

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**

OCTOBER 16, 2025



Somerville Housing Authority

Balance Sheet

August 2025

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	(295,718.94)	199,240.92
1113.000 Cash - SSP Escrow	(5,153.29)	188,129.01
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	(1,986.00)	30,823.50
1122.200 Tenant A/R -200	0.00	3,764.80
1122.201 Shelter Rents A/R	4,984.00	23,803.75
1122.667 Shelter Rents A/R	5.00	0.00
1122.900 Tenant Repayment Agreements	3,965.54	6,560.54
1122.901 Fraud Recovery	(1,370.00)	67,804.54
TOTAL ACCOUNTS RECEIVABLE	5,598.54	132,757.13
1123.000 Allow For Bad Debt	0.00	(87,034.00)
1125.000 Ar Dhcd - Operating Subs	0.00	448,958.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1129.950 LT A/R Note Capen	0.00	6,500,000.00
1129.951 LT A/R INT Capen	0.00	3,303,503.43
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	503.80	640,736.63
1210.000 Prepaid Insurance	(36,653.89)	(19,676.34)
1210.100 Prepaid Other	0.00	(5,695.52)
1210.200 Prepaid Retirement	(105,394.23)	(63,188.03)
1300.000 Deferred Outflows	0.00	1,562,748.16
1302.000 Deferred Outflows - GASB75	0.00	89,305.18
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	702,498.07
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(48,322,190.22)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	0.00	23,494,501.64
TOTAL ASSETS	(436,818.01)	36,597,671.55
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	26,300.55
2111.100 AP Tenants	1,385.00	(460.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P LEAP Escrow	(5,153.29)	170,460.34
2119.000 A/P Revolving Fund	158,797.61	(1,308,419.40)
2134.000 Accrued Utilities	0.00	288,235.00
2135.000 Accreud Comp Abs	0.00	222,676.00
2137.000 Accrued Pilot	1,473.42	7,367.10
2138.000 Accrued Payroll	0.00	37,394.00
2240.000 Prepaid Rents	(1,986.00)	30,823.50
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	30,113.21
2293.300 Deferred Inflows - GASB75	0.00	883,235.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,722,585.00

Somerville Housing Authority

Balance Sheet

August 2025

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2339.200 LT Payable Pension

0.00

3,770,573.18

TOTAL LIABILITIES

154,516.74

9,436,717.39

SURPLUS

2700.000 Changes To Surplus

0.00

(2,909,981.63)

2700.000 Changes To Surplus (Current Year)

(591,334.75)

(667,583.03)

2700.000 Changes To Surplus (Unclosed 2024)

0.00

1,032.19

2700.000 Changes To Surplus (Unclosed 2025)

0.00

3,986.11

2802.000 Invest in Capital Assets

0.00

25,323,520.79

2805.000 Restricted N/A Capen

0.00

9,671,606.49

2806.000 Unrestricted Net Assets

0.00

2,297,249.21

2806.001 Unrestricted Net Position - GASB 75

0.00

(4,244,833.00)

2806.200 GASB68/Pension

0.00

(2,314,042.97)

TOTAL SURPLUS

(591,334.75)

27,160,954.16

TOTAL LIABILITIES AND SURPLUS

(436,818.01)

36,597,671.55

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
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	(4,059.00)	0.00	(4,059.00)	0.00	3,187,631.00	(3,191,690.00)
3110.201 Shelter Rents 200-1	0.00	71,755.06	0.00	374,421.10	0.00	0.00	374,421.10
3110.202 Shelter Rents 200-2	0.00	156,404.00	0.00	796,826.00	0.00	0.00	796,826.00
3110.667 Shelter Rents 667-2	0.00	31,452.00	0.00	160,776.00	0.00	0.00	160,776.00
3110.705 Shelter Rents 705	0.00	2,864.00	0.00	14,740.00	0.00	0.00	14,740.00
3610.000 Interest Inc	0.00	503.80	0.00	2,516.48	0.00	5,500.00	(2,983.52)
3690.000 Other Operating Recpts	0.00	769.21	0.00	4,700.59	0.00	7,800.00	(3,099.41)
3801.000 Operating Subsidy	0.00	365,000.00	0.00	1,694,117.00	0.00	3,862,644.00	(2,168,527.00)
TOTAL INCOME	0.00	624,689.07	0.00	3,044,038.17	0.00	7,063,575.00	(4,019,536.83)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	53,897.21	0.00	230,663.53	0.00	705,066.00	474,402.47
4130.000 Legal	0.00	2,212.81	0.00	33,648.57	0.00	50,000.00	16,351.43
4140.000 Members Comp	0.00	0.00	0.00	21,182.05	0.00	60,000.00	38,817.95
4150.000 Travel	0.00	16.80	0.00	967.06	0.00	4,947.00	3,979.94
4170.000 Accounting	0.00	2,901.18	0.00	7,781.89	0.00	17,000.00	9,218.11
4190.000 Sundry Admin Costs	0.00	7,884.90	0.00	34,548.45	0.00	333,664.00	299,115.55
4191.000 TELEPHONE/INTERNET/CEL	0.00	3,872.37	0.00	13,805.47	0.00	0.00	(13,805.47)
4192.000 COPIER/COMPUTER COSS	0.00	166.71	0.00	13,284.64	0.00	0.00	(13,284.64)
4193.000 OFFICE SUPPLIES	0.00	324.66	0.00	5,470.25	0.00	0.00	(5,470.25)
4194.000 POSTAGE	0.00	572.68	0.00	1,893.65	0.00	0.00	(1,893.65)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	4,250.00	0.00	0.00	(4,250.00)
4195.140 LEAP-Financial Coach	0.00	0.00	0.00	3,250.00	0.00	0.00	(3,250.00)
TOTAL ADMINISTRATIVE EXPENSE	0.00	71,849.32	0.00	370,745.56	0.00	1,170,677.00	799,931.44
4230.000 Tenant Svc	0.00	0.00	0.00	5,850.00	0.00	5,500.00	(350.00)
UTILITIES							
4310.201 Water - 200-1	0.00	86,841.43	0.00	130,228.29	0.00	1,233,469.00	1,103,240.71
4310.202 Water - 200-2	0.00	152,478.45	0.00	270,202.02	0.00	0.00	(270,202.02)
4310.667 Water 667	0.00	31,964.84	0.00	51,964.25	0.00	0.00	(51,964.25)
4310.705 Water 705	0.00	2,451.80	0.00	4,351.75	0.00	0.00	(4,351.75)
4320.200 Electricitv 200	0.00	0.00	0.00	0.00	0.00	344,971.00	344,971.00
4320.201 Elect 200-1	0.00	20,010.76	0.00	91,237.24	0.00	0.00	(91,237.24)
4320.202 Elect 200-2	0.00	8,037.26	0.00	34,347.33	0.00	0.00	(34,347.33)
4320.667 Electricity 667	0.00	1,192.77	0.00	5,599.17	0.00	0.00	(5,599.17)
4320.705 Electric 705	0.00	0.00	0.00	382.42	0.00	0.00	(382.42)
4330.201 Gas 200-1	0.00	6,058.23	0.00	58,392.43	0.00	566,539.00	508,146.57
4330.202 Gas 200-2	0.00	455,449.61	0.00	679,836.07	0.00	0.00	(679,836.07)
4330.405 Gas 705	0.00	0.00	0.00	2,952.49	0.00	0.00	(2,952.49)
4330.667 Gas 667	0.00	1,678.45	0.00	30,552.72	0.00	0.00	(30,552.72)
4330.705 Gas 705-C	0.00	0.00	0.00	1,112.62	0.00	0.00	(1,112.62)
4330.751 Gas 705-1	0.00	123.21	0.00	123.21	0.00	0.00	(123.21)
4330.752 Gas 705-2	0.00	69.10	0.00	221.88	0.00	0.00	(221.88)
TOTAL UTILITIES	0.00	766,355.91	0.00	1,361,503.89	0.00	2,144,979.00	783,475.11
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	79,377.76	0.00	534,676.49	0.00	1,086,816.00	552,139.51
4420.000 Maintenance Materials	0.00	47,156.41	0.00	187,419.12	0.00	451,031.00	263,611.88
4430.000 Contract Costs	0.00	4,867.37	0.00	20,634.95	0.00	1,212,716.00	1,192,081.05
4430.010 Rubbish	0.00	21,838.52	0.00	62,885.30	0.00	0.00	(62,885.30)
4430.050 Landscaping	0.00	1,905.00	0.00	8,780.00	0.00	0.00	(8,780.00)
4430.070 Electrical	0.00	1,307.23	0.00	17,605.30	0.00	0.00	(17,605.30)
4430.080 Plumbing	0.00	0.00	0.00	52,444.50	0.00	0.00	(52,444.50)

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.090 Extermination	0.00	16,907.50	0.00	30,555.00	0.00	0.00	(30,555.00)
4430.110 Routine Contract Costs	0.00	14,273.70	0.00	44,941.25	0.00	0.00	(44,941.25)
TOTAL MAINTENANCE EXPENSE	0.00	187,633.49	0.00	959,941.91	0.00	2,750,563.00	1,790,621.09
4510.000 Insurance	0.00	137.91	0.00	137.91	0.00	298,359.00	298,221.09
4511.000 Property Insurance	0.00	22,179.28	0.00	110,896.40	0.00	0.00	(110,896.40)
4512.000 Liability Insurance	0.00	1,691.35	0.00	4,395.39	0.00	0.00	(4,395.39)
4513.000 Worker's Compensation Insur	0.00	9,339.22	0.00	46,696.10	0.00	0.00	(46,696.10)
4514.000 Insurance (Other)	0.00	3,444.04	0.00	17,220.20	0.00	0.00	(17,220.20)
4520.000 Pilot	0.00	1,473.42	0.00	7,367.10	0.00	17,681.00	10,313.90
4540.000 Employee Benefits	0.00	0.00	0.00	1,163.25	0.00	675,816.00	674,652.75
4540.001 Emp Bebes-Pension	0.00	105,394.23	0.00	526,971.15	0.00	0.00	(526,971.15)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	177,303.69	0.00	0.00	(177,303.69)
4540.003 Emp Benes-Unemploy	0.00	1.67	0.00	88.50	0.00	0.00	(88.50)
4540.004 Emp Benes-Med	0.00	421.90	0.00	2,553.42	0.00	0.00	(2,553.42)
4540.005 Emp Benes - Fica	0.00	1,947.71	0.00	11,620.94	0.00	0.00	(11,620.94)
4540.006 Emp Benes-DentalLtd	0.00	974.13	0.00	7,055.69	0.00	0.00	(7,055.69)
4570.000 Collection Loss	0.00	0.00	0.00	33,433.00	0.00	35,000.00	1,567.00
4610.000 Extraordinary Maintenance	0.00	43,180.24	0.00	50,905.24	0.00	0.00	(50,905.24)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	10,937.00	0.00	0.00	(10,937.00)
7520.000 Repl Of Equip	0.00	0.00	0.00	18,109.86	0.00	0.00	(18,109.86)
7545.000 Property Contra	0.00	0.00	0.00	(13,275.00)	0.00	0.00	13,275.00
TOTAL EXPENSES	0.00	1,216,023.82	0.00	3,711,621.20	0.00	7,138,575.00	3,426,953.80
SURPLUS	0.00	(591,334.75)	0.00	(667,583.03)	0.00	(75,000.00)	(592,583.03)

Somerville Housing Authority

Balance Sheet

August 2025

Program: 667-7 Clarendon Hill Towers

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-7 Checking - 3154	0.00	111,958.84
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Eastern - 667-7 Savings - 1807	193.66	207,912.24
1210.000 Prepaid Insurance	(2,488.00)	(5,728.64)
1210.100 Prepaid Other	0.00	(480.68)
1210.200 Prepaid Retirement	(5,337.65)	(8,288.41)
1300.000 Deferred Outflows	0.00	19,868.73
1302.000 Deferred Outflows - GASB75	0.00	5,567.99
1404.000 Admin Equipment	0.00	9,037.35
1405.000 Leasehold Imp	0.00	2,761,591.63
1406.000 Accumulated Depreciation	0.00	(1,204,446.35)
TOTAL ASSETS	(7,631.99)	1,897,992.70
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Vendors	0.00	297,950.00
2118.000 A/P-DHCD Subsidy Overpayment	0.00	100,375.00
2119.000 A/P Revolving Fund	4,132.36	(146,713.52)
2135.000 Comp Abs	0.00	14,740.00
2293.200 Deferred Inflows Pension	0.00	2,135.40
2293.300 Deferred Inflows - GASB75	0.00	26,027.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	94,973.00
2339.200 LT Payable Pension	0.00	87,667.87
TOTAL LIABILITIES	4,132.36	477,154.75
SURPLUS		
2700.000 Total Income - Deficit	0.00	144,088.71
2700.000 Total Income - Deficit (Current Year)	(11,764.35)	(233,495.65)
2700.000 Total Income - Deficit (Unclosed 2024)	0.00	16.70
2700.000 Total Income - Deficit (Unclosed 2025)	0.00	82.00
2802.000 Inv in Cap Assets-Net Of Debt	0.00	1,595,293.58
2806.000 Unrestricted Net Assets	0.00	58,233.81
2806.100 URNP - OPEB/GASB45	0.00	(107,348.00)
2806.200 GASB 68/Pension	0.00	(36,033.20)
TOTAL SURPLUS	(11,764.35)	1,420,837.95
TOTAL LIABILITIES AND SURPLUS	(7,631.99)	1,897,992.70
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: 667-7 Clarendon Hill Towers 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	41,336.00	0.00	208,000.00	(166,664.00)
3610.000 Interest Income	0.00	193.66	0.00	967.36	0.00	2,200.00	(1,232.64)
3690.000 Other Income	0.00	0.00	0.00	(69,393.00)	0.00	3,000.00	(72,393.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	639,605.00	(639,605.00)
TOTAL INCOME	0.00	193.66	0.00	(27,089.64)	0.00	852,805.00	(879,894.64)
EXPENSES							
4110.000 Admin Salaries	0.00	2,497.68	0.00	13,201.06	0.00	90,458.00	77,256.94
4150.000 Travel	0.00	0.00	0.00	68.37	0.00	175.00	106.63
4170.000 Accounting	0.00	892.67	0.00	2,784.81	0.00	7,600.00	4,815.19
4190.000 Sundry Admin Costs	0.00	407.01	0.00	1,582.00	0.00	8,282.00	6,700.00
4191.000 Telephone/Internet/Cells	0.00	167.50	0.00	556.67	0.00	0.00	(556.67)
4192.000 Copier/Computer Costs	0.00	7.99	0.00	1,112.34	0.00	0.00	(1,112.34)
4193.000 Office Supplies	0.00	27.38	0.00	323.67	0.00	0.00	(323.67)
4194.000 Postage	0.00	48.33	0.00	159.51	0.00	0.00	(159.51)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	141,359.00	0.00	650,000.00	508,641.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	2,961.00	2,961.00
4511.000 Property Insurance	0.00	2,053.40	0.00	10,267.00	0.00	0.00	(10,267.00)
4512.000 Liability Insurance	0.00	5.43	0.00	59.71	0.00	0.00	(59.71)
4513.000 Worker's Compensation Insur	0.00	429.18	0.00	2,145.90	0.00	0.00	(2,145.90)
4540.000 Employee Benefits	0.00	5,421.44	0.00	32,785.97	0.00	34,227.00	1,441.03
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
TOTAL EXPENSES	0.00	11,958.01	0.00	206,406.01	0.00	801,203.00	594,796.99
SURPLUS	0.00	(11,764.35)	0.00	(233,495.65)	0.00	51,602.00	(285,097.65)

Somerville Housing Authority

Balance Sheet

August 2025

Program: 689-C (Monmouth/Broadway)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	3,913.00	83,515.56
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	14.22	15,261.39
1210.000 Prepaid Insurance	(1,112.02)	(2,677.71)
1210.200 Prepaid Retirement	(145.57)	4,954.37
1300.000 Deferred Outflows	0.00	26,014.64
1302.000 Deferred Outflows - GASB75	0.00	2,158.66
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 Depreciation	0.00	(343,430.19)
TOTAL FIXED ASSETS	0.00	138,719.19
1690.100 Hagan Manor Window W/P	0.00	28,198.75
TOTAL ASSETS	2,669.63	298,844.85
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	1,413.77	131,349.61
TOTAL ACCOUNTS PAYABLE	1,413.77	131,349.61
2135.000 Accrued Comp Balances	0.00	790.00
2137.000 Accrued PILOT	154.17	770.85
2293.200 Deferred Inflows Pension	0.00	176.06
2293.300 Deferred Inflows - GASB75	0.00	12,129.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	48,226.00
2339.200 L/T Payable - Pension	0.00	56,553.55
TOTAL LIABILITIES	1,567.94	249,995.07
SURPLUS		
2700.000 Changes To Surplus	0.00	(4,795.49)
2700.000 Changes To Surplus (Current Year)	1,101.69	5,795.45
2700.000 Changes To Surplus (Unclosed 2025)	0.00	50.00
2802.000 Invest in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Assets	0.00	(15,938.24)
2806.100 GASB45/OPEB URNA	0.00	(54,327.00)
2806.200 GASB 68/Pension	0.00	(38,338.97)
TOTAL SURPLUS	1,101.69	48,849.78
TOTAL LIABILITIES AND SURPLUS	2,669.63	298,844.85
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: 689-C (Monmouth/Broadway) Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	
		PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME								
3110.000 Shelter Rents	□□□□	0.00	3,913.00	0.00	19,565.00	0.00	46,956.00	(27,391.00)
3610.000 Interest Income		0.00	14.22	0.00	71.00	0.00	160.00	(89.00)
TOTAL INCOME		0.00	3,927.22	0.00	19,636.00	0.00	47,116.00	(27,480.00)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	88.68	0.00	485.93	0.00	1,146.00	660.07
4130.000 Legal		0.00	15.61	0.00	88.70	0.00	1,000.00	911.30
4190.000 Sundry Admin Costs		0.00	11.10	0.00	56.76	0.00	1,000.00	943.24
4192.000 Copier/Computer Costs		0.00	2.05	0.00	2.05	0.00	0.00	(2.05)
TOTAL ADMINISTRATIVE EXPENSE		0.00	117.44	0.00	633.44	0.00	3,146.00	2,512.56
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	30.00	0.00	14,241.00	14,211.00
4320.000 Electric 689-C		0.00	37.16	0.00	98.90	0.00	463.00	364.10
4330.000 Gas 689-C		0.00	21.00	0.00	126.66	0.00	2,441.00	2,314.34
TOTAL UTILITIES		0.00	58.16	0.00	255.56	0.00	17,145.00	16,889.44
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	190.74	0.00	1,059.66	0.00	1,063.00	3.34
4420.000 Maintenance Materials		0.00	0.00	0.00	9.16	0.00	8,381.00	8,371.84
4430.000 SHA Share Property Mgmt Ex		0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
4430.010 Rubbish		0.00	622.47	0.00	1,792.34	0.00	0.00	(1,792.34)
4430.050 Landscaping Services		0.00	0.00	0.00	150.00	0.00	0.00	(150.00)
4430.070 Electrical		0.00	420.00	0.00	1,931.38	0.00	0.00	(1,931.38)
4430.080 Plumbing		0.00	0.00	0.00	658.00	0.00	0.00	(658.00)
TOTAL MAINTENANCE EXPENSE		0.00	1,233.21	0.00	5,600.54	0.00	17,244.00	11,643.46
4510.000 Insurance		0.00	0.00	0.00	0.00	0.00	6,075.00	6,075.00
4511.000 Property Insurance		0.00	1,100.62	0.00	5,503.10	0.00	0.00	(5,503.10)
4513.000 Worker's Comp Insurance		0.00	11.40	0.00	57.00	0.00	0.00	(57.00)
4520.000 Pilot		0.00	154.17	0.00	770.85	0.00	1,850.00	1,079.15
4540.000 Employee Benefits		0.00	150.53	0.00	1,020.06	0.00	935.00	(85.06)
4611.000 Equipment Not Capitalized		0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES		0.00	2,825.53	0.00	13,840.55	0.00	47,395.00	33,554.45
SURPLUS		0.00	1,101.69	0.00	5,795.45	0.00	(279.00)	6,074.45

