CUSTOMER SIGNATURE

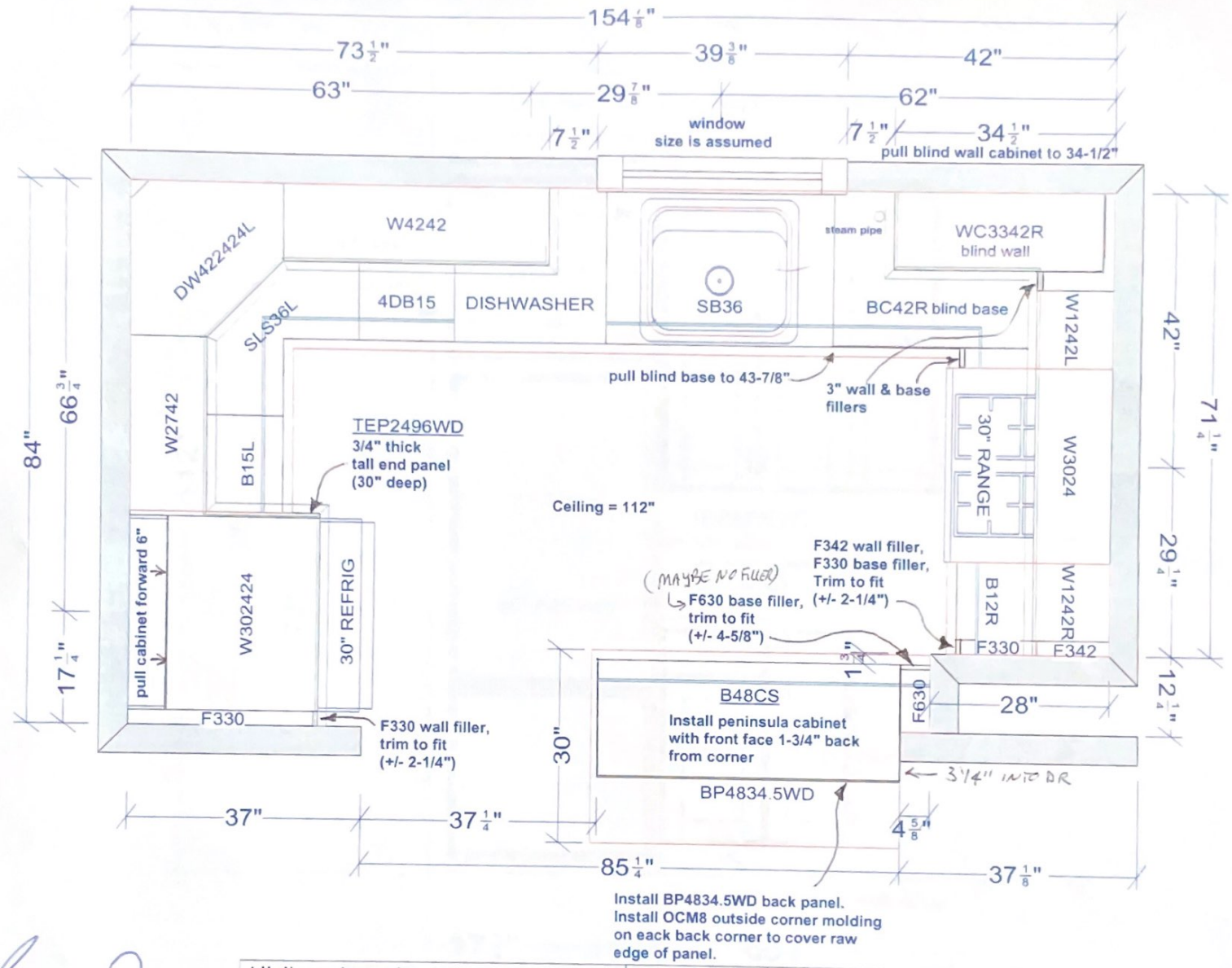
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Designed: 5/14/2024
Printed: 5/22/2024

ABP-Monsell for CC.kit | El 4 | Drawing #: 1 | Scale : 0 3/4" 1'



X
CUSTOMER SIGNATURE

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Designed: 5/14/2024
Printed: 5/22/2024

ABP-Monsell for CC.kit | All | Drawing #: 1 | No Scale.



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Service
Office Hours:
8:00 A.M. - 4:30 P.M.

Account 30010234

9/8/2025

LEWIS ROBINSON
46 PROSPECT ST
PORTLAND, ME 04103-4018

ServiceAddress
42 PROSPECT ST

Customer Payment Activity for 2024

ITEM_CATEGORY	ITEM_DT	ITEM_AMT	Source_Ref	Source_Spec
PYMNT	01/30/2024	-85.50	Invoice Cloud	
PYMNT	02/27/2024	-55.35	Invoice Cloud	
PYMNT	03/26/2024	-102.34	Invoice Cloud	
PYMNT	04/30/2024	-55.48	Invoice Cloud	
PYMNT	05/28/2024	-71.10	Invoice Cloud	
PYMNT	07/02/2024	-55.48	Invoice Cloud	
PYMNT	07/30/2024	-55.48	Invoice Cloud	
PYMNT	08/27/2024	-103.62	Invoice Cloud	
PYMNT	10/01/2024	-119.71	Invoice Cloud	
PYMNT	10/29/2024	-56.23	Invoice Cloud	
PYMNT	11/26/2024	-103.84	Invoice Cloud	
PYMNT	12/31/2024	-119.71	Invoice Cloud	
		-983.84		

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	12/12/24
Next Meter Read Date	01/10/25

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$35.97	01/06/25

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

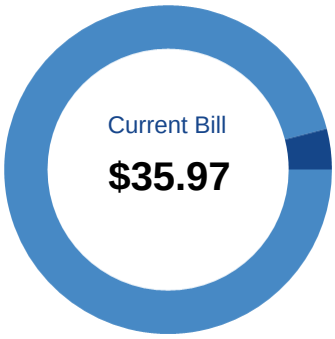
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$44.31
Payment - *Thank You* 12/09/24	($44.31)
Balance Forward	$0.00

Gas Service	$34.53
Gas Supplier Service	$1.44



USAGE AND DETAILS ON PAGE 3

Never miss a payment.

Get started with Uni-Pay, Unitil's automatic bank draft option, and never worry about missing a monthly payment again.

myaccount.unitil.com



1. Log in to your MyUnitil account and enroll in Uni-Pay by providing your bank account information typically found on the bottom of a blank check.
2. After enrolling in Uni-Pay, bills will be marked as "bank draft" in the amount due section and will be automatically drafted on the due date.

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$35.97	01/06/25	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

8005000005050639500000035971

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

Distribution Charge - Covers the cost of operating and maintaining our natural gas distribution system.

Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

Customer Service - www.unitil.com or call us at (888) 301-7700
Business Hours- Monday- Friday, 7:00a.m. to 7:00p.m. (Automated services available 24 hours a day)

To report a gas leak or gas odor, 24 hours/day, call 1-866-900-4460

Assistance Programs - Please contact us or visit our website at unitil.com for information on the Statewide Assistance Programs, Energy Efficiency Programs, or a list of agencies that can offer assistance in paying your bills.

Late payment charges will be waived for all qualified low-income customers. Payment plans are available to residential customers to help pay overdue portions of your bill. Please contact us to arrange if a payment problem should occur.

Your Right to Dispute Your Bill - If you think your bill is incorrect, call us at 1-888-301-7700 before the due date. We will review your account and notify you of the results, in writing if you wish. If you are not satisfied with our response, you have a right to file a complaint with the Consumer Assistance and Safety Division (CASD) of the Maine Public Utilities Commission (PUC) in writing at: Maine PUC, 18 State House Station, Augusta ME 04333-0018, by phone at 1-800-452-4699, or online at *https://www.maine.gov/mpuc/online/ index.shtml*. Until the CASD resolves your complaint, your service cannot be shut off for non-payment of the disputed portion of that bill and other bills that are not part of the dispute.

Disclaimer - A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available online at *unitil.com/tariffs* or upon request.
Important Information

IMPORTANT INFORMATION:

All Residential & Commercial Customer Classes:
For all overdue balances that are not on a payment plan by January 1, 2025, the late payment charge on your unpaid balance will be 12.00%. The equivalent monthly charge will be 1%.

Cost of Gas - All Residential Customer Classes:
Effective December 1, 2024, the Cost of Gas will decrease from $0.7254 to $0.6375 per therm for residential customers and from $0.5078 to $0.4463 per therm for low-income customers. The decrease is due to lower market prices for natural gas.

Cost of Gas – G40, 41, 42 Customer Classes:
Effective December 1, 2024, the Cost of Gas will decrease from $0.7236 to $0.6357 per therm. The decrease is due to lower market prices for natural gas.

Cost of Gas – G50, 51, 52 Customer Classes:
Effective December 1, 2024, the Cost of Gas will decrease from $0.5937 to $0.5058 per therm. The decrease is due to lower market prices for natural gas.

All Residential & Commercial Customer Classes:
As we are approaching a very stormy time of year, it is extremely important that we have your contact information on file. When you call to report an outage, our outage reporting system recognizes your outage location by the phone number. You can also request a call, email, or text message when power has been restored. If you have recently changed your number or would like to share your email address, please contact Customer Service or visit us online at *www.unitil.com/sharemynumber*.

Having trouble paying your bill? Our Customer Relations representatives can offer you a customized payment arrangement based on your current balance and your projected future bills. Please call us at 888-301-7700 for more information.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

NOTE: If you have multiple accounts with Unitil, you will need to list each account number you want to include in the draft. Approximately one month after enrolling in Uni-Pay, bills marked as "bank draft" in the amount due area will be drafted on the due date from the bank account on file.

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	12/12/24
Next Meter Read Date	01/10/25

BILL DETAIL

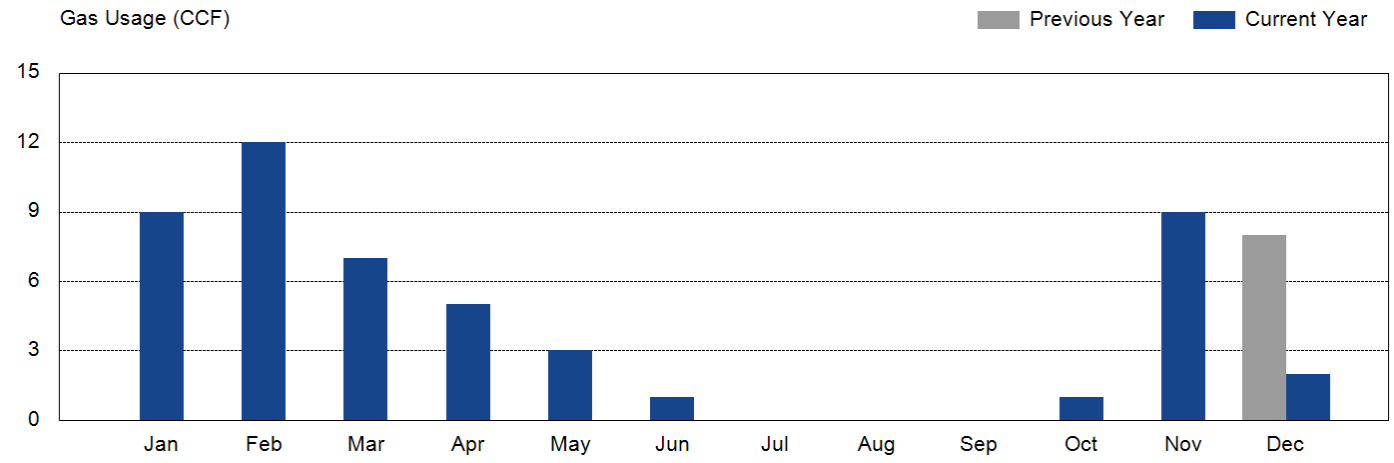
GAS SERVICE

GAS SERVICE		PERIOD 11/08/24 - 12/10/24
Metered Usage	2 CCF x 1.04829 = 2.10 THERMS	
Delivery Charges		
Customer Charge		32.87
Distribution Charge First	2.10 Therms x $0.7996	1.67
EERA	2.10 Therms x ($0.0033)	(0.01)
ERC	2.10 Therms x $0.0016	0.00
Total Current GA Charges		**$34.53**

GAS SUPPLIER SERVICE		PERIOD 11/08/24 - 11/30/24
Supply Charges At Cost		
Cost Of Gas	1.44 Therms x $0.7254	1.03
Total Current GS Charges		**$1.03**

GAS SUPPLIER SERVICE		PERIOD 12/01/24 - 12/10/24
Supply Charges At Cost		
Cost Of Gas	0.66 Therms x $0.6375	0.41
Total Current GS Charges		**$0.41**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U58996	9	11		2.00 CCF	32		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	01/12/24
Next Meter Read Date	02/12/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$45.94	02/06/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

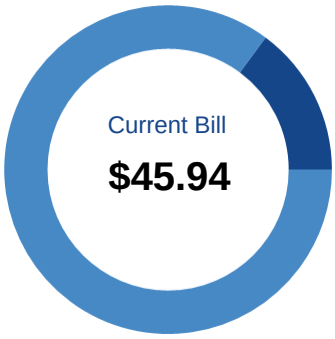
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$44.49
Payment - *Thank You* 01/08/24	($44.49)
Balance Forward	$0.00

Gas Service	$39.12
Gas Supplier Service	$6.82



USAGE AND DETAILS ON PAGE 3

The Unitil Scholarship Fund

Science, Technology, Engineering and Math (STEM) scholarships are available for the 2024-2025 academic year.

We are happy to announce that we are again offering scholarships for high school students. Six high school seniors from our service territories in New Hampshire, Maine and Massachusetts who are pursuing degrees in engineering, math, science, or technology will each receive $5,000 for the first year of undergraduate study.

Unitil Scholarship Fund guidelines and application for the 2024-2025 academic year are available online at **unitil.com/scholarship**. The deadline to submit your completed application is on or before March 31st and recipients will be notified of selection by mail no later than April 30th.

If you have any questions regarding our Unitil Scholarship Fund and the application process, please reach out to us via email at **community@unitil.com**.

STEM
SCIENCE • TECHNOLOGY • ENGINEERING • MATH

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$45.94	02/06/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505063950000000045947

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

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Sales Tax - Maine Sales Tax

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Disclaimer- A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

Cost of Gas & LDAC - All Residential Customer Classes:Effective January 1, 2024, the Cost of Gas will decrease from $0.7095 to $0.6849 per therm for residential heating customers and from $0.3902 to $0.3767 per therm for low Income heating customers. This decrease is due to a reduction in market prices for natural gas. Also, the Local Delivery Adjustment Clause (LDAC) rate will increase from $0.0883 to $0.0908 per therm, reflecting an inflation adjustment to the energy efficiency rate component.

*Cost of Gas & LDAC – G40, 41, 42 Customer Classes:*Effective January 1, 2024, the Cost of Gas will decrease from $0.7215 to $0.6969 per therm. This decrease is due to a reduction in market prices for natural gas. Also, the Local Delivery Adjustment Clause (LDAC) rate will increase from $0.0362 to $0.0375 per therm, reflecting an inflation adjustment to the energy efficiency rate component.

*Cost of Gas & LDAC – G50, 51, 52 Customer Classes:*Effective January 1, 2024, the Cost of Gas will decrease from $0.6400 to $0.6154 per therm. This decrease is due to a reduction in market prices for natural gas. Also, the Local Delivery Adjustment Clause (LDAC) rate will increase from $0.0362 to $0.0375 per therm, reflecting an inflation adjustment to the energy efficiency rate component.

As we are approaching a very stormy time of year, it is important that we have your contact information. When you call to report an outage, our outage reporting system recognizes your outage location by the phone number. You can also request a call, email, or text message when power has been restored. If you have recently changed your number or would like to share your email address, please contact Customer Service or visit us at www.unitil.com/sharemynumber

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	01/12/24
Next Meter Read Date	02/12/24

BILL DETAIL

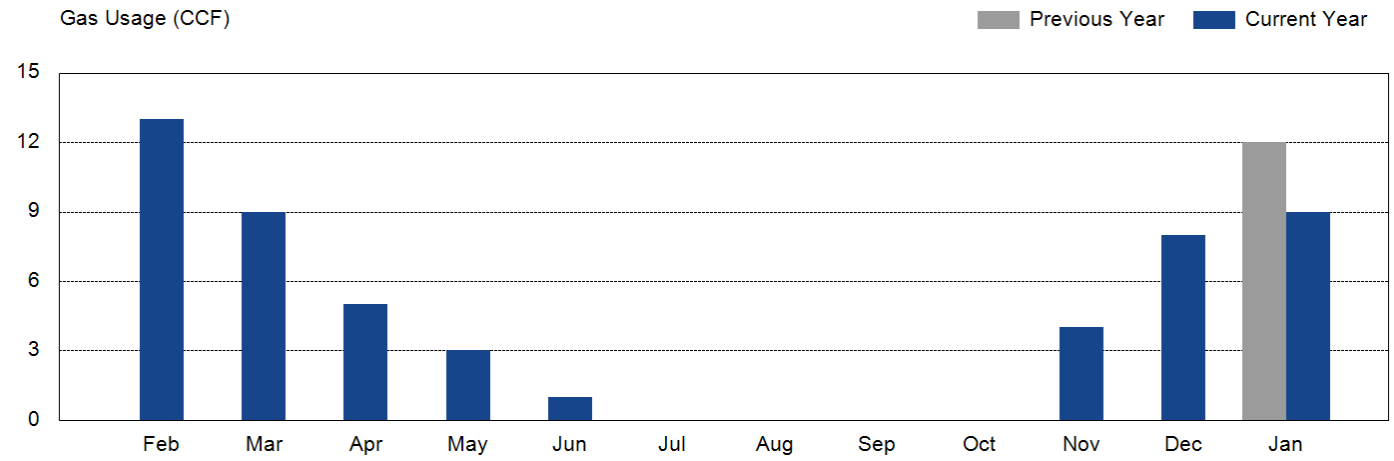
GAS SERVICE

GAS SERVICE		PERIOD 12/11/23 - 01/10/24
Metered Usage	9 CCF x 1.04616 = 9.42 THERMS	
Delivery Charges		
Customer Charge		31.76
Distribution Charge First	9.42 Therms x $0.7719	7.27
EERA	9.42 Therms x $0.0077	0.07
ERC	9.42 Therms x $0.0017	0.02
Total Current GA Charges		**$39.12**

GAS SUPPLIER SERVICE		PERIOD 12/11/23 - 12/31/23
Supply Charges At Cost		
Cost Of Gas	6.28 Therms x $0.7404	4.65
Total Current GS Charges		**$4.65**

GAS SUPPLIER SERVICE		PERIOD 01/01/24 - 01/10/24
Supply Charges At Cost		
Cost Of Gas	3.14 Therms x $0.6920	2.17
Total Current GS Charges		**$2.17**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1058	1067		9.00 CCF	30		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	02/14/24
Next Meter Read Date	03/13/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$50.31	03/11/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

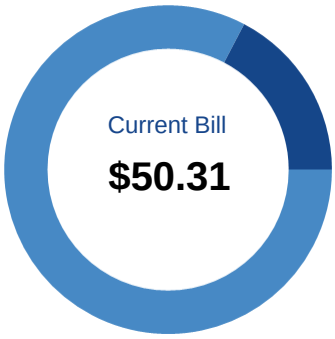
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$45.94
Payment - *Thank You* 02/06/24	($45.94)
Balance Forward	$0.00

Gas Service	$41.60
Gas Supplier Service	$8.71



USAGE AND DETAILS ON PAGE 3

Financial Assistance

Support for your energy needs.

unitil.com/**financial-assistance**

Payment Plans
The unexpected can happen to any of us. If you fall behind on your account, our Customer Service Team can help create a personalized plan to get you back on track.

Budget Billing
Our residential customers can enjoy the convenience of our Budget Billing Program. This program helps distribute your payments evenly throughout the year to avoid fluctuating costs.

Find State-Specific Programs
Local and state organizations in our service areas offer highly supportive programs for qualified customers to increase energy efficiency and manage energy costs.

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$50.31	03/11/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

800500000505063950000000050319

Understanding your Bill

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Disclaimer- A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

All Residential Classes
Unitil offers a Low-Income Discount Program to all eligible customers. The program is available to all income eligible heating and non-heating customers identified by the Maine State Housing Authority as eligible for LIHEAP funds and will provide for a discount off the total billed charges. For additional information, contact our Customer Service team.

Lights out? Phones on! Make sure we have your updated personal information & that it ties to your account. If we don't have it – visit www.unitil.com/sharemynumber or call us.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	02/14/24
Next Meter Read Date	03/13/24

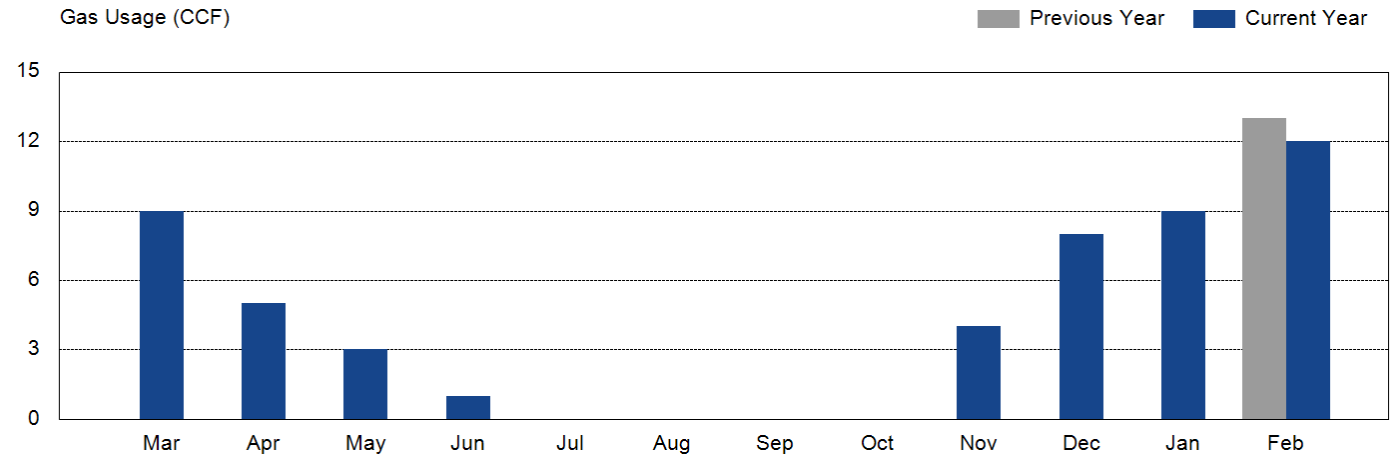
BILL DETAIL

GAS SERVICE

GAS SERVICE		PERIOD 01/10/24 - 02/12/24
Metered Usage	12 CCF x 1.04891 = 12.59 THERMS	
Delivery Charges		
Customer Charge		31.76
Distribution Charge First	12.59 Therms x $0.7719	9.72
EERA	12.59 Therms x $0.0077	0.10
ERC	12.59 Therms x $0.0017	0.02
Total Current GA Charges		**$41.60**

GAS SUPPLIER SERVICE		PERIOD 01/10/24 - 02/12/24
Supply Charges At Cost		
Cost Of Gas	12.59 Therms x $0.6920	8.71
Total Current GS Charges		**$8.71**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1067	1079		12.00 CCF	33		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	03/15/24
Next Meter Read Date	04/11/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$42.03	04/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

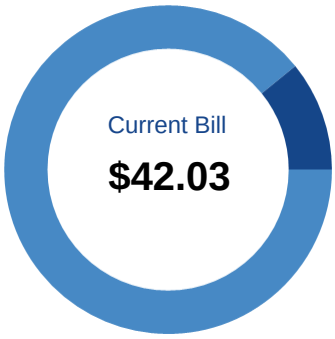
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$50.31
Payment - *Thank You* 03/11/24	($50.31)
Balance Forward	$0.00

Gas Service	$37.47
Gas Supplier Service	$4.56



USAGE AND DETAILS ON PAGE 3

Connect with us!

We are here to help with your energy service needs and questions.

Customer Service / Report a Power Outage
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

Follow us on the web to stay up to date with news and outage restoration information.

- unitil.com
- facebook.com/Unitil
- twitter.com/Unitil
- instagram.com/unitilenergy
- linkedin.com/company/unitil
- youtube.com/UnitilEnergy

Update Your Info.

Make sure we have your current contact information in your MyUnitil account.

1. Sign in to MyUnitil at myaccount.unitil.com
2. Click on "profile" and then "edit contact & profile" to update your phone number and email address

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$42.03	04/09/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
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8005000005050639500000000042035

Understanding your Bill

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Customer Service - www.unitil.com or call us at (888) 301-7700
Business Hours- Monday- Friday, 7:00a.m. to 7:00p.m. (Automated services available 24 hours a day)

To report a gas leak or gas odor, 24 hours/day, call 1-866-900-4460

Assistance Programs - Please contact us or visit our website at unitil.com for information on the Statewide Assistance Programs, Energy Efficiency Programs, or a list of agencies that can offer assistance in paying your bills.

Late payment charges will be waived for all qualified low-income customers. Payment plans are available to residential customers to help pay overdue portions of your bill. Please contact us to arrange if a payment problem should occur.

Your Right to Dispute Your Bill - If you think your bill is incorrect, call us at 1-888-301-7700 before the due date. We will review your account and notify you of the results, in writing if you wish. If you are not satisfied with our response, you have a right to file a complaint with the Consumer Assistance and Safety Division (CASD) of the Maine Public Utilities Commission (PUC) in writing at: Maine PUC, 18 State House Station, Augusta ME 04333-0018, by phone at 1-800-452-4699, or online at https://www.maine.gov/mpuc/online/ index.shtml. Until the CASD resolves your complaint, your service cannot be shut off for non-payment of the disputed portion of that bill and other bills that are not part of the dispute.

Disclaimer- A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

IMPORTANT RATE INFORMATION

Cost of Gas - All Residential Customer Classes: Effective March 1, 2024, the Cost of Gas will decrease from $0.6920 to $0.5347 per therm for residential customers and from $0.4844 to $0.3743 per therm for low income customers. The decrease is due to lower market prices for natural gas.

Cost of Gas – G40, 41, 42 Customer Classes: Effective March 1, 2024, the Cost of Gas will decrease from $0.6786 to $0.5213 per therm. The decrease is due to lower market prices for natural gas.

Cost of Gas – G50, 51, 52 Customer Classes: Effective March 1, 2024, the Cost of Gas will decrease from $0.6228 to $0.4655 per therm. The decrease is due to lower market prices for natural gas.

All Residential Rate Classes: If you received an application from your Fuel Assistance office, be sure to return it as soon as possible. The sooner your application is approved, the sooner you will begin to receive assistance.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

NOTE: If you have multiple accounts with Unitil, you will need to list each account number you want to include in the draft. Approximately one month after enrolling in Uni-Pay, bills marked as "bank draft" in the amount due area will be drafted on the due date from the bank account on file.

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	03/15/24
Next Meter Read Date	04/11/24

BILL DETAIL

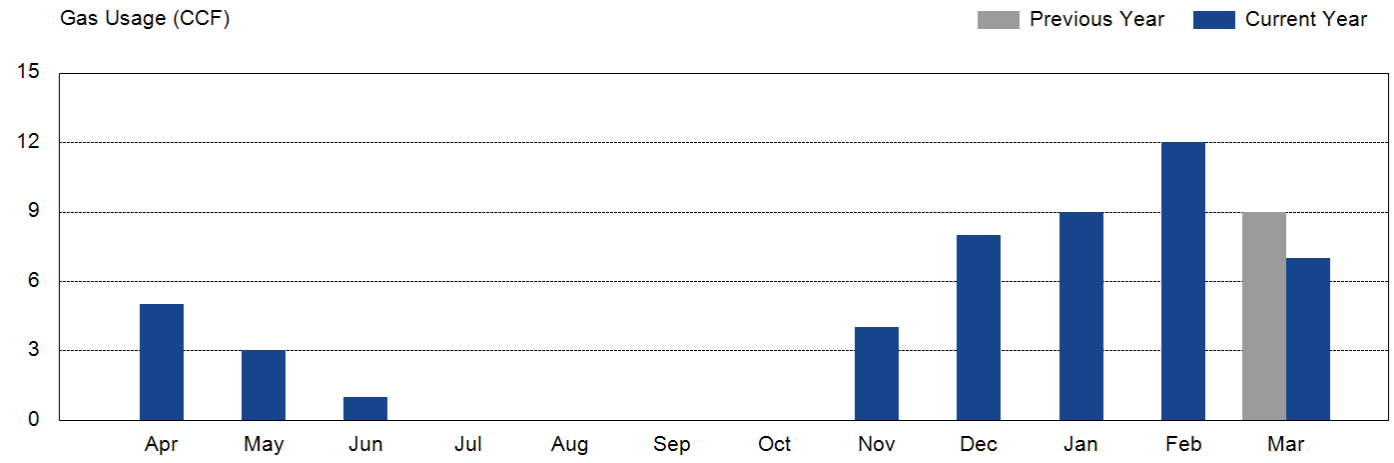
GAS SERVICE

GAS SERVICE		PERIOD 02/12/24 - 03/13/24
Metered Usage	7 CCF x 1.04296 = 7.30 THERMS	
Delivery Charges		
Customer Charge		31.76
Distribution Charge First	7.30 Therms x $0.7719	5.64
EERA	7.30 Therms x $0.0077	0.06
ERC	7.30 Therms x $0.0017	0.01
Total Current GA Charges		**$37.47**

GAS SUPPLIER SERVICE		PERIOD 02/12/24 - 02/29/24
Supply Charges At Cost		
Cost Of Gas	4.14 Therms x $0.6920	2.86
Total Current GS Charges		**$2.86**

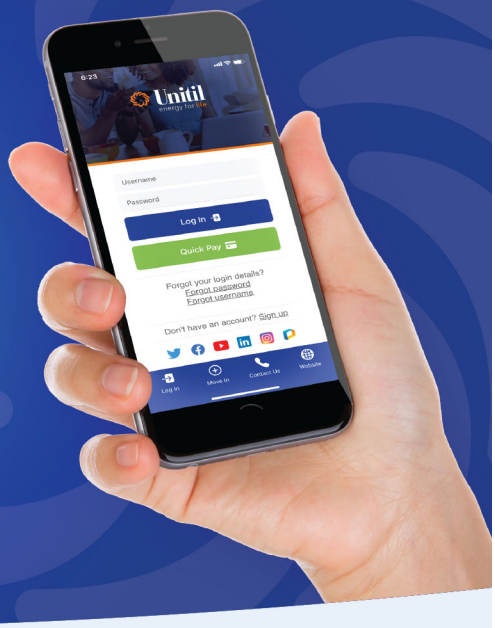
GAS SUPPLIER SERVICE		PERIOD 03/01/24 - 03/13/24
Supply Charges At Cost		
Cost Of Gas	3.16 Therms x $0.5347	1.70
Total Current GS Charges		**$1.70**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1079	1086		7.00 CCF	30		R2



Get Ready to Upgrade!

A new MyUnitil is on its way.



We're updating our MyUnitil customer portal with a new, more modern solution that is easier to navigate and offers exciting new features including a brand-new mobile app. Behind the scenes, our customer information system (CIS) is also getting updated to a newer version that provides enhanced security and is better equipped to meet today's data and technology needs. These improvements pave the way for future enhancements such as expanded notifications and self-service options, enhanced data sharing, additional payment methods, and more!

For more information, visit **unitil.com/myunitil-upgrade**.

What's in it for you?

Our upgraded customer information system and online portal are designed to enhance the customer experience. Among many new upgrades, here's what the new MyUnitil will offer:

- Increased security to meet today's data and technology needs
- A more modern interface, improved navigation, and added functionality
- New usage graphs to help customers better understand and manage their energy usage
  - Temperature overlays provide insight
  - Add events that may impact energy usage
  - Access to daily electric usage
    Available to electric customers with a smart meter
- New notifications including appointment reminders and payment due reminders
- The ability to authorize guest access to an account
- Enhanced messaging about programs and services
- The ability to download payment, billing, and consumption history for all accounts linked to a profile into a single file
- A mobile app to conveniently access accounts on the go

How will this impact you?

As we prepare to launch these new upgrades, please be aware of the following:

- All account numbers will stay the same
- Current MyUnitil users will log in using existing user names and passwords
- Account information, payment and billing preferences for existing MyUnitil users will carry over to the new MyUnitil

MyUnitil and all automated phone system transactions will be unavailable during this transition.

- Credit card and ACH payments may be made online via our one-time payment portal: **unitil.com/one-time-payment**
- Outages can be reported at **unitil.com/report-outage**

Report a Gas Emergency

Maine: 1-866-900-4460
Massachusetts: 1-866-542-3547
New Hampshire: 1-866-900-4115

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	04/15/24
Next Meter Read Date	05/13/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$39.35	05/10/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

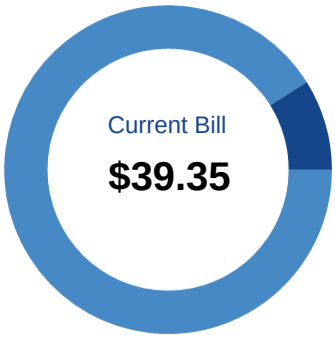
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$42.03
Payment - *Thank You* 04/09/24	($42.03)
Balance Forward	$0.00

Gas Service	$35.83
Gas Supplier Service	$3.52



USAGE AND DETAILS ON PAGE 3

New MyUnitil Experience

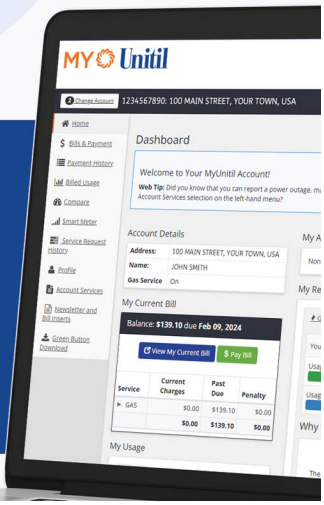
Introducing a new customer portal to manage your account

MyUnitil has been updated with a new, more modern solution that is easier to navigate and offers exciting new benefits and features, including:

- Enhanced security to meet today's data and technology needs
- A more modern interface that is easy to navigate
- New usage graphs to help customers better understand and manage their energy usage
- Appointment reminders and payment-due reminders

Visit **myaccount.unitil.com** to check out the new MyUnitil today!

If you are a current user, you will log in to the new MyUnitil experience using your existing username and password.



Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$39.35	05/10/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

800500000505063950000000039353

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

Distribution Charge - Covers the cost of operating and maintaining our natural gas distribution system.

Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

Customer Service - www.unitil.com or call us at (888) 301-7700
Business Hours- Monday- Friday, 7:00a.m. to 7:00p.m. (Automated services available 24 hours a day)

To report a gas leak or gas odor, 24 hours/day, call 1-866-900-4460

Assistance Programs - Please contact us or visit our website at unitil.com for information on the Statewide Assistance Programs, Energy Efficiency Programs, or a list of agencies that can offer assistance in paying your bills.

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Disclaimer- A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

IMPORTANT RATE INFORMATION

Cost of Gas - All Residential Customer Classes: Effective April 1, 2024, the Cost of Gas will increase from $0.5347 to $0.9082 per therm for residential customers and from $0.3743 to $0.6357 per therm for low income customers. The increase is due to higher market prices for natural gas.

Cost of Gas – G40, 41, 42 Customer Classes:
Effective April 1, 2024, the Cost of Gas will increase from $0.5213 to $0.8948 per therm. The increase is due to higher market prices for natural gas.

Cost of Gas – G50, 51, 52 Customer Classes:
Effective April 1, 2024, the Cost of Gas will increase from $0.4655 to $0.8390 per therm. The increase is due to higher market prices for natural gas.

Fuel Assistance & Weatherization Assistance programs help customers who meet certain income guidelines pay winter heating bills & can help make homes more energy- efficient. Contact 211 or your local Fuel Assistance Agency for more info.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

NOTE: If you have multiple accounts with Unitil, you will need to list each account number you want to include in the draft. Approximately one month after enrolling in Uni-Pay, bills marked as "bank draft" in the amount due area will be drafted on the due date from the bank account on file.

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	04/15/24
Next Meter Read Date	05/13/24

BILL DETAIL

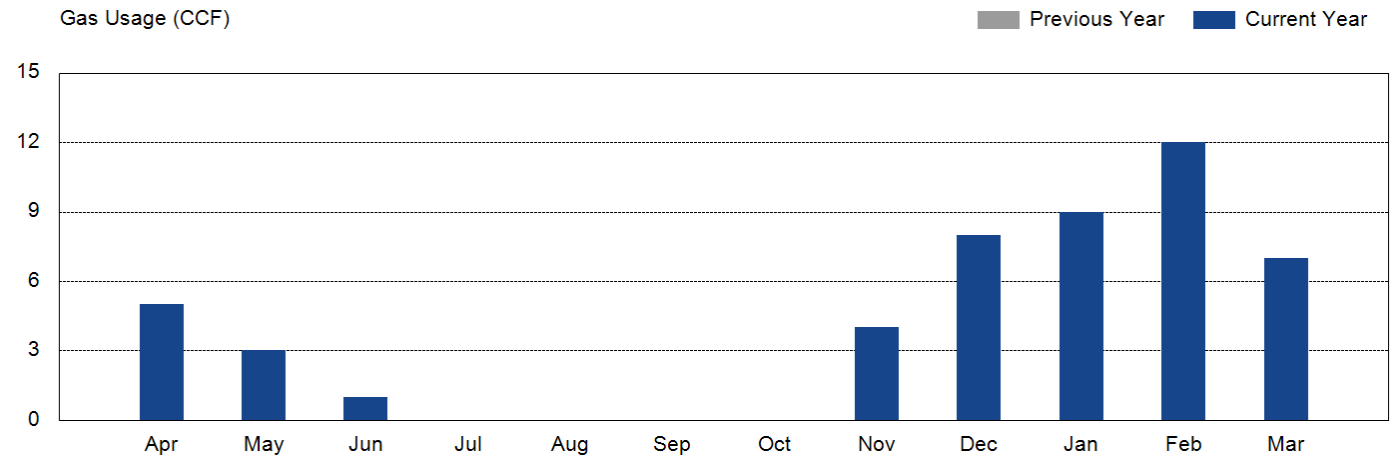
GAS SERVICE

GAS SERVICE		PERIOD 03/13/24 - 04/11/24
Metered Usage	5 CCF x 1.04213 = 5.21 THERMS	
Delivery Charges		
Customer Charge		31.76
Distribution Charge First	5.21 Therms x $0.7719	4.02
EERA	5.21 Therms x $0.0077	0.04
ERC	5.21 Therms x $0.0017	0.01
Total Current GA Charges		**$35.83**

GAS SUPPLIER SERVICE		PERIOD 03/13/24 - 03/31/24
Supply Charges At Cost		
Cost Of Gas	3.23 Therms x $0.5347	1.73
Total Current GS Charges		**$1.73**

GAS SUPPLIER SERVICE		PERIOD 04/01/24 - 04/11/24
Supply Charges At Cost		
Cost Of Gas	1.98 Therms x $0.9082	1.79
Total Current GS Charges		**$1.79**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1086	1091		5.00 CCF	29		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	05/15/24
Next Meter Read Date	06/11/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$36.86	**06/10/24**

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

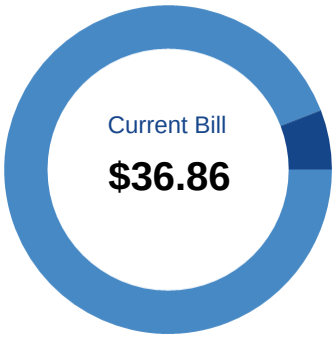
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland — ROBI

Amount of Last Bill	$39.35
Payment - *Thank You* 05/10/24	($39.35)
Balance Forward	$0.00

Gas Service	$34.69
Gas Supplier Service	$2.17



USAGE AND DETAILS ON PAGE 3

The MyUnitil Mobile App

Manage your account on the go!

- Pay monthly bills and view payment and billing history
- Understand and manage energy usage with colorful usage graphs
- Customize notification and communication preferences
- Report a power outage and sign up for paperless billing



Available Now!

GET IN ON Google Play

Download on the App Store

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$36.86	**06/10/24**	**BANK DRAFT**

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

800500000505063950000000036862

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

Distribution Charge - Covers the cost of operating and maintaining our natural gas distribution system.

Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

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Disclaimer- A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

IMPORTANT RATE INFORMATION
***** All Customers:*** Effective May 1, customer bills will reflect a 3.49 % increase in distribution rates as part of annual tariff revisions filed and approved by the Maine Public Utilities Commission. The rate changes support infrastructure improvement projects and operations costs in Maine.

For rate classes R1 and R2 For gas consumption from May 1st to October 31st, summer gas rates will be in effect. The Cost of Gas Factor (CGF) will decrease from $0.9082 to $0.3840. The Environmental Response Cost (ERC) Rate Adjustment will increase from $0.0017 to $0.0020 per therm. The Energy Efficiency Rate Assessment (EERA) will decrease from $0.0077 to $0.0069 per therm. For more rate information, please visit unitil.com/rates or call us.

For rate classes G40, G41 and G42 For gas consumption from May 1st to October 31st, summer gas rates will be in effect. The Cost of Gas Factor (CGF) will decrease from $0.8948 to $0.3511 per therm. The Environmental Response Cost (ERC) Rate Adjustment will increase from $0.0017 to $0.0020 per therm. The Energy Efficiency Rate Assessment (EERA) will decrease from $0.0077 to $0.0069 per therm. For more rate information, please visit unitil.com/rates or call us.

For rate classes G50, G51 and G52 For gas consumption from May 1st to October 31st, summer gas rates will be in effect. The Cost of Gas Factor (CGF) will decrease from $0.8390 to $0.3074 per therm. The Environmental Response Cost (ERC) Rate Adjustment will increase from $0.0017 to $0.0020 per therm. The Energy Efficiency Rate Assessment (EERA) will decrease from $0.0077 to $0.0069 per therm. For more rate information, please visit unitil.com/rates or call us.

Uni-Pay allows your payment to be automatically deducted from your checking account 25 days after the bill date noted on your bill. It's a convenient way to pay your bill every month, hassle-free. Call us or visit us online at myaccount.unitil.com to sign up!

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	05/15/24
Next Meter Read Date	06/11/24

BILL DETAIL

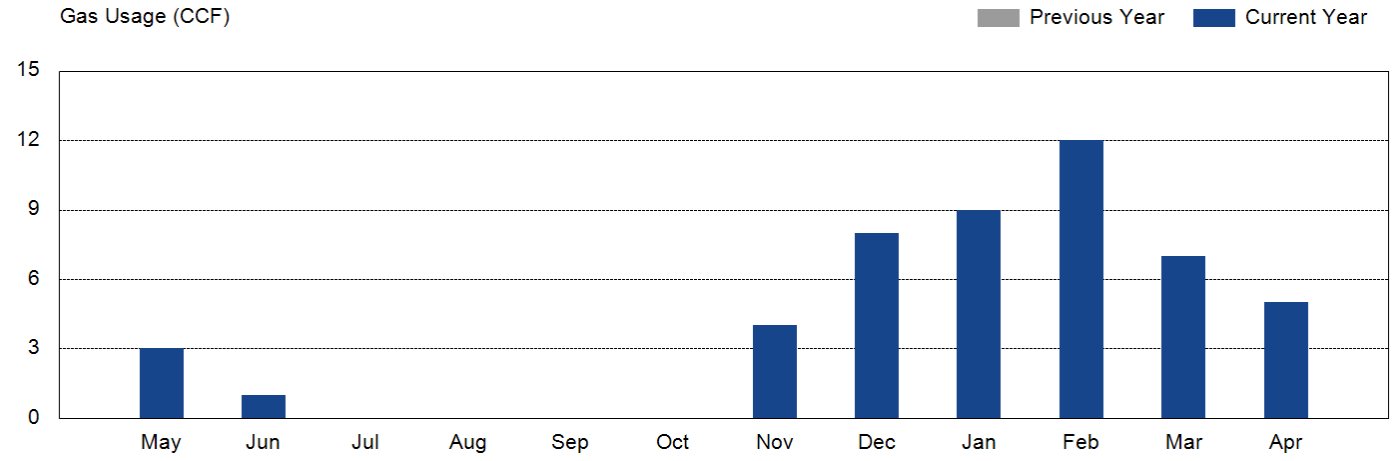
GAS SERVICE

GAS SERVICE		PERIOD 04/11/24 - 05/13/24
Metered Usage	3 CCF x 1.04526 = 3.14 THERMS	
Delivery Charges		
Customer Charge		32.21
Distribution Charge First	3.14 Therms x $0.7828	2.46
EERA	3.14 Therms x $0.0074	0.02
ERC	3.14 Therms x $0.0018	0.00
Total Current GA Charges		**$34.69**

GAS SUPPLIER SERVICE		PERIOD 04/11/24 - 04/30/24
Supply Charges At Cost		
Cost Of Gas	1.86 Therms x $0.9082	1.68
Total Current GS Charges		**$1.68**

GAS SUPPLIER SERVICE		PERIOD 05/01/24 - 05/13/24
Supply Charges At Cost		
Cost Of Gas	1.27 Therms x $0.3840	0.49
Total Current GS Charges		**$0.49**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1091	1094		3.00 CCF	32		R2



An Important Message

For Natural Gas Customers

1-888-301-7700
unitil.com

While Unitil is responsible for gas lines up to and including the meter, customers are responsible for the maintenance of all natural gas lines extending from the meter to and within their homes or businesses. This includes buried gas lines as well as lines above ground that run from the meter to the homes or businesses.

Our natural gas system is governed by Federal regulations, which recommend that customers with natural gas lines buried from the meter to the primary structure should:

1. Ensure piping is in compliance with the National Fuel Gas Code NFPA 54
2. Periodically inspect the gas lines for leaks
3. Periodically inspect the gas lines for corrosion if the piping is metallic
4. Repair the gas lines if any unsafe condition is discovered

When digging near buried gas piping, the piping should be located in advance and the digging done by hand, not machine. You can find a list of private pipeline locating services on the DigSafe website (digsafe.com/private_locators.php). Plumbing or heating contractors can assist you in inspecting and repairing your buried piping.

If natural gas lines are not properly maintained, they may be subject to potential hazards of corrosion and leakage. While the DOT regulations do not require that you inspect or maintain your natural gas service line, Unitil along with the DOT, recommend that you periodically inspect them for corrosion and leaks.

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	06/13/24
Next Meter Read Date	07/12/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$34.12	07/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

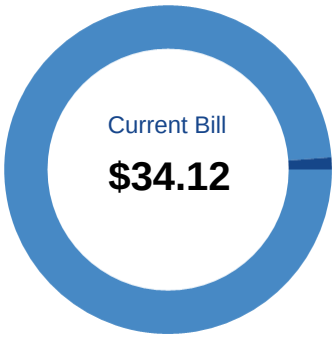
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland — ROBI

Amount of Last Bill	$36.86
Payment - *Thank You* 06/10/24	($36.86)
Balance Forward	$0.00

Gas Service	$33.71
Gas Supplier Service	$0.41



USAGE AND DETAILS ON PAGE 3

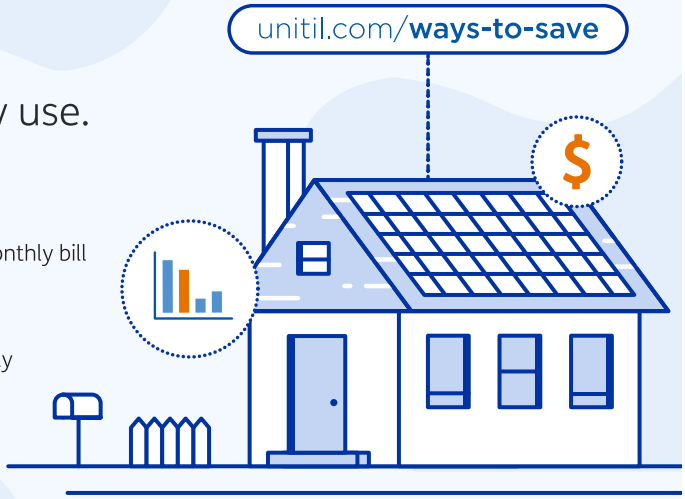
Ways to Save

Explore options to take control of your energy use.

Rebates and Efficiency Programs
Offers and services to help you meet your energy goals and lower your monthly bill

Tools and Tips
Tools to understand your energy use and tips to use energy more efficiently

Solar and Private Generation
Generate your own renewable energy in parallel with our electric system



Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$34.12	07/08/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

800500000505063950000000034123

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

Distribution Charge - Covers the cost of operating and maintaining our natural gas distribution system.

Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

Customer Service - www.unitil.com or call us at (888) 301-7700
Business Hours- Monday- Friday, 7:00a.m. to 7:00p.m. (Automated services available 24 hours a day)

To report a gas leak or gas odor, 24 hours/day, call 1-866-900-4460

Assistance Programs - Please contact us or visit our website at unitil.com for information on the Statewide Assistance Programs, Energy Efficiency Programs, or a list of agencies that can offer assistance in paying your bills.

Late payment charges will be waived for all qualified low-income customers. Payment plans are available to residential customers to help pay overdue portions of your bill. Please contact us to arrange if a payment problem should occur.

Your Right to Dispute Your Bill - If you think your bill is incorrect, call us at 1-888-301-7700 before the due date. We will review your account and notify you of the results, in writing if you wish. If you are not satisfied with our response, you have a right to file a complaint with the Consumer Assistance and Safety Division (CASD) of the Maine Public Utilities Commission (PUC) in writing at: Maine PUC, 18 State House Station, Augusta ME 04333-0018, by phone at 1-800-452-4699, or online at https://www.maine.gov/mpuc/online/ index.shtml. Until the CASD resolves your complaint, your service cannot be shut off for non-payment of the disputed portion of that bill and other bills that are not part of the dispute.

Disclaimer - A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

All Residential Classes:

Need help with winter heating bills? If you can't pay your bill in full, contact us to discuss your possible payment plan options.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	06/13/24
Next Meter Read Date	07/12/24

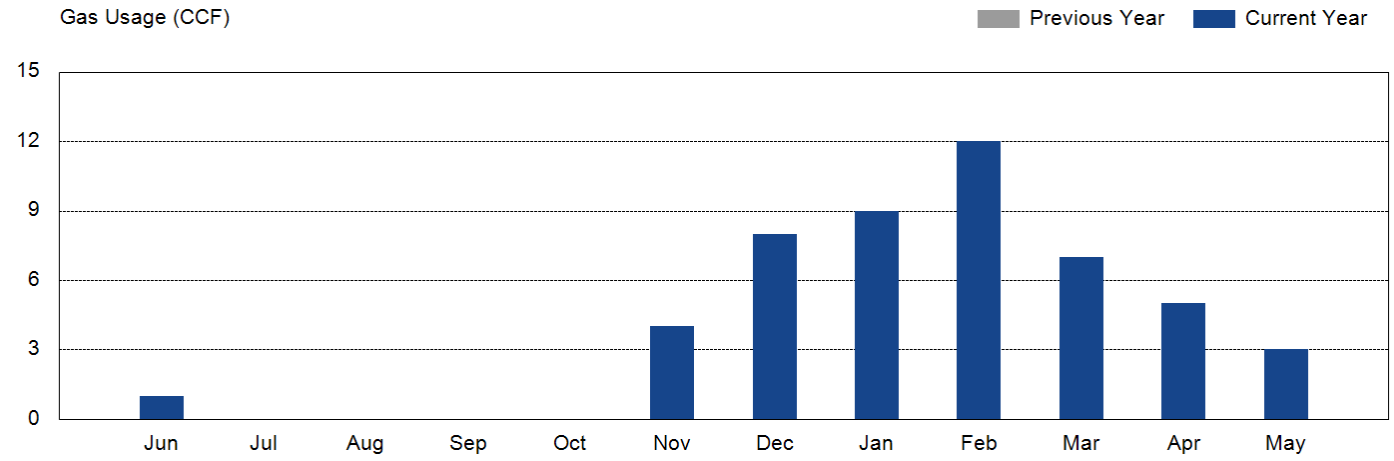
BILL DETAIL

GAS SERVICE

GAS SERVICE		PERIOD 05/13/24 - 06/11/24
Metered Usage	1 CCF x 1.04319 = 1.04 THERMS	
Delivery Charges		
Customer Charge		32.87
Distribution Charge First	1.04 Therms x $0.7988	0.83
EERA	1.04 Therms x $0.0069	0.01
ERC	1.04 Therms x $0.0020	0.00
Total Current GA Charges		**$33.71**

GAS SUPPLIER SERVICE		PERIOD 05/13/24 - 06/11/24
Supply Charges At Cost		
Cost Of Gas	1.04 Therms x $0.3840	0.41
Total Current GS Charges		**$0.41**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1094	1095		1.00 CCF	29		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	07/16/24
Next Meter Read Date	08/13/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$32.87	08/12/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

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Pay and view your bill using our secure website at myaccount.unitil.com.

