

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

NOVEMBER 20, 2025



Somerville Housing Authority

Balance Sheet

September 2025

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	79,017.00	278,257.92
1113.000 Cash - SSP Escrow	(14,987.02)	173,141.99
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	1,977.00	32,800.50
1122.200 Tenant A/R -200	0.00	3,764.80
1122.201 Shelter Rents A/R	(3,749.00)	20,054.75
1122.900 Tenant Repayment Agreements	(136.00)	6,424.54
1122.901 Fraud Recovery	(4,928.00)	62,876.54
TOTAL ACCOUNTS RECEIVABLE	(6,836.00)	125,921.13
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	499.46	641,236.09
1210.000 Prepaid Insurance	38,637.45	18,961.11
1210.100 Prepaid Other	0.00	(5,695.52)
1210.200 Prepaid Retirement	(99,762.37)	(162,950.40)
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	(3,431.48)	36,594,240.07
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	26,300.55
2111.100 AP Tenants	(5,368.00)	(5,828.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P SSP Escrow	(14,987.02)	155,473.32
2119.000 A/P Revolving Fund	6,726.46	(1,301,692.94)
2135.000 Accreud Comp Abs	0.00	222,676.00
2137.000 Accrued Pilot	1,473.42	8,840.52
2240.000 Prepaid Rents	1,977.00	32,800.50
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
2339.200 LT Payable Pension	0.00	3,770,573.18
TOTAL LIABILITIES	(10,178.14)	9,100,910.25

Somerville Housing Authority

Balance Sheet

September 2025

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Income and Expense Clearing	0.00	(2,905,995.52)
2700.000 Income and Expense Clearing (Current Year)	6,746.66	(335,207.37)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	1,032.19
2802.000 Invested 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 Position	0.00	2,297,249.21
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)

TOTAL SURPLUS

6,746.66	27,493,329.82
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TOTAL LIABILITIES AND SURPLUS

(3,431.48)	36,594,240.07
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PROOF

0.00	0.00
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Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	4,059.00	0.00	0.00	0.00	3,187,631.00	(3,187,631.00)
3110.201 Shelter Rents 200-1	0.00	74,466.00	0.00	448,887.10	0.00	0.00	448,887.10
3110.202 Shelter Rents 200-2	0.00	154,621.00	0.00	951,447.00	0.00	0.00	951,447.00
3110.667 Shelter Rents 667-2	0.00	32,066.00	0.00	192,842.00	0.00	0.00	192,842.00
3110.705 Shelter Rents 705	0.00	2,969.00	0.00	17,709.00	0.00	0.00	17,709.00
3610.000 Interest Inc	0.00	499.46	0.00	3,015.94	0.00	5,500.00	(2,484.06)
3690.000 Other Operating Recpts	0.00	(106.26)	0.00	4,594.33	0.00	7,800.00	(3,205.67)
3801.000 Operating Subsidy	0.00	350,000.00	0.00	2,044,117.00	0.00	3,862,644.00	(1,818,527.00)
TOTAL INCOME	0.00	618,574.20	0.00	3,662,612.37	0.00	7,063,575.00	(3,400,962.63)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	52,427.05	0.00	272,679.58	0.00	705,066.00	432,386.42
4130.000 Legal	0.00	22,855.85	0.00	56,504.42	0.00	50,000.00	(6,504.42)
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	187.49	0.00	1,154.55	0.00	4,947.00	3,792.45
4170.000 Accounting	0.00	4,171.98	0.00	11,953.87	0.00	17,000.00	5,046.13
4190.000 Sundry Admin Costs	0.00	7,844.71	0.00	42,393.16	0.00	333,664.00	291,270.84
4191.000 TELEPHONE/INTERNET/CEL	0.00	2,154.27	0.00	15,959.74	0.00	0.00	(15,959.74)
4192.000 COPIER/COMPUTER COSS	0.00	778.05	0.00	14,062.69	0.00	0.00	(14,062.69)
4193.000 OFFICE SUPPLIES	0.00	236.78	0.00	5,707.03	0.00	0.00	(5,707.03)
4194.000 POSTAGE	0.00	619.75	0.00	2,513.40	0.00	0.00	(2,513.40)
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	91,275.93	0.00	451,610.49	0.00	1,170,677.00	719,066.51
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	38,221.78	0.00	37,886.07	0.00	1,233,469.00	1,195,582.93
4310.202 Water - 200-2	0.00	118,368.02	0.00	333,986.04	0.00	0.00	(333,986.04)
4310.667 Water 667	0.00	25,265.16	0.00	67,297.41	0.00	0.00	(67,297.41)
4310.705 Water 705	0.00	1,367.04	0.00	3,933.79	0.00	0.00	(3,933.79)
4320.200 Electricitv 200	0.00	1,481.83	0.00	(19,017.17)	0.00	344,971.00	363,988.17
4320.201 Elect 200-1	0.00	24,703.89	0.00	82,140.13	0.00	0.00	(82,140.13)
4320.202 Elect 200-2	0.00	8,471.37	0.00	42,818.70	0.00	0.00	(42,818.70)
4320.667 Electricity 667	0.00	859.39	0.00	4,742.56	0.00	0.00	(4,742.56)
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	4,771.67	0.00	36,674.10	0.00	566,539.00	529,864.90
4330.202 Gas 200-2	0.00	4,911.53	0.00	684,747.60	0.00	0.00	(684,747.60)
4330.405 Gas 705	0.00	107.97	0.00	1,674.46	0.00	0.00	(1,674.46)
4330.667 Gas 667	0.00	1,374.66	0.00	24,449.38	0.00	0.00	(24,449.38)
4330.705 Gas 705-C	0.00	60.52	0.00	1,173.14	0.00	0.00	(1,173.14)
4330.751 Gas 705-1	0.00	0.00	0.00	123.21	0.00	0.00	(123.21)
4330.752 Gas 705-2	0.00	19.12	0.00	241.00	0.00	0.00	(241.00)
TOTAL UTILITIES	0.00	229,983.95	0.00	1,303,252.84	0.00	2,144,979.00	841,726.16
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	76,553.58	0.00	584,247.07	0.00	1,086,816.00	502,568.93
4420.000 Maintenance Materials	0.00	24,377.70	0.00	211,796.82	0.00	451,031.00	239,234.18
4430.000 Contract Costs	0.00	0.00	0.00	20,634.95	0.00	1,212,716.00	1,192,081.05
4430.010 Rubbish	0.00	18,676.36	0.00	81,561.66	0.00	0.00	(81,561.66)
4430.050 Landscaping	0.00	4,450.00	0.00	13,230.00	0.00	0.00	(13,230.00)
4430.070 Electrical	0.00	814.46	0.00	18,419.76	0.00	0.00	(18,419.76)
4430.080 Plumbing	0.00	2,028.72	0.00	54,473.22	0.00	0.00	(54,473.22)

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	0.00	0.00	30,555.00	0.00	0.00	(30,555.00)
4430.110 Routine Contract Costs	0.00	8,396.43	0.00	53,337.68	0.00	0.00	(53,337.68)
TOTAL MAINTENANCE EXPENSE	0.00	135,297.25	0.00	1,068,256.16	0.00	2,750,563.00	1,682,306.84
4510.000 Insurance	0.00	0.00	0.00	137.91	0.00	298,359.00	298,221.09
4511.000 Property Insurance	0.00	22,179.28	0.00	133,075.68	0.00	0.00	(133,075.68)
4512.000 Liability Insurance	0.00	1,691.35	0.00	6,086.74	0.00	0.00	(6,086.74)
4513.000 Worker's Compensation Insur	0.00	9,339.22	0.00	56,035.32	0.00	0.00	(56,035.32)
4514.000 Insurance (Other)	0.00	3,444.04	0.00	20,664.24	0.00	0.00	(20,664.24)
4520.000 Pilot	0.00	1,473.42	0.00	8,840.52	0.00	17,681.00	8,840.48
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	632,365.38	0.00	0.00	(632,365.38)
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	4.52	0.00	93.02	0.00	0.00	(93.02)
4540.004 Emp Benes-Med	0.00	415.86	0.00	2,969.28	0.00	0.00	(2,969.28)
4540.005 Emp Benes - Fica	0.00	1,980.14	0.00	13,601.08	0.00	0.00	(13,601.08)
4540.006 Emp Benes-DentalLtd	0.00	787.76	0.00	7,843.45	0.00	0.00	(7,843.45)
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	2,841.59	0.00	53,746.83	0.00	0.00	(53,746.83)
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	5,719.00	0.00	16,656.00	0.00	0.00	(16,656.00)
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	611,827.54	0.00	3,997,819.74	0.00	7,138,575.00	3,140,755.26
SURPLUS	0.00	6,746.66	0.00	(335,207.37)	0.00	(75,000.00)	(260,207.37)