Somerville Housing Authority

Balance Sheet

August 2025

Program: Bryant Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	79,224.00	6,364,625.01
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	(613.00)	(206,532.00)
1122.000 A/R Tenants	1,074.00	(123.00)
1122.001 TAR Prepaid Rents	(911.00)	4,942.00
TOTAL ACCOUNTS RECEIVABLE	(450.00)	(201,713.00)
1123.000 Allow For Bad Debt	0.00	(1,330.00)
1129.100 AR - Insurance Claim	(21,763.00)	(21,763.00)
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	2,499.45	2,683,349.02
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	2,499.45	2,991,722.19
1210.000 Prepaid Insurance	(5,108.51)	(2,568.95)
1210.100 Prepaid Other	0.00	(1,565.96)
1210.200 Prepaid Retirement	(67,157.29)	175,869.81
1300.000 Deferred Outflows	0.00	636,886.01
1302.000 Deferred Outflows - GASB75	0.00	40,882.57
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,580,772.20
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,343,976.16)
1408.000 Work in Process (WIP)	0.00	343,697.12
TOTAL FIXED ASSETS	0.00	3,019,160.85
TOTAL ASSETS	(12,755.35)	13,055,205.53
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(107,804.12)	(874,599.38)
2134.000 Accrued Utilities	0.00	63,148.00
2135.000 Accrued Comp Abs	0.00	104,536.00
2138.000 Accrued Payroll	0.00	15,547.00
2240.000 Prepaid Rents	(911.00)	4,942.00
2293.200 Deferred Inflows Pension	0.00	7,029.09
2293.300 Deferred Inflows - GASB75	0.00	366,431.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,566,212.00
2339.200 LT Payable Pension	0.00	1,375,052.22
TOTAL LIABILITIES	(108,715.12)	2,628,297.93
SURPLUS		
2700.000 Net Income-Deficit	0.00	1,093,578.78
2700.000 Net Income-Deficit (Current Year)	95,959.77	(32,667.05)
2700.000 Net Income-Deficit (Unclosed 2022)	0.00	(2,966.13)
2700.000 Net Income-Deficit (Unclosed 2024)	0.00	54.68
2700.000 Net Income-Deficit (Unclosed 2025)	0.00	1,019.61

Somerville Housing Authority
Balance Sheet
August 2025

Program: Bryant Multifamily Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS		
2802.000 Invest in Capital Assets	0.00	2,838,682.63
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Assets	0.00	7,537,196.64
2806.100 GASB45/OBEP URNA	0.00	(1,785,066.00)
2806.200 GASB 68/Pension	0.00	(884,730.00)
TOTAL SURPLUS	95,959.77	10,426,907.60
TOTAL LIABILITIES AND SURPLUS	(12,755.35)	13,055,205.53
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	449.81	60,274.00	440.85	295,369.00	2,500.00	4,020,000.00	(3,724,631.00)
3115.000 Shelter Rents-Sec 8	1,964.49	263,242.00	1,924.16	1,289,184.00	0.00	0.00	1,289,184.00
3610.000 Interest Income	18.65	2,499.45	18.63	12,484.77	21.14	34,000.00	(21,515.23)
3690.000 Other Operating Recpts	(0.15)	(19.84)	7.39	4,953.26	5.60	9,000.00	(4,046.74)
TOTAL INCOME	2,432.80	325,995.61	2,391.03	1,601,991.03	2,526.74	4,063,000.00	(2,461,008.97)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	256.26	34,339.19	263.39	176,472.51	380.08	611,163.00	434,690.49
4130.000 Legal	2.13	285.24	7.63	5,112.84	5.60	9,000.00	3,887.16
4150.000 Travel	0.00	0.00	0.39	262.02	1.05	1,694.00	1,431.98
4170.000 Accounting	21.80	2,921.42	11.88	7,960.53	10.57	17,000.00	9,039.47
4190.000 Sundry Admin Costs	23.03	3,085.84	17.02	11,401.67	34.26	55,098.00	43,696.33
4191.000 Telephone/Internet/Cells	7.54	1,010.85	5.59	3,745.07	0.00	0.00	(3,745.07)
4192.000 Copier/Computer Costs	0.32	43.28	5.44	3,641.61	0.00	0.00	(3,641.61)
4193.000 Office Supplies	0.67	89.24	3.11	2,082.20	0.00	0.00	(2,082.20)
4194.000 Postage	1.18	157.45	0.78	519.73	0.00	0.00	(519.73)
TOTAL ADMINISTRATIVE EXPENSE	312.93	41,932.51	315.22	211,198.18	431.56	693,955.00	482,756.82
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	3.11	5,000.00	5,000.00
UTILITIES							
4310.000 Water	273.26	36,617.01	58.77	39,378.76	107.94	173,562.00	134,183.24
4310.202 Water - 200-2	0.00	0.00	37.31	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricitv	0.19	24.81	0.15	98.60	113.45	182,420.00	182,321.40
4330.000 Gas	9.81	1,314.99	35.85	24,021.42	65.17	104,789.00	80,767.58
TOTAL UTILITIES	283.26	37,956.81	132.09	88,498.78	286.55	460,771.00	372,272.22
MAINTENANCE EXPENSE							
4410.000 Maint Labor	222.32	29,791.08	263.56	176,585.41	330.09	530,791.00	354,205.59
4420.000 Maintenance Materials	66.40	8,897.71	74.66	50,021.64	195.90	315,000.00	264,978.36
4430.010 Rubbish	39.04	5,231.67	32.71	21,917.26	0.00	0.00	(21,917.26)
4430.040 Elevator	83.23	11,152.36	41.42	27,748.98	0.00	0.00	(27,748.98)
4430.050 Landscaping	0.75	100.00	10.84	7,265.00	0.00	0.00	(7,265.00)
4430.070 Electrical	33.82	4,532.00	20.88	13,986.34	0.00	0.00	(13,986.34)
4430.080 Plumbing	0.00	0.00	29.60	19,829.70	0.00	0.00	(19,829.70)
4430.090 Extermination	9.74	1,305.00	22.81	15,285.00	0.00	0.00	(15,285.00)
4430.110 Routine Contract Costs	34.38	4,606.98	28.46	19,066.06	443.41	713,000.00	693,933.94
TOTAL MAINTENANCE EXPENSE	489.68	65,616.80	524.93	351,705.39	969.40	1,558,791.00	1,207,085.61
4510.000 Insurance	0.28	37.96	0.06	37.96	51.37	82,599.00	82,561.04
4512.000 Liability Insurance	0.13	17.76	0.29	195.34	0.00	0.00	(195.34)
4513.000 Worker's Compensation Insur	30.10	4,033.82	30.10	20,169.10	0.00	0.00	(20,169.10)
4514.000 Insurance (Other)	7.89	1,056.93	7.89	5,284.65	0.00	0.00	(5,284.65)
4540.000 Employee Benefits	513.30	68,782.21	655.38	439,107.44	267.81	430,633.00	(8,474.44)
4570.000 Collection Loss	0.00	0.00	1.38	922.00	3.11	5,000.00	4,078.00
4610.000 Extraordinary Maintenance	13.43	1,800.00	741.18	496,589.03	0.00	0.00	(496,589.03)
4611.000 Replace Equip Not Capital	65.68	8,801.04	13.14	8,801.04	27.05	43,500.00	34,698.96
4611.100 Kitchen Appliances	0.00	0.00	16.15	10,818.15	0.00	0.00	(10,818.15)
7520.000 Repl Of Equip	0.00	0.00	1.99	1,331.02	21.77	35,000.00	33,668.98
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	453.98	730,000.00	730,000.00
7541.000 Unit Rehab	0.00	0.00	62.01	41,546.49	0.00	0.00	(41,546.49)
7545.000 Property Contra	0.00	0.00	(62.01)	(41,546.49)	0.00	0.00	41,546.49
TOTAL EXPENSES	1,716.69	230,035.84	2,439.79	1,634,658.08	2,515.70	4,045,249.00	2,410,590.92

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: Bryant Multifamily Project: Consolidated

SURPLUS

716.12	95,959.77	(48.76)	(32,667.05)	11.04	17,751.00	(50,418.05)

Somerville Housing Authority

Balance Sheet

August 2025

Program: COCC

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Mystic Activity Checking - 9342	0.00	713,020.66
1129.000 A/R Other	0.00	20,000.00
1130.000 L/T Loan Capen Court	0.00	400,000.00
1130.100 Accrued Interest Owed-Capen	0.00	76,408.22
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	235.62	252,951.23
1210.000 Prepaid Ins	(12,283.11)	(30,500.02)
1210.200 Prepaid Retirement	(128,297.58)	81,968.19
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	1,666,862.20
1302.000 Deferred Outflows - GASB75	0.00	42,634.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,811,512.29)
TOTAL ASSETS	(140,345.07)	4,877,191.58
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	104.00	681.76
2119.000 A/P Revolving Fund	62,817.90	(395,570.72)
2119.950 Homeownership	0.00	20,000.00
2135.000 Accrued Comp Absence	0.00	295,736.00
2139.000 Accrued Payroll	0.00	39,565.00
2293.200 Deferred Inflows Pension	0.00	31,558.67
2293.300 Deferred Inflows - GASB75	0.00	714,099.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,868,451.00
2339.200 L/T Payable - Pension	0.00	4,214,282.68
TOTAL LIABILITIES	62,921.90	7,788,803.39
SURPLUS		
2700.000 Net Income - Deficit	0.00	(921,897.45)
2700.000 Net Income - Deficit (Current Year)	(203,266.97)	(696,965.94)
2700.000 Net Income - Deficit (Unclosed 2025)	0.00	1,661.54
2802.000 Invest 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 Assets	0.00	2,538,908.30
2806.100 GASB45 Unrest Net Assets	0.00	(3,339,741.00)
2806.200 GASB 68/Pension	0.00	(2,651,166.10)
TOTAL SURPLUS	(203,266.97)	(2,911,611.81)
TOTAL LIABILITIES AND SURPLUS	(140,345.07)	4,877,191.58
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	235.62	0.00	1,176.95	0.00	1,090.00	86.95
3690.000 Other Income	0.00	(84,724.10)	0.00	280,725.90	0.00	271,020.00	9,705.90
3691.000 PILOT Income	0.00	172.00	0.00	486.00	0.00	0.00	486.00
3707.100 Management Fee Income	0.00	54,823.23	0.00	274,599.67	0.00	2,952,756.00	(2,678,156.33)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	29,200.00	0.00	0.00	29,200.00
3707.300 Bookkeeping Fee Income	0.00	4,252.50	0.00	21,300.00	0.00	0.00	21,300.00
3707.450 Fee for Services	0.00	39,607.29	0.00	203,106.12	0.00	0.00	203,106.12
3707.500 Mgmt Fees Capen	0.00	16,902.06	0.00	84,435.65	0.00	0.00	84,435.65
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	100,000.00	0.00	0.00	100,000.00
3707.510 MGMT Fees Waterworks	0.00	4,005.07	0.00	21,381.87	0.00	0.00	21,381.87
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	6,990.00	0.00	0.00	6,990.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	79,994.60	0.00	0.00	79,994.60
3707.670 Mgmt Fee Safety	0.00	16,666.67	0.00	83,333.35	0.00	0.00	83,333.35
TOTAL INCOME	0.00	95,177.26	0.00	1,186,730.11	0.00	3,224,866.00	(2,038,135.89)
EXPENSES							
4110.000 Admin Salaries	0.00	72,391.85	0.00	403,377.99	0.00	1,350,850.00	947,472.01
4130.000 Legal	0.00	0.00	0.00	3,288.50	0.00	2,500.00	(788.50)
4140.000 Staff Training	0.00	0.00	0.00	240.00	0.00	0.00	(240.00)
4150.000 Travel	0.00	0.00	0.00	353.90	0.00	15,000.00	14,646.10
4170.000 Accounting	0.00	60.53	0.00	534.29	0.00	4,500.00	3,965.71
4190.000 Sundry Admin Costs	0.00	5,844.61	0.00	8,415.17	0.00	89,037.00	80,621.83
4190.300 Mgmt Fee	0.00	16,666.67	0.00	83,333.35	0.00	0.00	(83,333.35)
4191.000 Telephone/Internet/Cell	0.00	409.14	0.00	1,022.60	0.00	0.00	(1,022.60)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	5,693.70	0.00	0.00	(5,693.70)
4230.000 Toy Drive Expenses	0.00	0.00	0.00	0.00	0.00	130,000.00	130,000.00
4310.000 Water	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4320.000 Electricity	0.00	1,031.14	0.00	7,424.20	0.00	16,176.00	8,751.80
4410.000 Maint Labor	0.00	50,002.95	0.00	392,360.23	0.00	830,497.00	438,136.77
4420.000 Maintenance Supplies	0.00	201.54	0.00	1,043.21	0.00	10,000.00	8,956.79
4430.000 Contract Costs	0.00	7,200.00	0.00	37,292.06	0.00	30,000.00	(7,292.06)
4430.070 Electrical	0.00	0.00	0.00	330.00	0.00	0.00	(330.00)
4430.090 Extermination	0.00	625.00	0.00	16,605.00	0.00	0.00	(16,605.00)
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	98,293.00	98,293.00
4511.000 Property Insurance	0.00	2,683.58	0.00	12,616.63	0.00	0.00	(12,616.63)
4512.000 Liability Insurance	0.00	800.33	0.00	4,001.65	0.00	0.00	(4,001.65)
4513.000 Worker's Comp Insurance	0.00	8,799.20	0.00	43,996.00	0.00	0.00	(43,996.00)
4540.000 Employee Benefits	0.00	131,727.69	0.00	854,267.57	0.00	822,676.00	(31,591.57)
4590.100 Christmas Toy Drive	0.00	0.00	0.00	0.00	0.00	200,000.00	200,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
TOTAL EXPENSES	0.00	298,444.23	0.00	1,883,696.05	0.00	3,610,029.00	1,726,332.95
SURPLUS	0.00	(203,266.97)	0.00	(696,965.94)	0.00	(385,163.00)	(311,802.94)

Somerville Housing Authority

Balance Sheet

August 2025

Program: Hagan Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	13,032.00	578,739.51
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	3,794.00	16,511.00
1122.000 A/R Tenants	(164.00)	(487.00)
1122.001 TAR Prepaid Rents	189.00	464.00
TOTAL ACCOUNTS RECEIVABLE	3,819.00	16,488.00
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.84	5,197.32
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	4.84	109,075.39
1210.000 Prepaid Insurance	(603.96)	3,910.33
1210.100 Prepaid Other	0.00	(281.16)
1210.200 Prepaid Retirement	(6,259.60)	(1,514.03)
1300.000 Deferred Outflows	0.00	48,768.55
1302.000 Deferred Outflows - GASB75	0.00	1,690.60
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	(1,540,347.13)
TOTAL FIXED ASSETS	0.00	548,468.74
TOTAL ASSETS	9,992.28	1,312,445.93
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(15,283.49)	(556,306.65)
TOTAL ACCOUNTS PAYABLE	(15,283.49)	(556,306.65)
2134.000 Accrued Utilities	0.00	14,528.00
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	189.00	464.00
2293.200 Deferred Inflows Pension	0.00	1,115.72
2293.300 Deferred Inflows - GASB75	0.00	21,646.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	89,376.00
2339.200 L/T Payable - Pension	0.00	129,436.01
TOTAL LIABILITIES	(15,094.49)	(296,052.92)
SURPLUS		
2700.000 Net Income - Deficit	0.00	447,260.65
2700.000 Net Income - Deficit (Current Year)	25,086.77	167,900.63
2700.000 Net Income - Deficit (Unclosed 2024)	0.00	9.76
2700.000 Net Income - Deficit (Unclosed 2025)	0.00	3,530.39
2802.000 Invest in Capital Assets	0.00	542,144.20
2806.000 Unrestricted Net Assets	0.00	630,513.49
2806.100 GASB45/OPEB URNA	0.00	(102,967.00)