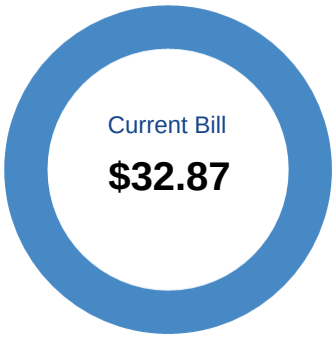
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$34.12
Payment - *Thank You* 07/08/24	($34.12)
Balance Forward	$0.00

Gas Service	$32.87



USAGE AND DETAILS ON PAGE 3

Connect with us!

We are here to help with your energy service needs and questions.

Customer Service / Report a Power Outage
1-888-301-7700

Gas Emergency
MA - 1-866-542-3547
ME - 1-866-900-4460
NH - 1-866-900-4115

Follow us on the web to stay up to date with news and outage restoration information.

- unitil.com
- facebook.com/Unitil
- twitter.com/Unitil
- instagram.com/unitilenergy
- linkedin.com/company/unitil
- youtube.com/UnitilEnergy

Update Your Info.

Make sure we have you contact information in MyUnitil account.

1. Sign in to MyUnitil a myaccount.unitil.co
2. Click on the "Profile" and then, select "My and click the "Edit A Profile" button

Questions about your bill? Visit unitil.com or call (888) 301-7700.
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PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$32.87	08/12/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

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800500000505063950000000032879

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Uni-Pay allows your payment to be automatically deducted from your checking account 25 days after the bill date noted on your bill. It's a convenient way to pay your bill every month, hassle-free. Call us or visit us online at myaccount.unitil.com to sign up!

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

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Unitil
ME GAS OPERATIONS

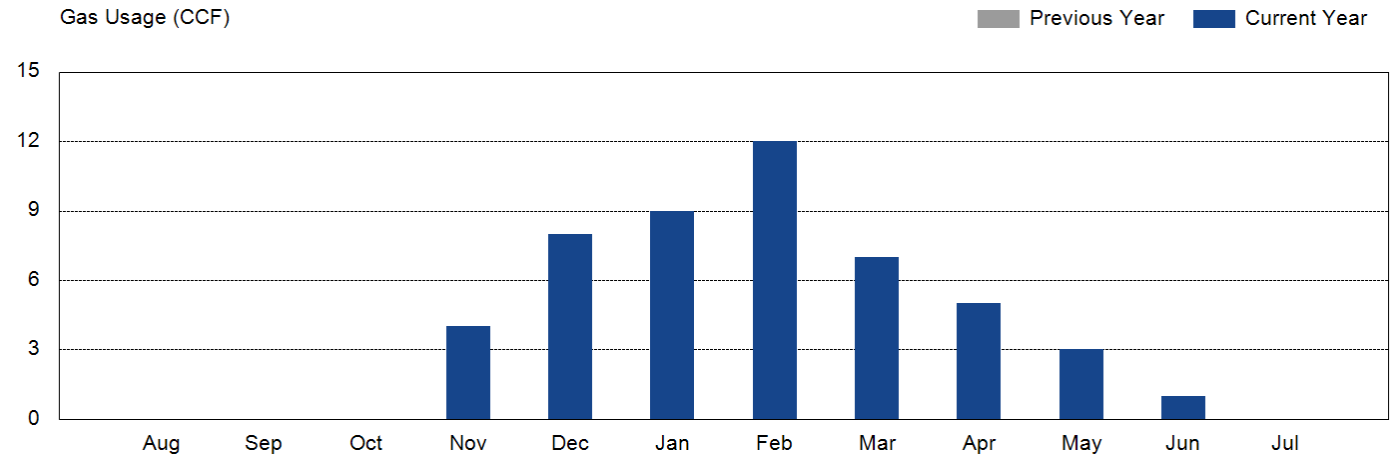
Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	07/16/24
Next Meter Read Date	08/13/24

BILL DETAIL

GAS SERVICE

GAS SERVICE	**PERIOD 06/11/24 - 07/12/24**
Metered Usage	0 CCF x 1.03687 = 0.00 THERMS
Delivery Charges	
Customer Charge	32.87
Total Current GA Charges	**$32.87**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1095	1095		0.00 CCF	31		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	08/15/24
Next Meter Read Date	09/11/24
BANK DRAFT	

AMOUNT DUE	PLEASE PAY BY
$32.87	09/09/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
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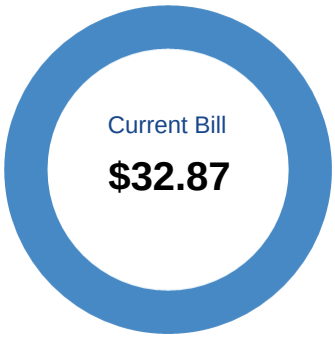
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Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$32.87
Payment - *Thank You* 08/12/24	($32.87)
Balance Forward	$0.00

Gas Service	$32.87



USAGE AND DETAILS ON PAGE 3

August 11
is National 811 Day

Call Before You Dig

Whether you are planting fall bulbs in your own backyard, or preparing for a whole new construction project, ANYONE planning to do ANY digging is required, by law, to call DigSafe® at 811 at **least three working days** before any digging begins.

Remember, utilities can be buried just a few inches below the ground, so even tiny gardens can do big damage to your community! Hitting a buried line when digging can disrupt utility service, cost money to repair, or cause serious injury or death.



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PAYMENT INFO

Unitil

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$32.87	09/09/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
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800500000505063950000000032879

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Important Rate Information
Residential Classes – R1 & R2
Effective 8/1/2024, the cost of gas component of this bill will decrease from $0.3840 to $0.2924 per therm for residential customers & decrease from $0.2688 to $0.2047 per therm for low-income customers. The decrease is due to lower market prices for natural gas.

Commercial Customers – G-40, G-41 & G-42
Effective 8/1/2024, the cost of gas component of this bill will decrease from $0.3511 to $0.2595 per therm. The decrease is due to lower market prices for natural gas.

Commercial Customers – G-50, G-51 & G-52
Effective 8/1/2024, the cost of gas component of this bill will decrease from $0.3074 to $0.2158 per therm. The decrease is due to lower market prices for natural gas.

Gas Pipeline Markers: Underground natural gas pipelines crisscross the nation supplying many of our energy needs. The general location of some underground pipelines is identified by above-ground markers that include the pipeline operator's name & emergency contact information. If you see someone digging near a pipeline marker, contact Unitil immediately.

All Customer Classes:
Is your service out? Make sure your phone is on! To ensure we have your updated phone number and that it ties to your account(s) please visit *unitil.com/sharemynumber* or call us.

All Residential Customer Classes - Budget Billing:
If you haven't signed up for Budget Billing, now is the perfect time. Enroll at *unitil.com/budgetbilling*.

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

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Unitil
ME GAS OPERATIONS

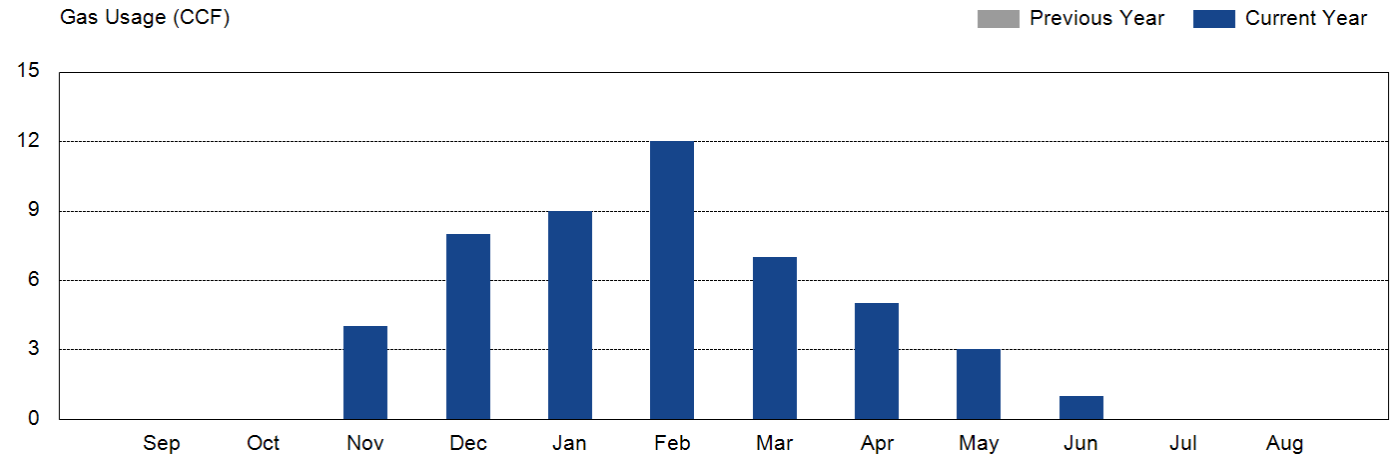
Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	08/15/24
Next Meter Read Date	09/11/24

BILL DETAIL

GAS SERVICE

GAS SERVICE	**PERIOD 07/12/24 - 08/13/24**
Metered Usage	0 CCF x 1.04168 = 0.00 THERMS
Delivery Charges	
Customer Charge	32.87
Total Current GA Charges	**$32.87**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1095	1095		0.00 CCF	32		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	09/13/24
Next Meter Read Date	10/11/24
BANK DRAFT	

AMOUNT DUE	PLEASE PAY BY
$32.87	10/08/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
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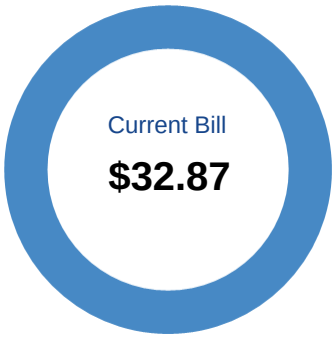
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BILL SUMMARY

42 Prospect St A, Portland ROBI

Amount of Last Bill	$32.87
Payment - *Thank You* 09/09/24	($32.87)
Balance Forward	$0.00

Gas Service	$32.87



USAGE AND DETAILS ON PAGE 3

Be Prepared
with your emergency storm kit

Don't wait for the lights to go out to prepare your emergency kit. We've gathered a list of 10 must-haves that will help keep your family safe and comfortable in the event of a power outage.

- Take inventory once a year to reassess your needs and replace any expired food or medications.
- Keep your emergency kit in an easily accessible location and be sure other members of your household know where to find it.



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More information on reverse.

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PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$32.87	10/08/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

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8005000005050639500000032879

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Important Information:
All Residential Classes: If you enroll in Fuel Assistance, you will receive Unitil's discount rate. For more information, contact our Customer Service Center.

As we maneuver through a very stormy time of year, it is important that we have your contact information. When you call to report an outage, our outage reporting system recognizes your outage location by the phone number. You can also request a call, email, or text message when power has been restored. If you have recently changed your number or would like to share your email address, please contact Customer Service or visit us at www.unitil.com/sharemynumber

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

I authorize Unitil to instruct my bank to withdraw the amount of my bill directly from my checking account. I understand that if at any time I decide to terminate my participation in Uni-Pay, I will notify Unitil in writing at 5 McGuire St., Concord, NH 03301, Attn: Customer Service Department. I understand and agree that Unitil is not liable for any damages that result from a transfer made on a disputed bill if I do not contact Unitil at least 5 business days prior to the scheduled transfer date. I understand that my participation in Uni-Pay is subject to Unitil's approval and Unitil reserves the right, upon written notice to me, to terminate Uni-Pay and/or my participation in Uni-Pay. Unitil will send me a confirmation letter or email once I am enrolled in Uni-Pay.

SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

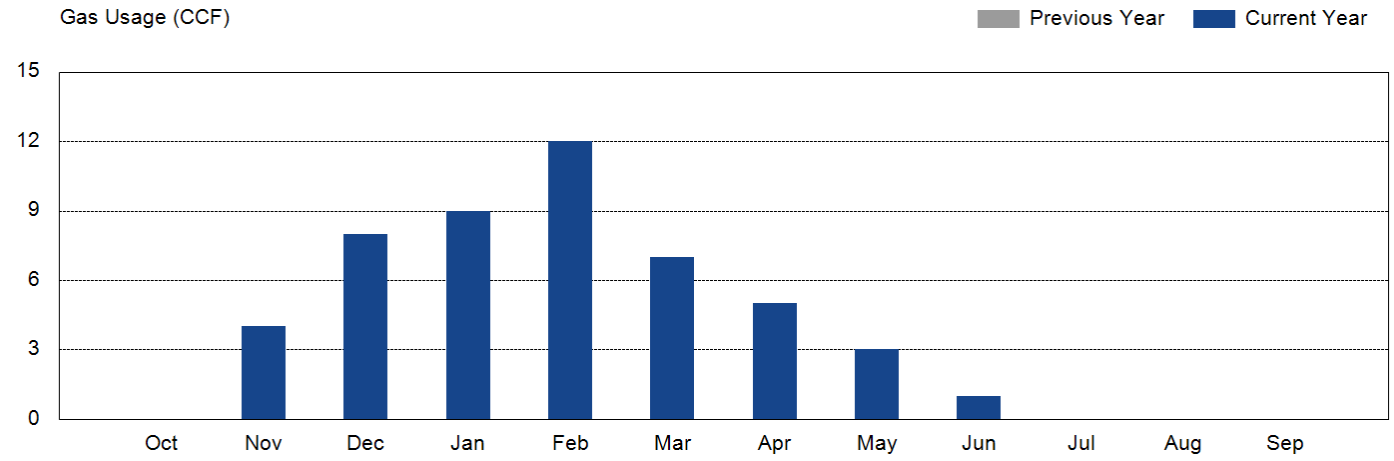
Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	09/13/24
Next Meter Read Date	10/11/24

BILL DETAIL

GAS SERVICE

GAS SERVICE	**PERIOD 08/13/24 - 09/11/24**	
Metered Usage	0 CCF x 1.04032 = 0.00 THERMS	
Delivery Charges		
Customer Charge		32.87
Total Current GA Charges		**$32.87**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1095	1095		0.00 CCF	29		R2



An Important Message

For Natural Gas Customers

1-888-301-7700
unitil.com

While Unitil is responsible for gas lines up to and including the meter, customers are responsible for the maintenance of all natural gas lines extending from the meter to and within their homes or businesses. This includes buried gas lines as well as lines above ground that run from the meter to the homes or businesses.

Our natural gas system is governed by Federal regulations, which recommend that customers with natural gas lines buried from the meter to the primary structure should:

1. Ensure piping is in compliance with the National Fuel Gas Code NFPA 54
2. Periodically inspect the gas lines for leaks
3. Periodically inspect the gas lines for corrosion if the piping is metallic
4. Repair the gas lines if any unsafe condition is discovered

When digging near buried gas piping, the piping should be located in advance and the digging done by hand, not machine. You can find a list of private pipeline locating services on the DigSafe website (digsafe.com/private_locators.php). Plumbing or heating contractors can assist you in inspecting and repairing your buried piping.

If natural gas lines are not properly maintained, they may be subject to potential hazards of corrosion and leakage. While the DOT regulations do not require that you inspect or maintain your natural gas service line, Unitil along with the DOT, recommend that you periodically inspect them for corrosion and leaks.

Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	10/15/24
Next Meter Read Date	11/08/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$34.02	11/12/24

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

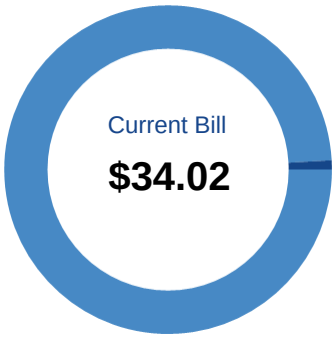
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland — ROBI

Amount of Last Bill	$32.87
Payment - *Thank You* 10/08/24	($32.87)
Balance Forward	$0.00

Gas Service	$33.71
Gas Supplier Service	$0.31



USAGE AND DETAILS ON PAGE 3

Go Paperless

Stop throwing away unwanted paper bills.
Enrolling in paperless billing is easy.

1. Log in to your MyUnitil account and adjust your account preferences.
2. Effective with your next bill, your account(s) will be automatically updated to email or text message delivery.



Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$34.02	11/12/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

8005000005050639500000034024

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

Distribution Charge - Covers the cost of operating and maintaining our natural gas distribution system.

Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

Customer Service - www.unitil.com or call us at (888) 301-7700
Business Hours- Monday- Friday, 7:00a.m. to 7:00p.m. (Automated services available 24 hours a day)

To report a gas leak or gas odor, 24 hours/day, call 1-866-900-4460

Assistance Programs - Please contact us or visit our website at unitil.com for information on the Statewide Assistance Programs, Energy Efficiency Programs, or a list of agencies that can offer assistance in paying your bills.

Late payment charges will be waived for all qualified low-income customers. Payment plans are available to residential customers to help pay overdue portions of your bill. Please contact us to arrange if a payment problem should occur.

Your Right to Dispute Your Bill - If you think your bill is incorrect, call us at 1-888-301-7700 before the due date. We will review your account and notify you of the results, in writing if you wish. If you are not satisfied with our response, you have a right to file a complaint with the Consumer Assistance and Safety Division (CASD) of the Maine Public Utilities Commission (PUC) in writing at: Maine PUC, 18 State House Station, Augusta ME 04333-0018, by phone at 1-800-452-4699, or online at https://www.maine.gov/mpuc/online/ index.shtml. Until the CASD resolves your complaint, your service cannot be shut off for non-payment of the disputed portion of that bill and other bills that are not part of the dispute.

Disclaimer - A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available upon request or online at unitil.com

Important Information

Rate Reclassification - Commercial Only: You can obtain a copy of our existing rate schedules by visiting unitil.com, calling 1-888-301-7700, or writing to our correspondence address. If you feel that another rate may be more appropriate, please contact us.

All Residential Customers: Fuel Assistance & Weatherization Assistance programs help customers who meet certain income guidelines pay winter heating bills & can help make homes more energy-efficient. Contact 211 or your local Fuel Assistance Agency for more info.

A MyUnitil online account can be a valuable tool for viewing, managing, and paying for your energy service at a time and place convenient for you. Visit **myaccount.unitil.com** to sign up today!

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

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SIGNATURE _____ DATE _____

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	10/15/24
Next Meter Read Date	11/08/24

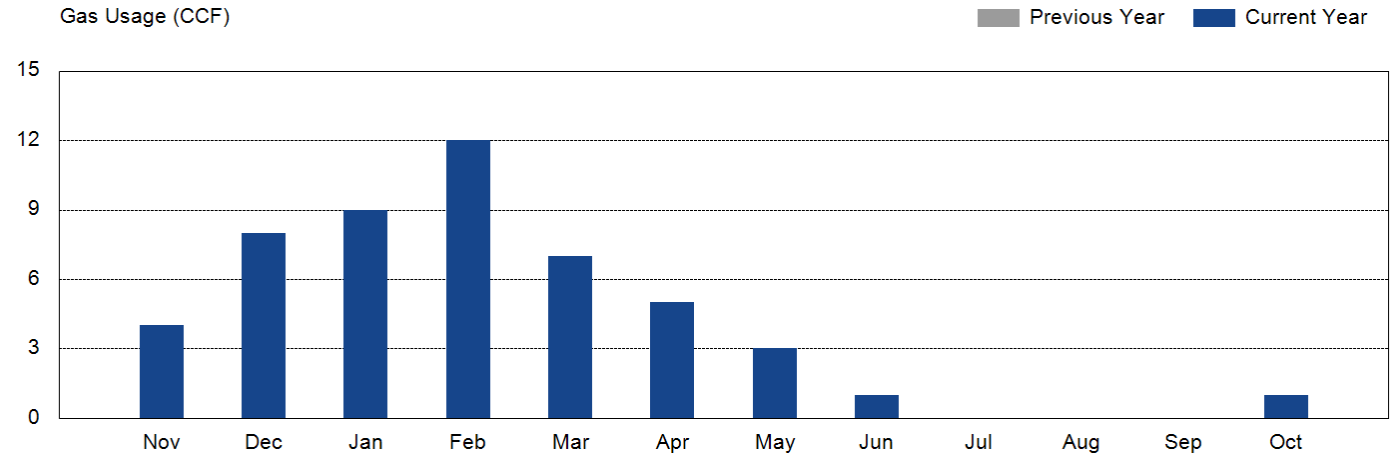
BILL DETAIL

GAS SERVICE

GAS SERVICE		PERIOD 09/11/24 - 10/11/24
Metered Usage	1 CCF x 1.0381 = 1.04 THERMS	
Metered Usage	0 CCF x 1.04345 = 0.00 THERMS	
Delivery Charges		
Customer Charge		32.87
Distribution Charge First	1.04 Therms x $0.7988	0.83
EERA	1.04 Therms x $0.0069	0.01
ERC	1.04 Therms x $0.0020	0.00
Total Current GA Charges		**$33.71**

GAS SUPPLIER SERVICE		PERIOD 09/11/24 - 10/09/24
Supply Charges At Cost		
Cost Of Gas	1.04 Therms x $0.2924	0.31
Total Current GS Charges		**$0.31**

	Meter Number	Meter Reading Previous	Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U02839	1095	1096		1.00 CCF	28		R2
Residential	U58996	0	0		0.00 CCF	2		R2



Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	11/13/24
Next Meter Read Date	12/10/24

****BANK DRAFT****

AMOUNT DUE	PLEASE PAY BY
$44.31	**12/09/24**

OTHER WAYS TO PAY

UNI-PAY BANK DRAFT
Sign up for automatic bank draft on the back of this bill or online at unitil.com

ONLINE
Pay and view your bill using our secure website at myaccount.unitil.com.

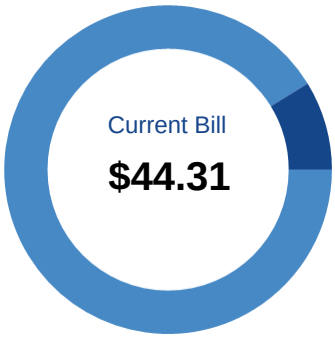
BY PHONE
Call (888) 301-7700 and follow the prompts.

BILL SUMMARY

42 Prospect St A, Portland — ROBI

Amount of Last Bill	$34.02
Payment - *Thank You* 11/12/24	($34.02)
Balance Forward	$0.00

Gas Service	$40.42
Gas Supplier Service	$3.89

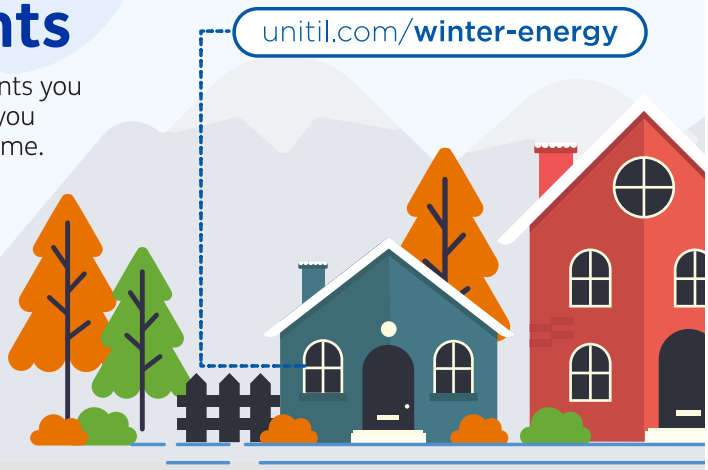


USAGE AND DETAILS ON PAGE 3

Home Energy Improvements

Now is a great time to make some of the home energy improvements you may have been putting off – small changes that will not only save you money on your energy bill, but also improve the comfort of your home.

- Seal door and window gaps
- Replace or add new insulation
- Use a WiFi-enabled thermostat
- Schedule a tune-up and inspection of your furnace or boiler
- Utilize LED lighting where possible



To check available rebates and incentives for your area, visit **unitil.com/ways-to-save**.

Questions about your bill? Visit unitil.com or call (888) 301-7700.
More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

PAYMENT INFO

ACCOUNT NUMBER
5050639500

AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
$44.31	12/09/24	BANK DRAFT

CAROLINE ROBINSON
46 PROSPECT ST
PORTLAND ME 04103 4018

UNITIL
P.O. BOX 981077
BOSTON, MA 02298-1077

GO PAPERLESS - GO GREEN
Take advantage of paperless billing!
More details online at unitil.com/gopaperless

800500000505063950000000044312

Understanding your Bill

CCF- Basic Measurement of the gas you used. Natural gas is measured by volume. One CCF equals one hundred cubic feet of gas.

Therm - Basic measurement of the heat content of gas you used. The Therm Factor converts the volume of gas used fron CCF to therms. One Therm equals 100,000 BTUs (British Thermal Units).

Estimated Meter Reading - If we are unable to read your meter, we will estimate your reading based on the history of usage at that service address. Any necessary adjustments will be made after the next actual reading to ensure you only pay for the gas you have used.

Sales Tax - Maine Sales Tax

Customer Charge - Fixed charge that recovers the basic cost of providing service to customers regardless of gas use. It covers costs such as· metering, meter reading, billing, and account maintenance.

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Cost of Gas - Includes the purchase, storage, and interstate transmission of natural gas for all Sales Service customers and is passed through to customers without markup.

For all other charges, visit www.unitil.com for additional information.

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Disclaimer - A complete copy of the company's tariff which includes all rate schedules, terms and conditions, is available online at unitil.com/tariffs or upon request.

IMPORTANT RATE INFORMATION

CGA - All Residential Customer Classes:
Effective 11/1/24 - 4/30/25 winter rates are in effect. The Cost of Gas will increase from $0.2924 to $0.7254/therm due to expected higher natural gas supply costs in the winter. This bill reflects both winter & summer rates since some usage was before 11/1/24.

CGA – G40, 41, 42 Customer Classes:
Effective 11/1/24 - 4/30/25, winter rates are in effect. The Cost of Gas will increase from $0.2595 to $0.7236/therm due to expected higher natural gas supply costs in the winter. This bill reflects both winter & summer rates since some usage was before 11/1/24.

CGA – G50, 51, 52 Customer Classes:
Effective 11/1/24 - 4/30/25, winter rates are in effect. The Cost of Gas will increase from $0.2158 to $0.5937/therm due to expected higher natural gas supply costs in the winter. This bill reflects both winter & summer rates since some usage was before 11/1/24.

All Customer Classes:
Effective 11/1/24 - 4/30/25, the Environmental Response Cost Adjustment will decrease from $0.0020 to $0.0016 per therm. The Residential Low Income Program Rate will increase from $0.0008 to $0.0016 per therm. The Energy Efficiency Rate Assessment will decrease from $0.0069 to $(0.0033) per therm.

All Residential Customer Classes:
If you received an application from your Fuel Assistance office, be sure to return it as soon as possible. The sooner your application is approved, the sooner you will begin to receive assistance.

A MyUnitil online account can be a valuable tool for viewing, managing, and paying for your energy service at a time and place convenient for you. Visit **myaccount.unitil.com** to sign up today!

AUTOMATIC BANK DRAFT OPTION – UNI-PAY

BANK NAME _____

NAME ON BANK ACCOUNT _____

BANK ACCOUNT NUMBER _____

PLEASE INCLUDE A VOIDED CHECK, OTHERWISE WE WILL NOT BE ABLE TO PROCESS YOUR REQUEST.

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Unitil
ME GAS OPERATIONS

Customer	CAROLINE ROBINSON
Account Number	5050639500
Bill Date	11/13/24
Next Meter Read Date	12/10/24

BILL DETAIL

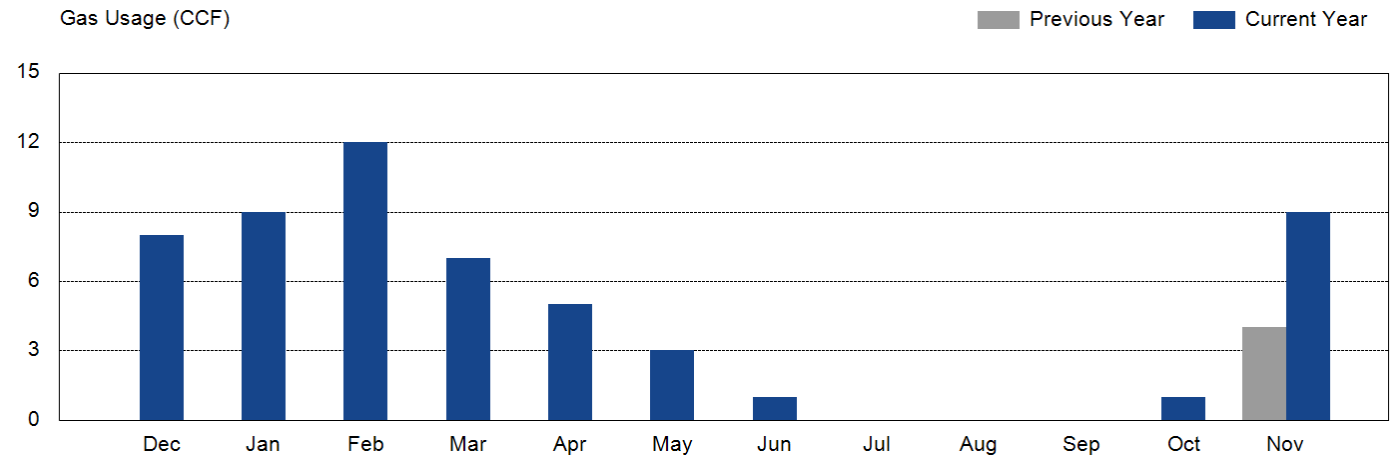
GAS SERVICE

GAS SERVICE		PERIOD 10/11/24 - 11/08/24
Metered Usage	9 CCF x 1.0428 = 9.39 THERMS	
Delivery Charges		
Customer Charge		32.87
Distribution Charge First	9.39 Therms x $0.7990	7.50
EERA	9.39 Therms x $0.0040	0.04
ERC	9.39 Therms x $0.0019	0.01
Total Current GA Charges		**$40.42**

GAS SUPPLIER SERVICE		PERIOD 10/11/24 - 10/31/24
Supply Charges At Cost		
Cost Of Gas	6.70 Therms x $0.2924	1.94
Total Current GS Charges		**$1.94**

GAS SUPPLIER SERVICE		PERIOD 11/01/24 - 11/08/24
Supply Charges At Cost		
Cost Of Gas	2.68 Therms x $0.7254	1.95
Total Current GS Charges		**$1.95**

	Meter Number	Meter Reading Previous	Meter Reading Present	Meter Constant	Metered Usage	Number of Days	Metered Demand	Rate Code
Residential	U58996	0	9		9.00 CCF	28		R2



An Important Message

For Natural Gas Customers

1-888-301-7700
unitil.com

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Our natural gas system is governed by Federal regulations, which recommend that customers with natural gas lines buried from the meter to the primary structure should:

1. Ensure piping is in compliance with the National Fuel Gas Code NFPA 54
2. Periodically inspect the gas lines for leaks
3. Periodically inspect the gas lines for corrosion if the piping is metallic
4. Repair the gas lines if any unsafe condition is discovered

When digging near buried gas piping, the piping should be located in advance and the digging done by hand, not machine. You can find a list of private pipeline locating services on the DigSafe website (digsafe.com/private_locators.php). Plumbing or heating contractors can assist you in inspecting and repairing your buried piping.

If natural gas lines are not properly maintained, they may be subject to potential hazards of corrosion and leakage. While the DOT regulations do not require that you inspect or maintain your natural gas service line, Unitil along with the DOT, recommend that you periodically inspect them for corrosion and leaks.

5050639500_PaymentHistory_2025-09-08

Account Number	Date	Description	Amount
5050639500	Dec 09, 2024	ACH - ALL	$44.31
5050639500	Nov 12, 2024	ACH - ALL	$34.02
5050639500	Oct 08, 2024	ACH - ALL	$32.87
5050639500	Sep 09, 2024	ACH - ALL	$32.87
5050639500	Aug 12, 2024	ACH - ALL	$32.87
5050639500	Jul 08, 2024	ACH - ALL	$34.12
5050639500	Jun 10, 2024	ACH - ALL	$36.86
5050639500	May 10, 2024	ACH - ALL	$39.35
5050639500	Apr 09, 2024	ACH - ALL	$42.03
5050639500	Mar 11, 2024	ACH - ALL	$50.31
5050639500	Feb 06, 2024	ACH - ALL	$45.94
5050639500	Jan 08, 2024	ACH - ALL	$44.49

Dylan Orr <dorr@portlandmaine.gov>

Completeness Review Requests from 11/19/25 Rent Board Meeting

CC Davies Robinson <ccdaviesrobinson@gmail.com> Fri, Dec 5, 2025 at 12:10 PM
To: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Dylan,

Thank you for all your help. I know today is the final day for us to get you the requested items to have our rent increase hearing on Wednesday Dec. 17th. We have gathered our materials and included our responses to your bolded requests. Please let us know if everything is easily readable:

42 Prospect

- **Any enhanced breakdown of what renovation costs went to each unit. This can probably be provided by the contractor.**

-See attached PDF of forwarded e-mail chain titled "42 Prospect Monsell 95-5 Allocation" from our contractor Mike Monsell including the updated percentage allocation / break down between apartment 1 and 2 (The new percentage allocations are 95% Construction Costs attributable to Apt. 1 / 5% Monsell and Co. construction costs attributable to Apt. 2). You are included on the e-mail. The original e-mail thread includes Mike Monsell and the thread title is "verifying invoice is paid in full." Monday Nov 24 was the most recent exchange.

- **Insurance Bills 2019 (and 2024 if we really don't have it in the packet)**

The insurance payment is paperless. And the payments come directly out of escrow (held at TD bank who owns the mortgage), so charges do not appear on our credit card or bank statement as separated items. However, at your request I went to TD bank in person for them to print the 1098 statement that shows the breakdown of how much of the escrow went to insurance (and to the real estate taxes). Please see circled numbers on attached document "Robinson Insurance and Tax Payments from Escrow."

- **Heating costs (oil in particular) for 2024**

SEE attached PDF of E-MAIL titled "E-mail with Fieldings 2024" (I also forwarded this exchange directly to you for verification, Dylan, because you weren't on the original e-mail thread. (original e-mail is from 8/15/25. I called them on August 15th and they sent me the 2024 bills.) The bill for total oil deliveries in 2024 from Fieldings Oil is $3,127.97

- **Stormwater and Sewer numbers for 2024**

-Stormwater bill : SEE ATTACHED QUARTERLY BILL document "Stormwater Bill 2024". $186 is the total annual bill for 2 units with a monthly fee of $7.75 / month. (We pay $46.50 per quarter as shown on the bill.).

-Sewer bill: See "PWD 2024 Sewer PDF". Total Sewer Bill for 2024 is $983.84.

- **Any additional 2019 bills/invoice/receipts for any big items.**

General Request to the rent control board: Please calculate permitted rent for Apt. 1 and Apt. 2 based on your best calculation based on the documentation and percentage allocation provided. We will accept the number that is right. In cases where any documentation is insufficient, we are comfortable with a "if you don't like it, strike it" approach to all utility bills. Because of the single overwhelmingly high contractor bill, we believe any fair rent calculation based on that number alone will more than cover the additional rent we will be able to / feel comfortable with charging.

I did not use the worksheet to recalculate because I was unsure which bills would be sufficiently well-documented to make the final cut. And the board seems to be really good at crunching the numbers and I trust they will make a fair calculation. (For this reason as soon as I send this I am also going to reply to you one more time and include a final PDF of this entire e-mail thread so they can see our general request as well as the layers of documentation that are more clear in the e-mails you are directly included on.)

Thank you so much for your attention and care. Please be in touch with any additional requests or questions.

See you on Dec. 17th,

CC and Lewis Robinson

[Quoted text hidden]

> [Quoted text hidden]
> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

6 attachments

Storm Water Bill 2024 Total 186 for 4 quarters.pdf
466K

Robinson Insurance And Tax Payments From Escrow.pdf
8897K

Fieldings Oil Total 42 Prospect 2024 3,127.97 .pdf
40K

E-mail with Fieldings 2024 Payment.pdf
132K

42 Prospect Monsell 95 -5 Percentage Allocation email .pdf
105K

PWD Sewer 2024 PDF.pdf
85K

Gmail **CC Davies Robinson <ccdaviesrobinson@gmail.com>**

verifying invoice is paid in full

7 messages

CC Davies Robinson <ccdaviesrobinson@gmail.com> Thu, Sep 4, 2025 at 12:28 PM
To: Mike M <c.a.monsellandco@gmail.com>, Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Mike!

Yesterday I submitted our petition to go before the rent board to request a permitted rent increase for 42 Prospect. I included the invoice for your work and have been asked to provide additional verification that the invoice attached is paid in full via e-mail.

Attached is your receipt indicating that our **$978,892.45** invoice was paid in full August 15 2025.

See PDF: "42 Prospect st apartments 1 and 2 invoice 8-15-25".

Mike, can you reply to verify our full payment of **$978,892.45** to this e-mail thread which includes Dylan Orr at the City Rental office?

Please note the line: **Total Job cost $978,892.45 Paid in Full 8/19/25**

I know Dylan can verify that you have pulled many permits from the city in recent decades and stand behind all of your work. The high quality justifies the renovation cost.

Thanks for this help with verification / documentation, Mike.
CC

42 Prospect st apartments 1 and 2 invoice 8-15-25.pdf
45K

Mike Monsell <c.a.monsellandco@gmail.com> Mon, Sep 8, 2025 at 11:12 PM
To: CC Davies Robinson <ccdaviesrobinson@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Dylan,

I am writing on behalf of CC Davies and Lewis Robinson. I have been paid in full for the work completed at 42 prospect st in the amount of $978,892.45 as of 8/19/25. Over the last year completed a substantial renovation to the property that included extensive work on the whole home in particular to the first floor apartment. The work included new systems (plumbing, electrical, and heating) we renovated the kitchen, bathroom and added a large 23 x 27 addition off the rear with a new deck and landscaping. A significant portion of the work was rebuilding the foundation under the back half of the house due to its deteriorated condition, structural work, and removing significant ledge. We used high quality products and methods for the project. I am happy to help out. If there is any thing that I can do to help you understand about the project and the property upgrades please let me know. We have made a basic apartment into a high end rental. Please feel free to reach out at any time.

Thank you

Mike Monsell
Owner: Monsell + Co
P.o. Box 3816 Portland, Maine 04104
207-939-5965
[Quoted text hidden]

CC Davies Robinson <ccdaviesrobinson@gmail.com> Wed, Nov 19, 2025 at 9:55 PM
To: Mike Monsell <c.a.monsellandco@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Mike,

Last night was the rent board's meeting to review my application for completeness.

Despite my sending in 137 pages, my application is considered incomplete.

They will hear our case again at their December 17th meeting and make a decision then.

The primary thing they want is a breakdown of the cost of renovations to Apt. 2 vs. Apt 1.

I shared that I was uncertain I could get this from you and they said that even a rough estimation of what percent of the work was on apartment 2 would be helpful. I gave them my idea of a percentage breakdown (90 percent apartment 1 / 10 percent apartment 2), but they explained that they needed your percentage estimate. The exact words of the chair of the rent board were that it would save the board a half hour of deliberation.

Would you be willing to send an invoice that breaks down all work on 42 Prospect Street between apartment 1 and 2?

Since I will have to redo the calculations worksheets, the total as indicated here ($978,892.45) is no longer relevant and can be updated to be more accurate---updated to the actual end of job cost.

Thank you for your time,
CC
[Quoted text hidden]

CC Davies Robinson <ccdaviesrobinson@gmail.com> Mon, Nov 24, 2025 at 7:37 AM
To: Mike Monsell <c.a.monsellandco@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Good morning Mike. I believe even a one sentence reply to this email with your estimate of the percentage of the job that upgraded apartment 2 upstairs would be a significant help to the rent board (and us).

Thanks,
CC

> On Nov 19, 2025, at 9:55 PM, CC Davies Robinson <ccdaviesrobinson@gmail.com> wrote:
>
> [Quoted text hidden]

Mike Monsell <c.a.monsellandco@gmail.com> Mon, Nov 24, 2025 at 3:19 PM
To: CC Davies Robinson <ccdaviesrobinson@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi CC, Lewis and Dylan,

My apologies for the slow response to this. The invoice has been paid in full. I would say that 95% of the job cost was work completed on the first floor apartment and 5%. I would allocate to the second floor apartment.

Please let me know if there's anything else I can do.

Thank you

Mike

Sent from my iPhone

> On Nov 24, 2025, at 07:37, CC Davies Robinson <ccdaviesrobinson@gmail.com> wrote:

[Quoted text hidden]

CC Davies Robinson <ccdaviesrobinson@gmail.com> Mon, Nov 24, 2025 at 5:59 PM
To: Mike Monsell <c.a.monsellandco@gmail.com>
Cc: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

This is super helpful.

Thanks, Mike,
CC

On Nov 24, 2025, at 3:19 PM, Mike Monsell <c.a.monsellandco@gmail.com> wrote:

[Quoted text hidden]

CC Davies Robinson <ccdaviesrobinson@gmail.com> Tue, Dec 2, 2025 at 2:56 PM
To: Gabrielle LaPorta <glaporta@berrydunn.com>

[Quoted text hidden]

Gmail

CC Davies Robinson <ccdaviesrobinson@gmail.com>

New Document attached from FIELDING'S OIL & PROPANE CO., INC. To LEWIS ROBINSON

2 messages

FIELDING'S OIL & PROPANE CO., INC. <invoices@fieldingsoil.com> Fri, Aug 15, 2025 at 12:29 PM
Reply-To: "FIELDING'S OIL & PROPANE CO., INC." <invoices@fieldingsoil.com>
To: CAROLINE ROBINSON <CCDAVIESROBINSON@gmail.com>

Thank you for your business!

55979-1-20250815122913.pdf
40K

CC Davies Robinson <ccdaviesrobinson@gmail.com> Fri, Dec 5, 2025 at 9:27 AM
To: Dylan Orr <dorr@portlandmaine.gov>, Lewis Robinson <lewisrobins@gmail.com>

Hi Dylan,

Today is the last day for us to get you the requested items to have our rent increase hearing on Wednesday Dec. 17th.

Here is the e-mail with the attached total heating oil bill for 42 Prospect St. for 2024.

I am requesting that you forward this e-mail if needed. (Or perhaps the PDF of the whole e-mail including original sender e-mail is sufficient--it is attached in other e-mail.), because this attached PDF record of all oil payments received for 42 Prospect in 2024 actually doesn't have Fieldings' name on it, but this e-mail is clearly from them (See e-mail address: invoices@fieldingsoil.com) The bill for total oil deliveries in 2024 from Fieldings Oil is $3,127.97. The date range is all of 2024 (See top of PDF: 01-01-2024 to 12-31-2024). The PDF itself doesn't say Fieldings. (They deliver those long skinny papers at the door. We have the payment records inside our bank account, and track the payments for taxes, but don't keep all of the papers left wedged in the door. We call them annually for the total paid to do our taxes.

For the overview, look for today's e-mail response to your e-mail titled "Completeness Review Requests from 11/19/25 Rent Board Meeting" with its overview of my request related to documentation and calculations.

Thank you,
CC

---------- Forwarded message ---------
From: **FIELDING'S OIL & PROPANE CO., INC.** <invoices@fieldingsoil.com>
Date: Fri, Aug 15, 2025 at 12:29 PM
Subject: New Document attached from FIELDING'S OIL & PROPANE CO., INC. To LEWIS ROBINSON
To: CAROLINE ROBINSON <CCDAVIESROBINSON@gmail.com>

Thank you for your business!

55979-1-20250815122913.pdf
40K

Company: All Companies
Date Range: 01-01-2024 to 12-31-2024
Fuels Selected: All
Customers Selected: LEWIS ROBINSON (55979-1)

ACCT #	CUSTOMER	ADDRESS	CITY	ST	FUEL	# DELV	UNITS	AMOUNT
55979-1	ROBINSON, LEWIS	42 PROSPECT ST.	PORTLAND	ME	#2 FUEL PORT	6	924.1	$3,127.97
1						**6**	**924.1**	**$3,127.97**

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Customer Service
Office Hours:
8:00 A.M. - 4:30 P.M.

Account 30010234

9/8/2025

LEWIS ROBINSON
46 PROSPECT ST
PORTLAND, ME 04103-4018

ServiceAddress
42 PROSPECT ST

Customer Payment Activity for 2024

ITEM_CATEGORY	ITEM_DT	ITEM_AMT	Source_Ref	Source_Spec
PYMNT	01/30/2024	-85.50	Invoice Cloud	
PYMNT	02/27/2024	-55.35	Invoice Cloud	
PYMNT	03/26/2024	-102.34	Invoice Cloud	
PYMNT	04/30/2024	-55.48	Invoice Cloud	
PYMNT	05/28/2024	-71.10	Invoice Cloud	
PYMNT	07/02/2024	-55.48	Invoice Cloud	
PYMNT	07/30/2024	-55.48	Invoice Cloud	
PYMNT	08/27/2024	-103.62	Invoice Cloud	
PYMNT	10/01/2024	-119.71	Invoice Cloud	
PYMNT	10/29/2024	-56.23	Invoice Cloud	
PYMNT	11/26/2024	-103.84	Invoice Cloud	
PYMNT	12/31/2024	-119.71	Invoice Cloud	
		-983.84		

TD BANK, N.A.
PO BOX 5095
MOUNT LAUREL, NJ 08054

+ 0904868 000118578 09BN13 0945657
LEWIS G ROBINSON
CAROLINE D ROBINSON
46 PROSPECT ST
PORTLAND ME 04103-4018

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least $600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.

CAUTION

If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/Form1098*.

Free File. Go to *www.irs.gov/FreeFile* to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

S007O0

☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

TD BANK, N.A.
PO BOX 5095
MOUNT LAUREL, NJ 08054
800-328-2119

RECIPIENT'S/LENDER'S TIN: 01-0137770

PAYER'S/BORROWER'S TIN: XXX-XX-7962

PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

LEWIS G ROBINSON
CAROLINE D ROBINSON
46 PROSPECT ST
PORTLAND ME 04103-4018

10 Other: 5,938.43

11 Mortgage acquisition date:

*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-1380
Form **1098**
(Rev. January 2022)
For calendar year 2024

Mortgage Interest Statement

1 Mortgage interest received from payer(s)/borrower(s)*: $ 5,579.58

2 Outstanding mortgage principal: $ 156,611.92

3 Mortgage origination date: 09/21/12

4 Refund of overpaid interest: $ 0.00

5 Mortgage insurance premiums: $ 0.00

6 Points paid on purchase of principal residence: $ 0.00

7 ☐ If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.

8 Address or description of property securing mortgage: 42 PROSPECT STREET
PORTLAND ME 04103

9 Number of properties securing the mortgage:

Account number (see instructions): 300240197

Copy B
For Payer/Borrower

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6, or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

Form **1098** (Rev. 1-2022) (keep for your records) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

If your mortgage loan was acquired by TD Bank during 2024 the beginning balances on Principal and Escrow are the amounts transferred from your previous servicer.

PRINCIPAL

BEGINNING BALANCE	156,611.92
AMOUNT PAID	5,912.94
INTEREST SHORTAGE ADDED TO PRINCIPAL	0.00
AMOUNT DISBURSED	0.00
ENDING BALANCE	150,698.98

UNAPPLIED

BEGINNING BALANCE	0.00
AMOUNT PAID	0.00
AMOUNT DISBURSED	0.00
ENDING BALANCE	0.00

ESCROW

BEGINNING BALANCE	3,139.01
AMOUNT PAID	7,931.08
AMOUNT DISBURSED	-7,814.43
ESCROW INTEREST	53.15
ENDING BALANCE	3,308.81

BUYDOWN ACCOUNT BALANCE

BEGINNING BALANCE	0.00
DISBURSEMENTS	0.00
ADJUSTMENTS	0.00
ENDING BALANCE	0.00

INTEREST PAID

GROSS INTEREST PAID	5,579.58
PLUS PREPAID INT. NOT ALLOWED PRIOR YEARS	0.00
LESS INTEREST SUBSIDY (BUYDOWN)	0.00
LESS INTEREST SHORTAGE	0.00
LESS PREPAID INTEREST NOT ALLOWED THIS YR.	0.00
PLUS INTEREST SHORTAGE PAID	0.00
LATE CHARGES PAID	0.00
NET INTEREST PAID	5,579.58
MORTGAGE POINTS PAID	0.00
REFUND OF OVERPAID INTEREST	0.00

INTEREST SHORTAGE UNPAID BALANCE

BEGINNING BALANCE	0.00
ADDED INTEREST SHORTAGE	0.00
LESS INTEREST SHORTAGE PREPAID	0.00
ENDING BALANCE	0.00

ESCROW DISBURSEMENTS

REAL ESTATE TAXES DISBURSED	5,938.43
INSURANCE	1,876.00
MIP/PMI	0.00
ESCROW REFUND	0.00
MISCELLANEOUS	0.00

OTHER ITEMS

LATE CHARGES DUE BUT UNPAID	0.00
LIFE AND/OR DISABILITY	0.00

PAYMENT CALCULATION

PRINCIPAL + INTEREST	ESCROW/ IMPOUND	CREDIT INSURANCE	SERVICE CHARGE	REPLACEMENT RESERVE	MISCELLANEOUS	TOTAL PAYMENT
957.71	714.59	0.00	0.00	0.00	0.00	1,672.30

C00740

0904868 000118578 09BN13 0945657

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, ME 04101

Questions on your bill? Please call: **207-874-8660** or E-mail us at: swbill@portlandmaine.gov

Questions on your impervious space or credits? Please call: **207-874-8462**

STORMWATER BILL
425408

ROBINSON LEWIS G &
CAROLINE C DAVIES JTS
46 PROSPECT ST
PORTLAND, ME 04103

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
ROBINSON LEWIS G &	208826	124-E-008-001	46 PROSPECT ST
BILL NUMBER	**ACCOUNT #**	**BILL DATE**	**DATE DUE**
425408	708659	05/01/2025	5/25/2025

DESCRIPTION	IMPERVIOUS AREA BUILDING	IMPERVIOUS AREA SURFACE	TOTAL	BILLABLE UNITS	DWELLINGS	BILLABLE RATE	CHARGE AMOUNT
QUARTERLY STORMWATER CHARGE	1474	511	1985	2	1	$7.75/month	$46.50

****NOTICE-Accounts with billing units between 1 and 2 units****
****Invoices will be sent TWICE a year instead of four times****
Service Period: 4/1/2025 to 6/30/2025
Payments are not accepted over the phone.

Previous Balance	$93.00
Current Charges (see below)	$46.50
Adjustments	$0.00
Interest	$0.00
Penalties	$0.00
Total Amount Due	**$139.50**

Current Charge is calculated as follows: BILLABLE UNITS divided by DWELLINGS multiplied by the BILLABLE RATE less any STORMWATER CREDIT.

Thank you for using MyOnlineBill.com℠ VIEW. PRINT. PAY.

You may pay on-line via three different methods:

1. Pay now - to make a one time payment.

2. AutoPay - to sign up for monthly/quarterly payments.

3. Schedule Pay - to schedule a payment for a future date.

City of Portland – Licensing & Housing Safety Division
TENANT RIGHTS COMPLAINT

Date of Hearing:

December 2, 2025 - Tabled to December 17, 2025

Appellant:

Portland Tenants Union

Owner Name and Address:

Atanas Dinkov

33 State St

Portland, ME 04101

Property Address and Unit:

33 State St

CBL:

044-B-016-001

Portland Tenants Union

info@portlandtenantsunion.org

September 25, 2025

City of Portland Rent Board
Mr. Mathew Lax
Via email: rentboard@portlandmaine.gov dorr@portlandmaine.gov

Dear Mr. Lax,

Pursuant to the standing granted to tenant unions under section 6-243(a) of the city code, we submit this appeal under 6-263(c) contesting the City's amended ruling in Code Case: RCD2500009 regarding 33 State Street.

We submitted a complaint to the City of Portland on May 8, 2025 asserting the rights of all tenants residing at 33 State Street since 2024, when Atanas Dinkov first purchased the property. While the city initially ruled in our favor and rescinded Mr. Dinkov's owner-occupied exemption, they amended their ruling a month later to grant the exemption after Mr. Dinkov provided circumstantial and irrelevant evidence claiming he had been living somewhere in his building while it was fully occupied by leased tenants for the bulk of 2024 and into 2025.

To be clear, and as our evidence and testimony will show, Mr. Dinkov has not resided anywhere in the building over the past year and, according to the law, even if he had slept on a mattress next to the water heater and oil storage tanks in a boarded up basement room below the first floor tenants for six months, his residency would not meet either the letter or the intent of the rent control law.

According to the law, as defined by Section 6-231(d), a building with fewer than five units is exempt from rent control if one of the said units is currently occupied by the owner as their primary residence. Primary residence is defined in Section 6-150.1 as, "... the dwelling in which a person resides as his or her legal residence for more than one half of a year and registers as his or her address for tax and government identification purposes."

The definition of "rental unit" in Sec 6-232 states, "any dwelling unit that is rented or otherwise made available for rent for residential use or occupancy, together with all additional rights, privileges, or services connected with use or occupancy of such a unit…"

In short, there are only three units in this property available for rent, as per the city assessor's office and the housing inspection department, and all three of those units were occupied within three months of Mr. Dinkov purchasing the property, and all three were fully leased and occupied for the subsequent year.

The only units, by law, Mr. Dinkov could have lived in to be granted the owner-occupied exemption, were fully occupied by tenants for a year within three months of Mr. Dinkov

purchasing the property. There is simply no way he could have met the requirement for said exemption.