Somerville Housing Authority

Balance Sheet

September 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	192.00	208,104.24
1210.000 Prepaid Insurance	1,068.12	(4,660.52)
1210.100 Prepaid Other	0.00	(480.68)
1210.200 Prepaid Retirement	(5,052.44)	(13,340.85)
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	(3,792.32)	1,894,200.38
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	10,264.07	(136,449.45)
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	10,264.07	487,418.82
SURPLUS		
2700.000 Income and Expense Clearing	0.00	144,170.71
2700.000 Income and Expense Clearing (Current Year)	(14,056.39)	(247,552.04)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	16.70
2802.000 Invested in Capital Assets	0.00	1,595,293.58
2806.000 Unrestricted Net Position	0.00	58,233.81
2806.100 Unrestricted Net Position - GASB 75	0.00	(107,348.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(36,033.20)
TOTAL SURPLUS	(14,056.39)	1,406,781.56
TOTAL LIABILITIES AND SURPLUS	(3,792.32)	1,894,200.38
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	192.00	0.00	1,159.36	0.00	2,200.00	(1,040.64)
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	192.00	0.00	(26,897.64)	0.00	852,805.00	(879,702.64)
EXPENSES							
4110.000 Admin Salaries	0.00	1,858.53	0.00	15,059.59	0.00	90,458.00	75,398.41
4130.000 Legal	0.00	13.35	0.00	13.35	0.00	0.00	(13.35)
4150.000 Travel	0.00	0.12	0.00	68.49	0.00	175.00	106.51
4170.000 Accounting	0.00	4,044.18	0.00	6,828.99	0.00	7,600.00	771.01
4190.000 Sundry Admin Costs	0.00	231.92	0.00	1,813.92	0.00	8,282.00	6,468.08
4191.000 Telephone/Internet/Cells	0.00	72.68	0.00	629.35	0.00	0.00	(629.35)
4192.000 Copier/Computer Costs	0.00	38.64	0.00	1,150.98	0.00	0.00	(1,150.98)
4193.000 Office Supplies	0.00	19.95	0.00	343.62	0.00	0.00	(343.62)
4194.000 Postage	0.00	52.30	0.00	211.81	0.00	0.00	(211.81)
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	12,320.40	0.00	0.00	(12,320.40)
4512.000 Liability Insurance	0.00	21.71	0.00	81.42	0.00	0.00	(81.42)
4513.000 Worker's Compensation Insur	0.00	429.18	0.00	2,575.08	0.00	0.00	(2,575.08)
4540.000 Employee Benefits	0.00	5,412.43	0.00	38,198.40	0.00	34,227.00	(3,971.40)
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	14,248.39	0.00	220,654.40	0.00	801,203.00	580,548.60
SURPLUS	0.00	(14,056.39)	0.00	(247,552.04)	0.00	51,602.00	(299,154.04)

Somerville Housing Authority

Balance Sheet

September 2025

Program: State Mod

Project: Consolidated

	Period Amount	Balance
ASSETS		
1121.000 A/R HUD	0.00	1,198,521.61
1129.000 Intercompany	0.00	448,105.00
1410.003 Other Administrative Costs	70,756.80	439,887.62
1410.010 Soft Cost Contra	0.00	(128.59)
1480.000 Hard Cost - Construction Contracts	34,704.55	19,108,066.71
1480.001 Roofs	0.00	4,500.00
1480.003 Site Work	0.00	8,570.00
TOTAL ASSETS	105,461.35	21,207,522.35
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P Vendors	0.00	380,880.00
2118.001 A/P HUD	0.00	1,454,520.00
2119.000 A/P Revolving	84,281.35	107,619.50
TOTAL LIABILITIES	84,281.35	1,943,019.50
SURPLUS		
2700.000 Income and Expense Clearing	0.00	1,104,474.10
2700.000 Income and Expense Clearing (Current Year)	21,180.00	741,736.45
2802.000 Invested in Capital Assets	0.00	17,418,292.30
TOTAL SURPLUS	21,180.00	19,264,502.85
TOTAL LIABILITIES AND SURPLUS	105,461.35	21,207,522.35
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
Program: State Mod Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	21,180.00	0.00	741,736.45	0.00	0.00	741,736.45
TOTAL INCOME	0.00	21,180.00	0.00	741,736.45	0.00	0.00	741,736.45
EXPENSES							
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	21,180.00	0.00	741,736.45	0.00	0.00	741,736.45

Somerville Housing Authority

Balance Sheet

September 2025

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	40,669.54	3,959,977.06
1113.000 Homeownership Escrow	16.78	207,658.56
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	(3,848.54)	105,503.20
1122.001 TAR Prepaid Rents	5,075.99	79,795.89
1122.100 A/R Balance from Visual	0.00	1,060.00
TOTAL 1122.000 A/R TENANTS	1,227.45	186,359.09
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	1,227.45	184,469.09
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	1,227.45	18,240.09
1122.900 Tenant Repayment Agreements	6,440.54	15,465.85
1122.901 Fraud Recovery	(1,202.00)	33,719.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	2,051.53	2,223,654.57
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	103,383.41	134,409.09
1210.100 Prepaid Other	0.00	(6,829.20)
1210.200 Prepaid Retirement	(86,993.53)	(42,867.00)
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	48,736.00	584,952.67
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	48,736.00	8,019,796.37
TOTAL ASSETS	114,329.72	16,100,172.39

Somerville Housing Authority

Balance Sheet

September 2025

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants	77.00	420.00
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TOTAL AP TENANTS OTHER	77.00	420.00
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TOTAL A/P TENANTS	77.00	420.00
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2111.100 AP Tenants	0.00	198.00
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2114.000 A/P Homeownership Escrow	16.78	194,970.39
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2119.000 A/P Revolving Fund	312,439.94	1,135,836.22
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2134.000 Accrued Utilities	0.00	6,481.68
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2135.000 Accrued Comp Abs	0.00	119,978.00
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2240.000 Prepaid Rents	5,075.99	79,795.89
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2293.200 Deferred Inflows Pension	0.00	18,372.60
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2293.300 Deferred Inflows - GASB75	0.00	714,840.00
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2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,035,846.00
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2339.200 L/T Payable - Pension	0.00	2,446,729.85
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TOTAL LIABILITIES	317,609.71	7,753,468.63
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SURPLUS

2700.000 Income and Expense Clearing	0.00	(926,456.49)
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2700.000 Income and Expense Clearing (Current Year)	(203,279.99)	(38,968.38)
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2700.000 Income and Expense Clearing (Unclosed 2006)	0.00	(252.85)
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2700.000 Income and Expense Clearing (Unclosed 2013)	0.00	(3,905.00)
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2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	21,947.03
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2802.000 Invested in Capital Assets	0.00	8,725,037.56
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2806.000 Unrestricted Net Position	0.00	5,455,610.89
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2806.100 Unrestricted Net Position - GASB 75	0.00	(3,401,638.00)
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2806.200 Unrestricted Net Position - GASB 68	0.00	(1,484,671.00)
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TOTAL SURPLUS	(203,279.99)	8,346,703.76
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TOTAL LIABILITIES AND SURPLUS	114,329.72	16,100,172.39
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PROOF	0.00	0.00
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Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	349,889.00	0.00	2,111,956.13	0.00	4,202,760.00	(2,090,803.87)
3190.000 Antenna Income	0.00	31,984.49	0.00	191,328.76	0.00	0.00	191,328.76
3610.000 Interest Income	0.00	2,051.53	0.00	12,387.96	0.00	36,000.00	(23,612.04)
3690.000 Other Operating Recpts	0.00	(105,849.59)	0.00	(94,063.81)	0.00	613,000.00	(707,063.81)
3800.000 Hud Subsidy	0.00	219,595.00	0.00	1,322,695.00	0.00	2,374,000.00	(1,051,305.00)
TOTAL INCOME	0.00	497,670.43	0.00	3,544,304.04	0.00	7,225,760.00	(3,681,455.96)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	20,689.01	0.00	164,002.59	0.00	575,123.00	411,120.41
4130.000 Legal	0.00	23,289.49	0.00	67,969.20	0.00	70,000.00	2,030.80
4140.000 Staff Training	0.00	311.86	0.00	1,408.39	0.00	0.00	(1,408.39)
4150.000 Travel	0.00	1,281.00	0.00	3,578.90	0.00	12,926.00	9,347.10
4170.000 Accounting	0.00	21,047.12	0.00	38,813.53	0.00	50,000.00	11,186.47
4190.000 Sundry Admin Cost	0.00	5,457.03	0.00	34,974.65	0.00	270,303.00	235,328.35
TOTAL GENERAL	0.00	72,075.51	0.00	310,747.26	0.00	978,352.00	667,604.74
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	35,040.00	0.00	0.00	(35,040.00)
4190.300 Property Mgmt Fee	0.00	55,113.30	0.00	329,712.97	0.00	0.00	(329,712.97)
4190.310 Bookkeeping Fee	0.00	4,275.00	0.00	25,575.00	0.00	0.00	(25,575.00)
4190.400 Fee For Svc Exp	0.00	44,189.29	0.00	247,295.41	0.00	0.00	(247,295.41)
TOTAL MANAGEMENT FEES	0.00	109,417.59	0.00	637,623.38	0.00	0.00	(637,623.38)
TOTAL ADMINISTRATIVE COST	0.00	181,493.10	0.00	948,370.64	0.00	978,352.00	29,981.36
4191.000 Telephone/Internet/Cells	0.00	3,545.72	0.00	21,297.86	0.00	0.00	(21,297.86)
4192.000 Copier/Computer Costs	0.00	549.20	0.00	16,430.78	0.00	0.00	(16,430.78)
4193.000 Office Supplies	0.00	283.90	0.00	5,958.53	0.00	0.00	(5,958.53)
4194.000 Postage	0.00	743.11	0.00	3,009.84	0.00	0.00	(3,009.84)
4230.000 Tenant Svc	0.00	9,119.00	0.00	74,550.93	0.00	180,000.00	105,449.07
UTILITIES							
4310.000 Water	0.00	89,044.66	0.00	89,628.24	0.00	1,060,393.00	970,764.76
4310.312 Water 31-2	0.00	9,513.73	0.00	64,055.71	0.00	0.00	(64,055.71)
4310.313 Water 31-3	0.00	16,960.27	0.00	33,099.68	0.00	0.00	(33,099.68)
4310.317 Water 31-7	0.00	12,404.13	0.00	43,865.17	0.00	0.00	(43,865.17)
4310.673 Water 667-3	0.00	24,432.73	0.00	51,515.11	0.00	0.00	(51,515.11)
4310.676 Water 667-6	0.00	7,789.23	0.00	29,616.11	0.00	0.00	(29,616.11)
4320.000 Electricity	0.00	5,367.90	0.00	(46,443.04)	0.00	482,248.00	528,691.04
4320.312 Elect - 31-2	0.00	4,742.46	0.00	22,503.03	0.00	0.00	(22,503.03)
4320.313 Elect 31-3	0.00	9,312.80	0.00	28,370.23	0.00	0.00	(28,370.23)
4320.317 Elect 31-7	0.00	10,958.56	0.00	69,032.72	0.00	0.00	(69,032.72)
4320.673 Electric 667-3	0.00	9,525.68	0.00	36,345.14	0.00	0.00	(36,345.14)
4320.676 Electric 667-6	0.00	0.00	0.00	4,892.29	0.00	0.00	(4,892.29)
4330.000 Gas	0.00	8,858.02	0.00	138,129.67	0.00	593,227.00	455,097.33
4330.312 Gas - 31-2	0.00	324.98	0.00	4,099.59	0.00	0.00	(4,099.59)
4330.313 Gas - 31-3	0.00	762.81	0.00	25,096.19	0.00	0.00	(25,096.19)
4330.317 Gas - 31-7	0.00	672.11	0.00	5,235.44	0.00	0.00	(5,235.44)
4330.673 Gas 667-3	0.00	1,033.55	0.00	19,734.82	0.00	0.00	(19,734.82)
4330.676 Gas 667-6	0.00	283.55	0.00	8,781.23	0.00	0.00	(8,781.23)
TOTAL UTILITIES	0.00	211,987.17	0.00	627,557.33	0.00	2,135,868.00	1,508,310.67