Somerville Housing Authority
Balance Sheet
August 2025

Program: Hagan Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 GASB 68/Pension	0.00	(79,893.27)
TOTAL SURPLUS	25,086.77	1,608,498.85
TOTAL LIABILITIES AND SURPLUS	9,992.28	1,312,445.93
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,506.00	0.00	63,194.00	0.00	740,760.00	(677,566.00)
3115.000 Shelter Rents-Sec 8	0.00	41,780.00	0.00	237,939.00	0.00	0.00	237,939.00
3610.000 Interest Income	0.00	4.84	0.00	24.18	0.00	1,000.00	(975.82)
3690.000 Other Income	0.00	276.05	0.00	1,752.25	0.00	4,500.00	(2,747.75)
TOTAL INCOME	0.00	54,566.89	0.00	302,909.43	0.00	746,260.00	(443,350.57)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,346.92	0.00	15,742.26	0.00	35,044.00	19,301.74
4130.000 Legal	0.00	23.48	0.00	522.94	0.00	1,000.00	477.06
4150.000 Travel	0.00	16.80	0.00	71.27	0.00	304.00	232.73
4170.000 Accounting	0.00	202.55	0.00	516.75	0.00	1,500.00	983.25
4190.000 Sundry Admin Costs	0.00	334.63	0.00	1,134.77	0.00	10,098.00	8,963.23
4191.000 Telephone/Internet/Cells	0.00	493.36	0.00	1,907.13	0.00	0.00	(1,907.13)
4192.000 Copier/Computer Costs	0.00	7.77	0.00	653.61	0.00	0.00	(653.61)
4193.000 Office Supplies	0.00	15.99	0.00	189.22	0.00	0.00	(189.22)
4194.000 Postage	0.00	28.26	0.00	93.28	0.00	0.00	(93.28)
TOTAL ADMINISTRATIVE EXPENSE	0.00	4,469.76	0.00	20,831.23	0.00	47,946.00	27,114.77
UTILITIES							
4310.000 Water	0.00	6,907.06	0.00	12,005.41	0.00	35,166.00	23,160.59
4320.000 Electricity	0.00	3,452.22	0.00	12,212.47	0.00	34,619.00	22,406.53
4330.000 Gas	0.00	420.81	0.00	6,090.80	0.00	20,903.00	14,812.20
TOTAL UTILITIES	0.00	10,780.09	0.00	30,308.68	0.00	90,688.00	60,379.32
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	4,050.20	0.00	26,274.07	0.00	71,455.00	45,180.93
4420.000 Maintenance Materials	0.00	0.00	0.00	345.77	0.00	60,000.00	59,654.23
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	660.00	0.00	255,000.00	254,340.00
4430.010 Rubbish	0.00	936.23	0.00	2,695.63	0.00	0.00	(2,695.63)
4430.040 Elevators	0.00	906.50	0.00	3,040.50	0.00	0.00	(3,040.50)
4430.070 Electrical	0.00	420.00	0.00	1,486.81	0.00	0.00	(1,486.81)
4430.080 Plumbing	0.00	0.00	0.00	1,532.20	0.00	0.00	(1,532.20)
4430.090 Extermination	0.00	205.00	0.00	355.00	0.00	0.00	(355.00)
4430.110 Routine Contract Costs	0.00	641.75	0.00	979.82	0.00	0.00	(979.82)
TOTAL MAINTENANCE EXPENSE	0.00	7,159.68	0.00	37,369.80	0.00	386,455.00	349,085.20
4510.000 Insurance	0.00	6.78	0.00	6.78	0.00	19,655.00	19,648.22
4512.000 Liability Insurance	0.00	3.17	0.00	34.87	0.00	0.00	(34.87)
4513.000 Worker's Comp Insurance	0.00	453.33	0.00	2,266.65	0.00	0.00	(2,266.65)
4514.000 Insurance (Other)	0.00	147.46	0.00	737.30	0.00	0.00	(737.30)
4540.000 Employee Benefits	0.00	6,459.85	0.00	43,215.59	0.00	40,140.00	(3,075.59)
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
7520.000 Repl Of Equip	0.00	0.00	0.00	237.90	0.00	0.00	(237.90)
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
TOTAL EXPENSES	0.00	29,480.12	0.00	135,008.80	0.00	699,884.00	564,875.20
SURPLUS	0.00	25,086.77	0.00	167,900.63	0.00	46,376.00	121,524.63

MRVP
Balance Sheet
August 2025

Program: MRVP Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - MRVP/AHVP Checking - 1909	(19,414.00)	4,893.81
1125.000 A/R Admin Fee	650.00	10,600.00
1125.100 A/R DHCD Y/E Settle	0.00	198.00
1155.000 Advance To Revolving Fund	0.00	11,700.00
1160.000 Investments	0.27	294.38
1210.200 Prepaid Retirement	0.00	168.39
1300.000 Deferred Outflows	0.00	88.25
1302.000 Deferred Outflows - GASB75	0.00	66.24
TOTAL ASSETS	(18,763.73)	28,009.07
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.100 A/P - DHCD Y/E Settlements	0.00	26,378.41
2119.000 A/P Revolving Fund	(19,997.77)	(66,378.72)
2135.000 Accrued Comp Abs	0.00	185.00
2290.000 Deferred Revenue	0.00	17,239.00
2293.200 Deferred Inflows Pension	0.00	(1.44)
2293.300 Deferred Inflows - GASB75	0.00	150.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	481.00
2339.200 LT Payable Pension	0.00	92.03
TOTAL LIABILITIES	(19,997.77)	(21,854.72)
SURPLUS		
2700.000 Total Income - Deficit	0.00	5,747.45
2700.000 Total Income - Deficit (Current Year)	1,234.04	6,249.39
2806.000 Unrestricted Net Assets	0.00	38,450.95
2806.100 GASB 75/OPEB	0.00	(510.00)
2806.200 GASB 68 Pension	0.00	(74.00)
TOTAL SURPLUS	1,234.04	49,863.79
TOTAL LIABILITIES AND SURPLUS	(18,763.73)	28,009.07
PROOF	0.00	0.00

MRVP
Operating Statement
Five Months Ending 08/31/2025
Program: MRVP Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	600.00	0.00	2,900.00	0.00	8,580.00	(5,680.00)
3400.002 AHVP Admin Fee Income	0.00	50.00	0.00	250.00	0.00	0.00	250.00
3610.000 Interest Income	0.00	0.27	0.00	1.37	0.00	20.00	(18.63)
3802.000 DHCD HAP Subsidy MRVP	0.00	18,207.00	0.00	88,925.00	0.00	0.00	88,925.00
3802.100 DHCD HAP Subsidy AHVP	0.00	1,942.00	0.00	9,710.00	0.00	0.00	9,710.00
TOTAL INCOME	0.00	20,799.27	0.00	101,786.37	0.00	8,600.00	93,186.37
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	67.40	0.00	369.37	0.00	4,151.00	3,781.63
4170.000 Accounting	0.00	80.70	0.00	205.86	0.00	900.00	694.14
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	148.10	0.00	575.23	0.00	7,451.00	6,875.77
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	125.00	125.00
4540.000 Employee Benefits	0.00	3.13	0.00	692.70	0.00	1,557.00	864.30
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	37.05	0.00	0.00	(37.05)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4715.000 HAP's MOB/MRVP	0.00	17,527.00	0.00	84,797.00	0.00	0.00	(84,797.00)
4715.100 HAP's AHVP	0.00	1,887.00	0.00	9,435.00	0.00	0.00	(9,435.00)
TOTAL EXPENSES	0.00	19,565.23	0.00	95,536.98	0.00	11,633.00	(83,903.98)
SURPLUS	0.00	1,234.04	0.00	6,249.39	0.00	(3,033.00)	9,282.39

Somerville Housing Authority

Balance Sheet

August 2025

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	(556,259.12)	3,919,307.52
1113.000 Homeownership Escrow	7,078.83	207,641.78
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	36,478.43	109,351.74
1122.001 TAR Prepaid Rents	(11,893.40)	74,719.90
1122.100 A/R Balance from Visual	0.00	1,060.00
TOTAL 1122.000 A/R TENANTS	24,585.03	185,131.64
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	24,585.03	183,241.64
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(94,179.00)
1128.100 Insurance Claims Receivable	0.00	(72,050.00)
TOTAL A/R OTHER	0.00	(166,229.00)
TOTAL ACCOUNTS RECEIVABLE	24,585.03	17,012.64
1122.900 Tenant Repayment Agreements	2,760.00	9,025.31
1122.901 Fraud Recovery	(10,602.31)	34,921.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	2,069.35	2,221,603.04
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	(31,596.28)	31,025.68
1210.100 Prepaid Other	0.00	(6,829.20)
1210.200 Prepaid Retirement	(91,904.55)	44,126.53
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	1,111,368.23
1302.000 Deferred Outflows - GASB75	0.00	113,309.78
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	34,812,265.85
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	536,216.67
1404.312 Admin Equip 31-2	0.00	135,655.32
1406.000 Accumulated Depr	0.00	(40,618,260.96)
1408.000 WIP - HP Ramp	0.00	640.92
TOTAL FIXED ASSETS	0.00	7,971,060.37
TOTAL ASSETS	(653,869.05)	15,985,842.67

Somerville Housing Authority

Balance Sheet

August 2025

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants	0.00	343.00
----------------------	------	--------

TOTAL AP TENANTS OTHER	0.00	343.00
------------------------	------	--------

TOTAL A/P TENANTS	0.00	343.00
-------------------	------	--------

2111.100 AP Tenants	0.00	198.00
---------------------	------	--------

2114.000 A/P Homeownership Escrow	7,078.83	194,953.61
-----------------------------------	----------	------------

2119.000 A/P Revolving Fund	(590,943.86)	823,396.28
-----------------------------	--------------	------------

2134.000 Accrued Utilities	0.00	315,531.68
----------------------------	------	------------

2135.000 Accrued Comp Abs	0.00	119,978.00
---------------------------	------	------------

2139.000 Accrued Payroll	0.00	28,417.00
--------------------------	------	-----------

2240.000 Prepaid Rents	(11,893.40)	74,719.90
------------------------	-------------	-----------

2293.200 Deferred Inflows Pension	0.00	18,372.60
-----------------------------------	------	-----------

2293.300 Deferred Inflows - GASB75	0.00	714,840.00
------------------------------------	------	------------

2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,035,846.00
---------------------------------------	------	--------------

2339.200 L/T Payable - Pension	0.00	2,446,729.85
--------------------------------	------	--------------

TOTAL LIABILITIES	(595,758.43)	7,773,325.92
-------------------	--------------	--------------

SURPLUS

2700.000 Net Income - Deficit	0.00	(936,868.45)
-------------------------------	------	--------------

2700.000 Net Income - Deficit (Current Year)	(58,110.62)	(173,155.39)
--	-------------	--------------

2700.000 Net Income - Deficit (Unclosed 2006)	0.00	(252.85)
---	------	----------

2700.000 Net Income - Deficit (Unclosed 2013)	0.00	(3,905.00)
---	------	------------

2700.000 Net Income - Deficit (Unclosed 2024)	0.00	21,947.03
---	------	-----------

2700.000 Net Income - Deficit (Unclosed 2025)	0.00	10,411.96
---	------	-----------

2802.000 Invest In Capital Assets	0.00	8,725,037.56
-----------------------------------	------	--------------

2806.000 Unrestricted Net Assets	0.00	5,455,610.89
----------------------------------	------	--------------

2806.100 GASB45/OPEB URNA	0.00	(3,401,638.00)
---------------------------	------	----------------

2806.200 GASB 68/Pension	0.00	(1,484,671.00)
--------------------------	------	----------------

TOTAL SURPLUS	(58,110.62)	8,212,516.75
---------------	-------------	--------------

TOTAL LIABILITIES AND SURPLUS	(653,869.05)	15,985,842.67
-------------------------------	--------------	---------------

PROOF	0.00	0.00
-------	------	------

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
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	336,903.00	0.00	1,762,067.13	0.00	4,202,760.00	(2,440,692.87)
3190.000 Antenna Income	0.00	31,894.03	0.00	159,344.27	0.00	0.00	159,344.27
3610.000 Interest Income	0.00	2,069.35	0.00	10,336.43	0.00	36,000.00	(25,663.57)
3690.000 Other Operating Recpts	0.00	3,075.54	0.00	11,785.78	0.00	613,000.00	(601,214.22)
3800.000 Hud Subsidy	0.00	232,385.00	0.00	1,103,100.00	0.00	2,374,000.00	(1,270,900.00)
TOTAL INCOME	0.00	606,326.92	0.00	3,046,633.61	0.00	7,225,760.00	(4,179,126.39)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	24,992.60	0.00	151,789.58	0.00	575,123.00	423,333.42
4130.000 Legal	0.00	(697.64)	0.00	44,679.71	0.00	70,000.00	25,320.29
4140.000 Staff Training	0.00	0.00	0.00	1,096.53	0.00	0.00	(1,096.53)
4150.000 Travel	0.00	16.80	0.00	2,297.90	0.00	12,926.00	10,628.10
4170.000 Accounting	0.00	6,045.22	0.00	17,766.41	0.00	50,000.00	32,233.59
4190.000 Sundry Admin Cost	0.00	11,312.27	0.00	29,517.62	0.00	270,303.00	240,785.38
TOTAL GENERAL	0.00	41,669.25	0.00	247,147.75	0.00	978,352.00	731,204.25
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	29,200.00	0.00	0.00	(29,200.00)
4190.300 Property Mgmt Fee	0.00	54,823.23	0.00	274,599.67	0.00	0.00	(274,599.67)
4190.310 Bookkeeping Fee	0.00	4,252.50	0.00	21,300.00	0.00	0.00	(21,300.00)
4190.400 Fee For Svc Exp	0.00	39,607.29	0.00	203,106.12	0.00	0.00	(203,106.12)
TOTAL MANAGEMENT FEES	0.00	104,523.02	0.00	528,205.79	0.00	0.00	(528,205.79)
TOTAL ADMINISTRATIVE COST	0.00	146,192.27	0.00	775,353.54	0.00	978,352.00	202,998.46
4191.000 Telephone/Internet/Cells	0.00	4,975.53	0.00	17,752.14	0.00	0.00	(17,752.14)
4192.000 Copier/Computer Costs	0.00	188.80	0.00	15,881.58	0.00	0.00	(15,881.58)
4193.000 Office Supplies	0.00	389.27	0.00	5,674.63	0.00	0.00	(5,674.63)
4194.000 Postage	0.00	686.67	0.00	2,266.73	0.00	0.00	(2,266.73)
4230.000 Tenant Svc	0.00	0.00	0.00	65,431.93	0.00	180,000.00	114,568.07
UTILITIES							
4310.000 Water	0.00	96,783.11	0.00	184,473.58	0.00	1,060,393.00	875,919.42
4310.312 Water 31-2	0.00	11,300.60	0.00	54,541.98	0.00	0.00	(54,541.98)
4310.313 Water 31-3	0.00	16,139.41	0.00	16,139.41	0.00	0.00	(16,139.41)
4310.317 Water 31-7	0.00	16,619.84	0.00	31,461.04	0.00	0.00	(31,461.04)
4310.673 Water 667-3	0.00	27,082.38	0.00	27,082.38	0.00	0.00	(27,082.38)
4310.676 Water 667-6	0.00	14,661.80	0.00	21,826.88	0.00	0.00	(21,826.88)
4320.000 Electricity	0.00	5,772.75	0.00	28,244.06	0.00	482,248.00	454,003.94
4320.312 Elect - 31-2	0.00	4,197.60	0.00	17,760.57	0.00	0.00	(17,760.57)
4320.313 Elect 31-3	0.00	6,909.61	0.00	19,057.43	0.00	0.00	(19,057.43)
4320.317 Elect 31-7	0.00	10,641.14	0.00	58,074.16	0.00	0.00	(58,074.16)
4320.673 Electric 667-3	0.00	6,731.31	0.00	26,819.46	0.00	0.00	(26,819.46)
4320.676 Electric 667-6	0.00	1,769.54	0.00	4,892.29	0.00	0.00	(4,892.29)
4330.000 Gas	0.00	11,013.02	0.00	174,376.65	0.00	593,227.00	418,850.35
4330.312 Gas - 31-2	0.00	154.40	0.00	3,774.61	0.00	0.00	(3,774.61)
4330.313 Gas - 31-3	0.00	1,336.21	0.00	24,333.38	0.00	0.00	(24,333.38)
4330.317 Gas - 31-7	0.00	719.98	0.00	4,563.33	0.00	0.00	(4,563.33)
4330.673 Gas 667-3	0.00	1,655.68	0.00	18,701.27	0.00	0.00	(18,701.27)
4330.676 Gas 667-6	0.00	410.70	0.00	8,497.68	0.00	0.00	(8,497.68)
TOTAL UTILITIES	0.00	233,899.08	0.00	724,620.16	0.00	2,135,868.00	1,411,247.84

