Somerville Housing Authority
30 Memorial Road, Somerville, Massachusetts, MA 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889
Website: www.sha-web.org

EXECUTIVE DIRECTOR'S REPORT

November 19, 2026

Somerville Housing Authority
Balance Sheet
September 2026
Program: 400-c Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	334,567.36	1,410,294.50
1113.000 Cash - SSP Escrow 2506	8,977.31	110,384.70
ACCOUNTS RECEIVABLE		
1122.200 Tenant A/R -200	0.00	3,931.80
1122.201 Shelter Rents A/R	(1,974.52)	30,811.61
1122.900 Tenant Repayment Agreements	(105.00)	2,948.00
1122.901 Fraud Recovery	(1,279.00)	63,599.54
TOTAL ACCOUNTS RECEIVABLE	**(3,358.52)**	**101,290.95**
1123.000 Allow For Bad Debt	0.00	(91,844.08)
1125.000 Ar Dhcd - Operating Subs	0.00	3,312,207.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	266.27	647,257.99
1210.000 Prepaid Insurance	35,164.41	(116,061.53)
1210.200 Prepaid Retirement	(20,828.00)	452,811.98
1300.000 Deferred Outflows	0.00	62,296.22
1302.000 Deferred Outflows - GASB75	0.00	64,425.18
FIXED ASSETS		
1401.000 Land	0.00	111,666.00
1402.000 Buildings	0.00	68,569,891.36
1404.000 Admin Equip	0.00	714,030.38
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(50,207,814.87)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	**0.00**	**21,620,409.30**
TOTAL ASSETS	**354,788.83**	**27,786,857.55**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	28,488.35
2111.100 AP Tenants	0.00	(65,624.36)
2111.200 A/P Tenant Association-Laundry	0.00	130.00
2113.000 A/P SSP Escrow	4.59	100,883.35
2119.000 A/P Revolving Fund	896,996.72	(1,345,493.16)
2135.000 Accreud Comp Abs	0.00	151,699.00
2137.000 Accrued Pilot	0.00	20,627.88
2240.000 Prepaid Rents	0.00	(2,526.00)
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	563,137.59
2293.300 Deferred Inflows - GASB75	0.00	526,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,877,602.00
2339.200 LT Payable Pension	0.00	1,796,394.23
TOTAL LIABILITIES	**897,001.31**	**7,206,906.58**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(12,423,725.87)
2700.000 Income and Expense Clearing (Current Year)	(542,212.48)	3,579,405.41
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	334.84

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Somerville Housing Authority
Balance Sheet
September 2026
Program: 400-c Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,456.49)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(1,569.98)
2802.000 Invested in Capital Assets	0.00	25,297,012.45
2806.000 Unrestricted Net Position	0.00	10,783,817.40
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,339,823.82)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)
TOTAL SURPLUS	**(542,212.48)**	**20,579,950.97**
TOTAL LIABILITIES AND SURPLUS	**354,788.83**	**27,786,857.55**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	0.00	0.00	(16,291.00)	0.00	2,287,631.00	(2,303,922.00)
3110.201 Shelter Rents 200-1	0.00	9,863.00	0.00	59,147.51	0.00	0.00	59,147.51
3110.202 Shelter Rents 200-2	0.00	150,096.00	0.00	967,754.32	0.00	0.00	967,754.32
3110.667 Shelter Rents 667-2	0.00	36,263.00	0.00	213,374.00	0.00	0.00	213,374.00
3110.705 Shelter Rents 705	0.00	4,852.00	0.00	28,206.00	0.00	0.00	28,206.00
3610.000 Interest Inc	0.00	266.27	0.00	3,183.48	0.00	5,225.00	(2,041.52)
3690.000 Other Operating Recpts	0.00	110.00	0.00	620,114.67	0.00	8,034.00	612,080.67
3801.000 Operating Subsidy	0.00	15,000.00	0.00	4,169,526.00	0.00	3,702,567.00	466,959.00
3804.000 SSP Fofeiture	0.00	0.00	0.00	(568.05)	0.00	0.00	(568.05)
TOTAL INCOME	**0.00**	**216,450.27**	**0.00**	**6,044,446.93**	**0.00**	**6,003,457.00**	**40,989.93**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	53,636.27	0.00	261,964.27	0.00	679,646.00	417,681.73
4130.000 Legal	0.00	2,629.95	0.00	45,778.10	0.00	58,002.00	12,223.90
4140.000 Members Comp	0.00	0.00	0.00	19,213.15	0.00	61,200.00	41,986.85
4150.000 Travel	0.00	0.00	0.00	1,289.98	0.00	6,758.00	5,468.02
4170.000 Accounting	0.00	4,236.92	0.00	7,542.95	0.00	20,147.00	12,604.05
4171.000 Auditing	0.00	0.00	0.00	5,713.52	0.00	17,962.00	12,248.48
4190.000 Sundry Admin Costs	0.00	8,708.45	0.00	27,432.72	0.00	275,201.00	247,768.28
4191.000 TELEPHONE/INTERNET/CEL	0.00	7,669.19	0.00	31,454.27	0.00	25,651.00	(5,803.27)
4192.000 COPIER/COMPUTER COSS	0.00	60.28	0.00	7,873.70	0.00	0.00	(7,873.70)
4193.000 OFFICE SUPPLIES	0.00	2,210.07	0.00	7,704.84	0.00	8,162.00	457.16
4194.000 POSTAGE	0.00	676.23	0.00	2,063.53	0.00	5,830.00	3,766.47
4195.110 LEAP-Asset Bldg Director	0.00	3,750.00	0.00	3,750.00	0.00	0.00	(3,750.00)
4195.140 LEAP-Financial Coach	0.00	3,750.00	0.00	3,750.00	0.00	0.00	(3,750.00)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**87,327.36**	**0.00**	**425,531.03**	**0.00**	**1,158,559.00**	**733,027.97**
4230.000 Tenant Svc	0.00	0.00	0.00	5,612.50	0.00	0.00	(5,612.50)
UTILITIES							
4310.201 Water - 200-1	0.00	23,213.00	0.00	22,256.91	0.00	863,428.00	841,171.09
4310.202 Water - 200-2	0.00	230,463.26	0.00	475,232.40	0.00	0.00	(475,232.40)
4310.667 Water 667	0.00	42,315.57	0.00	28,542.64	0.00	0.00	(28,542.64)
4310.705 Water 705	0.00	4,133.58	0.00	7,366.68	0.00	0.00	(7,366.68)
4320.200 Electricity 200	0.00	145,674.02	0.00	149,301.93	0.00	241,480.00	92,178.07
4320.201 Elect 200-1	0.00	3,005.60	0.00	32,668.72	0.00	0.00	(32,668.72)
4320.202 Elect 200-2	0.00	8,829.86	0.00	39,938.85	0.00	0.00	(39,938.85)
4320.667 Electricity 667	0.00	0.00	0.00	888.72	0.00	0.00	(888.72)
4320.705 Electric 705	0.00	0.00	0.00	(27.00)	0.00	0.00	27.00
4330.201 Gas 200-1	0.00	413.40	0.00	(23,803.03)	0.00	396,577.00	420,380.03
4330.202 Gas 200-2	0.00	0.00	0.00	(117,222.50)	0.00	0.00	117,222.50
4330.405 Gas 705	0.00	0.00	0.00	1,710.24	0.00	0.00	(1,710.24)
4330.667 Gas 667	0.00	751.38	0.00	(9,633.72)	0.00	0.00	9,633.72
4330.672 Gas 667-2	0.00	0.00	0.00	6,306.54	0.00	0.00	(6,306.54)
4330.705 Gas 705-C	0.00	160.54	0.00	919.90	0.00	0.00	(919.90)
4330.751 Gas 705-1	0.00	0.00	0.00	1,606.35	0.00	0.00	(1,606.35)
TOTAL UTILITIES	**0.00**	**458,960.21**	**0.00**	**616,053.63**	**0.00**	**1,501,485.00**	**885,431.37**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	66,348.19	0.00	416,083.66	0.00	1,067,874.00	651,790.34
4420.000 Maintenance Materials	0.00	42,376.56	0.00	228,990.53	0.00	339,475.00	110,484.47
4430.000 Contract Costs	0.00	5,976.50	0.00	122,921.00	0.00	0.00	(122,921.00)
4430.010 Rubbish	0.00	14,122.75	0.00	51,681.53	0.00	55,486.00	3,804.47
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	56,378.00	56,378.00

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.022 Alarms	0.00	0.00	0.00	2,943.00	0.00	0.00	(2,943.00)
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	15,599.00	15,599.00
4430.040 Elevator	0.00	2,960.13	0.00	15,974.44	0.00	134,147.00	118,172.56
4430.050 Landscaping	0.00	9,439.62	0.00	21,572.94	0.00	44,567.00	22,994.06
4430.070 Electrical	0.00	2,422.63	0.00	38,168.18	0.00	49,470.00	11,301.82
4430.080 Plumbing	0.00	1,090.71	0.00	10,641.31	0.00	56,155.00	45,513.69
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	32,088.00	32,088.00
4430.110 Routine Contract Costs	0.00	16,873.66	0.00	44,530.19	0.00	191,995.00	147,464.81
TOTAL MAINTENANCE EXPENSE	**0.00**	**161,610.75**	**0.00**	**953,506.78**	**0.00**	**2,043,234.00**	**1,089,727.22**
4511.000 Property Insurance	0.00	15,397.00	0.00	86,398.91	0.00	184,762.00	98,363.09
4512.000 Liability Insurance	0.00	2,721.00	0.00	15,205.04	0.00	32,646.00	17,440.96
4513.000 Worker's Compensation Insur	0.00	4,858.00	0.00	28,576.66	0.00	58,297.00	29,720.34
4514.000 Insurance (Other)	0.00	4,715.00	0.00	25,396.02	0.00	56,581.00	31,184.98
4520.000 Pilot	0.00	0.00	0.00	1,473.42	0.00	0.00	(1,473.42)
4540.000 Employee Benefits	0.00	23,073.43	0.00	113,542.58	0.00	705,378.00	591,835.42
4540.001 Emp Bebes-Pension	0.00	0.00	0.00	25,689.09	0.00	0.00	(25,689.09)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	175,018.41	0.00	0.00	(175,018.41)
4540.004 Emp Benes-Med	0.00	0.00	0.00	391.53	0.00	0.00	(391.53)
4540.005 Emp Benes - Fica	0.00	0.00	0.00	2,479.84	0.00	0.00	(2,479.84)
4540.006 Emp Benes-Dental\Ltd	0.00	0.00	0.00	5,822.53	0.00	0.00	(5,822.53)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	45,753.00	45,753.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	(15,656.45)	0.00	0.00	15,656.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	42,189.00	42,189.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	65,339.00	65,339.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**758,662.75**	**0.00**	**2,465,041.52**	**0.00**	**5,936,223.00**	**3,471,181.48**
SURPLUS	**0.00**	**(542,212.48)**	**0.00**	**3,579,405.41**	**0.00**	**67,234.00**	**3,512,171.41**

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Somerville Housing Authority
Balance Sheet
September 2026