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	75,679.09	0.00	456,283.07	0.00	1,006,130.00	549,846.93
4420.000 Maintenance Supplies	0.00	21,409.88	0.00	118,478.26	0.00	500,000.00	381,521.74
TOTAL GENERAL	0.00	97,088.97	0.00	574,761.33	0.00	1,506,130.00	931,368.67
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	19,503.32	0.00	85,180.93	0.00	0.00	(85,180.93)
4430.040 Elevators	0.00	0.00	0.00	22,038.17	0.00	0.00	(22,038.17)
4430.050 Landscaping	0.00	5,300.00	0.00	16,025.00	0.00	0.00	(16,025.00)
4430.070 Electrical	0.00	2,550.00	0.00	46,446.99	0.00	0.00	(46,446.99)
4430.080 Plumbing	0.00	1,465.57	0.00	28,650.34	0.00	0.00	(28,650.34)
4430.090 Extermination	0.00	0.00	0.00	38,590.00	0.00	0.00	(38,590.00)
4430.110 Routine Contract Cost	0.00	29,084.03	0.00	104,240.07	0.00	0.00	(104,240.07)
TOTAL CONTRACT COSTS	0.00	57,902.92	0.00	354,876.56	0.00	830,000.00	475,123.44
TOTAL MAINTENANCE	0.00	154,991.89	0.00	929,637.89	0.00	2,336,130.00	1,406,492.11
4510.000 Insurance	0.00	0.00	0.00	165.35	0.00	422,391.00	422,225.65
4511.000 Property Insurance	0.00	19,979.33	0.00	113,392.99	0.00	0.00	(113,392.99)
4512.000 Liability Insurance	0.00	4,603.90	0.00	16,256.02	0.00	0.00	(16,256.02)
4513.000 Worker's Comp Insurance	0.00	3,887.28	0.00	23,323.68	0.00	0.00	(23,323.68)
4514.000 Insurance (Other)	0.00	3,125.76	0.00	18,754.56	0.00	0.00	(18,754.56)
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	94,283.96	0.00	709,333.65	0.00	587,457.00	(121,876.65)
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	12,357.10	0.00	26,913.15	0.00	0.00	(26,913.15)
7520.000 Replace Equipment	0.00	48,736.00	0.00	82,807.22	0.00	60,000.00	(22,807.22)
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	(48,736.00)	0.00	(77,011.00)	0.00	0.00	77,011.00
TOTAL EXPENSES	0.00	700,950.42	0.00	3,583,272.42	0.00	9,022,791.00	5,439,518.58
SURPLUS	0.00	(203,279.99)	0.00	(38,968.38)	0.00	(1,797,031.00)	1,758,062.62

Somerville Housing Authority

Balance Sheet

October 2025

Program: Bryant Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	61,611.00	6,119,218.01
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	0.00	(199,847.00)
1122.000 A/R Tenants	519.00	2,434.00
1122.001 TAR Prepaid Rents	0.00	3,202.00
TOTAL ACCOUNTS RECEIVABLE	519.00	(194,211.00)
1123.000 Allow For Bad Debt	0.00	(1,330.00)
1129.100 AR - Insurance Claim	0.00	(21,763.00)
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	0.00	2,685,826.95
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	0.00	2,994,200.12
1210.000 Prepaid Insurance	0.00	37,065.04
1210.100 Prepaid Other	0.00	(1,565.96)
1210.200 Prepaid Retirement	93,222.85	205,524.00
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	6,800,522.20
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	3,238,910.85
TOTAL ASSETS	155,352.85	13,108,816.64
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	111,185.36	(957,020.78)
2135.000 Accrued Comp Abs	0.00	104,536.00
2240.000 Prepaid Rents	0.00	3,202.00
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	111,185.36	2,465,441.53
SURPLUS		
2700.000 Income and Expense Clearing	0.00	1,094,598.39
2700.000 Income and Expense Clearing (Current Year)	44,167.49	183,800.46
2700.000 Income and Expense Clearing (Unclosed 2022)	0.00	(2,966.13)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	54.68
2802.000 Invested in Capital Assets	0.00	2,838,682.63
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Position	0.00	7,537,196.64