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	68,836.77	0.00	400,544.98	0.00	1,006,130.00	605,585.02
4420.000 Maintenance Supplies	0.00	10,798.54	0.00	97,068.38	0.00	500,000.00	402,931.62
TOTAL GENERAL	0.00	79,635.31	0.00	497,613.36	0.00	1,506,130.00	1,008,516.64
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	12,449.12	0.00	830,000.00	817,550.88
4430.006 Plumbing	0.00	0.00	0.00	1,255.94	0.00	0.00	(1,255.94)
4430.010 Rubbish	0.00	22,813.36	0.00	65,677.61	0.00	0.00	(65,677.61)
4430.040 Elevators	0.00	7,602.25	0.00	22,038.17	0.00	0.00	(22,038.17)
4430.050 Landscaping	0.00	2,025.00	0.00	10,725.00	0.00	0.00	(10,725.00)
4430.070 Electrical	0.00	3,265.50	0.00	43,896.99	0.00	0.00	(43,896.99)
4430.080 Plumbing	0.00	530.00	0.00	27,184.77	0.00	0.00	(27,184.77)
4430.090 Extermination	0.00	9,307.50	0.00	38,590.00	0.00	0.00	(38,590.00)
4430.110 Routine Contract Cost	0.00	26,739.52	0.00	75,156.04	0.00	0.00	(75,156.04)
TOTAL CONTRACT COSTS	0.00	72,283.13	0.00	296,973.64	0.00	830,000.00	533,026.36
TOTAL MAINTENANCE	0.00	151,918.44	0.00	794,587.00	0.00	2,336,130.00	1,541,543.00
4510.000 Insurance	0.00	165.35	0.00	165.35	0.00	422,391.00	422,225.65
4511.000 Property Insurance	0.00	19,979.33	0.00	93,413.66	0.00	0.00	(93,413.66)
4512.000 Liability Insurance	0.00	4,603.90	0.00	11,652.12	0.00	0.00	(11,652.12)
4513.000 Worker's Comp Insurance	0.00	3,887.28	0.00	19,436.40	0.00	0.00	(19,436.40)
4514.000 Insurance (Other)	0.00	3,125.76	0.00	15,628.80	0.00	0.00	(15,628.80)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	246,689.00	246,689.00
4540.000 Employee Benefits	0.00	94,425.86	0.00	615,049.69	0.00	587,457.00	(27,592.69)
4570.000 Collection Loss	0.00	0.00	0.00	42,523.00	0.00	65,000.00	22,477.00
4580.000 Interest Exp Lease	0.00	0.00	0.00	0.00	0.00	1,408,404.00	1,408,404.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	102,500.00	102,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	14,556.05	0.00	0.00	(14,556.05)
7520.000 Replace Equipment	0.00	0.00	0.00	34,071.22	0.00	60,000.00	25,928.78
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00
7590.000 Property Contra	0.00	0.00	0.00	(28,275.00)	0.00	0.00	28,275.00
TOTAL EXPENSES	0.00	664,437.54	0.00	3,219,789.00	0.00	9,022,791.00	5,803,002.00
SURPLUS	0.00	(58,110.62)	0.00	(173,155.39)	0.00	(1,797,031.00)	1,623,875.61

Somerville Housing Authority

Balance Sheet

August 2025

Program: Revolving Fund

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Revolving Fund Checking - 1895	101,525.58	431,415.86
1113.000 Petty Cash	0.00	650.00
1114.000 Eastern - Pet Policy Savings - 7297	0.00	2,765.03
ACCOUNTS RECEIVABLE		
1129.100 A/R Public Housing (COCC)	346,874.04	(25,491.09)
1129.101 A/R AMP 1	(875,000.00)	(909,168.53)
1129.102 A/R AMP 2	0.00	2,598,580.99
1129.400 A/R 400-c State Consolidated Projects	158,797.61	(2,141,797.82)
1129.421 A/R 200-1 Clarendon Hill	0.00	43,735.32
1129.422 A/R 200-2 Mystic River	0.00	53,967.68
1129.467 A/R 667-c James Corbett	0.00	152,544.25
1129.475 A/R 705-C	0.00	2,427.54
1129.500 A/R State Mod	58,814.50	(459,410.68)
1129.600 A/R Fed Grants	(10,670.08)	(1,366,295.22)
1129.601 A/R CFP	590,320.00	1,516,078.75
1129.667 A/R 667-7 Clarendon Hill	4,132.36	433,990.11
1129.674 A/R Bryant Manor	(107,804.12)	(874,599.38)
1129.682 A/R 689-2 Hagan Multifamily	(15,283.49)	(556,306.65)
1129.689 A/R 689-C	1,413.77	131,349.61
1129.800 A/R Sec 8 Voucher	(248,909.46)	2,552,707.51
1129.801 A/R SRO 1	(10,646.38)	(213,523.84)
1129.803 A/R SRO 3	0.00	(34,584.68)
1129.804 A/R Mainstream	0.00	(2,582,278.17)
1129.901 A/R MRVP	(19,997.77)	(66,378.72)
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 MWRA	6.44	69,181.84
1129.905 A/R SHA Support Corp.	27,461.52	1,923,094.51
1130.000 A/R Capen Invoices	(8,553.94)	101,790.25
TOTAL ACCOUNTS RECEIVABLE	(109,045.00)	88,653.38
1130.001 A/R Mwra Water Works	269.83	5,291.44
1210.000 Prepaid Insurance	0.00	(550.87)
1210.200 Prepaid Retirement	(3,881.92)	7,133.93
INVENTORY		
1260.010 Inventory: Stoves	2,627.05	15,427.20
1260.020 Inventory: Refrigerators	0.00	3,188.00
TOTAL INVENTORY	2,627.05	18,615.20
1640.000 Payroll	100.00	(4,022.04)
TOTAL ASSETS	(8,404.46)	549,951.93
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Invoices	(2,574.00)	66,803.70
2114.000 AP Pet Deposit	0.00	2,821.25
PAYROLL WITHHOLDINGS		
2117.002 State Wh Tax	0.00	(23,774.85)
2117.003 Retirement Wh	(1,938.03)	13,037.24
2117.004 Group Ins Wh	(2,851.15)	30,428.38
2117.005 Dental Wh	(4,135.80)	(5,625.54)

Somerville Housing Authority

Balance Sheet

August 2025

Program: Revolving Fund

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

PAYROLL WITHHOLDINGS

2117.006 Long Term Dis - Wh	(46.39)	1,248.88
2117.008 Union Dues Wh	(492.11)	(5,324.90)
2117.014 Bml Life Ins	38.43	1,030.42
2117.015 Fringe Bene Commute	0.00	7,112.93
2117.016 Wage Execution	946.00	9,040.09
2117.017 Def Comp - Great-West Retirement Service	1,890.39	3,843.78
2117.018 Def Comp - Nationwide Retirement	990.00	520.00
2117.019 Cancer-Sick -Am Heritage	0.00	430.46
2117.020 Garnishment	0.00	2,609.64
2117.021 Flexible Spending & Fee	0.00	(2,944.14)
2117.022 Aflac	(231.80)	1,854.47
2117.023 FSA Deductions	0.00	1,826.85

TOTAL PAYROLL WITHHOLDINGS

(5,830.46) 35,313.71

2119.000 A/P Miscellaneous

0.00 (16,415.73)

ADVANCES

2120.000 Advance - Mystic Activity Center	0.00	2,000.00
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

0.00 459,500.00

2290.000 Deferred Credits

0.00 1,809.00

TOTAL LIABILITIES

(8,404.46) 549,831.93

SURPLUS

2700.000 Surplus (Current Year)	0.00	120.00
---------------------------------	------	--------

TOTAL SURPLUS

0.00 120.00

TOTAL LIABILITIES AND SURPLUS

(8,404.46) 549,951.93

PROOF

0.00 0.00

Somerville Housing Authority

Operating Statement

Five Months Ending 08/31/2025

Program: Revolving Fund Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
EXPENSES							
9999.999 RF Income/Expense	0.00	0.00	0.00	(120.00)	0.00	0.00	120.00
TOTAL EXPENSES	0.00	0.00	0.00	(120.00)	0.00	0.00	120.00
SURPLUS	0.00	0.00	0.00	120.00	0.00	0.00	120.00

Somerville Housing Authority

Balance Sheet

August 2025

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	(36,793.44)	3,141,619.29
1114.000 FSS Escrow Funds	16,414.04	384,174.76
1125.000 Accts Receivable - Hud	0.00	272,120.00
1129.001 A/R Mobility	3,789.68	75,781.46
1129.100 A/R SRO	9,662.00	258,201.76
1129.200 A/R Mainstream	0.00	2,452,500.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	348.17	373,791.46
1210.000 Prepaid Insurance	(4,094.99)	606.38
1210.100 Prepaid Other	0.00	(15,224.36)
1210.200 Prepaid Retirement	(63,809.12)	40,723.17
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	810,211.96
1302.000 Deferred Outflows - GASB75	0.00	42,337.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
TOTAL ASSETS	(74,483.66)	7,879,647.91
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	15,948.04	408,985.12
2114.000 A/P FSS - Funds in Escrow	0.00	(81,150.69)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	11,863.92	6,335.47
2116.100 A/P Landlords Offset	15,144.76	55,228.00
TOTAL 2116.000 A/P LANDLORDS	27,008.68	61,563.47
2117.000 A/P Portable Housing Authorities	0.00	5,133.16
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	(248,909.46)	(29,570.66)
2119.100 A/P Section 8	0.00	2,452,500.72
2135.000 Accrued Comp Balances	0.00	46,592.00
2139.000 Accrued Payroll	0.00	21,242.00
2210.000 HUD HAP Subsidy	0.00	(1,229.00)
2293.200 Deferred Inflows Pension	0.00	9,421.95
2293.300 Deferred Inflows - GASB75	0.00	442,869.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,882,426.00
2339.200 L/T Payable - Pension	0.00	1,785,944.20
TOTAL LIABILITIES	(205,952.74)	7,001,495.89
SURPLUS		
2700.000 SURPLUS	0.00	74,551.83
2700.000 SURPLUS (Current Year)	131,469.08	641,653.33
2700.000 SURPLUS (Unclosed 2023)	0.00	(5,199.00)
2700.000 SURPLUS (Unclosed 2024)	0.00	(4,638.25)
2700.000 SURPLUS (Unclosed 2025)	0.00	2,604.43
2802.000 Inv Cap Ass- Net Of Debt	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Assets	0.00	3,345,223.00
2806.075 VRNP - FSS Forfeited	0.00	52,644.89

Somerville Housing Authority
Balance Sheet
August 2025

Program: Section 8 Voucher Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.100 OPEB/GASB 75	0.00	(2,146,564.00)
2806.200 Pension/GASB68	0.00	(1,150,581.72)
TOTAL SURPLUS	131,469.08	878,152.02
TOTAL LIABILITIES AND SURPLUS	(74,483.66)	7,879,647.91
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
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	2,312.52	0.00	11,669.20	0.00	36,500.00	(24,830.80)
3300.000 Fraud Income - PHA	0.00	1,672.58	0.00	9,950.65	0.00	0.00	9,950.65
3301.000 Fraud Income - HUD	0.00	1,672.58	0.00	9,958.66	0.00	0.00	9,958.66
3400.000 Admin Fee Income	0.00	153,148.00	0.00	802,388.00	0.00	2,066,964.00	(1,264,576.00)
3400.100 Mainstream Admin Fee Incom	0.00	14,035.00	0.00	14,035.00	0.00	0.00	14,035.00
3610.000 Interest Income	0.00	284.11	0.00	1,419.13	0.00	2,600.00	(1,180.87)
3611.000 restricted Interest Income	0.00	64.06	0.00	319.99	0.00	0.00	319.99
3690.000 Other Income	0.00	0.00	0.00	(1,500.00)	0.00	0.00	(1,500.00)
3802.000 Hap Grant Income	0.00	0.00	0.00	10,348,291.00	0.00	0.00	10,348,291.00
TOTAL INCOME	0.00	173,188.85	0.00	11,196,531.63	0.00	2,106,064.00	9,090,467.63
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	86,583.97	0.00	470,995.07	0.00	902,463.00	431,467.93
4130.000 Legal	0.00	0.00	0.00	5,312.68	0.00	8,300.00	2,987.32
4140.000 Staff Training	0.00	0.00	0.00	864.69	0.00	0.00	(864.69)
4150.000 Travel	0.00	0.00	0.00	2,407.19	0.00	30,099.00	27,691.81
4160.000 Mobility Admin Exp	0.00	812.30	0.00	4,516.99	0.00	9,200.00	4,683.01
4170.000 Accounting	0.00	3,407.55	0.00	10,215.66	0.00	38,000.00	27,784.34
4190.000 Sundry Admin Cost	0.00	14,359.05	0.00	147,389.84	0.00	633,119.00	485,729.16
4191.000 Telephone/Internet/Cells	0.00	5,389.44	0.00	17,853.31	0.00	0.00	(17,853.31)
4192.000 Copier/Computer Costs	0.00	252.63	0.00	35,238.80	0.00	0.00	(35,238.80)
4193.000 Office Supplies	0.00	867.86	0.00	10,257.39	0.00	0.00	(10,257.39)
4194.000 Postage	0.00	1,530.81	0.00	5,053.17	0.00	0.00	(5,053.17)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	94,225.00	94,225.00
4512.000 Liability Insurance	0.00	1,370.00	0.00	3,932.38	0.00	0.00	(3,932.38)
4513.000 Worker's Comp Insurance	0.00	2,724.99	0.00	13,624.95	0.00	0.00	(13,624.95)
4540.000 Employee Benefits	0.00	65,637.35	0.00	430,711.73	0.00	409,163.00	(21,548.73)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
TOTAL ADMIN EXPENSES	0.00	182,935.95	0.00	1,158,373.85	0.00	2,154,569.00	996,195.15
HAP EXPENSES							
4715.000 Haps	0.00	(487,153.29)	0.00	6,932,599.49	0.00	0.00	(6,932,599.49)
4715.005 PORT OUT HAPS	0.00	12,450.00	0.00	84,145.00	0.00	0.00	(84,145.00)
4715.010 MAINSTREAM HAPS	0.00	(192,384.51)	0.00	(199,415.40)	0.00	0.00	199,415.40
4715.020 HOME-OWNERSHIP HAPS	0.00	26,546.00	0.00	129,207.00	0.00	0.00	(129,207.00)
4715.050 FSS HAPS PAYMENTS	0.00	14,315.00	0.00	76,847.00	0.00	0.00	(76,847.00)
4715.060 DHAP HAPS	0.00	370,496.50	0.00	1,823,020.94	0.00	0.00	(1,823,020.94)
4715.070 FAMILY UNIFICATION HAPS	0.00	114,514.12	0.00	550,214.42	0.00	0.00	(550,214.42)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(114.00)	0.00	0.00	114.00
TOTAL HAP EXPENSES	0.00	(141,216.18)	0.00	9,396,504.45	0.00	0.00	(9,396,504.45)
TOTAL EXPENSES	0.00	41,719.77	0.00	10,554,878.30	0.00	2,154,569.00	(8,400,309.30)
SURPLUS	0.00	131,469.08	0.00	641,653.33	0.00	(48,505.00)	690,158.33

Somerville Housing Authority

Balance Sheet

August 2025

Program: SRO

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - SRO Checking - 3001	0.00	158,267.05
1155.000 Revolving Fund Advance	0.00	1,000.00
1160.000 Investments	4.49	4,820.51
1210.000 Prepaid Insurance	(1.72)	(8.60)
1210.100 Prepaid Other	0.00	(154.20)
1210.200 Prepaid Retirement	(553.42)	719.15
1300.000 Deferred Outflows	0.00	8,845.26
1302.000 Deferred Outflows - GASB75	0.00	431.28
1403.000 Furn-Fixtures-Equip	0.00	160.23
1405.000 Accum Depn - Furn & Equip	0.00	(160.23)
TOTAL ASSETS	(550.65)	173,920.45
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.000 Accts Payable - Hud	0.00	28,242.00
2119.000 A/P Revolving Fund	(10,646.38)	(248,108.51)
2119.100 A/P Section 8	9,662.00	258,201.76
2135.000 Accrued Comp Abs	0.00	650.00
2293.200 Deferred Inflow Pension	0.00	89.74
2293.300 Deferred Inflows - GASB75	0.00	4,850.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	20,760.00
2339.200 L/T Payable - Pension	0.00	19,308.40
2720.000 Admin Fee Contra	(1,828.80)	(9,101.88)
TOTAL LIABILITIES	(2,813.18)	74,891.51
SURPLUS		
2700.000 Revenue-Exp Close Out	0.00	(17,905.33)
2700.000 Revenue-Exp Close Out (Current Year)	2,262.53	8,460.40
2700.000 Revenue-Exp Close Out (Unclosed 2024)	0.00	5.30
2700.000 Revenue-Exp Close Out (Unclosed 2025)	0.00	26.24
2805.000 Restricted Net Assets HAP	0.00	2,447.77
2806.000 Unrestricted Net Assets	0.00	142,291.91
2806.100 GASB 45/OPEB URNA	0.00	(23,688.00)
2806.200 GASB 68/Pension	0.00	(12,609.35)
TOTAL SURPLUS	2,262.53	99,028.94
TOTAL LIABILITIES AND SURPLUS	(550.65)	173,920.45
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: SRO Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	1,828.80	0.00	9,101.88	0.00	23,226.00	(14,124.12)
3610.000 Interest Income	0.00	4.49	0.00	22.42	0.00	60.00	(37.58)
3802.000 Hap Grant Income	0.00	0.00	0.00	45,597.00	0.00	0.00	45,597.00
TOTAL INCOME	0.00	1,833.29	0.00	54,721.30	0.00	23,286.00	31,435.30
EXPENSES							
4110.000 Admin Salaries	0.00	817.16	0.00	4,442.62	0.00	9,728.00	5,285.38
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	100.00	100.00
4150.000 Travel	0.00	0.00	0.00	21.83	0.00	57.00	35.17
4170.000 Accounting	0.00	232.91	0.00	784.71	0.00	2,900.00	2,115.29
4190.000 Sundry Admin Cost	0.00	103.93	0.00	966.76	0.00	3,066.00	2,099.24
4191.000 Telephone/Internet/Cell	0.00	53.93	0.00	179.14	0.00	0.00	(179.14)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	4,370.00	4,370.00
4512.000 Liability Insurance	0.00	1.72	0.00	18.96	0.00	0.00	(18.96)
4540.000 Employee Benefits	0.00	570.11	0.00	3,749.12	0.00	3,422.00	(327.12)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
4715.000 Haps	0.00	(2,209.00)	0.00	36,097.76	0.00	0.00	(36,097.76)
TOTAL EXPENSES	0.00	(429.24)	0.00	46,260.90	0.00	26,643.00	(19,617.90)
SURPLUS	0.00	2,262.53	0.00	8,460.40	0.00	(3,357.00)	11,817.40