Our complaint and backup documentation.

Based on reviewing CSS data and documents related to present tenancies at said property, we believe the violations of the rent control ordinance at this property include:

1. Mr. Dinkov falsely claimed an owner-occupied exemption, as 33 State was not Mr. Dinkhov's principal residence when he registered it as such, nor was it during the entirety of the tenancies in this complaint, in violation of 6-231(d).

    a. Mr. Dinkov first purchased the property on January 5, 2024 (see exhibit 1) and all three of the units were occupied by tenants by April 1, 2024 (see leases for all three units respectively: exhibit 2, exhibit 3, and exhibit 4), making it impossible for him to claim this as his principal residence.

    b. Included are five signed and notarized affidavits from all five tenants occupying all three units, stating, under penalty of perjury, that Mr. Dinkov never lived at the property, that they never saw him sleep at the building, that they only saw him at the property when he was doing work renovating the basement, and, indeed, that he told all of them he was a renter in Ogunquit (see exhibit 5, exhibit 6, exhibit 7, exhibit 8, exhibit 9)

    c. Also included is video and photographic evidence showing the basement being torn apart in November of 2024, during the period Mr. Dinkov appears to be claiming he lived in the basement (exhibit 10).

    d. Additionally, Venmo transactions show him making home rent payments to property owner Ms. Donna Lewis in Ogunquit during the period of January, 2024 to March of 2024 (and the rest of the year), adding to the evidence that he resided elsewhere (see exhibit 11). In fact, the Venmo payments actually use the emoji for rent.

2. Mr. Dinkov illegally raised rents on all three units in the building in violation of Sec. 6-234.

    a. Because 33 State Street was not owner-occupied, Mr. Dinkov was not allowed to raise rents in the building between tenancies by more than 10%. The registration of the units for 2023, when the building was owned by the previous landlord, shows the prior rents of the units to be $1,225, $1,175, and $1,125 respectively. Mr. Dinkov raised the rent the following amounts:

        i. **Unit 1: 59.1% - From $1,225 to $1,950, as seen in exhibit 2**
        ii. **Unit 2: 61.7% - From $1,175 to $1,900, as seen in exhibit 3**
        iii. **Unit 3: 86.7% - From $1,125 to $2,100, as seen in exhibit 4**

3. Mr. Dinkov failed to provide 1 month's rent as reimbursement for the inconvenience of terminating tenant leases in units 1 and 2 between 60 and 90 days, In violation of section 6-236(a)3.

a. Mr. Dinkov notified the tenants of unit 1 and 2 that their tenancies would not be renewed and that they must vacate the units with less than 90-day notice (see exhibit 12 and exhibit 13), with no compensation provided as is required by law.

Mr. Dinkov's "evidence"

Because there is no way, according to the law, for Mr. Dinkov to have actually lived in the building to earn the right to an owner occupied exemption, we are reluctant to discuss any of the circumstantial evidence he submitted attempting to claim he lived in an illegal dwelling in the basement. However, in case he still wants to argue that he spent 180+ days and nights in this windowless room, we will address a few of his more specious submissions.

Parking Tickets:

Mr. Dinkov provided three parking tickets showing his car was parked in front of his building, two of which were in the middle of the night (see exhibit 14) as evidence he lived there. It should not need to be said, but by any means of legal analysis, having a picture of one's car outside of a building does not provide any meaningful context about whether that building is one's primary residence.

That said, even if this did suggest he lived in the building, in reality, two of the parking tickets do not even cover the period in question. One was before the building was fully occupied by tenants (February 6, 2024) and the second was after the tenants left (May 20, 2025). The only one covering the period in question, from August 22, 2024, was issued at 5:49 pm according to the city of Portland parking division, a time when even the tenants testified he was sometimes present demolishing the basement.

Car Registration:

Mr. Dinkov provided his car registration, which claims his legal address as "33 State Street, Apt. 1." First of all, apartment one was occupied, as evidenced by the lease we submitted. Second, this registration covers from August 1, 2024-July 31, 2025 (see exhibit 15). He claimed the owner occupied exemption back in February of 2024, when, according to the city of Portland, his car was not registered in Portland (see exhibit 15). When we called the State DMV, they confirmed the car was not registered in Portland prior to August 1, 2024. We'd suggest you ask for the registration of his car for the year covering February, 2024 when he claimed he lived in the building.

Note from neighboring landlord:

Mr. Dinkov provided a note from the owner of the property next door (31 State St.) claiming that in August, 2024, Mr. Dinkov told him that he could no longer share the laundry room with 31 State Street. The reason was that Mr. Dinkov claimed to be moving into the basement at that time. However, we know this claim to be false because the laundry room remained in use by the tenants of 33 and 31 State Street until November 11, 2024 when Mr. Dinkov informed his tenants that it would no longer be safe to enter the basement due to his "improving the heating system" (see exhibit 16). Again, this bolsters our claim he did not live in the building when he registered it as owner-occupied and that his "evidence" is false.

Text from upstairs tenant:

Mr. Dinkov provided a text from the tenants in Unit 1, just above the area he claimed to live. In the text he quotes the tenants as saying, “It feels like there is very little separation between us and anything going on in the basement. This morning you woke us up at 7:30am.” (see exhibit 17). However, when you read the full text, you see it was from November 2 and clearly talks about hammering and power tools, which makes sense since he was renovating the basement by this time. As the tenants state in their affidavit, the disturbance on this occasion was caused by Mr. Dinkov entering the basement with a contractor below their bedroom early in the morning. The tenants in unit 1 never sent any messages complaining about noise from the basement prior, because no one was living there.

Appraisals claiming a “finished basement”:

Mr. Dinkov provided partial documentation from three appraisals of the property. Two from November, 2023, before he purchased the property and one from October, 2024, after he had owned it for 10 months. Although we do not have the full appraisals, and hence do not know what he is refusing to share, none of the appraisals describe a dwelling unit in the basement. In fact, the appraisal from 2024 describes only a laundry room as finished, and it awards the value of that space at only $12 per square foot, vs $55 per square foot for the livable spaces. The second appraisal shows three pictures of the basement, none which show a livable space (they show the laundry room, the meters, and the water heater). And the first says that while the basement is “finished” it says, “most of the finishings are old and/or damaged” and recommended that they be removed.

Beyond this, there is no evidence whatsoever that insinuates the boarded up room in the basement of 33 State St. meets the robust minimum habitability standards for a “dwelling unit” outlined in Chapter 6 of the City Code, even if all of these other falsehoods were hypothetically true. From what we can tell, there wasn’t even a toilet.

We could go on and on...

In light of these violations, and this brazen attempt to sidestep the law, gouge his tenants, and make these three units unaffordable, we request that the Rent Board:

1. Revoke Mr. Dinkov’s primary residence exemption from rent control for 2024.

2. Repeal all rent increases imposed by Mr. Dinkov in 2024 and restore rents back to the last compliant rent ($1,225, $1,175, and $1,125 for units 1, 2, & 3, respectively).

3. Require Mr. Dinkov to fully refund tenants the amounts they were overcharged over the course of their leases, which, by our account, looks to be at least $725 per month for Units 1 & 2, and $975 per month for Unit 3.

4. Ensure that the tenants of Unit 1 and Unit 2 are each given one month’s rent (at the illegally high price that they were paying) as compensation for being given less than 90-days notice to vacate the unit.

5. Due to the egregious nature of these violations, impose fines on Mr. Dinkov similar to recent rent board levies: $100 per month per unit for illegal rent increases collected ($3,600) and $100 per violation for inadequate notice compensation ($300). Plus, $1,000 for his filing false information in regard to owner-occupancy, in violation of Section 6-150.1.

6. Additionally, we request $100 per instance for not providing the tenant rights document (as outlined in the amended NOV), $100 for not posting the tenant rights document (as outlined in the amended NOV). The landlord was not fined for either of these.

Thank you for your immediate attention to this matter. We are happy to answer any questions about this complaint and provide additional backup documentation regarding any and all the matters discussed in this letter.

We request that all communications regarding this complaint be sent to the union in response to our complaint and all documents pertaining to this investigation be made public upon completion.

Portland Tenants Union Steering Committee

MAINE REAL ESTATE TAX-Paid

DLN: 1002440261338

WARRANTY DEED

Eric H. Gay and Heather Gay of Falmouth, Cumberland County, Maine, for consideration paid, grant(s) to **Atanas Dimitrov Dinkov** of Wells, York County, Maine (whose mailing address is PO Box 1453, Wells, ME 04090) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from CBPC Holdings LLC to the grantor(s) herein, dated October 19, 2018, recorded in Cumberland Registry of Deeds, Book 35230, Page 147.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 5TH day of JANUARY, 2024.

WITNESS:

_____

_____
Eric H. Gay

_____

_____
Heather Gay

STATE OF MAINE
CUMBERLAND, ss

JANUARY 5, 2024

Then personally appeared the above-named Eric H. Gay and Heather Gay and acknowledged the foregoing instrument to be their free act and deed.

Before me,

_____
~~Notary Public/Justice of the Peace~~
Commission Expiration: NA

File No.: 2023-6084

PATRICK C. LEVER
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 005104

DOC :575 BK:40556 PG:79
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/05/2024, 01:58:51P
Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2023-6084

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine, on the easterly side of State Street and bounded and described as follows:

Beginning at a point or stake on said side of State Street, standing about twenty-nine (29) feet from the westerly corner of land formerly of Nathaniel Parker; thence in a northeasterly direction through the middle of the brick partition wall which separates the lower tenement from the one next above and adjoining ninety-five (95) feet, more or less, to the rear line of the lot and to the line of a fence there standing in the year 1847 upon said line; thence in a northwesterly direction on the land of said fence parallel with said State Street, twenty-one (21) feet, more or less, to a stake directly opposite of the middle of the brick partition wall separating the upper from the middle tenement; thence in a southwesterly direction through said last mentioned wall in the middle of the same ninety-five (95) feet, more or less, to the line of said State Street; thence southeasterly on the line of said State Street, twenty-one (21) feet, more or less, to the point of stake begun at. Also that portion of the front entry in the basement story which is north of the partition wall between above and the house formerly of Ambrose Curtis which entry belongs wholly to the middle tenement and the land under the same, which is hereby conveyed. Also a right of passageway at the end of the house or tenement formerly owned by Ambrose Curtis ten (10) feet wide to the aforegranted lot. Said premises conveyed subject to permit and agreement made by Winnifred M. Dalton and John D. Lary dated December 6, 1919 and recorded in the Cumberland County Registry of Deeds in Book 1038, Page 261, by which said John D. Lary is given the right to obstruct said right of way. Also conveying hereby the right of passage in, over, and upon land of said John D. Lary to Winnifred M. Dalton by said permit and agreement dated December 6, 1919.

LEASE CONTRACT
UNIT 1, 33 STATE STREET PORTLAND ME 04101
LEASE BEGINS April 1, 2024
LEASE EXPIRES March 31, 2025

Between [redacted] herein after referred to as the LESSEES and the OWNER: Atanas Dinkov 33 state street unit 1, Portland ME 04101,
e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than two (2) vehicles are allowed. ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor occupant, including above LESSEES:

[redacted]

List vehicle to be operated and parked on the property by LESSEES and/or other occupant (s):

1. [redacted]

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the 1st day of April, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE ABOVE LEASE TERM; verbal notice is insufficient. Failure to give the 60-day written move-out notice will subject LESSEES to liability for future rentals, cost of re letting, and other damages and charges to which the owner is entitled. If occupancy is delayed because of construction or prior resident's holding over, OWNER shall not be liable to LESSEES for such delay, and the contract shall remain in force subject to the following conditions: 1) Rentals shall be abated on a daily basis during delay, and 2) LESSEE may terminate by giving notice in writing to owner no later than the third (3rd) day of delay, whereupon, LESSEES shall be entitled only to refund of deposit (s) and any rentals paid. LESSEES above rights of abatement or termination shall not apply to cleaning repair delays which so not prevent occupancy by resident.

[redacted]
Initial

3.LESSEES will pay **$1,950_** per month rental, payable in advance and without demand to: **Atanas Dinkov.**

ON OR BEFORE THE 1ST DAY OF EACH MONTH, without a grace period. Rent paid after such date shall be deemed as late and delinquent; and, if all rent is not paid on or before the SIXTHEENTH (16th) OF THE MONTH, LESSEES agrees to pay a late charge of 4% of the amount due for one month. The above rental figure is for an unfurnished unit. LESSEES rights to possession and all of OWNER'S obligations

hereunder are expressly contingent on the prompt payment of rent, and the use of the premises by the LESSEES are obtained only on the condition that the rent is paid on time. Payment of rent shall be an independent covenant; all monies received by the OWNER may at anytime require that all rent and other sums be paid in either Cash, Money Order, Cashier's Check or Certified Check.

[redacted]
Initial

4. The OWNER will pay for the following utilities: Hot Water, Sewer, Gas Heat and Electricity***
Utilities shall be used for normal household purposes, and not wasted. ** EXCEPTING UNSEASONABLY HOT OR COLD WEATHER, HEATING WILL BE SHUT OFF ANNUALLY FROM JUNE 15TH TO SEPTEMBER 15TH. LESEES will pay Cable Television, Internet and any other telecommunication utilities as well as City of Portland trash bags.

[redacted]
Initial

5. If LESSEES own a WATERBED or FISH TANK, she/he will be responsible for any and all damages which might result from use of same. An insurance policy indicating specific coverage for water bed damages is required.

[redacted]
Initial

6. LESSEES agree that Security deposit shall be the total sum of $ 1,950 , and shall be payable on or before signing of this contract. Refunds shall be made in accordance with this contract which includes the attached SECURITY DEPOSIT AGREEMENT.

[redacted]
Initial

7. Upon moving out, LESSEES agree to surrender the Unit in the same condition as when received, reasonable wear excepted. LESSEES have inspected, and accepts the Unit, fixtures as is except for conditions materially affecting health or safety of ordinary persons. OWNER makes no implied warranties. A MOVE-IN INVENTORY & CONDITION FORM will be provided to LESSEES upon move-in. Within forty-eight hours thereafter, LESSEES shall use same to report defects or damages to OWNER'S representative; otherwise, everything will be deemed to be in clean and good condition and repair. LESSEES accept the premises subject to, and subordinate to any existing or future recorded mortgage or other lien applicable to the premises or its contents. LESSEES shall use reasonable diligence in care of the Unit. LESSEES may not make any alterations of OWNER'S property or fixtures without prior written consent of OWNER; no holes shall be put in the walls, ceilings, woodwork, floors, or floor covering; no antenna installations, or additional phone or TV cable outlets.

***Under no circumstances shall locks be changed, or additional locks be installed except by OWNER'S prior WRITTEN PERMISSION. A copy of all key(s) for any changed or additional lock (s) MUST BE SUBMITTED to the OWNER. Failure to obtain prior written permission from the OWNER, or to provide the OWNER with key (s) can result

in fines which will be charged to the LESSEES, and a demand for the return of all locks to their original status at the LESSEES expense.***



Initial

8.LESSEES, his/her guests, and other occupants shall comply with all written Rules and Regulations, which shall be considered part of this contract. OWNER may make reasonable rule changes, if in writing, and distributed to all residents. LESSEES agrees that the conduct of LESSEES, guests, and other occupants shall never be disorderly, boisterous, or unlawful, and shall not disturb the rights, comforts, or convenience of other persons in the Complex. Sidewalks, steps, entrance halls, walkways, and stairs shall not be obstructed or used for any purpose other than ingress and egress. The Unit and all other areas which are reserved for LESSEES private use shall be kept reasonably clean and sanitary by LESSEES. Garbage shall be disposed of only in appropriate receptacles. OWNER may regulate, limit or prohibit from the Unit, the following: motorcycles, recreational vehicles, boats, trailers, inoperable vehicles, furniture movers, deliverymen, solicitors, and/or guests who in the OWNER'S reasonable judgment have been disturbing the peace, disturbing other residents, or violating the Rules and Regulations. All written rules in this contract, or in a separate instrument may be enforced through OWNER'S representatives or agents, and LESSEE shall hold OWNER harmless for reasonable enforcement.



Initial

9. OWNER will not be liable for any damages or losses to persons or property caused by other residents or persons; theft, burglary, assault, vandalism, or other crimes. OWNER shall not be liable for personal injury, or for damage to, or loss of LESSEES personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leaks, rain, hail, ice, snow, smoke, explosion, interruption of utilities, or acts of God unless same is due to negligence of OWNER. OWNER strongly recommends that LESSEES secure Tenant's Insurance to protect against all of the above occurrences. Owner shall have no duty to furnish alarms, security guards, or additional locks and latches. If OWNER'S employees are requested to render services not contemplated in this contract, such employee shall be deemed the agent of the OWNER regardless of payment thereto; and LESSEES agree to hold OWNER harmless from any liability regarding same.



Initial

10. LESSEES agrees to request all repairs and services in writing to OWNER except in an extreme emergency when telephone calls will be accepted. OWNER shall have the right to temporarily turn off equipment and/or interrupt utilities to avoid damage to property or to perform repairs or maintenance which require such interruption; and in case of malfunctions of equipment or utilities, or damage by fire, water, or other cause, LESSEES shall notify OWNER immediately. OWNER shall act with due diligence in making repairs, and the lease shall continue, and rent shall not abate during such periods. If damage to the premises are substantial in the reasonable judgment of the OWNER, OWNER may terminate this contract within a reasonable time by giving written notice to

LESSEES. If lease is so terminated, rent shall be prorated and the balance refunded along with all deposit (s), less lawful deductions.

[redacted]
Initial

11. Lessees will not permit anyone's pet, even temporarily, anywhere in the Unit or Building. The presence of a pet without OWNER'S written permission will subject LESSEES to the charges, damages, and eviction provisions herein. **ABSOLUTELY NO PETS ARE PERMITTED AT THE PROPERTY

[redacted]
Initial

12. Subletting, assignment, or securing a replacement will be allowed only upon prior written permission of OWNER. In such event, LESSEES shall remain liable hereunder but shall receive credit for all rental paid by succeeding LESSEES during the lease term.

[redacted]
Initial

13. LESSEE shall reimburse OWNER promptly for any loss, property damage, or cost of repairs or service caused in Unit or Building Complex by negligence or improper use by LESSEES, guests, or other occupants. OWNER'S obligations for plumbing, doors, windows, screens are limited and waived to the following extent: 1) Any damage to doors, windows, or screens shall be paid for by LEESE unless due to negligence of OWNER, and 2) During occupancy, LESSEES shall be responsible for all plumbing stoppage in lines exclusively serving Resident (s) Unit, and for damages from windows or doors left open. Reimbursement is due upon demand. OWNER'S failure or delay in demanding damage reimbursements, late payment charges, returned check charges, or other sums due by LESSEES shall not be deemed a waiver; and OWNER may demand same at any time, including move-out. OWNER may require advance payment of repairs for which LESSEES are liable.

[redacted]
Initial

14. If LESSEES, guests, or other occupant is present, then repairmen, servicemen, or OWNER'S representative may enter the Unit during reasonable times for reasonable business purposes. If no one is present in the Unit, written notice of such entry shall be left in the Unit immediately thereafter, and such entry shall be limited to entry at reasonable times, by duplicate or master key, for the following purposes: repairs, extermination, preventative maintenance, failure to return tools or appliances, emergency safety or fire inspections, avoiding property damage, preventing waste of utilities paid for by OWNER, exercising Landlord' s Lien, leaving notices, retrieving property owned or leased by a former resident, showing Unit to prospective residents (after move-out or vacate notice has been given), or showing Unit to building inspectors, fire marshalls, mortgage lenders, appraisers, prospective purchases, or insurance agents.

[redacted]
Initial

15. OWNER agrees to 1) Keep common areas of the Building Complex in a reasonably clean condition; 2) Properly maintain fixtures, hot water heater, heating, 3) Remain in substantial compliance with applicable State and Local Laws regarding safety and sanitation; and 4) Make all reasonable repairs, subject to LESSEES obligation to pay for damages caused by LESSEES, guests, or other occupants. If OWNER violates the foregoing, LESSEES may terminate this lease only when the following procedures are followed: a) LESSEES shall make written request for repair or remedy of the condition, and all rents must be current at such time; b) After receipt of such request, OWNER shall have reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities.

[redacted]
Initial

16. If LESSEES fail to pay rent or other lawful charges when due, including reimbursement for damages, repairs, or plumbing service costs; or if LESSEES, guests, or other occupants violate the covenants of conditions of this contract or OWNER'S rules and regulations or applicable Sate and Local Laws; or if LESSEES abandons the unit, then OWNER'S representative may (with or without demand performance) terminate LESSEES rights of occupancy and possession by giving LESSEES SEVEN (7) days written notice to vacate. Notice shall be by personal delivery to LESSEE'S unit. If LESSEES is not in Unit at time served, then it may be left at the Unit. Such termination does not release LESSEES from liability for future rentals under the contract. After OWNER files eviction suit, OWNER may still accept rent or other sums due; and shall not waive or diminish OWNER'S right of property damages, past or future rent, or other sums due. OWNER may report unpaid rentals or unpaid damages to the local credit bureau for permanent record in LESSEES credit file.
If, in violation hereof, LESEES or his agent gives notice of intent to move out prior to the end of the contract term or renewal or extension periods, or if LESSEES moves out prior to the end of the contract term or renewal or extension periods, or if LESSEES moves out, or removes property from the Unit in contemplation of moving therefrom prior to the end of the contract term or renewal or extension period, or if LESSEES is evicted by court order, then all monthly rentals which are payable during the remainder of the contract term or renewal or extension period shall be accelerated without notice or demand and shall be immediately due and delinquent (similar to acceleration upon default of a home mortgage payment). Such right of acceleration is in lieu of having rentals for the entire lease term payable at the beginning of the lease. If LESSEES move out without rent being paid in full for the entire contract term or renewal or extension period, OWNER shall use diligence to re let and LESSEES shall be charged for cost of resetting regardless of whether or not re letting attempts are successful. Since it is difficult to evaluate costs of re letting relating to inconvenience, paperwork, prorate advertising, showing unit, electricity for showing, checking prospects, administrative and office overhead, and locater service fees (all of which may vary greatly), it is to the mutual benefit of both LESSEES and OWNER to stipulate in advance regarding such costs of re letting. It is therefore agreed that the costs of re letting shall be a liquidated sum equal to ONE MONTH'S RENT $ 1,950 regardless of whether actual costs are greater or lesser. This amount shall be in addition to past due rentals, future rentals,

and/or charges for cleaning, repairing, repainting, or other sums due under this contract, and the foregoing shall not waiver or diminish OWNER'S right to recover such additional amounts. All subsequent rentals received shall be credited against LESSEES liability for future rentals.



Initial

17.If LESSEES hold over and fails to move out on or before the exact date required (I.e the end of the initial lease term or the end of the month of any renewal or extension period). LESSEES shall be liable to pay rents for the holdover period, and to indemnify OWNER and/or prospective residents for damages incurred (including lost rentals , lodging expenses, and attorney's fees), and at OWNER'S option, OWNER may extend lease term for one month by delivering written notice to LESSEES Unit while LESSEES are still holding over. Holdover rents shall be immediately due on a daily basis and delinquent without notice or demand.



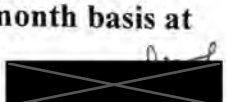
Initial

18. No oral agreements have been made. This contract is the entire agreement between the parties, and it may be modified only in writing signed by all parties except for reasonable rules and regulation changes pursuant to Paragraph 8. All of LEESEES statements in the rental application were relied upon by OWNER in executing this contract, and any misinformation therein shall be considered cause for termination by OWNER of LESSEES right of occupancy. In the event of more than one LESSEE, each LESSEE is jointly and severally liable for each provision of this contract. All obligations hereunder are to be performed in the County where the Unit is located. In any lawsuit involving contractual or statutory obligation of LESSEES, the OWNER, if it prevails, shall be entitled to recover attorney's fees and all other costs of litigation from the LESSEES. Any clause in this contract or attachment hereto declared invalid by law shall not invalidate the remainder.



Initial

19. No rent increases shall be allowed during the lease term. At least thirty (30) days prior written notice is required for any rent increase. If such notice of rent increase is given to LESSEES, this lease contract shall automatically continue on a month-to month basis at the increased rental rate beginning on the effective date of rental increase.



Initial

20. This contract is executed in multiple copies: one for each LESSEE, and one or more for the OWNER. Attached to each is a copy of the SECURITY DEPOSIT AGREEMENT. A copy of OWNER'S Rules and Regulations, if any, will be furnished upon occupancy, or earlier if desired. When a MOVE-IN INVENTORY is completed after LESSEES MOVE IN BOTH lessees and OWNER should retain a copy.



Initial

21.ADDITONAL PROVISIONS:

a. No boats/boat trailers, jet skis, snowmobiles, recreational vehicles/trailers, commercial trucks or trailers, unregistered vehicles, inoperable or unsightly vehicles or the like may be parked in the parking area or anywhere on the property without written permission by the OWNER. All others will be towed at the LESSEES expense.

[redacted]

Initial

b. No smoking. No Pets.

c. Except in the case of emergency or if it is impracticable to do so, the landlord shall give the tenants reasonable notice of the landlord's intent to enter and shall enter only at reasonable times. Twenty-four hours is presumed to be a reasonable notice in the absences of evidence to the contrary.

[redacted]

Initial

THIS IS A LEGAL AND BINDING DOCUMENT!!! PLEASE READ IT CAREFULLY!!!! YOUR INITIALS AND SIGNATURE INDICATE YOUR UNDERSTANDING AND COMPLIANCE.

DATE

[redacted]

Lessee

[redacted]

Lessee

[redacted]

Atanas Dinkov
Owner

A Dinkov
03/29/2024

LEASE CONTRACT
UNIT 2, 33 STATE STREET PORTLAND ME 04101
LEASE BEGINS February 17, 2024
LEASE EXPIRES February 28, 2025

Between : [redacted] herein after referred to as the LESSEE and the OWNER: Atanas Dinkov 33 state street unit 3, Portland ME 04101, e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than one (1) vehicle is allowed. ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor occupant, including above LESSEE (S):

1. [redacted]
2. _____ Age_____

List vehicle to be operated and parked on the property by LESSEE and/or other occupant (s):

1. [redacted]

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the17th day of February, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE ABOVE LEASE TERM; verbal notice is insufficient. Failure to give the 60-day written move-out notice will subject LESSEE to liability for future rentals, cost of re letting, and other damages and charges to which the owner is entitled. If occupancy is delayed because of construction or prior resident's holding over, OWNER shall not be liable to LESSEE for such delay, and the contract shall remain in force subject to the following conditions: 1) Rentals shall be abated on a daily basis during delay, and 2) LESSEE may terminate by giving notice in writing to owner no later than the third (3rd) day of delay, whereupon, LESSEE shall be entitled only to refund of deposit (s) and any rentals paid. LESSEE'S above right of abatement or termination shall not apply to cleaning repair delays which so not prevent occupancy by resident.

[redacted]
Initial

3.LESSEE will pay **$1,900.00_** per month rental, payable in advance and without demand to: **Atanas Dinkov.**

ON OR BEFORE THE 1ST DAY OF EACH MONTH, without a grace period. Rent paid after such date shall be deemed as late and delinquent; and, if all rent is not paid on or before the FIFTH (5th) OF THE MONTH, LESSEE agrees to pay a late charge of $40.00, plus an additional amount of $5.00 per day thereafter until rent is paid in full. LESSEE agrees to pay a $10.00 charge for each returned check, plus late payment

charges. The above rental figure is for an unfurnished unit. LESSEE'S right to possession and all of OWNER'S obligations hereunder are expressly contingent on the prompt payment of rent, and the use of the premises by the LESSEE is obtained only on the condition that the rent is paid on time. Payment of rent shall be an independent covenant; all monies received by the OWNER may at anytime require that all rent and other sums be paid in either Cash, Money Order, Cashier's Check or Certified Check.



Initial

4. The OWNER will pay for the following utilities: Hot Water, Sewer, and Gas Heat*** Utilities shall be used for normal household purposes, and not wasted. ** EXCEPTING UNSEASONABLY HOT OR COLD WEATHER, HEATING WILL BE SHUT OFF ANNUALLY FROM JUNE 15TH TO SEPTEMBER 15TH. LESEE will pay Electricity, Cable Television, Internet and any other telecommunication utilities as well as City of Portland trash bags.



Initial

5. If LESSEE owns a WATERBED or FISH TANK, she/he will be responsible for any and all damages which might result from use of same. An insurance policy indicating specific coverage for water bed damages is required.



Initial

6. LESSEE agrees that Security deposit shall be the total sum of $ 1900.00 , and shall be payable on or before signing of this contract. Refunds shall be made in accordance with this contract which includes the attached SECURITY DEPOSIT AGREEMENT.



Initial

7. Upon moving out, LESSEE agrees to surrender the Unit in the same condition as when received, reasonable wear excepted. LESSEE has inspected, and accepts the Unit, fixtures as is except for conditions materially affecting health or safety of ordinary persons. OWNER makes no implied warranties. A MOVE-IN INVENTORY & CONDITION FORM will be provided to LESSEE upon move-in. Within forty-eight hours thereafter, LESSEE shall use same to report defects or damages to OWNER'S representative; otherwise, everything will be deemed to be in clean and good condition and repair. LESSEE accepts the premises subject to, and subordinate to any existing or future recorded mortgage or other lien applicable to the premises or its contents. LESSEE shall use reasonable diligence in care of the Unit. LESSEE may not make any alterations of OWNER'S property or fixtures without prior written consent of OWNER; no holes shall be put in the walls, ceilings, woodwork, floors, or floor covering; no antenna installations, or additional phone or TV cable outlets.

***Under no circumstances shall locks be changed, or additional locks be installed except by OWNER'S prior WRITTEN PERMISSION. A copy of all key(s) for any changed or additional lock (s) MUST BE SUBMITTED to the OWNER. Failure to obtain prior written permission from the OWNER, or to provide the OWNER with key (s) can result

in fines which will be charged to the LESSEE, and a demand for the return of all locks to their original status at the LESSEE'S expense.***



Initial

8. LESSEE, his/her guests, and other occupants shall comply with all written Rules and Regulations, which shall be considered part of this contract. OWNER may make reasonable rule changes, if in writing, and distributed to all residents. LESSEE agrees that the conduct of LESSEE, guests, and other occupants shall never be disorderly, boisterous, or unlawful, and shall not disturb the rights, comforts, or convenience of other persons in the Condominium Complex. Sidewalks, steps, entrance halls, walkways, and stairs shall not be obstructed or used for any purpose other than ingress and egress. The Unit and all other areas which are reserved for LESSEE'S private use shall be kept reasonably clean and sanitary by LESSEE. Garbage shall be disposed of only in appropriate receptacles. OWNER may regulate, limit or prohibit from the Unit, the following: motorcycles, recreational vehicles, boats, trailers, inoperable vehicles,

furniture movers, deliverymen, solicitors, and/or guests who in the OWNER'S reasonable judgment have been disturbing the peace, disturbing other residents, or violating the Rules and Regulations. All written rules in this contract, or in a separate instrument may be enforced through OWNER'S representatives or agents, and LESSEE shall hold OWNER harmless for reasonable enforcement.



Initial

9. OWNER will not be liable for any damages or losses to persons or property caused by other residents or persons; theft, burglary, assault, vandalism, or other crimes. OWNER shall not be liable for personal injury, or for damage to ,or loss of LESSEE'S personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leaks, rain, hail, ice, snow, smoke, explosion, interruption of utilities, or acts of God unless same is due to negligence of OWNER. OWNER strongly recommends that LESSEE secure Tenant's Insurance to protect against all of the above occurrences. Owner shall have no duty to furnish alarms, security guards, or additional locks and latches. If OWNER'S employees are requested to render services not contemplated in this contract, such employee shall be deemed the agent of the OWNER regardless of payment thereto; and LESSEE agrees to hold OWNER harmless from any liability regarding same.



Initial

10. LESSEE agrees to request all repairs and services in writing to OWNER except in an extreme emergency when telephone calls will be accepted. OWNER shall have the right to temporarily turn off equipment and/or interrupt utilities to avoid damage to property or to perform repairs or maintenance which require such interruption; and in case of malfunctions of equipment or utilities, or damage by fire, water, or other cause, LESSEE shall notify OWNER immediately. OWNER shall act with due diligence in making repairs, and the lease shall continue, and

rent shall not abate during such periods. If damage to the premises are substantial in the reasonable judgment of the OWNER, OWNER may terminate this contract within a reasonable time by giving written notice to LESSEE. If lease is so terminated, rent shall be prorated and the balance refunded along with all deposit (s), less lawful deductions.

[redacted]

Initial

Lessee will not permit anyone's pet, even temporarily, anywhere in the Unit or Building. The presence of a pet without OWNER'S written permission will subject LESSEE to the charges, damages, and eviction provisions herein. **ABSOLUTELY NO PETS ARE PERMITTED AT THE

[redacted]

Initial

Subletting, assignment, or securing a replacement will be allowed only upon prior written permission of OWNER. In such event, LESSEE shall remain liable hereunder but shall receive credit for all rental paid by succeeding LESSEE during the lease term.

[redacted]

Initial

12. LESSEE shall reimburse OWNER promptly for any loss, property damage, or cost of repairs or service caused in Unit or Building Complex by negligence or improper use by LESSEE, guests, or other occupants. OWNER'S obligations for plumbing, doors, windows, screens are limited and waived to the following extent: 1) Any damage to doors, windows, or screens shall be paid for by LEESE unless due to negligence of OWNER, and 2) During occupancy, LESSEE shall be responsible for all plumbing stoppage in lines exclusively serving Resident (s) Unit, and for damages from windows or doors left open. Reimbursement is due upon demand. OWNER'S failure or delay in demanding damage reimbursements, late payment charges, returned check charges, or other sums due by LESSEE shall not be deemed a waiver; and OWNER may demand same at any time, including move-out. OWNER may require advance payment of repairs for which LESSEE is liable.

[redacted]

Initial

13. If LESSEE, guests, or other occupant is present, then repairmen, servicemen, or OWNER'S representative may enter the Unit during reasonable times for reasonable business purposes. If no one is present in the Unit, written notice of such entry shall be left in the Unit immediately thereafter, and such entry shall be limited to entry at reasonable times, by duplicate or master key, for the following purposes: repairs, extermination, preventative maintenance, failure to return tools or appliances, emergency safety or fire inspections, avoiding property damage, preventing waste of utilities paid for by OWNER, exercising Landlord' s Lien, leaving notices, retrieving property owned or leased by a former resident, showing Unit to prospective residents (after move-out or vacate notice has been given), or showing Unit to building inspectors, fire marshalls, mortgage lenders, appraisers, prospective purchases, or insurance agents.



Initial

14. OWNER agrees to 1) Keep common areas of the Building Complex in a reasonably clean condition; 2) Properly maintain fixtures, hot water heater, heating, 3) Remain in substantial compliance with applicable State and Local Laws regarding safety and sanitation; and 4) Make all reasonable repairs, subject to LESSEE'S obligation to pay for damages caused by LESSEE, guests, or other occupants. If OWNER violates the foregoing, LESSEE may terminate this lease only when the following procedures are followed: a) LESSEE shall make written request for repair or remedy of the condition, and all rents must be current at such time; b) After receipt of such request, OWNER shall have reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities.



Initial

15. If LESSEE fails to pay rent or other lawful charges when due, including reimbursement for damages, repairs, or plumbing service costs; or if LESSEE, guests, or other occupants violate the covenants of conditions of this contract or OWNER'S rules and regulations or applicable Sate and Local Laws; or if LESSEE abandons the unit, then OWNER'S representative may (with or without demand performance) terminate LESSEE'S right of occupancy and possession by giving LESSEE SEVEN (7) days written notice to vacate. Notice shall be by personal delivery to LESSEE'S unit. If LESSEE is not in Unit at time served, then it may be left at the Unit. Such termination does not release LESSEE from liability for future rentals under the contract. After OWNER files eviction suit, OWNER may still accept rent or other sums due; and shall not waive or diminish OWNER'S right of property damages, past or future rent, or other sums due. OWNER may report unpaid rentals or unpaid damages to the local credit bureau for permanent record in LESSEE'S credit file.

If, in violation hereof, LESEE or his agent gives notice of intent to move out prior to the end of the contract term or renewal or extension periods, or if LESSEE moves out prior to the end of the contract term or renewal or extension periods, or if LESSEE moves out, or removes property from the Unit in contemplation of moving therefrom prior to the end of the contract term or renewal or extension period, or if LESSEE is evicted by court order, then all monthly rentals which are payable during the remainder of the contract term or renewal or extension period shall be accelerated without notice or demand and shall be immediately due and delinquent (similar to acceleration upon default of a home mortgage payment). Such right of acceleration is in lieu of having rentals for the entire lease term payable at the beginning of the lease. If LESSEE moves out without rent being paid in full for the entire contract term or renewal or extension period, OWNER shall use diligence to re let and LESSEE shall be charged for cost of resetting regardless of whether or not re letting attempts are successful. Since it is difficult to evaluate costs of re letting relating to inconvenience, paperwork, prorate advertising, showing unit, electricity for showing, checking prospects, administrative and office overhead, and locater service fees (all of which may vary greatly), it is to the mutual benefit of both LESSEE and OWNER to stipulate in advance regarding such costs

of re letting. It is therefore agreed that the costs of re letting shall be a liquidated sum equal to ONE MONTH'S RENT $ 1900.00 regardless of whether actual costs are greater or lesser. This amount shall be in addition to past due rentals, future rentals, and/or charges for cleaning, repairing, repainting, or other sums due under this contract, and the foregoing shall not waiver or diminish OWNER'S right to recover such additional amounts. All subsequent rentals received shall be credited against LESSEE'S liability for future rentals.

[redacted]
Initial

If LESSEE holds over and fails to move out on or before the exact date required (I.e the end of the initial lease term or the end of the month of any renewal or extension period). LESSEE shall be liable to pay rents for the holdover period, and to indemnify OWNER and/or prospective residents for damages incurred (including lost rentals , lodging expenses, and attorney's fees), and at OWNER'S option, OWNER may extend lease term for one month by delivering written notice to LESSEE'S Unit while LESSEE is still holding over. Holdover rents shall be immediately due on a daily basis and delinquent without notice or demand.

[redacted]
Initial

16. No oral agreements have been made. This contract is the entire agreement between the parties, and it may be modified only in writing signed by all parties except for reasonable rules and regulation changes pursuant to Paragraph 8. All of LEESEE'S statements in the rental application were relied upon by OWNER in executing this contract, and any misinformation therein shall be considered cause for termination by OWNER of LESSEE'S right of occupancy. In the event of more than one LESSEE, each LESSEE is jointly and severally liable for each provision of this contract. All obligations hereunder are to be performed in the County where the Unit is located. In any lawsuit involving contractual or statutory obligation of LESSEE, the OWNER, if it prevails, shall be entitled to recover attorney's fees and all other costs of litigation from the LESSEE. Any clause in this contract or attachment hereto declared invalid by law shall not invalidate the remainder.

[redacted]
Initial

17. No rent increases shall be allowed during the lease term. At least thirty (30) days prior written notice is required for any rent increase. If such notice of rent increase is given to LESSEE, this lease contract shall automatically continue on a month-to month basis at the increased rental rate beginning on the effective date of rental increase.

[redacted]
Initial

18. This contract is executed in multiple copies: one for the LESSEE, and one or more for the OWNER. Attached to each is a copy of the SECURITY DEPOSIT AGREEMENT. A copy of OWNER'S Rules and Regulations, if any, will be furnished upon occupancy, or earlier if desired. When a MOVE-IN INVENTORY is completed after LESSEE MOVES IN BOTH lessee and OWNER should retain a

copy.

[redacted]

Initial

19.ADDITONAL PROVIAIONS:

a. No boats/boat trailers, jet skis, snowmobiles, recreational vehicles/trailers, commercial trucks or trailers, unregistered vehicles, inoperable or unsightly vehicles or the like may be parked in the parking area or anywhere on the property without written permission by the OWNER. All others will be towed at the LESSEE'S expense.

[redacted]

Initial

b. No smoking. No Pets.

THIS IS A LEGAL AND BINDING DOCUMENT!!! PLEASE READ IT CAREFULLY!!!! YOUR INITIALS AND SIGNATURE INDICATE YOUR UNDERSTANDING AND COMPLIANCE.

LESSEE(S) DATE

[redacted]

Lessee

Owner

LEASE CONTRACT
UNIT 3, 33 STATE STREET PORTLAND ME 04101
LEASE BEGINS April 1, 2024
LEASE EXPIRES March 31, 2025

Between : [redacted] herein after referred to as the LESSEES and the OWNER: Atanas Dinkov 33 state street unit 3, Portland ME 04101,
e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than two (2) vehicles are allowed. ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor occupant, including above LESSEES:

1. [redacted]
2.

List vehicle to be operated and parked on the property by LESSEES and/or other occupant (s):

1 [redacted]
2

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the 1st day of April, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE ABOVE LEASE TERM; verbal notice is insufficient. Failure to give the 60-day written move-out notice will subject LESSEES to liability for future rentals, cost of re letting, and other damages and charges to which the owner is entitled. If occupancy is delayed because of construction or prior resident's holding over, OWNER shall not be liable to LESSEES for such delay, and the contract shall remain in force subject to the following conditions: 1) Rentals shall be abated on a daily basis during delay, and 2) LESSEE may terminate by giving notice in writing to owner no later than the third (3rd) day of delay, whereupon, LESSEES shall be entitled only to refund of deposit (s) and any rentals paid. LESSEES above rights of abatement or termination shall not apply to cleaning repair delays which so not prevent occupancy by resident.

[redacted]
Initial

3.LESSEES will pay **$2,100.00_** per month rental, payable in advance and without demand to: **Atanas Dinkov.**

ON OR BEFORE THE 1ST DAY OF EACH MONTH, without a grace period. Rent paid after such date shall be deemed as late and delinquent; and, if all rent is not paid on or before the FIFTH (5th) OF THE MONTH, LESSEES agrees to pay a late charge of

$40.00, plus an additional amount of $5.00 per day thereafter until rent is paid in full. LESSEES agrees to pay a $10.00 charge for each returned check, plus late payment charges. The above rental figure is for an unfurnished unit. LESSEES rights to possession and all of OWNER'S obligations hereunder are expressly contingent on the prompt payment of rent, and the use of the premises by the LESSEES are obtained only on the condition that the rent is paid on time. Payment of rent shall be an independent covenant; all monies received by the OWNER may at anytime require that all rent and other sums be paid in either Cash, Money Order, Cashier's Check or Certified Check.

[redacted]
Initial

4. The OWNER will pay for the following utilities: Hot Water, Sewer, and Gas Heat*** Utilities shall be used for normal household purposes, and not wasted. ** EXCEPTING UNSEASONABLY HOT OR COLD WEATHER, HEATING WILL BE SHUT OFF ANNUALLY FROM JUNE 15TH TO SEPTEMBER 15TH. LESEES will pay Electricity, Cable Television, Internet and any other telecommunication utilities as well as City of Portland trash bags.

[redacted]
Initial

5. If LESSEES own a WATERBED or FISH TANK, she/he will be responsible for any and all damages which might result from use of same. An insurance policy indicating specific coverage for water bed damages is required.

[redacted]
Initial

6. LESSEES agree that Security deposit shall be the total sum of $ *2,100.00* , and shall be payable on or before signing of this contract. Refunds shall be made in accordance with this contract which includes the attached SECURITY DEPOSIT AGREEMENT.

[redacted]
Initial

7. Upon moving out, LESSEES agree to surrender the Unit in the same condition as when received, reasonable wear excepted. LESSEES have inspected, and accepts the Unit, fixtures as is except for conditions materially affecting health or safety of ordinary persons. OWNER makes no implied warranties. A MOVE-IN INVENTORY & CONDITION FORM will be provided to LESSEES upon move-in. Within forty-eight hours thereafter, LESSEES shall use same to report defects or damages to OWNER'S representative; otherwise, everything will be deemed to be in clean and good condition and repair. LESSEES accept the premises subject to, and subordinate to any existing or future recorded mortgage or other lien applicable to the premises or its contents. LESSEES shall use reasonable diligence in care of the Unit. LESSEES may not make any alterations of OWNER'S property or fixtures without prior written consent of OWNER; no holes shall be put in the walls, ceilings, woodwork, floors, or floor covering; no antenna installations, or additional phone or TV cable outlets.

***Under no circumstances shall locks be changed, or additional locks be installed except by OWNER'S prior WRITTEN PERMISSION. A copy of all key(s) for any changed or

additional lock (s) MUST BE SUBMITTED to the OWNER. Failure to obtain prior written permission from the OWNER, or to provide the OWNER with key (s) can result in fines which will be charged to the LESSEES, and a demand for the return of all locks to their original status at the LESSEES expense.***



Initial

8.LESSEES, his/her guests, and other occupants shall comply with all written Rules and Regulations, which shall be considered part of this contract. OWNER may make reasonable rule changes, if in writing, and distributed to all residents. LESSEES agrees that the conduct of LESSEES, guests, and other occupants shall never be disorderly, boisterous, or unlawful, and shall not disturb the rights, comforts, or convenience of other persons in the Complex. Sidewalks, steps, entrance halls, walkways, and stairs shall not be obstructed or used for any purpose other than ingress and egress. The Unit and all other areas which are reserved for LESSEES private use shall be kept reasonably clean and sanitary by LESSEES. Garbage shall be disposed of only in appropriate receptacles. OWNER may regulate, limit or prohibit from the Unit, the following: motorcycles, recreational vehicles, boats, trailers, inoperable vehicles, furniture movers, deliverymen, solicitors, and/or guests who in the OWNER'S reasonable judgment have been disturbing the peace, disturbing other residents, or violating the Rules and Regulations. All written rules in this contract, or in a separate instrument may be enforced through OWNER'S representatives or agents, and LESSEE shall hold OWNER harmless for reasonable enforcement.



Initial

9. OWNER will not be liable for any damages or losses to persons or property caused by other residents or persons; theft, burglary, assault, vandalism, or other crimes. OWNER shall not be liable for personal injury, or for damage to, or loss of LESSEES personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leaks, rain, hail, ice, snow, smoke, explosion, interruption of utilities, or acts of God unless same is due to negligence of OWNER. OWNER strongly recommends that LESSEES secure Tenant's Insurance to protect against all of the above occurrences. Owner shall have no duty to furnish alarms, security guards, or additional locks and latches. If OWNER'S employees are requested to render services not contemplated in this contract, such employee shall be deemed the agent of the OWNER regardless of payment thereto; and LESSEES agree to hold OWNER harmless from any liability regarding same.



Initial

10. LESSEES agrees to request all repairs and services in writing to OWNER except in an extreme emergency when telephone calls will be accepted. OWNER shall have the right to temporarily turn off equipment and/or interrupt utilities to avoid damage to property or to perform repairs or maintenance which require such interruption; and in case of malfunctions of equipment or utilities, or damage by fire, water, or other cause, LESSEES shall notify OWNER immediately. OWNER shall act with due diligence in making repairs, and the lease shall continue, and rent shall not abate during such periods. If

damage to the premises are substantial in the reasonable judgment of the OWNER, OWNER may terminate this contract within a reasonable time by giving written notice to LESSEES. If lease is so terminated, rent shall be prorated and the balance refunded along with all deposit (s), less lawful deductions.

[redacted]
Initial

11. Lessees will not permit anyone's pet, even temporarily, anywhere in the Unit or Building. The presence of a pet without OWNER'S written permission will subject LESSEES to the charges, damages, and eviction provisions herein. **ABSOLUTELY NO PETS ARE PERMITTED AT THE PROPERTY

[redacted]
Initial

12. Subletting, assignment, or securing a replacement will be allowed only upon prior written permission of OWNER. In such event, LESSEES shall remain liable hereunder but shall receive credit for all rental paid by succeeding LESSEES during the lease term.

[redacted]
Initial

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[redacted]
Initial

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[redacted]
Initial

15. OWNER agrees to 1) Keep common areas of the Building Complex in a reasonably clean condition; 2) Properly maintain fixtures, hot water heater, heating, 3) Remain in substantial compliance with applicable State and Local Laws regarding safety and sanitation; and 4) Make all reasonable repairs, subject to LESSEES obligation to pay for damages caused by LESSEES, guests, or other occupants. If OWNER violates the foregoing, LESSEES may terminate this lease only when the following procedures are followed: a) LESSEES shall make written request for repair or remedy of the condition, and all rents must be current at such time; b) After receipt of such request, OWNER shall have reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities.



Initial

16. If LESSEES fail to pay rent or other lawful charges when due, including reimbursement for damages, repairs, or plumbing service costs; or if LESSEES, guests, or other occupants violate the covenants of conditions of this contract or OWNER'S rules and regulations or applicable Sate and Local Laws; or if LESSEES abandons the unit, then OWNER'S representative may (with or without demand performance) terminate LESSEES rights of occupancy and possession by giving LESSEES SEVEN (7) days written notice to vacate. Notice shall be by personal delivery to LESSEE'S unit. If LESSEES is not in Unit at time served, then it may be left at the Unit. Such termination does not release LESSEES from liability for future rentals under the contract. After OWNER files eviction suit, OWNER may still accept rent or other sums due; and shall not waive or diminish OWNER'S right of property damages, past or future rent, or other sums due. OWNER may report unpaid rentals or unpaid damages to the local credit bureau for permanent record in LESSEES credit file.
If, in violation hereof, LESEES or his agent gives notice of intent to move out prior to the end of the contract term or renewal or extension periods, or if LESSEES moves out prior to the end of the contract term or renewal or extension periods, or if LESSEES moves out, or removes property from the Unit in contemplation of moving therefrom prior to the end of the contract term or renewal or extension period, or if LESSEES is evicted by court order, then all monthly rentals which are payable during the remainder of the contract term or renewal or extension period shall be accelerated without notice or demand and shall be immediately due and delinquent (similar to acceleration upon default of a home mortgage payment). Such right of acceleration is in lieu of having rentals for the entire lease term payable at the beginning of the lease. If LESSEES move out without rent being paid in full for the entire contract term or renewal or extension period, OWNER shall use diligence to re let and LESSEES shall be charged for cost of resetting regardless of whether or not re letting attempts are successful. Since it is difficult to evaluate costs of re letting relating to inconvenience, paperwork, prorate advertising, showing unit, electricity for showing, checking prospects, administrative and office overhead, and locater service fees (all of which may vary greatly), it is to the mutual benefit of both LESSEES and OWNER to stipulate in advance regarding such costs of re letting. It is therefore agreed that the costs of re letting shall be a liquidated sum equal to ONE MONTH'S RENT $ *2100.00* regardless of whether actual costs are greater or lesser. This amount shall be in addition to past due rentals, future rentals,

and/or charges for cleaning, repairing, repainting, or other sums due under this contract, and the foregoing shall not waiver or diminish OWNER'S right to recover such additional amounts. All subsequent rentals received shall be credited against LESSEES liability for future rentals.



Initial

17.If LESSEES hold over and fails to move out on or before the exact date required (I.e the end of the initial lease term or the end of the month of any renewal or extension period). LESSEES shall be liable to pay rents for the holdover period, and to indemnify OWNER and/or prospective residents for damages incurred (including lost rentals , lodging expenses, and attorney's fees), and at OWNER'S option, OWNER may extend lease term for one month by delivering written notice to LESSEES Unit while LESSEES are still holding over. Holdover rents shall be immediately due on a daily basis and delinquent without notice or demand.



Initial

18. No oral agreements have been made. This contract is the entire agreement between the parties, and it may be modified only in writing signed by all parties except for reasonable rules and regulation changes pursuant to Paragraph 8. All of LEESEES statements in the rental application were relied upon by OWNER in executing this contract, and any misinformation therein shall be considered cause for termination by OWNER of LESSEES right of occupancy. In the event of more than one LESSEE, each LESSEE is jointly and severally liable for each provision of this contract. All obligations hereunder are to be performed in the County where the Unit is located. In any lawsuit involving contractual or statutory obligation of LESSEES, the OWNER, if it prevails, shall be entitled to recover attorney's fees and all other costs of litigation from the LESSEES. Any clause in this contract or attachment hereto declared invalid by law shall not invalidate the remainder.



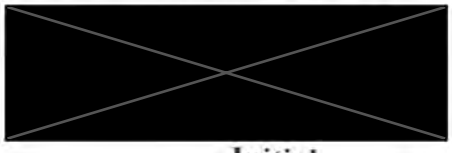
Initial

19. No rent increases shall be allowed during the lease term. At least thirty (30) days prior written notice is required for any rent increase. If such notice of rent increase is given to LESSEES, this lease contract shall automatically continue on a month-to month basis at the increased rental rate beginning on the effective date of rental increase.



Initial

20. This contract is executed in multiple copies: one for each LESSEE, and one or more for the OWNER. Attached to each is a copy of the SECURITY DEPOSIT AGREEMENT. A copy of OWNER'S Rules and Regulations, if any, will be furnished upon occupancy, or earlier if desired. When a MOVE-IN INVENTORY is completed after LESSEES MOVE IN BOTH lessees and OWNER should retain a copy.



Initial

21.ADDITONAL PROVIAIONS:

a. No boats/boat trailers, jet skis, snowmobiles, recreational vehicles/trailers, commercial trucks or trailers, unregistered vehicles, inoperable or unsightly vehicles or the like may be parked in the parking area or anywhere on the property without written permission by the OWNER. All others will be towed at the LESSEES expense.