Somerville Housing Authority
Balance Sheet
October 2025

Program: Bryant Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.100 Unrestricted Net Position - GASB 75	0.00	(1,785,066.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(884,730.00)
TOTAL SURPLUS	44,167.49	10,643,375.11
TOTAL LIABILITIES AND SURPLUS	155,352.85	13,108,816.64
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	498.75	66,833.00	448.07	420,292.00	2,500.00	4,020,000.00	(3,599,708.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	1,667.14	1,563,776.00	0.00	0.00	1,563,776.00
3610.000 Interest Income	0.00	0.00	15.95	14,962.70	21.14	34,000.00	(19,037.30)
3690.000 Other Operating Recpts	0.00	0.00	5.29	4,964.33	5.60	9,000.00	(4,035.67)
TOTAL INCOME	498.75	66,833.00	2,136.46	2,003,995.03	2,526.74	4,063,000.00	(2,059,004.97)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	0.00	223.73	209,859.19	380.08	611,163.00	401,303.81
4130.000 Legal	2.50	334.60	9.75	9,148.05	5.60	9,000.00	(148.05)
4150.000 Travel	0.03	4.43	0.28	266.86	1.05	1,694.00	1,427.14
4170.000 Accounting	6.77	907.67	14.87	13,945.70	10.57	17,000.00	3,054.30
4190.000 Sundry Admin Costs	9.85	1,319.56	15.47	14,514.95	34.26	55,098.00	40,583.05
4191.000 Telephone/Internet/Cells	24.51	3,284.44	8.24	7,731.39	0.00	0.00	(7,731.39)
4192.000 Copier/Computer Costs	0.00	0.00	4.02	3,767.53	0.00	0.00	(3,767.53)
4193.000 Office Supplies	8.56	1,146.68	3.51	3,293.97	0.00	0.00	(3,293.97)
4194.000 Postage	1.16	155.22	0.90	845.34	0.00	0.00	(845.34)
4195.100 LEAP-Asset Bldg Specialist	0.00	0.00	(8.82)	(8,274.00)	0.00	0.00	8,274.00
TOTAL ADMINISTRATIVE EXPENSE	53.38	7,152.60	271.96	255,098.98	431.56	693,955.00	438,856.02
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	3.11	5,000.00	5,000.00
UTILITIES							
4310.000 Water	0.00	0.00	40.87	38,334.66	107.94	173,562.00	135,227.34
4310.202 Water - 200-2	0.00	0.00	26.65	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricity	0.00	0.00	(22.30)	(20,914.55)	113.45	182,420.00	203,334.55
4330.000 Gas	0.00	0.00	11.45	10,741.77	65.17	104,789.00	94,047.23
TOTAL UTILITIES	0.00	0.00	56.68	53,161.88	286.55	460,771.00	407,609.12
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	0.00	215.16	201,824.35	330.09	530,791.00	328,966.65
4420.000 Maintenance Materials	127.04	17,023.25	74.14	69,546.78	195.90	315,000.00	245,453.22
4430.010 Rubbish	9.86	1,321.80	29.54	27,712.41	0.00	0.00	(27,712.41)
4430.040 Elevator	13.52	1,811.48	31.51	29,560.46	0.00	0.00	(29,560.46)
4430.050 Landscaping	0.00	0.00	11.25	10,553.00	0.00	0.00	(10,553.00)
4430.070 Electrical	0.28	38.05	69.28	64,984.79	0.00	0.00	(64,984.79)
4430.080 Plumbing	0.00	0.00	21.29	19,969.28	0.00	0.00	(19,969.28)
4430.090 Extermination	0.29	39.20	16.34	15,324.20	0.00	0.00	(15,324.20)
4430.110 Routine Contract Costs	14.27	1,912.42	22.69	21,281.04	443.41	713,000.00	691,718.96
TOTAL MAINTENANCE EXPENSE	165.27	22,146.20	491.21	460,756.31	969.40	1,558,791.00	1,098,034.69
4510.000 Insurance	0.00	0.00	0.04	37.96	51.37	82,599.00	82,561.04
4512.000 Liability Insurance	0.00	0.00	0.28	266.37	0.00	0.00	(266.37)
4513.000 Worker's Compensation Insur	0.00	0.00	25.80	24,202.92	0.00	0.00	(24,202.92)
4514.000 Insurance (Other)	0.00	0.00	6.76	6,341.58	0.00	0.00	(6,341.58)
4540.000 Employee Benefits	(265.24)	(35,541.98)	503.46	472,241.30	267.81	430,633.00	(41,608.30)
4570.000 Collection Loss	0.00	0.00	0.98	922.00	3.11	5,000.00	4,078.00
4610.000 Extraordinary Maintenance	68.57	9,188.19	539.21	505,777.22	0.00	0.00	(505,777.22)
4611.000 Replace Equip Not Capital	0.00	0.00	9.38	8,801.04	27.05	43,500.00	34,698.96
4611.100 Kitchen Appliances	0.00	0.00	12.30	11,535.49	0.00	0.00	(11,535.49)
7520.000 Repl Of Equip	0.00	0.00	1.42	1,331.02	21.77	35,000.00	33,668.98
7540.000 Bett & Additions	147.17	19,720.50	255.30	239,470.50	453.98	730,000.00	490,529.50
7541.000 Unit Rehab	0.00	0.00	44.29	41,546.49	0.00	0.00	(41,546.49)
7545.000 Property Contra	0.00	0.00	(278.57)	(261,296.49)	0.00	0.00	261,296.49

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
TOTAL EXPENSES	169.15	22,665.51	1,940.51	1,820,194.57	2,515.70	4,045,249.00	2,225,054.43
SURPLUS	329.61	44,167.49	195.95	183,800.46	11.04	17,751.00	166,049.46

Somerville Housing Authority

Balance Sheet

September 2025

Program: Hagan Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	(17,191.00)	561,548.51
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	(11,108.00)	5,403.00
1122.000 A/R Tenants	1,166.00	679.00
1122.001 TAR Prepaid Rents	(272.00)	192.00
TOTAL ACCOUNTS RECEIVABLE	(10,214.00)	6,274.00
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.80	5,202.12
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	4.80	109,080.19
1210.000 Prepaid Insurance	3,566.40	7,476.73
1210.100 Prepaid Other	0.00	(281.16)
1210.200 Prepaid Retirement	(5,925.13)	(7,439.16)
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	(29,758.93)	1,282,687.00
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(60,113.94)	(616,420.59)
TOTAL ACCOUNTS PAYABLE	(60,113.94)	(616,420.59)
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	(272.00)	192.00
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	(60,385.94)	(370,966.86)
SURPLUS		
2700.000 Income and Expense Clearing	0.00	450,791.04
2700.000 Income and Expense Clearing (Current Year)	30,627.01	213,055.64
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	9.76
2802.000 Invested in Capital Assets	0.00	542,144.20
2806.000 Unrestricted Net Position	0.00	630,513.49
2806.100 Unrestricted Net Position - GASB 75	0.00	(102,967.00)

Somerville Housing Authority
Balance Sheet
September 2025

Program: Hagan Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(79,893.27)
TOTAL SURPLUS	30,627.01	1,653,653.86
TOTAL LIABILITIES AND SURPLUS	(29,758.93)	1,282,687.00
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	11,389.00	0.00	74,583.00	0.00	740,760.00	(666,177.00)
3115.000 Shelter Rents-Sec 8	0.00	47,042.00	0.00	284,981.00	0.00	0.00	284,981.00
3610.000 Interest Income	0.00	4.80	0.00	28.98	0.00	1,000.00	(971.02)
3690.000 Other Income	0.00	(85.95)	0.00	1,666.30	0.00	4,500.00	(2,833.70)
TOTAL INCOME	0.00	58,349.85	0.00	361,259.28	0.00	746,260.00	(385,000.72)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,233.02	0.00	18,975.28	0.00	35,044.00	16,068.72
4130.000 Legal	0.00	34.51	0.00	557.45	0.00	1,000.00	442.55
4150.000 Travel	0.00	0.07	0.00	71.34	0.00	304.00	232.66
4170.000 Accounting	0.00	103.17	0.00	619.92	0.00	1,500.00	880.08
4190.000 Sundry Admin Costs	0.00	318.28	0.00	1,453.05	0.00	10,098.00	8,644.95
4191.000 Telephone/Internet/Cells	0.00	437.90	0.00	2,345.03	0.00	0.00	(2,345.03)
4192.000 Copier/Computer Costs	0.00	22.60	0.00	676.21	0.00	0.00	(676.21)
4193.000 Office Supplies	0.00	11.66	0.00	200.88	0.00	0.00	(200.88)
4194.000 Postage	0.00	30.58	0.00	123.86	0.00	0.00	(123.86)
TOTAL ADMINISTRATIVE EXPENSE	0.00	4,191.79	0.00	25,023.02	0.00	47,946.00	22,922.98
UTILITIES							
4310.000 Water	0.00	4,694.29	0.00	11,388.70	0.00	35,166.00	23,777.30
4320.000 Electricity	0.00	4,851.98	0.00	10,044.45	0.00	34,619.00	24,574.55
4330.000 Gas	0.00	257.86	0.00	4,151.66	0.00	20,903.00	16,751.34
TOTAL UTILITIES	0.00	9,804.13	0.00	25,584.81	0.00	90,688.00	65,103.19
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	3,700.92	0.00	29,974.99	0.00	71,455.00	41,480.01
4420.000 Maintenance Materials	0.00	1,117.84	0.00	1,463.61	0.00	60,000.00	58,536.39
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	800.53	0.00	3,496.16	0.00	0.00	(3,496.16)
4430.040 Elevators	0.00	0.00	0.00	3,040.50	0.00	0.00	(3,040.50)
4430.070 Electrical	0.00	850.00	0.00	2,336.81	0.00	0.00	(2,336.81)
4430.080 Plumbing	0.00	139.58	0.00	1,671.78	0.00	0.00	(1,671.78)
4430.090 Extermination	0.00	0.00	0.00	355.00	0.00	0.00	(355.00)
4430.110 Routine Contract Costs	0.00	54.02	0.00	1,033.84	0.00	0.00	(1,033.84)
TOTAL MAINTENANCE EXPENSE	0.00	6,662.89	0.00	44,032.69	0.00	386,455.00	342,422.31
4510.000 Insurance	0.00	0.00	0.00	6.78	0.00	19,655.00	19,648.22
4512.000 Liability Insurance	0.00	12.68	0.00	47.55	0.00	0.00	(47.55)
4513.000 Worker's Comp Insurance	0.00	453.33	0.00	2,719.98	0.00	0.00	(2,719.98)
4514.000 Insurance (Other)	0.00	147.46	0.00	884.76	0.00	0.00	(884.76)
4540.000 Employee Benefits	0.00	6,450.56	0.00	49,666.15	0.00	40,140.00	(9,526.15)
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	27,722.84	0.00	148,203.64	0.00	699,884.00	551,680.36
SURPLUS	0.00	30,627.01	0.00	213,055.64	0.00	46,376.00	166,679.64

Somerville Housing Authority

Balance Sheet

September 2025

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	417,024.60	3,558,643.89
1114.000 FSS Escrow Funds	(3,976.68)	380,198.08
1125.000 Accts Receivable - Hud	0.00	272,120.00
1129.001 A/R Mobility	3,790.62	79,572.08
1129.100 A/R SRO	9,746.00	267,947.76
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	345.17	374,136.63
1210.000 Prepaid Insurance	39,055.42	39,661.80
1210.100 Prepaid Other	0.00	(15,224.36)
1210.200 Prepaid Retirement	(60,399.44)	(19,676.27)
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	405,585.69	8,285,233.60
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	11,162.32	420,147.44
2114.000 A/P FSS - Funds in Escrow	0.00	(81,150.69)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	(11,535.28)	(5,199.81)
2116.100 A/P Landlords Offset	5,993.25	61,221.25
TOTAL 2116.000 A/P LANDLORDS	(5,542.03)	56,021.44
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	185,776.95	156,206.29
2119.100 A/P Section 8	0.00	2,452,500.72
2135.000 Accrued Comp Balances	0.00	46,592.00
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	191,397.24	7,171,651.13
SURPLUS		
2700.000 Income and Expense Clearing	0.00	77,156.26
2700.000 Income and Expense Clearing (Current Year)	214,188.45	877,083.78
2700.000 Income and Expense Clearing (Unclosed 2023)	0.00	(5,199.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	(4,638.25)
2802.000 Invested in Capital Assets	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Position	0.00	3,345,223.00
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 Unrestricted Net Position - GASB 75	0.00	(2,146,564.00)