Somerville Housing Authority

Balance Sheet

August 2025

Program: Waterworks I

Project: Consolidated

	Period Amount	Balance
ASSETS		
CASH		
1112.000 Cash Waterworks I	540.76	651,369.58
1112.001 Cash Laundry Century Bank	177.27	20,247.19
TOTAL CASH	718.03	671,616.77
1119.000 Due from Affiliates-other	0.00	25,000.00
ACCOUNTS RECEIVABLE		
1122.000 Tenant A/R	(125.00)	1,590.00
1122.000.BL Tenant A/R Balance Load	0.00	(4,638.00)
1122.001 Tenant A/R Contra	125.00	(1,590.00)
1122.4 A/R Subsidy	5,419.00	5,419.00
1129.000 A/R Tenant	(50.00)	1,590.00
TOTAL ACCOUNTS RECEIVABLE	5,369.00	2,371.00
RESERVE & ESCROW FUNDING		
1160.350 Supplemental Reserve	105.86	62,423.41
1160.500 Capitalized Reserve	0.00	85,222.93
TOTAL RESERVE & ESCROW FUNDING	105.86	147,646.34
PREPAID EXPENSE		
1211.000 Prepaid Insurance	(16,450.00)	24,504.00
1211.100 Prepaid Expense	(1,214.06)	4,856.22
TOTAL PREPAID EXPENSE	(17,664.06)	29,360.22
FIXED ASSETS		
1400.400 Land/Building Purchase	0.00	1.00
1400.401 Land Improvements	0.00	292,507.00
1400.402 Buildings & Improvements	0.00	12,387,091.66
1400.403 Other Equipment	0.00	176,926.75
1400.406 Accumulated Depreciation	0.00	(2,416,220.95)
TOTAL FIXED ASSETS	0.00	10,440,305.46
1489.001 Other Financing Costs	0.00	117,386.85
1601.000 DHCD Tax Credit Fee	0.00	36,874.00
1602.000 NPS Historic Tax Credit Fee	0.00	2,250.00
1604.000 Other Financing Costs	0.00	144,556.00
1606.000 Accumulated Amortization	0.00	(19,455.59)
1606.001 Accumulated Amortization-Finance Fees	0.00	(81,828.00)
TOTAL ASSETS	(11,471.17)	11,516,083.05
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2111.000 Accrued Other	6,145.20	34,179.93
2111.200 Accrued Tenant Assoc - Laundry	86.50	1,386.83
2111.300 AP Tenants	0.00	(304.00)
2119.100 A/P Affordable Housing	0.00	515,553.36
2119.200 L/T A/P Affordable Housing	0.00	407,762.26
TOTAL ACCOUNTS PAYABLE	6,231.70	958,578.38
2124.000 Accrued Asset Mgmt Fee	0.00	2,823.69
2132.010 Accrued Interest -First Mortgage	0.00	7,823.38

Somerville Housing Authority

Balance Sheet

August 2025

Program: Waterworks I

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

2133.004 Accrued Interest - City of Somerville	0.00	208,140.57
2133.005 Accrued Interest - Predevelopment	0.00	76,031.36
2133.006 Accrued Interest - Sponsor Loan	0.00	23,945.25
2200.000 Deferred Revenue-Grants	0.00	194,400.00
2200.001 Deferred Grant - Current Portion	0.00	6,075.00
2240.000 Prepaid Rent	0.00	77,112.00

L/T LOANS PAYABLE

2301.200 L/T Boston Capital Loan	0.00	7,206,213.00
2301.450 Century Bank Permanent Mortgage	(3,782.66)	1,644,170.15
2301.460 Current Portion - Perm Mortgage	0.00	45,660.08
2301.500 L/T City of Somerville Loan	0.00	1,441,538.25
2301.600 State Historic Credit Note Payable	0.00	1,493,250.00

TOTAL L/T LOANS PAYABLE

(3,782.66)	11,830,831.48
------------	---------------

TOTAL LIABILITIES

2,449.04	13,385,761.11
----------	---------------

SURPLUS

2800.000 Surplus	0.00	(1,856,107.72)
2800.000 Surplus (Current Year)	17,688.68	125,539.64
2806.000 Unrestricted Net Assets	0.00	(0.46)
2806.100 Syndication Cost	0.00	(23,844.00)
2806.200 Member Distribution - ILP	(31,608.89)	(53,843.76)
2806.300 Member Distribution - GP	0.00	(61,421.76)

TOTAL SURPLUS

(13,920.21)	(1,869,678.06)
-------------	----------------

TOTAL LIABILITIES AND SURPLUS

(11,471.17)	11,516,083.05
-------------	---------------

PROOF

0.00	0.00
------	------

Somerville Housing Authority
Operating Statement
Eight Months Ending 08/31/2025
Program: Waterworks I Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Tenant Rent	406.52	10,163.00	499.58	99,916.77	880.97	264,290.04	(164,373.27)
3110.002 Tenant Assistance Payments	(127.27)	(3,181.67)	1,824.21	364,841.54	1,876.80	563,040.00	(198,198.46)
3110.003 Vacancy Loss	130.27	3,256.67	(147.47)	(29,493.54)	82.80	24,840.00	(54,333.54)
3110.100 Subsidy Income	2,406.28	60,157.00	300.79	60,157.00	0.00	0.00	60,157.00
3610.000 Interest Income	10.32	257.89	9.79	1,958.23	0.00	0.00	1,958.23
3690.000 Laundry Income	3.46	86.50	4.78	956.00	8.33	2,499.96	(1,543.96)
TOTAL INCOME	2,829.58	70,739.39	2,491.68	498,336.00	2,848.90	854,670.00	(356,334.00)
EXPENSES							
4110.000 Admin Salaries	154.00	3,850.00	175.61	35,121.60	77.94	23,381.04	(11,740.56)
4130.000 Legal	0.00	0.00	1.01	201.00	5.83	1,749.96	1,548.96
4170.000 Accounting	30.05	751.33	26.30	5,259.31	30.05	9,015.96	3,756.65
4170.002 Auditing	66.67	1,666.67	152.78	30,556.36	66.67	20,000.04	(10,556.32)
SUNDRY EXPENSE							
4190.003 Telecommunications	30.79	769.82	26.99	5,398.07	25.71	7,713.00	2,314.93
4190.006 Office Supplies	15.87	396.80	3.94	788.26	3.33	999.96	211.70
4190.007 Computer Supplies/Fees	130.67	3,266.84	51.92	10,384.72	34.26	10,278.96	(105.76)
4190.011 Administrative Consulting	0.00	0.00	3.66	731.50	9.63	2,888.04	2,156.54
4190.019 Management Fees	99.81	2,495.24	99.16	19,831.83	107.42	32,226.00	12,394.17
4190.020 Asset Management Fee	152.41	3,810.13	19.05	3,810.13	12.34	3,701.04	(109.09)
4190.099 Misc Admin Exp	0.00	0.00	9.87	1,974.56	66.67	20,000.04	18,025.48
TOTAL SUNDRY EXPENSE	429.55	10,738.83	214.60	42,919.07	259.36	77,807.04	34,887.97
4191.000 Telephone/Internet/Cells	0.00	0.00	4.86	971.29	0.00	0.00	(971.29)
4230.000 Tenant Service	38.16	954.08	33.39	6,678.56	38.16	11,448.96	4,770.40
UTILITIES							
4310.000 Water	148.26	3,706.56	50.43	10,085.63	0.00	0.00	(10,085.63)
4320.000 Electricity	359.91	8,997.72	192.52	38,504.42	0.00	0.00	(38,504.42)
4330.000 Gas	32.96	823.92	15.95	3,190.45	20.00	6,000.00	2,809.55
TOTAL UTILITIES	541.13	13,528.20	258.90	51,780.50	20.00	6,000.00	(45,780.50)
4410.000 Maint Labor	181.44	4,536.00	177.75	35,549.37	216.27	64,881.00	29,331.63
4420.000 Maintenance Materials	0.00	0.00	0.52	104.98	0.00	0.00	(104.98)
CONTRACT SERV							
4430.000 Contract Services	7.89	197.22	200.38	40,075.96	68.54	20,562.00	(19,513.96)
4430.001 Trash	17.95	448.87	15.71	3,142.09	28.00	8,400.00	5,257.91
4430.004 Elevator service	5.32	133.00	18.86	3,772.50	15.00	4,500.00	727.50
4430.005 Landscaping & Snow	0.00	0.00	1.00	200.00	6.67	2,000.04	1,800.04
4430.009 Extermination	5.40	135.00	4.14	827.08	8.33	2,499.96	1,672.88
4430.100 Fees for Service	0.00	0.00	0.00	0.00	6.67	2,000.04	2,000.04
TOTAL CONTRACT SERV	36.56	914.09	240.09	48,017.63	133.21	39,962.04	(8,055.59)
MAINTENANCE EXPENSE							
4431.001 Routine Maintenance Supplies	94.11	2,352.75	48.44	9,688.92	66.67	20,000.04	10,311.12
TOTAL MAINTENANCE EXPENSE	94.11	2,352.75	48.44	9,688.92	66.67	20,000.04	10,311.12
4480.000 Security Cost	22.23	555.75	19.45	3,890.25	22.23	6,669.00	2,778.75
INSURANCE							
4510.000 Insurance	218.59	5,464.79	219.43	43,885.27	216.67	65,000.04	21,114.77
TOTAL INSURANCE	218.59	5,464.79	219.43	43,885.27	216.67	65,000.04	21,114.77
BENEFITS EXPENSE							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.18	54.00	54.00
4540.001 Emp Ben - Pension	51.95	1,298.79	51.01	10,202.15	58.04	17,412.96	7,210.81
4540.002 Emp Ben - Grp Ins	19.84	495.91	5.08	1,015.46	0.53	159.00	(856.46)

Somerville Housing Authority
Operating Statement
Eight Months Ending 08/31/2025
Program: Waterworks I Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
BENEFITS EXPENSE							
4540.003 Emp Ben - Unemploy	0.94	23.48	1.19	238.10	57.32	17,196.96	16,958.86
4540.004 Emp Ben-Medi Admin	2.23	55.82	2.88	576.67	2.85	855.00	278.33
4540.005 Emp Ben- Medi Maint	2.27	56.85	2.15	430.58	1.27	381.96	(48.62)
TOTAL BENEFITS EXPENSE	77.23	1,930.85	62.31	12,462.96	120.20	36,059.88	23,596.92
4580.001 Interest Expense - Perm Loan	232.29	5,807.37	228.55	45,709.29	231.40	69,420.00	23,710.71
TOTAL EXPENSES	2,122.03	53,050.71	1,863.98	372,796.36	1,504.65	451,395.00	78,598.64
SURPLUS	707.55	17,688.68	627.70	125,539.64	1,344.25	403,275.00	(277,735.36)

TENANT SELECTION REPORT - September 2025
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	8	6	58905	1772
Federal Family	48	13	2126	530
State Elderly	4	3	15806	510
Federal Elderly	35	9	929	158
S8NC (Hagan Manor)	24	5	681	204
S8NC (Bryant)	22	5	306	33
Total Public Housing	141	41	78753	3207
Section 8	9	3	2,068	2,071
SRO	5	3	418	64
DHAP	5	2	1002	116
Mainstream	0	0	513659	6811
FYI	4	0	6	0
VASH	0	0	0	0
Walnut Street	6	3	397	30
Linden Street	11	4	1608	189
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	6	3	508	45
Waterworks	24	16	857	285
Waterworks II	23	15	525	152
Capen Court	22	13	1892	344
20 Stephenson	16	9	1451	42
Total Leased Housing	131	71	524,904	10,176
	272	112	603657	13383

VACANCY REPORT SEPTEMBER 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	21	3	24	13%
	Bryant	130	4	134	3%
FEDERAL ELDERLY	Brady Towers	82	2	84	2%
	Ciampa Manor	51	2	53	4%
	Highland Garden	42	0	42	0%
	Properzi Manor	103	7	110	6%
	Weston Manor	80	0	80	0%
FEDERAL FAMILY	Mystic View	212	3	215	1%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	99	1	100	1%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	234	2	236	1%
	Clarendon Hill	N/A due to redevelopment of property			
	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: 10/16/2025

Re: Section 8 Voucher Utilization & Spending Projection Reports as of October 2025

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of October 2025. 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. SHA is also still working on lease-up for the Waterworks II and Clarendon Hill projects, and is working with the Shortfall Prevention Team to ensure we receive funding for those vouchers as well. SHA is working on lease-up for Clarendon Hill, and plans to have Waterworks II leased before the end of the month following construction completion.

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



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, 2) Project: All Projects, 3) Effective Date: 10/8/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	2	0	0	100	102	10
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	7	7	1
PBV - Linden Street	18	0	0	0	0	17	17	1
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	7	7	1
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
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	1	0	0	4	685	690	108
TBV - Family Unification Program	50	1	0	0	0	47	48	2
TBV - FUP/FYI	29	4	1	0	0	18	23	6
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	1	191	192	8
TBV - VASH	10	0	0	0	0	10	10	0
Grand Totals	1380	6	3	0	5	1227	1241	141

End of Report

MA031 HCV Leasing and Spending Projection - The Goods

						Utilization Report:		HCV Utilization Report June 2025						Print				TYT Guide						
PHA Name		Somerville Housing Authority		PHA Number		MA031						Save		Access Additional Tools		Disclaimer								
ACC/Funding Information						Funding Proration Levels				Program Projection Variables						Leasing and Spending Outcomes: Current and Following Year Projections								
ACC		Current Year (2025)	Year 2 (2026)	Year 3 (2027)			HAP				Success Rate	78%	Annual Turnover Rate	5.7%				2025		2026				
Beginning ACC Vouchers		1,233	1,240	1,240			Year 2 (2026) Rebenchmark	100.0%						EOP Rate as of 09/15/2025 (68 TB.PB EOPs): 5.93%				UML % of ACC (UMA)	90.7%	90.8%				
Funding Components		Current Year (2025)	Year 2 (2026)	Year 3 (2027)			Year 3 (2027) Rebenchmark	100.0%			Time from Issuance to HAP Effective Date (Current: 2.28 months)								HAP Exp as % of All Funds	104.2%	102.6%			
Initial BA Funding (net offset)		\$25,013,584	\$26,250,558	\$26,971,432			Administrative Fees				% leased in 30 days	18%							HAP Exp as % of Eligibility only	104.3%	102.6%			
Offset of HAP Reserves		\$0					Year 1 (2025)	90.0%			% leased in 30 to 60 days	40%							End of Year Results					
Set Aside Funding		\$0					Year 2 (2026)	90.0%			% leased in 60 to 90 days	38%							Projected 12/31 Total HAP Reserves	-\$1,054,257	-\$675,805			
New ACC Units Funding		\$156,801	\$45,069	\$0							% leased in 90 to 120 days	4%							HAP Reserves as % of ABA (Start: 0.1%)	-4.2%	-2.6%			
Total ABA Funding Provided		\$25,170,385	\$26,295,627	\$26,971,432							% leased in 120 to 150 days	0%												
PHA Income		\$11,674	\$0																End of Year 3 Results (2027)					
Total Cash- Supported Prior Year-End Reserves		\$14,242	\$0	\$0			HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check												\$1,018,146	3.8%	Projected Total HAP Reserves ===== Reserves % BA			
						HUD-established CYE HHR	\$373,226		HUD-established CYE HHR															
Total Funding						HUD-Calculated Restricted Net Position	(\$368,951)	\$2,205,835	PHA-Held Cash 12/31/2024 (VMS)					Administrative Fees Analysis		See Detail			2025		2026			
Total Funding Available		\$25,196,301	\$26,295,627	\$26,971,432			HUD- Reconciled	\$4,275	\$2,579,061	HUD-Reconciled (Cash Capped)			<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,863,820	\$1,869,531							
						Lower of H17/I17 (May Override)	\$14,242		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.			\$157.17	\$146.68	Expense	\$1,314,554	\$1,301,724							
						HUD-Reconciled RNP v PHA-Reported RNP										Expense %	70.5%	69.6%						
						HUD v. PHA difference: (\$436,100.00) or - 1.7% of Eligibility	\$67,149	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$368,951)					MA031 has a cost per UML of \$80.67 compared to its Earnings/UML & Size peer group of \$93.31 (a difference of -15.7%) and its state peer group (of all PHAs in the state) of \$130.48 (a difference of -61.7%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2025 Calendar Year-End (CYE) UNP of \$3,758,225 (or 201.6% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,307,491 (or 230.4% of CY 2026 Earned Admin Fees).								