[redacted]

Initial

b. No smoking. No Pets. [redacted]

THIS IS A LEGAL AND BINDING DOCUMENT!!! PLEASE READ IT CAREFULLY!!!! YOUR INITIALS AND SIGNATURE INDICATE YOUR UNDERSTANDING AND COMPLIANCE.

DATE [redacted]

[redacted]

Lessee

[redacted]

Lessee

Atanas Dinkov 03/14/2024

Atanas Dinkov
Owner

SWORN AFFIDAVIT OF MARIETTA MALLON

I, Marietta Mallon, being duly sworn, state as follows:

1. I was a tenant at 33 State St, Unit 1, Portland, Maine, from April 1, 2024 to April 4, 2025. I lived at this address with my partner, Sophia Thomas, where we rented from Mr. Atanas Dinkov.
2. Our lease included access to the laundry room, which took up about half of the basement. The rest of the basement was locked and windowless.
3. At the beginning of our lease term Mr. Dinkov told me that he was a renter in Ogunquit, ME and he discussed living in Ogunquit on multiple occasions.
4. Our apartment was on the first floor of the three story building and was located directly above the basement.
5. Ms. Thomas and I slept in the unit almost every night during the year of our tenancy, and in the bedroom above the enclosed area of the basement.
6. Due to the absence of soundproofing between the floor of my apartment and the basement, as well as gaps around pipes that allowed light through, I was aware of any activity taking place below us. Noises as subtle as a heavy sigh, mumbling, and footfalls were audible in our apartment, and when a light was turned on, I could see it through the cracks.
7. At no point during the entirety of my tenancy did my landlord, Mr. Atanas Dinkov, make the basement of the building his residence. I know this based on what I saw and heard, and based on Mr. Dinkov's own statements to me.
8. From April 1, 2024 to May 4, 2024, Mr Dinkov did not live in the basement, nor was he at the property much.

9. On May 4, 2024, Mr. Dinkov informed us that he would be out of the country for an extended period of time.
10. On August 13, 2024, he informed us of his return to Maine.
11. For several days in early September, Mr. Dinkov came to the building after work to remove an old oil tank in the basement. The fumes from this process were so strong that my partner and I had to spend a night elsewhere. Mr Dinkov confirmed this when I texted him about the chemical fumes (see exhibit A).
12. His work in the basement continued sporadically through Sept/Oct.
13. On November 2, 2024, I texted Mr. Dinkov to say that this work was disruptive and that he and his contractor had woken me and my partner up at 7:30am as they were discussing moving the water heater (see exhibit B).
14. On November 11, 2024, Mr. Dinkov texted all five tenants of 33 State St. informing us that it would no longer be safe to use the laundry room because he was "improving the heating system" (see exhibit C).
15. My partner and I went into the basement on November 11, 2024 and saw parts of the ceiling ripped out, wires hanging down, wood and rusty metal debris scattered throughout the space, and a large portion of the wall torn down (see exhibit D).
16. On November 24, 2024, a Sunday, the sound of a smoke detector's low battery beep was audible through the floor from the closed section of the basement. When my partner texted Mr. Dinkov in our shared group chat at 12:16pm to let him know, he replied by saying that he would stop by the property in a few hours (see exhibit E).
17. After providing notice of lease non-renewal on January 29, 2025, Mr. Dinkov informed me that he needed our unit so that he could move into the property.

18. On April 4, 2025, during the final walk-through, Mr. Dinkov told me that he'd be moving into the property that weekend, but he'd have to drive 30 minutes back home because he had forgotten to bring clothes.

Date: 9/20/2025

Marietta Mallon

STATE OF MAINE
CUMBERLAND, SS

Personally appeared before me the above-named Marietta Mallon, and made oath that the above-stated facts are true upon her personal knowledge as described above.

Date: 9/20/25

Notary Public

MELISSA E. STONE
NOTARY PUBLIC - State of Maine
My Commission Expires
January 23, 2031

SWORN AFFIDAVIT OF SOPHIA THOMAS

I, Sophia Thomas, being duly sworn, state as follows:

1. I was a tenant at 33 State St, Unit 1 in Portland, Maine between April, 2024 and April, 2025. I lived with my partner, Marietta Mallon. Our apartment was directly above the basement, on the first floor of the three-story building.
2. Included in our lease was the use of a laundry room, which took up a large portion of the basement, and contained the only three windows in the basement. I did my laundry there one evening every week, and never saw evidence of Mr. Dinkov living there.
3. When I toured the unit on March 26, 2024 before moving into the property, Mr. Dinkov told me that he was a tenant himself, and lived in Ogunquit, Maine. He continued to mention this fact throughout my tenancy, saying that he had to drive over 30 minutes to reach both work in South Portland and 33 State St. from his home.
4. I knew that Mr. Dinkov drove a gray Volkswagen Jetta, which he parked in front of the building whenever he was around the property. I always paid attention to whether the car was in front of the building or not, and it was never in front of the building overnight.
5. Due to the placement of my and my partner's apartment above the basement, we were always aware of whether or not Mr. Dinkov was in the basement. There was no seal or soundproofing whatsoever between our apartment and the basement, and there were even cracks in the floor around the heating pipes in the living room, bedroom, and bathroom, through which we could see light. Because of

this, we could hear every single thing that went on in the basement, including sneezes, muttering, and feet scuffing on the floor. My partner and I were extremely aware of any time Mr. Dinkov was in the basement because we knew that he could hear us equally as well as we could hear him.

6. Because of the lack of soundproofing between our unit and the basement, my partner and I heard multiple conversations between Mr. Dinkov and various contractors about his renovation plans for the basement. It was because of this fact that we found out that Mr. Dinkov was removing bricks from a wall the basement shared with the basement of 31 State Street, which had already been bowing out. We later saw the pile of bricks he was removing when he moved it to the front of the building.
7. Mr. Dinkow was not around the property often between April 1, 2024 and May 4, 2024, and did not live in the basement during that time.
8. Mr. Dinkov told all of the tenants on May 4, 2024 that he would be out of the country for an extended period of time. He let us know that he was back on August 13, 2024.
9. On one occasion during the fall of 2024, Mr. Dinkov was doing work in the basement and the door to the locked back room was open. I looked inside and saw an extremely small and cluttered and dirty room storing paint cans, tools, and various other items being used for renovation. The back room also contained what seemed to be a water heater and boiler. There was no furniture in that room, nor was there any evidence of someone living there.

10. On November 2, 2024, Mr. Dinkov woke myself and my partner up at 7:30am by having a conversation with a contractor about his desire to move the water heater. The conversation was so clear, it sounded like there were two men inside of our bedroom, which was incredibly alarming. We texted him about this incident because it was unusual that he was in the unit so early. If he had lived in the basement, we would have been woken up every day by the sounds of him moving around below us.
11. On November 11, 2024, Mr. Dinkov texted all tenants to inform us we would no longer be able to use the basement to do laundry due to "improvements to the heating system." That evening, my partner and I went down to the laundry room and saw complete destruction, including pieces of the ceiling hanging down, wires everywhere, stacks of boards with rusty nails sticking out of them, and dust completely coating everything. Part of the wall connecting the laundry room to the back room was also busted through, which meant we could see the water heater on the other side of it.
12. On two occasions, November 24th, 2024, and March 7th, 2025, my partner and I had to text Mr. Dinkov because there was a beeping sound in the basement that would not stop because of a smoke detector with a low battery. We had to contact him to come fix this issue both times because he did not live in the basement, and therefore did not know that there was a beeping noise. It took him multiple hours to address the issue on each occasion because he had to travel from his place of residence to reach 33 State St.

13. When my partner and I were turning in our keys on April 4, 2025, Mr. Dinkov told us that had brought a mattress to move into our unit, but forgotten all of his clothes at home, over 30 minutes away. His clothes were not stored in the basement of 33 State St. because he did not live there.

Date: 9/20/2025

Sophia Thomas

STATE OF MAINE
CUMBERLAND, SS

Personally appeared before me the above-named Sophia Thomas, and made oath that the above-stated facts are true upon her personal knowledge as described above.

Date: 9/20/25

Notary Public

MELISSA E. STONE
NOTARY PUBLIC - State of Maine
My Commission Expires
January 23, 2031

SWORN AFFIDAVIT OF EMILY BARSTOW

I, Emily Barstow, being duly sworn, state as follows:

1. I was a resident at 33 State Street, Unit 2, Portland, Cumberland County, Maine 04101, from February 17, 2024, which is when my lease officially began, until I moved out on March 29th, 2025. My apartment was on the second floor of the three-story building ("the Building").
2. Prior to my tenancy, the landlord, Atanas Dinkov, temporarily occupied Unit 2 in order to complete minor renovations on the units. Once I moved in, he vacated Unit 2 and moved into one of the other units for a short period of time before the tenants of Unit 1 and Unit 3 moved in during March 2024.
3. After those tenants moved in, Mr. Dinkov was occasionally present at the Building to perform work in the basement, but at no time did he live in the basement or establish any living space there. The basement contained laundry facilities for tenants but no setup consistent with a residence.
4. On several occasions during my tenancy, the electrical fuse in my unit would blow if I had multiple appliances running. Each time, Mr. Dinkov had to call an electrician to reset the electrical panel in the basement. If Mr. Dinkov had actually resided in the Building, he would have been able to resolve such issues himself.
5. On February 17, 2025, Mr. Dinkov emailed me stating that he would not be renewing my lease, which ends on February 28, 2025. Instead, he informed me that I had 60 days to vacate the apartment.
6. There were many times that Mr. Dinkov alluded to the fact that he lived a 45 minute drive from Portland, not in Portland proper.

7. Based on the foregoing facts, it is my belief that Mr. Dinkov has not resided at the Building during my tenancy and does not maintain it as his primary residence.

Date: 9/23/25

Emily Barstow

STATE OF MAINE
CUMBERLAND, SS

Personally appeared before me the above-named Emily Barstow, and made oath that the above-stated facts are true upon her personal knowledge as described above.

Date: 9/23/25

Notary Public

State of Maine
Notary Public
Katarina Reynolds
My Commission Expires 12/06/2030

SWORN AFFIDAVIT OF SARAH DUFF

I, Sarah Duff, being duly sworn, state as follows:

1. I was a tenant at 33 State St, Unit 3, Portland, Cumberland County, Maine, from April 2024 to April 2025. I lived at this address with Paige Marchand. Our apartment was on the third floor of the three-story building.

2. All three units at 33 State St. were occupied by tenants the whole time I lived there.

3. At no point during the year that I lived at 33 State St. did my landlord, Atanas Dinkov, make the basement or any other place in the building his residence. I know this because of things Mr. Dinkov told me and my observations of what took place at the property.

5. The first time I met Mr. Dinkov, when I toured the property with my roommate on March 16, 2024, he told me and my roommate that he lived in Ogunquit.

4. Mr. Dinkov drove a Volkswagen Jetta, which was only parked in front of the building occasionally on weekends when he was renovating in the basement. I only noticed it in front of the building after 5pm on a weeknight about once a week.

6. On May 4, 2024, Mr. Dinkov texted the group chat of tenants from 33 State Street to tell us that he was leaving the country. He told us he was back on August 13, 2024.

7. From April 2024 until November 11, 2024, I did my laundry in the basement of 33 State St. almost weekly. The laundry room took up most of the basement. Out of all of the times I was in the basement, I never saw any evidence of Mr. Dinkov living there.

8. On November 11, 2024, Mr. Dinkov sent a message to the group chat of tenants of 33 State St. informing us that it would no longer be safe to use the laundry room because he was "improving the heating system." He did not say anything about moving into the basement.

9. On multiple occasions during the winter, a tenant from a neighboring building parked in my assigned parking spot because I had cleared it of snow. On each of these occasions, I had to send Mr. Dinkov pictures as proof of this issue because he was not there to see it himself.

10. When my doorknob broke, I texted Atanas for help fixing it. He told me would be at the property that evening to do work in the basement and could fix the doorknob while he was there. On occasions when Mr. Dinkov wanted to enter our apartment or we asked for help with something, he would specifically communicate if/when he would be in the building, since the norm was that he was not present. Because he did not reside in the building, it was necessary to coordinate around when he was able to stop by rather than relying on him consistently being there.

11. When discussing moving out, Mr. Dinkov told me that he would be moving from his current apartment in Ogunquit into 33 State St. with his family.

12. Based on all of these facts, I am able to conclude with absolute certainty that Atanas Dinkov did not live in the basement of 33 State St. during my tenancy there, or anywhere else on the property.

Date: 9/23/2025

Sarah Duff

STATE OF MAINE
CUMBERLAND, SS

Personally appeared before me the above named Sarah Duff, and made oath that the above-stated facts are true upon her personal knowledge as described above.

Date: 9/23/2025

Notary Public

AISSA EDORA
NOTARY PUBLIC
State of Maine
My Commission Expires
June 22, 2028

SWORN AFFIDAVIT OF PAIGE MARCHAND

I, Paige Marchand, being duly sworn, state as follows:

1. I was a tenant at 33 State St, Unit 3, Portland, Cumberland County, Maine, from April 1 2024 to March 29 2025. I lived at this address with Sarah Duff. Our apartment was on the third floor of a three story building.

2. All three units at 33 State St. were occupied by tenants for the entirety of my tenancy. Our lease gave us access to a laundry room in one half of the basement, the other half being locked.

3. At no point during my tenancy did my landlord, Atanas Dinkov, reside in the basement as his primary residence. I know this based on my knowledge of what took place at the property, and Mr. Dinkov's own statements he made to me.

4. The first time I met Mr. Dinkov was when I toured the property with my roommate on March 16, 2024. It was at that point that he told us he was a renter in Ogunquit, Maine.

5. Prior to my tenancy, Mr. Dinkov temporarily occupied Unit 3 in order to complete minor renovations of the unit. I knew this based on his own statements and the presence of a mattress in the larger bedroom. Once my roommate and I moved in, he vacated Unit 3.

6. I knew Mr. Dinkov drove a gray Volkswagen Jetta, which he parked in front of the building whenever he was at the property. Mr. Dinkov began renovations in the basement around December 2024, it was at this point only that I noticed his car parked sporadically in front of the building after 5pm throughout the week.

7. During the period of time when I resided at 33 State St., I worked the night shift. Mr. Dinkov's car was never around the property when I left for my shift, or when I came back in the early hours of the morning.

8. Mr. Dinkov reached out via a grouptext to inform us he would be out of the country to visit his family on May 4, 2024 for an extended period of time. He informed us of his return on August 13, 2024.

9. From April 1 2024 until November 11, 2024, I often did my laundry in the basement. November 11 2024 was when Mr. Dinkov informed us that the laundry room would become temporarily unavailable because he was "improving the heating system". This laundry room was accessible to all tenants of 33 State Street. This laundry room was also accessible to the owner of 31 State St, I know this because I often saw a tenant of 31 State St doing her laundry while I was down there. There was only one door to the basement and the only windows in the basement were located in the laundry room. The windows to the back section were visibly boarded up from the outside. The laundry room contained only two washers and two dryers.

10. The said laundry room above never became available to us again. Mr. Dinkov explained to me that he would be converting the basement into a single bedroom apartment. He then told me he would be renting said apartment.

11. When discussing moving out, Mr. Dinkov explained to me that he would be moving from his current apartment in Ogunquit into 33 State St. with his family who were moving from another country.

12. Based on all of the above factors I am able to conclude with absolute certainty that Atanas Dinkov did not live in the basement or anywhere else on the property of 33 State St. during my tenancy.

Date: 09/20/2025

Paige Marchand

STATE OF MAINE
CUMBERLAND, SS

Personally appeared before me the above-named Paige Marchand, and made an oath that the above-stated facts are true upon her personal knowledge as described above.

Date: 9/20/25

Notary Public

MELISSA E. STONE
NOTARY PUBLIC - State of Maine
My Commission Expires
January 23, 2031

Rent payments made by Mr. Dinkov to Ms. Donna Lewis by Venmo from January 2024 - April, 2025

AD **Atanas Dinkov paid Donna Lewis**
Jan 2, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
Mar 4, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
May 1, 2024
:payment

AD **Atanas Dinkov paid Donna Lewis**
Jun 1, 2024
2

AD **Atanas Dinkov paid Donna Lewis**
Jul 1, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
Sep 3, 2024
Payment

Rent payments made by Mr. Dinkov to Ms. Donna Lewis by Venmo from January 2024 - April, 2025

AD **Atanas Dinkov paid Donna Lewis**
Sep 30, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
Nov 1, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
Nov 22, 2024
Payment

AD **Atanas Dinkov paid Donna Lewis**
Jan 2
Payment

AD **Atanas Dinkov paid Donna Lewis**
Feb 1

AD **Atanas Dinkov paid Donna Lewis**
Apr 5

Notice of Lease Non-Renewal

Inbox ×

Atanas Dinkov <addinkov@yahoo.com>
to [redacted]

Wed, Jan 29, 8:00 AM

Good morning [redacted],

I hope this letter finds you well. I am writing to inform you that your current lease for apartment 1 located on 33 State Street Portland ME will not be renewed and will expire on 03.31.2025.

In line with our lease agreement and legal requirements, this is a 60 days notice of your non-renewal. Please ensure you vacate the premises by 04.15.2025 giving you ample time to secure alternative housing.

Thank you for your tenancy and cooperation at 33 State Street. This decision is purely a strategic one and not due to any issues.

As you prepare to move out, please take note of the following:

Security Deposit: Your Security Deposit will be returned, minus any deductions for damages or unpaid rent.
Final Walk-Through Inspection: We can arrange a full final inspection or walk-through inspection at a mutually convenient time before departure to address any concerns about the property's condition.

If you have any questions or need further information, please contact me at 207-216-0446 or addinkov@yahoo.com.

Thank you for your understanding and for being a responsible tenants. I wish you all the best in your future housing arrangements.

From: **Atanas Dinkov** <addinkov@yahoo.com>
Date: Mon, Feb 17, 2025 at 7:45AM
Subject: Notice of Lease Non-Renewal
To: [redacted]

Good morning [redacted]

I hope this letter finds you well. I am writing to inform you that your current lease for apartment 2 located on 33 State Street Portland ME will not be renewed and will expire on 02.28.2025.

In line with our lease agreement and legal requirements, this is a 60 days notice of your non-renewal. Please ensure you vacate the premises by 04.18.2025 giving you ample time to secure alternative housing.

Thank you for your tenancy and cooperation at 33 State Street. This decision is purely a strategic one and not due to any issues.

As you prepare to move out, please take note of the following:

Security Deposit: Your Security Deposit will be returned, minus any deductions for damages or unpaid rent.
Final Walk-Through Inspection: We can arrange a full final inspection or walk-through inspection at a mutually convenient time before departure to address any concerns about the property's condition.

If you have any questions or need further information, please contact me at 207-216-0446 or addinkov@yahoo.com.

Thank you for your understanding and for being a responsible tenant. I wish you all the best in your future housing arrangements.

Search Results 3 Results

Download

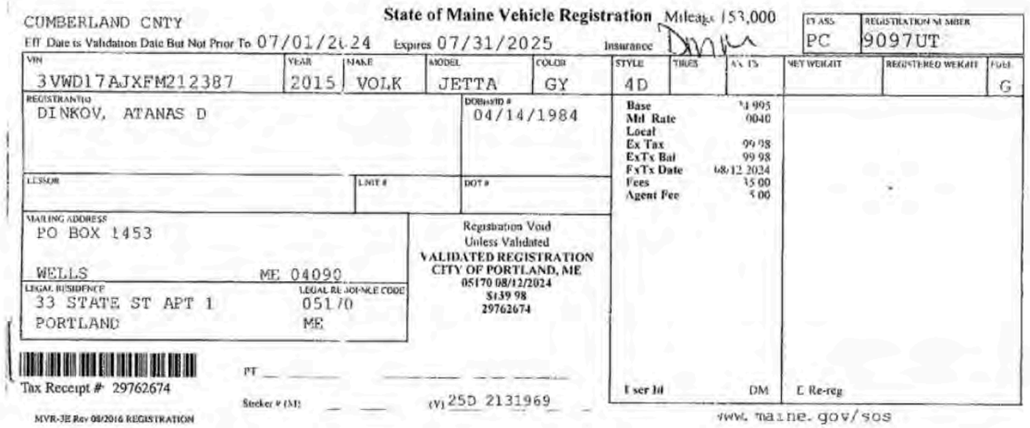
ISSUE DATE	CITATION	LPN	PLATE TYPE	MAKE	VIOLATION TYPE	STREET	OFFICER	AMOUNT	STATUS
05/20/2025, 01:34 AM	79751404	(ME) **9097UT**	PASSENGER	Volkswagen	(4) No Parking This Side of Street	STATE ST (2)	857	$40.00	UNPAID
08/22/2024, 05:49 PM	72994524	(ME) **9097UT**	PASSENGER	Volkswagen	(E) No Parking Zone	STATE ST (2)	854	$40.00	UNPAID
02/06/2024, 03:29 AM	68384972	(ME) **9097UT**	PASSENGER	Volkswagen	(4) No Parking This Side of Street	STATE ST (2)	852	$35.00	PAID

Portland Tenants Union <info@portlandtenantsunion.org> Mon, Aug 4, 3:59 PM (18 hours ago)

to veh-reg@portlandmaine.gov

Good afternoon. We are trying to find out when the vehicle with license plate number 9097UT was first registered in Portland and what the address was on the registration. Below is the most recent registration. We are simply trying to determine if it was registered in Portland during the previous year.

Thank you!



CUMBERLAND CNTY

State of Maine Vehicle Registration Mileage 153,000

Eff. Date is Validation Date But Not Prior To 07/01/2024 Expires 07/31/2025 Insurance

CLASS: PC

REGISTRATION NUMBER: 9097UT

VIN	YEAR	MAKE	MODEL	COLOR	STYLE	TIRES	AXLES	NET WEIGHT	REGISTERED WEIGHT	FUEL
3VWD17AJXFM212387	2015	VOLK	JETTA	GY	4D					G

REGISTRANT(S): DINKOV, ATANAS D

DOB and/or #: 04/14/1984

LESSOR

UNIT #

DOT #

MAILING ADDRESS: PO BOX 1453

WELLS ME 04090

LEGAL RESIDENCE: 33 STATE ST APT 1

PORTLAND ME

LEGAL RESIDENCE CODE: 0510

Registration Void Unless Validated

VALIDATED REGISTRATION

CITY OF PORTLAND, ME

05170 08/12/2024

$139.98

29762674

Base	91.995
Mil Rate	0040
Local	
Ex Tax	99.98
ExTx Bal	99.98
ExTx Date	08/12/2024
Fees	35.00
Agent Fee	5.00

User Id DM E Re-reg

Tax Receipt # 29762674

PT

Sticker # (M) (Y) 25D 2131969

MVR-3E Rev 08/2016 REGISTRATION

www.maine.gov/sos

Vehicle Registration 8:11 AM (2 hours ago)

to me

Hi,

I do not have that the vehicle was previously registered in Portland prior to that registration you provided.

--Richard

•••

--

5 People

Mon, Nov 11 at 10:37 AM

Atanas Dinkov

A

Hi there. The hot water will be off for about 20 minutes.

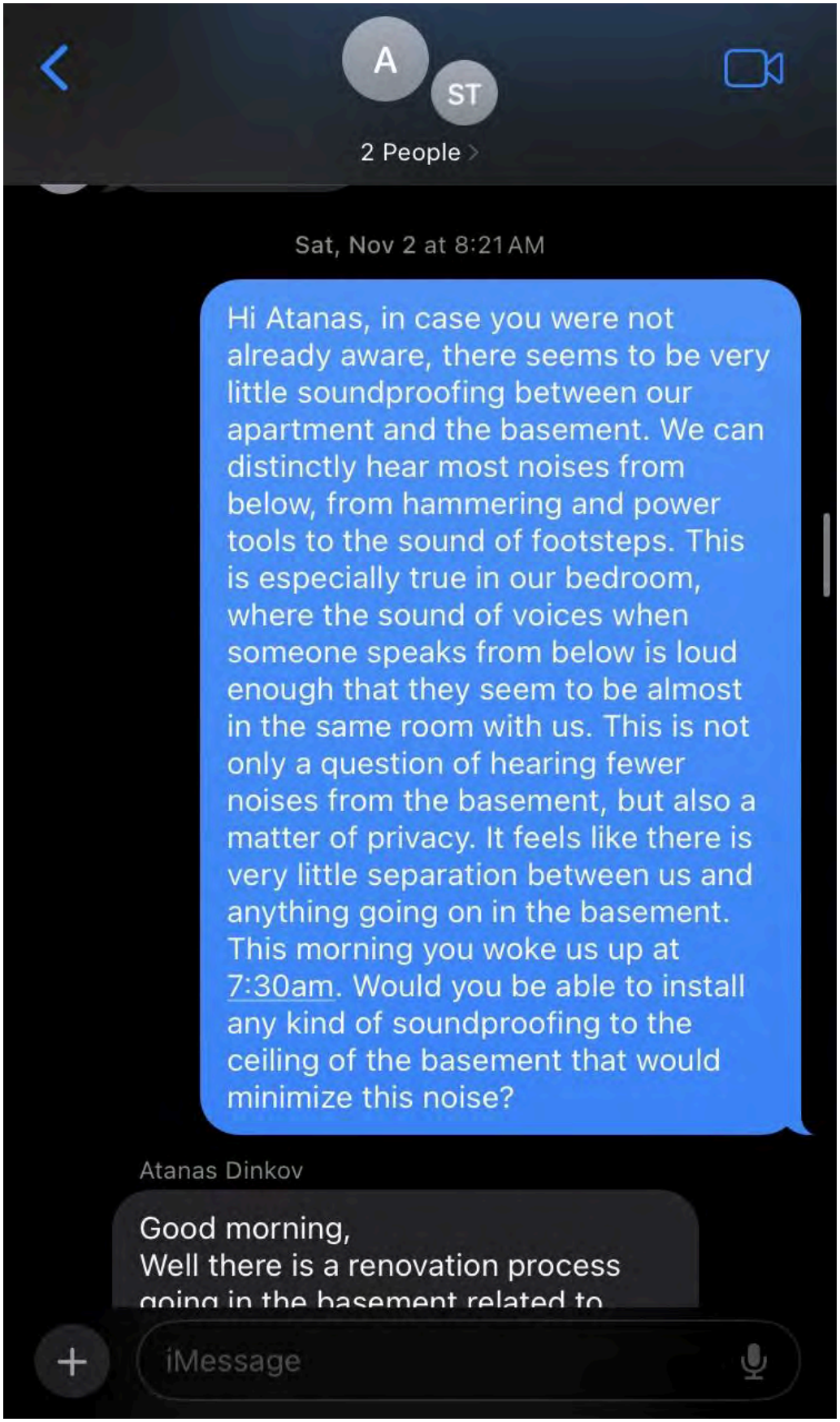
A

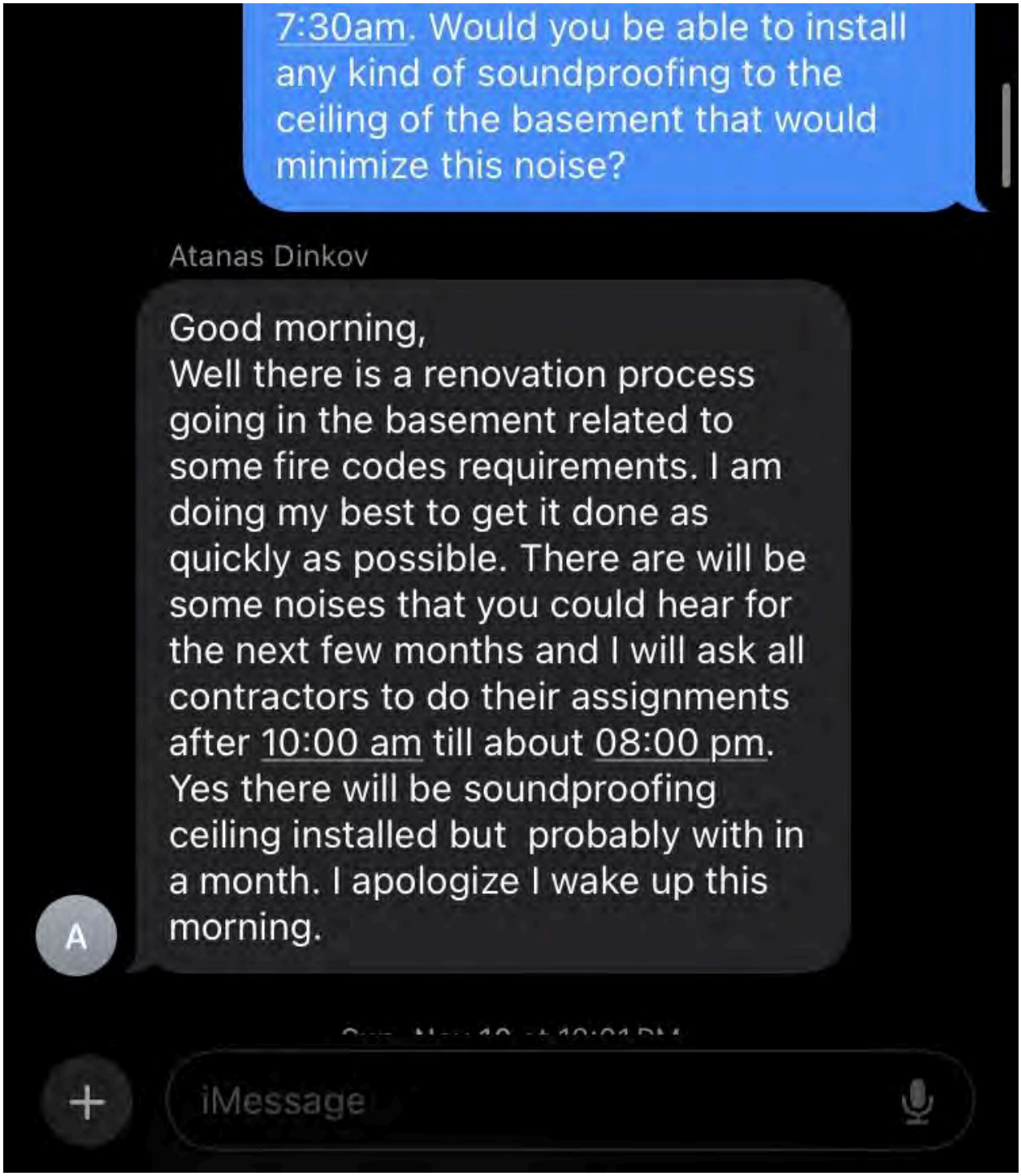
The hot water is back. Let me if there are any issues. Thank you.

Hi there, I would like to inform you that I am improving the heating system. As you probably noticed there are major changes in the laundry room area. Based on some safety issues concerns and conversation with certified plumber the laundry room will not be available till end of the year. I will take $15 off from your monthly rent till the laundry room is available. I apologize for the inconvenience. Let me know if you have any questions. Thank you.

A

iMessage


A
ST
2 People
Sat, Nov 2 at 8:21 AM
Hi Atanas, in case you were not already aware, there seems to be very little soundproofing between our apartment and the basement. We can distinctly hear most noises from below, from hammering and power tools to the sound of footsteps. This is especially true in our bedroom, where the sound of voices when someone speaks from below is loud enough that they seem to be almost in the same room with us. This is not only a question of hearing fewer noises from the basement, but also a matter of privacy. It feels like there is very little separation between us and anything going on in the basement. This morning you woke us up at 7:30am. Would you be able to install any kind of soundproofing to the ceiling of the basement that would minimize this noise?
Atanas Dinkov
Good morning,
Well there is a renovation process
iMessage


7:30am. Would you be able to install any kind of soundproofing to the ceiling of the basement that would minimize this noise?
Atanas Dinkov
Good morning,
Well there is a renovation process going in the basement related to some fire codes requirements. I am doing my best to get it done as quickly as possible. There are will be some noises that you could hear for the next few months and I will ask all contractors to do their assignments after 10:00 am till about 08:00 pm.
Yes there will be soundproofing ceiling installed but probably with in a month. I apologize I wake up this morning.
A
iMessage

Dylan Orr <dorr@portlandmaine.gov>

Rent Board Public Hearing - 33 State St (CBL: 044-B-016-001)

2 messages

Atanas Dinkov <addinkov01@gmail.com> Mon, Oct 27, 2025 at 12:10 PM
To: rentboard@portlandmaine.gov

Hi there,

My name is Atanas Dinkov and I own the property located on 33 State St (CBL: 044-B-016-001) Portland Maine. I am reaching out regarding a request for a hearing submitted by Portland Tenants Union in regards to a potential violation of the City of Portland's Rent Stabilization Ordinance.
Please note that Portland Tenants Union has already notified Housing Safety/Permitting and Inspection department regarding potential violation of the City of Portland's Rent Stabilization Ordinance. As a result investigation was completed by Adam O'Conner (Rental Registration Inspector Licensing) that concluded the property located at 33 State Street was owner-occupied as defined under Sec 6-150.1 of the City Code from January 2024 to present, exempting the property from Article XII.

All this started in May 2024 and I do not understand why I have to go through this again?

I am providing the following information in addition to investigation completed:

1. Amendment of Notice of Violation and Order to Correct
2. House inspection completed by Department of Planning and Urban Development CITY OF PORTLAND – please note this is a clear evidence Basement Unit was a Legal rentable unit including operational bathroom/shower and toilet.
3. Property data card – uploaded from City of Portland website. See towards the end of page This is an additional prove (besides Home inspection and two apprisals.) regarding Finished Basement status which is considered a livable area.
4. Extraction Bank statements regarding Venmo Payment – this is a proof I am paying $500.00 per month for an Office space including parking plus $70.00 for a Verizon phone line. Bank statements were provided to Adam O'Conner too.
5. CPA license for the state of Maine. – I need an office to complete my accounting work.
6. First pages of 2024 tax return and Tax Transcript showing my legal address 33 State street Portland ME.
7. Copy of Drivers License. - please note I changed my address beginig of the fiscal year 2024.
8. Copy of email from Portland Tenant Union insisting me paying $35,937.50 to tenants and identifying my going forward rents. Just wondering does the union have the right to enforce City of Portland Housing Safety Department Notice of Violation?
9. Portland Tenants Union Constitution – Please see page 3/5 section Financial Reimbursement from Landlords and consider the reason and more specifically the incentives Portland Tenant Union is trying to receive. This file was dowloanded from Portland Tenant Union website.
10. Link where the Portland Tenants Union Constitution was found.
11. Birth Certificate - explaning the reason I spent few months out of the country. I will provide copy of flight tickets if you would like.

Let me know if you have any additionla questions/requests.
Plese confirm you have received this email and all files attached

Thank you.

11 attachments

CPA License.pdf
166K

Bank stmts Venmo payments.docx
107K

ID.docx
488K

Gmail - Fw_ NOV for 33 State.pdf
639K

Birth Certificate.pdf
1264K

LINK Portland Tenants Union Constitution DRAFT link.docx
14K

Property data card.pdf
51K

PTU Constitution DRAFT (2025) - Google Docs.pdf
137K

Amended 33 State Street Notice of Violation (1) - Copy.pdf
2205K

Tax return.pdf
1530K

33 State St Housing Inspection 4 units.pdf
3172K

Dylan Orr <dorr@portlandmaine.gov> Tue, Oct 28, 2025 at 11:30 AM
Cc: rentboard@portlandmaine.gov

got it

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St, Portland, ME
207-874-8966
dorr@portlandmaine.gov

permitting & inspections

[Quoted text hidden]

Dylan Orr <dorr@portlandmaine.gov>

Rent Board Public Hearing 33 State St - additional information

1 message

Atanas Dinkov <addinkov01@gmail.com> Thu, Oct 30, 2025 at 9:29 AM
To: rentboard@portlandmaine.gov

Good morning,
I am providing additional information regarding my case.
I am kindly asking to consider Rule 80B of Maine Rules of Civil Procedure according to which each side of the case has the right to appeal a City of Portland decision to Superior Court within 30 days.

Portland Tenants Union DID NOT appeal CIty of Portland decision to Superior Court or to the Rent Board within the time frame (30 days) according to rule 80B which is explicitly stated within initial email and Notice of Violation by itself. (See attached)
Notice of Violation was issued on 07/17/2025 and Portland Tenants Union letter requesting public hearing is dated 09/25/2025. I believe this is about a 70 days time period without response. In my understanding if you do not appeal a Government decision within time frame defined in this case by Rule 80b of the Maine Rules of Civil Procedure you agree with it.

Thank you very much for your consideration.

Rule 80b.pdf
1160K

Gmail

Atanas Dinkov <addinkov01@gmail.com>

Amendment of Notice of Violation - 33 State St - RCD2500009

12 messages

Rent Control- City of Portland <rentcontrol@portlandmaine.gov> Thu, Jul 17, 2025 at 4:29 PM
To: Atanas Dinkov <addinkov01@gmail.com>

The City of Portland Permitting and Inspections Department inspected the rental data for the rental unit at the above property and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by date set in the attached Notice of Violation. Please be advised that penalties will be applied if the violations are not corrected by that date.

You have a right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.

I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

--
Licensing and Registration
389 Congress Street
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

2 attachments

33 State Street Amendment to Notice of Violation (1).pdf
2476K

33 State St Notice of Violation.pdf
192K



Scanned with CamScanner

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

07/17/2025
License #: LTR-006077-2024
Code Case #: **RCD2500009**
ATANAS DINKOV

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom It May Concern,

The City of Portland Permitting and Inspections Department inspected the rental data for **33 STATE ST PORTLAND, ME 04101** on **06/24/2025** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **08/16/2025**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the date given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and you will be charged $150 for re-inspection per the City's fee schedule. In the event of court action, the City may be entitled to an order to correct the violations, civil penalties in the minimum of $100 per violation per day, costs and fees, and other relief under §1-15 of the City Code and 30-A M.R.S. §4452.

Please respond in writing via email to rentcontrol@portlandmaine.gov or send response by USPS to **389 Congress St, Portland, Maine 04101.**

You have a right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.

I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector

ATANAS DINKOV
PO BOX 1453
WELLS, ME 04090

Scanned with CamScanner

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

07/17/2025
License #: LTR-006077-2024
Code Case #: **RCD2500009**

Atanas Dinkov
33 State St
Portland, ME 04101

AMENDMENT OF NOTICE OF VIOLATION AND ORDER TO CORRECT

A Notice of Violation and Order to Correct (NOV) was issued on 06/24/2025 and required the violations related to property at 33 State Street ("Property") to be corrected by 07/24/2025. The NOV alleged violations of Section 6-155 (d) (providing false information) and of Section 6-234(c) (improper rent increases) based, in part, on the finding that the Property was not owner-occupied prior to the Owner, Atanas Dinkov ("Owner"), moving into Unit 1 on or about April 15, 2025.

At the time of an on-site inspection on June 11, 2025, the Owner was residing in Unit 1. Unit 2 was being renovated, and Unit 3 was tenant occupied. The basement was also being renovated and was torn down to the studs. Given the condition of the basement, it was determined that the Owner could not have lived in the basement prior to moving into Unit 1. As a result, the City issued the NOV based on the premise that the Property was not owner-occupied when the Owner increased the rent in January 2024.

Following the issuance of the NOV, the Owner provided additional information which, after careful review and consideration, the City finds sufficiently demonstrates that the Owner resided at the Property from January 2024 to present and, therefore, the Property was exempt from Article XII of Chapter 6 of the City Code.

In reaching this conclusion, the City considered the following information from the Owner:

The Owner indicated that he resided at the Property from January 2024 to present. The Owner explained that a personal family situation required him to travel to and from his home country of Bulgaria. The Owner initially resided in Unit 1, then relocated to the basement of the Property, and moved back into Unit 1 after the unit was vacated on or about April 15, 2025.

The Owner also provided the following exculpatory information to support his contention that he resided at the Property at all times relevant to the NOV:

- A Home Inspection report dated 11/15/2023 from Square One Inspections, Matthew Tycz (inspector). The inspection report refers to the basement as "Finished". The report goes further to say, "Most of the basement ceilings, walls, and floors have been covered with interior finishing". The report contains photos of the basement in a finished state.
- An Appraisal of Real Property report dated 11/17/2023. The report contains photos of the basement in a finished state.

- An Appraisal of Real Property report dated 10/18/2024 from Class Valuation, Christina Strong (appraiser). The report refers to the basement as "finished". The report contains photos of the basement in a finished state.
- A text message from a tenant to the Owner dated 11/2/2024 informing the Owner that the noise from the basement was disturbing them. The text states, "the sound of voices when someone speaks from below is loud enough that they seem to be almost in the same room with us." The message also states, "This morning you woke us up at 7:30 am."
- A Google Maps Street View photo dated December 2024 that shows the Owner's car in front of the building.
- Three parking tickets with photos that show the Owner's car in front of the building. The tickets are dated 2/6/2024, 5/20/2024, and 8/22/2024.
- A copy of the Owner's vehicle registration showing the vehicle cited in the parking tickets is their registered vehicle.
- A signed letter dated 7/1/2025 from Dimitry Shevorski, resident of 31 State St, Apt 3, the letter states that in August 2024, the Owner told Mr. Shervorski he "will no longer be able to use the washer/dryer that was located in the basement unit of his building because he was going to live there. Moving forward, I frequently saw him going in and out of that unit, lights being on there, and his car being parked by the building."
- A signed letter dated 7/3/2025 from UPS driver Joe Dubber that states, "Based on how often I see him making deliveries on 33 State Street Portland ME and nearby I believe Atanas resides at 33 State Street Portland ME."
- A signed letter dated 7/12/2025 from Donna Lewis of 62 Cherry Lane, Ogunquit, ME 03907. The letter states that "Atanas Dinkov rents a room in our house in Ogunquit, ME which he uses as a workspace from time to time. He pays us $500 per month for the room and a parking space; plus $70 per month for his Verizon phone line." The Owner reports that he uses that space as his office to conduct his professional accounting work and does not live there.
- The Owner presented bank records showing a payment of $570 from his Venmo account.
- The Owner had their own mailbox at the Property to receive correspondence.

Copies of the aforementioned documents are attached for reference. Given the documents and information provided by the Owner it can reasonably be assumed that the Property was owner-occupied as defined under Sec 6-150.1 of the City Code from January 2024 to present, exempting the property from Article XII.

The following violation(s) have been resolved as a result of the additional information received:

- Sec 6-155(d) – Providing False Information
  - At the time of the Short-Term Rental Registration, the information provided by the Owner was accurate. Article VI of the City code requires registration for new owners within 30 days of purchase, but does not require the City to be notified if an owner vacates the occupied unit. There is no evidence that the Owner rented Unit 1 as a Short-Term Rental while it was occupied by the long-term tenant.
  - One count of providing false information will remain for Long-Term Registration. The penalty for which is $1,000.
  - Unit 1 was not properly registered as a Long-Term Rental in 2024 or 2025. The Owner will be required to register the unit for those years and pay all applicable fees and penalties.

- Sec 6-234(c) – Increase in Rent of over 10%
  - The property is Owner-occupied as defined by Sec 6-150.1 and exempt from this requirement.

- Sec 6-236 – Termination of Tenancy
  - The property is Owner-occupied as defined by Sec 6-150.1 and exempt from this requirement.
  - The Owner provided the 30-day minimum notice as required by the State of Maine.

- Sec 6-234(f) – Remedy
  - The property is Owner-occupied as defined by Sec 6-150.1 and exempt from this requirement.
  - As an exempt property, no rent overcharges remain.

In conclusion, the Owner has demonstrated through contemporaneous documentation and signed letters that the property was owner-occupied at all times relevant to the NOV. A new Notice of Violation has been issued with the current violations and sent to the Owner.

Thank you,

Adam O'Connor
Rental Registration Inspector



HOME INSPECTION

33 State St
Portland, ME 04101

Atanas Dinkov
11/15/2023



Inspector
Matthew Tycz
Square One Inspections
(207) 837-1600,(207) 837-1600
tycz@squareonemaine.com

7: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
7.1	General	X			
7.2	Foundation	X			X
7.3	First Floor Structure	X			
7.4	Basement Access	X			
7.5	Vapor Barrier			X	
7.6	Water Intrusion			X	
7.7	Pests			X	
7.8	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation: Foundation Material
Brick, Unknown

Foundation: Basement/Crawlspace Floor Material
Concrete

Foundation: Columns or Piers
Supporting Walls

First Floor Structure: Flooring Insulation
None

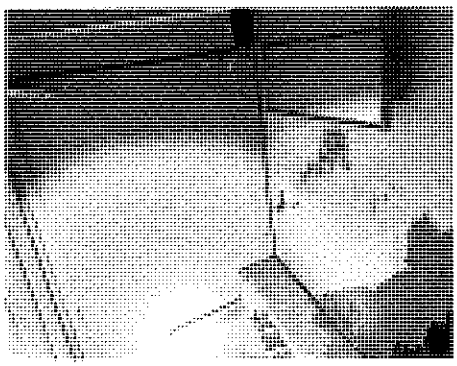
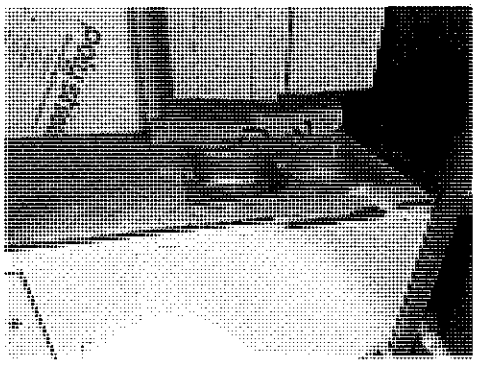
First Floor Structure: Material
Wood Joists, Wood Beams

Basement Access: Basement/Crawlspace Access from Interior
None

Basement Access: Basement/Crawlspace Exterior Entrance
Door

General: Finished Basement

Most of the basement ceilings, walls, and floors have been covered with interior finishings; only a small section of the concrete can be seen. Most of the finishings are old and/or damaged; recommend removing anything absorbent or damaged.


Observations

APPRAISAL OF REAL PROPERTY



LOCATED AT

33 State St
Portland, ME 04101
CCRD Book 35230 Page 147

FOR

Androscoggin Bank
P.O. Box 1407
Lewiston, ME 04243

OPINION OF VALUE

645,000

AS OF

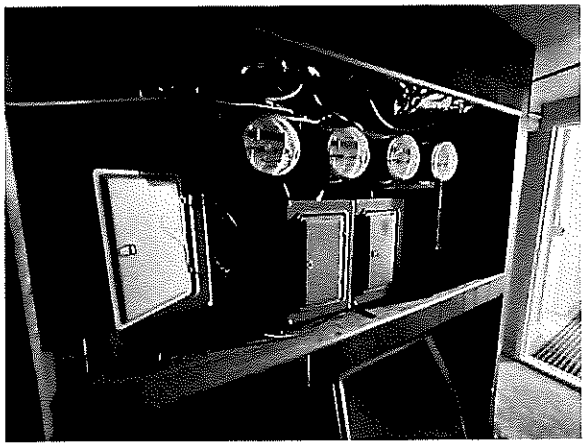
11/17/2023

TABLE OF CONTENTS

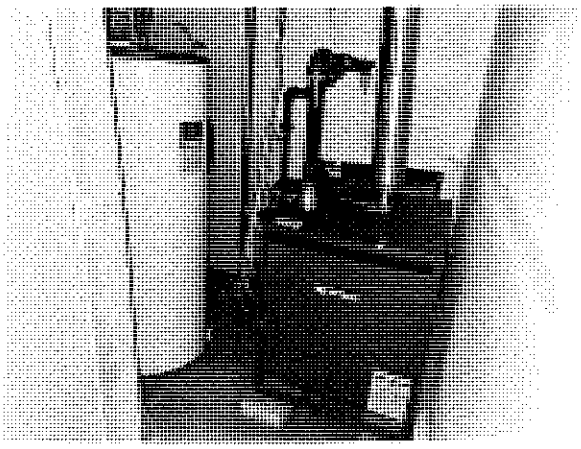
Letter of Transmittal 1
Small Income 2
General Text Addendum 9
Operating Income Statement 12
3 Unit Market Analysis 14
Subject Photos 15
Basement 16
Unit 1 17
Unit 2 18
Unit 3 19
Building Sketch 20
Aerial Map 21
Realist Map 22
Tax Map 23
Comparable Photos 1-3 24
Rentals Photos 1-3 25
Location Map 26
USPAP Compliance Addendum 27
License 28
Insurance 29

Basement

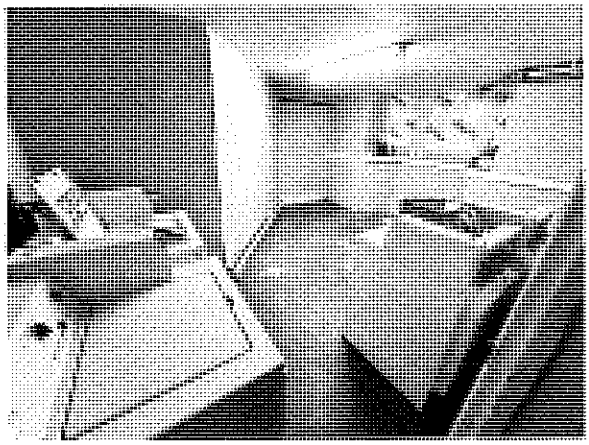
Borrower	Atanas Dinkov						
Property Address	33 State St						
City	Portland	County	Cumberland	State	ME	Zip Code	04101
Lender/Client	Androscoggin Bank						



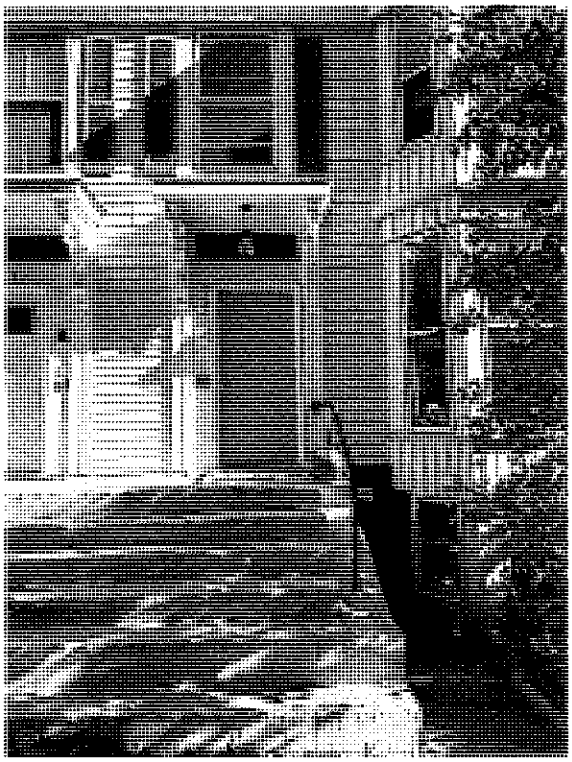
Meters



Furnace



Laundry Room



Property Location:	33 State St Portland, ME 04101 Book: 40556, Page: 78 CCRD - Portland, ME: 01/05/2024
Borrower:	Atana Dimitrov Dinkov
Lender:	Androscoggin Bank P.O. Box 1407 Lewiston, ME 04243
Opinion of Value:	690,000
Effective Date:	10/18/2024
Prepared By:	Christina J Strong 248-955-9580 cstrong@classvaluation.com

Quality of Construction: Adjustments for quality take into consideration both the exterior and interior quality of workmanship and materials. As the adjustment is a lump adjustment that considers overall quality characteristics of the property. Homes within the same quality class may have some differences in overall quality where adjustments are made to reflect material differences based on market preferences for differences in quality characteristics. Small differences within the same quality class are usually adjusted within the "Upgrades/Features" section of the grid with large adjustments made to reflect significant quality class differences. Cost data is used as a guide in developing the quality adjustments as measured by market activity reflected in the comparable sales that are provided. All comps considered similar in quality of construction to the subject; no adjustments warranted.

Age/Condition: Age and condition are evaluated separately. Condition is made to reflect the overall maintenance and appeal to the market based on overall condition. The total adjustment for age and condition are within the typical range. C2 is adjusted for inferior condition, including less updating than the subject.

Room Count/Bathrooms: Bedroom or Total Room count adjustments are only applied when the room count has a material impact on the value of the property. In most cases the Gross Living Area adjustment adequately reflects differences in room count. Often a buyer will prefer fewer rooms that are larger where the total rooms or bedrooms has a minimal impact on value. Typically the market will pay a premium for additional bathrooms. While there can be variation depending on the quality and extent of the bathroom improvements. No bathroom adjustments warranted. Bedrooms were adjusted at $3,000 per bedroom based on a paired sales analysis that suggested a range of $3,000-7,500 per bedroom.