Somerville Housing Authority
Balance Sheet
September 2025

Program: Section 8 Voucher Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(1,150,581.72)
TOTAL SURPLUS	214,188.45	1,113,582.47
TOTAL LIABILITIES AND SURPLUS	405,585.69	8,285,233.60
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	13,981.72	0.00	36,500.00	(22,518.28)
3300.000 Fraud Income - PHA	0.00	1,763.82	0.00	11,714.47	0.00	0.00	11,714.47
3301.000 Fraud Income - HUD	0.00	1,763.83	0.00	11,722.49	0.00	0.00	11,722.49
3400.000 Admin Fee Income	0.00	187,960.00	0.00	990,348.00	0.00	2,066,964.00	(1,076,616.00)
3400.100 Mainstream Admin Fee Incom	0.00	0.00	0.00	14,035.00	0.00	0.00	14,035.00
3610.000 Interest Income	0.00	281.66	0.00	1,700.79	0.00	2,600.00	(899.21)
3611.000 restricted Interest Income	0.00	63.51	0.00	383.50	0.00	0.00	383.50
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	2,601,267.00	0.00	12,949,558.00	0.00	0.00	12,949,558.00
3804.000 FSS Forfeitures Revenue after	0.00	(5,700.00)	0.00	(5,700.00)	0.00	0.00	(5,700.00)
TOTAL INCOME	0.00	2,789,712.34	0.00	13,986,243.97	0.00	2,106,064.00	11,880,179.97
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	86,302.75	0.00	536,055.82	0.00	902,463.00	366,407.18
4130.000 Legal	0.00	1,725.42	0.00	7,038.10	0.00	8,300.00	1,261.90
4140.000 Staff Training	0.00	450.00	0.00	1,314.69	0.00	0.00	(1,314.69)
4150.000 Travel	0.00	637.04	0.00	3,044.23	0.00	30,099.00	27,054.77
4160.000 Mobility Admin Exp	0.00	737.91	0.00	5,254.90	0.00	9,200.00	3,945.10
4170.000 Accounting	0.00	12,504.16	0.00	22,719.82	0.00	38,000.00	15,280.18
4190.000 Sundry Admin Cost	0.00	10,914.87	0.00	158,304.71	0.00	633,119.00	474,814.29
4191.000 Telephone/Internet/Cells	0.00	2,302.38	0.00	20,155.69	0.00	0.00	(20,155.69)
4192.000 Copier/Computer Costs	0.00	1,224.60	0.00	36,463.40	0.00	0.00	(36,463.40)
4193.000 Office Supplies	0.00	632.94	0.00	10,890.33	0.00	0.00	(10,890.33)
4194.000 Postage	0.00	1,656.63	0.00	6,709.80	0.00	0.00	(6,709.80)
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	1,414.61	0.00	5,346.99	0.00	0.00	(5,346.99)
4513.000 Worker's Comp Insurance	0.00	6,151.86	0.00	19,776.81	0.00	0.00	(19,776.81)
4540.000 Employee Benefits	0.00	65,539.71	0.00	496,251.44	0.00	409,163.00	(87,088.44)
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	192,194.88	0.00	1,329,326.73	0.00	2,154,569.00	825,242.27
HAP EXPENSES							
4715.000 Haps	0.00	1,846,489.95	0.00	8,779,089.44	0.00	0.00	(8,779,089.44)
4715.005 PORT OUT HAPS	0.00	12,757.00	0.00	96,902.00	0.00	0.00	(96,902.00)
4715.010 MAINSTREAM HAPS	0.00	647.51	0.00	(198,767.89)	0.00	0.00	198,767.89
4715.020 HOME-OWNERSHIP HAPS	0.00	24,764.00	0.00	153,971.00	0.00	0.00	(153,971.00)
4715.050 FSS HAPS PAYMENTS	0.00	18,607.00	0.00	95,454.00	0.00	0.00	(95,454.00)
4715.060 DHAP HAPS	0.00	368,310.00	0.00	2,191,330.94	0.00	0.00	(2,191,330.94)
4715.070 FAMILY UNIFICATION HAPS	0.00	111,758.55	0.00	661,972.97	0.00	0.00	(661,972.97)
4715.080 PORT IN HAPS	0.00	(5.00)	0.00	(119.00)	0.00	0.00	119.00
TOTAL HAP EXPENSES	0.00	2,383,329.01	0.00	11,779,833.46	0.00	0.00	(11,779,833.46)
TOTAL EXPENSES	0.00	2,575,523.89	0.00	13,109,160.19	0.00	2,154,569.00	(10,954,591.19)
SURPLUS	0.00	214,188.45	0.00	877,083.78	0.00	(48,505.00)	925,588.78

Somerville Housing Authority

Balance Sheet

September 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	4.45	4,824.96
1210.000 Prepaid Insurance	(1.72)	(10.32)
1210.100 Prepaid Other	0.00	(154.20)
1210.200 Prepaid Retirement	(524.91)	194.24
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	(522.18)	173,398.27
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.000 Accts Payable - Hud	0.00	28,242.00
2119.000 A/P Revolving Fund	(7,140.38)	(255,248.89)
2119.100 A/P Section 8	9,746.00	267,947.76
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)	(10,930.68)
TOTAL LIABILITIES	776.82	75,668.33
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(17,879.09)
2700.000 Income and Expense Clearing (Current Year)	(1,299.00)	7,161.40
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	5.30
2805.000 Restricted Net Assets HAP	0.00	2,447.77
2806.000 Unrestricted Net Position	0.00	142,291.91
2806.100 Unrestricted Net Position - GASB 75	0.00	(23,688.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(12,609.35)
TOTAL SURPLUS	(1,299.00)	97,729.94
TOTAL LIABILITIES AND SURPLUS	(522.18)	173,398.27
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
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	10,930.68	0.00	23,226.00	(12,295.32)
3610.000 Interest Income	0.00	4.45	0.00	26.87	0.00	60.00	(33.13)
3802.000 Hap Grant Income	0.00	9,974.00	0.00	55,571.00	0.00	0.00	55,571.00
TOTAL INCOME	0.00	11,807.25	0.00	66,528.55	0.00	23,286.00	43,242.55
EXPENSES							
4110.000 Admin Salaries	0.00	814.34	0.00	5,256.96	0.00	9,728.00	4,471.04
4130.000 Legal	0.00	4.25	0.00	4.25	0.00	100.00	95.75
4150.000 Travel	0.00	10.43	0.00	32.26	0.00	57.00	24.74
4170.000 Accounting	0.00	1,465.75	0.00	2,250.46	0.00	2,900.00	649.54
4190.000 Sundry Admin Cost	0.00	110.19	0.00	1,076.95	0.00	3,066.00	1,989.05
4191.000 Telephone/Internet/Cell	0.00	23.44	0.00	202.58	0.00	0.00	(202.58)
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	6.90	0.00	25.86	0.00	0.00	(25.86)
4513.000 Worker's Comp Insurance	0.00	355.61	0.00	355.61	0.00	0.00	(355.61)
4540.000 Employee Benefits	0.00	569.34	0.00	4,318.46	0.00	3,422.00	(896.46)
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	9,746.00	0.00	45,843.76	0.00	0.00	(45,843.76)
TOTAL EXPENSES	0.00	13,106.25	0.00	59,367.15	0.00	26,643.00	(32,724.15)
SURPLUS	0.00	(1,299.00)	0.00	7,161.40	0.00	(3,357.00)	10,518.40