MA031 HCV Leasing and Spending Projection - The Goods

	2025	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	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
	Jan-25	1,233	1,130	\$2,169,892					1,130	\$2,169,892	\$1,920		91.6%	103.4%	91.6%	103.4%
	Feb-25	1,233	1,131	\$2,184,608					1,131	\$2,184,608	\$1,932		91.7%	103.8%	91.7%	104.2%
	Mar-25	1,237	1,127	\$2,155,962					1,127	\$2,155,962	\$1,913		91.5%	103.5%	91.1%	102.8%
	Apr-25	1,237	1,127	\$2,168,261					1,127	\$2,168,261	\$1,924		91.4%	103.4%	91.1%	103.4%
	May-25	1,237	1,124	\$2,201,489					1,124	\$2,201,489	\$1,959		91.3%	103.7%	90.9%	105.0%
	Jun-25	1,237	1,125	\$2,177,351					1,125	\$2,177,351	\$1,935		91.2%	103.8%	90.9%	103.8%
	Jul-25	1,240	1,116	\$2,209,002					1,116	\$2,209,002	\$1,979		91.1%	104.0%	90.0%	105.3%
	Aug-25	1,240	1,102	\$2,168,423					1,102	\$2,168,423	\$1,968		90.8%	103.9%	88.9%	103.4%
	Sep-25	1,240	1,100	\$2,155,500					1,100	\$2,155,500	\$1,960		90.6%	103.8%	88.7%	102.8%
	Oct-25	1,240	1,102	\$2,158,636	9				1,102	\$2,158,636	\$1,959		90.4%	103.7%	88.9%	102.9%
	Nov-25	1,240	0	\$0	0	38	1	-5.2	1,136	\$2,230,161	\$1,963	\$1,963	90.5%	103.9%	91.6%	106.3%
	Dec-25	1,240	0	\$0	0	21	3	-5.4	1,154	\$2,271,273	\$1,967	\$1,967	90.7%	104.3%	93.1%	108.3%
	Total	14,854	11,184	\$21,749,124	9	59	4	-10.6	13,475	\$26,250,558	\$1,948		90.7%	104.3%		
	2026															
	Jan-26	1,240			0	1	3	-5.5	1,152	\$2,271,980	\$1,972	\$1,972	92.9%	103.7%	92.9%	103.7%
	Feb-26	1,240			0	1	0	-5.5	1,148	\$2,267,968	\$1,976	\$1,976	92.7%	103.6%	92.6%	103.5%
	Mar-26	1,240			0	1	0	-5.4	1,143	\$2,263,412	\$1,980	\$1,980	92.6%	103.5%	92.2%	103.3%
	Apr-26	1,240			0	1	0	-5.4	1,138	\$2,258,870	\$1,985	\$1,985	92.4%	103.4%	91.8%	103.1%
	May-26	1,240			0	1	0	-5.4	1,133	\$2,254,343	\$1,989	\$1,989	92.2%	103.3%	91.4%	102.9%
	Jun-26	1,240			0	1	0	-5.4	1,129	\$2,249,831	\$1,993	\$1,993	92.0%	103.2%	91.0%	102.7%
	Jul-26	1,240			0	1	0	-5.4	1,124	\$2,245,333	\$1,998	\$1,998	91.8%	103.1%	90.6%	102.5%
	Aug-26	1,240			0	1	0	-5.3	1,119	\$2,240,849	\$2,002	\$2,002	91.6%	103.0%	90.3%	102.3%
	Sep-26	1,240			0	1	0	-5.3	1,115	\$2,236,380	\$2,006	\$2,006	91.4%	102.9%	89.9%	102.1%
	Oct-26	1,240			0	1	0	-5.3	1,110	\$2,231,925	\$2,011	\$2,011	91.2%	102.8%	89.5%	101.9%
	Nov-26	1,240			0	1	0	-5.3	1,105	\$2,227,484	\$2,015	\$2,015	91.0%	102.7%	89.1%	101.7%
	Dec-26	1,240			0	1	0	-5.2	1,101	\$2,223,058	\$2,019	\$2,019	90.8%	102.6%	88.8%	101.4%
	Total	14,880	0	\$0	0	8	3	-64.4	13,518	\$26,971,432	\$1,995		90.8%	102.6%		
	FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$2,310,100 compares to VMS RNP plus UNP of \$3,412,372. SPVs: Additional SPV leasing should focus on the 27 unleased FUP vouchers and the 9 unleased NED vouchers. PBVs: Currently, the PHA reports 138 leased PBVs, for a leased PBV rate of 97%. Additional leasing should focus on the 5 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.															Comments (Hover for VMS Comments)
	Graphs															

MA031 MS Leasing and Spending Projection - The Goods

						Utilization Report:		HCV Utilization Report June 2025								TYT Guide	
PHA Name	Somerville Housing Authority		PHA Number	MA031													
ACC/Funding Information				Funding Proration				Program Projection Variables						Leasing and Spending Outcomes: Current and Following Year Projections			
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP				Success Rate	0%	Annual Turnover Rate	5.4%			2025	2026		
Beginning ACC Vouchers	112	112	112	Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 09/15/2025 (6 EOPs): 5.41%		UML % of ACC (UMA)	91.8%	85.9%			
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%			Time from Issuance to HAP Effective Date (Current: 2.28 months)				HAP Exp as % All Funds	106.6%	92.1%			
Initial BA Funding	\$2,154,765	\$2,297,437	\$2,116,623	Upload DCR			% leased in 30 days		18%			HAP Exp as % of Eligibility only	106.6%	92.1%			
							% leased in 30 to 60 days		40%			End of Year Results					
Set Aside Funding	\$0			Administrative Fees				% leased in 60 to 90 days	38%			Projected 12/31 Total HAP Reserves	-\$142,672	\$180,814			
New ACC Units Funding	\$0	\$0	\$0	Year 1 (2025)	90.0%			% leased in 90 to 120 days	4%			HAP Reserves as % of ABA (Start: 0.0%)	-6.6%	7.9%			
Total ABA Funding Provided	\$2,154,765	\$2,297,437	\$2,116,623	Year 2 (2026)	89.0%			% leased in 120 to 150 days	0%								
PHA Income	\$0	\$0										Comments					
Total Cash-Supported Prior Year-End Reserves	\$0	\$0	\$180,814	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check													
				HUD-established CYE HHR	\$6,944		HUD-established CYE HHR										
Total Funding				HUD-Calculated Restricted Net Position	(\$6,995)	\$144,381	PHA-Held Cash 12/31/2023 (VMS)										
Total Funding Available	\$2,154,765	\$2,297,437	\$2,297,437	HUD-Reconciled	(\$51)	\$151,325	HUD-Reconciled (Cash-Capped)										
				Lower of HUD-Reconciled/ Cash-Capped	\$0		Lower of H17/I17										
				HUD-Reconciled RNP v PHA-Reported RNP													
				HUD v. PHA difference: (\$74,144.00) or - 3.4% of Eligibility	\$67,149	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$6,995)										

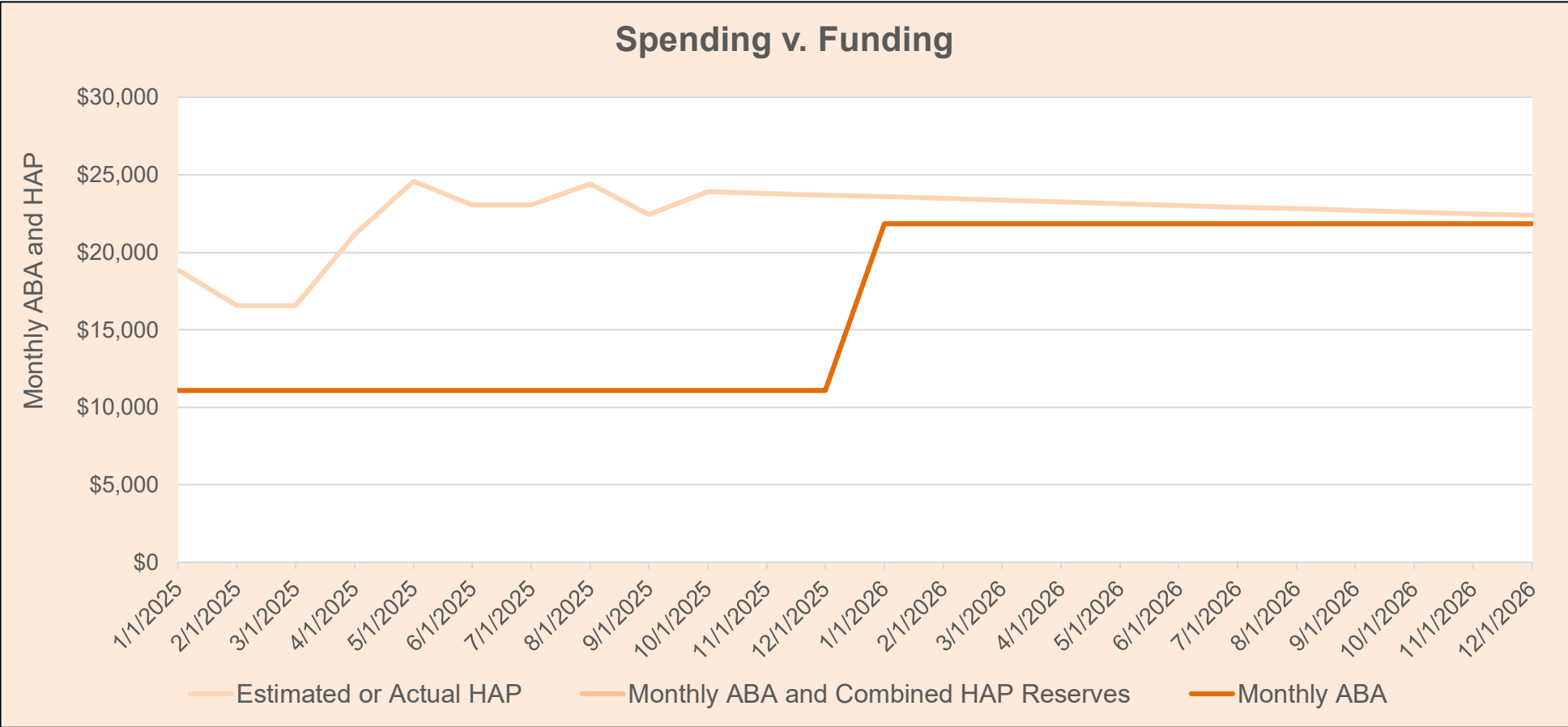
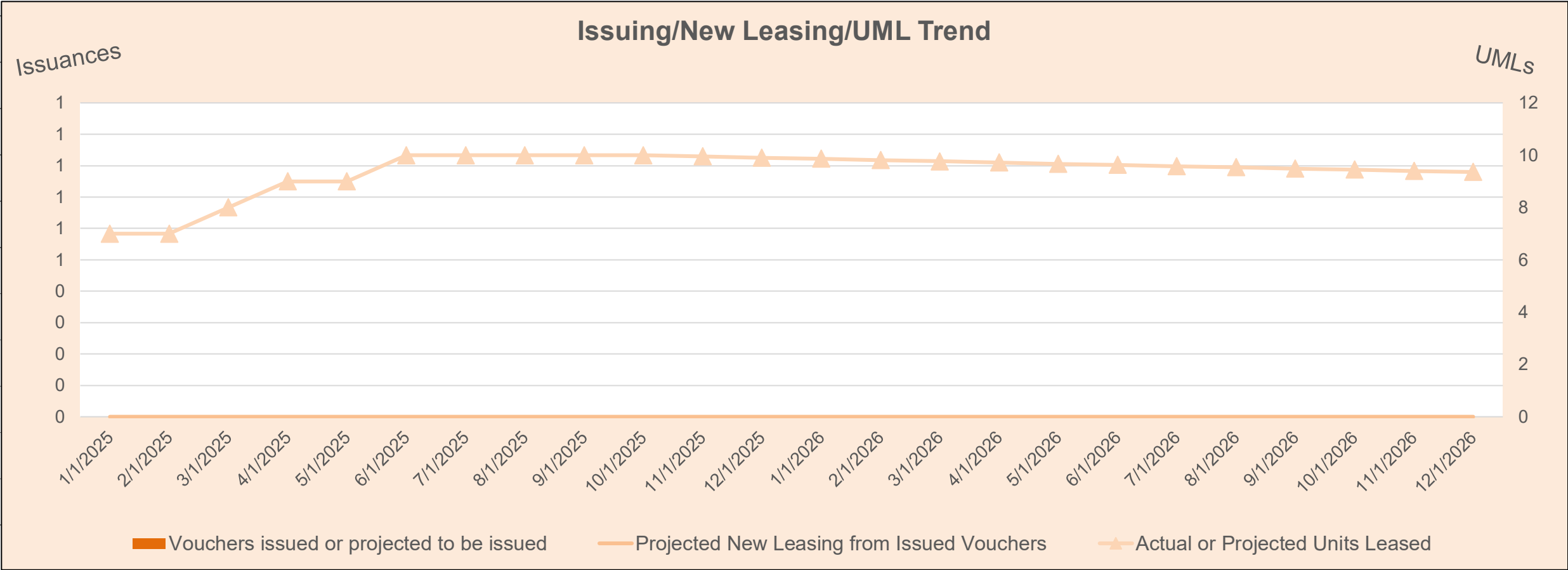
MA031 MS Leasing and Spending Projection - The Goods

	2025	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-25	112	109	\$201,383					109	\$201,383	\$1,848		97.3%	112.2%	97.3%	112.2%
	Feb-25	112	109	\$196,419					109	\$196,419	\$1,802		97.3%	110.8%	97.3%	109.4%
	Mar-25	112	106	\$196,660					106	\$196,660	\$1,855		96.4%	110.4%	94.6%	109.5%
	Apr-25	112	104	\$199,014					104	\$199,014	\$1,914		95.5%	110.5%	92.9%	110.8%
	May-25	112	103	\$192,371					103	\$192,371	\$1,868		94.8%	109.8%	92.0%	107.1%
	Jun-25	112	103	\$190,631					103	\$190,631	\$1,851		94.3%	109.2%	92.0%	106.2%
	Jul-25	112	101	\$194,199					101	\$194,199	\$1,923		93.8%	109.0%	90.2%	108.2%
	Aug-25	112	100	\$187,380					100	\$187,380	\$1,874		93.2%	108.5%	89.3%	104.4%
	Sep-25	112	100	\$187,123					100	\$187,123	\$1,871		92.8%	108.0%	89.3%	104.2%
	Oct-25	112	100	\$185,140					100	\$185,140	\$1,851		92.4%	107.5%	89.3%	103.1%
	Nov-25	112	0	\$0			0	-0.5	100	\$184,084	\$1,849	\$1,849	92.1%	107.0%	88.9%	102.5%
	Dec-25	112	0	\$0			0	-0.4	99	\$183,033	\$1,847	\$1,847	91.8%	106.6%	88.5%	101.9%
	Total	1,344	1,035	\$1,930,320	0	0	0	-0.9	1,234	\$2,297,437	\$1,862		91.8%	106.6%		
	2026															
	Jan-26	112					0	-0.4	99	\$181,989	\$1,845	\$1,845	88.1%	95.1%	88.1%	95.1%
	Feb-26	112					0	-0.4	98	\$180,951	\$1,842	\$1,842	87.9%	94.8%	87.7%	94.5%
	Mar-26	112					0	-0.4	98	\$179,918	\$1,840	\$1,840	87.7%	94.5%	87.3%	94.0%
	Apr-26	112					0	-0.4	97	\$178,892	\$1,838	\$1,838	87.5%	94.2%	86.9%	93.4%
	May-26	112					0	-0.4	97	\$177,871	\$1,836	\$1,836	87.3%	94.0%	86.5%	92.9%
	Jun-26	112					0	-0.4	96	\$176,856	\$1,834	\$1,834	87.1%	93.7%	86.1%	92.4%
	Jul-26	112					0	-0.4	96	\$175,847	\$1,831	\$1,831	86.9%	93.4%	85.7%	91.8%
	Aug-26	112					0	-0.4	96	\$174,844	\$1,829	\$1,829	86.7%	93.2%	85.3%	91.3%
	Sep-26	112					0	-0.4	95	\$173,846	\$1,827	\$1,827	86.5%	92.9%	85.0%	90.8%
	Oct-26	112					0	-0.4	95	\$172,854	\$1,825	\$1,825	86.3%	92.7%	84.6%	90.3%
	Nov-26	112					0	-0.4	94	\$171,868	\$1,823	\$1,823	86.1%	92.4%	84.2%	89.8%
	Dec-26	112					0	-0.4	94	\$170,887	\$1,820	\$1,820	85.9%	92.1%	83.8%	89.3%
	Total	1,344	0	\$0	0	0	0	-5.2	1,155	\$2,116,623	\$1,833		85.9%	92.1%		

PHA Name		Somerville Housing Authority		PHA Number		MA031																Print									
VASH ACC and Funding Information						VASH Funding Proration Levels						VASH Program Projection Variables						VASH Leasing and Spending Outcomes: Current and Following Year Projections													
ACC		Current Year (2025)		Year 2 (2026)		Year 3 (2027)				Years 2 & 3 Rebenchmarking Proration		100.0%						Success Rate		78%		Annual Turnover Rate		5.7%				2025		2026	
Beginning ACC # Vouchers		10		10		10														UML % of ACC (UMA)		91.5%		96.1%							
Funding Components		Current Year (2025)		Year 2 (2026)		Year 3 (2027)				Note: Unlike Mainstream (MS) and Emergency Housing Vouchers (EHV), VASH is not a separate program. In other words, the VASH program is part of the broader HCV program found on the "Projection Analysis" Tab.				Time from Issuance to HAP Effective Date (Current: 2.28 months)								HAP Exp as % All Funds		197.0%		105.2%					
Initial BA Funding (net offset)		\$51,492		\$262,088		\$275,680						% leased in 30 days		18%						HAP Exp as % of Eligibility only		197.0%		105.2%							
												% leased in 30 to 60 days		40%						End of Year Results											
Set Aside Funding												% leased in 60 to 90 days		38%						Projected 12/31 Total HAP Reserves		-\$129,074		-\$13,592							
New ACC Units Funding		\$81,522		\$0		\$0						% leased in 90 to 120 days		4%						HAP Reserves as % of ABA (Start: 0.0%)		-97.0%		-5.2%							
Total VASH ABA Funding Provided		\$133,014		\$262,088		\$275,680						% leased in 120 to 150 days		0%																	
PHA VASH Income																															
VASH Reserves				\$0		\$0						VASH Awards by Year																			
										2008-2016 Awards		2008-2016 PBV Awards		2017-2019 Awards		2020 Awards		2022 Awards		2023 Award		2024 Awards									
Total Funding										0		0		0		0		0		0		10									
Total Funding Available		\$133,014		\$262,088		\$275,680																									
																				Total VASH		10									