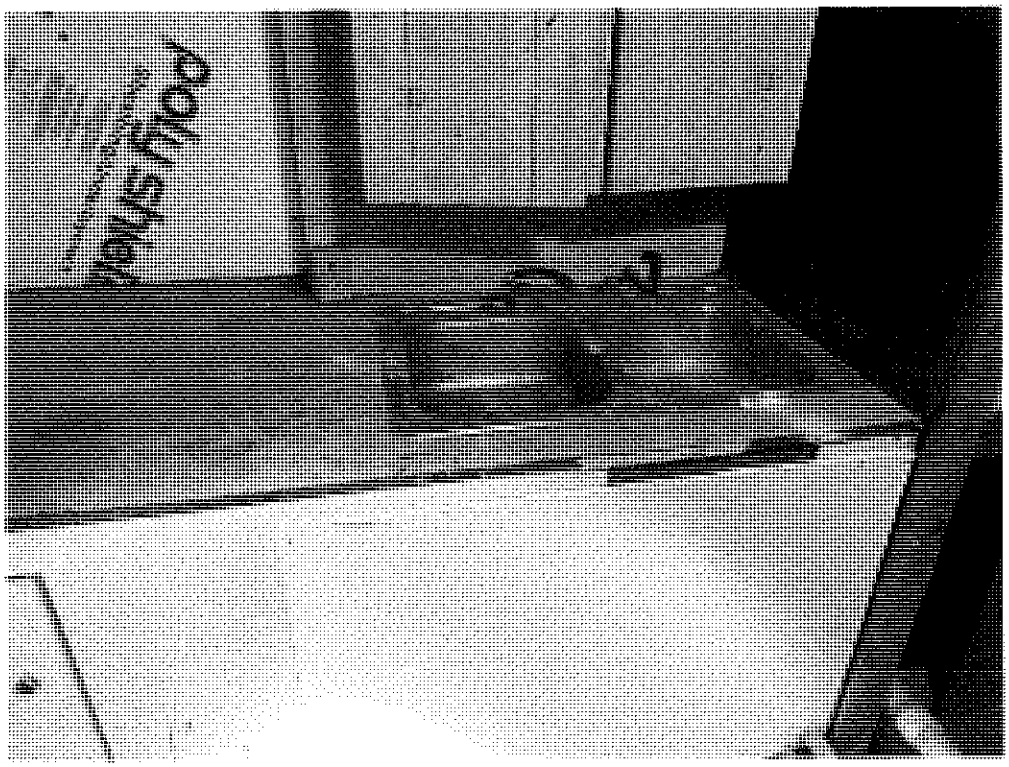
Gross Living Area (GLA): GLA is adjusted on the basis of the square footage difference of the above-grade living area. The GLA adjustment is applied based on the estimated replacement cost new of the subject property less all forms of depreciation. Above-grade area is adjusted where there is more than 100 square foot difference in GLA. The allocated size adjustments are generally consistent with paired sales with a sensitivity or depreciated cost analysis used to insure the adjustments are consistent with market activity. GLA adjusted at $55/sf (based on a paired sale analysis that yielded a range of $45-$65/sf).

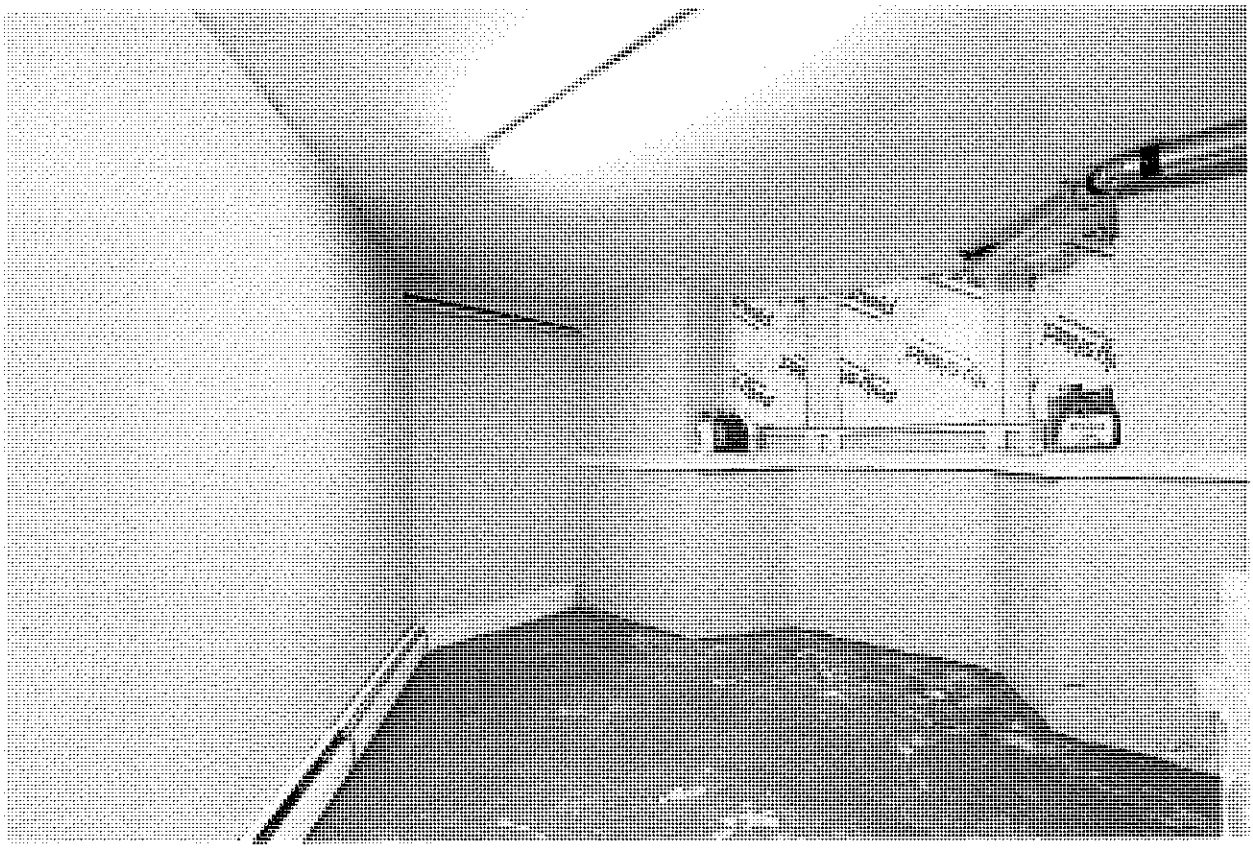
The subject's partially finished basement includes a laundry room (coin laundry machines). The finished basement space was calculated on a value per square foot. A paired analysis revealed a contributory range of $10-$25/sf. Appraiser reconciled at $12/sf for the contributory value of subject's finished basement space.

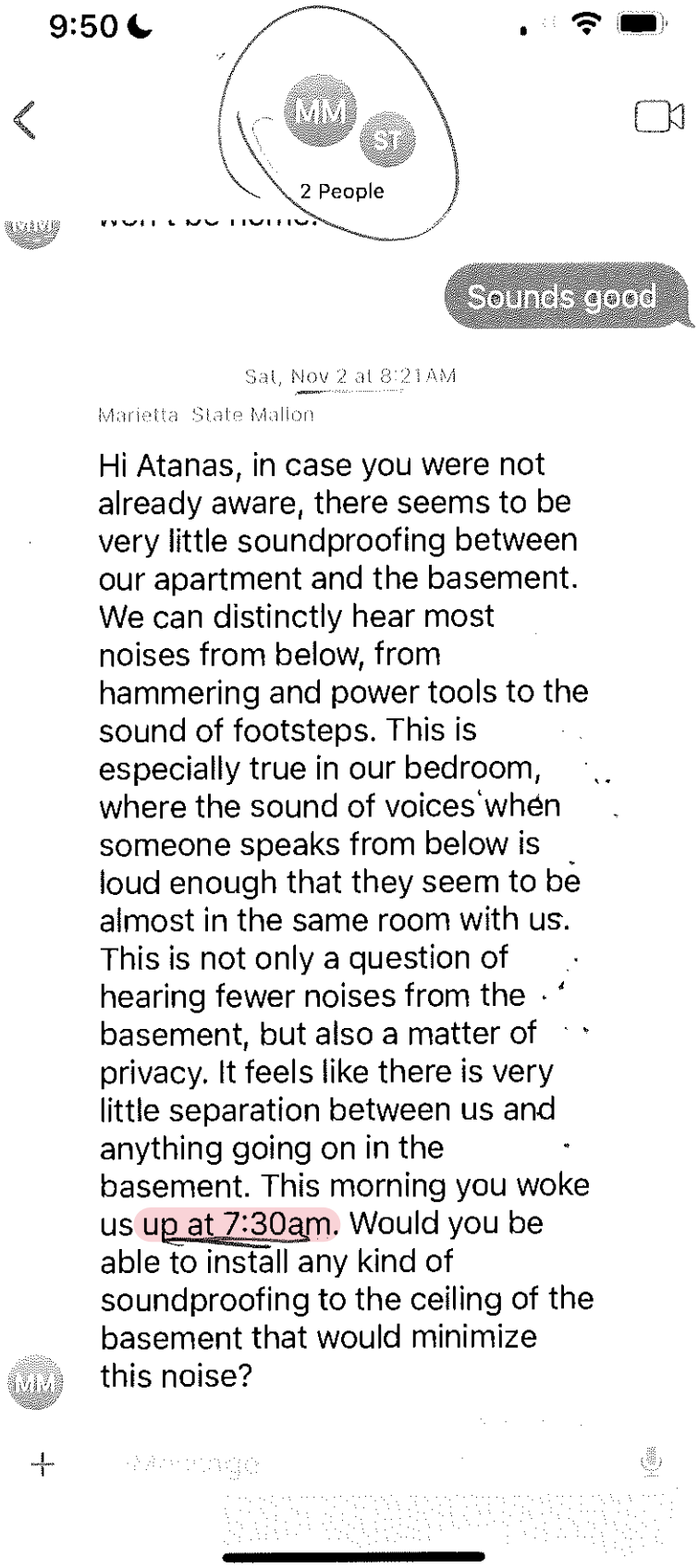
Garage/Carport: Adjustments for garages and/or carports take into consideration two factors; the size of the garage and the number of cars the facility can park. Typically a garage will contribute more per car depending on the size, finish, and quality. Carports tend to be between 50% - 60% of the garage cost. Tandem garages are rated as inferior when compared to side by side 3-Car garages. Typical garage bays are from 200 to 300 square feet per car. All comparables have similar off-street parking, warranting no adjustments.

Porches/Patios/Decks: Adjustments in this section of the grid consider porches, patios, decks, and related improvements that are part of the structure, but not considered in the GLA, Basement, or Garage/Carport adjustments. This adjustment is made on a net basis considering condition, quality, and size. Note that adjustments for amenities are an indication of what the market is willing to pay for those amenities (not the actual cost).

My opinion of value of the Fee Simple Interest of the Subject is $690,000 as of the effective date of 10/18/2024. All comps are weighted equally. This value is based exclusively in the results from the Sales Comparison Approach. The opinion of value is consistent with the results of the Cost Approach (within the limits of precision of that method) and the prior sales data.






9:50
MM
ST
2 People
Sounds good
Sat, Nov 2 at 8:21 AM
Marietta State Mallon
Hi Atanas, in case you were not already aware, there seems to be very little soundproofing between our apartment and the basement. We can distinctly hear most noises from below, from hammering and power tools to the sound of footsteps. This is especially true in our bedroom, where the sound of voices when someone speaks from below is loud enough that they seem to be almost in the same room with us. This is not only a question of hearing fewer noises from the basement, but also a matter of privacy. It feels like there is very little separation between us and anything going on in the basement. This morning you woke us up at 7:30am. Would you be able to install any kind of soundproofing to the ceiling of the basement that would minimize this noise?
MM





More Information

Citation Number:	68384972
Created:	02/06/2024
Location:	West End
License Plate:	(ME) 9097UT
Citation Type:	(4) No Parking This Side of Street
Vehicle Make:	Volkswagen
Vehicle Model:	Other
Officer:	852
Street:	STATE ST (2)

Total Fine: **$35.00**

Photos:





Close Print

Citation Number:	79751404
Created:	05/20/2025
Location:	Old Port
License Plate:	(ME) 9097UT
Citation Type:	(4) No Parking This Side of Street
Vehicle Make:	Volkswagen
Vehicle Model:	Jetta
Officer:	857
Street:	STATE ST (2)

Notes

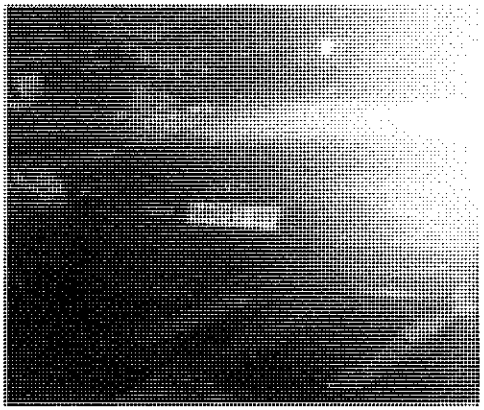
Street Maintenance Restriction

Total Fine: $40.00

Appeal Information

You cannot appeal any more. Past the appeal date.

Photos:





Created:	08/22/2024
Location:	West End
License Plate:	(ME) 9097UT
Citation Type:	(E) No Parking Zone
Vehicle Make:	Volkswagen
Vehicle Model:	Jetta
Officer:	854
Street:	STATE ST (2)

Total Fine: **$40.00**

Appeal Information

You cannot appeal any more. Past the appeal date.

Photos:





Close Print Pay

Citation Results

Search / Step 1

Select Citation [or Payment Plan] to Pay or Appeal

The following citation(s) were found for the information entered. Please verify the citations you would like to pay or appeal and select options.

CITATIONS

#79751404 $40.00 Pay

(4) No Parking This Side of Street

Issue Date 05/20/2025
Plate 9097UT
View More Information

#72994524 $40.00 Pay

(E) No Parking Zone

Issue Date 08/22/2024
Plate 9097UT
View More Information

#68384972 $35.00 Paid

(4) No Parking This Side of Street

Issue Date 02/06/2024
Plate 9097UT
View More Information

Copyright 2025 Terms of Service Privacy Policy Powered by Passport

CUMBERLAND CNTY

State of Maine Vehicle Registration

Mileage 153,000

CLASS	REGISTRATION NUMBER
PC	9097UT

Eff Date is Validation Date But Not Prior To 07/01/2024 Expires 07/31/2025 Insurance DMV

VIN	YEAR	MAKE	MODEL	COLOR	STYLE	TIRES	AXLES	NET WEIGHT	REGISTERED WEIGHT	FUEL
3VWD17AJXFM212387	2015	VOLK	JETTA	GY	4D					G

REGISTRANT(S)
DINKOV, ATANAS D

DOB(s)/ID #
04/14/1984

LESSOR

UNIT #

DOT #

MAILING ADDRESS
PO BOX 1453

WELLS ME 04090

LEGAL RESIDENCE
33 STATE ST APT 1
PORTLAND

LEGAL RESIDENCE CODE
05170
ME

Registration Void
Unless Validated
VALIDATED REGISTRATION
CITY OF PORTLAND, ME
05170 08/12/2024
$139 98
29762674

Base	94 995
Mil Rate	9040
Local	
Ex Tax	99 98
ExTx Bal	99 98
FxTx Date	08/12/2024
Fees	35 00
Agent Fee	5 00
User Id	DM

E Re-reg

Tax Receipt # 29762674

PT

Sticker # (M) (Y) 25D 2131969

MVR-3E Rev 08/2016 REGISTRATION

www.maine.gov/sos

To Whom It May Concern:

My name is Dimitry Shevorski. I live at 31 State St, apt 3, Portland, ME 04101. I can confirm that I saw Atanas regularly around the building ever since he bought his building. And in the beginning of August 2024, he told me that I will no longer be able to use the washer/dryer that was located in the basement unit of his building because he was going to live there.

Moving forward, I frequently saw him going in and out of that unit, lights being on there and his car being parked by the building.

07/01/2025

To whom it may concern

My name is Joe Dubbert. I am a Delivery Driver at UPS and I deliver packages mainly in Porland Maine including addresses on State Street. I had the pleasure to meet Atanas this winter when he offered help regarding delivery of heavy package in to his basement. He is very friendly and always offers help. As you can imagine I make deliveries every day on State Street and I would like to assure you we wave to each other probably few times a week. Based on how often I see him making deliveries on 33 State Street Portland ME and near by I believe Atanas resides at 33 State Street Portland ME.

Let me know if you have any questions.

Date: 7-3-25

Signature: Joe Dubbert

July 12, 2025

To Whom it May Concern,

Anatas Dinkov rents a room in our house in Ogunquit, ME, which he uses as work space from time to time.

He pays us $500 per month for the room and a parking space; plus $70 per month for his Verizon phone line.

He has no lease, but is a Tenant at Will with an expectation of 30 days notice.

Sincerely,

Donna L. Lewis

Donna Lewis
62 Cherry Lane
Ogunquit, ME 03907

Please see pages: 6/8 and 8/8
Note: This is a clear evidence Basement Unit was a Legal rentable unit including operational bathroom/shower and toilet.

C L

CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

Dwelling units 4

DU: 4

Mr. Robert A. McDougal
P.O. Box 1744
Portland, Maine 04104

Re: 33 State St. 40-B-16 NDP

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

M. Schmuckal
Code Enforcement Officer - M. Schmuckal (3)

jar

City of Portland

Check off Sheet

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name Schmidt A

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr '#: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.
12-1-83	5-MCA1		44	25	16				

12) House No.	13) Sec. W. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.
33				STATE	Street

18) Owner or Agent: Robert A. McDougal

19) Status	20) Bldg's Rat.
ABO	1

21) Address: PO Box 1441

22) City and State: Portland, Me. Zip Code 04104

23) D. Units	24) Occ. D.U.'s	25) Rm. Units	26) Occ. R.U.	27) No. Occupants	28) Com'l U.	29) Bldg. Type 30	Stories	31) Const. Mat.	32) O.B's
4	3					AT	3	BRICK	

33) C.H.	34) Pho.	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fac. Yes / No	39) Disp.	40) Closing Date

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Str...		Cd. Viol.
Foundation	EX/FO	3a	Lighting		8
Walls	EX/WA	3a	Elec. Wiring	EW	8e
Roof	RO	3a	Floors	FL	3b
Porch	PO	3d	Walls	IN/WA	3b
Stairs	EX/SR	3d	Ceilings	CE	3b
Steps	SP	3d	Windows	IN/WI	3c
Doors	DO	3c	Airshafts	AS	3c
Windows	EX/WI	3c	Roof Rafters	ROR	3a
Eaves	EA	3a	Sanitation	SAN	4e
Trim	TR	3a	Stairways	IN/SRW	3d
Chimney	EX/CH	3e	Stair Treads	SRT	3d
Gutters	GU	3a	Wastelines	WSL	6d
Roof Drains	RD	3a	Supply Lines	SUL	6c
Bulkhead	BU	3d	Stacks	ST	3e
Outbuildings	GR - SH	4e	Flues	FU	3e
Yard	YA		Vents	VE	3e
Garbage	GA	4d	Chimney	IN/CH	3e
Rubbish	RU	4d	Heating Equip.	Furnace - FU Spaceheater - SPH	9c
Containers	CO	4d	Bsmt. Sanitation	Litter - LI Debris - DE	4b
Drainage	DR	3a	Dampness -	DM	3a
Infestation	IN-CR-FL	4e	Lighting	BS/LI	8c
Rats	RA	4e	Elec. Panel	EL/PA	8e
Other		4e	Stairs	BS/SR	3d
Fire Escape	FE	10	Foundation	IN/FO	3a
Dual Egress	DE	10	Floor Joists	FL/JO	3a
Driveways	DW		Carrying Timbers	CA/TI	3a
Walks	WA		Sills	SI	3a
Fences	FN		Bsmt. Ceilings	CE/DU	5f

Remarks on reverse side

Standard Structure Except for no exceptions

City of Portland

33

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date	2) INSP.	3) FORM NO.
6-7-83		

4) TENANT'S NAME	5) Flr.#	6) Location	7) Rmg.Tp.	8) #Rms.	9) #Peo	10) #All'd	11) Slp.Rms.
	1st	Entire		3	1		

12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush
						OFF		YES		PL	PB	PF

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
4	LE		CEILING		BED	CL		3(b)	

temporary leak now corrected

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE 6-17-03

INSP

FORM NO.

TENANTS NAME

FLR.#	LOCATION	RMS.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
2ND	ENT		3	1		

Child Un.10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flusl.
							YES		OFF	FL	PB	PJ

KITCHEN — CODE

- ( ) Plaster - L, C, M, - Ceiling/Walls — 3(b)
- ( ) Windows - loose, broken glass, glaze — 3(c)
- ( ) Sash/Frames - broken, missing, worn — 3(c)
- ( ) Floor - loose, worn, dam., buckled — 3(b)
- ( ) Doors - Knob/lk - missing - Panels/Frames dam. — 3(b)
- ( ) Counter/Stor. Space Yes___No___ — -
- ( ) Sink - chipped, cracked, leaks — 6(d)
- ( ) Range - improper stack, flue, vent — 3(e)
- ( ) Refrigerator Space Yes___No___ — -
- ( ) Plumbing (a) 6(a) Water Supply Hot___Cold___ — 6(c)
- ( ) Electrical (a)
- ( ) Sanitation (a)

BATHROOM — CODE

- ( ) Plaster - L, C, M - Ceiling/Walls — 3 b)
- ( ) Window - loose, broken glass, glaze — 3 c)
- ( ) Sash/Frames - broken, missing, worn — 3(c)
- ( ) Floor - loose, worn, dam., buckled — 3(b)
- ( ) Doors - Knob/lk - missing - Panels/Frames dam. — 3(b)
- ( ) Toilet - loose, brkn, loose, leaks, seat, flush brkd. — 6(d)
- ( ) Lavatory - chipped, brkd, leaks, trap loose — (d)
- ( ) Bathtub/Shower - leaks cross connection — (d)
- ( ) Ventilation Yes___No___
- ( ) Plumbing (b) 6(a) Water Supply Hot___Cold___ — (c)
- ( ) Electrical (a)
- ( ) Sanitation (b)

LIVING ROOM — CODE

- ( ) Plaster - L, C, M, - Ceiling/Walls — 3(b)
- ( ) Windows - loose, broken, glaze — 3(c)
- ( ) Sash/Frames - broken, missing, worn — 3(c)
- ( ) Floor - loose, worn, damaged — 3(b)
- ( ) Door - knob/lk - missing - Panels/Frames dam. — 3(b)
- ( ) Electrical (c)
- ( ) Sanitation (c)

DINING ROOM — CODE

- ( ) Plaster - L, C, M - Ceiling/Walls — 3(b)
- ( ) Windows - loose, broken, glaze — 3(c)
- ( ) Sash/Frames - broken, missing, worn — 3(c)
- ( ) Floor - loose, worn, damaged — 3(b)
- ( ) Doors - Knobs/lk - missing - Panels/Frames dam. — 3(b)
- ( ) Electrical (d)
- ( ) Sanitation (d)

Bedrooms and/or other rooms — Code

- ( ) Plaster - L, C, M - Ceiling/Walls — 3 b)
- ( ) Windows - Loose, broken, glaze — 3 c)
- ( ) Sash/Frames - broken, missing, worn — 3 c)
- ( ) Floors - loose, worn, damaged — 3 b)
- ( ) Door - knobs/lk - missing - Panels/Frames dam. — 3 b)
- ( ) Electrical (e)
- ( ) Sanitation (e)
- ( ) Clothes Closet Yes No

Plumbing	Electrical	Sanitation - Vermin O R

REMARKS:

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

INSP | FORM NO.

INSP DATE	FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
6-7-83	3B	EW		3	1		

TENANTS NAME

Child Un.10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Eqrs.	Ck'ng.	Heat	Lav.	Bath	Flush
							yes		OFF	P1	PB	PF

KITCHEN — CODE

( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
( ) Windows - loose, broken glass, glaze 3(c)
( ) Sash/Frames - broken, missing, worn 3(c)
( ) Floor - loose, worn, dam., buckled 3(b)
( ) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
( ) Counter/Stor. Space Yes___No___ –
( ) Sink - chipped, cracked, leaks 6(d)
( ) Range - improper stack, flue, vent 3(e)
( ) Refrigerator Space Yes___No___ –
( ) Plumbing (a) 6(a) Water Supply Hot___Cold___ 6(c)
( ) Electrical (a)
( ) Sanitation (a)

LIVING ROOM — CODE

( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
( ) Windows - loose, broken, glaze 3(c)
( ) Sash/Frames - broken, missing, worn 3(c)
( ) Floor - loose, worn, damaged 3(b)
( ) Door - knob/lk - missing - Panels/Frames dam. 3(b)
( ) Electrical (c)
( ) Sanitation (c)

Bedrooms and/or other rooms

Plumbing

Electrical

BATHROOM — CODE

( ) Plaster - L, C, M - Ceiling/Walls 3(b)
( ) Window - loose, broken glass, glaze 3(c)
( ) Sash/Frames - broken, missing, worn 3(c)
( ) Floor - loose, worn, dam., buckled 3(b)
( ) Door - knob/lk - missing - Panels/Frames dam. 3(b)
( ) Toilet - tank - brkn,loose,leaks,Seat, Base crkd. 6(d)
( ) Lavatory chipped, crkd, leaks, trap leaks 6(d)
( ) Bathtub/Shower - leaks cross connection 6(d)
( ) Ventilation Yes___No___ 7
( ) Plumbing (b) 6(a) Water Supply Hot___Cold___ 6(c)
( ) Electrical (b)
( ) Sanitation (b)

DINING ROOM — CODE

( ) Plaster - L, C, M - Ceiling/Walls 3(b)
( ) Windows - loose, broken, glaze 3(c)
( ) Sash/Frames - broken, missing, worn 3(c)
( ) Floor - loose, worn, damaged 3(b)
( ) Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
( ) Electrical (d)
( ) Sanitation (d)

Co'e

( ) Plaster - L, C, M - Ceiling/Walls 3(b)
( ) Windows - Loose, broken, glaze 3(c)
( ) Sash/Frames - broken, missing, worn 3(c)
( ) Floors - loose, worn, damaged 3(b)
( ) Door - knobs/lk - missing - Panels/Frames dam. 3(b)
( ) Electrical (e)
( ) Sanitation (e)
( ) Clothes Closet Yes No

Sanitation - Vermin O R

REMARKS:

Basement

#33

City of Portland — Housing Inspection Division

DWELLING UNIT SCHEDULE — Empty

INSP DATE 6-7-83 | INSP | FORM NO.

TENANTS NAME: VACANT

FLR.#	LOCATION	RMG. TP.	#RMS.	#PEO.	#ALL'D	SLP.RM.
BASE	ENTire		3			

Child Un.10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Wate.	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
			260				YES		OFF	1'L	FB	PF

KITCHEN	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)
( ) Windows - loose, broken glass, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam., buckled	3(b)
( ) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)
( ) Counter/Stor. Space Yes___No___	-
( ) Sink - chipped, cracked, leaks	6(d)
( ) Range - improper stack, flue, vent	3(e)
( ) Refrigerator Space Yes___No___	-
( ) Plumbing (a) 6(a) Water Supply Hot___Cold___	6(c)
( ) Electrical (a)	
( ) Sanitation (a)	

BATHROOM	CODE
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Window - loose, broken glass, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam., buckled	3(b)
( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Toilet - lk - brkn, loose, leaks, Seat, Use crkd.	6(d)
( ) Lavatory - chipped, crkd, leaks, trap leaks	6(d)
( ) Bathtub/Shower - leaks cross connection	6(d)
( ) Ventilation Yes___No___	7
( ) Plumbing (b) 6(a) Water Supply Hot___Cold___	6(c)
( ) Electrical (b)	
( ) Sanitation (b)	

LIVING ROOM	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)
( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (c)	
( ) Sanitation (c)	

DINING ROOM	CODE
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)
( ) Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
( ) Electrical (d)	
( ) Sanitation (d)	

Bedrooms and/or other rooms

	Code
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - Loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floors - loose, worn, damaged	3(b)
( ) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (e)	
( ) Sanitation (e)	
( ) Clothes Closet Yes No	

Plumbing | Electrical | Sanitation - Vermin O R

REMARKS: NAS Smoke Det;

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

May 8, 1978

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. Robert A. McDougal
47 West Street
Portland, Maine 04102

Re: Premises located at 33 State Street, Portland, Maine NCP-NDP 44-E-15

Dear Mr. McDougal:

A re-inspection of the premises noted above was made on May 5, 1978 by Housing Inspector Gough.

This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated Aug. 18, 1977.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for 1983.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

Inspector M. Gough

vw

Four dwelling units

DU 4

NOTICE OF HOUSING CONDITIONS

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 448 - 358

Mr. Robert A. McDougal
47 West Street
Portland, Maine 04102

OK
DATE 5/17/78

Ch.-Bl.-Lot: 44-B-16
Location: 33 State Street
Project: HCP-NDP
Issued: 8-18-77
Expired: 11-18-77

Dear Mr. McDougal:

An examination was made of the premises at 33 State Street, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 18, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector M. Gough

By Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. FRONT AND REAR ROOF - repair or replace the loose and leaking gutters and cave members. 3-a
2. SECOND FLOOR FRONT HALL - window - repair broken glass. 3-c
3. CELLAR - repair inoperative gun burner on furnace. 9-e

Basement Dwelling Unit ← Basement dwelling unit.

4. FRONT HALL - door - repair loose ceiling. 3-a
5. KITCHEN - window - repair or replace the loose and rotted sash. 3-c

First Floor

6. BEDROOM AND BATHROOM - windows - repair or replace the loose and rotted windows. 3-c

Third Floor

7. BEDROOM, KITCHEN AND LIVING ROOM - windows - repair or replace the loose and rotted sash. 3-c

We suggest that you contact the City of Portland Building Department, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

PARID: 044 B016001 **33 STATE ST**

GAY ERIC H AND HEATHER GAY JTS

Parcel

Parcel ID	044 B016001
Property Location	33 STATE ST
Unit	
Living Unit	3
Land Use Code	13 - THREE FAMILY
Land Area (acreage)	
Land Area (square footage)	.0436
Notes	1899 44-B-16 STATE ST 33 1901 SF
Utilities	1 - ALL PUBLIC - -

Owners

Owner	GAY ERIC H & HEATHER GAY JTS
Address	33 STATE ST
City, State, Zip	PORTLAND ME 04101
Deed Date	10/19/2018
Book	35230
Page	147

Assessed Values

Land	$197,900
Building	$375,200
Total	$573,100
Homestead / Veterans Exemption	$0
Other Exemptions	$0
Taxable Value	$573,100

Sales History

Date	Price	Grantee	Grantor	Book	Page
10/19/2018	$350,000	GAY ERIC H &	CBPC HOLDINGS LLC	35230	147
04/16/2010	$330,000	CBPC HOLDINGS LLC	MID-TOWN PROPERTIES LLC	27715	023
05/20/2009	$0	MID-TOWN PROPERTIES LLC	SIMPSON WILLIAM P	26907	165
03/25/2008	$0	SIMPSON WILLIAM P		25917	129
11/16/2007	$0	MID-TOWN PROPERTIES LLC		25624	059

Residential

Card	1
Style	OLD STYLE
Year Built	1900
Stories	3
Attic	1 - NONE
Fuel Type	4 - OIL
Heat System	5 - STEAM
Heat/AC Type	2 - BASIC
Fireplaces	1
Total Rooms	15
Bedrooms	6
Full Baths	3
Half Baths	
Basement	4 - FULL
Basement Garage Spaces	
Finished Basement Area	200
Basement Rec Room Area	
Unfinished/Cathedral Area	
Living Area	1,973

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	$197,900	$375,200	$573,100	$0	$0	$573,100
2022	$197,900	$375,200	$573,100	$0	$0	$573,100
2021	$197,900	$375,200	$573,100	$0	$0	$573,100
2020	$133,100	$120,000	$253,100	$0	$0	$253,100
2019	$133,100	$120,000	$253,100	$0	$0	$253,100
2018	$133,100	$120,000	$253,100	$0	$0	$253,100
2017	$133,100	$120,000	$253,100	$0	$0	$253,100
2016	$133,100	$120,000	$253,100	$0	$0	$253,100
2015	$133,100	$120,000	$253,100	$0	$0	$253,100
2014	$133,100	$120,000	$253,100	$0	$0	$253,100

01/03/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1031666548071	INDN:ATANAS DINKOV	CO	-570.00
02/06/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1032349262453	INDN:ATANAS DINKOV	CO	-570.00
03/05/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1032925135244	INDN:ATANAS DINKOV	CO	-570.00
04/03/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1033516165654	INDN:ATANAS DINKOV	CO	-570.00
05/02/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1034115362030	INDN:ATANAS DINKOV	CO	-570.00
06/03/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1034750341584	INDN:ATANAS DINKOV	CO	-570.00
07/03/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1035398076533	INDN:ATANAS DINKOV	CO	-570.00
08/05/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1036061271531	INDN:ATANAS DINKOV	CO	-570.00

Withdrawals and other subtractions - continued

Date	Description					Amount
09/04/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1036694075736	INDN:ATANAS DINKOV	CO	-570.00
10/02/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1037276451759	INDN:ATANAS DINKOV	CO	-570.00
11/04/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1037947492869	INDN:ATANAS DINKOV	CO	-570.00
11/25/24	VENMO ID:3264681992 WEB	DES:PAYMENT	ID:1038412421660	INDN:ATANAS DINKOV	CO	-570.00

State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF ACCOUNTANCY

License Number CP10739

Be it known that

ATANAS DIMITROV DINKOV

has qualified as required by Title 32 MRS Chapter 113 and is licensed as:

CERTIFIED PUBLIC ACCOUNTANT

ISSUE DATE
September 30, 2025

Joan F. Cohen, Commissioner

EXPIRATION DATE
September 30, 2026

✂ Detach

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF ACCOUNTANCY

License Number CP10739
ATANAS DIMITROV DINKOV
CERTIFIED PUBLIC ACCOUNTANT

ISSUED 09/30/2025 **EXPIRES** 09/30/2026

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
35 State House Station
Augusta, Maine 04333-0035
(207) 624-8603

Joan F. Cohen, Commissioner

Internal Revenue Service
United States Department of the Treasury

This Product Contains Sensitive Taxpayer Data

Form 1040 Tax Return Transcript

Request Date:	05-20-2025
Response Date:	05-20-2025
Tracking Number:	108071842010

SSN provided:	XXX-XX-[redacted]
Report for Tax Period Ending:	12-31-2024

The following items reflect the amount as shown on the return, and the amount as adjusted, if applicable. They do not show subsequent activity on the account.

SSN:	XXX-XX-[redacted]
Spouse SSN:	

ATAN D DINK
33 STA

Filing status:	Single Taxpayer
Form number:	1040
Cycle posted:	20251305
Received date:	03-20-2025
Payment:	$0.00
Exemption number:	01
Other dependent credit total eligible per computer:	$0.00
Other dependent credit total eligible verified:	$0.00
Dependent 1 Name control:	
Dependent 1 SSN:	
Dependent 2 Name control:	
Dependent 2 SSN:	
Dependent 3 Name control:	
Dependent 3 SSN:	
Dependent 4 Name control:	
Dependent 4 SSN:	
PTIN:	
Preparer EIN:	

Income

Total wages:	[redacted]
Form W-2 wages:	
Taxable interest income (Schedule B):	$97.00
Tax-exempt interest:	$0.00
Ordinary dividend income (Schedule B):	$0.00
Qualified dividends:	$0.00
Refunds of state/local taxes:	$0.00
Alimony received:	$0.00
Business income or loss (Schedule C):	$0.00
Business income or loss (Schedule C) per computer:	$0.00
Capital gain or loss (Schedule D):	$0.00
Capital gains or loss (Schedule D) per computer:	$0.00
Other gains or losses (Form 4797):	$0.00
Total IRA distributions:	$0.00
Taxable IRA distributions:	$0.00
Total pensions and annuities:	$0.00
Taxable pension/annuity amount:	$0.00
Additional income:	
Additional income per computer:	[redacted]
Refundable credits per computer:	
Refundable education credit per computer:	$0.00
Qualified business income deduction:	$0.00

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Form **1040** Department of the Treasury - Internal Revenue Service

U.S. Individual Income Tax Return

2024 | OMB No. 1545-0074 | IRS Use Only - Do not write or staple in this space.

For the year Jan. 1 - Dec. 31, 2024, or other tax year beginning , ending — See separate instructions.

Your first name and middle initial	Last name	Your social security number
ATANAS D.	DINKOV	[redacted]
If joint return, spouse's first name and middle initial	Last name	Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions. — Apt. no.
33 STATE STREET APT. 1

City, town, or post office. If you have a foreign address, also complete spaces below. — State — ZIP code
PORTLAND — ME — 04101

Foreign country name — Foreign province/state/county — Foreign postal code

Presidential Election Campaign Check here if you, or your spouse if filing jointly, want $3 to go to this fund. Checking a box below will not change your tax or refund. ☐ You ☐ Spouse

Filing Status Check only one box.
- ☒ Single
- ☐ Married filing jointly (even if only one had income)
- ☐ Married filing separately (MFS)
- ☐ Head of household (HOH)
- ☐ Qualifying surviving spouse (QSS)

If you checked the MFS box, enter the name of your spouse. If you checked the HOH or QSS box, enter the child's name if the qualifying person is a child but not your dependent:

☐ If treating a nonresident alien or dual-status alien spouse as a U.S. resident for the entire tax year, check the box and enter their name (see instructions and attach statement if required):

Digital Assets At any time during 2024, did you: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? (See instructions.) ☐ Yes ☒ No

Standard Deduction Someone can claim: ☐ You as a dependent ☐ Your spouse as a dependent
☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness You: ☐ Were born before January 2, 1960 ☐ Are blind Spouse: ☐ Was born before January 2, 1960 ☐ Is blind

Dependents (see instructions):

If more than four dependents, see instr. and check here ☐	(1) First name / Last name	(2) Social security number	(3) Relationship to you	(4) Check the box if qualifies for (see instr.): Child tax credit	Credit for other dependents

Income

Attach Form(s) W-2 here. Also attach Forms W-2G and 1099-R if tax was withheld.

If you did not get a Form W-2, see instructions.

1a	Total amount from Form(s) W-2, box 1 (see instructions) STMT 1		1a	[redacted]
b	Household employee wages not reported on Form(s) W-2		1b	
c	Tip income not reported on line 1a (see instructions)		1c	
d	Medicaid waiver payments not reported on Form(s) W-2 (see instructions)		1d	
e	Taxable dependent care benefits from Form 2441, line 26		1e	
f	Employer-provided adoption benefits from Form 8839, line 29		1f	
g	Wages from Form 8919, line 6		1g	
h	Other earned income (see instructions)		1h	
i	Nontaxable combat pay election (see instructions) 1i			
z	Add lines 1a through 1h		1z	[redacted]

Attach Sch. B if required.

2a	Tax-exempt interest 2a		b Taxable interest	2b	[redacted]
3a	Qualified dividends 3a		b Ordinary dividends	3b	
4a	IRA distributions 4a		b Taxable amount	4b	
5a	Pensions and annuities 5a		b Taxable amount	5b	
6a	Social security benefits 6a		b Taxable amount	6b	
c	If you elect to use the lump-sum election method, check here (see instructions) ☐				
7	Capital gain or (loss). Attach Schedule D if required. If not required, check here ☐			7	
8	Additional income from Schedule 1, line 10			8	[redacted]
9	Add lines 1z, 2b, 3b, 4b, 5b, 6b, 7, and 8. This is your **total income**			9	[redacted]
10	Adjustments to income from Schedule 1, line 26			10	
11	Subtract line 10 from line 9. This is your **adjusted gross income**			11	[redacted]
12	**Standard deduction or itemized deductions** (from Schedule A)			12	[redacted]
13	Qualified business income deduction from Form 8995 or Form 8995-A			13	
14	Add lines 12 and 13			14	[redacted]
15	Subtract line 14 from line 11. If zero or less, enter -0-. This is your **taxable income**			15	[redacted]

Standard Deduction for -
- Single or Married filing separately, $14,600
- Married filing jointly or Qualifying surviving spouse, $29,200
- Head of household, $21,900
- If you checked any box under Standard Deduction, see instructions.

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Form **1040** (2024)

LHA 413921 12-30-24

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USA
Maine
Secretary of State
Shenna Bellows
DRIVER'S LICENSE
4d DL NO.
4b EXPIRES 07/02/2030
3 DOB 04/14/1984
1 DINKOV
2 ATANAS DIMITROV
4a ISSUED 04/22/2024
15 GENDER M
16 HEIGHT 5'-10"
17 WEIGHT 170 lb
18 EYES BRO
19 HAIR BRO
9 CLASS C
9a END NONE
12 REST NONE
5 DD 00000000000000000095094772


04/14/1984
ENDORSEMENTS:
None
CLASS: C-Single vehicle or combination of vehicles that does not meet definition of Class A or Class B license.
RESTRICTIONS: None
RESIDENCE:
33 State St Apt 1
Portland, ME 04101
DIRIGO

Gmail **Atanas Dinkov <addinkov01@gmail.com>**

Fw: NOV for 33 State

1 message

Atanas Dinkov <addinkov@yahoo.com> Sun, Oct 26, 2025 at 8:26 AM
To: Atanas Dinkov <addinkov01@gmail.com>

----- Forwarded Message -----
From: Portland Tenants Union <info@portlandtenantsunion.org>
To: "addinkov@yahoo.com" <addinkov@yahoo.com>
Sent: Monday, July 14, 2025 at 12:33:10 PM EDT
Subject: NOV for 33 State

Good afternoon Mr. Dimitrov,

We are Portland Tenants Union. We represent tenants throughout the city of Portland in regard to rent control issues and have helped negotiate a number of settlements to resolve complaints and notices of violation.

In this case we are reaching out at the request of your former tenants at 33 State Street. As you know, the city of Portland issued a notice of violation on June 24, 2025 regarding their tenancies, with a deadline of July 24, 2025 to resolve those violations in order to avoid fines and possible legal action. Based on that notice, we believe that you owe the tenants the following amounts:

Unit 1 - $10,650
Unit 2 - $13,587.50
Unit 3 - $11,700

1-0		
1-1		10,650.00
1-2		+ 13,587.50
1-3		+ 11,700.00
1-T	Total	= 35,937.50

Please keep in mind 10% would go to the union. See work paper PTU Constitution DRAFT 2025 attached.

And the rents for the units going forward must be set at:

Unit 1 - $1,125 1 bedroom apartment
Unit 2 - $1,175 1 bedroom apartment
Unit 3 - $1,125 2 bedroom apartment

We are reaching out to see if we can help facilitate the resolution of these matters. We are certainly willing to work with you to find the best way to make this work for everyone. As the tenants have asked us to represent them in this matter, please reach out to us with any questions and to discuss payment details, rather than contacting the tenants directly.

We look forward to resolving this matter with you before the deadline of July 24, 2025, so you can present something to the city saying the matter is satisfied.

Sincerely,
PTU Steering Committee

See page 3/5

Portland Tenants Union Constitution DRAFT

Table of Contents

Introduction
Article I – Name
Article II – Objectives and Principles
Article III – Organizational Structure
Article IV – Membership
Article V – Tenant Council
Article VI – Elections
Article VII – Amendments

Introduction

We are a city wide union run by and for Portland tenants. We believe that all people deserve a safe and affordable place to live and we are dedicated to fighting for the rights and dignity of all tenants. We come from all backgrounds and walks of life, including different races and ethnicities, cultures and religions, genders and sexual orientations. We are united by our shared commitment to justice for tenants and we are building a powerful union to fight for our rights.

We prioritize affordability and the fundamental right to housing over the profits of a few wealthy landlords, developers, and Wall Street hedge funds. We will work toward a future in which Portland guarantees a home for all and where housing is not a speculative investment. Where landlords are held accountable to providing safe, well maintained, beautiful housing that is comfortable, stable, and affordable.

Article I – Name

Portland Tenants Union [PTU].

Article II – Objectives and Principles

The objectives of PTU are:

1) To educate, organize, and unite Portland tenants.
2) To win improved housing conditions and stable and affordable rents.

Article III – Organizational Structure

3.1 Annual Membership Convention

Each year, in January if possible, a Convention of PTU's membership will decide key matters of organization and strategy for the year to come.

3.2 Tenant Council

The Tenant Council will carry out the mandate of the membership between Conventions. The Tenant

Council will be composed of two Co-Chairs, a Secretary, and a Treasurer, and up to seven (7) members, elected by dues-paying Union members.

Article IV – Membership

4.1 Membership Criteria

1. All renters in Portland are eligible to become members of PTU.
    a. A renter shall be defined as any person who pays rent to a landlord for housing or who lacks stable housing.
2. Any renter who lives in Portland may join PTU by filling out the official member sign up form and paying monthly dues.

4.2 Rights of Members

1) Full backing from PTU in disputes with their landlord.
    a) Advise members on their rights.
    b) Contact the landlord on behalf of members, upon request.
    c) Provide Tenant Advocates to attend meetings with the landlord.
    d) Recommend lawyers and provide financial support for legal representation, when possible and approved by the Tenant Council.
    e) File complaints on their behalf upon request to the city.
    f) File complaints on their behalf upon request to the rent board.
2) To vote in all Union elections in accordance with these bylaws, agreements directly affecting the member as a tenant, and to run for any position on the tenant council.
3) To attend, participate, and vote on all questions at the yearly Membership Convention and all regular and special membership meetings of PTU.
4) To utilize all services provided by PTU and to participate in all social, educational, and cultural activities.
5) Ability to purchase any PTU merchandise at cost.
6) Access to member-only communication channels.

4.3 Responsibilities of Members

1) Support and defend PTU and members.
2) Comply with decisions of PTU made pursuant to this constitution.
3) Participate in PTU activities when requested (such as attending rent board meetings, emailing city council etc.)

4.4 Dues

1) Portland Tenants Union collects dues from all Union members to further the activities of PTU, such as administrative costs, events, and legal support.
2) PTU collects dues as a percentage of rent (minimum .5%, not to exceed 1.5%). Landlords are encouraged to stand with PTU in solidarity by pledging to pay these dues on behalf of their tenants.

a) Tenants receiving public support (section 8, voucher, general assistance, etc) pay dues based on their portion of rent.

Dues Exemptions:

Tenants may request dues waivers in the following circumstances:

1) Rent is more than 50% of monthly income and income is below 80% of median average income ($68,500 as of 2024).
2) Tenants who are unemployed.
3) Unhoused.
4) Other extenuating circumstances.

Financial Reimbursement from Landlords

In the case that PTU assists a member, or group of members, in receiving monetary compensation from their landlord in relation to a violation of tenants rights, a donation of 10% is recommended back to PTU from the member.

Article V – Officers and Tenant Council

5.1 Co-Chairs

1) The Co-Chairs will be elected by the general membership of PTU. The term of the Co-Chairs shall be 2 years with no term limit (terms will be staggered).
2) The Co-Chairs are empowered by their elections to carry out the plans and programs decided on by the Tenant Council and are responsible for the day-to-day administration of PTU, including, but not limited to:
    a) Facilitates broad rank-and-file participation
    b) Grows the membership and power of PTU
    c) Represents PTU publicly and with key coalitional partners
    d) Drives strategic planning, including providing an annual budget to the Tenant Council for approval
    e) Calls and chairs regular and emergency meetings of the Tenant Council.
    f) Create committees as needed
    g) Sign official documents

5.2 Secretary

The Secretary will be elected by the general membership of PTU. The term shall be 1 year.

1) Maintain PTU documents and organizational systems
2) Maintain PTU communication channels including the website
3) Manage membership lists and CRM

5.3 Treasurer

1) The Treasurer will serve as PTU's chief fiscal officer.
2) The Treasurer will receive, manage, and distribute dues/funds according to the principles of PTU, as authorized by the Tenant Council, as executed by the Co-Chairs.

5.4 Tenant Council Members

1. In addition to the officers, the tenant council shall consist of up to 7 members of the Portland Tenants Union willing to take an active role in developing and promoting the activities of PTU.
2. Tenant council terms shall be one year, with no term limit.
3. The Tenant Council will meet at least 10 times a year and will be chaired by one of the PTU Co-Chairs. The Council may decide to meet more frequently, and may also meet on an area or committee basis.
4. At any time, one-third of the members of the Council may request that the Co-Chairs Convene a special meeting of the Council which must be held within ten days after receipt of such request.
5. An elected Tenant Council member who fails to attend three Council meetings in a year, without proper excuse, will cease to be a member of the Council. The vacancy will be filled by a special election no later than six weeks from the time the vacancy occurs. Procedure for other elections, except as otherwise provided in these bylaws, will be determined by the Tenant Council.

The Tenant Council will have the following powers:

1) To formulate plans, programs, and policies for PTU.
2) To receive and act upon reports of the Co-Chairs and other officers.
3) To approve an annual budget recommended by the Co-Chairs, including the expected dues level, and authorize the officers to execute said budget.
4) To call rent strikes, when authorized by the members directly affected as tenants.
5) To recommend a city-wide rent strike with 70% support of the membership.

5.5 Recalls

All Officers and Tenant Councilors may be recalled through procedures developed by the full Tenant Council and approved by membership

Article VI – Elections

6.1 Voting

1) The officers and members of the Tenant Council shall be elected at the annual Membership Convention by majority vote through ranked choice.
2) The first two Co-Chairs will be elected to staggered terms (one for two years, and one for one year). Thereafter, one or the other will be up for re-election annually.
3) The Tenant Council reserves the right to revise these election proceedings after the 2024 Membership Convention.

6.2 Vacancies

1) Each officer elected at the Membership Convention shall take office immediately upon the officer's election and shall serve until the officer's successor is elected.
2) In the event of a vacancy in the office of either Co-Chair or the Secretary or Treasurer, the remaining Tenant Council will appoint an interim within 30 days of the vacancy until a replacement is elected at the next Annual meeting to fill the remainder of the term.

Article VII – Amendments

Amendments to these bylaws may be initiated by:

1) A majority vote of the Tenant Council; or,
2) A petition signed by ten percent (10%) of the members of PTU who are in good standing.

The Tenant Council shall submit the proposed amendment(s) to a vote of the general membership with at least 30 days notice at any membership meeting. Amendments will be approved with a 3/5ths vote.

Portland Tenants Union Constitution DRAFT

https://docs.google.com/document/d/1OwHMLK2tMa4NhsbE4bKgZ1CgoH82GdMMiCAtUmhO5rg/edit?link_id=4&can_id=2a122f020fc2a9cf67d9a1c5332407b9&source=email-ptu-march-5th-general-meeting-2&email_referrer=&email_subject=ptu-goes-to-city-council-and-may-general-meeting&&&link_id=7&can_id=1be104dc5f419c213ba0cc0fb4e5fa94&email_referrer=email_2721751&&&email_subject=portland-tenants-union-events-this-week&tab=t.0

BALKANTOURIST M&M Ltd.
BULGARIA, 4400 PAZARDZHIK
2. Sv. Ivan Rilski Str.
Tel./Fax: +359 34 444884
e-mail: balkantourist_mm@abv.bg

"БАЛКАНТУРИСТ М&М" ЕООД
гр. Пазарджик
ул. „Св. Иван Рилски" №2
Тел./факс: 034/ 44 48 84
Имейл: balkantourist_mm@abv.bg

Translation from Bulgarian

THE REPUBLIC OF BULGARIA

PAID FEE

Place/region PAZARDZHIK
Municipality PAZARDZHIK
District PAZARDZHIK

Certified Copy

CERTIFICATE OF BIRTH

Name: BOGDAN ATANASOV DINKOV
first, father's, surname
Date of birth: 31.05.2024
day, month, year
The thirty-first day of May, 2024
(by words)
Place of birth: PLOVDIV, PLOVDIV
place or country, municipality
PLOVDIV
district
Sex: MALE
Personal ID No: [redacted] Citizenship: BULGARIA
country
Mother: YANITA RANGELOVA TSANKOVA
name: first, father's, surname
Personal ID No/Date of Birth: [redacted]
Father: ATANAS DIMITROV DINKOV
name: first, father's, surname
Personal ID No/ Date of Birth: [redacted]
The certificate is issued on the basis of
a certificate of birth No. 409 ,dated 03.06.2024
day, month, year
In: PLOVDIV FIRST CENTRAL REGION, PLOVDIV
place/ region, municipality
PLOVDIV
district
Date of issuing: 31.07.2024
day, month, year
Civil Status Official:
Name: KRASIMIRA NIKOLAEVA RADULOVA
name and surname

Seal and signature:

Official Seal of Pazardzhik Municipality
Signature of Civil Status Official: ill.



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ZHIK MUNICIPALITY
es the authenticity of the signature and seal placed on this document
uly 2024
ead of Civil Registration Department: sgd. ill.
/Tatyana Dimitrova Papazova/
Official Seal of Pazardzhik Municipality

APOSTILLE
(Convention de la Haye du 5 octobre 1961)

1. Country: Republic of Bulgaria
This public document
2. has been signed by **TATYANA DIMITROVA PAPAZOVA**
3. acting in the capacity of **CERTIFICATION OFFICER**
4. Bears the Seal of **PAZARDZHIK MUNICIPALITY**
Certified
5. at PAZARDZHIK- BULGARIA 6. On 31st July 2024
7. by the REGIONAL ADMINISTRATION PAZARDZHIK REGION
8. Under the respective number: PAZ-05-2629/31.07.2024
9. Seal of REGIONAL ADMINISTRATION PAZARDZHIK REGION
10. Signature
Stamp: LARISA SAVOVA
REGIONAL ADMINISTRATION
REGION PAZARDZHIK
http://apostille.gov.bg ID: ZERBKNNMXV

I, the undersigned Anna Ivova Tsvetanova, certify herewith the true translation from Bulgarian into English made by me of the enclosed document - Certified Copy of Certificate of Birth, dated 31st July 2024.
This translation consists of 2 /two/ pages.
Translator:
/Anna Ivova Tsvetanova/

THE REPUBLIC OF BULGARIA
Ministry of Foreign Affairs

"Consular relations" Directorate certifies the signature, affixed by the translator:
Anna Ivova Tsvetanova

The Ministry of Foreign Affairs does not bear the responsibility for fidelity of the translation.
Sofia, date: 02.08.2024 Legalization sector:
06-EFC152A77267

MINISTRY OF FOREIGN AFFAIRS • REPUBLIC OF BULGARIA • Directorate "Consular Relations"

Katrin Kitanova
Sector DCR-MFA

Paid tax: 15 lv.

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To whom it may concern

My name is Saif Amini. I own apartment building at 35 State Street, Portland ME 04101. I met Atanas first week of January 2024 after he acquired the property next to me at 33 State Street. I visit my building at lest once a week and I always see him around. I am certain he lives at 33 State Street. I believe he was residing in his basement unit for a certain time. I have spotted him there both nighttime and morning hours. He is a good neighbor always positive and ready to help.

Saif Amini Saif Amini **Date:** 10/28/25

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Atanas Dinkov
33 State Street
Portland, ME 04101

Date: November 4, 2025

To:
Portland Rent Board
City of Portland
389 Congress Street
Portland, ME 04101

Subject: Request for Dismissal for a hearing regarding 33 State Street Case.

Dear Members of the Portland Rent Board,

I am writing to formally request the dismissal of the hearing request concerning the property located at **33 State Street, Portland, ME**, on the following grounds:

1. **Lack of Jurisdiction:** The Portland Rent Board does not have jurisdiction over this matter as defined by the applicable municipal regulations and ordinances. The nature of the dispute falls outside the scope of the Board's authority. **See page 2.**
2. **Incorrect Venue:** The appeal has been filed in an inappropriate venue. The proper forum for adjudication of this matter lies elsewhere, and as such, the current proceedings before the Rent Board are procedurally improper. **See pages 3 & 4**

Given these reasons, I respectfully request that the Board dismiss the appeal in its entirety.

Please confirm receipt of this request and advise on any further steps required to finalize the dismissal.

Thank you for your attention to this matter.

Sincerely,
Atanas Dinkov



Rent Board lack of Jurisdiction -

Sec 6-232 of Article XII of the City Code defines the Rent Stabilization Ordinance below:

- *Rent stabilization ordinance means Chapter 6, Articles XII and XIII of the Code of Ordinances, City of Portland, Maine, as amended*

Sec 6-263(c) of Article XIII of the City Code details the "Jurisdiction and authority" of the Rent Board regarding complaints or appeals.

- *(c) To hear, review, and grant or deny complaints or appeals from Tenants, individually or collectively, regarding Rent charges or Rent increases not in compliance with the Rent Stabilization Ordinance, or other matters falling within the scope of the Rent Stabilization Ordinance, or allegations violations of Maine statute regarding the habitability of residential units; such appeals shall be heard and decided de novo;*

All rental properties are required to be registered with the City pursuant to Sec 6-151 of Article VI of the City Code.

The City's letter dated 7/17/2025 title "Amendment of Notice of Violation and Order to Correct" determined that the property qualified as owner-occupied under Sec 6-150.1 of Article VI of the City Code.

Enforcement of Article VI is detailed in Sec 6-156(a) of the City Code.

- *(a) The building authority as defined in section 6-1 or his or her designee is authorized to institute or cause to be instituted by and through the office of the corporation counsel, in the name of the city, any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of the provisions of this article.*

The "building authority" is defined under Sec 6-1.1 below:

- *Building authority shall mean the Permitting and Inspections Department Director.*

The "owner-occupied" exemption is determined by registration and at the discretion of the building authority under Article VI of the City Code. The City cited Sec 6-150.1 clearly in the letter from 7/17/2025 as rationale for the amendment of the Notice of Violation. Sec 6-263(c) shows the Rent Board's authority to hear appeals is limited to the Rent Stabilization Ordinance that is defines as Article XII and Article XIII of the City Code. The Rent Board lacks jurisdiction to hear this appeal under Sec 6-263(c).

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Incorrect Venue -

In their appeal letter, the Union disputes that the space used as the owner-occupied section of the dwelling qualifies as a rental unit as defines under Sec 6-232:

- Rental unit means any dwelling unit that is rented or otherwise made available for rent for residential use or occupancy, together with all additional rights, privileges, or services connected with use or occupancy of such a unit, including but not limited to vehicle parking spaces, storage, and commons areas and/or recreational facilities held out for use by the Tenant.

The owner is exempt from Sec 6-232 as a result of the Building Authority's ruling. The appropriate definition of Rental Unit is found in Sec 6-150.1:

- *Rental unit is a portion of any residential structure that is rented or available for rent to any individual or individuals for any length of time. Any portion of a Single-Family Home, Condominium, or Apartment that is rented or available to be rented to an individual or individuals who are not the owner or owners shall be considered a rental unit. Dwelling units and rooming units as defined in §6-106 are, without limitation, rental units.*

The space that was used as the owner-occupied section of the dwelling fits the definition of a rooming unit found in Article V of Sec 6-106:

- *Rooming unit shall mean one (1) or more rooms forming a single unit used, or intended to be used, for living and sleeping purposes, but not designed for food preparation, by two (2) or more persons living in common or by a person living alone.*

Appeals for Article V are detailed in Sec 6-127:

- *An appeal from any final decision of the building authority or his or her designee, if available by statute or otherwise by law, under the provisions of this article may be taken by an aggrieved party to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure.*

The original Notice of Violation dated 6/24/2025 and the amended Notice of Violation dated 7/17/2025 provide information regarding appeals. The notices read as follows:

- *You have the right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.*

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In their letter the Union cites Sec 6-243(a) to justify their standing in making this appeal. This section of code also grants the Union standing in Superior Court under Rule 80B:

- *(a) Any Tenants Union shall have standing as a party to assert the rights or interests of any Tenants, individually or collectively, under this Chapter in any complaint, appeal, or other proceeding brought before the Housing Safety Office, the Rent Board, or the Superior Court in an appeal from any final decision under this Chapter in accordance with Rule 80B of the Maine Rules of Civil Procedure.*

The Portland Tenants Union is appealing the Building Authority's ruling that the property was "owner-occupied". From the Union's letter dated 9/25/2025:

- Pursuant to the standing granted to tenant unions under section 6-234(a) of the city code, we submit this appeal under 6-263(c) **contesting the City's amended ruling** in Code Case: RCD2500009 regarding 33 State Street.

A large part of the Union's argument is that the space used as the owner-occupied section of the dwelling does not fit the definition of a rental unit. The building authority's final decision that the space qualifies as a rooming unit/rental unit is appealable. The Union has standing under Sec 6-243(a) to bring an appeal under Rule 80B. The correct venue for the appeal is Superior Court, not the Rent Board.

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RENT BOARD HEARING

Tuesday, December 2, 2025



WHO WE ARE

Portland Tenants Union was founded by tenants across the city who came together to defend their rights. We aim to educate tenants, support them in addressing violations with their landlord, and help submit complaints with the City of Portland.

We are here today asserting the rights of the former tenants of 33 State Street

“Any Tenants Union shall have standing as a party to assert the rights or interests of *ANY* Tenants,individually or collectively, under this Chapter in any complaint, appeal, or other proceeding …” Sec. 6-234(a) (emphasis added)

Mr. Atanas Dinkov falsely registered 33 State Street as Owner-Occupied in order to raise rents well above the allowable limits and avoid 90-day notice requirements

Unit 1: **59.1%** - From $1,225 to $1,950

Unit 2: **61.7%** - From $1,175 to $1,900

Unit 3: **86.7%** - From $1,125 to $2,100

Mr. Dinkov failed to compensate tenants for lease termination notice of less than 90 days

"(d) Rental Units within a building containing only two (2), three (3) or four (4) **dwelling units**, one of which the property owner currently occupies as his or her principal residence"

Timeline to Deception

Jan. 5, 2024

Mr. Dinkov purchased

33 State Street

DLN: 1002440261338 **WARRANTY DEED**

Eric H. Gay and Heather Gay of Falmouth, Cumberland County, Maine, for consideration paid, grant(s) to **Atanas Dimitrov Dinkov** of Wells, York County, Maine (whose mailing address is PO Box 1453, Wells, ME 04090) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from CBPC Holdings LLC to the grantor(s) herein, dated October 19, 2018, recorded in Cumberland Registry of Deeds, Book 35230, Page 147.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 5 TH day of JANUARY, 2024.

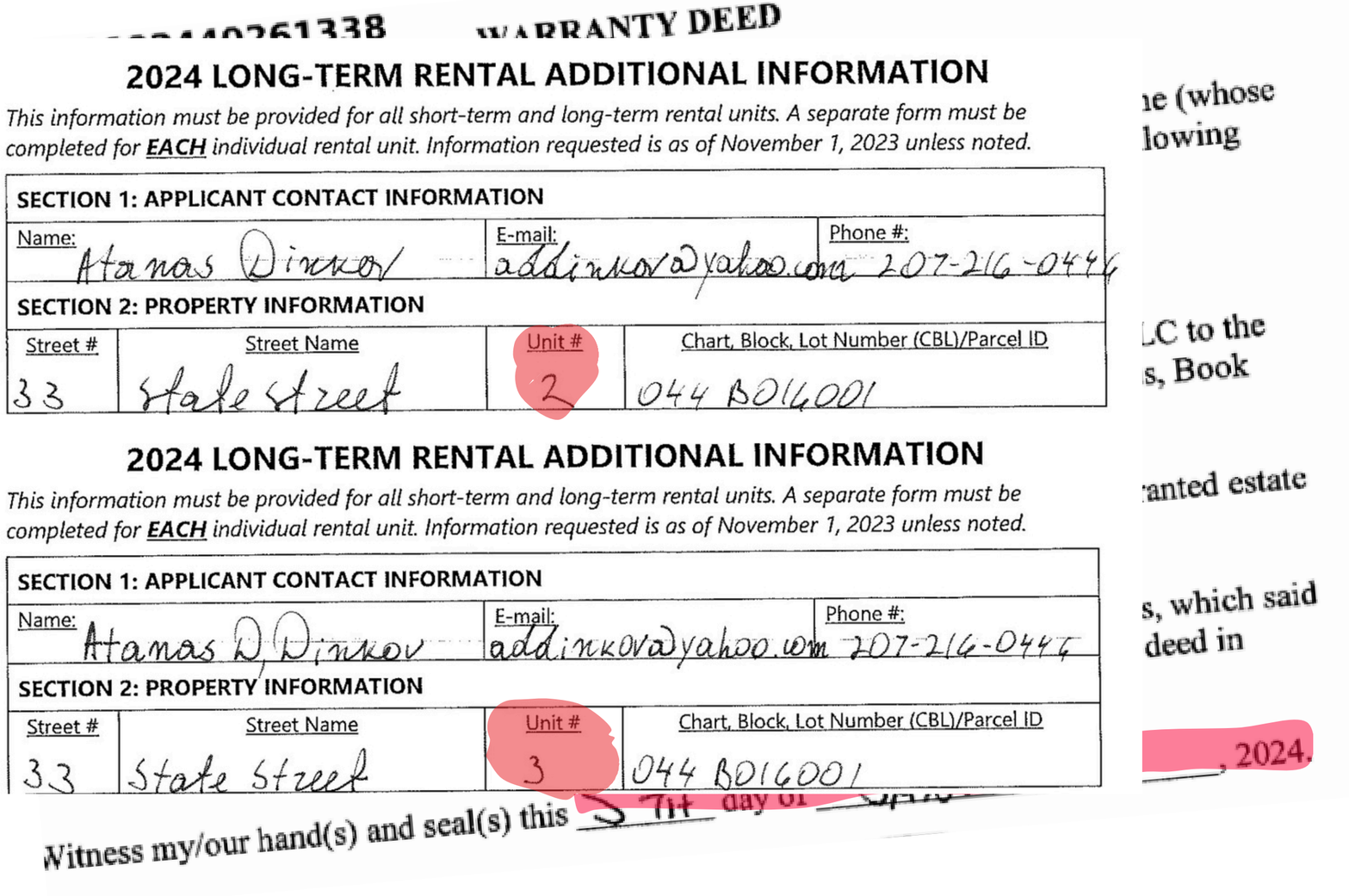
Timeline to Deception

Jan. 5, 2024

Mr. Dinkov purchased 33 State Street

Jan. 10, 2024

<u>Only</u> units 2 & 3 are applied for LTRs



...2440261338 WARRANTY DEED

2024 LONG-TERM RENTAL ADDITIONAL INFORMATION

*This information must be provided for all short-term and long-term rental units. A separate form must be completed for **EACH** individual rental unit. Information requested is as of November 1, 2023 unless noted.*

SECTION 1: APPLICANT CONTACT INFORMATION		
Name: Atanas Dinkov	E-mail: addinkova@yahoo.com	Phone #: 207-216-0446

SECTION 2: PROPERTY INFORMATION			
Street #	Street Name	Unit #	Chart, Block, Lot Number (CBL)/Parcel ID
33	State Street	2	044 B016001

2024 LONG-TERM RENTAL ADDITIONAL INFORMATION

*This information must be provided for all short-term and long-term rental units. A separate form must be completed for **EACH** individual rental unit. Information requested is as of November 1, 2023 unless noted.*

SECTION 1: APPLICANT CONTACT INFORMATION		
Name: Atanas D Dinkov	E-mail: addinkova@yahoo.com	Phone #: 207-216-0446

SECTION 2: PROPERTY INFORMATION			
Street #	Street Name	Unit #	Chart, Block, Lot Number (CBL)/Parcel ID
33	State Street	3	044 B016001

...Witness my/our hand(s) and seal(s) this 5 7th day of ..., 2024.

...ıe (whose lowing ...LC to the ...s, Book ...anted estate ...s, which said deed in

Timeline to Deception

Jan. 5, 2024

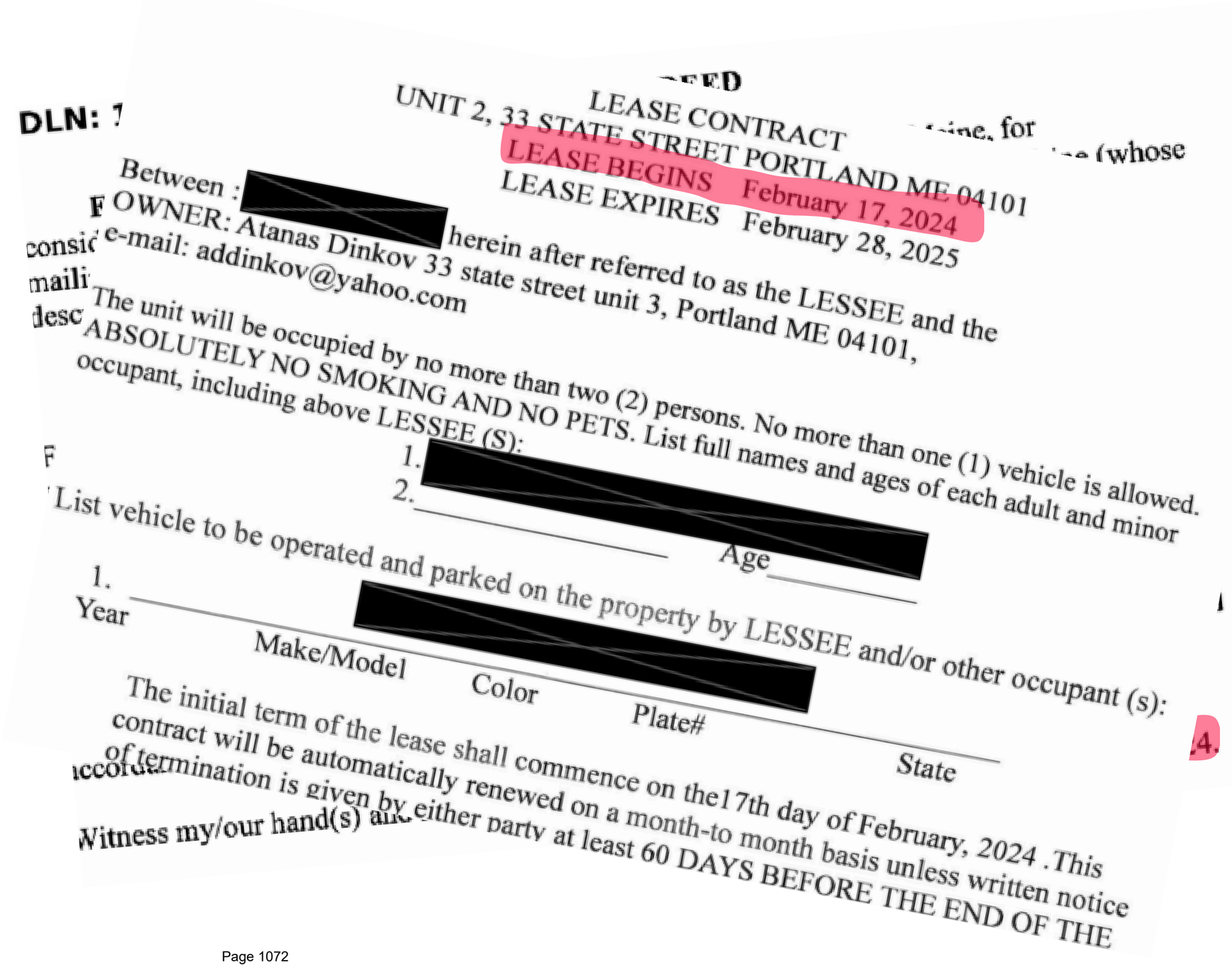
Mr. Dinkov purchased 33 State Street

Jan. 10, 2024

<u>Only</u> units 2 & 3 are applied for LTRs

Apr. 1, 2024

<u>All</u> 3 units were rented out



LEASE CONTRACT

UNIT 2, 33 STATE STREET PORTLAND ME 04101

LEASE BEGINS February 17, 2024

LEASE EXPIRES February 28, 2025

DLN: 7

Between : [redacted] herein after referred to as the LESSEE and the

OWNER: Atanas Dinkov 33 state street unit 3, Portland ME 04101,

e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than one (1) vehicle is allowed. ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor occupant, including above LESSEE (S):

1. [redacted]

2. _____ Age _____

List vehicle to be operated and parked on the property by LESSEE and/or other occupant (s):

1. [redacted]

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the17th day of February, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE

Witness my/our hand(s) and

Timeline to Deception

Jan. 5, 2024

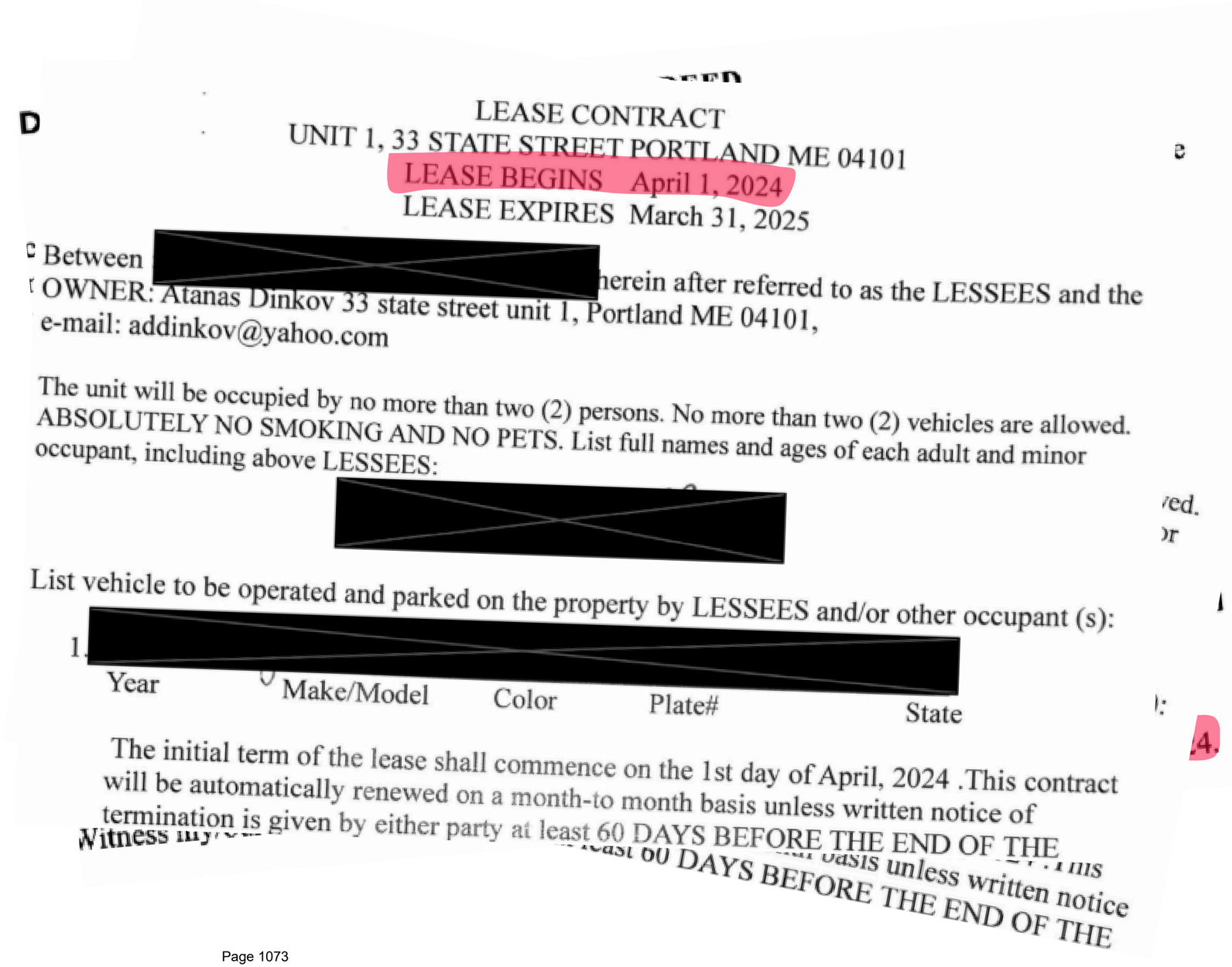
Mr. Dinkov purchased 33 State Street

Jan. 10, 2024

<u>Only</u> units 2 & 3 are applied for LTRs

Apr. 1, 2024

<u>All</u> 3 units were rented out



LEASE CONTRACT
UNIT 1, 33 STATE STREET PORTLAND ME 04101
LEASE BEGINS April 1, 2024
LEASE EXPIRES March 31, 2025

Between [redacted] herein after referred to as the LESSEES and the OWNER: Atanas Dinkov 33 state street unit 1, Portland ME 04101,
e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than two (2) vehicles are allowed. ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor occupant, including above LESSEES:

[redacted]

List vehicle to be operated and parked on the property by LESSEES and/or other occupant (s):

1. [redacted]

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the 1st day of April, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE

Witness my

least 60 DAYS BEFORE THE END OF THE

Timeline to Deception

Jan. 5, 2024

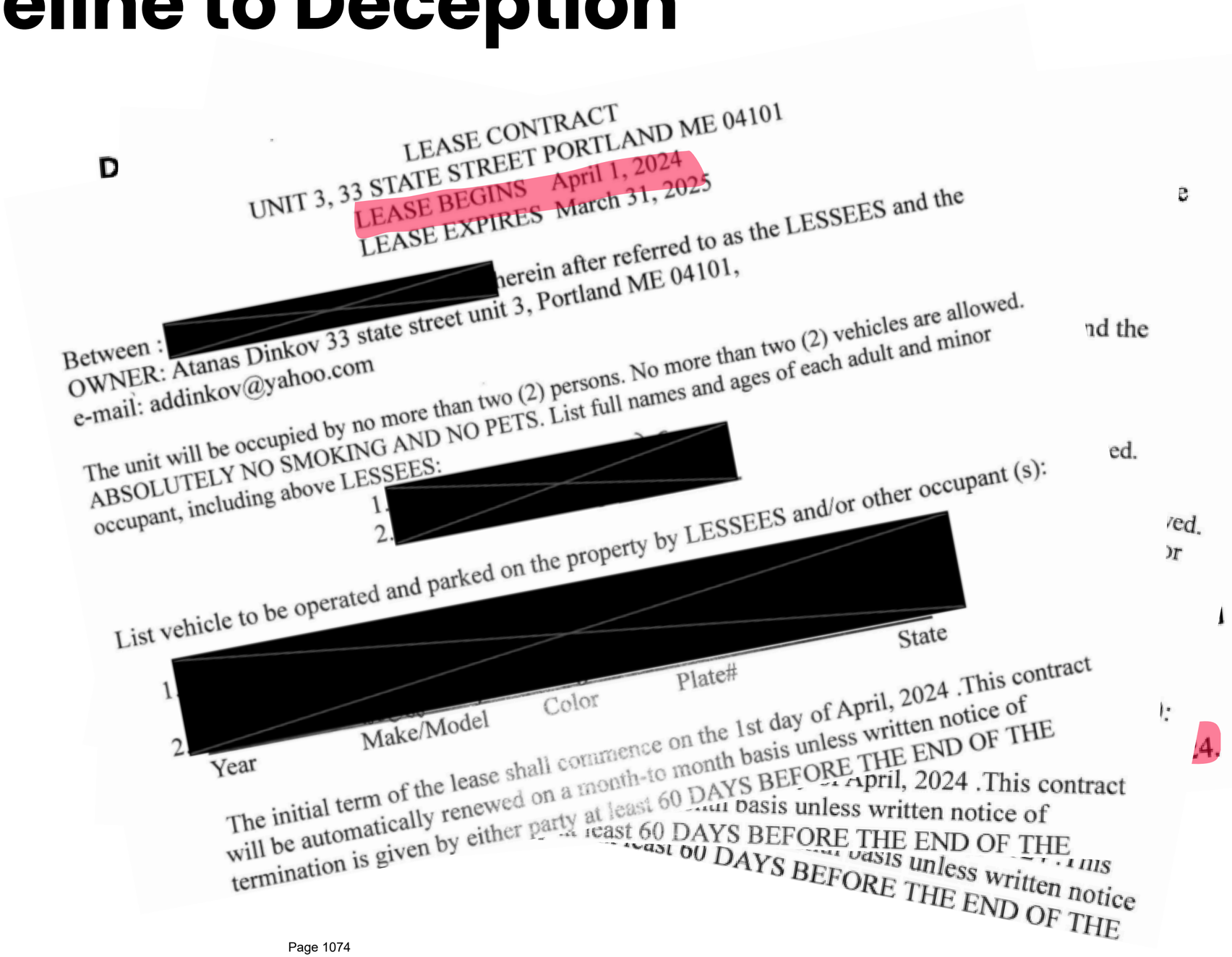
Mr. Dinkov purchased 33 State Street

Jan. 10, 2024

<u>Only</u> units 2 & 3 are applied for LTRs

Apr. 1, 2024

<u>All</u> 3 units were rented out



LEASE CONTRACT

UNIT 3, 33 STATE STREET PORTLAND ME 04101

LEASE BEGINS April 1, 2024

LEASE EXPIRES March 31, 2025

Between : [redacted] herein after referred to as the LESSEES and the

OWNER: Atanas Dinkov 33 state street unit 3, Portland ME 04101,

e-mail: addinkov@yahoo.com

The unit will be occupied by no more than two (2) persons. No more than two (2) vehicles are allowed.
ABSOLUTELY NO SMOKING AND NO PETS. List full names and ages of each adult and minor
occupant, including above LESSEES:

1. [redacted]
2.

List vehicle to be operated and parked on the property by LESSEES and/or other occupant (s):

[redacted]

Year Make/Model Color Plate# State

The initial term of the lease shall commence on the 1st day of April, 2024 .This contract will be automatically renewed on a month-to month basis unless written notice of termination is given by either party at least 60 DAYS BEFORE THE END OF THE

April, 2024 .This contract

basis unless written notice of

least 60 DAYS BEFORE THE END OF THE

basis unless written notice

least 60 DAYS BEFORE THE END OF THE

Timeline to Deception

Jan. 5, 2024

Mr. Dinkov purchased 33 State Street

Jan. 10, 2024

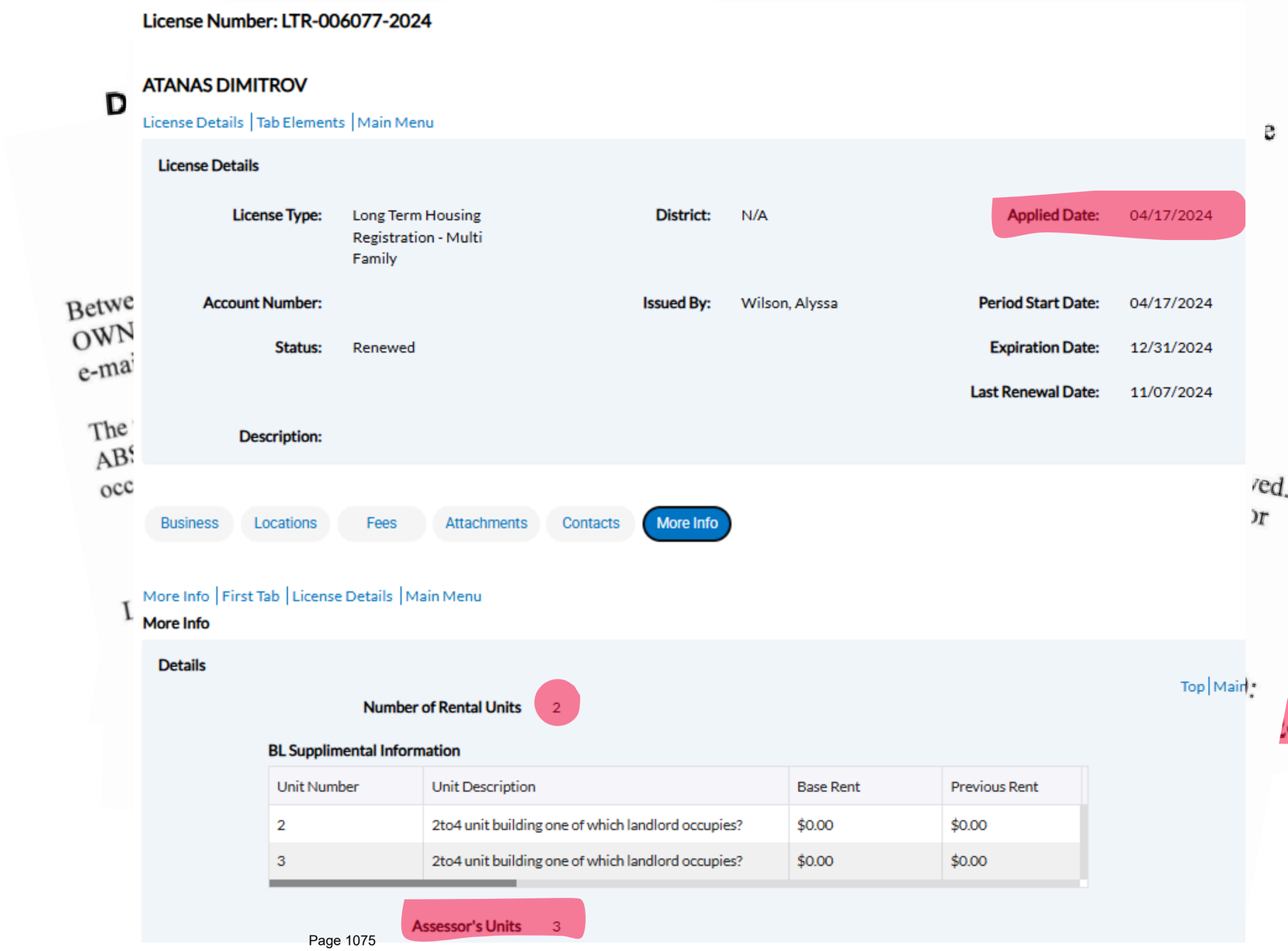
<u>Only</u> units 2 & 3 are applied for LTRs

Apr. 1, 2024

<u>All</u> 3 units were rented out

Apr. 17, 2024

Only units 2 & 3 are registered



License Number: LTR-006077-2024

ATANAS DIMITROV

License Details | Tab Elements | Main Menu

License Details

License Type:	Long Term Housing Registration - Multi Family	District:	N/A	Applied Date:	04/17/2024
Account Number:		Issued By:	Wilson, Alyssa	Period Start Date:	04/17/2024
Status:	Renewed			Expiration Date:	12/31/2024
				Last Renewal Date:	11/07/2024
Description:					

Business | Locations | Fees | Attachments | Contacts | More Info

More Info | First Tab | License Details | Main Menu

More Info

Details

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Number of Rental Units 2

BL Supplimental Information

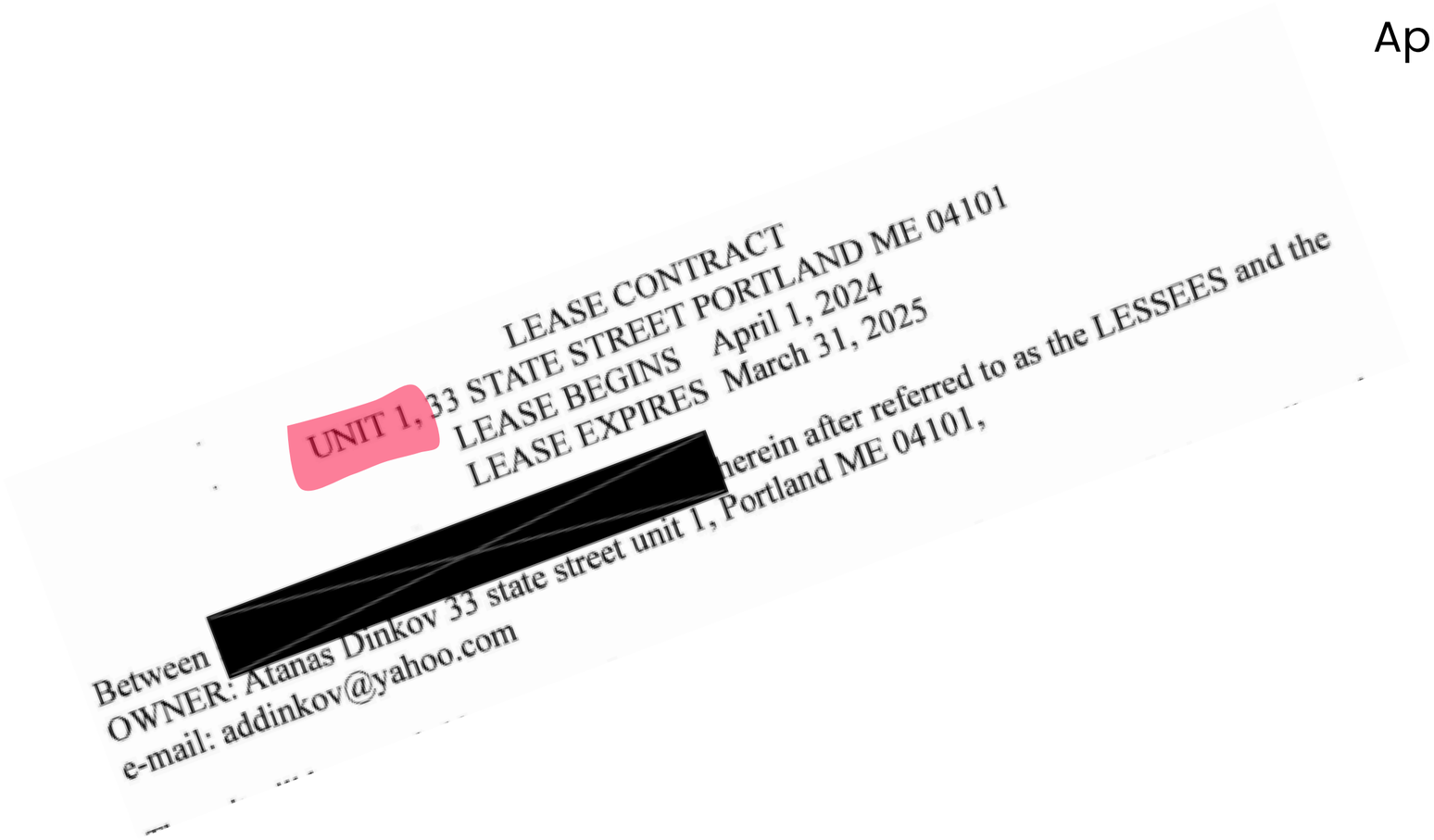
Unit Number	Unit Description	Base Rent	Previous Rent
2	2to4 unit building one of which landlord occupies?	$0.00	$0.00
3	2to4 unit building one of which landlord occupies?	$0.00	$0.00

Assessor's Units 3

False Claim of Owner Occupancy

Mr. Dinkov repeatedly claimed Apt #1 as his residence, a unit that was occupied by tenants.

Apr 1, 2024 **Apt 1 rented out**



LEASE CONTRACT

UNIT 1, 33 STATE STREET PORTLAND ME 04101

LEASE BEGINS April 1, 2024

LEASE EXPIRES March 31, 2025

Between [redacted] herein after referred to as the LESSEES and the

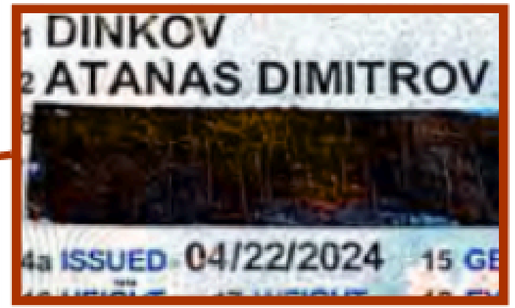
OWNER: Atanas Dinkov 33 state street unit 1, Portland ME 04101,

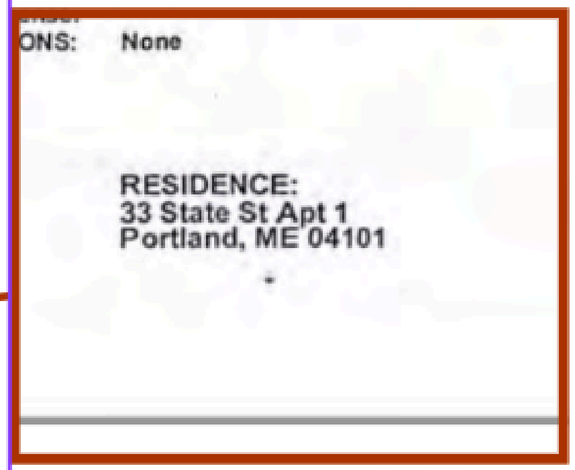
e-mail: addinkov@yahoo.com

False Claim of Owner Occupancy

Mr. Dinkov repeatedly claimed Apt #1 as his residence, a unit that was occupied by tenants.





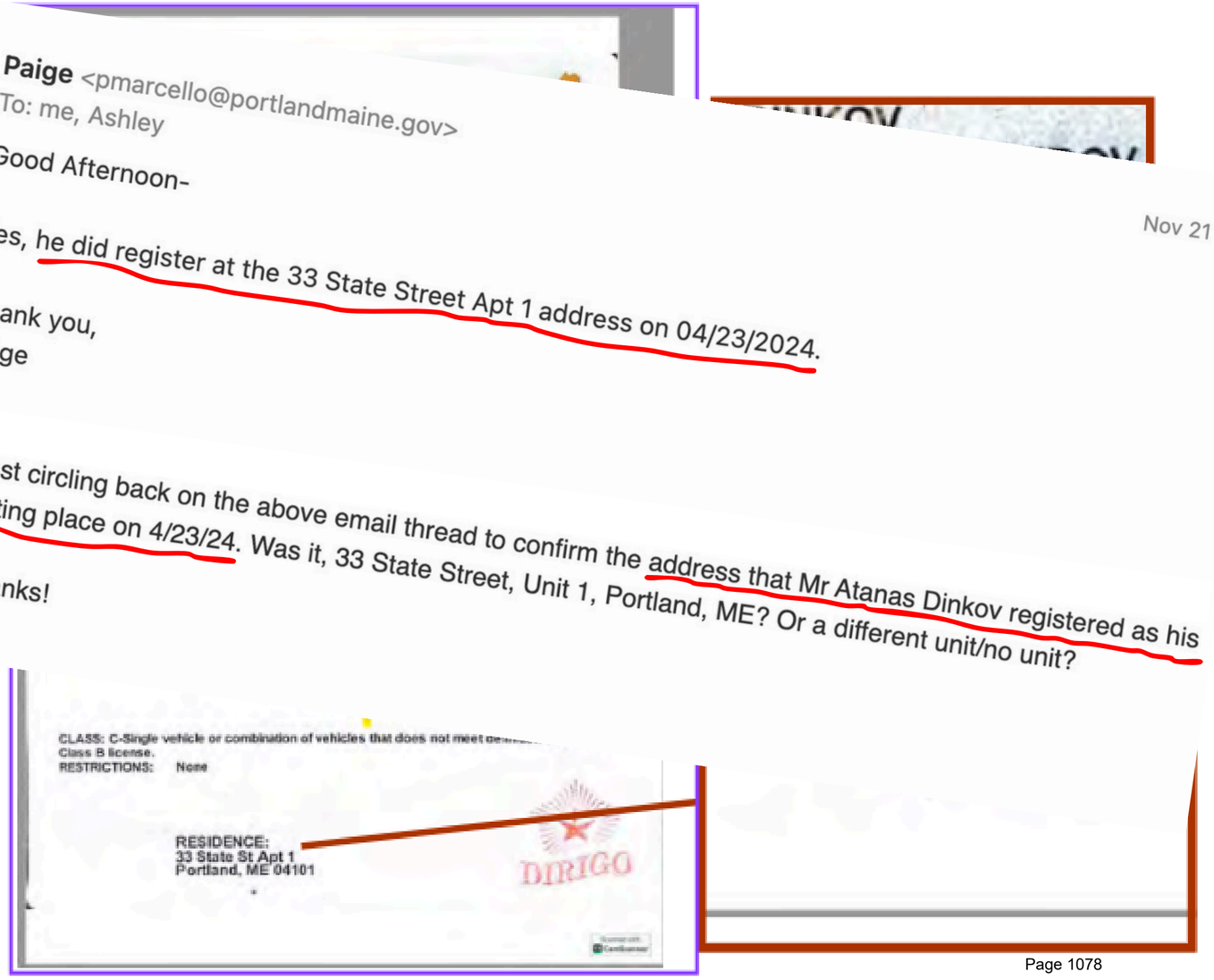


Apr 1, 2024 **Apt 1 rented out**

Apr. 22, 2024 **Claimed Apt 1 as residence on license**

False Claim of Owner Occupancy

Mr. Dinkov repeatedly claimed Apt #1 as his residence, a unit that was occupied by tenants.



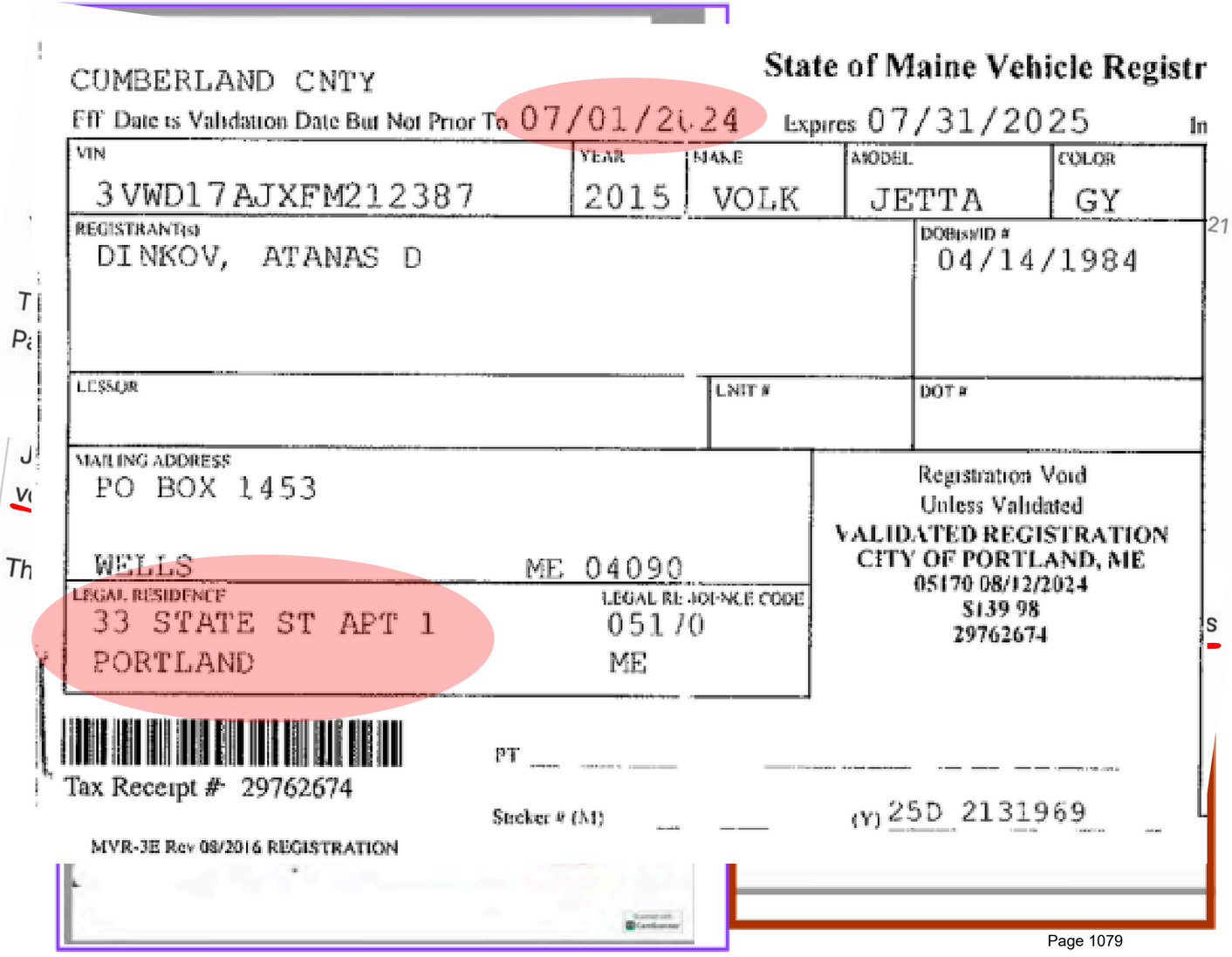
Apr 1, 2024 **Apt 1 rented out**

Apr. 22, 2024 **Claimed Apt 1 as residence on license**

Apr. 23, 2024 **Claimed Apt 1 as voting address**

False Claim of Owner Occupancy

Mr. Dinkov repeatedly claimed Apt #1 as his residence, a unit that was occupied by tenants.



CUMBERLAND CNTY

State of Maine Vehicle Registr

Eff Date is Validation Date But Not Prior To 07/01/2024 Expires 07/31/2025

VIN	YEAR	MAKE	MODEL	COLOR
3VWD17AJXFM212387	2015	VOLK	JETTA	GY

REGISTRANT(S): DINKOV, ATANAS D

DOB/SSN/ID #: 04/14/1984

LESSOR

UNIT #

DOT #

MAILING ADDRESS: PO BOX 1453 WELLS ME 04090

LEGAL RESIDENCE: 33 STATE ST APT 1 PORTLAND

LEGAL RESIDENCE CODE: 05170 ME

Registration Void Unless Validated

VALIDATED REGISTRATION
CITY OF PORTLAND, ME
05170 08/12/2024
$139.98
29762674

Tax Receipt # 29762674

PT

Sticker # (M)

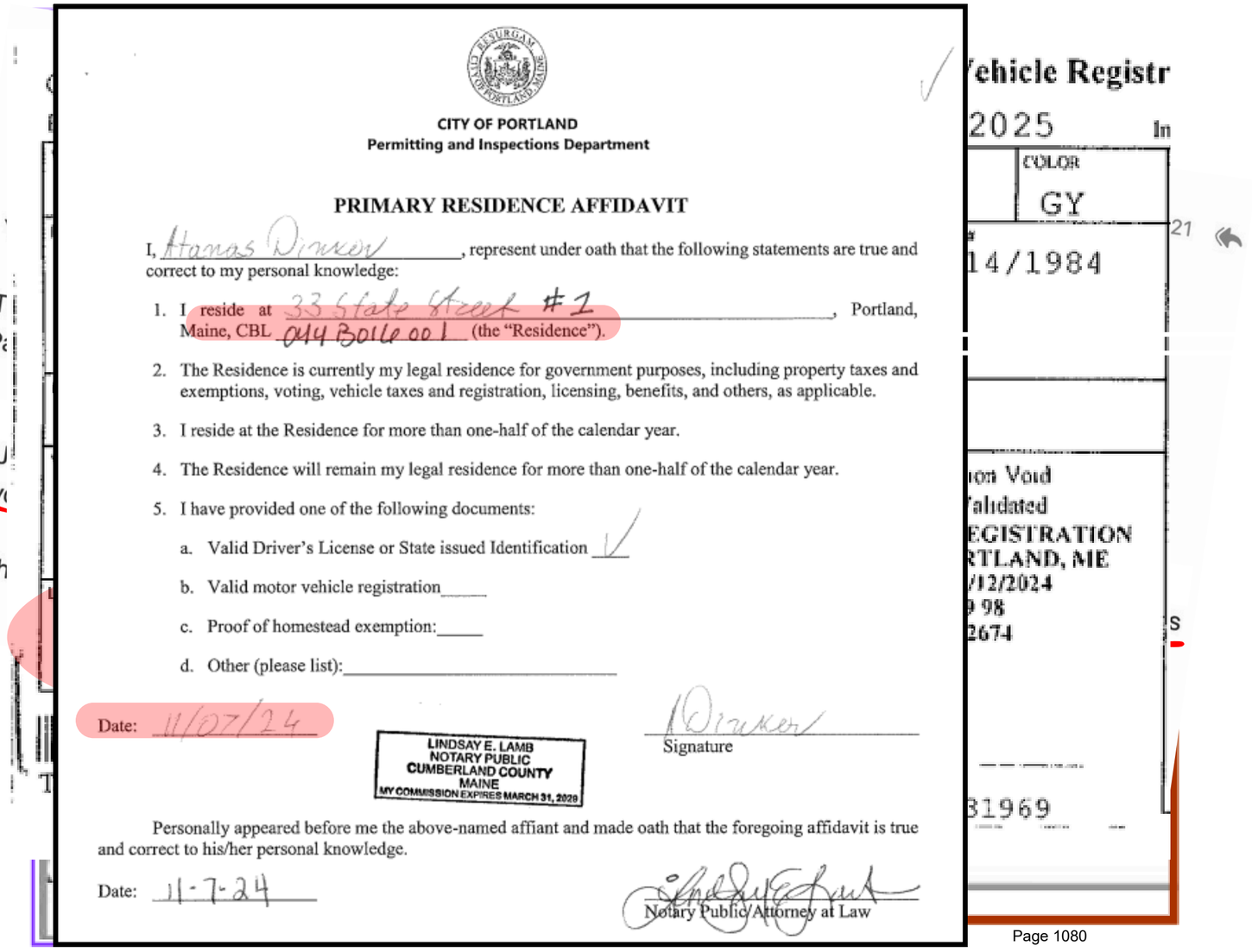
(Y) 25D 2131969

MVR-3E Rev 08/2016 REGISTRATION

Apr 1, 2024	**Apt 1 rented out**
Apr. 22, 2024	**Claimed Apt 1 as residence on license**
Apr. 23, 2024	**Claimed Apt 1 as voting address**
July 1, 2024	**Claimed Apt 1 on his car registration**

False Claim of Owner Occupancy

Mr. Dinkov repeatedly claimed Apt #1 as his residence, a unit that was occupied by tenants.



CITY OF PORTLAND
Permitting and Inspections Department

PRIMARY RESIDENCE AFFIDAVIT

I, Hanas Dinkov, represent under oath that the following statements are true and correct to my personal knowledge:

1. I reside at 33 State Street #1, Portland, Maine, CBL 044 B016 001 (the "Residence").
2. The Residence is currently my legal residence for government purposes, including property taxes and exemptions, voting, vehicle taxes and registration, licensing, benefits, and others, as applicable.
3. I reside at the Residence for more than one-half of the calendar year.
4. The Residence will remain my legal residence for more than one-half of the calendar year.
5. I have provided one of the following documents:
   a. Valid Driver's License or State issued Identification ✓
   b. Valid motor vehicle registration____
   c. Proof of homestead exemption:____
   d. Other (please list):____

Date: 11/07/24

Signature

LINDSAY E. LAMB
NOTARY PUBLIC
CUMBERLAND COUNTY
MAINE
MY COMMISSION EXPIRES MARCH 31, 2029

Personally appeared before me the above-named affiant and made oath that the foregoing affidavit is true and correct to his/her personal knowledge.

Date: 11-7-24

Notary Public/Attorney at Law

Vehicle Registr
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RTLAND, ME
/12/2024
9 98
2674
31969

Page 1080

Apr 1, 2024	**Apt 1 rented out**
Apr. 22, 2024	**Claimed Apt 1 as residence on license**
Apr. 23, 2024	**Claimed Apt 1 as voting address**
July 1, 2024	**Claimed Apt 1 on his car registration**
Nov. 7, 2024	**Claimed Apt 1 as his residence on notarized STR affidavit**
	Only submits 2025 LTRs for Units 2 & 3 <u>again</u>

Exposed. Fined.

APPLICABLE CODE SECTION(S)	City Code 6-155(d)
CODE DESCRIPTION	Any person, business entity, or other organization providing false information with respect to registration. Notwithstanding the provisions of § 6-1, the penalty for such violation shall be $1,000.00
COMMENTS	The owner's license, provided during short-term rental registration, stated the owner resided in Unit 1 of 33 State Street. The owner also registered 33 State Street as a long-term rental, registering Unit 1 as a tenant-occupied unit. A long-term lease was provided by the owner, which stated a tenant was occupying Unit 1. The city finds this as two violations of providing false information; one violation for short-term rental information and one violation for long-term rental information. These violations total a penalty of $2,000.00.
DEADLINE	07/24/2025

And Then The Story Changes

After this, Mr. Dinkov submited claims that he lived in the basement/laundry room rather than unit 1**, contradicting every legal document he submitted during the tenancies in question.**

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“And in the beginning of August 2024, he told me that I wil no longer be able to use the washer/dryer that was located in the ***basement unit of his building because he was going to live there.”*** Neighbor.

And Then The Story Changes

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"I believe he was ***residing in his basement unit*** *for a certain time."* Neighbor**.**

And Then The Story Changes

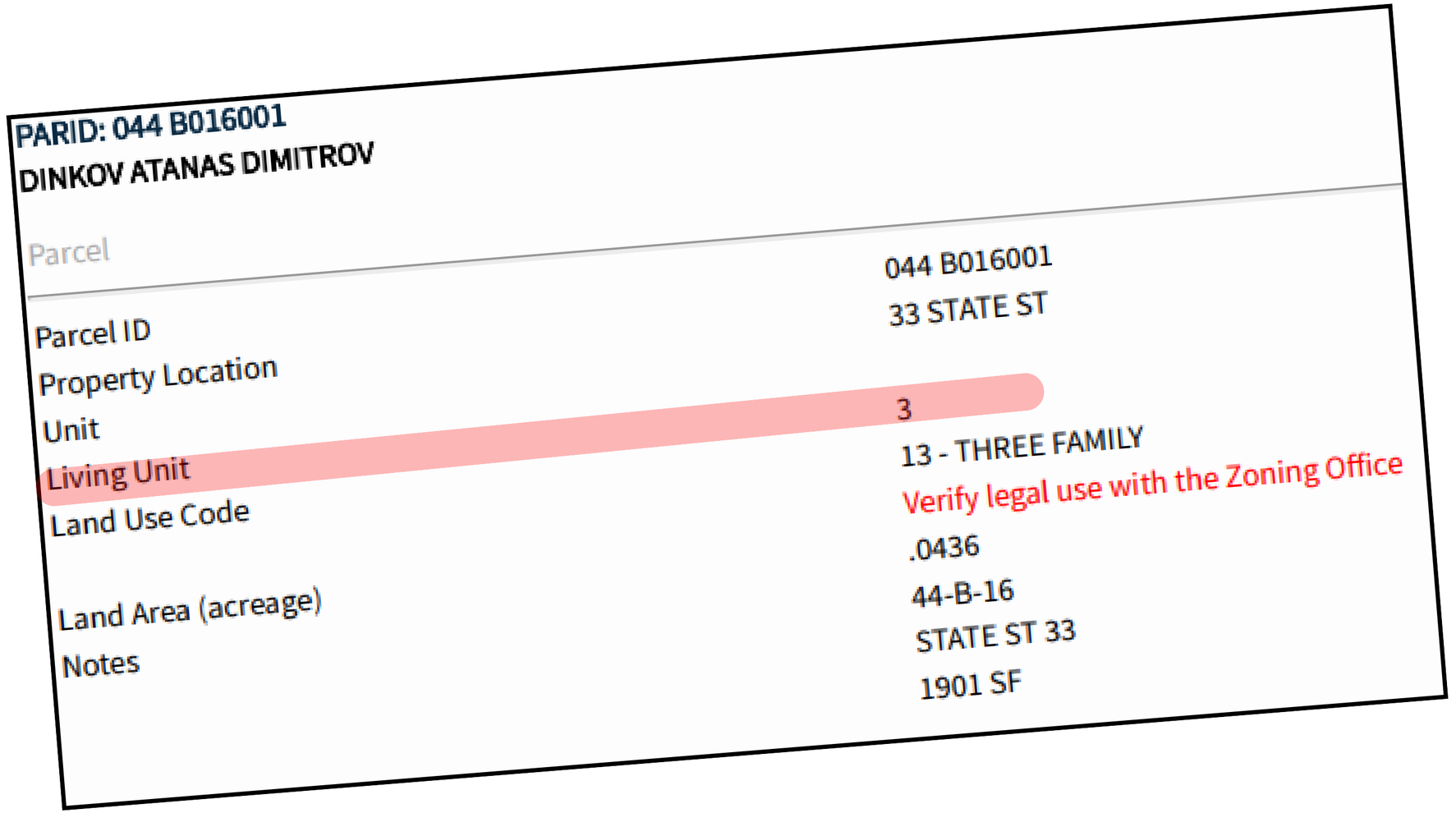
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"*I believe he was* ***residing in his basement unit*** *for a certain time."* Neighbor**.**

"The Owner [told us that he] initially resided in Unit 1, then **relocated to the basement of the Property**..." City of Portland

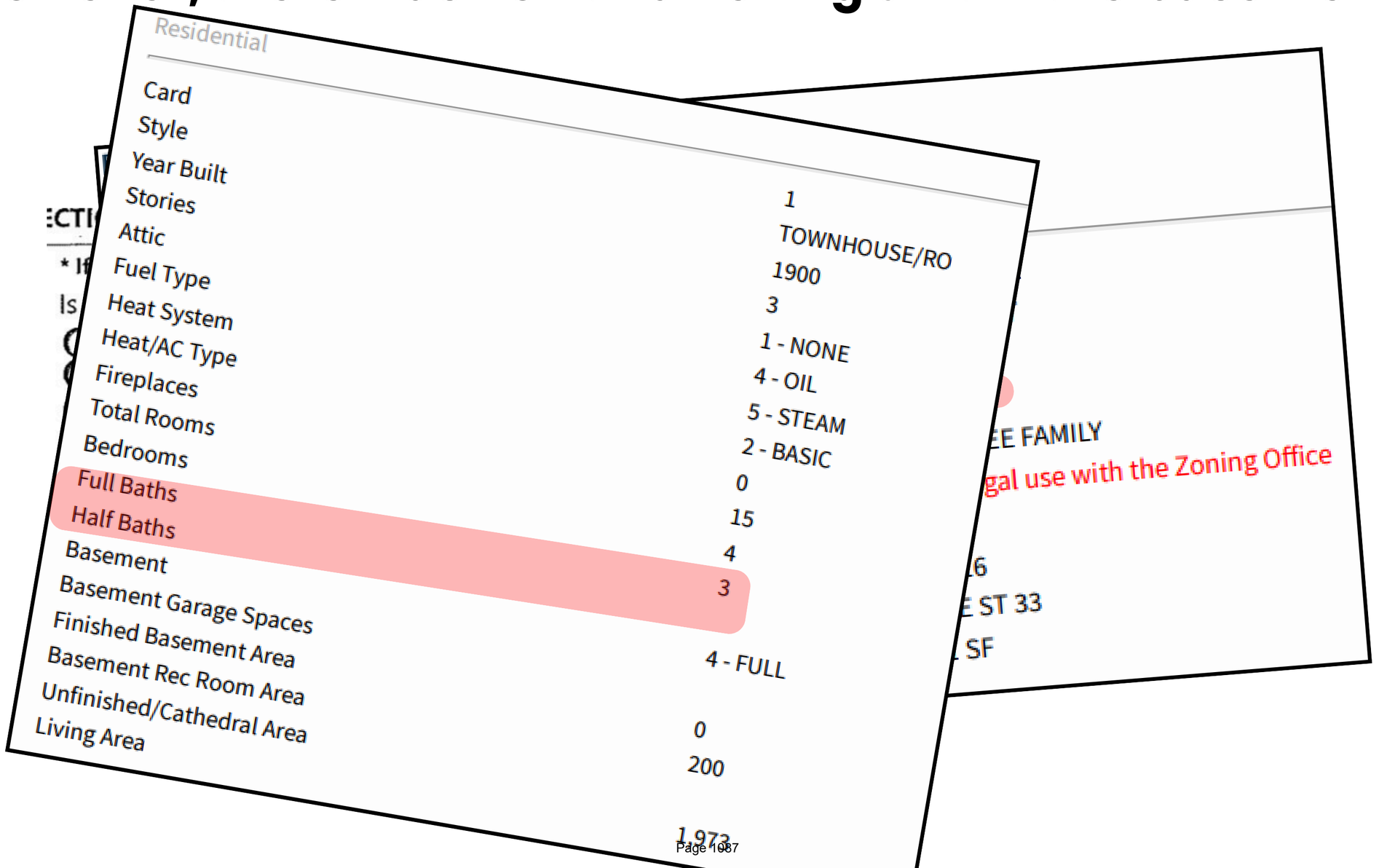
Now Mr. Dinkov claims to have lived in the basement rather than unit 1. However, there was no 4th dwelling unit in the basement.



PARID: 044 B016001
DINKOV ATANAS DIMITROV

Parcel	
Parcel ID	044 B016001
Property Location	33 STATE ST
Unit	
Living Unit	3
Land Use Code	13 - THREE FAMILY
	Verify legal use with the Zoning Office
Land Area (acreage)	.0436
Notes	44-B-16
	STATE ST 33
	1901 SF

Now Mr. Dinkov claims to have lived in the basement rather than unit 1. However, there was no 4th dwelling unit in the basement.



Now Mr. Dinkov claims to have lived in the basement rather than unit 1. However, there was no 4th dwelling unit in the basement.



Residential

Card

Style

Year Built

Stories 1

Attic

Long Term Rental Registration

LTRIN-103759-2023 Passed 5/27/2023 5/27/2023 Matt Sarapas

Inspection Comment: Eric: 207-838-3649 / 3 units

CheckListItem	Comments
General Comments	

Note

missing detection and unit #s addressed same day

3

Basement Garage Spaces

Finished Basement Area 4 - FULL

Basement Rec Room Area

Unfinished/Cathedral Area 0

Living Area 200

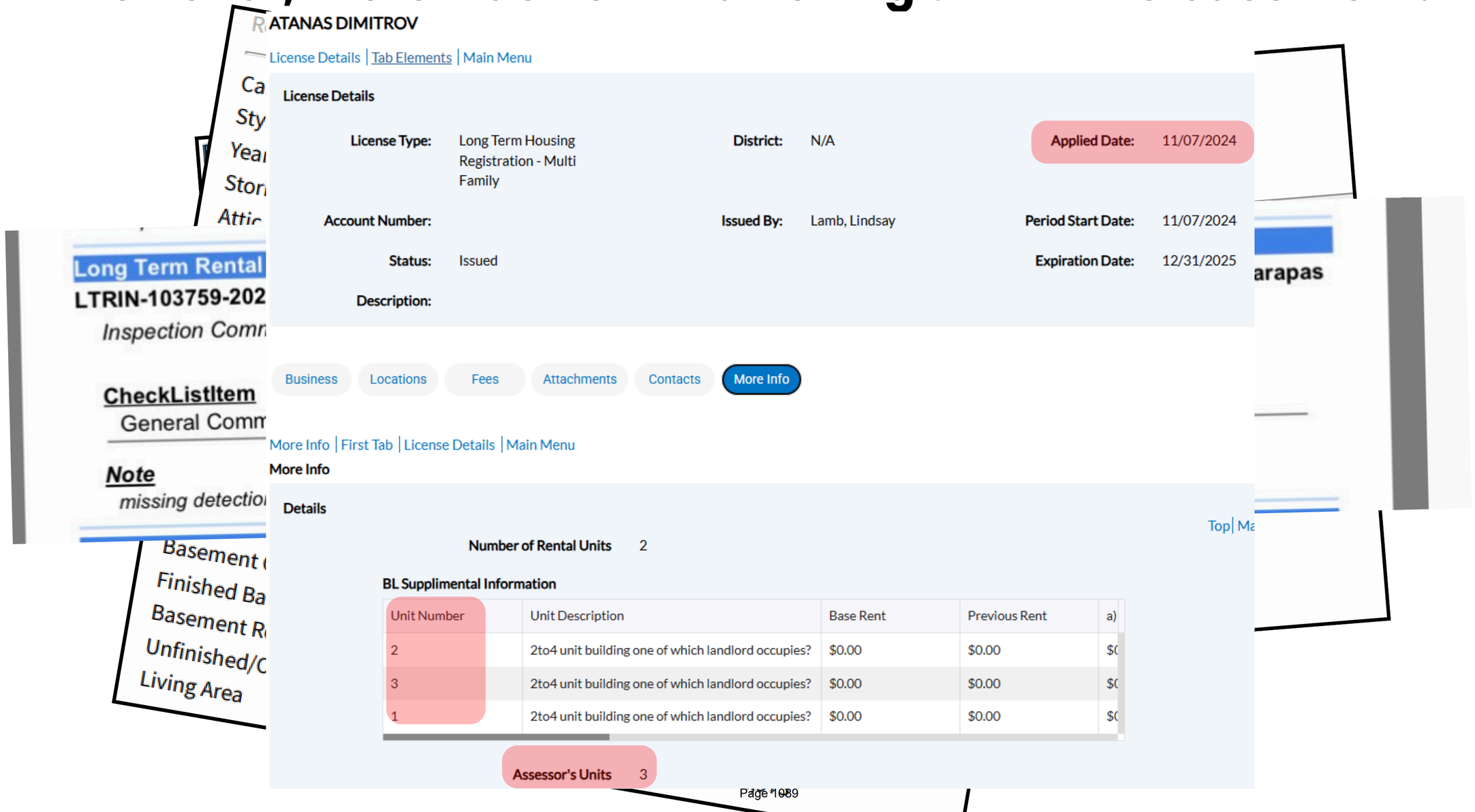
1,973

6

E ST 33

SF

Now Mr. Dinkov claims to have lived in the basement rather than unit 1. However, there was no 4th dwelling unit in the basement.



ATANAS DIMITROV

License Details | Tab Elements | Main Menu

License Details

License Type:	Long Term Housing Registration - Multi Family	**District:**	N/A	**Applied Date:**	11/07/2024
Account Number:		**Issued By:**	Lamb, Lindsay	**Period Start Date:**	11/07/2024
Status:	Issued			**Expiration Date:**	12/31/2025
Description:					

Business | Locations | Fees | Attachments | Contacts | More Info

More Info | First Tab | License Details | Main Menu

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Number of Rental Units 2

BL Supplimental Information

Unit Number	Unit Description	Base Rent	Previous Rent	a)
2	2to4 unit building one of which landlord occupies?	$0.00	$0.00	$0
3	2to4 unit building one of which landlord occupies?	$0.00	$0.00	$0
1	2to4 unit building one of which landlord occupies?	$0.00	$0.00	$0

Assessor's Units 3

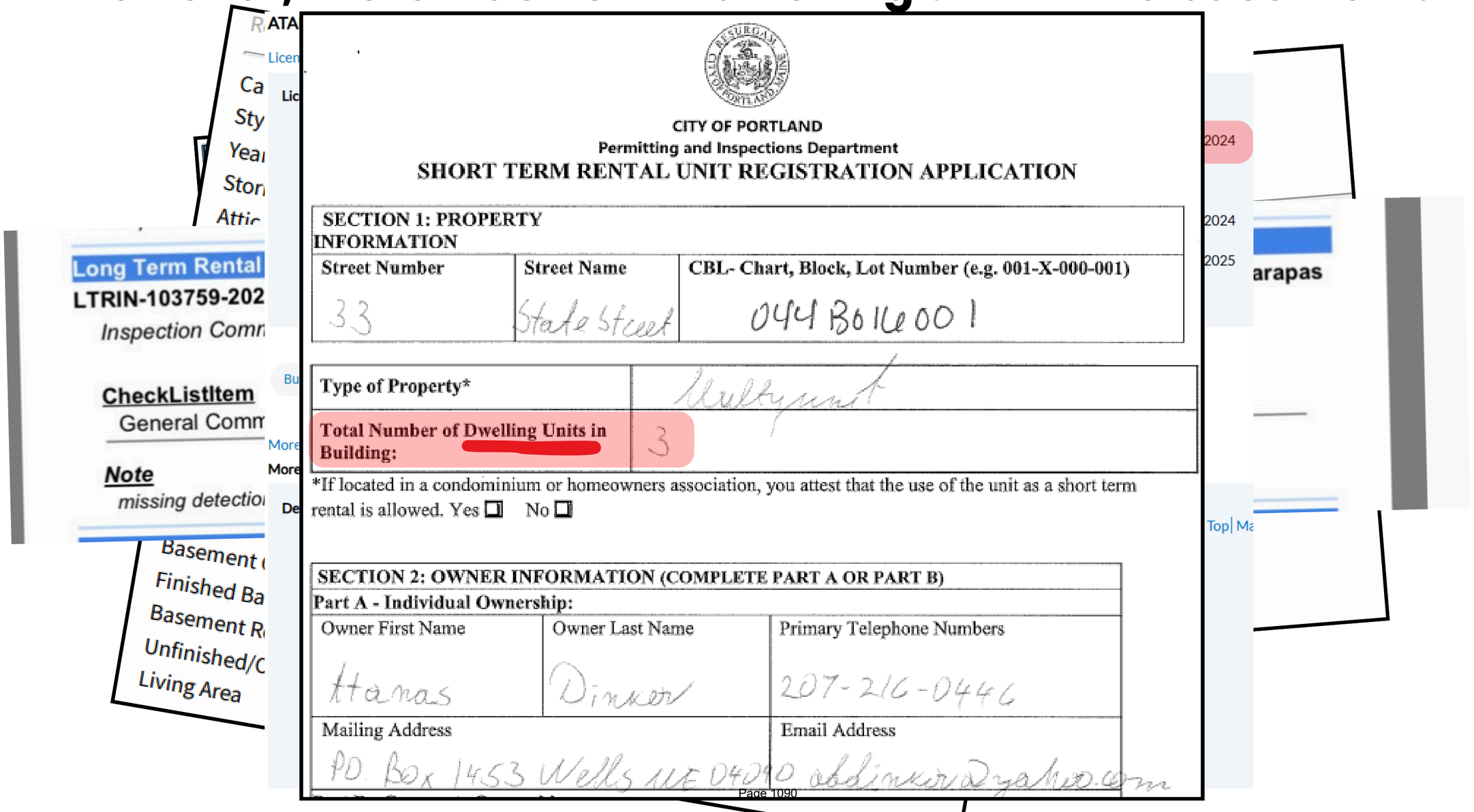
Long Term Rental
LTRIN-103759-202
Inspection Comm
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Basement R
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Living Area

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Now Mr. Dinkov claims to have lived in the basement rather than unit 1.

However, there was no 4th dwelling unit in the basement.



CITY OF PORTLAND

Permitting and Inspections Department

SHORT TERM RENTAL UNIT REGISTRATION APPLICATION

SECTION 1: PROPERTY INFORMATION		
Street Number	Street Name	CBL- Chart, Block, Lot Number (e.g. 001-X-000-001)
33	State Street	044 B016001

Type of Property*	Multiunit
Total Number of Dwelling Units in Building:	3

*If located in a condominium or homeowners association, you attest that the use of the unit as a short term rental is allowed. Yes ☐ No ☐

SECTION 2: OWNER INFORMATION (COMPLETE PART A OR PART B)		
Part A - Individual Ownership:		
Owner First Name	Owner Last Name	Primary Telephone Numbers
Hamas	Dinkov	207-216-0446
Mailing Address		Email Address
PO Box 1453 Wells ME 04090		abdinkov@yahoo.com

Rooming Unit vs Dwelling Unit

The space that was used as the owner-occupied section of the dwelling fits the definition of a rooming unit found in Article V of Sec 6-106:

- *Rooming unit shall mean one (1) or more rooms forming a single unit used, or intended to be used, for living and sleeping purposes, but not designed for food preparation, by two (2) or more persons living in common or by a person living alone.*

-Mr. Dinkov's testimony

The basement unit would fit the definition of a "rooming unit"[2] under Sec 6-106 of the City Code. Per Sec 6-150.1 of the Code, a "rooming unit" is a rental unit.[3]

-City memo

All parties concede that the basement of 33 State Street **is not a dwelling unit**.

Decision Avenue #1:

Mr. Dinkov needs to have lived in a **dwelling unit** to be exempt from rent control

Sec. 6-231. Applicability.

This Article shall apply to Rental Units in the City limits of Portland, exempting the following:

(d) Rental Units within a building containing only two (2), three (3) or four (4) dwelling units, one of which the property owner currently occupies as his or her principal residence;

ECTION 3: RENTAL UNIT INFORMATION

*** If the unit is exempt, no further information is required. If "none of the above" is selected, please complete form. ***

Is this unit exempt for any of the following? *Check any that apply, must fill in at least one*:

- ○ Owned, operated, or otherwise managed by a municipal housing authority?
- ○ An accommodation provided in a hospital, convent, church, religious facility, or extended care facility?
- ○ Dormitories owned and operated by an institution of higher education or by Portland Public Schools?
- ◉ In a building containing only 2, 3, or 4 dwelling units, one of which the property owner currently occupies as his or her principal residence? Or in an owner-occupied single-family home?
- ○ An accessory dwelling unit, as defined in Chapter 14 of City Code?
- ○ Publicly rent-controlled or subsidized (Section 8, GA, etc)?
- ○ None of the above

-33 State Street LTR Registration

Decision Avenue #2:

Mr. Dinkov provided no evidence that the basement unit was his principal residence under the law

Section 6-150.1 defines Owner-Occupied as “a rental unit owned and occupied by the registrant as their primary residence”. Primary residence is defined as an owner’s “legal residence for more than one-half of a year and registers as his or her address for tax and government identification purposes”.

-City memo

The “rental unit” currently under question for owner occupancy is the supposed “basement unit”. All of Mr. Dinkov’s tax and government identifications list Unit 1 as his address, which is a rental unit that was **occupied by tenants the entire year.**

Decision Avenue #2:

Mr. Dinkov provided no evidence that the basement unit was his principal residence under the law

Per the City's analysis, the record shows that the Owner used the rooming unit located in the basement of 33 State Street for more than one-half of the year and registered the property as his primary residence for tax and government purposes. This qualifies the property as "owner-occupied" under Section 6-150.1 of the City of Portland Code of Ordinances. As such, the property is exempt from the Rent Stabilization Ordinance.
9

-City memo

Decision Avenue #3:

The basement did not, and still does not, meet the standards of habitability for a rooming unit

or shower. Rooming houses and dwelling houses containing rooming units shall contain at least one (1) flush toilet, one (1) lavatory basin, and one (1) bathtub or shower for each five (5) persons or fraction thereof living within rooming units in the dwelling.

-Sec. 6-111. Minimum plumbing standards.

Decision Avenue #3:

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(d) *Maintenance of plumbing fixtures.* All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

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-Sec. 6-111. Minimum plumbing standards.

of windows in the front of the building. The space was partitioned into two separate spaces, each consisting of roughly 50% of the footprint of the building. One space was used primarily as a laundry facility. The other space was separated by a wall with a door and contained a bathroom. At the time of the June 2025 inspection, the toilet was still functional, and the rough plumbing for a sink and a possible shower were visible.

-City memo

Sec. 6-110. Minimum standards for space and occupancy thereof.

No person shall occupy as owner-occupant or shall let to another for occupancy any dwelling, dwelling unit, or rooming unit which is or would be overcrowded as determined by the following minimum standards for space and occupancy:

(f) *Basement dwelling units.* Every room in any cellar or basement used for the purposes of a habitable room shall meet the following conditions:

1. The ceiling shall have a clear inner height of at least seven (7) feet and shall be at last three (3) feet above the grade of the ground at the points where the required windows open.

2. The floor and walls shall be water- and damp-proof and the room shall be well drained and dry.

3. There shall be one (1) or more windows, the combined total sash area of which shall be not less than eight (8) square feet, or one-twelfth of total floor area, whichever is greater, which windows shall open readily for purposes of ventilation directly to the outside air.



Boarded up windows to 33 State Street Basesment. 1/20/2025

Adding to the evidence that the basement did not meet the living standards of a rooming unit, Mr. Dinkov texted his tenants on November 11, 2024,

“Based on some safety issues concern and conversation with certified plumber the laundry room will not be available till the end of the year”



Decision Avenue #4:

Mr. Dinkov did not live anywhere in 33 State St.

All five tenants, occupying all three units, confirm, under oath, that the landlord never lived at the property

Mr. Dinkov did not live anywhere in 33 State St.

Tenants confirm, under oath, that landlord never lived at the property

3. At the beginning of our lease term Mr. Dinkov told me that he was a renter in Ogunquit, ME and he discussed living in Ogunquit on multiple occasions.

7. At no point during the entirety of my tenancy did my landlord, Mr. Atanas Dinkov, make the basement of the building his residence. I know this based on what I saw and heard, and based on Mr. Dinkov's own statements to me.

Mr. Dinkov did not live anywhere in 33 State St.

Tenants confirm, under oath, that landlord never lived at the property

3. At the beginning of our lease term
Ogunquit, ME and he discussed liv

7. At no point during the entirety of my
make the basement of the building his
heard, and based on Mr. Dinkov's own

2. Included in our lease was the use of a laundry room, which took up a large portion of the basement, and contained the only three windows in the basement. I did my laundry there one evening every week, and never saw evidence of Mr. Dinkov living there.

3. When I toured the unit on March 26, 2024 before moving into the property, Mr. Dinkov told me that he was a tenant himself, and lived in Ogunquit, Maine. He continued to mention this fact throughout my tenancy, saying that he had to drive over 30 minutes to reach both work in South Portland and 33 State St. from his home.

Mr. Dinkov did not live anywhere in 33 State St.

Tenants confirm, under oath, that landlord never lived at the property

2. Included in our lease was the use of a laundry room, which took up a large portion of the basement, and contained the only three windows in the basement.

ery week, and never saw evidence of Mr.

3. After those tenants moved in, Mr. Dinkov was occasionally present at the Building to perform work in the basement, but at no time did he live in the basement or establish any living space there. The basement contained laundry facilities for tenants but no setup consistent with a residence.

024 before moving into the property, Mr.

mself, and lived in Ogunquit, Maine. He

ut my tenancy, saying that he had to drive

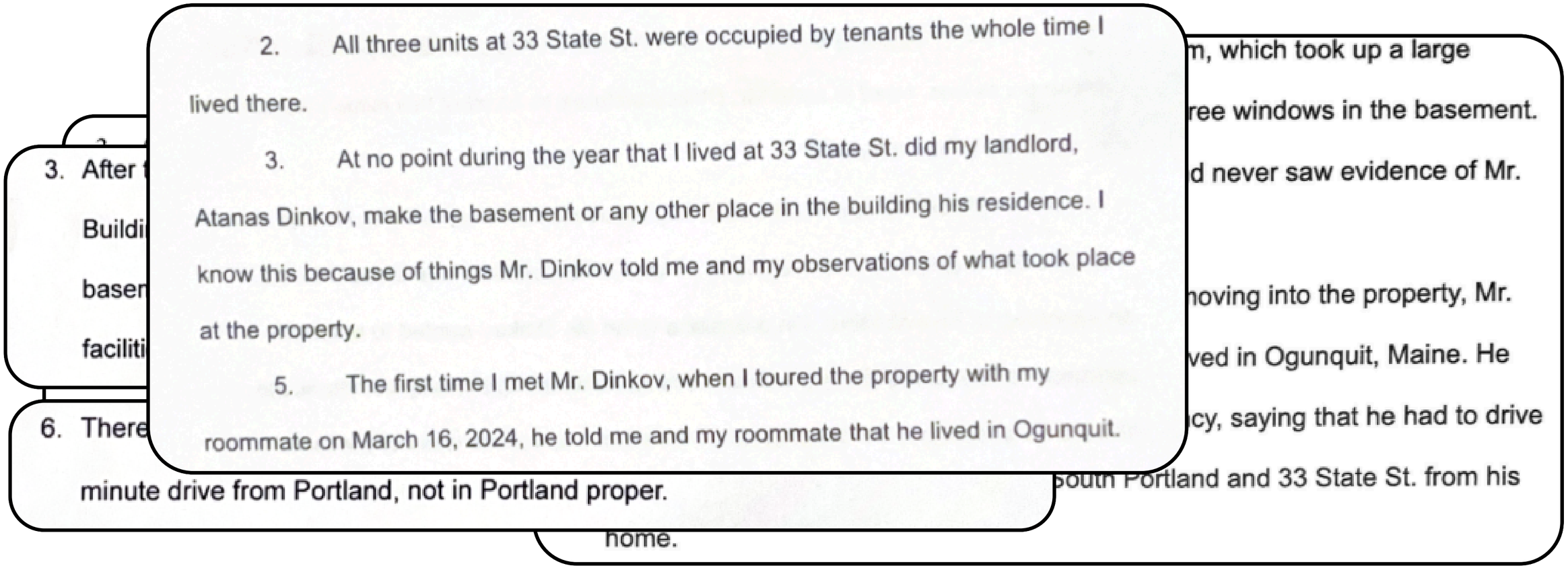
South Portland and 33 State St. from his

6. There were many times that Mr. Dinkov alluded to the fact that he lived a 45 minute drive from Portland, not in Portland proper.

home.

Mr. Dinkov did not live anywhere in 33 State St.

Tenants confirm, under oath, that landlord never lived at the property



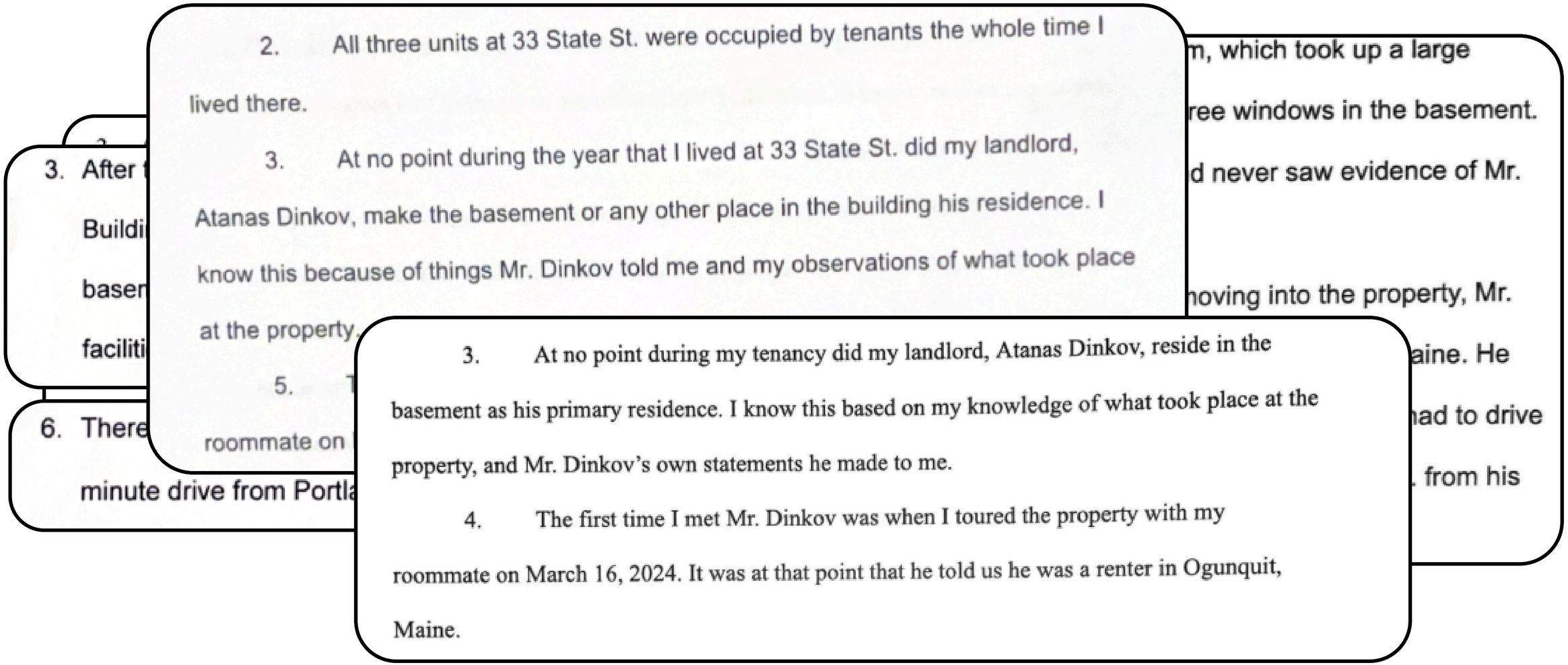
2. All three units at 33 State St. were occupied by tenants the whole time I lived there.

3. At no point during the year that I lived at 33 State St. did my landlord, Atanas Dinkov, make the basement or any other place in the building his residence. I know this because of things Mr. Dinkov told me and my observations of what took place at the property.

5. The first time I met Mr. Dinkov, when I toured the property with my roommate on March 16, 2024, he told me and my roommate that he lived in Ogunquit.

Mr. Dinkov did not live anywhere in 33 State St.

Tenants confirm, under oath, that landlord never lived at the property



2. All three units at 33 State St. were occupied by tenants the whole time I lived there.

3. At no point during the year that I lived at 33 State St. did my landlord, Atanas Dinkov, make the basement or any other place in the building his residence. I know this because of things Mr. Dinkov told me and my observations of what took place at the property.

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ree windows in the basement.

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noving into the property, Mr.

aine. He

had to drive

from his

3. At no point during my tenancy did my landlord, Atanas Dinkov, reside in the basement as his primary residence. I know this based on my knowledge of what took place at the property, and Mr. Dinkov's own statements he made to me.

4. The first time I met Mr. Dinkov was when I toured the property with my roommate on March 16, 2024. It was at that point that he told us he was a renter in Ogunquit, Maine.

Mr. Dinkov's "Evidence" Doesn't Add Up

Mr. Dinkov has failed to provide meaningful evidence that he lived anywhere at 33 State Street during the time period in question.

Mr. Dinkov’s “Evidence” Doesn’t Add Up

The UPS Driver’s note

The letter provided by a UPS driver was signed 3 months after the tenants had moved out, and does not contradict the evidence provided.

Mr. Dinkov's "Evidence" Doesn't Add Up

The Neighboring Landlord's note

The neighboring landlord claims he could no longer use the laundry room, as Mr. Dinkov was moving into the basement in Aug., 2024. However, the laundry room remained in use until Nov. 11, 2024, when Mr. Dinkov informed his tenants that it would no longer be safe, reducing their rent by $15.

(As a side note, if what the note said were true, it, again, contradicts his having registered 33 State as owner-occupied in April, 2024.)

Mr. Dinkov's "Evidence" Doesn't Add Up

The Parking Tickets

Mr. Dinkov provided 3 parking tickets from in front of his building. Two were imposed outside the time period in question. Only one covers the time period and it is during the afternoon – a time when even the tenants testified he was sometimes present demolishing the basement.

Mr. Dinkov's "Evidence" Doesn't Add Up

Text From Apt #1

Mr. Dinkov uses a text from the first floor tenants about noise at 7:30am on Nov. 2, 2024 to suggest that he was there overnight. In truth, **the full text references demolition noise from the basement.** The tenants confirm this fact in their affidavit.

Mr. Dinkov's "Evidence" Doesn't Add Up

Appraisals

Mr. Dinkov provided two *partial* appraisals of the property, neither of which describe a room that fits the city's habitability criteria for a dwelling unit. Indeed, **the 2024 appraisal valued the basement at $12 per sf, vs $55 per sf for "Living Areas."**

Mr. Dinkov's "Evidence" Doesn't Add Up

1983 Inspection

This **inspection is 42 years old**, and **every official document** surrounding his purchase of the property, and his ownership, **shows there are only 3 dwelling units and only 3 bathrooms** in the building, as shown in slides 17-21.

Mr. Dinkov's "Evidence" Doesn't Add Up

Where did he live?

While we cannot prove where Mr. Dinkov lived from 4/1/2024 to 3/31/2025, (because all his documents claim he lived in Unit 1, when clearly he did not), nor is it necessary, we suspect he lived at 33 Cherry Lane in Ogunquit, as **he issued monthly Venmo payments** to the owner of this property often **using the "rent" emoji** 🏠 , which corresponds with what he told his tenants.

Mr. Dinkov's "Evidence" Doesn't Add Up

Where did he live?

Despite a note from his landlords claiming that he was merely renting office space, a note **not given under oath**, the same landlords posted on Mr. Dinkov's Facebook page over the years:

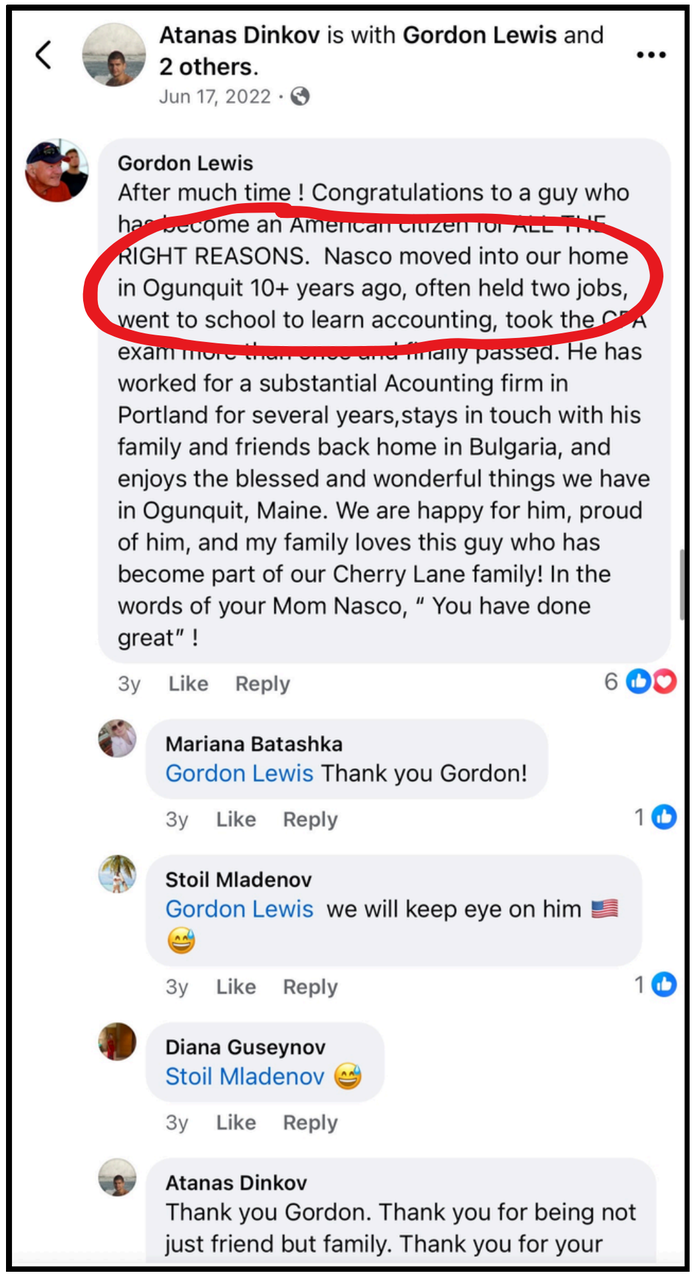
"Nasco [his nickname] moved into our home in Ogunquit..."

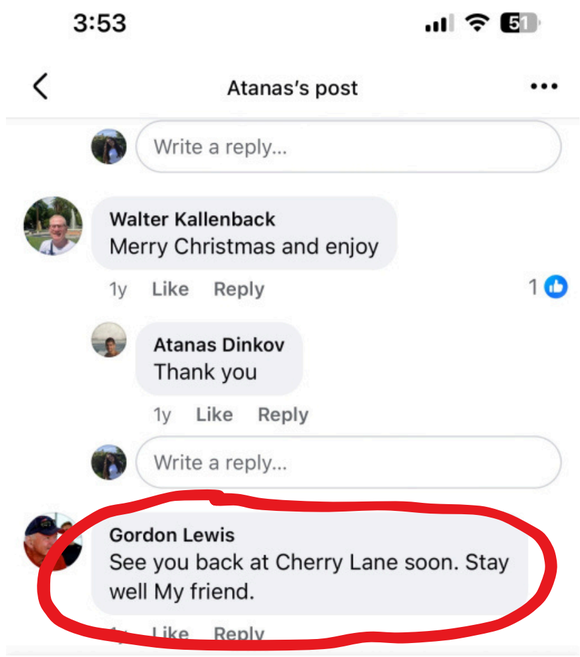
"Will clean the crackers off your bed!"

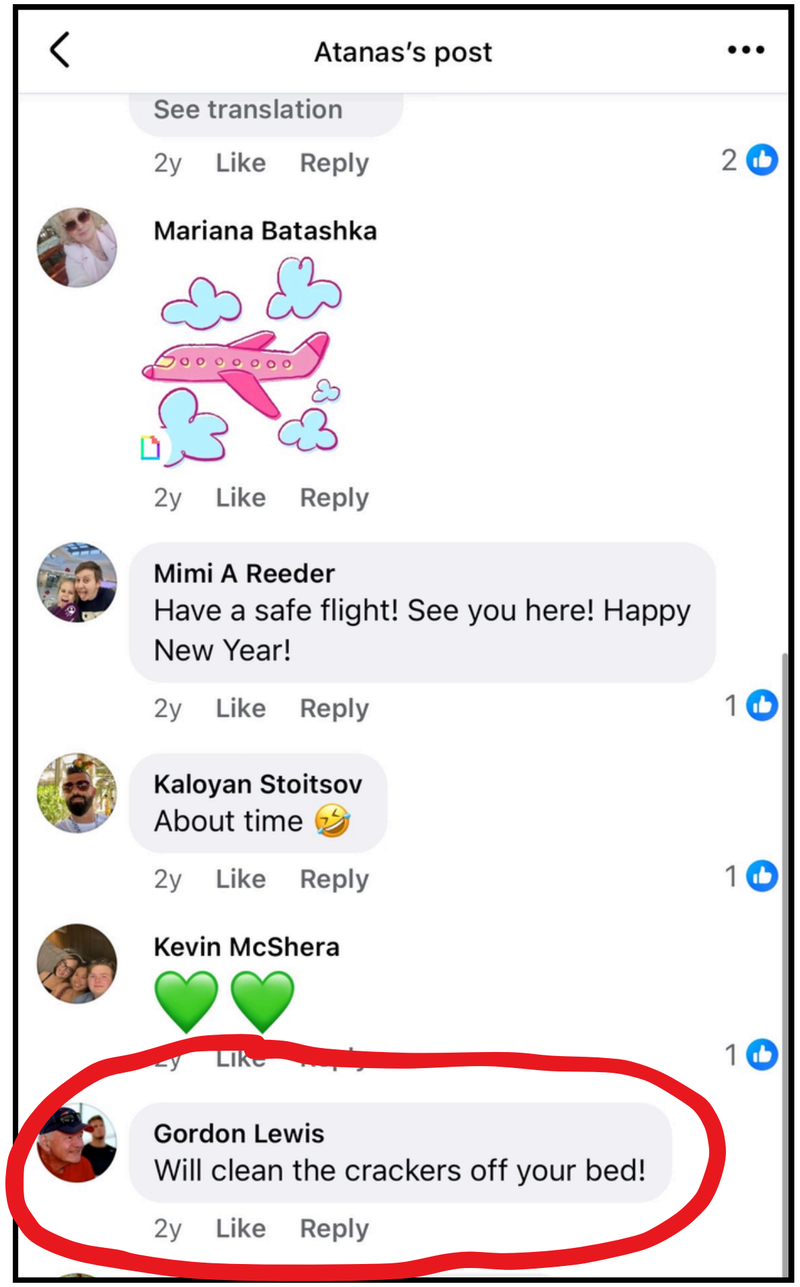
"See you back at Cherry Lane soon."

Where *Did* He Live?

More than just a rented "work space"?







Summary Findings

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- After our complaint, Mr. Dinkov **changed his story to claim he lived in the unfinished basement**.
- The **basement is not a dwelling unit. Nor is it a rooming unit.**
- Regardless, all tenants testified **he never lived at 33 State**. **Ever**.

Conclusion

Mr. Dinkov did not live at 33 State Street in Unit 1 or the basement between April 1, 2024 and April 1, 2025.

Accountability

In light of these violations, and this brazen attempt to sidestep the law, gouge his tenants, and make these three units unaffordable, we request that the Rent Board:

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2. **Repeal all rent increases imposed** by Mr. Dinkov in 2024 and require that **tenants be fully refunded the amounts they were overcharged.**

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2. **Repeal all rent increases imposed** by Mr. Dinkov in 2024 and require that **tenants be fully refunded the amounts they were overcharged.**

3. Ensure that the **tenants** of Unit 1 and 2 are each **given one month's rent** as compensation for being given less than 90-days notice to vacate the unit.

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In light of these violations, and this brazen attempt to sidestep the law, gouge his tenants, and make these three units unaffordable, we request that the Rent Board:

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2. **Repeal all rent increases imposed** by Mr. Dinkov in 2024 and require that **tenants be fully refunded the amounts they were overcharged.**

3. Ensure that the **tenants** of Unit 1 and 2 are each **given one month's rent** as compensation for being given less than 90-days notice to vacate the unit.

4. **Impose fines** on Mr. Dinkov of at least $100 per month per unit **for illegal rent increases collected;** $100 per violation **for inadequate notice compensation;** $1,000 **for filing false information** in regard to owner-occupancy in his STR application; and $100 per instance **for not posting the tenant rights document.**

City of Portland – Housing Safety Division
TENANT RIGHTS COMPLAINT

Date of Hearing:

December 2, 2025 - Tabled to December 17, 2025

Appellant:

Shelley Swift

Owner Name and Address:

193 York Street LLC

PO BOX 361

Lynnfield, MA 01940

Property Address and Unit:

193 York St, Unit 2

CBL:

044-C-004-001

City of Portland Rent Board
Matthew Lax, Chair
Via email: rentcontrol@portlandmaine.gov, rentboard@portlandmaine.gov

Dear Chair Lax and members of the Rent Board,

Pursuant to the standing granted to tenant unions under section 6-243(a) of the city code, we submit this appeal under 6-263(e) regarding a retaliatory tenancy termination 191-193 York Street.

My evidence stands as follows:

Within six months of the tenant sending a complaint to the landlord that they had not received the appropriate forms required as part of satisfying a signature on the Rental Housing Rights Document, the landlord sent notice to the tenant that they now must vacate in 30-days (see exhibit A) and included a check for two months rent.

I have been in this building for 11 years. I am up-to-date on all of my rent. Since this owner has purchased this building, they have had many difficulties in their role as a property manager. They had failed to register the units. They had failed to give proper notice when they increased rents. They were found in violation and appealed and lost the appeal. They had to pay me back for the overage that they had charged in April of this year.

Matt Greico sent me three docusign documents 1 stated I received the money, 2 stated that I had a 90 day notice for rent increase, and 3, the final document, that was the rental housing rights document.
When I advise them that I could not sign the form until they gave me the appropriate disclosures (because the document states that I have received them) I can't sign it unless I've actually received them. Louann Grieco was combative.
This is the transcript of our text:
Apr 29 2025

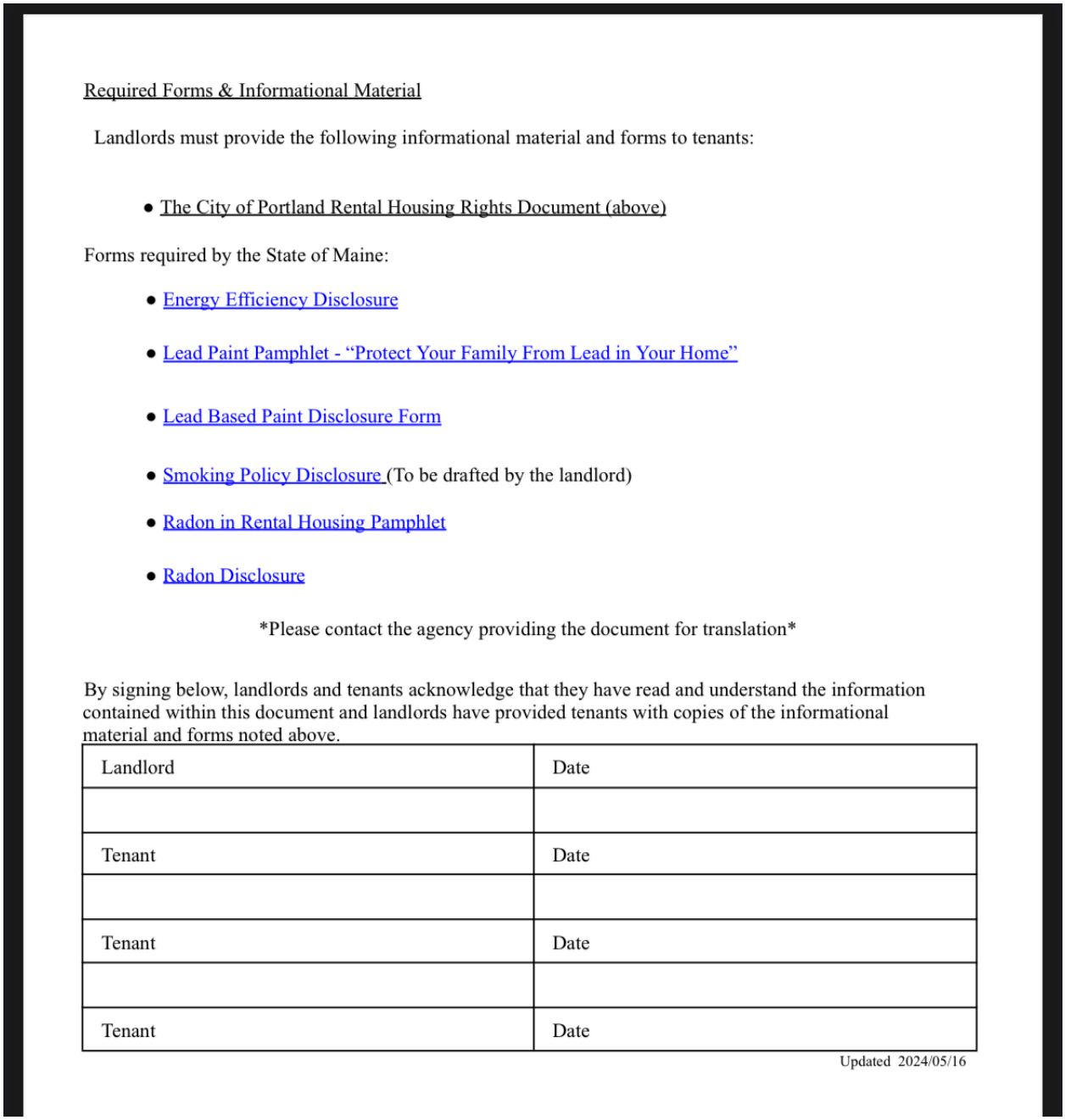
shelley swift :

I reached out to Matt several times about trying to address this, but he is unresponsive. Other than to say that if the math was wrong, then I should just take it out of one of the rents .
One of the documents was asking me to confirm the amount for the reimbursement in the math was not correct.

One of the forms that I'm being requested to sign is a statement of acknowledgment of receipt of disclosure forms that I have not received. Which include :
1 Landlords Disclosure To Tenants Of Radon Gas Hazards
In A Residential Rental Property
2 Energy efficiency disclosure form for a rental units in Maine

3 Lead paint disclosure form
Will you be sending those along?

And the third document regarding the rent increase I corrected the mistakes on that form and signed it and asked him where to send it and he never responded. Do you want me to send a photo of that to you?



Required Forms & Informational Material

Landlords must provide the following informational material and forms to tenants:

- The City of Portland Rental Housing Rights Document (above)

Forms required by the State of Maine:

- Energy Efficiency Disclosure
- Lead Paint Pamphlet - "Protect Your Family From Lead in Your Home"
- Lead Based Paint Disclosure Form
- Smoking Policy Disclosure (To be drafted by the landlord)
- Radon in Rental Housing Pamphlet
- Radon Disclosure

Please contact the agency providing the document for translation

By signing below, landlords and tenants acknowledge that they have read and understand the information contained within this document and landlords have provided tenants with copies of the informational material and forms noted above.

Landlord	Date
Tenant	Date
Tenant	Date
Tenant	Date

Updated 2024/05/16

https://content.civicplus.com/api/assets/a9616b64-2442-4645-b4e3-ffaf645b06ac
Here is the link to access these forms

Louann Grieco:

Shelley you received all those docs previously as a tenant there is no need to send again. You just need to sign the rent increase and sign the confirmation that you got paid. They are in a docusign so no need to meet or mail

Thursday May 1

Louann Grieco:
Shelley can you please send over the signed rent increase document today to Kjmminc@gmail.com

And any other forms you signed

In conclusion
My landlords refused to follow through on their responsibilities as property owners and landlords. They are very disgruntled that I have one my case against them for their Rent Control violation. The tenant downstairs from me just moved out and filed their Rent Control violation against them only days before they sent me this Tenancy termination, and I believe this is a factor!
There is simply no financial reason for this landlord to terminate the my tenancy. By giving 30-days notice against the tenants' wishes, the landlord forfeits the 5% bump he might otherwise be allowed.

In light of this evidence, we ask that the rent board:

1. Find that the landlord has retaliated against me for requesting the appropriate disclosure that they are required to supply.

2. That the landlord forfeit all available banked rent at the unit, and all the others, as he was not in substantial compliance.

3. That the landlord be fined $200 a day for the retaliatory act against the tenant in until the retaliation is withdrawn (the tenant is re-offered the unit for another year, the tenant vacates by mutual agreement, or the tenant is evicted by the legal statutory process).

Thank you for your immediate attention to this matter. I am happy to answer any questions about this complaint and provide additional backup documentation, screenshots of text messages, etc. regarding any and all the matters discussed in this letter.

11/7/2025

Matthew Grieco
Authorized Agent for 193 York Street LLC

Rent Board of Portland, ME
City of Portland
389 Congress St, Portland, ME

Dear Members of the Rent Board,

I am writing to respond to the complaint filed against my company 193 York Street LLC by Shelley Swift and to clarify my position regarding Unit 2 at 193 York Street, which I purchased in 2020.

Why Shelley is being asked to leave

My plan at the time of purchasing this building was to move into Unit 2 as soon as I could, but, because of certain medical issues, I have not been able to move in yet. Currently, I'm renting a room that I share with three roommates. I have always wanted to move into the house I bought in Portland, but I've been living in a shared room for two years because of specific medical issues I've faced. Although it would be invasive and embarrassing, I would potentially be willing to share more information with the Rent Board about my medical history, but I am not willing to publicly broadcast my private medical information to the world.

At this time, I've reached a point where I'm ready to leave my current housing situation and move into Unit 2. I need additional space for work and personal use, and Unit 2 is the largest unit in the building. The other units are too small for my needs or have tenants with leases living in them. Shelley does not have a lease and has been a tenant at will for over a year now. My current living situation no longer meets my personal and professional needs. I need a dedicated work from home area and I need storage space for work and personal use. Unit 2 is the ideal home for me. It offers the storage space, off street parking, and location to satisfy all my professional and personal needs.

I want to live in my home, and that's the only reason Shelley is being asked to leave.

Shelley's Complaint

I am not aware of any complaints or cases brought by Shelley against me. In May of 2024, the City conducted an audit of all of the units in 193 York Street and decided that I had made a mistake in how I handled a past rent increase in Unit 2. To my knowledge, Shelley had nothing to do with the City notifying me of this violation. I was informed by the City that it was a standard periodic audit being performed without a specific complaint having been made. I exercised my right to appeal and complied with the City's requirements in April 2025, over six months ago, when my appeal was denied.

As far as I know, none of that had anything to do with Shelley, and I am not aware of any ongoing complaints from her relating to rent control or any other topic. In her complaint to this Board, Shelley refers to documents she is claiming I failed to supply. Shelley lived in Unit 2 when I bought the building, so I have never been required to supply her with any of the documents she is complaining about. Shelley had already received those documents from the former owner. Even so, I sent her a complete packet to ensure that she had everything she needed. In her complaint, she provides a link to the City's website where the documents are available. Shelley has not only been given the documents by the prior owner and by me, but she has easy access to download them for herself. Her complaint about not receiving documents seems like a transparent attempt to manufacture a reason that she should be permitted to occupy my home without my consent.

There is no rent control issue that Shelley asserts she has filed a complaint or appeal about. Her only allegation is that she refused to sign a form stating that she had received the informational documents that I would only be required to give her at the commencement of her tenancy based on the City's ordinances. Her tenancy commenced before I owned the building. Not only have I provided those documents to Shelley before, the requirement to provide them is not part of the Rent Stabilization Ordinance, and I don't understand how her refusal to sign a paper saying she received them has been brought before this Board. This is not a rent or rent control issue, and, because I don't really need her to acknowledge receipt of those documents, it isn't an issue at all.

Shelley says that communications from my mother Louann Grieco were combative, but it is clear from the conversation she quotes that they were not. My mother was patient and friendly and clarified that Shelley didn't need to acknowledge that she had received the rental documents, even though she had received them from me in the past. She requested that Shelley acknowledge receipt of a check and a rent increase notice which Shelley is not appealing or complaining about and which were not connected to her receipt of the tenancy commencement documents that I didn't need to give her.

My intention to move into Unit 2 has always been consistent, it is important for me in order to move forward with my plans and the next stage of my life, and I am now prepared to move into and live in my own home. Shelley's allegations don't really make sense, and they have nothing to do with why I want to live in the unit she has been renting.

I appreciate your consideration of my statement and look forward to answering any questions you have at the upcoming hearing on this complaint.

Thank You,

Matthew Grieco
Mgrieco07@gmail.com
803-221-2100

Gmail Matthew Matthew <mgrieco07@gmail.com>

Rent Control - 193 York Street - BLDG0107314

1 message

Rent Control- City of Portland <rentcontrol@portlandmaine.gov> Tue, May 28, 2024 at 9:33 AM
To: MGRIECO07@gmail.com, KJMMINC@gmail.com

The City of Portland conducts audits of submitted information for registered rental properties to ensure compliance with Residential Rental Unit Requirements and Rent Control and Tenant Protections.

The property located at 193 York Street is due for a review. Please submit the documentation requested in the attached letter for staff review within two (2) weeks of the date of this email. Failure to provide the City with the requested documents will be considered a refusal to allow an inspection, which is a violation of the City of Portland Code of Ordinances, and is subject to civil penalties, potential legal action, and other remedies.

Please reference case number **BLDG2407314**. I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

--
Licensing and Registration
389 Congress Street
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

193 York RFI.pdf
269K

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

05/28/2024
Case Number: BLDG2407314
Business License: LTR-0050803-2023

193 York Street LLC
PO Box 361
Lynnfield, MA 01940

REQUEST FOR INFORMATION

To Whom It May Concern,

The City of Portland conducts audits of submitted information for registered rental properties to ensure compliance with Residential Rental Unit Requirements and Rent Control and Tenant Protections. The property located at **193 York Street** is due for a review. Please submit the documentation requested below for staff review within two (2) weeks of the date of this correspondence. Failure to provide the City with the requested documents will be considered a refusal to allow an inspection, which is a violation of the City of Portland Code of Ordinances, and is subject to civil penalties, potential legal action, and other remedies.

Please provide the following for each Covered unit:

- A valid rental agreement, rent payment receipt, copy of cashed check, or bank statement that validates the rent charged for each unit **for the period of June 2020 to Present**.
- Acknowledgement of receipt of the Rental Housing Rights document signed by the current tenants of each unit.
- Copies of any Rent Increase Notices issued.

Additional follow-up documentation may be requested if further investigation is required.

Letters have also been sent to each unit requesting confirmation of registered rental amounts from the tenants. Be advised, you may be required to reimburse your tenant if it is determined that the rent being charged for a Covered Unit violates the Rent Control and Tenant Protections Ordinance.

Please respond the City of Portland within two (2) weeks regarding this matter. The requested documents can be sent to rentcontrol@portlandmaine.gov, faxed to 207-874-8900, or sent via USPS to 389 Congress St, Licensing and Housing Safety Division, Portland, Maine 04101. If no response is received within two (2) weeks this matter may be referred to Corporation Counsel for legal action. Please reference case number **BLSG2407314**. I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector

Dylan Orr <dorr@portlandmaine.gov>

Retaliation hearing

1 message

Shelley Swift <shelley.j.swift@gmail.com> Tue, Dec 9, 2025 at 3:13 PM
To: Dylan Orr <dorr@portlandmaine.gov>

Just to clarify some things, I have listened to the hearing that you provided.

The building was purchased April 22 of 2020 rent control was approved November 2020 and went into effect on January 1, 2021.

Any forms that were created or required were created after he acquired the building.

Matthew Greco states that he never signed a lease with me which is not true. I have enclosed a copy of the most recent lease that I have had signed with him.

This is not the first thing he lied about during the hearing.

The only thing provided in that lease was the lead paint disclosure, none of the other documents, tenants rights, or any other disclosures were provided at that time. He states that he was not obligated to send them, but that he did send them which this shows that his packet which he states he has all of the documents and does not provide any of the documents that he states provide “the packet”

He states he provided the disclosure links, which is not forms that have been filled out and completed and signed.

I’m not sure why no one requested to see a copy of this packet that he has that he has completed that he supposedly is providing for every new tenant?!?!

The initial date that he provided notice to me about termination of my tenancy was Friday, August 29.
After that initial month, he realized that he didn’t provide the documents properly so he resent them , with a lawyers assistance , in October.

The apartment below me which she states is a “comparable size”, Was vacant Two days after he provided me my notice of termination so he knew about the vacancy and that it would be available a month prior to that. So for an entire month, he knew that there would be an open unit that was comparably sized to mine that he could move into right away as he does state he needed to move in “as soon as possible”
The difference from my unit to the unit below is about proximately 43 ft.² difference.

He did not offer to allow me to move into the lower unit at any point, which he could have done if he would have wanted to keep me as a tenant which means he did not want to keep me as a tenant.

The new tenant moved in in September to the unit below me. Why if he was looking to get into the building as soon as possible did he not take that unit?

I feel that Matthew Greco has some serious confusion about what his role is as a property manager/landlord/owner of the building when he states that he is not required to provide documents. He falsely believes he is not required to have them signed and he is not required to follow regulations that are required by the city and that he “finds it disgusting “ that he’s being held Accountable for them! Whether those rules are documents or rent control rules, or city ordinance.

I believe the fact that I am calling him out for violating those ordinances and rules and violations is why he is retaliating by terminating my tenancy.

I believe the copy of the lease below is proof that I was not provided with any additional documentation as it would’ve been a part of “the packet.”
(As he calls it In his testimony)

One question that I do have is Christopher Moore brought up a good point about if a buyer buys the property do the disclosures need to be provided and someone asked if he had ever signed a lease with me and he stated no,

my question would be when we signed that new lease would that be considered, the commencement of a new tenancy ??

I believe since he purchased the building before rent control began these documents that needed to be required were required after rent control started, that he was required to provide them to me not The previous owner.

He states at some point that he walked past me as I walked into the back of the building, which makes no sense. The back of the building when me and I would walk into my bedroom and not my kitchen I only always use the front door my car is parked closest to the front door and I've always use the front door for entrance. Regardless of if he saw me, walked past him why did he come up and knock on my door to discuss things if he felt the need to do that! It was a lie, and it didn't happen. I was never avoiding him. I responded to his text messages in a timely manner.

When his mother called me, I sent her a text message requesting that she sent any information that she needed to say or provide to me through email or text message , because I was advised by Pine Tree Legal that I should not have conversations I needed Documentation.

Please let me know if you have any additional questions. Please let me know if you have received the text message threads that you requested I provide to you.

---

191 York lease January 1 22 to November 30 23.pdf
505K

2:42

52

New iMessage Cancel

To: Matt Greico

Fri, Aug 29 at 10:02 AM

pdf

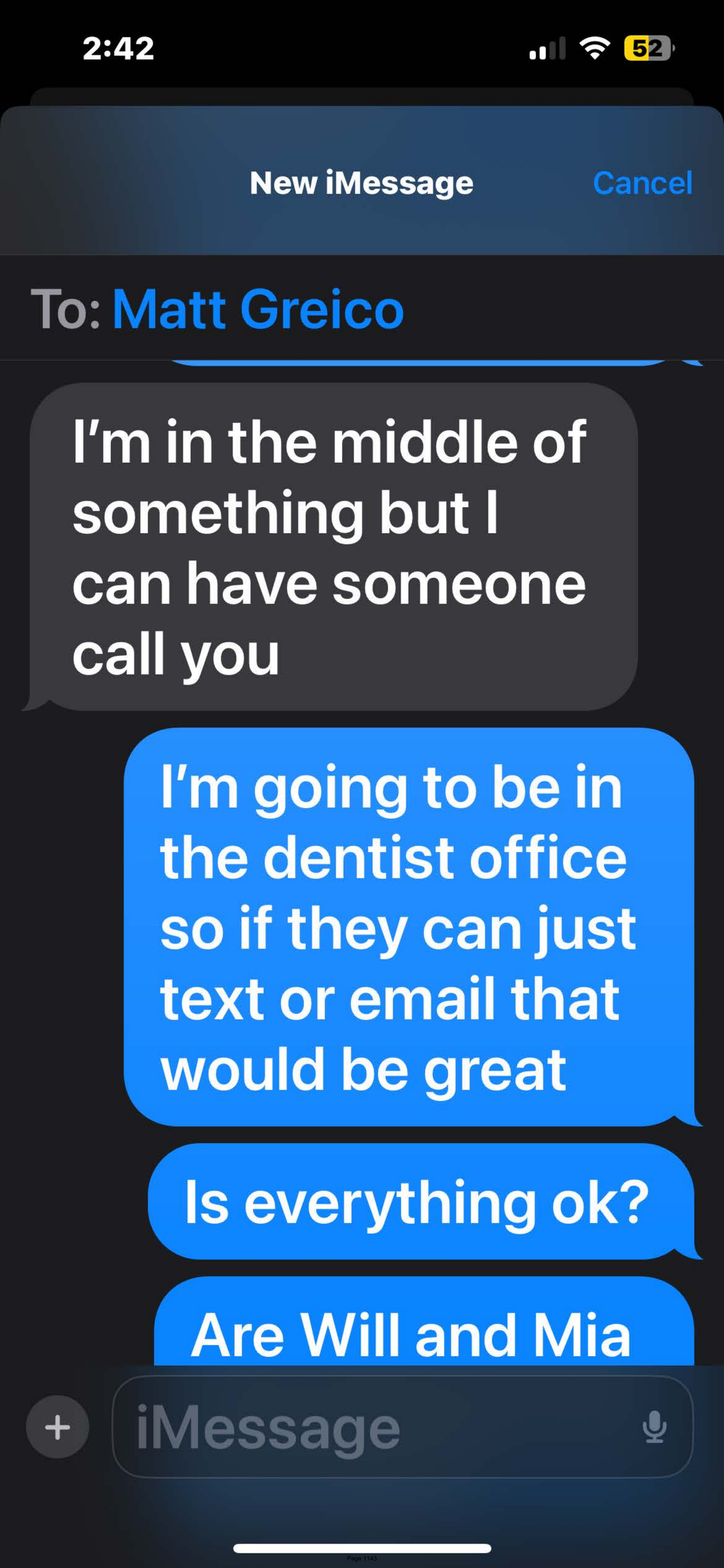
Tenancy Termination Notice_Shelley 193 York Apt 2.pdf

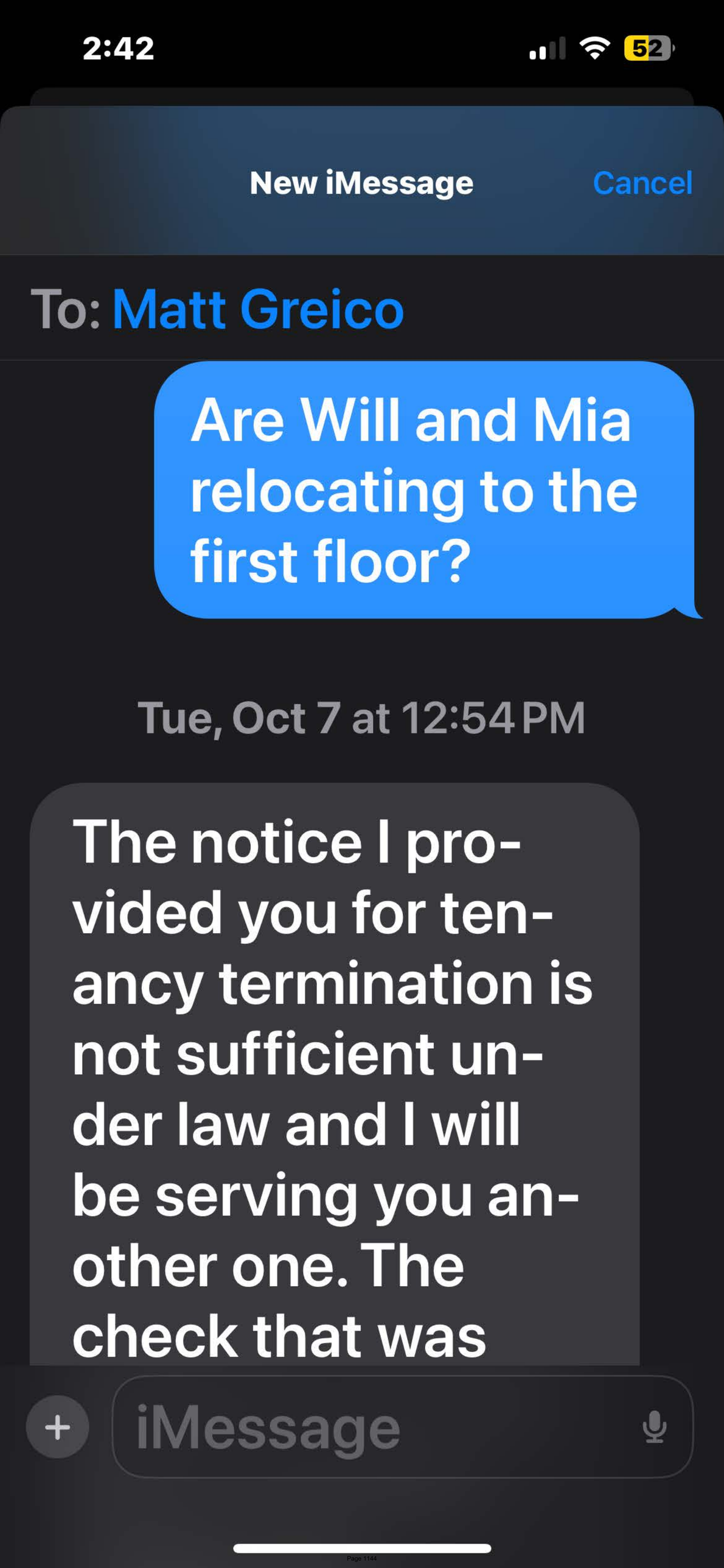
PDF Document · 959 KB

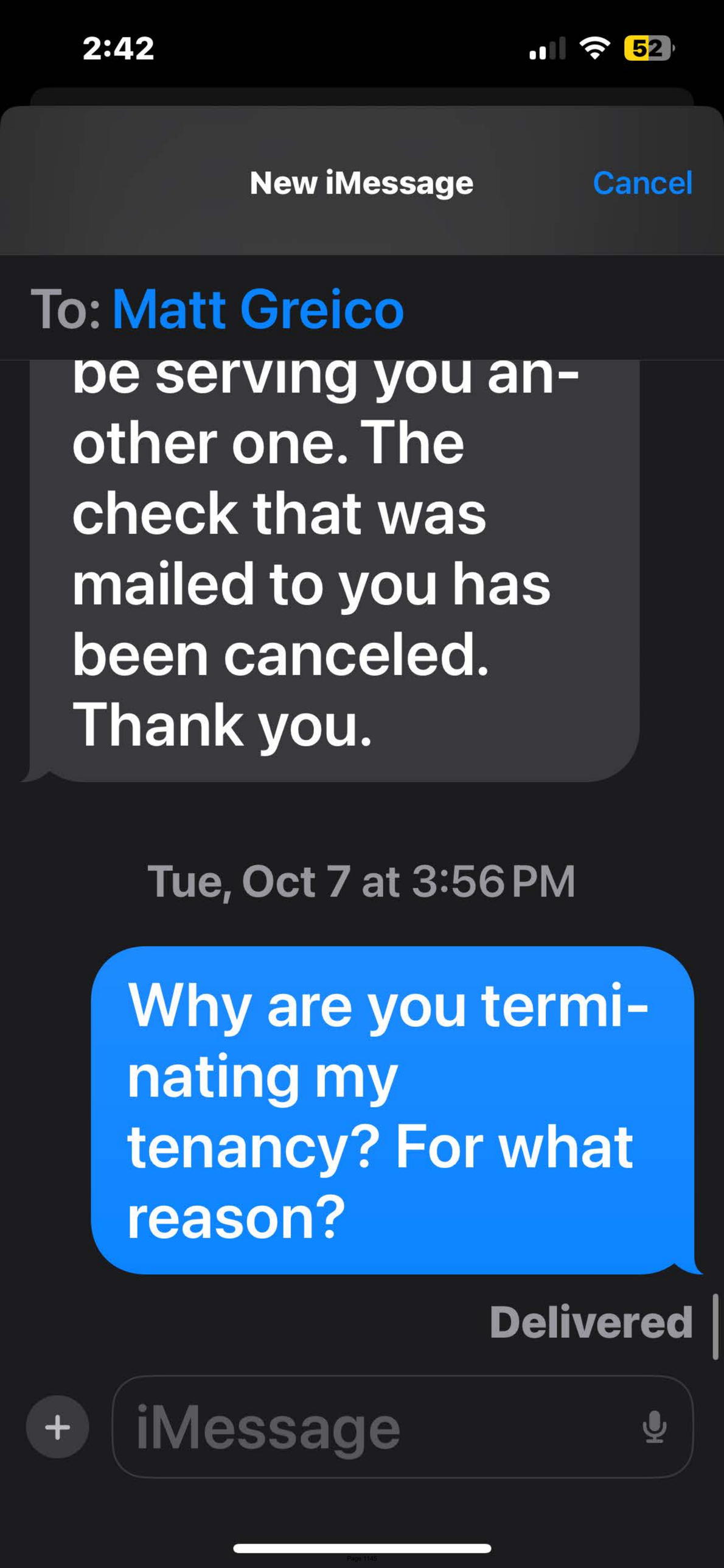
Hello Shelley, please see attached notice. Was also sent mail and email. Appreciate your cooper-

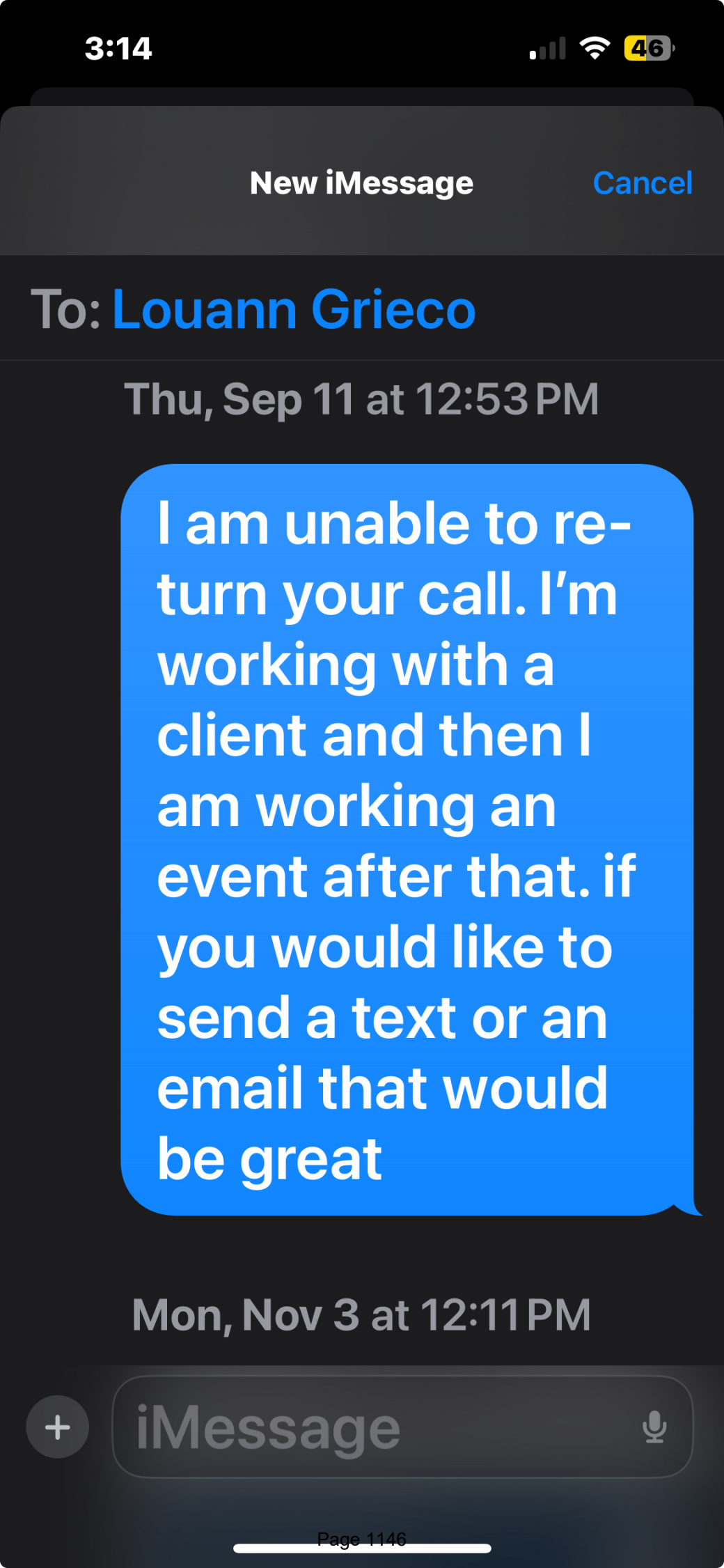
+ iMessage


2:42
52
New iMessage
Cancel
To: Matt Greico
ciate your cooper-
ation.
Tue, Sep 2 at 9:56 AM
Hey, looks like I just missed your call. I was in the shower and I'm about to head out for an ap-
pointment.
Can you just text me?
iMessage


2:42
52
New iMessage
Cancel
To: Matt Greico
I'm in the middle of something but I can have someone call you
I'm going to be in the dentist office so if they can just text or email that would be great
Is everything ok?
Are Will and Mia
iMessage


2:42
52
New iMessage
Cancel
To: Matt Greico
Are Will and Mia relocating to the first floor?
Tue, Oct 7 at 12:54 PM
The notice I provided you for tenancy termination is not sufficient under law and I will be serving you another one. The check that was
iMessage


2:42
52
New iMessage
Cancel
To: Matt Greico
be serving you an-
other one. The
check that was
mailed to you has
been canceled.
Thank you.
Tue, Oct 7 at 3:56 PM
Why are you termi-
nating my
tenancy? For what
reason?
Delivered
iMessage


3:14
New iMessage
Cancel
To: Louann Grieco
Thu, Sep 11 at 12:53 PM
I am unable to re-turn your call. I'm working with a client and then I am working an event after that. if you would like to send a text or an email that would be great
Mon, Nov 3 at 12:11 PM
iMessage

City of Portland – Housing Safety Division
TENANT RIGHTS COMPLAINT

Date of Hearing:

December 17, 2025

Appellant:

Lizeth Gallardo

Owner Name and Address:

Redfern WEP LLC

120 Exchange St, Ste 330

Portland, ME 04101

Property Address and Unit:

183 Brackett St, Unit 208

CBL:

045-E-039-001

Dylan Orr <dorr@portlandmaine.gov>

Retaliation Concern & Non-Renewal of Lease

Lizeth Gallardo <liz.gaall@gmail.com> Mon, Nov 17, 2025 at 6:52 PM
To: Rentboard@portlandmaine.gov

Hello,

I hope you are well. I am writing to provide an important update regarding my living situation at 183 Brackett Street, Apartment 208, Portland, Maine. After approximately four years of tenancy during which I maintained rent payments and complied with lease obligations, I submitted a formal written maintenance complaint to my landlord and property management on a date in September 2025, to which I received no written response. On October 2, 2025, a noise complaint was called in against my unit. Shortly thereafter, on October 8, I was issued a written lease-violation notice by my property manager, citing “obnoxious behavior” and referencing the earlier noise complaint. I responded by email acknowledging receipt of the notice, pointing out procedural concerns (including the inclusion of my guarantors despite lease language and Maine privacy statutes), and stating that I preferred all future communication be directed to me and my co-tenant. The next day I submitted a complaint via Portland 311, which the Housing Safety Division officially assigned. Then, on November 17, 2025, I received a 90-day notice of non-renewal of lease from my landlord—less than six weeks after my municipal complaint. In addition to the non-renewal, maintenance entered my unit to move the washer and dryer and left my home in disrepair: rugs and padding were pulled up and not replaced, debris and dust were left on my clothing, bathtub and floors were dirty, and I noticed new scratches on the floor. Given the sequence—complaint, violation, complaint to city, non-renewal—this appears to match the legal definition of retaliation under local Portland tenant protections and Maine statute. I believe I have acted in good faith at all times and request your assistance in reviewing this matter for possible retaliatory treatment by my landlord. I am more than willing to submit supporting documentation including the maintenance complaint, email correspondence, lease-violation notice, non-renewal letter, and photographic evidence of the damage and condition in my unit. Thank you for your time and for the work you do to protect tenant rights. I look forward to your guidance on how best to proceed.

Sincerely,

Lizeth Gallardo

Tenant, Apartment 208

183 Brackett Street

Portland, ME 04102

Dylan Orr <dorr@portlandmaine.gov>

Retaliation Concern & Non-Renewal of Lease

Lizeth Gallardo <liz.gaall@gmail.com> Wed, Nov 19, 2025 at 10:53 AM
To: Dylan Orr <dorr@portlandmaine.gov>

Hi Dylan,

Thank you for your email. I'm writing to provide the full timeline and to request that this matter be reviewed as soon as possible. The way the notices were handled has caused me stress, and I want everything to be clearly documented.

On September 28, maintenance entered my unit to replace a gasket. When I came home, my apartment had been left in very poor condition. My rugs and rug padding had been displaced and balled up, my socks were covered in dust, my bathtub had dust inside it, and all of my paper towels had been used. My kitchen rug was also stained. My partner later told me they had cleaned part of the heat pump in our sink, which explained the staining. I emailed Ethan with photos. He called the next day, but there was no written follow-up and he never came to look at the scratches or the condition of the apartment, which worried me because of the impact on our security deposit.

On October 2, at around 2:40 in the morning, my partner and I had a brief argument. It was loud for a moment and then ended. Later that morning, around 7:30, we argued again. At about 7:35, Ethan knocked on our door and said a neighbor had reported noise. He left shortly after. At around 7:46, the Portland Police arrived. They said everything was fine, took no names, issued no citation, did not separate us, and left within minutes.

On October 8, I returned home from work and found a written lease violation taped to my door. This was our first and only violation during the time we have lived here. Throughout almost four years of tenancy, we have never had any complaints, and we have always paid rent on time without any issues. Because of that history, it was very surprising to receive a non-renewal over a single incident that happened that morning. The notice referenced both the 2:40 a.m. and 7:30 a.m. moments and stated that a neighbor had reported noise, describing it as "yelling/obnoxious behavior."

That same evening at 5:37 p.m., I submitted a housing concern through the Portland Fix-It system regarding the maintenance issues and the violation. Around 6 p.m. that same day, Ethan emailed us the violation again and copied both of our guarantors, even though this was not a financial issue. This was extremely uncomfortable because it was a private matter between me and my partner. I emailed him back and explained that guarantors are only responsible for financial obligations and should not have been included. He did not reply until October 9 at 9:47 p.m., and his message simply said that including guarantors was courtesy, without addressing my concerns. After that, communication stopped.

On November 17, I came home around 4:20 and there was nothing on my door. I left briefly around 5:30 to go to the grocery store, and when I returned around 6:20, there was a 90-day non-renewal notice taped to my door. The email version of the notice appeared in my inbox at 6:27 p.m., also after business hours. This timing felt very unsettling.

I also want to note that Ethan lives in my building. I have lived here for almost four years and have never felt uncomfortable until recently, but receiving notices after hours from someone who also lives in the building has made me uneasy. The timing raised concerns for me in relation to the issues I had reported earlier.

This is the complete timeline. I appreciate your help reviewing this, and I can provide photos, emails, or anything else the Board may need.

Thank you,

Lizeth Gallardo, Peterson Silk

183 Brackett st unit 208

Portland, ME 04102

[Quoted text hidden]

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Lizeth Gallardo <liz.gaall@gmail.com>
to Ethan, Peter

Thu, Sep 25, 5:52 PM

Hi Ethan,

I need to share how upsetting and disappointing it was to come home from work and find my apartment in the state it was left after maintenance. I understand the washer and dryer had to be moved, but it's not right that my space was left this way

Rugs and padding were pulled up and not put back.

The bathroom rug was balled up and tossed in with my laundry.

My clothes had dust and debris on them.

Bathroom mats were wet and out of place.

My bathtub and floors were left dirty.

My kitchen rug was stained.

I also noticed new scratches on the floor.

I know maintenance work can be disruptive, but my apartment should never be left in worse condition than before. Coming home to this after a full day of work was just really disappointing it felt careless, and it honestly left me wondering what went wrong here.

I've attached photos so you can see what I mean. I'd appreciate it if you could let me know how this will be handled.

Thank you,

Apt 208

These are some examples. Couldn't share the pictures through email.

WRITTEN NOTICE OF LEASE VIOLATION

October 8th, 2025

TO: Peterson Silk, Lizeth Gallardo, and All Other Occupants
183 Brackett St, Apt. 208
Portland, ME 04102

RE: Premises located at 183 Brackett St, Apt. 208, Portland, Maine 04102

NOTICE OF LEASE VIOLATION

It is the position of the Redfern WEP, LLC, (Landlord) that you are in violation of the terms and conditions of your lease. You are in violation of the following covenants of your Lease for the Premises located at 183 Brackett St, Unit 208, Portland, Maine, 04102 and your lease dated March 4, 2025.

20. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner.

The below-described events are violations of your lease that you have engaged in conduct that is disruptive and disturbing to the tenants, neighbors and the landlord as well as specific violations of the lease as set forth below. You are hereby notified that this is in direct violation of your lease at 183 Brackett St, Apt. 208, Portland, Maine 04102. Please note this is your **first** written lease violation.

You have engaged in the following lease violation:

On the morning of Thursday, October 2, 2025, a noise complaint was filed for loud, obnoxious behavior starting at 2:50AM, interrupting the sleep of neighbors. A second incident occurred around 7:30AM the same morning, which police responded to. This is the 2nd noise complaint filed; therefore an official lease violation is being issued.

Each of these events is a specific and individual violation of your lease.

This written lease violation is without prejudice to the Landlord's right to pursue eviction proceedings against you.

If a forcible entry and detainer eviction court action is commenced against you, you have the right to contest this notice and defend the termination and eviction action in court.

Redfern Properties, Landlord
Ethan Shrestha
Property Manager
Representative of Redfern WEP, LLC

Ethan Shrestha <Ethan@redfernproperties.com>
to Peter, me, dsilk207@gmail.com, Gallardoa677@gmail.com

Oct 8, 2025, 6:00 PM

Hello Peterson, Lizeth, and all parties listed on the lease for Apartment 208,

Please see the attached lease violation notice.

This notice serves as both an important reminder and a final warning concerning future noise complaints. Please be mindful of your neighbors and help maintain the quiet, comfortable environment that everyone here values.

You've been longstanding residents at West End Place, and we truly appreciate your presence in the community.

If you have any questions or would like to discuss this further, please don't hesitate to reach out.

Warm regards,

Ethan Shrestha | Property Manager
Nightingale & West End Place
144 State Street
Portland, ME 04101
o. 207.261.5310
p. 207.261.1360
LiveRedfern.com

...

[Message clipped] View entire message

One attachment • Scanned by Gmail ⓘ Add to Drive

Landlord/Tenant Issues ▸ Archived

189 Brackett St Portland, ME, 04102, USA • Show on Map

Issue ID: 20171465
Submitted To: City of Portland
Category: Landlord/Tenant Issues
Viewed: 7 times
Neighborhood: Portland
Reported: on 10/08/2025

REPORTER
An anonymous
SeeClickFix user

DESCRIPTION

On Oct 2 around 7:30 a.m., the property manager knocked about a reported noise complaint. A brief verbal argument had already ended. Police came ~10 minutes later; no names provided; no citation; they left. Days later I received a written "lease violation" for "obnoxious behavior." Two weeks before, I sent a written maintenance complaint that received no written response; the manager called me instead. I'm requesting review for unsubstantiated violation and possible retaliation under Portland's tenant protections. I can provide the letter, my email, and a video showing PD took no identifying info.

also asked...

Q. Please provide a brief explanation of the issue.
A. Received an unjust lease-violation notice after a brief argument that ended peacefully; police came, took no names, and left — requesting city review for possible retaliation by management.

Share Share Post Share

NEARBY ISSUES

Crosswalk

Public Restrooms

Depression in Sidewalk



Needle Pickup

2 COMMENTS

Portland 311 (Verified Official)
Portland 311 assigned this issue to Housing Safety Division
10/08/2025 · Flag

CLOSED **Housing Safety Division** (Verified Official)

Inspection Issue ▸ Archived

183 Brackett St Portland, ME, 04102, USA · Show on Map

Issue ID: 20171686
Submitted To: City of Portland
Category: Inspection Issue
Viewed: 6 times
Neighborhood: Portland
Reported: on 10/08/2025

REPORTER
An anonymous SeeClickFix user

DESCRIPTION

Maintenance entered my apartment and left debris and staining on the rug and surrounding area. The property manager said the rug would be replaced, but it never was, and I had to clean up the mess myself. I'm requesting a city inspection and follow-up to ensure proper cleanup and repair under landlord maintenance and habitability standards.

Share Share Post Share

NEARBY ISSUES


Crosswalk


Homeless Camp


Homeless Camp


Repair Street Light

3 COMMENTS

Portland 311 (Verified Official)
Portland 311 assigned this issue to Permitting and Inspections
10/08/2025 · Flag

Permitting and Inspections (Verified Official)
Permitting and Inspections assigned this issue to Housing Safety Division
10/09/2025 · Flag

CLOSED **Housing Safety Division** (Verified Official)
Thank you for your submission. A Code Case has been created in response to your complaint/concern. The case number is BLDG2509395. The status of the Code Case can be tracked in our Citizen Self Service (CSS)
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/search portal by entering the



Lizeth Gallardo <liz.gaall@gmail.com>
to Ethan, Peter

Oct 8, 2025, 6:33 PM

Hi Ethan,

I'm writing to acknowledge receipt of the October 8th lease-violation notice regarding a reported noise issue.

I also need to address that this notice was copied to our guarantors. Under our lease, guarantors are responsible only for financial obligations; they are not parties to day-to-day tenancy or compliance matters. Including them on behavioral correspondence was unnecessary and inconsistent with both the lease's notice provision and Maine's tenant-information privacy statute (14 M.R.S. § 6030-E).

For accuracy and record keeping, please confirm receipt of this email and direct all further communications about Unit 208 only to the tenants of record myself (Lizeth) and Pete Silk, at this address. This will keep our file consistent with the lease and with Maine privacy requirements.

Warm regards,

Lizeth Gallardo Tenant #208

Ethan Shrestha <Ethan@redfernproperties.com> Oct 9, 2025, 9:47 PM

to me, Peter

Hi Liz,

Thank you for your note. The intent in including the guarantors was simply to ensure that all parties connected to the lease were informed of the notice, since they have financial obligations related to the lease.

I will take note of your preferences for communication to be primarily with you and Pete.

Best,

Ethan Shrestha | Property Manager
Nightingale & West End Place
144 State Street
Portland, ME 04101
o. 207.261.5310
p. 207.261.1360
LiveRedfern.com

Notice of Non-Renewal

Inbox ×

West End Place <WestEndPlace.Reply.RedfernProperties@aptleasing.info>
to petersilk21, me, ethan

Mon, Nov 17, 6:22 PM



Hello Pete and Liz,

I hope you're both well.

Attached is the **Notice of Non-Renewal** for your lease.

Please take a moment to review it, and feel free to reach out if you have any questions or need clarification on any part of it.

Best,
Ethan

Ethan Shrestha | Senior Property Manager
The Casco, 89 Anderson, & West End Place
201 Federal Street
Portland, ME 04101
o. 207.261.5310
p. 207.261.1048
LiveRedfern.com

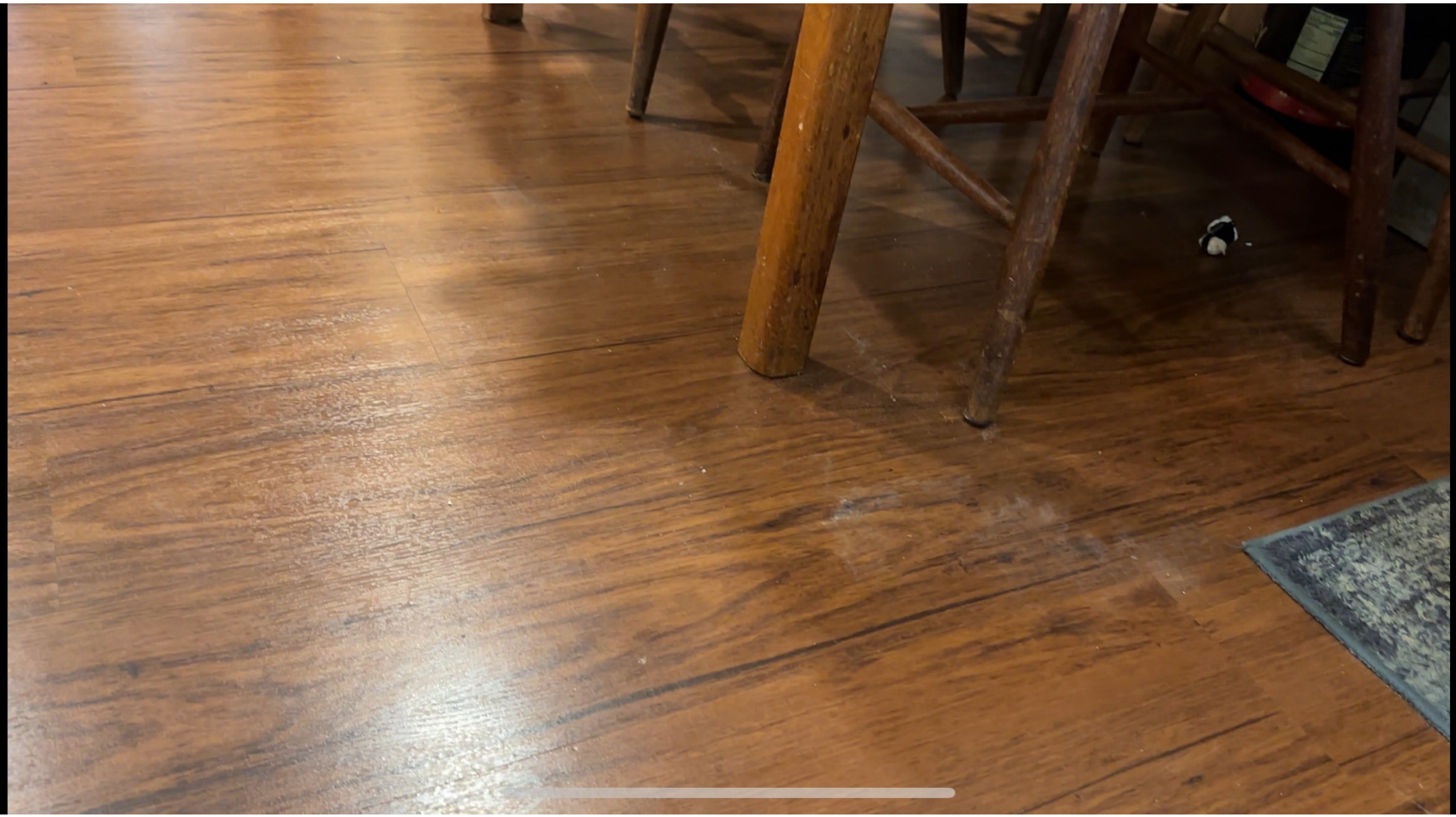






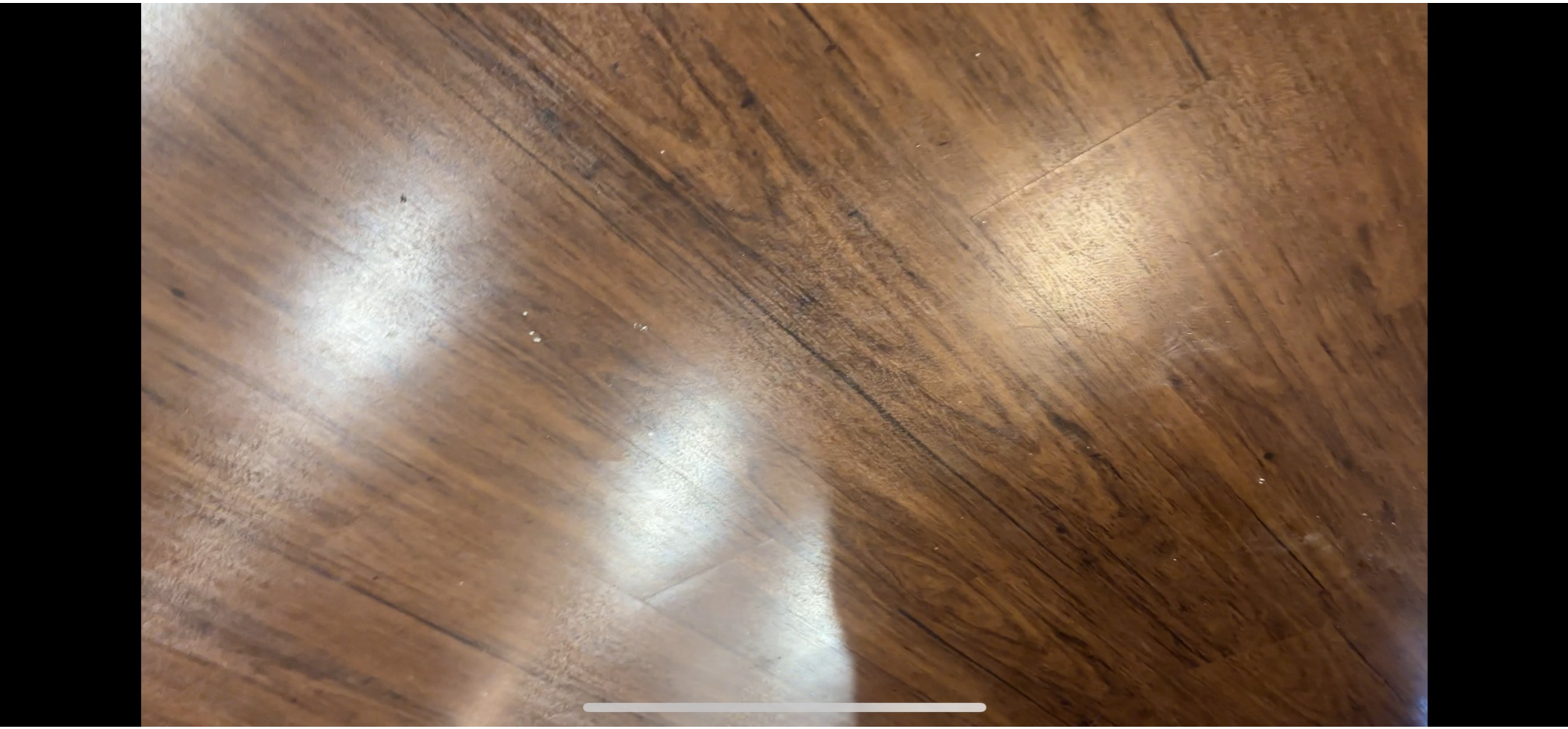












Redfern
PROPERTIES

NINETY (90) DAY NOTICE OF NON-RENEWAL OF LEASE

Date: 11/17/2025

From: Redfern WEP, LLC

To: Lizeth Gallardo, Peterson Silk, and All Other Occupants
CC: Guarantor

Re: Property located at 183 Brackett St. Apt 208, Portland, ME 04102

This letter is notice to you that the current Lease/Rental Agreement for the above described premises will expire at midnight on March 3rd, 2026 and that this lease will not be renewed per Section 3 and 43 of your lease.

You are required by law to surrender the premises to Redfern Properties, LLC upon lease expiration no later than March 3rd, 2026. Please return the premises to the same condition as you found it upon move-in, normal wear and tear excepted. You are required to return all keys when vacating the premises no later than March 3rd, 2026.

You are hereby notified and advised that your Lease in the above captioned premises is hereby terminated at the expiration of March 3rd, 2026 and you are further notified that you are to vacate said premises by no later than March 3rd, 2026.

This Ninety (90) Day Notice of Termination and Notice to Quit does not relieve you from your obligation to pay the full amount of rent due and owing to the Landlord. If you do not pay said amounts to the Landlord in accordance with Maine law, the Landlord will take appropriate actions, including legal proceedings, to collect all amounts owed. You are not permitted to apply your security deposit being held by the Landlord to your last month's rent.

If a forcible entry and detainer eviction court action is commenced against you, you have the right to contest and defend this Notice the termination and eviction in court.

Signature:
Ethan Shrestha

Ethan Shrestha
Property Manager
Redfern Properties, LLC

Re: Property located at 183 Brackett St. APT 208, Portland, ME 04102

MAINE JUDICIAL BRANCH

RESIDENTIAL FORCIBLE ENTRY AND DETAINER (EVICTION) INFORMATION SHEET AND MEDIATION REQUEST

You have been served with an eviction notice **OR** a court complaint and summons with your scheduled court date and time. Here is some important information that may help you.

PLEASE NOTE: If you do not go to court on the date your case is scheduled, you will likely lose your case and have to move out of your home.

HELP AND INFORMATION:

Legal Help – You might be able to get free help from a lawyer:

- Pine Tree Legal Assistance (PTLA) is free for low-income tenants.
  Hotline hours are Monday 12:00 – 2:30, Tuesday and Thursday 9:00 – 11:30. Call 207-774-8211.
- Legal Services for Maine Elders – is free for those 60 and older: Call 1-800-750-5353.

Information - Find out more!

- PTLA holds a free information session about the eviction process in Maine every Tuesdays at 9:00 am. Go to ptla.org/fed for phone or internet options to learn more about the eviction process in Maine.

NOTICE TO QUIT OR NOTICE TO TERMINATE

The "notice to quit" or "notice to terminate" is generally the first step a landlord must take to start an eviction case against you. Once the notice period ends, your landlord may file an eviction case (called a "forcible entry and detainer" case) against you by having a sheriff give you a summons and complaint that tells you when to come to court. It is important to get legal help. If you can't afford an attorney, you may call PTLA or Legal Services for the Elderly. Their phone numbers are above. You may be eligible for free legal help.

COURT HEARING DATE

- **Go to Court: If you have been given a court summons, you must attend your court hearing on the date listed on the summons.** The summons says when to go to court for your hearing, and if the hearing will be by video or phone, how to join. If you do **not** attend your hearing, you **may be evicted.**
- **Mediation: You can ask for mediation.** Mediation gives you the chance to settle your case. You can ask for mediation before the hearing date using the Request for Mediation Form (see next page). You can also ask for mediation at the court. Alternatively, the judge might order your case to mediation.
- **Hearing:** If your case does not settle in mediation, the judge will hold a hearing to listen to both sides and decide what will happen.

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation, contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.
Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov

MAINE JUDICIAL BRANCH

MEDIATION

What is mediation?
In mediation, a neutral person approved by the court tries to help the parties come to an agreement. This person is called a mediator and is trained to help parties explore solutions without taking sides.

Options for agreement: Some options for agreement are: a payment plan for back rent to keep a tenant in the rented home, setting a move-out date, a plan for repairs, a reasonable accommodation for a disability, or some other solution that the tenant and landlord both agree to. Mediation is usually held in person but can be held remotely by video or phone.

Who will be there?
The mediator, **you**, your lawyer if you have one, the landlord and the landlord's lawyer if they have one. Others might also be present for support.

How to ask for mediation:
If you would like to mediate your case, send or bring the Request for Mediation form below to the court. You can also write a letter to the court. You can ask for mediation at court when you go on the hearing date.

Questions? Contact the court at the number listed on the summons.

REQUEST FOR MEDIATION

☐ I would like mediation in my case.

I am (*select one*) ☐ the defendant (tenant) ☐ the plaintiff (landlord).

My Name is (please print): _____

My cell phone number is: _____

My email address is: _____

The name of the other party listed on the summons and complaint is: _____

To the best of my knowledge, the other party's cell phone number is: _____

To the best of my knowledge, the other party's email address is: _____

The address of rental property is: _____

Date (*mm/dd/yyyy*): _____ ▶ _____
Signature

Personal information in this form will be used only for court purposes and will not be shared with the public.

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation, contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.
Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager

To: City of Portland Rent Board
From: Licensing and Housing Safety Office
Re: 2026 Rent Increase Application Update

The rent increase application requires updating for the upcoming 2026 calendar year. City Staff recommends the following changes, based on applicant feedback, in addition to revising the dates for requested information and updating the Consumer Price Index (CPI) figures:

- Add page numbers to the application.
- Change the section headings from Roman numerals to standard numbering.

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
Business Licensing & Housing Safety Office