Somerville Housing Authority

Balance Sheet

September 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	233.60	253,184.83
1210.000 Prepaid Ins	73,193.17	42,693.15
1210.200 Prepaid Retirement	(121,441.86)	(39,473.67)
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	(48,015.09)	4,829,176.49
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	100.00	781.76
2119.000 A/P Revolving Fund	90,266.33	(160,906.86)
2119.950 Homeownership	0.00	20,000.00
2135.000 Accrued Comp Absence	0.00	295,736.00
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	90,366.33	7,984,002.25
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(920,235.91)
2700.000 Income and Expense Clearing (Current Year)	(138,381.42)	(940,179.89)
2802.000 Invested in Capital Assets	0.00	1,699,063.23
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
2806.000 Unrestricted Net Position	0.00	2,538,908.30
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,339,741.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,651,166.10)
TOTAL SURPLUS	(138,381.42)	(3,154,825.76)
TOTAL LIABILITIES AND SURPLUS	(48,015.09)	4,829,176.49
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2025
Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	233.60	0.00	1,410.55	0.00	1,090.00	320.55
3690.000 Other Income	0.00	712.50	0.00	142,390.74	0.00	271,020.00	(128,629.26)
3691.000 PILOT Income	0.00	98.00	0.00	584.00	0.00	0.00	584.00
3707.100 Management Fee Income	0.00	55,113.30	0.00	329,712.97	0.00	2,952,756.00	(2,623,043.03)
3707.200 Asset Management Fee Income	0.00	5,840.00	0.00	35,040.00	0.00	0.00	35,040.00
3707.300 Bookkeeping Fee Income	0.00	4,275.00	0.00	25,575.00	0.00	0.00	25,575.00
3707.450 Fee for Services	0.00	44,189.29	0.00	247,295.41	0.00	0.00	247,295.41
3707.500 Mgmt Fees Capen	0.00	0.00	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	120,000.00	0.00	0.00	120,000.00
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	21,381.87	0.00	0.00	21,381.87
3707.550 Capen Vehicle Fees	0.00	0.00	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	95,993.52	0.00	0.00	95,993.52
3707.670 Mgmt Fee Safety	0.00	16,666.67	0.00	100,000.02	0.00	0.00	100,000.02
TOTAL INCOME	0.00	163,127.28	0.00	1,210,809.73	0.00	3,224,866.00	(2,014,056.27)
EXPENSES							
4110.000 Admin Salaries	0.00	76,083.63	0.00	462,410.62	0.00	1,350,850.00	888,439.38
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	477.00	0.00	717.00	0.00	0.00	(717.00)
4150.000 Travel	0.00	0.00	0.00	353.90	0.00	15,000.00	14,646.10
4170.000 Accounting	0.00	2,725.18	0.00	3,259.47	0.00	4,500.00	1,240.53
4190.000 Sundry Admin Costs	0.00	64.96	0.00	13,830.00	0.00	89,037.00	75,207.00
4190.300 Mgmt Fee	0.00	16,666.67	0.00	100,000.02	0.00	0.00	(100,000.02)
4191.000 Telephone/Internet/Cell	0.00	0.00	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	1,424.39	0.00	8,848.59	0.00	16,176.00	7,327.41
4410.000 Maint Labor	0.00	50,526.30	0.00	420,372.53	0.00	830,497.00	410,124.47
4420.000 Maintenance Supplies	0.00	127.98	0.00	1,171.19	0.00	10,000.00	8,828.81
4430.000 Contract Costs	0.00	7,200.00	0.00	44,492.06	0.00	30,000.00	(14,492.06)
4430.070 Electrical	0.00	0.00	0.00	330.00	0.00	0.00	(330.00)
4430.090 Extermination	0.00	0.00	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	15,300.21	0.00	0.00	(15,300.21)
4512.000 Liability Insurance	0.00	3,201.33	0.00	7,202.98	0.00	0.00	(7,202.98)
4513.000 Worker's Comp Insurance	0.00	8,799.20	0.00	52,795.20	0.00	0.00	(52,795.20)
4540.000 Employee Benefits	0.00	131,528.48	0.00	985,796.05	0.00	822,676.00	(163,120.05)
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	301,508.70	0.00	2,150,989.62	0.00	3,610,029.00	1,459,039.38
SURPLUS	0.00	(138,381.42)	0.00	(940,179.89)	0.00	(385,163.00)	(555,016.89)

Somerville Housing Authority

Balance Sheet

September 2025

Program: Revolving Fund

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Revolving Fund Checking - 1895	555,630.50	987,046.36
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)	402,706.27	342,571.05
1129.101 A/R AMP 1	0.00	(909,168.53)
1129.102 A/R AMP 2	0.00	1,802,487.04
1129.400 A/R 400-c State Consolidated Projects	6,726.46	(1,554,367.73)
1129.421 A/R 200-1 Clarendon Hill	0.00	(536,968.31)
1129.422 A/R 200-2 Mystic River	0.00	53,967.68
1129.467 A/R 667-c James Corbett	0.00	152,544.25
1129.475 A/R 705-C	0.00	2,427.54
1129.500 A/R State Mod	84,281.40	(340,485.15)
1129.600 A/R Fed Grants	(1,065,217.03)	(1,588,134.53)
1129.601 A/R CFP	11,385.90	1,480,180.88
1129.667 A/R 667-7 Clarendon Hill	10,264.07	444,254.18
1129.674 A/R Bryant Manor	(193,606.76)	(1,068,206.14)
1129.682 A/R 689-2 Hagan Multifamily	(60,113.94)	(616,420.59)
1129.689 A/R 689-C	1,163.31	132,512.92
1129.800 A/R Sec 8 Voucher	185,776.95	2,738,484.46
1129.801 A/R SRO 1	(1,513.71)	(215,037.55)
1129.803 A/R SRO 3	(5,626.67)	(40,211.35)
1129.804 A/R Mainstream	0.00	(2,582,278.17)
1129.901 A/R MRVP	19,971.01	(46,407.71)
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	24,071.19	93,253.03
1129.905 A/R SHA Support Corp.	27,461.52	1,950,556.03
1130.000 A/R Capen Invoices	30,145.43	131,935.68
TOTAL ACCOUNTS RECEIVABLE	(522,124.60)	(433,471.22)
1130.001 A/R Mwra Water Works	0.00	5,291.44
1210.000 Prepaid Insurance	0.00	(550.87)
1210.200 Prepaid Retirement	(3,018.49)	4,115.44
INVENTORY		
1260.010 Inventory: Stoves	(8,642.15)	6,785.05
1260.020 Inventory: Refrigerators	(2,108.00)	1,080.00
TOTAL INVENTORY	(10,750.15)	7,865.05
1640.000 Payroll	0.00	(4,022.04)
TOTAL ASSETS	19,737.26	569,689.19
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Invoices	3,175.00	69,978.70
2114.000 AP Pet Deposit	0.00	2,821.25
PAYROLL WITHHOLDINGS		
2117.002 State Wh Tax	(3,985.90)	(27,760.75)
2117.003 Retirement Wh	26,464.61	39,501.85
2117.004 Group Ins Wh	(3,297.44)	27,130.94
2117.005 Dental Wh	(85.06)	(5,710.60)

Somerville Housing Authority

Balance Sheet

September 2025

Program: Revolving Fund

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

PAYROLL WITHHOLDINGS

2117.006 Long Term Dis - Wh	(271.01)	977.87
2117.008 Union Dues Wh	(1,086.26)	(6,411.16)
2117.014 Bml Life Ins	(12.46)	1,017.96
2117.015 Fringe Bene Commute	0.00	7,112.93
2117.016 Wage Execution	935.00	9,975.09
2117.017 Def Comp - Great-West Retirement Service	0.00	3,843.78
2117.018 Def Comp - Nationwide Retirement	0.00	520.00
2117.019 Cancer-Sick -Am Heritage	(4.92)	425.54
2117.020 Garnishment	0.00	2,609.64
2117.021 Flexible Spending & Fee	(936.28)	(3,880.42)
2117.022 Aflac	(581.12)	1,273.35
2117.023 FSA Deductions	(576.90)	1,249.95
TOTAL PAYROLL WITHHOLDINGS	16,562.26	51,875.97

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

19,737.26 569,569.19

SURPLUS

2700.000 Surplus (Current Year)	0.00	120.00
TOTAL SURPLUS	0.00	120.00

TOTAL LIABILITIES AND SURPLUS

19,737.26 569,689.19

PROOF

0.00 0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2025

Program: Revolving Fund

Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
9999.999 RF Income/Expense	0.00	0.00	0.00	(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

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

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	9	4	59549	1818
Federal Family	23	6	2136	527
State Elderly	7	3	15865	511
Federal Elderly	15	5	930	153
S8NC (Hagan Manor)	11	3	696	213
S8NC (Bryant)	10	3	284	41
Total Public Housing	75	24	79460	3263
Section 8	7	3	2,075	2,075
SRO	3	3	449	67
DHAP	3	3	1002	116
Mainstream	0	0	514977	6827
FYI	0	0	8	0
VASH	0	0	0	0
Walnut Street	4	4	438	35
Linden Street	6	2	1734	196
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	4	3	576	47
Waterworks	16	14	898	303
Waterworks II	15	14	566	168
Capen Court	16	13	2018	360
20 Stephenson	8	7	1762	60
Total Leased Housing	82	66	527,016	10,281
	157	90	606476	13544

VACANCY REPORT OCTOBER 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	19	5	24	21%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	51	2	53	4%
	Highland Garden	42	0	42	0%
	Properzi Manor	103	7	110	6%
	Weston Manor	79	1	80	1%
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: 11/20/2025

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

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of November 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, SRO, SNAP/Shelter Plus Care, 2) Project: All Projects, 3) Effective Date: 11/12/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	1	0	0	101	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 - Clarendon Hill	38	0	0	0	0	12	12	26
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	683	688	110
TBV - Family Unification Program	50	0	0	0	0	47	47	3
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	190	191	9
TBV - VASH	10	0	0	0	0	10	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	8	8	3
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1431	5	2	0	5	1247	1259	174

End of Report

HCV Leasing and Spending Projection

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)	90.3%	87.8%									
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	103.7%	99.7%									
Initial BA Funding (net offset)	\$25,013,584	\$26,125,362	\$26,102,024	Administrative Fees				% leased in 30 days	18%			HAP Exp as % of Eligibility only	103.8%	99.7%									
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	-\$929,061	\$68,407									
New ACC Units Funding	\$156,801	\$45,069	\$0					% leased in 90 to 120 days	4%			HAP Reserves as % of ABA (Start: 0.1%)	-3.7%	0.3%									
Total ABA Funding Provided	\$25,170,385	\$26,170,431	\$26,102,024					% 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	\$68,407	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$1,035,294	4.0%	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	\$26,170,431	\$26,170,431	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)	\$1,855,138	\$1,810,006									
				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 %	70.9%	71.9%									
				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 \$3,751,713 (or 202.2% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,292,296 (or 237.1% of CY 2026 Earned Admin Fees).											