MA031 VASH Leasing and Spending Projection - The Goods

2025	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-25	10	7	\$18,868			0	0.0	7	\$18,868	\$2,695		70.0%	170.2%	70.0%	170.2%	
Feb-25	10	7	\$16,560			0	0.0	7	\$16,560	\$2,366		70.0%	159.8%	70.0%	149.4%	
Mar-25	10	8	\$16,560			0	0.0	8	\$16,560	\$2,070		73.3%	156.3%	80.0%	149.4%	
Apr-25	10	9	\$21,166			0	0.0	9	\$21,166	\$2,352		77.5%	165.0%	90.0%	191.0%	
May-25	10	9	\$24,575			0	0.0	9	\$24,575	\$2,731		80.0%	176.3%	90.0%	221.7%	
Jun-25	10	10	\$23,054			0	0.0	10	\$23,054	\$2,305		83.3%	181.6%	100.0%	208.0%	
Jul-25	10	10	\$23,054			0	0.0	10	\$23,054	\$2,305		85.7%	185.4%	100.0%	208.0%	
Aug-25	10	10	\$24,405			0	0.0	10	\$24,405	\$2,441		87.5%	189.7%	100.0%	220.2%	
Sep-25	10	10	\$22,432			0	0.0	10	\$22,432	\$2,243		88.9%	191.1%	100.0%	202.4%	
Oct-25	10	10	\$23,918			0	0.0	10	\$23,918	\$2,392		90.0%	193.6%	100.0%	215.8%	
Nov-25	10	0	\$0			0	0.0	10	\$23,804	\$2,392		90.9%	195.5%	99.5%	214.8%	
Dec-25	10	0	\$0			0	0.0	10	\$23,692	\$2,392		91.5%	197.0%	99.1%	213.7%	
Total	120	90	\$214,592	0	0	0	-0.5	110	\$262,088			91.5%	197.0%			
2026																
Jan-26	10					0	0.0	10	\$23,579	\$2,392		98.6%	108.0%	98.6%	108.0%	
Feb-26	10					0	0.0	10	\$23,467	\$2,392		98.3%	107.7%	98.1%	107.4%	
Mar-26	10					0	0.0	10	\$23,356	\$2,392		98.1%	107.4%	97.6%	106.9%	
Apr-26	10					0	0.0	10	\$23,245	\$2,392		97.9%	107.2%	97.2%	106.4%	
May-26	10					0	0.0	10	\$23,135	\$2,392		97.7%	106.9%	96.7%	105.9%	
Jun-26	10					0	0.0	10	\$23,025	\$2,392		97.4%	106.7%	96.3%	105.4%	
Jul-26	10					0	0.0	10	\$22,916	\$2,392		97.2%	106.4%	95.8%	104.9%	
Aug-26	10					0	0.0	10	\$22,807	\$2,392		97.0%	106.2%	95.4%	104.4%	
Sep-26	10					0	0.0	9	\$22,699	\$2,392		96.7%	105.9%	94.9%	103.9%	
Oct-26	10					0	0.0	9	\$22,591	\$2,392		96.5%	105.7%	94.5%	103.4%	
Nov-26	10					0	0.0	9	\$22,484	\$2,392		96.3%	105.4%	94.0%	102.9%	
Dec-26	10					0	0.0	9	\$22,377	\$2,392		96.1%	105.2%	93.6%	102.5%	
Total	120	0	\$0	0	0	0	-0.5	115	\$275,680			96.1%	105.2%			



Resident Services Report

September 2025

- **Resident Service Referrals this month:** (including such things as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more):

	SBennett	GCordova	YTseo	Total
Elderly/Disabled Property	18	15	0	
Family Property	3	0	37	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Work Order Follow up		0	0	
Total referrals this month	21	15	37	73

Activities this month:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Food For Free applying for a grant to support SHA residents with additional market-style groceries.
 - Bryant Manor Technology Program continues with Elder Services
 - Writing Group Begins at Warren Avenue
 - Provider's Group Meeting/Discussion on holiday events for families begins
 - 'Health Care Proxies and Durable Powers of Attorney Documents and Why They Are Important' presentations with Legal Services begin with Warren Avenue
 - Apply for the MBI Range grant to create computer learning spaces at Corbett Apartments in collaboration with Tech Goes Home

Anticipated Activities in October:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
 - Bryant Manor Technology Program continues with Elder Services
 - Vaccine Clinics for Capen, Waterworks, Bryant, and Brady residents
 - Submit annual ROSS reporting
 - Apply for FSS grant renewal
 - Quarterly Provider Grant Meeting/Holidays at Mystic Discussion
 - Around Hear Concerts at Brady, Properzi, Bryant, and Mystic

Self-Sufficiency Programming Updates

Homeownership Program updates (Coordinator: Janine Lotti):

Significant progress for participants working toward goal of homeownership: LS continues her search and has built a solid homeownership team. Both DS and LA continue their homeownership journey. Both working with Neighborhood Assistance Corporation of America (NACA). LA has set an ambitious goal to purchase a multi-family. She understands that the Section 8 for Homeownership program does not allow for multi-unit purchases. She is hopeful that with continued help from NACA counselors, she can do so without that assistance!

Resident Services Report

September 2025

State Self-Sufficiency Program updates (Currently Hiring for Position, Coordinator Shannon Bennett in interim):

MC graduated from the SSP Program this month, receiving \$15,000.00 in escrow! MC worked diligently to accomplish the goals she set when she joined us including obtaining and maintaining full-time employment with a municipality for the past two years, establishing credit for the first time and increasing it throughout the program. MC also completed a 12-week financial education course with our partner, Women's Money Matters, which is helping MC to prepare an emergency savings fund, a safeguard she is committed to maintaining for the future all the while developing a separate High Yield savings towards a future goal of homeownership. MC demonstrated profound resilience, commitment and follow-through, and we are so proud of her and will continue to work with her toward her ultimate goal of homeownership.

SSP Participant Graduation:



SSP graduate MC, and Director of Resident Services, Shannon Bennett, LCSW.

FSS program Updates:

- The PH FSS Coordinator-Suze Montana has 31 current participants
- Section 8 FSS Coordinator, Janine Lotti has 55 current participants
- Since June there have been 11 new FSS enrollments (Section 8), three of which will work with Suze: Five were referrals from Section 8, Four FYI participants were referred from Section 8, one self-enrolled, one is a FUP participant- a referral from Shannon. Public Housing Residents received flyers with recertification-specific FSS outreach flyers, and referrals will be received from PH manager. Outreach is also occurring at food distributions. As the new ROSS coordinator, Yi-Lan is available to help residents meet basic needs, and she also has 3 participants in the pipeline to join and work on their goals on PH FSS.
- Public Housing and Section 8 FSS YTD **Program Management Reports** enclosed.

Somerville Housing Authority FSS Management Report

1) Program: Public Housing, 2) Beginning Date: 10/31/2024, 3) Ending Date: 10/31/2025

Question	Answer
How many households were under Contracts of Participation?	23
How many households successfully completed their Contract of Participation/Graduated?	1
How many households involved in this program increased their income?	11
What was the average dollar increase in annual household income?	\$16807.74
How many households experienced a reduction in cash welfare assistance?	1
How many households ceased receiving cash welfare assistance as a result of increased household income?	11
How many head of households receiving services under the age of 18?	0
How many head of households receiving services are ages 18 - 30?	0
How many head of households receiving services are ages 31 - 50?	18
How many head of households receiving services are ages 51 - 61?	4
How many head of households receiving services are ages 62 and over?	1

End of Report

Somerville Housing Authority FSS Management Report

1) Program: Section 8 Voucher, 2) Beginning Date: 10/31/2024, 3) Ending Date: 10/31/2025

Question	Answer
How many households were under Contracts of Participation?	76
How many households successfully completed their Contract of Participation/Graduated?	7
How many households involved in this program increased their income?	32
What was the average dollar increase in annual household income?	\$19767.00
How many households experienced a reduction in cash welfare assistance?	0
How many households ceased receiving cash welfare assistance as a result of increased household income?	32
How many head of households receiving services under the age of 18?	0
How many head of households receiving services are ages 18 - 30?	18
How many head of households receiving services are ages 31 - 50?	40
How many head of households receiving services are ages 51 - 61?	13
How many head of households receiving services are ages 62 and over?	5

End of Report

Around Hear



OCTOBER CONCERT

Saturday October 25, 2-3:30pm
MYSTIC ACTIVITY CENTER
530 Mystic Ave.

★ FREE!

★ All ages welcome

- ★ Music for violin and piano, from around the world and across time
- ★ Coffee, tea, and juice
- ★ Write, draw, move while you listen
- ★ Pizza party to follow

KONSÈ OKTÒB

Samdi 25 Oktòb, 2-3:30 PM
MYSTIC ACTIVITY CENTER
530 Mystic Ave.

★ GRATIS!

★ Tout laj akeyi

- ★ Mizik pou vyolon ak pyano, soti toupatou nan mond lan ak atravè tan
- ★ Kafe, te, ak ji
- ★ Ekri epi trase pandan w ap koute
- ★ Pizza pati pou swiv

CONCERTO DE OUTUBRO

Sábado 25 de outubro,
das 14h às 15h30,
MYSTIC ACTIVITY CENTER
530 Mystic Ave.

★ GRÁTIS!

★ Todas as idades são bem-vindas

- ★ Música para violino e piano, do mundo todo e através dos tempos
- ★ Café, chá e suco
- ★ Escreva e desenhe enquanto ouve
- ★ Festa da pizza em breve

CONCIERTO DE OCTUBRE

Sábado 25 de octubre,
14:00-15:30 horas,
MYSTIC ACTIVITY CENTER
530 Mystic Ave.

★ ¡GRATIS!

★ Todas las edades son bienvenidas

- ★ Música para violín y piano, de todo el mundo y todos los tiempos
- ★ Café, té y jugo
- ★ Escribe y dibuja mientras escuchas
- ★ Fiesta de pizza después

More information at www.aroundhear.org ★ 857-928-7134

These concerts are supported by The Boston Foundation's Free for All Endowment Fund, the Somerville Arts Council, and presented in partnership with the Somerville Housing Authority.

SEPTEMBER PUBLIC SAFETY REPORT

Count of nature of complaint

	9/1	9/2	9/3	9/4	9/5	9/8	9/9	9/10	9/11	9/12	9/13	9/14	9/15	9/16	9/17	9/18	9/19	9/20	9/21	9/22	9/23	9/24	9/25	9/26	9/29	9/30	10/1	10/2	10/3	10/6	10/7	Grand Total
ASSIST ARREST-D125			1																													1
1313-25 WARREN AVE			1																													1
ASSIST NO ARREST-D109						1			1				1	1		1							2	1	2		1	1			1	13
10 MEMORIAL RD						1																									1	
125 JAQUES ST																						1									1	
252 MEDFORD ST																									1						1	
268 WASHINGTON ST																									1						1	
35 MEMORIAL RD														1																	1	
40 MEMORIAL RD																							1								1	
530 MYSTIC AVE															1		1							1						1	3	
90 RIVER RD									1																					1	1	
BROADWAY																										1					1	
ONE CAPEN CRT																							1								1	
(blank)																											1				1	
B&E DAY-B531								1																							1	
114 HIGHLAND AVE							1																								1	
BURGLAR ALARM-D040															1																1	
530 MYSTIC AVE														1																	1	
CHECK CONDITION-D009				1		1	1					1					1												1		6	
15 WESTON AVE																		1													1	
20 CANAL LN																													1		1	
34 NORTH ST				1																											1	
75 MYRTLE ST						1	1																								2	
CANAL LN												1																			1	
CITIZEN CONTACT-D021	2	6	4	8		7	4	5	3	2				3	7	3					7	6	5	5	1		3	4	4	2	4	95
114 HIGHLAND AVE								1							1						1	1					1				5	
13-25 WARREN AVE		1		1		2		1							1	1				1	1	1	1					1		1	13	
15 WESTON AVE				1																											1	
252 MEDFORD ST		2	1	1		2	1	1	1						1	1				1	1	1	1								15	
27 COLLEGE AVE				1																				1							2	
30 MEMORIAL RD			1	1																											2	
35 MEMORIAL RD																							1								1	
485 MYSTIC VALLEY PKWY	1	1												1																	3	
75 MYRTLE ST								1		1											1	1					1			1	6	
MEMORIAL RD						1	1		1						1						1	1	1	1			1	1	1	1	12	
MYSTIC RIVER DEVELOPMENT		1	2	1		1	1	1	1					1	2	1					2	1				2	2	1	1	1	22	
ONE CAPEN CRT	1	1		2		1	1			1				1	1							1	1	1				1			13	
DIRECTED PATROL-F045	29	18	18	27	8	19	20	19	13	25	16	18	2	32	14	18	23	18	18	33	35	23	16	16	21	35	18	12	13	10	19	606
10 CANAL LN										1							1														2	
10 RIVER RD																		1	1	1	2	1	1	1		2	3		1	1	1	
114 HIGHLAND AVE	2	2	1	3	1	2	1	1	1	2	1	1		2			1	1	1	2	1	1	1		2	3				1	35	
125 ALEWIFE BRK PKWY				1																											1	
125 JAQUES ST	2	1	2	1	1	2	1	1	1	2	1	1		1	1	2	2	1	1	2	3	1		2		3	1	1	2	2	42	
13-25 WARREN AVE	2		1				2				1	1		2			1	1	1	2	1	1			2	2	2		1		25	
15 MEMORIAL RD										1																					1	
15 WESTON AVE	1	2	1	2		1	2	2	1			2		2	2	1	1	1	1	2	3	2	1	1	1		2	1		1	36	
2 capen				1																											1	

[illegible]

[illegible]

[illegible]

PUBLIC SAFETY REPORT - YEAR-TO-DATE												
Count of nature of complaint												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Grand Total	
alarm				1							1	1
530 MYSTIC AVE				1								1
ANIMAL COMPLAINT-D405			1	2	2	1		1				7
25 MEMORIAL RD					1							1
30 MEMORIAL RD			1									1
34 NORTH ST				1								1
35 MEMORIAL RD				1								1
5 RIVER RD					1							1
500 MYSTIC AVE								1				1
530 MYSTIC AVE						1						1
ASSAULT AND BATTERY-A802	1			2								3
15 WESTON AVE				2								2
27 COLLEGE AVE	1											1
ASSIST ARREST-D125				1		1			1			3
1313-25 WARREN AVE									1			1
35 MEMORIAL RD				1								1
90 RIVER RD						1						1
ASSIST NO ARREST-D109	9	3	7	11	10	7	17	12	11	2		89
10 CANAL LN					1		1					2
10 MEMORIAL RD									1			1
10 RIVER RD					1							1
125 JAQUES ST							1		1			2
13-25 WARREN AVE	1				1							2
15 CANAL LN					1							1
15 RIVER RD				1								1
15 WESTON AVE	1				1							2
20 CANAL LN								1				1
20 MEMORIAL RD							1					1
25 CANAL LN								1				1
25 MEMORIAL RD								1				1
252 MEDFORD ST									1			1
268 POWDER HOUSE BLVD								1				1
268 WASHINGTON ST									1			1
27 COLLEGE AVE			1	1		4						6
278 POWDER HOUSE BLVD								1				1
30 CANAL LN			1									1
30 MEMORIAL RD			1									1
30 RIVER RD							1					1
34 NORTH ST		1										1
35 MEMORIAL RD	4	1	2	4	3		8	1	1			24
40 MEMORIAL RD									1			1
5 CANAL LN					1							1
50 MEMORIAL RD		1										1
500 MYSTIC AVE				1				1				2
510 MYSTIC AVE							1					1
530 MYSTIC AVE	1							1	2	1		5

75 MYRTLE ST								1			1
90 RIVER RD							2	1	1		4
broadway									1		1
MYSTIC RIVER DEVELOPMENT			1	2							3
ONE CAPEN CRT						1	1	1	1		4
warren ave	2										2
(blank)			1	2	1	2	1	1		1	9
B&E (UNKNOWN TIME)-B510	1					2		1			4
13-25 WARREN AVE	1										1
27 COLLEGE AVE								1			1
75 MYRTLE ST						1					1
ONE CAPEN CRT						1					1
B&E DAY-B531			1						1		2
114 HIGHLAND AVE									1		1
30 MEMORIAL RD			1								1
BURGLAR ALARM-D040			1		2		1		1		5
30 MEMORIAL RD					1						1
5 CANAL LN			1								1
530 MYSTIC AVE									1		1
CLARENDON HILL DEV					1		1				2
cCITIZEN CONTACT-D021	1										1
13-25 WARREN AVE	1										1
CHECK CONDITION-D009	12	9	4	10	8	4	8	4	5	1	65
114 HIGHLAND AVE	1										1
125 JAQUES ST	3	2		1	2		1				9
13-25 WARREN AVE	2	3		1	2	1	1				10
15 WESTON AVE			2	1	2	1		3	1		10
20 CANAL LN										1	1
25 MEMORIAL RD				1		1					2
252 MEDFORD ST				1			1				2
268 WASHINGTON ST			1								1
27 COLLEGE AVE	4	1		1				1			7
34 NORTH ST									1		1
40 MEMORIAL RD							1				1
45 MEMORIAL RD				1							1
5 CANAL LN				1							1
5 RIVER RD	1										1
500 MYSTIC AVE							1				1
70 RIVER RD				1							1
75 MYRTLE ST	2	2	1	1	2		3		2		13
CANAL LN									1		1
ONE CAPEN CRT						1					1
CITIZEN CONTACT-D021	37	34	82	64	68	44	31	95	81	14	550
114 HIGHLAND AVE	1			1				1	4	1	8
13-25 WARREN AVE	1	3	11	7	11	7	1	6	11	2	60
15 WESTON AVE	3	2	3	3	10		1	3	1		26
25 MEMORIAL RD						1					1
252 MEDFORD ST	7	7	9	6	5	5		11	15		65
268 WASHINGTON ST		1			1	1					3

27 COLLEGE AVE	6	5	8	6	5	2		3	2		37
30 MEMORIAL RD					1		3	4	2		10
32 JAQUES ST				1		1	3				5
35 MEMORIAL RD				1		1		1	1		4
45 MEMORIAL RD							1				1
485 MYSTIC VALLEY PKWY	2	1	5	2	2	3	5	2	3		25
530 MYSTIC AVE								1			1
60 RIVER RD							1				1
75 MYRTLE ST	1	2	8	4	4	3	1	7	5	1	36
CLARENDON HILL DEV	1		4	1	1			5			12
MEMORIAL RD								5	8	4	17
MYSTIC AVE					1						1
MYSTIC RIVER DEVELOPMENT	3	5	16	18	12	8	3	25	17	5	112
ONE CAPEN CRT	12	8	18	14	15	12	12	21	12	1	125
CIVIL INVESTIGATION-D020								1			1
ONE CAPEN CRT								1			1
COURT-D999	2				2						4
CAMBRIDGE JUVENILE COURT	1										1
court	1										1
sdcc					1						1
SOMERVILLE DISTRICT COURT					1						1
CRUISER MAINTENANCE-D996							2	1			3
35 MEMORIAL RD							2	1			3
DIRECTED PATROL-F045	519	517	467	461	669	491	430	618	534	72	4778
10 Canal Lane						1					1
10 CANAL LN	21	1			2	2	11	3	2		42
10 MEMORIAL RD						1					1
10 RIVER RD						1	1			1	3
114 HIGHLAND AVE	30	24	28	26	39	32	23	36	33	2	273
125 ALEWIFE BRK PKWY		1							1		2
125 JAQUES ST	28	24	30	35	45	35	26	47	35	7	312
13-25 WARREN AVE	30	33	24	29	41	34	21	35	21	4	272
133 Holland St		1	1								2
133 Holland	1										1
139 ALEWIFE BRK PKWY	1			1							2
15 CANAL LN	1				1	2					4
15 MEMORIAL RD		1					2	1	1		5
15 WESTON AVE	29	27	29	25	35	23	22	34	32	4	260
2 capen									1		1
25 CANAL LN							7		1		8
25 MEMORIAL RD				1	9	2	9	2			23
25 RIVER RD				1			1				2
252 MEDFORD ST	29	27	28	26	44	32	23	35	26	5	275
268 POWDER HOUSE BLVD		1				1		1		1	4
268 WASHINGTON ST	30	22	22	24	43	30	22	31	25	1	250
27 COLLEGE AVE	24	21	21	23	44	28	23	44	36	5	269
30 MEMORIAL RD		2				1	3	2	2		10
30 RIVER RD			1	3	1						5
32 JAQUES ST	36	32	33	37	46	37	25	46	41	6	339

268 POWDER HOUSE BLVD				1				1		2
268 WASHINGTON ST							1			1
27 COLLEGE AVE			2	1						3
32 JAKES ST							1	1		2
35 MEMORIAL RD	1									1
45 MEMORIAL RD									1	1
5 CANAL LN								1		1
5 RIVER RD								1		1
50 RIVER RD							1			1
500 MYSTIC AVE	1			1						2
75 MYRTLE ST			1					1		2
DISTURBANCE HALLWAY-C406			5	4	1	4	2	3	3	22
10 CANAL LN			1							1
125 JAKES ST						2				2
13-25 WARREN AVE									3	3
15 MEMORIAL RD								1		1
15 WESTON AVE			1	1		1		1		4
25 MEMORIAL RD							1			1
252 MEDFORD ST			1							1
27 COLLEGE AVE			1	1				1		3
35 MEMORIAL RD			1	1	1					3
50 MEMORIAL RD				1						1
ONE CAPEN CRT						1	1			2
DISTURBANCE OUTSIDE-C407	4	1	1	2	2	7	4	3	2	26
10 CANAL LN	1					1				2
13-25 WARREN AVE	2									2
15 MEMORIAL RD				1		3				4
15 WESTON AVE			1							1
25 CANAL LN							1			1
25 MEMORIAL RD	1			1		3				5
27 COLLEGE AVE								1		1
278 POWDER HOUSE BLVD								1		1
30 MEMORIAL RD									2	2
30 RIVER RD							1			1
40 MEMORIAL RD						1				1
45 MEMORIAL RD							1			1
485 MYSTIC VALLEY PKWY		1								1
500 MYSTIC AVE								1		1
70 RIVER RD							1			1
75 MYRTLE ST					1					1
domestic	1									1
10 RIVER RD	1									1
E911 HANGUP-D037	1	1	1		1	2	3	1	1	11
15 MEMORIAL RD							1			1
15 WESTON AVE	1	1	1		1					4
252 MEDFORD ST						1				1
27 COLLEGE AVE						1				1
30 RIVER RD							1			1
45 MEMORIAL RD							1			1

50 MEMORIAL RD								1				1
75 MYRTLE ST									1			1
EVICTIION-D027		1	1		1				1			4
13-25 WARREN AVE		1							1			2
15 WESTON AVE			1									1
5 CANAL LN					1							1
FIRE INVESTIGATION-D902		1		1	1				1	1		5
10 CANAL LN		1										1
125 JAQUES ST					1							1
5 RIVER RD									1			1
50 MEMORIAL RD										1		1
75 MYRTLE ST			1									1
FIXED POST-D003					1			3				4
268 POWDER HOUSE BLVD								1				1
35 MEMORIAL RD								2				2
(blank)					1							1
ILLEGAL DUMPING-C609								1	2			3
25 CANAL LN								1				1
70 RIVER RD									2			2
INVESTIGATION-D001		9	8	10	21	14	4	7	9	10	2	94
10 CANAL LN						1						1
114 HIGHLAND AVE		1										1
123 HILLSDALE RD		1										1
125 JAQUES ST					3			1				4
13-25 WARREN AVE						1			2			3
15 MEMORIAL RD		2				1		1				4
15 WESTON AVE										1		1
16 BERKELEY ST						1						1
20 MEMORIAL RD		1										1
25 CANAL LN			1									1
252 MEDFORD ST						1			2			3
268 POWDER HOUSE BLVD										3		3
27 COLLEGE AVE			1		2							3
30 MEMORIAL RD			1	1								2
30 RIVER RD					1							1
35 MEMORIAL RD		4	4	6	14	7	1	1	5	4	2	48
40 MEMORIAL RD										1		1
45 MEMORIAL RD				1	1							2
5 CANAL LN				1								1
50 MEMORIAL RD							1					1
50 RIVER RD						1						1
530 MYSTIC AVE			1									1
75 MYRTLE ST				1				4		1		6
ONE CAPEN CRT						1	2					3
LARCENY MOTOR VEHICLE-B724										1		1
75 MYRTLE ST										1		1
LARCENY OVER \$250-B600					1							1
25 MEMORIAL RD					1							1
LARCENY UNDER \$250-B620				3	2	2						7

10 CANAL LN					2								2
125 ALEWIFE BRK PKWY				1									1
125 JAQUES ST				1	1								2
27 COLLEGE AVE					1								1
75 MYRTLE ST				1									1
LOCKOUT-D030	5	3	10	5	5	5	7	7	2	2			51
10 CANAL LN		1											1
114 HIGHLAND AVE						1	1	1					3
125 JAQUES ST								1					1
13-25 WARREN AVE					1								1
25 CANAL LN					1		1			1			3
25 MEMORIAL RD		1											1
252 MEDFORD ST	2		2				1		1				6
268 POWDER HOUSE BLVD								1					1
268 WASHINGTON ST					1	1	1						3
27 COLLEGE AVE				1									1
278 POWDER HOUSE BLVD			1										1
30 RIVER RD					1								1
32 JAQUES ST							1						1
35 MEMORIAL RD			2	1									3
40 MEMORIAL RD	1				1	1	1	1					5
40 RIVER RD	1		2										3
45 MEMORIAL RD				1		1							2
5 CANAL LN			1							1			2
5 RIVER RD			2					1					3
500 MYSTIC AVE				1				1					2
70 RIVER RD						1							1
75 MYRTLE ST	1												1
80 RIVER RD							1						1
90 RIVER RD								1					1
ONE CAPEN CRT		1		1					1				3
LOST PROPERTY REPORTED-D406			1	1	1				3				6
114 HIGHLAND AVE									1				1
27 COLLEGE AVE				1									1
32 JAQUES ST									1				1
35 MEMORIAL RD			1										1
50 MEMORIAL RD									1				1
500 MYSTIC AVE					1								1
MAINTENANCE PROBLEM-D035	1				2	1		1					5
15 WESTON AVE	1												1
35 MEMORIAL RD								1					1
510 MYSTIC AVE					1								1
75 MYRTLE ST						1							1
ONE CAPEN CRT					1								1
MEETING-D026	1	1		1				3	6	3			15
149 Broadway	1												1
27 COLLEGE AVE		1											1
30 MEMORIAL RD								1	4	1			6
35 MEMORIAL RD				1				1		1			3

530 MYSTIC AVE								1	2	1	4
MISSING PERSON-D501								1			1
20 CANAL LN								1			1
MV PERSONAL INJURY ACCIDENT-D105	1			1							2
268R POWDER HOUSE BLVD				1							1
40 MEMORIAL RD	1										1
MV PROPERTY DAMAGE ACCIDENT-D106	1	1	1	2	1		1	2			9
20 MEMORIAL RD					1						1
25 RIVER RD							1				1
252 MEDFORD ST				1							1
278 POWDER HOUSE BLVD								1			1
35 MEMORIAL RD								1			1
50 RIVER RD	1										1
530 MYSTIC AVE			1								1
75 MYRTLE ST		1									1
ONE CAPEN CRT				1							1
MV VIOLATIONS-D800	4	8	13	7	9	10	1	18	15	2	87
114 HIGHLAND AVE				1							1
13-25 WARREN AVE							1				1
15 CANAL LN									1		1
15 RIVER RD		1									1
20 RIVER RD									1		1
25 RIVER RD								1			1
252 MEDFORD ST								4	1		5
30 CANAL LN									1		1
30 MEMORIAL RD			1		1			1			3
30 RIVER RD				1	2	1					4
32 JAQUES ST					1			1			2
34 NORTH ST		1									1
45 MEMORIAL RD			1					1			2
485 MYSTIC VALLEY PKWY								1		1	2
50 MEMORIAL RD			1								1
50 RIVER RD				1							1
530 MYSTIC AVE									1		1
60 RIVER RD	1	3	1	1	1	2					9
70 RIVER RD			1						2		3
75 MYRTLE ST						1		2			3
80 RIVER RD				2	1						3
CLARENDON HILL DEV		1						3			4
HOLLAND ST								1			1
MEMORIAL RD									1		1
MYSTIC RIVER DEVELOPMENT	2	2	8		3	6		3	7	1	32
ONE CAPEN CRT	1										1
RIVER RD				1							1
OFFICER WANTED-D137	21	14	16	18	18	13	15	22	18	1	156
10 CANAL LN			1		1	1	1	1			5
10 MEMORIAL RD						1		1			2
114 HIGHLAND AVE					1						1
125 JAQUES ST	1		1	1	1	2	1		1		8

13-25 WARREN AVE	4			3	1		1		1	1		11
139 ALEWIFE BRK PKWY									2			2
15 MEMORIAL RD		1					1					2
15 WESTON AVE	3		2	3		1		1				10
153 ALEWIFE BRK PKWY			1									1
20 CANAL LN		1		1					1			3
20 MEMORIAL RD	1			2			2		1			6
227 Middlesex AvE., Medford		1										1
25 CANAL LN							1					1
25 MEMORIAL RD				2	1							3
25 RIVER RD	1											1
252 MEDFORD ST	1	1	1			1	1	4	1			10
268 POWDER HOUSE BLVD					1			1				2
268 WASHINGTON ST					1				1			2
27 COLLEGE AVE		1	2	1	1	1	1					7
278 POWDER HOUSE BLVD									1			1
30 CANAL LN			1		1							2
30 MEMORIAL RD								1				1
30 RIVER RD			1	2								3
32 JAQUES ST									1			1
34 NORTH ST				1	1							2
35 MEMORIAL RD	1	2	1	1	3		2		1			11
40 MEMORIAL RD	1	2						1	1			5
45 MEMORIAL RD		1					1					2
5 CANAL LN	1	1			2				1			5
50 MEMORIAL RD	1											1
500 MYSTIC AVE	1											1
530 MYSTIC AVE	1					1			1			3
60 RIVER RD	1					1	1					3
70 RIVER RD						1						1
75 MYRTLE ST	3	1	3	1	1		2	6	1			18
80 RIVER RD									1			1
CLARENDON HILL DEV			1									1
MEMORIAL RD		1		1								2
NORTH ST									1			1
ONE CAPEN CRT			1	1	1	2		4	2			11
POWDER HOUSE BLVD		1										1
RIVER RD									1			1
OTHER M/V-C740	1											1
30 MEMORIAL RD	1											1
PARKING VIOLATIONS-D810	1											1
252 MEDFORD ST	1											1
RESIDENT MEETING-D024					1							1
30 MEMORIAL RD					1							1
SECURITY HARDWARE-D998							1					1
35 MEMORIAL RD							1					1
SICK PERSON-D006	20	14	23	18	11	18	10	14	9	4		141
10 MEMORIAL RD				1			1	1				3
10 RIVER RD							1					1

114 HIGHLAND AVE		1			3						4
125 JAQUES ST	1		6			1	1				9
13-25 WARREN AVE		4	1		2	3			2		12
139 ALEWIFE BRK PKWY									1		1
15 CANAL LN									1		1
15 MEMORIAL RD									1		1
15 RIVER RD	1										1
15 WESTON AVE	4		2	3	1	2	1	4	1	1	19
153 ALEWIFE BRK PKWY							1				1
20 MEMORIAL RD			1			1					2
25 CANAL LN			1		1						2
25 MEMORIAL RD				1			1				2
25 RIVER RD				1							1
252 MEDFORD ST	1	1	2	1	2	4		2	1		14
268 POWDER HOUSE BLVD									1		1
268 WASHINGTON ST									1		1
27 COLLEGE AVE		1	1	1		2	1		2		8
278 POWDER HOUSE BLVD								1			1
30 CANAL LN	2		1	1							4
32 JAQUES ST		1				1			1		3
34 NORTH ST			1								1
35 MEMORIAL RD								1			1
40 MEMORIAL RD		1		1							2
45 MEMORIAL RD	1										1
5 CANAL LN		1	1								2
5 RIVER RD	2										2
50 RIVER RD								1			1
510 MYSTIC AVE			1			1					2
530 MYSTIC AVE				1							1
75 MYRTLE ST	4		3	2	1	2	1	2			15
80 RIVER RD	1										1
90 RIVER RD							1				1
CLARENDON HILL DEV								1			1
ONE CAPEN CRT	3	4	2	5	1	1	1	1			18
SUDDEN DEATH-D007		1						1	2		4
15 WESTON AVE		1									1
268 WASHINGTON ST									1		1
27 COLLEGE AVE									1		1
ONE CAPEN CRT								1			1
SUMMONS/RO SERVICE-D135	2			7	11	5	3	1	5	5	39
10 CANAL LN									5	2	7
10 RIVER RD						3					3
125 ALEWIFE BRK PKWY					1						1
125 JAQUES ST					4						4
25 CANAL LN								1			1
25 MEMORIAL RD				1	1						2
25 RIVER RD	1										1
35 MEMORIAL RD	1			1	1					2	5
40 MEMORIAL RD							2				2

45 MEMORIAL RD												1	1
5 RIVER RD													1
50 RIVER RD												1	1
500 MYSTIC AVE				4									4
80 RIVER RD												1	1
90 RIVER RD												2	3
SOMERVILLE PD												1	1
somerville police station												1	1
SUPPLEMENTAL-D139				3	1	1							5
15 WESTON AVE				1									1
30 RIVER RD				1									1
35 MEMORIAL RD				1	1	1							3
SUSPICIOUS PERSON-C607												1	1
15 WESTON AVE												1	1
THREATS-A647	2	2											4
15 WESTON AVE	1												1
24 NORTH ST				1									1
MYSTIC RIVER DEVELOPMENT	1												1
ONE CAPEN CRT				1									1
VANDALISM-B401	1							2		1		1	5
25 MEMORIAL RD	1							1					2
252 MEDFORD ST								1					1
40 MEMORIAL RD												1	1
60 RIVER RD										1			1
WARRANT ARREST-D130												1	2
15 WESTON AVE												1	1
27 COLLEGE AVE												1	1
(blank)													
125 JAQUES ST													
35 MEMORIAL RD													
SOMERVILLE DISTRICT COURT													
Grand Total	663	624	656	649	846	626	546	830	717	112			6269

WORK ORDERS ISSUED FOR:

Sep-25

REQUESTED BY MANAGEMENT: 197

REQUESTED BY TENANTS: 1100

TOTAL WORK ORDERS ISSUED: 1297

	****		****			
DEV.	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE	REQUESTED IN SEPTEMBER				
031-1 Mystic Federal	255	102	8	263	237	26
031-9 Federal Elderly	196	96	5	201	170	31
200-1 Clarendon	82	21	0	82	76	6
200-2 Mystic State	197	81	0	197	165	32
667-1 Capen Court	116	87	2	118	102	16
667-2 Jaques Street	91	28	0	91	83	8
667-3 Properzi Manor	118	67	1	119	93	26
667-4 Bryant Manor	120	46	2	122	89	33
667-6 Ciampa Manor	62	16	0	62	56	6
400-C Monmouth, Broadway	0	0	0	0	0	0
689-2 Hagan Manor	31	8	1	32	24	8
705-1 Sycamore, Fountain Ave	10	6	0	10	5	5
TOTAL	1278	558	19	1297	1100	197

***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 2025					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Pre-Bid	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devlopment Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Construction	\$527,000.00	Aegean Builders
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Design	\$21,600.00	Socotec
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Contruction
Mystic River Roof Replacement 7	Bid	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Pre-Bid	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Design	Bryant Reserves	Design	\$35,000.00	Reverse Archicture
Bryant Manor Vestibule Improvements	Design	Bryant Reserves	Design	\$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Design	Hagan Reserves	Design	\$14,900.00	GCG Associates
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Design	\$22,575.00	CA Crowley
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Construction	\$250,000.00	Davison Co., INC