Program: 689-C (Monmouth/Broadway) Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 1879	(134,389.56)	0.00
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	7.51	15,445.37
1210.000 Prepaid Insurance	1,018.23	(5,819.94)
1210.200 Prepaid Retirement	(596.00)	(3,106.54)
1300.000 Deferred Outflows	0.00	(659.27)
1302.000 Deferred Outflows - GASB75	0.00	1,836.66
FIXED ASSETS		
1401.000 Land	0.00	46,410.00
1402.000 Buildings	0.00	435,479.42
1404.000 Admin Equipment	0.00	259.96
1406.000 Accumulated Depriciation	0.00	(361,115.03)
TOTAL FIXED ASSETS	**0.00**	**121,034.35**
1690.100 Hagan Manor Window W/P	0.00	28,198.75
TOTAL ASSETS	**(133,959.82)**	**159,629.38**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(131,061.18)	53,947.56
TOTAL ACCOUNTS PAYABLE	**(131,061.18)**	**53,947.56**
2135.000 Accrued Comp Balances	0.00	545.00
2137.000 Accrued PILOT	0.00	1,387.53
2240.000 Prepaid Rents	4,267.00	12,917.00
2293.200 Deferred Inflows Pension	0.00	6,360.44
2293.300 Deferred Inflows - GASB75	0.00	7,509.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	50,234.00
2339.200 L/T Payable - Pension	0.00	26,943.51
TOTAL LIABILITIES	**(126,794.18)**	**159,844.04**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(83,547.87)
2700.000 Income and Expense Clearing (Current Year)	(7,165.64)	35,634.11
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(26.49)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(74.23)
2802.000 Invested in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Position	0.00	(15,938.24)
2806.100 Unrestricted Net Position - GASB 75	0.00	(54,327.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(38,338.97)
TOTAL SURPLUS	**(7,165.64)**	**(214.66)**
TOTAL LIABILITIES AND SURPLUS	**(133,959.82)**	**159,629.38**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: 689-C (Monmouth/Broadway) Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents □□□□	0.00	0.00	0.00	12,453.00	0.00	47,426.00	(34,973.00)
3610.000 Interest Income	0.00	7.51	0.00	89.61	0.00	152.00	(62.39)
3690.000 Other Income	0.00	0.00	0.00	50,000.00	0.00	10,560.00	39,440.00
TOTAL INCOME	**0.00**	**7.51**	**0.00**	**62,542.61**	**0.00**	**58,138.00**	**4,404.61**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	921.57	0.00	4,789.71	0.00	15,319.00	10,529.29
4130.000 Legal	0.00	70.80	0.00	70.80	0.00	1,660.00	1,589.20
4150.000 Travel	0.00	0.00	0.00	0.03	0.00	193.00	192.97
4170.000 Accounting	0.00	122.16	0.00	133.99	0.00	577.00	443.01
4171.000 Auditing	0.00	0.00	0.00	164.64	0.00	514.00	349.36
4190.000 Sundry Admin Costs	0.00	86.74	0.00	618.14	0.00	7,877.00	7,258.86
4191.000 Telephone/Internet/Cells	0.00	131.35	0.00	460.79	0.00	734.00	273.21
4192.000 Copier/Computer Costs	0.00	0.00	0.00	149.98	0.00	0.00	(149.98)
4193.000 Office Supplies	0.00	63.65	0.00	155.23	0.00	234.00	78.77
4194.000 Postage	0.00	0.00	0.00	0.00	0.00	167.00	167.00
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**1,396.27**	**0.00**	**6,543.31**	**0.00**	**27,275.00**	**20,731.69**
UTILITIES							
4310.000 Water 689-C	0.00	0.00	0.00	(3,441.00)	0.00	14,526.00	17,967.00
4320.000 Electric 689-C	0.00	0.00	0.00	(303.70)	0.00	472.00	775.70
4330.000 Gas 689-C	0.00	0.00	0.00	(2,314.96)	0.00	2,490.00	4,804.96
TOTAL UTILITIES	**0.00**	**0.00**	**0.00**	**(6,059.66)**	**0.00**	**17,488.00**	**23,547.66**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	1,907.28	0.00	10,246.77	0.00	30,565.00	20,318.23
4420.000 Maintenance Materials	0.00	1,131.36	0.00	3,855.39	0.00	9,717.00	5,861.61
4430.010 Rubbish	0.00	406.01	0.00	1,480.40	0.00	1,588.00	107.60
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	1,614.00	1,614.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	446.00	446.00
4430.040 Elevator	0.00	85.05	0.00	423.76	0.00	3,840.00	3,416.24
4430.050 Landscaping Services	0.00	271.38	0.00	486.34	0.00	1,276.00	789.66
4430.070 Electrical	0.00	69.63	0.00	1,360.87	0.00	1,416.00	55.13
4430.080 Plumbing	0.00	31.35	0.00	31.35	0.00	1,607.00	1,575.65
4430.090 Pest Control	0.00	0.00	0.00	0.00	0.00	918.00	918.00
4430.110 Routine Contract Costs	0.00	432.88	0.00	700.04	0.00	5,495.00	4,794.96
TOTAL MAINTENANCE EXPENSE	**0.00**	**4,334.94**	**0.00**	**18,584.92**	**0.00**	**58,482.00**	**39,897.08**
4511.000 Property Insurance	0.00	441.00	0.00	2,474.45	0.00	5,288.00	2,813.55
4512.000 Liability Insurance	0.00	78.00	0.00	390.00	0.00	934.00	544.00
4513.000 Worker's Comp Insurance	0.00	139.00	0.00	695.00	0.00	1,669.00	974.00
4514.000 Insurance (Other)	0.00	135.00	0.00	678.48	0.00	1,619.00	940.52
4540.000 Employee Benefits	0.00	648.94	0.00	3,602.00	0.00	20,190.00	16,588.00
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	1,063.00	1,063.00
7520.000 Replacement Of Equip	0.00	0.00	0.00	0.00	0.00	1,870.00	1,870.00
TOTAL EXPENSES	**0.00**	**7,173.15**	**0.00**	**26,908.50**	**0.00**	**135,878.00**	**108,969.50**
SURPLUS	**0.00**	**(7,165.64)**	**0.00**	**35,634.11**	**0.00**	**(77,740.00)**	**113,374.11**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Bryant Multifamily Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	54,941.00	5,123,582.95
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	313,899.00	1,328,912.00
1122.000 A/R Tenants	6,042.00	7,613.45
1122.662 Tenant A/R -667	0.00	2,119.97
TOTAL ACCOUNTS RECEIVABLE	**319,941.00**	**1,338,645.42**
1123.000 Allow For Bad Debt	0.00	(2,170.00)
1129.900 A/P Interprogram	0.00	34,150.00
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	1,321.02	2,715,702.81
1160.200 Eastern Bank - 667-4 - CD - 1 yr - 5281	0.00	100,266.55
1160.300 Eastern Bank - 667-4 - CD - 1 yr - 6442	0.00	100,251.13
1160.400 TD Bank - 667-4 - CD - 9 mths - 0000	0.00	107,855.49
TOTAL INVESTMENTS	**1,321.02**	**3,024,075.98**
1210.000 Prepaid Insurance	7,035.75	(3,541.00)
1210.200 Prepaid Retirement	(4,739.00)	121,180.57
1300.000 Deferred Outflows	0.00	127,477.23
1302.000 Deferred Outflows - GASB75	0.00	30,414.57
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,820,704.95
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,670,300.40)
1408.000 Work in Process (WIP)	0.00	343,697.12
TOTAL FIXED ASSETS	**0.00**	**2,932,769.36**
TOTAL ASSETS	**378,499.77**	**12,781,585.08**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Tenants	0.00	(3,030.00)
2111.200 A/P Tenant Association-Laundry	(634.00)	2,191.50
2119.000 A/P Revolving Fund	148,136.46	(3,057,688.29)
2135.000 Acccrued Comp Abs	0.00	91,736.00
2293.200 Deferred Inflows Pension	0.00	131,448.78
2293.300 Deferred Inflows - GASB75	0.00	216,403.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,631,434.00
2339.200 LT Payable Pension	0.00	655,108.85
TOTAL LIABILITIES	**147,502.46**	**(332,396.16)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,653,672.56
2700.000 Income and Expense Clearing (Current Year)	230,997.31	1,126,635.75
2700.000 Income and Expense Clearing (Unclosed 2022)	0.00	(2,966.13)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	54.68
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,171.24)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(30,132.09)
2802.000 Invested in Capital Assets	0.00	2,838,682.63

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Bryant Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Position	0.00	7,537,196.64
2806.100 Unrestricted Net Position - GASB 75	0.00	(1,785,066.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(884,730.00)
TOTAL SURPLUS	**230,997.31**	**13,113,981.24**
TOTAL LIABILITIES AND SURPLUS	**378,499.77**	**12,781,585.08**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	451.73	60,983.00	445.25	360,652.00	2,506.30	4,060,200.00	(3,699,548.00)
3115.000 Shelter Rents-Sec 8	2,325.18	313,899.00	2,282.01	1,848,428.00	0.00	0.00	1,848,428.00
3190.000 Antenna Income	0.00	0.00	0.00	0.00	5.72	9,270.00	(9,270.00)
3610.000 Interest Income	9.79	1,321.02	19.45	15,757.17	19.94	32,300.00	(16,542.83)
3690.000 Other Operating Recpts	0.41	55.00	5.72	4,631.90	0.00	0.00	4,631.90
TOTAL INCOME	**2,787.10**	**376,258.02**	**2,752.43**	**2,229,469.07**	**2,531.96**	**4,101,770.00**	**(1,872,300.93)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	123.82	16,715.47	142.85	115,708.15	126.99	205,730.00	90,021.85
4130.000 Legal	4.35	586.70	8.68	7,031.62	8.33	13,501.00	6,469.38
4150.000 Travel	0.11	15.48	1.67	1,350.64	1.79	2,897.00	1,546.36
4170.000 Accounting	7.14	963.37	4.88	3,952.27	2.83	4,585.00	632.73
4171.000 Auditing	0.00	0.00	1.60	1,299.11	1.64	2,653.00	1,353.89
4190.000 Sundry Admin Costs	13.43	1,812.86	8.89	7,199.63	39.47	63,948.00	56,748.37
4190.900 Refinance Expense	0.00	0.00	42.16	34,150.00	0.00	0.00	(34,150.00)
4191.000 Telephone/Internet/Cells	14.87	2,008.02	10.11	8,187.60	3.60	5,837.00	(2,350.60)
4192.000 Copier/Computer Costs	0.12	16.57	1.68	1,363.27	0.00	0.00	(1,363.27)
4193.000 Office Supplies	3.72	502.49	2.76	2,234.14	1.15	1,857.00	(377.14)
4194.000 Postage	1.14	153.75	0.62	503.51	0.00	0.00	(503.51)
TOTAL ADMINISTRATIVE EXPENSE	**168.70**	**22,774.71**	**225.90**	**182,979.94**	**185.81**	**301,008.00**	**118,028.06**
4230.000 Tenant Svc	3.89	525.00	4.78	3,875.00	0.00	0.00	(3,875.00)
UTILITIES							
4310.000 Water	508.01	68,580.73	155.04	125,585.17	109.28	177,033.00	51,447.83
4320.000 Electricity	0.00	0.00	0.07	53.50	114.86	186,068.00	186,014.50
4330.000 Gas	11.14	1,504.53	25.76	20,866.17	65.98	106,885.00	86,018.83
TOTAL UTILITIES	**519.15**	**70,085.26**	**180.87**	**146,504.84**	**290.11**	**469,986.00**	**323,481.16**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	117.77	15,899.18	123.03	99,656.14	158.01	255,984.00	156,327.86
4420.000 Maintenance Materials	69.79	9,421.58	111.42	90,252.52	50.23	81,377.00	(8,875.52)
4430.000 Contract cost	5.56	750.00	32.91	26,660.98	0.00	0.00	(26,660.98)
4430.010 Rubbish	25.07	3,384.27	16.64	13,476.24	8.21	13,301.00	(175.24)
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	8.34	13,514.00	13,514.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	2.31	3,739.00	3,739.00
4430.040 Elevator	11.55	1,559.31	6.68	5,413.96	19.85	32,157.00	26,743.04
4430.050 Landscaping	16.76	2,262.03	5.07	4,107.09	6.59	10,683.00	6,575.91
4430.070 Electrical	4.30	580.54	267.46	216,642.63	7.32	11,859.00	(204,783.63)
4430.080 Plumbing	1.94	261.37	0.32	261.37	8.31	13,461.00	13,199.63
4430.090 Extermination	0.00	0.00	0.00	0.00	4.75	7,692.00	7,692.00
4430.110 Routine Contract Costs	38.16	5,152.10	59.96	48,569.26	28.41	46,024.00	(2,545.26)
TOTAL MAINTENANCE EXPENSE	**290.89**	**39,270.38**	**623.51**	**505,040.19**	**302.34**	**489,791.00**	**(15,249.19)**
4511.000 Property Insurance	32.78	4,425.00	28.35	22,967.08	32.77	53,094.00	30,126.92
4512.000 Liability Insurance	4.59	619.00	4.21	3,409.67	4.59	7,429.00	4,019.33
4513.000 Worker's Compensation Insur	8.19	1,105.00	9.23	7,475.35	8.19	13,265.00	5,789.65
4514.000 Insurance (Other)	8.20	1,107.00	7.37	5,971.60	8.20	13,282.00	7,310.40
4540.000 Employee Benefits	39.62	5,349.36	188.03	152,304.56	99.08	160,507.00	8,202.44
4570.000 Collection Loss	0.00	0.00	0.00	0.00	50.13	81,204.00	81,204.00
4610.000 Extraordinary Maintenance	0.00	0.00	3.85	3,117.17	0.00	0.00	(3,117.17)
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	10.20	16,525.00	16,525.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	9.67	15,663.00	15,663.00
7541.000 Unit Rehab	0.00	0.00	50.41	40,832.92	0.00	0.00	(40,832.92)