HCV Leasing and Spending Projection

	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	1,101	\$2,156,510					1,101	\$2,156,510	\$1,959		90.6%	103.8%	88.8%	102.8%
	Oct-25	1,240	1,102	\$2,158,636	0				1,102	\$2,158,636	\$1,959		90.4%	103.7%	88.9%	102.9%
	Nov-25	1,240	1,110	\$2,181,561	0				1,110	\$2,181,561	\$1,965		90.3%	103.7%	89.5%	104.0%
	Dec-25	1,240	0	\$0	7	9	0	-5.3	1,114	\$2,193,667	\$1,970	\$1,970	90.3%	103.8%	89.8%	104.6%
	Total	14,854	12,295	\$23,931,695	7	9	0	-5.3	13,409	\$26,125,362	\$1,948		90.3%	103.8%		
	2026															
	Jan-26	1,240			0	1	1	-5.3	1,110	\$2,191,245	\$1,974	\$1,974	89.5%	100.5%	89.5%	100.5%
	Feb-26	1,240			0	1	2	-5.3	1,108	\$2,191,220	\$1,978	\$1,978	89.4%	100.5%	89.3%	100.5%
	Mar-26	1,240			0	1	2	-5.3	1,105	\$2,190,991	\$1,983	\$1,983	89.3%	100.5%	89.1%	100.5%
	Apr-26	1,240			0	1	0	-5.2	1,101	\$2,187,073	\$1,987	\$1,987	89.2%	100.4%	88.8%	100.3%
	May-26	1,240			0	1	0	-5.2	1,096	\$2,182,732	\$1,991	\$1,991	89.0%	100.4%	88.4%	100.1%
	Jun-26	1,240			0	1	0	-5.2	1,092	\$2,178,406	\$1,996	\$1,996	88.9%	100.3%	88.0%	99.9%
	Jul-26	1,240			0	1	0	-5.2	1,087	\$2,174,093	\$2,000	\$2,000	88.7%	100.2%	87.7%	99.7%
	Aug-26	1,240			0	1	0	-5.2	1,083	\$2,169,795	\$2,004	\$2,004	88.5%	100.1%	87.3%	99.5%
	Sep-26	1,240			0	1	0	-5.1	1,078	\$2,165,510	\$2,009	\$2,009	88.3%	100.0%	86.9%	99.3%
	Oct-26	1,240			0	1	0	-5.1	1,074	\$2,161,239	\$2,013	\$2,013	88.2%	99.9%	86.6%	99.1%
	Nov-26	1,240			0	1	0	-5.1	1,069	\$2,156,982	\$2,017	\$2,017	88.0%	99.8%	86.2%	98.9%
	Dec-26	1,240			0	1	0	-5.1	1,065	\$2,152,739	\$2,022	\$2,022	87.8%	99.7%	85.9%	98.7%
	Total	14,880	0	\$0	0	8	5	-62.2	13,067	\$26,102,024	\$1,998		87.8%	99.7%		
	Graphs 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)															

MA031 MS Leasing and Spending Projection - The Goods

HCV Utilization Report June 2025															TYT Guide	
PHA Name		Somerville Housing Authority		PHA Number	MA031			Utilization Report:								
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)	91.9%	87.2%	
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	106.8%	93.2%	
Initial BA Funding	\$2,154,765	\$2,301,355	\$2,145,475					% leased in 30 days	18%				HAP Exp as % of Eligibility only	106.8%	93.2%	
								% 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	-\$146,590	\$155,879	
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%)	-6.8%	6.8%	
Total ABA Funding Provided	\$2,154,765	\$2,301,355	\$2,145,475		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	\$155,879		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	\$2,301,355	\$2,301,355		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	99	\$187,143					99	\$187,143	\$1,890		92.7%	108.0%	88.4%	104.2%
	Oct-25	112	99	\$184,033					99	\$184,033	\$1,859		92.2%	107.4%	88.4%	102.5%
	Nov-25	112	101	\$186,593					101	\$186,593	\$1,847		92.0%	107.1%	90.2%	103.9%
	Dec-25	112	0	\$0			0	-0.5	101	\$185,528	\$1,845	\$1,845	91.9%	106.8%	89.8%	103.3%
	Total	1,344	1,134	\$2,115,826	0	0	0	-0.5	1,235	\$2,301,355	\$1,864		91.9%	106.8%		
	2026															
	Jan-26	112					0	-0.5	100	\$184,470	\$1,843	\$1,843	89.4%	96.2%	89.4%	96.2%
	Feb-26	112					0	-0.5	100	\$183,417	\$1,841	\$1,841	89.2%	95.9%	89.0%	95.6%
	Mar-26	112					0	-0.4	99	\$182,371	\$1,839	\$1,839	89.0%	95.6%	88.6%	95.1%
	Apr-26	112					0	-0.4	99	\$181,330	\$1,836	\$1,836	88.8%	95.4%	88.2%	94.6%
	May-26	112					0	-0.4	98	\$180,296	\$1,834	\$1,834	88.6%	95.1%	87.8%	94.0%
	Jun-26	112					0	-0.4	98	\$179,267	\$1,832	\$1,832	88.4%	94.8%	87.4%	93.5%
	Jul-26	112					0	-0.4	97	\$178,244	\$1,830	\$1,830	88.2%	94.6%	87.0%	92.9%
	Aug-26	112					0	-0.4	97	\$177,227	\$1,827	\$1,827	88.0%	94.3%	86.6%	92.4%
	Sep-26	112					0	-0.4	97	\$176,216	\$1,825	\$1,825	87.8%	94.0%	86.2%	91.9%
	Oct-26	112					0	-0.4	96	\$175,210	\$1,823	\$1,823	87.6%	93.8%	85.8%	91.4%
	Nov-26	112					0	-0.4	96	\$174,211	\$1,821	\$1,821	87.4%	93.5%	85.4%	90.8%
	Dec-26	112					0	-0.4	95	\$173,217	\$1,819	\$1,819	87.2%	93.2%	85.0%	90.3%
	Total	1,344	0	\$0	0	0	0	-5.3	1,172	\$2,145,475	\$1,831		87.2%	93.2%		

Resident Services Report October 2025

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

	SBennett	GCordova	YTseo	Total
Elderly/Disabled Property	17	18	0	
Family Property	3	0	31	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Work Order Follow up	0	46	0	
Total referrals this month	20	64	31	115

Activities this month:

- 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
- Submitted annual ROSS reporting
- Applied for FSS grant renewal
- Quarterly Provider Grant Meeting/Holidays at Mystic Discussion
- Around Hear Concerts at Brady, Properzi, Bryant, and Mystic

Anticipated Activities in November:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Somerville Office of Immigrant Affairs Coffee Hours at Jaques and Bryant
- Application for grants with the Mass Broadband Institute to continue Digital Navigation Program for Bryant, and begin it at Capen Court
- Thanksgiving Drive for Mystic and Clarendon with Mystic Learning Center

Self-Sufficiency Programming Updates

- FSS Management report for period 9/1/2025 – 10/31/2025 shows: 86 FSS participants
- Section 8 FSS caseload: 56 (Janine Lotti)
- Public Housing FSS caseload: 30 (Suze Montina)

Highlights:

- One potential Section 8 for HO participant who has been working diligently with her lender and realtor for the last six months finally submitted an offer for a condo that was accepted. Moving ahead with P&S and inspection process!
- YG, a participant who had been searching for a job with pay that matched her skills and interests, interviewed and was hired for a great new job with the non-profit housing agency, The Community Builders (TCB). She had expressed interest in obtaining FSS assistance to participate in LITC training and education. It's no longer needed because TCB will provide.

Resident Services Report

October 2025

- One new escrow savings account established for JR, who enrolled in FSS at zero income. He is now contributing \$506 each month.
- Three participants are preparing to graduate in the coming months because they have completed the goals outlined in their contract. At least one of those participants cited other personal achievements not included in her FSS goals.
- FSS Coordinator and FSS Graduate YL featured in Women's Money Matters promotional video that premiered at WMM October event,
- Continued Enrollment of FYI participants. Four new FYI admissions in September. Reached out to all four. Enrollment of CV pending for 11/1/2025. Coordinating pending enrollment for KW, the second participant, with social worker assisting with basic needs. Contacted AM, the third participant. She has recently given birth. Agreed to reach out again in a few months. All attempts to reach DD, the fourth new FYI participant, have been unsuccessful thus far.

Homeownership Updates:

- See reference to one future FTHB in this month's highlights. Three additional potential FTHBs continue their homeownership journey. Two continue working with Neighborhood Assistance Corporation of America (NACA). Another potential FTHB has returned to full-time work and is cautiously approaching the pre-approval stage.