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
7545.000 Property Contra	0.00	0.00	35.01	28,355.00	0.00	0.00	(28,355.00)
TOTAL EXPENSES	**1,076.01**	**145,260.71**	**1,361.52**	**1,102,833.32**	**1,001.08**	**1,621,754.00**	**518,920.68**
SURPLUS	**1,711.09**	**230,997.31**	**1,390.91**	**1,126,635.75**	**1,530.87**	**2,480,016.00**	**(1,353,380.25)**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: COCC Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - COCC Bank Act 3157	(202,088.39)	510,932.27
1129.000 A/R Other	159,846.89	222,899.39
1129.900 A/R Interproject	88,846.00	444,230.00
1130.000 L/T Loan Capen Court	0.00	(400,000.00)
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	124.53	256,001.15
1210.000 Prepaid Ins	81,307.40	44,634.16
1210.200 Prepaid Retirement	(32,167.00)	484,385.37
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	(94,442.32)
1302.000 Deferred Outflows - GASB75	0.00	23,463.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,907,800.16)
TOTAL ASSETS	**95,869.43**	**3,049,662.25**
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	96.00	2,167.78
2119.000 A/P Revolving Fund	360,466.69	1,981,577.79
2135.000 Accrued Comp Absence	0.00	144,181.00
2293.200 Deferred Inflows Pension	0.00	590,168.69
2293.300 Deferred Inflows - GASB75	0.00	439,329.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,987,899.00
2339.200 L/T Payable - Pension	0.00	2,007,788.40
TOTAL LIABILITIES	**360,562.69**	**8,153,111.66**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(1,994,771.67)
2700.000 Income and Expense Clearing (Current Year)	(264,693.26)	(1,701,517.33)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	669.81
2802.000 Invested in Capital Assets	0.00	1,699,063.23
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
2806.000 Unrestricted Net Position	0.00	2,425,488.04
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,339,741.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,651,166.10)
TOTAL SURPLUS	**(264,693.26)**	**(5,103,449.41)**
TOTAL LIABILITIES AND SURPLUS	**95,869.43**	**3,049,662.25**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	124.53	0.00	14,312.91	0.00	1,036.00	13,276.91
3690.000 Other Income	0.00	1,835.00	0.00	(119,138.47)	0.00	2,296,976.00	(2,416,114.47)
3707.100 Management Fee Income	0.00	78,626.00	0.00	393,130.00	0.00	943,514.00	(550,384.00)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	29,200.00	0.00	70,080.00	(40,880.00)
3707.300 Bookkeeping Fee Inccome	0.00	4,380.00	0.00	21,900.00	0.00	52,560.00	(30,660.00)
3707.450 Fee for Services	0.00	0.00	0.00	(7,500.00)	0.00	0.00	(7,500.00)
3707.500 Mgmt Fees Capen	0.00	0.00	0.00	98,814.39	0.00	0.00	98,814.39
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	65,840.96	0.00	0.00	65,840.96
3707.550 Capen Vehicle Fees	0.00	0.00	0.00	31,249.46	0.00	0.00	31,249.46
3707.650 3 YR ROSS MGMT Fee	0.00	0.00	0.00	39,658.00	0.00	0.00	39,658.00
TOTAL INCOME	**0.00**	**90,805.53**	**0.00**	**567,467.25**	**0.00**	**3,364,166.00**	**(2,796,698.75)**
EXPENSES							
4110.000 Admin Salaries	0.00	168,436.99	0.00	959,647.47	0.00	2,314,390.00	1,354,742.53
4130.000 Legal	0.00	3,793.40	0.00	22,182.54	0.00	51,104.00	28,921.46
4150.000 Travel	0.00	0.00	0.00	2.16	0.00	19,713.00	19,710.84
4170.000 Accounting	0.00	6,541.37	0.00	13,350.09	0.00	31,116.00	17,765.91
4171.000 Audit Fee	0.00	0.00	0.00	8,821.16	0.00	18,006.00	9,184.84
4190.000 Sundry Admin Costs	0.00	12,719.79	0.00	64,593.35	0.00	486,254.00	421,660.65
4191.000 Telephone/Internet/Cell	0.00	7,012.03	0.00	20,034.58	0.00	0.00	(20,034.58)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	8,022.16	0.00	0.00	(8,022.16)
4193.000 Office Supplies	0.00	3,412.08	0.00	8,483.05	0.00	0.00	(8,483.05)
4194.000 Postage	0.00	0.00	0.00	(851.17)	0.00	0.00	851.17
4230.000 Grant payments	0.00	0.00	0.00	36,628.35	0.00	0.00	(36,628.35)
4310.000 Water	0.00	0.00	0.00	0.00	0.00	510.00	510.00
4320.000 Electricity	0.00	0.00	0.00	2,124.73	0.00	16,499.00	14,374.27
4410.000 Maint Labor	0.00	92,014.22	0.00	551,251.64	0.00	1,158,123.00	606,871.36
4420.000 Maintenance Supplies	0.00	692.74	0.00	4,129.69	0.00	0.00	(4,129.69)
4430.000 Contract Costs	0.00	8,100.00	0.00	66,472.00	0.00	0.00	(66,472.00)
4430.090 Extermination	0.00	0.00	0.00	(7,745.00)	0.00	0.00	7,745.00
4430.110 Routine Contract Costs	0.00	0.00	0.00	(7,500.00)	0.00	0.00	7,500.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	188,818.00	188,818.00
4511.000 Property Insurance	0.00	0.00	0.00	1,731.54	0.00	0.00	(1,731.54)
4512.000 Liability Insurance	0.00	4,202.00	0.00	21,795.33	0.00	0.00	(21,795.33)
4513.000 Worker's Comp Insurance	0.00	7,503.00	0.00	41,925.16	0.00	0.00	(41,925.16)
4514.000 Insurance (Other)	0.00	4,030.00	0.00	20,150.00	0.00	0.00	(20,150.00)
4540.000 Employee Benefits	0.00	37,041.17	0.00	433,735.75	0.00	1,089,410.00	655,674.25
TOTAL EXPENSES	**0.00**	**355,498.79**	**0.00**	**2,268,984.58**	**0.00**	**5,373,943.00**	**3,104,958.42**
SURPLUS	**0.00**	**(264,693.26)**	**0.00**	**(1,701,517.33)**	**0.00**	**(2,009,777.00)**	**308,259.67**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Hagan Multifamily Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	13,681.00	444,227.51
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	48,224.00	185,013.00
1122.000 A/R Tenants	1,300.00	9,059.00
TOTAL ACCOUNTS RECEIVABLE	**49,524.00**	**194,072.00**
1123.000 Allow For Bad Debt	0.00	(512.00)
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	2.56	5,259.85
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	**2.56**	**109,137.92**
1210.000 Prepaid Insurance	1,276.34	1,144.86
1210.200 Prepaid Retirement	(849.00)	42,774.65
1300.000 Deferred Outflows	0.00	(4,754.64)
1302.000 Deferred Outflows - GASB75	0.00	1,093.60
FIXED ASSETS		
1401.000 Land	0.00	363,000.00
1402.000 Buildings	0.00	1,711,309.58
1404.000 Admin Equipment	0.00	14,506.29
1406.000 Accum Depr	0.00	(1,583,130.71)
TOTAL FIXED ASSETS	**0.00**	**505,685.16**
TOTAL ASSETS	**63,634.90**	**1,299,969.06**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.500 Accounts Payable Other	0.00	(79.00)
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	17,040.57	(845,343.37)
TOTAL ACCOUNTS PAYABLE	**17,040.57**	**(845,343.37)**
2135.000 Accrued Comp Abs	0.00	6,353.00
2293.200 Deferred Inflows Pension	0.00	20,864.73
2293.300 Deferred Inflows - GASB75	0.00	13,085.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	93,098.00
2339.200 L/T Payable - Pension	0.00	61,666.51
TOTAL LIABILITIES	**17,040.57**	**(650,355.13)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	776,557.60
2700.000 Income and Expense Clearing (Current Year)	46,594.33	210,965.66
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	9.76
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(934.10)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	348.00
2802.000 Invested in Capital Assets	0.00	521,226.75
2806.000 Unrestricted Net Position	0.00	627,133.19
2806.100 Unrestricted Net Position - GASB 75	0.00	(105,089.40)

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Hagan Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(79,893.27)
TOTAL SURPLUS	**46,594.33**	**1,950,324.19**
TOTAL LIABILITIES AND SURPLUS	**63,634.90**	**1,299,969.06**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	624.21	14,981.00	576.67	83,040.00	2,597.81	748,168.00	(665,128.00)
3115.000 Shelter Rents-Sec 8	2,009.33	48,224.00	2,047.05	294,775.00	0.00	0.00	294,775.00
3610.000 Interest Income	0.11	2.56	0.21	30.38	3.30	950.00	(919.62)
3690.000 Other Income	9.17	220.00	22.52	3,242.47	16.09	4,635.00	(1,392.53)
TOTAL INCOME	**2,642.82**	**63,427.56**	**2,646.44**	**381,087.85**	**2,617.20**	**753,753.00**	**(372,665.15)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	80.56	1,933.44	79.70	11,476.11	79.79	22,979.00	11,502.89
4130.000 Legal	4.19	100.66	0.70	100.66	8.40	2,418.00	2,317.34
4150.000 Travel	0.11	2.58	0.15	22.15	1.80	519.00	496.85
4170.000 Accounting	7.23	173.59	3.57	513.68	2.85	821.00	307.32
4171.000 Audit Fee	0.00	0.00	1.63	234.09	1.65	475.00	240.91
4190.000 Sundry Admin Costs	19.60	470.32	11.54	1,661.90	38.94	11,216.00	9,554.10
4191.000 Telephone/Internet/Cells	87.72	2,105.22	33.01	4,752.76	3.63	1,045.00	(3,707.76)
4192.000 Copier/Computer Costs	0.12	2.97	1.87	269.13	0.00	0.00	(269.13)
4193.000 Office Supplies	3.77	90.52	3.08	443.14	1.16	333.00	(110.14)
4194.000 Postage	1.15	27.70	0.63	90.57	0.83	238.00	147.43
TOTAL ADMINISTRATIVE EXPENSE	**204.46**	**4,907.00**	**135.86**	**19,564.19**	**139.04**	**40,044.00**	**20,479.81**
UTILITIES							
4310.000 Water	0.00	0.00	36.08	5,195.63	124.55	35,869.00	30,673.37
4320.000 Electricity	54.27	1,302.48	138.51	19,946.14	122.61	35,311.00	15,364.86
4330.000 Gas	38.26	918.31	16.98	2,444.84	74.03	21,321.00	18,876.16
TOTAL UTILITIES	**92.53**	**2,220.79**	**191.57**	**27,586.61**	**321.18**	**92,501.00**	**64,914.39**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	119.20	2,860.91	143.34	20,641.43	159.19	45,848.00	25,206.57
4420.000 Maintenance Materials	70.63	1,695.17	378.76	54,541.80	50.61	14,575.00	(39,966.80)
4430.000 SHA Share Property Mgmt Ex	15.74	377.67	6.58	947.67	0.00	0.00	(947.67)
4430.010 Rubbish	25.37	608.96	19.54	2,813.99	8.27	2,382.00	(431.99)
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	8.41	2,421.00	2,421.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	2.33	670.00	670.00
4430.040 Elevators	5.32	127.60	28.53	4,108.40	20.00	5,759.00	1,650.60
4430.050 Landscaping	16.96	407.03	5.12	737.92	6.64	1,913.00	1,175.08
4430.070 Electrical	4.35	104.45	16.97	2,443.16	7.38	2,124.00	(319.16)
4430.080 Plumbing	1.96	47.03	0.33	47.03	8.37	2,411.00	2,363.97
4430.090 Extermination	0.00	0.00	0.00	0.00	4.78	1,378.00	1,378.00
4430.110 Routine Contract Costs	51.62	1,238.90	74.87	10,781.03	28.62	8,243.00	(2,538.03)
TOTAL MAINTENANCE EXPENSE	**311.16**	**7,467.72**	**674.04**	**97,062.43**	**304.60**	**87,724.00**	**(9,338.43)**
4511.000 Property Insurance	33.00	792.00	30.31	4,364.18	33.02	9,509.00	5,144.82
4512.000 Liability Insurance	4.63	111.00	3.85	555.00	4.62	1,330.00	775.00
4513.000 Worker's Comp Insurance	8.25	198.00	8.01	1,152.96	8.25	2,376.00	1,223.04
4514.000 Insurance (Other)	8.25	198.00	7.42	1,068.02	8.26	2,379.00	1,310.98
4540.000 Employee Benefits	39.11	938.72	118.81	17,108.80	99.82	28,748.00	11,639.20
4570.000 Collection Loss	0.00	0.00	0.00	0.00	51.95	14,963.00	14,963.00
4610.000 Extraordinary Maintenance	0.00	0.00	11.53	1,660.00	0.00	0.00	(1,660.00)
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	52.41	15,094.00	15,094.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	9.74	2,805.00	2,805.00
TOTAL EXPENSES	**701.38**	**16,833.23**	**1,181.40**	**170,122.19**	**1,032.89**	**297,473.00**	**127,350.81**
SURPLUS	**1,941.43**	**46,594.33**	**1,465.04**	**210,965.66**	**1,584.31**	**456,280.00**	**(245,314.34)**

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MRVP
Balance Sheet
September 2026
Program: MRVP Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - MRVP/AHVP Checking - 1909	537.00	14,809.81
1125.000 A/R Admin Fee	0.00	600.00
1125.100 A/R DHCD Y/E Settle	0.00	(7,450.00)
1155.000 Advance To Revolving Fund	0.00	11,700.00
1160.000 Investments	0.14	297.91
1210.200 Prepaid Retirement	0.00	726.90
1211.000 Prepaid Insurance	396.20	396.20
1300.000 Deferred Outflows	0.00	(25.76)
1302.000 Deferred Outflows - GASB75	0.00	63.24
TOTAL ASSETS	**933.34**	**21,118.30**
LIABILITIES AND SURPLUS		
LIABILITIES		
2116.000 A/P Landlords	(1,494.00)	(1,494.00)
2118.100 A/P - DHCD Y/E Settlements	0.00	15,767.41
2119.000 A/P Revolving Fund	574.64	(59,012.72)
2135.000 Accrued Comp Abs	0.00	157.00
2290.000 Deferred Revenue	0.00	18,396.00
2293.200 Deferred Inflows Pension	0.00	(26.93)
2293.300 Deferred Inflows - GASB75	0.00	104.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	501.00
2339.200 LT Payable Pension	0.00	43.85
TOTAL LIABILITIES	**(919.36)**	**(25,564.39)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	6,493.09
2700.000 Income and Expense Clearing (Current Year)	1,852.70	6,439.21
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	36.78
2806.000 Unrestricted Net Position	0.00	34,297.61
2806.100 Unrestricted Net Position - GASB 75	0.00	(510.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(74.00)
TOTAL SURPLUS	**1,852.70**	**46,682.69**
TOTAL LIABILITIES AND SURPLUS	**933.34**	**21,118.30**
PROOF	**0.00**	**0.00**

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MRVP

Operating Statement

Six Months Ending 09/30/2026

Program: MRVP Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	0.00	0.00	550.00	0.00	0.00	550.00
3400.002 AHVP Admin Fee Income	0.00	0.00	0.00	50.00	0.00	0.00	50.00
3610.000 Interest Income	0.00	0.14	0.00	1.73	0.00	0.00	1.73
3802.000 DHCD HAP Subsidy MRVP	0.00	17,588.00	0.00	105,799.00	0.00	0.00	105,799.00
3802.100 DHCD HAP Subsidy AHVP	0.00	2,215.00	0.00	12,390.00	0.00	0.00	12,390.00
TOTAL INCOME	**0.00**	**19,803.14**	**0.00**	**118,790.73**	**0.00**	**0.00**	**118,790.73**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	336.59	0.00	2,128.84	0.00	0.00	(2,128.84)
4130.000 Legal	0.00	15.48	0.00	15.48	0.00	0.00	(15.48)
4170.000 Accounting	0.00	26.70	0.00	158.08	0.00	0.00	(158.08)
4171.000 Audit	0.00	0.00	0.00	36.01	0.00	0.00	(36.01)
4190.000 Sundry Admin Costs	0.00	32.78	0.00	215.41	0.00	0.00	(215.41)
4191.000 Telephone/Internet/Cell	0.00	28.59	0.00	100.14	0.00	0.00	(100.14)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**440.14**	**0.00**	**2,653.96**	**0.00**	**0.00**	**(2,653.96)**
4540.000 Employee Benefits	0.00	6.30	0.00	469.56	0.00	0.00	(469.56)
4715.000 HAP's MOB/MRVP	0.00	15,434.00	0.00	99,238.00	0.00	0.00	(99,238.00)
4715.100 HAP's AHVP	0.00	2,070.00	0.00	9,990.00	0.00	0.00	(9,990.00)
TOTAL EXPENSES	**0.00**	**17,950.44**	**0.00**	**112,351.52**	**0.00**	**0.00**	**(112,351.52)**
SURPLUS	**0.00**	**1,852.70**	**0.00**	**6,439.21**	**0.00**	**0.00**	**6,439.21**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	593,678.36	6,083,358.29
1113.000 Homeownership Escrow	0.00	456.00
1113.001 Homeownership Escrow 7944	10,953.77	124,785.18
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	2,048.60	147,242.68
1122.100 A/R Balance from Visual	0.00	1,060.00
TOTAL 1122.000 A/R TENANTS	**2,048.60**	**148,302.68**
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	**2,048.60**	**146,412.68**
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(90,561.00)
1129.900 A/R Interproject	(293,701.42)	(649,094.42)
TOTAL A/R OTHER	**(293,701.42)**	**(739,655.42)**
TOTAL ACCOUNTS RECEIVABLE	**(291,652.82)**	**(593,242.74)**
1122.900 Tenant Repayment Agreements	(327.54)	13,065.08
1122.901 Fraud Recovery	(618.00)	22,450.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	1,093.71	2,248,389.45
1162.110 Middlesex Federal Savings - AMP 1 - CD - 1 yr - 53	0.00	111,693.58
1162.220 East Cambridge Savings Bank CD	0.00	109,746.18
1210.000 Prepaid Insurance	24,451.56	146,821.46
1210.200 Prepaid Retirement	(18,213.00)	822,231.61
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	(67,522.31)
1302.000 Deferred Outflows - GASB75	0.00	93,019.78
FIXED ASSETS		
1401.000 Land	0.00	457,097.38
1401.312 Land 31-2	0.00	21,419.53
1401.313 Land 31-3	0.00	108,979.98
1401.317 Land 31-7	0.00	166,877.51
1402.000 Buildings	0.00	35,814,457.15
1402.312 Buildings 31-2	0.00	3,932,204.20
1402.313 Buildings 31-3	0.00	5,162,937.34
1402.317 Buildings 31-7	0.00	3,056,990.43
1402.319 Buildings 31-9	0.00	198,036.20
1404.000 Admin Equipment	0.00	598,780.98
1404.312 Admin Equip 31-2	0.00	135,655.32
1406.000 Accumulated Depr	0.00	(41,610,617.97)
1408.000 WIP - HP Ramp	0.00	435,050.28
TOTAL FIXED ASSETS	**0.00**	**8,477,868.33**
TOTAL ASSETS	**319,366.04**	**17,683,950.12**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Public Housing Project: Consolidated

LIABILITIES AND SURPLUS		
LIABILITIES		
A/P TENANTS		
AP TENANTS OTHER		
2111.002 A/P Tenants	(68.00)	68.00
TOTAL AP TENANTS OTHER	**(68.00)**	**68.00**
TOTAL A/P TENANTS	**(68.00)**	**68.00**
2111.100 AP Tenants	0.00	(1,925.90)
2111.200 A/P - Tenant Association	(1,674.50)	5,217.00
2114.000 A/P Homeownership Escrow	(714.23)	145,205.53
2114.500 A/P Homeownership Escrow	1,689.00	0.00
2119.000 A/P Revolving Fund	458,364.40	2,585,406.47
2134.000 Accrued Utilities	0.00	6,481.68
2135.000 Accrued Comp Abs	0.00	97,409.00
2137.000 Accrued Pilot	17,218.00	86,090.00
2293.200 Deferred Inflows Pension	0.00	305,792.35
2293.300 Deferred Inflows - GASB75	0.00	465,475.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,162,266.00
2339.200 L/T Payable - Pension	0.00	1,165,682.56
TOTAL LIABILITIES	**474,814.67**	**8,023,167.69**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(837,639.93)
2700.000 Income and Expense Clearing (Current Year)	(155,448.63)	311,522.60
2700.000 Income and Expense Clearing (Unclosed 2006)	0.00	(252.85)
2700.000 Income and Expense Clearing (Unclosed 2013)	0.00	(3,905.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	19,932.03
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(2,139.68)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(3,882.84)
2802.000 Invested in Capital Assets	0.00	9,627,556.86
2806.000 Unrestricted Net Position	0.00	5,435,900.24
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,401,638.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(1,484,671.00)
TOTAL SURPLUS	**(155,448.63)**	**9,660,782.43**
TOTAL LIABILITIES AND SURPLUS	**319,366.04**	**17,683,950.12**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	388,898.00	0.00	2,310,266.11	0.00	4,244,787.00	(1,934,520.89)
3190.000 Antenna Income	0.00	26,957.68	0.00	161,153.48	0.00	438,780.00	(277,626.52)
3610.000 Interest Income	0.00	1,093.71	0.00	13,045.72	0.00	34,200.00	(21,154.28)
3690.000 Other Operating Recpts	0.00	120.00	0.00	62,960.81	0.00	2,204,900.00	(2,141,939.19)
3707.450 Fee for Services	0.00	0.00	0.00	(600.00)	0.00	0.00	(600.00)
3707.700 PH FSS Forfeiture Rev	0.00	722.00	0.00	722.00	0.00	0.00	722.00
3800.000 Hud Subsidy	0.00	172,173.00	0.00	1,015,778.00	0.00	0.00	1,015,778.00
TOTAL INCOME	**0.00**	**589,964.39**	**0.00**	**3,563,326.12**	**0.00**	**6,922,667.00**	**(3,359,340.88)**
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	53,586.83	0.00	300,020.84	0.00	796,740.00	496,719.16
4130.000 Legal	0.00	2,885.82	0.00	90,729.60	0.00	54,963.00	(35,766.60)
4150.000 Travel	0.00	69.66	0.00	2,795.15	0.00	12,324.00	9,528.85
4170.000 Accounting	0.00	3,704.66	0.00	9,854.68	0.00	17,618.00	7,763.32
4171.000 Audit Fee	0.00	0.00	0.00	4,995.78	0.00	10,196.00	5,200.22
4190.000 Sundry Admin Cost	0.00	7,134.98	0.00	27,569.38	0.00	178,053.00	150,483.62
TOTAL GENERAL	0.00	**67,381.95**	0.00	**435,965.43**	0.00	**1,069,894.00**	**633,928.57**
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	29,200.00	0.00	70,080.00	40,880.00
4190.300 Property Mgmt Fee	0.00	78,627.00	0.00	393,135.00	0.00	943,514.00	550,379.00
4190.310 Bookkeeping Fee	0.00	4,381.00	0.00	21,905.00	0.00	52,560.00	30,655.00
4190.320 IT Fees	0.00	0.00	0.00	0.00	0.00	67,700.00	67,700.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	(600.00)	0.00	0.00	600.00
TOTAL MANAGEMENT FEES	0.00	**88,848.00**	0.00	**443,640.00**	0.00	**1,133,854.00**	**690,214.00**
TOTAL ADMINISTRATIVE COST	**0.00**	**156,229.95**	**0.00**	**879,605.43**	**0.00**	**2,203,748.00**	**1,324,142.57**
4191.000 Telephone/Internet/Cells	0.00	13,923.97	0.00	51,243.58	0.00	22,431.00	(28,812.58)
4192.000 Copier/Computer Costs	0.00	72.28	0.00	5,336.04	0.00	0.00	(5,336.04)
4193.000 Office Supplies	0.00	1,932.42	0.00	9,112.97	0.00	7,138.00	(1,974.97)
4194.000 Postage	0.00	591.28	0.00	2,038.70	0.00	0.00	(2,038.70)
4230.000 Tenant Svc	0.00	0.00	0.00	18,424.44	0.00	0.00	(18,424.44)
UTILITIES							
4310.000 Water	0.00	283,626.49	0.00	515,107.19	0.00	1,081,601.00	566,493.81
4310.312 Water 31-2	0.00	0.00	0.00	(35,439.00)	0.00	0.00	35,439.00
4320.000 Electricity	0.00	29,084.10	0.00	121,610.17	0.00	491,893.00	370,282.83
4330.000 Gas	0.00	25,696.40	0.00	58,769.48	0.00	605,091.00	546,321.52
4330.312 Gas - 31-2	0.00	0.00	0.00	12,065.60	0.00	0.00	(12,065.60)
TOTAL UTILITIES	**0.00**	**338,406.99**	**0.00**	**672,113.44**	**0.00**	**2,178,585.00**	**1,506,471.56**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	69,318.54	0.00	460,589.41	0.00	1,115,632.00	655,042.59
4420.000 Maintenance Supplies	0.00	43,631.58	0.00	245,131.35	0.00	354,657.00	109,525.65
TOTAL GENERAL	0.00	**112,950.12**	0.00	**705,720.76**	0.00	**1,470,289.00**	**764,568.24**
CONTRACT COSTS							
4430.000 Contract Costs	0.00	1,160.92	0.00	147,438.50	0.00	179,753.00	32,314.50
4430.010 Rubbish	0.00	14,755.01	0.00	53,984.68	0.00	57,968.00	3,983.32
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	58,899.00	58,899.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	16,296.00	16,296.00
4430.040 Elevators	0.00	5,004.39	0.00	19,163.58	0.00	140,147.00	120,983.42

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
CONTRACT COSTS							
4430.050 Landscaping	0.00	9,862.22	0.00	23,389.78	0.00	46,560.00	23,170.22
4430.070 Electrical	0.00	2,531.13	0.00	43,025.19	0.00	51,682.00	8,656.81
4430.080 Plumbing	0.00	3,119.54	0.00	31,567.04	0.00	58,666.00	27,098.96
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	33,524.00	33,524.00
4430.110 Routine Contract Cost	0.00	16,633.71	0.00	48,079.07	0.00	20,829.00	(27,250.07)
TOTAL CONTRACT COSTS	0.00	**53,066.92**	0.00	**366,647.84**	0.00	**664,324.00**	**297,676.16**
TOTAL MAINTENANCE	**0.00**	**166,017.04**	**0.00**	**1,072,368.60**	**0.00**	**2,134,613.00**	**1,062,244.40**
4510.000 Insurance	0.00	0.00	0.00	75.41	0.00	0.00	(75.41)
4511.000 Property Insurance	0.00	19,283.00	0.00	110,268.10	0.00	231,397.00	121,128.90
4512.000 Liability Insurance	0.00	2,379.00	0.00	16,231.29	0.00	28,548.00	12,316.71
4513.000 Worker's Comp Insurance	0.00	4,248.00	0.00	24,559.20	0.00	50,979.00	26,419.80
4514.000 Insurance (Other)	0.00	4,598.00	0.00	24,892.04	0.00	55,170.00	30,277.96
4520.000 Pilot	0.00	17,218.00	0.00	86,090.00	0.00	206,620.00	120,530.00
4540.000 Employee Benefits	0.00	20,513.09	0.00	279,444.28	0.00	616,834.00	337,389.72
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	84,896.00	84,896.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	62,287.00	62,287.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	68,261.00	68,261.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**745,413.02**	**0.00**	**3,251,803.52**	**0.00**	**7,993,507.00**	**4,741,703.48**
SURPLUS	**0.00**	**(155,448.63)**	**0.00**	**311,522.60**	**0.00**	**(1,070,840.00)**	**1,382,362.60**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Revolving Fund Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Revolving Fund Checking - 1895	(1,441,744.17)	(428,711.84)
1113.000 Petty Cash	0.00	1,250.00
1114.000 Eastern - Pet Policy Savings - 7297	(2,765.03)	0.00
ACCOUNTS RECEIVABLE		
1129.000 A/R Other	0.00	(113.00)
1129.100 A/R Public Housing (COCC)	818,831.09	4,483,140.59
1129.101 A/R AMP 1	0.00	(1,409,680.47)
1129.102 A/R AMP 2	0.00	3,007,753.99
1129.400 A/R 400-c State Consolidated Projects	896,996.72	(3,785,193.57)
1129.421 A/R 200-1 Clarendon Hill	0.00	(536,968.31)
1129.422 A/R 200-2 Mystic River	0.00	53,967.68
1129.467 A/R 667-c James Corbett	0.00	138,283.25
1129.475 A/R 705-C	0.00	2,427.54
1129.500 A/R State Mod	(38,103.56)	8,202.61
1129.601 A/R CFP	26,929.57	41,868.94
1129.602 Intercompany - ROSS & FSS	(27,700.00)	(259,803.36)
1129.667 A/R 667-7 Clarendon Hill	60,686.91	329,374.26
1129.674 A/R Bryant Manor	(165,762.54)	(4,157,136.29)
1129.682 A/R 689-2 Hagan Multifamily	(31,183.43)	(1,022,546.37)
1129.689 A/R 689-C	(131,061.18)	53,947.56
1129.800 A/R Sec 8 Voucher	118,536.24	3,842,002.76
1129.801 A/R SRO 1	1,028.88	(287,958.46)
1129.803 A/R SRO 3	0.00	(47,361.35)
1129.804 A/R Mainstream	0.00	(2,583,903.17)
1129.901 A/R MRVP	574.64	(59,012.72)
1129.902 A/R Mystic Activity Center	0.00	(10,022.22)
1129.903 A/R Public Safety	0.00	(250,937.98)
1129.904 A/R Waterworks 1	(33,061.29)	41,867.09
1129.905 A/R SHA Support Corp.	0.00	1,695,461.96
1129.906 A/R Capen court	(101,401.38)	(2,454.96)
1130.000 A/R Capen Invoices	213.92	(44,456.59)
TOTAL ACCOUNTS RECEIVABLE	**1,395,524.59**	**(759,250.59)**
1130.001 A/R Waterworks 2	(17,994.93)	495,639.04
1210.000 Prepaid Insurance	0.00	190,234.13
1210.200 Prepaid Retirement	0.00	(349,718.85)
INVENTORY		
1260.000 Inventory - Maint Mat	0.00	8,882.85
1260.010 Inventory: Stoves	0.00	36,572.00
1260.020 Inventory: Refrigerators	0.00	28,541.00
TOTAL INVENTORY	**0.00**	**73,995.85**
1640.000 Payroll	1,397.89	5,059.58
TOTAL ASSETS	**(65,581.65)**	**(771,502.68)**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Invoices	(54,527.70)	393,219.12
2111.010 Accrued Invoices	0.00	34,150.00
2114.000 AP Pet Deposit	(2,765.03)	(2,765.03)

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Revolving Fund Project: Consolidated

LIABILITIES AND SURPLUS		
LIABILITIES		
PAYROLL WITHHOLDINGS		
2117.003 Retirement Wh	0.00	(22.51)
2117.004 Group Ins Wh	(3,436.59)	25,584.64
2117.005 Dental Wh	2,128.03	(10,686.55)
2117.006 Long Term Dis - Wh	888.25	13,103.90
2117.008 Union Dues Wh	(8,319.28)	4,116.28
2117.014 Bml Life Ins	0.00	1,298.03
2117.015 Fringe Bene Commute	(435.00)	7,402.94
2117.016 Wage Execution	0.00	14,372.09
2117.017 Def Comp - Great-West Retirement Service	(5,283.08)	(41,076.96)
2117.018 Def Comp - Nationwide Retirement	5,283.08	45,500.54
2117.019 Cancer-Sick -Am Heritage	0.00	263.18
2117.020 Garnishment	0.00	2,609.64
2117.021 Flexible Spending & Fee	668.28	(6,158.95)
2117.022 Aflac	(413.92)	(2,214.43)
2117.023 FSA Deductions	88.64	1,701.57
TOTAL PAYROLL WITHHOLDINGS	**(8,831.59)**	**55,793.41**
2119.000 A/P Miscellaneous	542.67	(2,108,585.77)
ADVANCES		
2120.000 Advance - Mystic Activity Center	0.00	414,827.52
2120.101 Advance - AMP 1	0.00	40,000.00
2120.102 Advance - AMP 2	0.00	40,000.00
2120.105 Advance - COCC	0.00	50,000.00
2120.400 Advance - 400-C	0.00	209,000.00
2120.664 Advance - 667-4 Bryant Manor	0.00	55,000.00
2120.667 Advance - 667-7 Clarendon Hill	0.00	1,000.00
2120.682 Advance - 689-2 Hagan	0.00	7,100.00
2120.689 Advance - 689-C Monmouth/B'way	0.00	2,700.00
2120.800 Advance - Sec 8 Voucher	0.00	40,000.00
2120.801 Advance - SRO#1	0.00	1,000.00
2120.901 Advance MRVP	0.00	11,700.00
TOTAL ADVANCES	**0.00**	**872,327.52**
2135.000 Accrued Payroll	0.00	130.47
TOTAL LIABILITIES	**(65,581.65)**	**(755,730.28)**
SURPLUS		
2700.000 Surplus (Current Year)	0.00	(15,772.40)
TOTAL SURPLUS	**0.00**	**(15,772.40)**
TOTAL LIABILITIES AND SURPLUS	**(65,581.65)**	**(771,502.68)**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Revolving Fund Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
9999.999 RF Income/Expense	0.00	0.00	0.00	15,772.40	0.00	0.00	(15,772.40)
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**15,772.40**	**0.00**	**0.00**	**(15,772.40)**
SURPLUS	**0.00**	**0.00**	**0.00**	**(15,772.40)**	**0.00**	**0.00**	**(15,772.40)**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: ROSS/FSS Project: Consolidated

	Period Amount	Balance
ASSETS		
1129.000 Intercompany	27,700.00	112,642.70
1406.000 Soft Cost - Operations	0.00	305,673.00
1410.01 Soft Cost Contra	0.00	(305,673.00)
TOTAL ASSETS	**27,700.00**	**112,642.70**
LIABILITIES AND SURPLUS		
LIABILITIES		
TOTAL LIABILITIES	**0.00**	**0.00**
SURPLUS		
2700.000 Income and Expense Clearing (Current Year)	27,700.00	112,642.70
TOTAL SURPLUS	**27,700.00**	**112,642.70**
TOTAL LIABILITIES AND SURPLUS	**27,700.00**	**112,642.70**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: ROSS/FSS Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 HUD Grant Revenue	0.00	27,700.00	0.00	112,642.70	0.00	314,098.00	(201,455.30)
TOTAL INCOME	**0.00**	**27,700.00**	**0.00**	**112,642.70**	**0.00**	**314,098.00**	**(201,455.30)**
EXPENSES							
4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	314,098.00	314,098.00
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**314,098.00**	**314,098.00**
SURPLUS	**0.00**	**27,700.00**	**0.00**	**112,642.70**	**0.00**	**0.00**	**112,642.70**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	264,768.85	3,901,044.21
1114.000 FSS Escrow Funds	0.00	8,987.45
1114.001 FSS Escrow Funds 2492	51,780.00	473,468.22
1125.000 Accts Receivble - Hud	0.00	560,831.41
1129.001 A/R Mobility	1.98	140,651.29
1129.100 A/R SRO	6,435.00	368,430.59
1129.200 A/R Mainstream	0.00	2,421,844.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	184.02	378,298.38
1210.000 Prepaid Insurance	40,834.91	16,491.31
1210.200 Prepaid Retirement	(15,939.00)	239,895.69
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	(49,729.71)
1302.000 Deferred Outflows - GASB75	0.00	29,756.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
TOTAL ASSETS	**348,065.76**	**8,532,773.87**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	(7,562.75)	404,999.95
2114.000 A/P FSS - Funds in Escrow	0.00	(85,674.16)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	23,160.32	26,722.57
2116.100 A/P Landlords Offset	0.00	49,743.75
TOTAL 2116.000 A/P LANDLORDS	**23,160.32**	**76,466.32**
2117.000 A/P Portable Housing Authorities	(2,925.12)	5,133.16
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	118,536.24	1,243,851.08
2119.100 A/P Section 8	0.00	2,421,844.72
2135.000 Accrued Comp Balances	0.00	49,330.00
2293.200 Deferred Inflows Pension	0.00	179,264.90
2293.300 Deferred Inflows - GASB75	0.00	262,551.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,960,814.00
2339.200 L/T Payable - Pension	0.00	850,867.95
TOTAL LIABILITIES	**131,208.69**	**7,366,217.54**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	221,120.20
2700.000 Income and Expense Clearing (Current Year)	216,857.07	894,530.83
2700.000 Income and Expense Clearing (Unclosed 2023)	0.00	(5,199.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	(4,638.25)
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(4,811.53)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(846.23)
2802.000 Invested in Capital Assets	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Position	0.00	3,242,443.63
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 Unrestricted Net Position - GASB 75	0.00	(2,146,564.00)

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Somerville Housing Authority
Balance Sheet
September 2026
Program: Section 8 Voucher Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(1,150,581.72)
TOTAL SURPLUS	**216,857.07**	**1,166,556.33**
TOTAL LIABILITIES AND SURPLUS	**348,065.76**	**8,532,773.87**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,375.81	0.00	14,046.46	0.00	0.00	14,046.46
3300.000 Fraud Income - PHA	0.00	5,789.64	0.00	19,212.34	0.00	0.00	19,212.34
3301.000 Fraud Income - HUD	0.00	5,789.62	0.00	19,212.32	0.00	0.00	19,212.32
3400.000 Admin Fee Income	0.00	179,963.00	0.00	988,203.00	0.00	2,057,728.00	(1,069,525.00)
3400.100 Mainstream Admin Fee Incom	0.00	0.00	0.00	33,841.00	0.00	185,888.00	(152,047.00)
3610.000 Interest Income	0.00	150.16	0.00	1,822.49	0.00	2,470.00	(647.51)
3611.000 restricted Interest Income	0.00	33.86	0.00	403.88	0.00	0.00	403.88
3802.000 Hap Grant Income	0.00	2,426,433.00	0.00	14,500,833.42	0.00	0.00	14,500,833.42
3802.500 HAP Grant Mainstream Incom	0.00	194,165.00	0.00	1,188,460.00	0.00	0.00	1,188,460.00
3802.750 Mainstream Income	0.00	0.00	0.00	(1,737.00)	0.00	0.00	(1,737.00)
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	(5,820.00)	0.00	0.00	(5,820.00)
TOTAL INCOME	**0.00**	**2,814,700.09**	**0.00**	**16,758,477.91**	**0.00**	**2,246,086.00**	**14,512,391.91**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	35,519.67	0.00	265,069.46	0.00	469,420.00	204,350.54
4130.000 Legal	0.00	2,053.59	0.00	20,849.96	0.00	25,323.00	4,473.04
4140.000 Staff Training	0.00	0.00	0.00	425.00	0.00	0.00	(425.00)
4150.000 Travel	0.00	165.12	0.00	4,465.68	0.00	25,680.00	21,214.32
4160.000 Mobility Admin Exp	0.00	422.38	0.00	2,461.69	0.00	0.00	(2,461.69)
4170.000 Accounting	0.00	3,243.02	0.00	8,608.58	0.00	15,419.00	6,810.42
4171.000 Audit	0.00	0.00	0.00	4,373.24	0.00	8,923.00	4,549.76
4190.000 Sundry Admin Cost	0.00	14,507.61	0.00	59,084.33	0.00	210,614.00	151,529.67
4191.000 Telephone/Internet/Cells	0.00	4,338.42	0.00	37,705.21	0.00	19,631.00	(18,074.21)
4192.000 Copier/Computer Costs	0.00	161.20	0.00	7,028.82	0.00	0.00	(7,028.82)
4193.000 Office Supplies	0.00	1,691.62	0.00	15,992.05	0.00	6,246.00	(9,746.05)
4194.000 Postage	0.00	517.60	0.00	2,956.69	0.00	4,462.00	1,505.31
4511.000 Property Insurance	0.00	0.00	0.00	418.62	0.00	0.00	(418.62)
4512.000 Liability Insurance	0.00	2,082.00	0.00	11,707.07	0.00	24,985.00	13,277.93
4513.000 Worker's Comp Insurance	0.00	3,718.00	0.00	20,706.74	0.00	44,616.00	23,909.26
4514.000 Insurance (Other)	0.00	1,476.00	0.00	7,380.00	0.00	17,722.00	10,342.00
4540.000 Employee Benefits	0.00	16,603.73	0.00	208,263.92	0.00	539,834.00	331,570.08
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	5,381.00	5,381.00
TOTAL ADMIN EXPENSES	**0.00**	**86,499.96**	**0.00**	**677,497.06**	**0.00**	**1,418,256.00**	**740,758.94**
HAP EXPENSES							
4715.000 Haps	0.00	1,973,553.50	0.00	11,928,525.94	0.00	0.00	(11,928,525.94)
4715.001 FSS Escrow Expense	0.00	0.00	0.00	150.00	0.00	0.00	(150.00)
4715.005 PORT OUT HAPS	0.00	8,497.00	0.00	49,277.00	0.00	0.00	(49,277.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	26,651.00	0.00	157,045.00	0.00	0.00	(157,045.00)
4715.050 FSS HAPS PAYMENTS	0.00	26,814.00	0.00	158,495.00	0.00	0.00	(158,495.00)
4715.060 DHAP HAPS	0.00	363,272.06	0.00	2,219,938.70	0.00	0.00	(2,219,938.70)
4715.070 FAMILY UNIFICATION HAPS	0.00	108,191.50	0.00	655,262.91	0.00	0.00	(655,262.91)
4715.080 PORT IN HAPS	0.00	4,364.00	0.00	17,755.47	0.00	0.00	(17,755.47)
TOTAL HAP EXPENSES	**0.00**	**2,511,343.06**	**0.00**	**15,186,450.02**	**0.00**	**0.00**	**(15,186,450.02)**
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	12,454.00	12,454.00
TOTAL EXPENSES	**0.00**	**2,597,843.02**	**0.00**	**15,863,947.08**	**0.00**	**1,430,710.00**	**(14,433,237.08)**
SURPLUS	**0.00**	**216,857.07**	**0.00**	**894,530.83**	**0.00**	**815,376.00**	**79,154.83**

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Somerville Housing Authority
Balance Sheet
September 2026

Program: SHA Support Corp. Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Affordable Housing Cash Acct - 9572	0.00	152,099.36
1210.000 Prepaid Insurance	0.00	11,376.00
1404.000 Oth Equip-Admin/Maint	0.00	53,492.50
1406.000 Accum Depn	0.00	(24,975.00)
1501.003 A/R Due from Water Works Predevelopment	0.00	1,017,043.73
1501.004 A/R Due from Clarendon Re-Development	0.00	(246,741.50)
1501.005 A/R Water Sponsor Loan	0.00	407,762.00
1501.006 A/R Waterworks Garage	0.00	2,844,090.78
TOTAL ASSETS	**0.00**	**4,214,147.87**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 Accrued Expenses	0.00	(20,101.44)
2119.000 A/P Revolving Fund	0.00	1,695,461.96
TOTAL LIABILITIES	**0.00**	**1,675,360.52**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(637,972.52)
2700.000 Income and Expense Clearing (Current Year)	0.00	(47,217.44)
2802.000 Invested in Capital Assets	0.00	44,955.00
2805.100 Restricted Net Assets Water Predevelop loan	0.00	579,984.15
2805.300 Restricted Net Assets Water Sponsor Loan	0.00	400,942.03
2805.400 Restricted Reserve Garage	0.00	3,648,361.47
2806.000 Unrestricted Net Position	0.00	(1,450,265.34)
TOTAL SURPLUS	**0.00**	**2,538,787.35**
TOTAL LIABILITIES AND SURPLUS	**0.00**	**4,214,147.87**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: SHA Support Corp. Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
EXPENSES							
4110.000 Admin Salaries	0.00	0.00	0.00	6,698.90	0.00	0.00	(6,698.90)
4310.000 Water	0.00	0.00	0.00	8,060.11	0.00	0.00	(8,060.11)
4330.000 Gas	0.00	0.00	0.00	(8,560.85)	0.00	0.00	8,560.85
4430.110 Routine Contract Costs	0.00	0.00	0.00	41,019.28	0.00	0.00	(41,019.28)
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**47,217.44**	**0.00**	**0.00**	**(47,217.44)**
SURPLUS	**0.00**	**0.00**	**0.00**	**(47,217.44)**	**0.00**	**0.00**	**(47,217.44)**

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Somerville Housing Authority
Balance Sheet
September 2026
Program: State Mod Project: Consolidated

	Period Amount	Balance
ASSETS		
1121.000 A/R HUD	0.00	917,927.74
1129.000 Intercompany	0.00	448,105.00
1406.000 Soft Cost - Operations	66,700.00	283,085.62
1410.001 Accounting	2,360.00	61,157.28
1410.002 Advertising	0.00	1,141.08
1410.003 Other Administrative Costs	65,412.00	3,127,400.07
1410.005 Other Funds	0.00	3,500.00
1410.010 Soft Cost Contra	0.00	81,797.88
1430.001 Architecture Engineer Basic Services	0.00	1,050.00
1480.000 Hard Cost - Construction Contracts	0.00	19,051,294.06
1480.001 Roofs	0.00	4,500.00
1480.003 Site Work	0.00	8,570.00
1480.005 Electrical	0.00	913.75
TOTAL ASSETS	**134,472.00**	**23,990,442.48**
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.001 A/P HUD	0.00	1,438,519.00
2119.000 A/P Revolving	(38,103.56)	456,307.19
TOTAL LIABILITIES	**(38,103.56)**	**1,894,826.19**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,384,640.24
2700.000 Income and Expense Clearing (Current Year)	172,575.56	2,292,683.75
2802.000 Invested in Capital Assets	0.00	17,418,292.30
TOTAL SURPLUS	**172,575.56**	**22,095,616.29**
TOTAL LIABILITIES AND SURPLUS	**134,472.00**	**23,990,442.48**
PROOF	**0.00**	**0.00**

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Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2026

Program: State Mod Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	172,575.56	0.00	2,292,825.92	0.00	0.00	2,292,825.92
TOTAL INCOME	**0.00**	**172,575.56**	**0.00**	**2,292,825.92**	**0.00**	**0.00**	**2,292,825.92**
EXPENSES							
4590.000 Other General Expense	0.00	0.00	0.00	142.17	0.00	0.00	(142.17)
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**142.17**	**0.00**	**0.00**	**(142.17)**
SURPLUS	**0.00**	**172,575.56**	**0.00**	**2,292,683.75**	**0.00**	**0.00**	**2,292,683.75**

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TENANT SELECTION REPORT - October 2026 PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	**Applications Received**	**LOCAL PRIORITY**	**Total Applications**	**LOCAL PRIORITY**
State Family	2	1	64505	2069
Federal Family	29	11	2211	592
State Elderly	4	3	15703	543
Federal Elderly	25	9	1153	199
S8NC (Hagan Manor)	14	4	599	127
S8NC (Bryant)	10	3	320	59
Total Public Housing	84	31	84491	3589
Section 8	10	3	2,158	2,158
SRO	4	3	696	107
DHAP	7	2	1110	131
Mainstream	4	3	531314	7059
FYI	2	0	10	0
VASH	0	0	1	0
Walnut Street	4	1	732	68
Linden Street	4	3	2735	296
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	5	3	1114	80
Waterworks	26	15	1382	439
Waterworks II	25	15	1049	306
Capen Court	25	15	3131	511
20 Stephenson	17	11	4717	241
Total Leased Housing	133	74	550,662	11,423
	217	105	635153	15012

VACANCY REPORT OCTOBER 2026					
PROGRAM	**DEVELOPMENT**	**OCCUPIED UNITS**	**VACANT UNITS**	**TOTAL UNITS**	**VACANCY PERCENTAGE**
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	128	6	134	4%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	53	0	53	0%
	Highland Garden	41	1	42	2%
	Properzi Manor	109	1	110	1%
	Weston Manor	78	2	80	3%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	32 Jaques Street	37	0	37	0%
	125 Jaques Street	62	1	63	2%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	237	3	240	1%
	Sycamore/Fountain	3	0	3	0%

SOMERVILLE HOUSING AUTHORITY
30 Memorial Road, Somerville, Massachusetts 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889

MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 11/19/2026

Re: Section 8 Voucher Utilization & Spending Projection Reports as of November 2026

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of November 2026. SHA is working with the HUD Shortfall Prevention Team, and has begun receiving Set Aside Funding to cover projected funding shortfall. While working with the Shortfall Prevention Team, SHA is required to stop issuing new HCV Vouchers, although we are still able to fill PBV units and issue VA Supportive Housing and Foster Youth to Independence Vouchers, which we have been doing.

Translation and interpretation services are available upon request by appointment only
Sevis tradiksyon ak intepretasyon disponib si w bezen
Servicio de traducción e intepretación estan disponibles, con cita, una vez que lo solicite
Serviço de tradução e interpretação estão disponíveis somente após agendamento

EQUAL HOUSING OPPORTUNITY

Program Specific 2026

	HAP	Funding Info: See Combined Program section	Reserves	Total Funds: See Combined Program section	Obligations	Disbursements	EOM HHR	PUC	Monthly PUC Change
VO	$27,796,696		$0		$23,529,803	$22,178,730	$1,510,431	$2,030	0.00%
VASH	$238,498							$2,511	1.97%
MS	$2,264,090		$11,881		$559,613	$596,885	$0	$1,877	0.00%
EHV	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
(Obligations/Disbursements Extracted As of 09/21/2026)									

Combined Program (VO plus MS)

2026

Initial BA (net offset)	Reserves	Offset of HAP Reserves	Set Aside/New Units/Nonrenewal	Total Funds	Obligations	Disbursements	EOM HHR
$28,608,006	$11,881	$0	$260,769	$28,880,656	$24,089,416	$22,775,615	$1,510,431

(Obligations/Disbursements Extracted As of 09/21/2026)

Leasing and Spending Outcomes Year 1

UML % of ACC (UMA)	HAP Expense as % of All Funds	HAP Exp as % of Elig Only	Proj 12/31 Total HAP Reserves	HAP Reserves as a % of ABA	PUC Method
91.2%	104.1%	105.1%	($1,180,130)	**-4.13%**	Average Rolling Three-Month Change

At Risk/Shortfall

	Combined Program Shortfall Month	December	

Leasing and Spending Outcomes Year 2

UML % of ACC (UMA)	HAP Expense as % of All Funds	HAP Exp as % of Elig Only	Proj 12/31 Total HAP Reserves	HAP Reserves as a % of ABA	PUC Method
87.8%	96.1%	96.2%	$1,183,550	**3.95%**	Average Rolling Three-Month Change

At Risk/Shortfall

	Combined Program Shortfall Month	No Shortfall	

MA031 HCV Leasing and Spending Projection

PHA Name	Somerville Housing Authority	PHA Number	MA031

Utilization Report: *UtilizationReport (16)* | Access Additional Tools | Disclaimer | Print | TYT Guide

ACC/Funding Information			
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Beginning ACC Vouchers	1,243	1,257	1,257
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Estimated VO Funding	$26,305,184	$27,523,315	$26,602,126
Offset history detail message	**Offset of HAP Reserves and Set Aside funding amounts are available on the Program Overview tab**		
Shortfall history detail message			
New ACC Units Funding	$167,814	$181,370	$0
Est. Total ABA Funding Provided	$26,472,998	$27,704,685	$26,602,126
PHA Income	$22,655	$0	
Total Cash-Supported Prior Year-End Reserves	$0	$0	$1,102,559
Total Funding			
Est. Total Funding Available	$26,495,653	$27,704,685	$27,704,685

Funding Proration Levels		
HAP		
Year 2 (2027) Rebenchmark	99.0%	
Year 3 (2028) Rebenchmark	100.0%	
Administrative Fees		
Year 1 (2026)	88.0%	
Year 2 (2027)	90.0%	

Program Projection Variables			
Success Rate	75%	Non-PBV Annual Turnover Rate	5.0%
			EOP Rate as of 08/31/2026 (56 TB.PB EOPs): 4.88%
Time from Issuance to HAP Effective Date (Current: 2.28 months)			
% leased in 30 days	18%		**RFIF**
% leased in 30 to 60 days	40%		0.0%
% leased in 60 to 90 days	38%		**Proration**
% leased in 90 to 120 days	4%		99%
% leased in 120 to 150 days	0%		**Monthy PUC Change**
			0.00%

Click to see Projected Year End Reserves calculation on Program Overview tab

HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check			
HUD-established CYE HHR	$159,358		HUD-established CYE HHR
HUD-Calculated Restricted Net Position	$33,697	$801,567	PHA-Held Cash 12/31/2025 (VMS)
HUD-Reconciled	*$193,055*	*$960,925*	*HUD-Reconciled (Cash Capped)*
Lower of H17/I17 (May Override)	$0		Lower of H17/I17 (May Override)
HUD-Reconciled RNP v PHA-Reported RNP			
HUD v. PHA difference: $0.00 or 0% of Eligibility	$33,697	<--EOY VMS RNP ========== HUD-estimated RNP-->	$33,697

Reserve Adjustment due to PY VMS Changes.

Administrative Fees Analysis			2026	2027
<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: $1,979,848)	$1,920,560	$1,899,986
$162.28	$151.45	Expense	$1,235,133	$1,198,788
		Expense %	64.3%	63.1%

MA031 has a cost per UML of $107.76 compared to its Earnings/UML & Size peer group of $98.66 (a difference of 8.4%) and its state peer group (of all PHAs in the state) of $139.14 (a difference of -29.1%).

Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of $3,424,669 (or 178.3% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of $4,110,096 (or 216.3% of CY 2027 Earned Admin Fees).

MA031 HCV Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	1,243	1,150	$2,277,012					1,150	$2,277,012	$1,980		92.5%	103.2%	92.5%	103.2%
Feb-26	1,243	1,153	$2,323,273					1,153	$2,323,273	$2,015		92.6%	104.3%	92.8%	105.3%
Mar-26	1,243	1,154	$2,419,374					1,154	$2,419,374	$2,097		92.7%	106.1%	92.8%	109.7%
Apr-26	1,243	1,153	$2,359,958					1,153	$2,359,958	$2,047		92.7%	106.3%	92.8%	107.0%
May-26	1,243	1,151	$2,332,750					1,151	$2,332,750	$2,027		92.7%	106.2%	92.6%	105.7%
Jun-26	1,246	1,149	$2,368,588					1,149	$2,368,588	$2,061		92.6%	106.4%	92.2%	107.4%
Jul-26	1,252	1,145	$2,334,687					1,145	$2,334,687	$2,039		92.4%	106.3%	91.5%	105.8%
Aug-26	1,257	1,140	$2,333,347					1,140	$2,333,347	$2,047		92.2%	106.2%	90.7%	105.8%
Sep-26	1,257	1,137	$2,314,962					1,137	$2,314,962	$2,036		92.0%	106.1%	90.5%	104.9%
Oct-26	1,257	1,123	$2,254,445					1,123	$2,254,445	$2,008		91.8%	105.7%	89.3%	102.2%
Nov-26	1,257	1,121	$2,240,181	14				1,121	$2,240,181	$1,998		91.5%	105.3%	89.2%	101.5%
Dec-26	1,257	**0**	**$0**	0	1	2	-4.7	1,119	$2,238,119	$2,000	$2,000	91.3%	105.0%	89.0%	101.5%
Total	*14,998*	*12,576*	*$25,558,577*	*14*	*1*	*2*	*-4.7*	*13,695*	*$27,796,696*	*$2,030*		*91.3%*	*105.0%*		
2027															
Jan-27	1,257			0	1	4	-4.7	1,119	$2,240,693	$2,002	$2,002	89.1%	97.1%	89.1%	97.1%
Feb-27	1,257			0	1	4	-4.7	1,119	$2,242,845	$2,003	$2,003	89.1%	97.1%	89.1%	97.1%
Mar-27	1,257			0	1	0	-4.7	1,116	$2,237,841	$2,005	$2,005	89.0%	97.0%	88.8%	96.9%
Apr-27	1,257			0	1	0	-4.7	1,112	$2,232,012	$2,007	$2,007	88.8%	97.0%	88.5%	96.7%
May-27	1,257			0	1	0	-4.6	1,108	$2,226,204	$2,009	$2,009	88.7%	96.8%	88.2%	96.4%
Jun-27	1,257			0	1	0	-4.6	1,105	$2,220,416	$2,010	$2,010	88.6%	96.7%	87.9%	96.2%
Jul-27	1,257			0	1	0	-4.6	1,101	$2,214,650	$2,012	$2,012	88.4%	96.6%	87.6%	95.9%
Aug-27	1,257			0	1	0	-4.6	1,097	$2,208,904	$2,014	$2,014	88.3%	96.5%	87.3%	95.7%
Sep-27	1,257			0	1	0	-4.6	1,093	$2,203,178	$2,015	$2,015	88.1%	96.4%	87.0%	95.4%
Oct-27	1,257			0	1	0	-4.6	1,089	$2,197,473	$2,017	$2,017	88.0%	96.3%	86.7%	95.2%
Nov-27	1,257			0	1	0	-4.5	1,086	$2,191,788	$2,019	$2,019	87.8%	96.1%	86.4%	94.9%
Dec-27	1,257			0	1	0	-4.5	1,082	$2,186,124	$2,020	$2,020	87.7%	96.0%	86.1%	94.7%
Total	*15,084*	*0*	*$0*	*0*	*10*	*9*	*-55.3*	*13,228*	*$26,602,126*	*$2,011*		*87.7%*	*96.0%*		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of $801,567 compares to RNP (VMS) of $33,697. Current: VMS Cash & Investments of $3,322,154 compares to VMS RNP plus UNP of $2,400,076. SPVs: Additional SPV leasing should focus on the 1 unleased VASH vouchers, 5 unleased FUP vouchers, and 13 unleased NED vouchers. PBVs: Currently, the PHA reports 195 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 8 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP.

Comments (Hover for VMS Comments)

MA031 MS Leasing and Spending Projection

						Utilization Report:	UtilizationReport (16)						TYT Guide
PHA Name	Somerville Housing Authority		PHA Number	MA031		DCR Upload					Print		

ACC/Funding Information			
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Beginning ACC Vouchers	112	112	112
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Est. MS Funding based on prior year expenses	$2,302,822	$2,241,823	$2,211,444
Set Aside Funding	$0		
New ACC Units Funding	$0	$0	$0
Est. Total ABA Funding Provided	$2,302,822	$2,241,823	$2,211,444
PHA Income	$0	$0	
Total Cash-Supported Prior Year-End Reserves	$11,881	$50,613	$80,992
Total Funding			
Est. Total Funding Available	$2,314,703	$2,292,436	$2,292,436

MS Funding Proration	
HAP	
Year 2 () Rebenchmark	99.0%
Year 3 (1) Rebenchmark	100.0%

Note: Unlike Emergency Housing Vouchers (EHV), Mainstream (MS), as of 2026, is *no longer* a separate program. In other words, the MS program is part of the broader HCV program budget authority. However, reserves are monitored separately from prior MS funding, until fully obligated, disbursed and expended.

Program Projection Variables			
Success Rate	75%	Annual Turnover Rate	0.0%
			MS EOP Rate as of 08/31/2026 (0 EOPs): 0.00%

Time from Issuance to HAP Effective Date (Current: 2.28 months)	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

RFIF
0.02%
Proration
99%
Monthy PUC Change
0.00%

Comments

Click to see Projected Year End Reserves calculation on Program Overview tab

HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check			
HUD-established CYE HHR	$37,272		HUD-established CYE HHR
HUD-Calculated Restricted Net Position	($25,391)	$256,000	PHA-Held Cash 12/31/2023 (VMS)
HUD-Reconciled	*$11,881*	*$293,272*	*HUD-Reconciled (Cash-Capped)*
Lower of HUD-Reconciled/ Cash-Capped	*$11,881*		*Lower of H17/I17*
HUD-Reconciled RNP v PHA-Reported RNP			
HUD v. PHA difference: $0.00 or 0% of Eligibility	($25,391)	*<--EOY VMS RNP ========== HUD-estimated RNP-->*	($25,391)

MA031 MS Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
Jan-26	112	100	$195,471					100	$195,471	$1,955		89.3%	101.9%	89.3%	101.9%
Feb-26	112	102	$193,320					102	$193,320	$1,895		90.2%	101.3%	91.1%	100.7%
Mar-26	112	102	$197,626					102	$197,626	$1,938		90.5%	101.9%	91.1%	103.0%
Apr-26	112	101	$191,947					101	$191,947	$1,900		90.4%	101.4%	90.2%	100.0%
May-26	112	101	$191,078					101	$191,078	$1,892		90.4%	101.0%	90.2%	99.6%
Jun-26	112	100	$190,806					100	$190,806	$1,908		90.2%	100.8%	89.3%	99.4%
Jul-26	112	100	$180,853					100	$180,853	$1,809		90.1%	99.8%	89.3%	94.2%
Aug-26	112	100	$184,395					100	$184,395	$1,844		90.0%	99.4%	89.3%	96.1%
Sep-26	112	100	$185,866	0				100	$185,866	$1,859		89.9%	99.1%	89.3%	96.9%
Oct-26	112	100	$184,154					100	$184,154	$1,842		89.8%	98.8%	89.3%	96.0%
Nov-26	112	100	$184,287					100	$184,287	$1,843		89.8%	98.5%	89.3%	96.0%
Dec-26	112	**0**	**$0**	0		0	0.0	100	$184,287	$1,843	$1,843	89.7%	98.3%	89.3%	96.0%
Total	*1,344*	*1,106*	*$2,079,803*	*0*	*0*	*0*	*0.0*	*1,206*	*$2,264,090*	*$1,877*		*89.7%*	*98.3%*		
2027															
Jan-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Feb-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Mar-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Apr-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
May-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Jun-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Jul-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Aug-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Sep-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Oct-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Nov-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Dec-27	112					0	0.0	100	$184,287	$1,843	$1,843	89.3%	98.6%	89.3%	98.6%
Total	*1,344*	*0*	*$0*	*0*	*0*	*0*	*0.0*	*1,200*	*$2,211,444*	*$1,843*		*89.3%*	*98.6%*		

Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, SNAP/Shelter Plus Care, 2) Project: All Projects, 3) Effective Date: 11/16/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	1	0	0	100	101	11
PBV - Capen Court	64	0	0	0	0	64	64	0
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	5	5	3
PBV - Clarendon Hill	38	0	0	0	0	37	37	1
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	6	6	2
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	25	25	0
PBV - Waterworks II	21	0	0	0	0	21	21	0
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	3	0	5	642	650	148
TBV - Family Unification Program	50	0	0	0	0	43	43	7
TBV - FUP/FYI	45	6	0	0	0	31	37	8
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	0	188	188	12
TBV - VASH	15	1	2	0	0	7	10	5
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	9	9	2
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	**1473**	**7**	**6**	**0**	**5**	**1256**	**1274**	**201**

End of Report

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Resident Services:

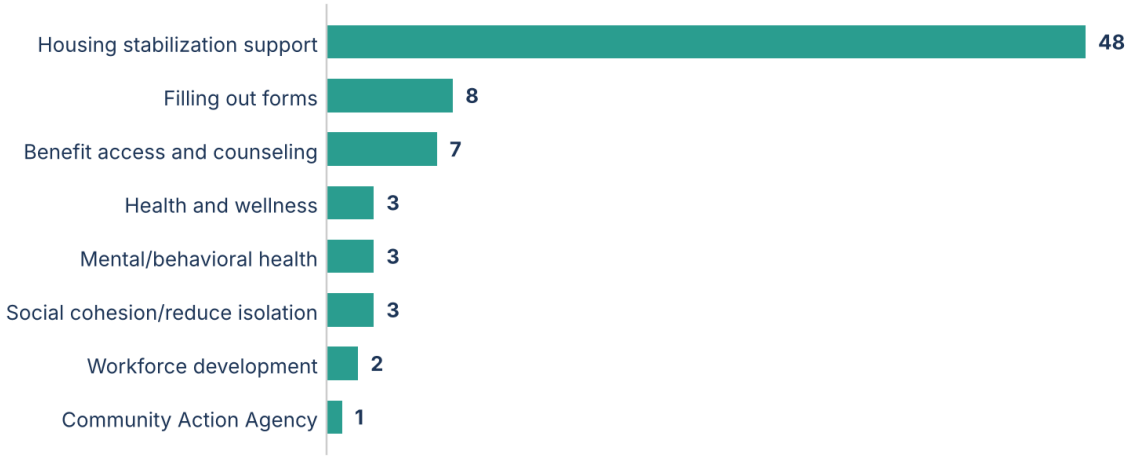
October 2026 Impact Report

RESIDENT SERVICES • From the October 2026 monthly report

75	48	3	9
referrals this month	referrals for housing stabilization support	flu clinics with Somerville HHS	properties receiving groceries

Referrals This Month

Coordinators made 75 referrals in October. Nearly two out of three were for housing stabilization support.



Referrals by need, October 2026.

Referral need	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Housing stabilization support	12	10	16	10	**48**
Filling out forms	2	3	3	0	**8**
Health and wellness	0	1	2	0	**3**
Benefit access and counseling	1	4	2	0	**7**
Workforce development	0	0	2	0	**2**
Mental/behavioral health	1	1	0	1	**3**
Community Action Agency	0	0	0	1	**1**
Social cohesion/reduce isolation	1	1	1	0	**3**
Total referrals this month	**17**	**20**	**26**	**12**	**75**

Activities This Month

- **Food For Free** grocery distributions continued every other week at eight SHA properties.
- **FoodLink** food programming continued at Weston Manor.
- The **SCES Tech Access Program** continued at Corbett Apartments, Bryant Manor and Capen Court.
- **Around Hear** concerts at Brady Towers, Warren Avenue, Bryant Manor and Mystic.
- Coffee hours with the **Office of Immigrant Affairs** at Bryant Manor and 32 and 125 Jaques.
- **Flu clinics** at Bryant Manor, Brady Towers and Capen Court with Somerville HHS.
- SCES costume party and trivia at Weston Manor.
- The **Mystic Fall Festival**, with pumpkin painting for all ages.
- **Know Your Rights** sessions with Legal Aid and OHS.

Mystic Fall Festival

Residents of all ages painted pumpkins together at Mystic, beside the new community garden.



Pumpkin painting at Mystic.



Neighbors at the photo booth.



Painting beside the community garden.



Our youngest artist.



A finished pumpkin.

Coming Up in November

Food and tech

- Food For Free groceries every other week at eight properties
- FoodLink at Weston Manor
- SCES Tech Access at Corbett, Bryant and Capen

Digital Navigator

- Tech help at Brady Towers, Highland Gardens and Properzi Manor
- Video game tournament in the MAC computer lab

Thanksgiving

- Basket and turkey giveaway with the Mystic Learning Center, Somerville Police Department, Mystic Tenant Association and Peace Islands Institute Boston

Coffee hours and outreach

- Properzi Manor coffee hour to introduce residents to Graciela Cordova
- Coffee hour with Highland tenants
- Mass Senior Action Council nomination visits to Highland and Waterworks I

Family Self-Sufficiency

SHA continues to exceed the HUD-mandated minimum for FSS enrollment. Twenty-three heads of household in FSS are between 18 and 30 years old.

FAMILY SELF-SUFFICIENCY PROGRAM DATA • October 1, 2025 to October 31, 2026

13	51	$20,429	$13,943	4	3
households graduated	raised their earned income	average yearly increase	median yearly increase	reduced cash assistance	no longer need cash assistance

> Two October graduations. One graduate earned early graduation after buying her own home in Florida without Section 8 assistance!

Foster Youth Initiative

The program began in November 2024 with seven vouchers. Today 31 young adults hold SHA FYI vouchers and 58% are enrolled in FSS. Six participants have built over $4,000 in escrow savings, and two more started working, with escrow contributions possibly beginning in December.

HIGHLIGHTS FROM FSS COORDINATOR UPDATES •

New job in food service

One participant started a food service job on October 21 after building a resume with a JVS employment coach. Escrow begins after two pay stubs.

IT degree underway

One participant started an Associate's Degree in IT at BHCC with DCF ETV funding and earned a 92 on the first exam.

CNA training

One Participant enrolled in JVS's free, full-time CNA program. JVS is not FAFSA eligible, so her coordinator secured DCF Independent Living Funds for a laptop and supplies.

Life sciences training

One Participant graduated from Pathmaker Bio LabSkills with Northeastern University. Working full time in hospitality while weighing an Associate's Degree at BHCC.

Health science degree

One participant left MassBio's Biomanufacturing Apprenticeship when it was not the right fit and enrolled at North Shore Community College in Health Science.

Biotechnology careers

One participant completed MassBio's Pre-Apprenticeship with a $500 stipend and enrolled in Just A Start's Biotechnology Careers Program, weekdays 9 a.m. to 2 p.m.

Featured artist

One participant is an aspiring art educator was featured in a curated exhibit in South Boston.

Straight A's

One participant is earning A's in all four courses at BHCC, with plans to transfer to SNHU.

PUBLIC SAFETY REPORT												
NOV. '26 YTD												
	Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Grand Total**
alarm				1	1					2		4
alarm				1								1
Alleged breaking and entering				1		1						2
ANIMAL COMPLAINT-D405	1		1	2	2				1			7
arMED ROBBERY-A301								1				1
ASSAULT AND BATTERY-A802		1					1	1	1	2	1	7
ASsault Dangerous Weapon				1								1
ASSIST ARREST-D125										1		1
ASSIST NO ARREST-D109	19	13	22	20	23	32	21	20	21	28	5	224
attempted b&e						1						1
ATTEMPTED B&E			1									1
B&E (UNKNOWN TIME)-B510	1					1	1			1		4
B&E DAY-B531					1	1						2
b&E niGHT-B532		2					1		1			4
BURGLAR ALARM-D040										1		1
CHECK CONDITION-D009	7	3	6	9	8	20	3	9	6	12	4	87
CITIZEN CONTACT-D021	15	11	9		6		4	2	6	3	1	57
CIVIL INVESTIGATION-D020							1					1
COURT-D999	1	1										2
CUSTODY DISPUTE							1					1
Deceased Person								1				1
DIRECTED PATROL-F045	517	275	501	442	601	492	509	422	399	496	187	4841
DISORDERLY PERSON-C606									1			1
dispute		1										1
DISTURBANCE APT/NOISE-C405	2	1	2	3	3	1	2		3	3		20
DISTURBANCE HALLWAY-C406	2	2	1			1	1	1	2	1		11
DISTURBANCE OUTSIDE-C407	1						1	4	1	1	1	9
Domestic assault and battery							1					1
domestic dispute			1		1							2
DOMESTIC DISPUTE				2								2
Domestic Disturbance						1	1	1		1		4
domestic disturbance		1										1
domestic disturbance					1							1
E911 HANGUP-D037	4	2	1	8	2	2		2	1	4	2	28
e911 HANGUP-D037								1				1
event								1				1
EVICTION-D027	1						1			1		3
FIRE Alarm									1			1
fire alarm					2							2
FIRE INVESTIGATION-D902	2			1		1		2				6
follow up			1									1
harASSING CALLS-A648					2							2
HARASSMENT			2	1	2	3		1				9
hit and run			1	1				1				3

ILLEGAL DUMPING-C609						2	1					3
INVESTIGATION-D001	7	1	1	1		2	6	1	2	3	2	26
juvenile disturbance					2			1		1		4
JUVENILE DISTURBANCE					1			1				2
Larceny from mv						1						1
larceny under							1					1
larceny under $1200					7	1	2	1				11
LARCENY UNDER $250-B620		1	1								1	3
larceny under 1200$			1	1	2							4
LIGHTS OUT-D036	1											1
lobby and lot check		1										1
LOCKOUT-D030	9	6	8	6	3	7	8	12	10	7	4	80
LOST PROPERTY										1		1
LOST PROPERTY REPORTED-D406	1	3	2	1	1	2	2	2	1			15
lot and lobby check		1										1
MAINTENANCE PROBLEM-D035	1		1	2		2			1			7
malicious destruction of property				1				1				2
medical		1	5	1	1							8
medical		1	1	2	2							6
MEETING-D026	4	3	10	8	6	4	1	3	4	3	1	47
missiNG PERSON-D501		1	1	1	1	2		2	2			10
motor vehicle accident				1								1
MV ACCIDENT										1		1
mv citation		1										1
MV PROPERTY DAMAGE ACCIDENT-D106		1					1	1		1	1	5
MV VIOLATIONS-D800	14	14	7	4	1		2	2		1		45
noise complaint			1	2	1	1	2					7
Noise complaint			2		1							3
OFFICER WANTED-D137	15	13	4	1		6	5	2				46
other								3				3
PARK WALK & TALK						117	69	117	170	6		479
parking eNFORCEMENT			2			1						3
parking enforcement			1									1
PARKING VIOLATIONS-D810		10	27	12	6	7	13	24	14	13	4	130
psych emergency			1									1
RESTRAINING ORDER VIOL-C140	1											1
section 12A					2							2
sexual ASSAULT-E111				2								2
SHA NOTICE SERVICE-D025			1									1
SICK PERSON-D006	10	6	10	10	6	14	16	24	13	25	14	148
smoke odor		1										1
SUDDEN DEATH-D007								1	1	3		5
SUMMONS/RO SERVICE-D135				3					2	2		7
SUPPLEMENTAL-D139			2			2		4	1			9
susPICIOUS envelope					1							1
SUSPICIOUS PERSON-C607			1	1	1				1	1	1	6
threats to commit a crime					1							1
THREATS-A647	1			1		1		1				4
training						1						1

vandalism / harassment					1							1
VANDALISM-B401	1	1				1	1		1			5
verbal dispute			1									1
warrANT								1				1
warrANT ARREST-D130								1				1
WELL BEING CHECK		2										2
well-being check			1									1
wellbeing check					1							1
(blank)												
Grand Total	**638**	**381**	**641**	**554**	**703**	**731**	**679**	**675**	**667**	**625**	**229**	**6523**

WORK ORDERS ISSUED FOR: **Oct-26**

REQUESTED BY MANAGEMENT: **344**

REQUESTED BY TENANTS: **1484**

TOTAL WORK ORDERS ISSUED: **1828**

	****		****			
DEV.	**COMPLETED**		**INCOMPLETE**	**ISSUED**	**TENANT**	**MANAGEMENT**
	REQUESTED BEFORE OCTOBER	**REQUESTED IN OCTOBER**				
031-1 Mystic Federal	**416**	**208**	**3**	**419**	**321**	**98**
031-9 Federal Elderly	**316**	**101**	**8**	**324**	**159**	**56**
200-1 Clarendon	**0**	**0**	**0**	**0**	**0**	**80**
200-2 Mystic State	**322**	**121**	**6**	**328**	**248**	**33**
667-1 Capen Court	**139**	**46**	**0**	**139**	**106**	**22**
667-2 Jaques Street	**138**	**110**	**1**	**139**	**117**	**14**
667-3 Properzi Manor	**162**	**74**	**2**	**164**	**150**	**12**
667-4 Bryant Manor	**165**	**48**	**6**	**171**	**159**	**16**
667-6 Ciampa Manor	**79**	**21**	**6**	**85**	**69**	**0**
400-C Monmouth, Broadway	**0**	**0**	**0**	**0**	**37**	**10**
689-2 Hagan Manor	**33**	**3**	**14**	**47**	**0**	**0**
705-1 Sycamore, Fountain Ave	**11**	**5**	**1**	**12**	**9**	**3**
TOTAL	**1781**	**737**	**47**	**1828**	**1484**	**344**

***The number of work orders may be revised upon future submittal of completed work orders during the reporting month

Somerville Housing Authority

Modernization Contract Log

Active Jobs October 2026

Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Design	$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Design	$42,500.00	Reverse Archicture
Mystic Devlopment Window Replacement	Bidding	Grant Funding	Design	$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Design	$14,900.00	GCG Associates
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	$31,500.00	Socotec
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Design	$32,200.00	Socotec
Bryant Manor Guarails Replacement	Bidding	Bryant Reserves	Design	$35,000.00	Reverse Archicture
Bryant Manor Vestibule Improvements	Pre-Bid	Bryant Reserves	Design	$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Design	$14,900.00	GCG Associates
Highland Garden Elevator Replacement	Construction	Federal Cap Fund 2025	Design	$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Design	$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Construction	$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Construction	$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Bidding	Federal Cap Fund 2024	Design	$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Design	$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Construction	$120,000.00	Davison Co., INC
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Construction	$251,599.00	Jupiter Electric Inc
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Design	$9,810.00	Nangle Engineering
Properzi Manor Intercom Replacement	Pre-Construction	Federal Cap Fund 2025	Design	$14,465.00	Nangle Engineering
Brady+Highland Storm Door Replacement	Design	Federal Cap Fund 2024	Design	$28,000.00	Socotec
Bryant Manor Boiler Replacement	Design	Bryant Reserves	Design	$24,000.00	Norian Soriani
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Construction	$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	Construction	Federal Capital Fund 2025	Construction	$853,265.00	Enterprise Equipment
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Construction	$109,900.00	Oakridge Construction
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Construction	$100,900.00	Oakridge Construction
Brady+Highland Storm Door Replacement	Design	Federal Capital Fund 2025	Construction	$212,000.00	Nena Construction
Mystic River Masonry Repairs	Pre-Construction	Operations	Construction	$22,400.00	Dimitri Masonry
Hagan Manor Elevator Replacement	Design	Hagan Reserves	Design	$168,000.00	Delta Wye Critical Solutions Inc
Weston Manor HVAC Controls Replacement	Pre-Construction	Federal Cap Fund 2026	Construction	$292,000.00	Davison Co., INC