Upcoming Event at Jaques:


Mayor
Katjana Ballantyne



Dear residents **Corbett apartments**, the
Somerville Office of Immigrant Affairs invites
you to learn about the services and
resources offered by the Mayor's Office and
other Somerville organizations.

Date: Thursday, November 13 2025
Time: 1 - 2pm
Location: Corbett community room

¡Everyone is welcome!





The City of Somerville can provide you with an interpreter in your language for free. To request an interpreter, please contact us at languageaccess@somervillema.gov or call 311 (617-666-3311) at least 7 days in advance of this event.
Individuals with disabilities who require auxiliary aids or reasonable modifications should contact Adrienne Pomeroy in advance at 617-625-6600 x 2059 or ADA@somervillema.gov

PUBLIC SAFETY REPORT - OCTOBER 2025

Count of nature of complaint	10/1	10/2	10/3	10/6	10/7	10/8	10/9	10/10	10/11	10/12	10/13	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25	10/26	10/27	10/28	10/29	10/30	10/31	11/1	11/2	11/3	11/4	11/5	11/6	11/7	11/8	11/9	11/10	11/11	11/12	Grand Total		
ANIMAL COMPLAINT-D405																						1																					1	
27 COLLEGE AVE																						1																					1	
ASSIST ARREST-D125																																											1	
WALLGREENS																													1														1	
ASSIST NO ARREST-D109	1			1								2	2					1	4	1		2				1	1	3	1	1				1	1					1				24
125 JAKES ST																											1																1	
13-25 WARREN AVE																			1																								1	
15 CANAL LN													1																														1	
15 WESTON AVE																														1													1	
20 MEMORIAL RD																															1					1							1	
35 MEMORIAL RD												1	1					1				1						2												1			7	
45 MEMORIAL RD																												1															1	
50 MEMORIAL RD												1																															1	
500 MYSTIC AVE																										1											1						2	
510 MYSTIC AVE																				1																							1	
530 MYSTIC AVE					1																																						1	
75 MYRTLE ST																			1																								1	
MYSTIC RIVER DEVELOPMENT																													1														1	
ONE CAPEN CRT																			1			1																				2		
(blank)	1																		1																								2	
CHECK CONDITION-D009				1											1																											1		3
20 CANAL LN				1																																							1	
27 COLLEGE AVE															1																												1	
30 RIVER RD																																											1	
CITIZEN CONTACT-D021	4	4	2	4		8	4	6						1							1	2	5			5	5	2	2				6	4	1	1				2	4	2		75
memorial rd																																											1	
114 HIGHLAND AVE	1							1														1																				1		
125 JAKES ST						1																																					1	
13-25 WARREN AVE		1		1			1	1																			1	1						1	1								8	
252 MEDFORD ST						2	1	1													1	1				1	1						1	1							1		11	
30 MEMORIAL RD						1																																					1	
35 MEMORIAL RD													1																														1	
75 MYRTLE ST					1																							1															2	
MEMORIAL RD	1	1	1	1		2														1	1					1	1					1	1	1	1					1	1	1	18	
MYSTIC RIVER DEVELOPMENT	2	1	1	1		2	1	2													1					1	1	1	1											1	1		16	
ONE CAPEN CRT			1				1	1												1		1				1		1	1				1							1	1		11	
COURT-D999														1																													1	
35 MEMORIAL RD														1																													1	
DIRECTED PATROL-F045	18	12	13	10	19	18	17	29	18	17	12	22	14	25	21	18	18	29	24	8	7	16	9	17	38	36	15	18	5	17	15	33	35	15	7	32	18	19	26	40	21		801	
10 CANAL LN						1						1																															2	
10 RIVER RD				1																																							1	
114 HIGHLAND AVE				1	1	1		1	1	1	1	1	1	1	1	1	1	2	1				1	1	1	1					1	1	1	2	1		2	1	1	1	2		33	
125 JAKES ST	1	1	2	2	1	1		2		1	1	2	2	2	1	1	1	2	1		2	1		1	3	3	1	2		1	1	3	3	1	1	2	1	1	1	3	2		58	
13-25 WARREN AVE	2		1		1	3	1	1	1	1	1	1	2	2	1	1	1	2	2	1	1	1	1		1	2	1		1	1	1	1	1	2	1	1	2	1	1	2	3	2		52
15 RIVER RD																																											1	
15 WESTON AVE	2	1		1		1	1	3	1	1		1		1	1	1	1	2	1	1	1	1		1	3	2	3	1		1	1	3	2	2	1	2	1	1	1	3	1		51	
252 MEDFORD ST	2	1	1		1	1	1	1	1	1	1	1	2	2	1	1	1	2	2				1	1	2	2		2	1	1		1	2	1	1	2		1	2	2	1		46	
268 POWDER HOUSE BLVD				1																																						2		
268 WASHINGTON ST					1	1	1	1	1	1	1		2	1	1	1	1	1	2				1	1	1	3		1	1	1		1	1		1	1	1	2	2			34		
27 COLLEGE AVE	2	1		1	1	1	2	2	1	1		1		1	1	1	1	1	2			1	2		1	2	2	2	1		1	1	2	1	1		2	2	1	2	3	1		48
30 MEMORIAL RD																																											3	
32 JAKES ST	2		1	2	1	3	3	2	1	1	1	1		2	1	1	1	2	1		1	1	2		1	3	3	1	2	1	1	1	2	2	1	1	2	1	1	2	3	2		60
35 MEMORIAL RD				1																																							3	
40 MEMORIAL RD												1				1																										2		
40 RIVER RD																																											1	
45 MEMORIAL RD																																											1	
485 MYSTIC VALLEY PKWY	1	1	1		2	1	1	1	2	1		2	1	2	2	1	1	2	2	1		2		1	3	2	1	1		1	1	2	2											

[illegible]

[illegible]

PUBLIC SAFETY YTD REPORT - 2025

Count of nature of complaint											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Grand Total
alarm				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	1	88
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		4
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		64
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
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	4	540
114 HIGHLAND AVE	1			1				1	4	1	8
13-25 WARREN AVE	1	3	11	7	11	7	1	6	11		58
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		35
CLARENDON HILL DEV	1		4	1	1			5			12
MEMORIAL RD								5	8	1	14
MYSTIC AVE					1						1
MYSTIC RIVER DEVELOPMENT	3	5	16	18	12	8	3	25	17	2	109
ONE CAPEN CRT	12	8	18	14	15	12	12	21	12		124
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	18	4724
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				2
114 HIGHLAND AVE	30	24	28	26	39	32	23	36	33		271
125 ALEWIFE BRK PKWY		1							1		2
125 JAQUES ST	28	24	30	35	45	35	26	47	35	1	306
13-25 WARREN AVE	30	33	24	29	41	34	21	35	21	2	270
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	2	258
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	2	272
268 POWDER HOUSE BLVD		1				1		1			3
268 WASHINGTON ST	30	22	22	24	43	30	22	31	25		249
27 COLLEGE AVE	24	21	21	23	44	28	23	44	36	2	266
30 MEMORIAL RD		2				1	3	2	2		10
30 RIVER RD			1	3	1						5

268 POWDER HOUSE BLVD				1				1			2
268 WASHINGTON ST						1					1
27 COLLEGE AVE			2	1							3
32 JAQUES ST						1		1			2
35 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 JAQUES 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		4
10 CANAL LN	1										1
125 JAQUES ST					1						1
5 RIVER 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	1	93
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	1	47
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	1	50
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
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	1	13
149 Broadway	1										1
27 COLLEGE AVE		1									1
30 MEMORIAL RD								1	4		5
35 MEMORIAL RD				1				1			2
530 MYSTIC AVE								1	2	1	4
MISSING PERSON-D501								1			1

[illegible]

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	138
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
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					2
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		34
10 CANAL LN								5			5
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						3
40 MEMORIAL RD							2				2
45 MEMORIAL RD						1					1
50 RIVER RD							1				1
500 MYSTIC AVE				4							4
80 RIVER RD					1						1

90 RIVER RD					2	1						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				4
25 MEMORIAL RD	1					1						2
252 MEDFORD ST						1						1
60 RIVER RD								1				1
WARRANT ARREST-D130				1					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	27		6184

WORK ORDERS ISSUED FOR:**Oct-25****REQUESTED BY MANAGEMENT: 223****REQUESTED BY TENANTS: 1358****TOTAL WORK ORDERS ISSUED: 1581**

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE OCTOBER	REQUESTED IN OCTOBER				
031-1 Mystic Federal	281	96	6	287	265	22
031-9 Federal Elderly	237	101	20	257	224	33
200-1 Clarendon	79	18	0	79	68	11
200-2 Mystic State	216	97	5	221	168	23
667-1 Capen Court	147	62	2	149	135	14
667-2 Jaques Street	134	47	14	148	116	32
667-3 Properzi Manor	160	58	24	184	142	42
667-4 Bryant Manor	131	56	1	132	107	25
667-6 Ciampa Manor	67	18	10	68	63	5
400-C Monmouth, Broadway	11	5	1	11	8	3
689-2 Hagan Manor	40	18	1	41	30	11
705-1 Sycamore, Fountain Ave	4	0	0	4	2	2
TOTAL	1507	576	74	1581	1358	223

***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 November 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	Award	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devopment 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	Pre-Construction	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Award	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
Highland Garden Elevator Replacement	Design	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Design	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction