Somerville Housing Authority
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EXECUTIVE DIRECTOR'S REPORT

SEPTEMBER 17, 2026

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

	Period Amount	Balance
ASSETS		
1121.000 A/R HUD	0.00	917,927.74
1129.000 Intercompany	0.00	448,105.00
1406.000 Soft Cost - Operations	1,240.00	216,385.62
1410.001 Accounting	0.00	58,797.28
1410.002 Advertising	0.00	1,141.08
1410.003 Other Administrative Costs	64,177.76	2,839,082.52
1410.005 Other Funds	0.00	3,500.00
1410.010 Soft Cost Contra	3,270.00	6,161.41
1430.001 Architecture Engineer Basic Services	0.00	1,050.00
1480.000 Hard Cost - Construction Contracts	0.00	19,001,793.21
1480.001 Roofs	0.00	4,500.00
1480.003 Site Work	0.00	8,570.00
1480.005 Electrical	0.00	913.75
TOTAL ASSETS	**68,687.76**	**23,507,927.61**
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.001 A/P HUD	0.00	1,438,519.00
2119.000 A/P Revolving	(288,717.04)	310,760.36
TOTAL LIABILITIES	**(288,717.04)**	**1,749,279.36**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,384,640.24
2700.000 Income and Expense Clearing (Current Year)	357,404.80	1,955,715.71
2802.000 Invested in Capital Assets	0.00	17,418,292.30
TOTAL SURPLUS	**357,404.80**	**21,758,648.25**
TOTAL LIABILITIES AND SURPLUS	**68,687.76**	**23,507,927.61**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: State Mod   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	357,404.80	0.00	1,955,857.88	0.00	0.00	1,955,857.88
TOTAL INCOME	**0.00**	**357,404.80**	**0.00**	**1,955,857.88**	**0.00**	**0.00**	**1,955,857.88**
EXPENSES							
4590.000 Other General Expense	0.00	0.00	0.00	142.17	0.00	0.00	(142.17)
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**142.17**	**0.00**	**0.00**	**(142.17)**
SURPLUS	**0.00**	**357,404.80**	**0.00**	**1,955,715.71**	**0.00**	**0.00**	**1,955,715.71**

Somerville Housing Authority
Balance Sheet
July 2026

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

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	0.00	125,739.56
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	0.00	15,381.38
1210.000 Prepaid Insurance	(793.00)	(8,150.89)
1210.200 Prepaid Retirement	(596.00)	(3,663.23)
1300.000 Deferred Outflows	0.00	(659.27)
1302.000 Deferred Outflows - GASB75	0.00	1,836.66
FIXED ASSETS		
1401.000 Land	0.00	46,410.00
1402.000 Buildings	0.00	435,479.42
1404.000 Admin Equipment	0.00	259.96
1406.000 Accumulated Depriciation	0.00	(361,115.03)
TOTAL FIXED ASSETS	**0.00**	**121,034.35**
1690.100 Hagan Manor Window W/P	0.00	28,198.75
TOTAL ASSETS	**(1,389.00)**	**282,417.31**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	6,291.46	229,389.83
TOTAL ACCOUNTS PAYABLE	**6,291.46**	**229,389.83**
2135.000 Accrued Comp Balances	0.00	545.00
2137.000 Accrued PILOT	0.00	1,387.53
2240.000 Prepaid Rents	0.00	4,151.00
2293.200 Deferred Inflows Pension	0.00	6,360.44
2293.300 Deferred Inflows - GASB75	0.00	7,509.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	50,234.00
2339.200 L/T Payable - Pension	0.00	26,943.51
TOTAL LIABILITIES	**6,291.46**	**326,520.31**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(83,547.87)
2700.000 Income and Expense Clearing (Current Year)	(7,680.46)	(8,344.58)
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(24.48)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	14.11
2802.000 Invested in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Position	0.00	(15,938.24)
2806.100 Unrestricted Net Position - GASB 75	0.00	(54,327.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(38,338.97)
TOTAL SURPLUS	**(7,680.46)**	**(44,103.00)**
TOTAL LIABILITIES AND SURPLUS	**(1,389.00)**	**282,417.31**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

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

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents □□□□	0.00	0.00	0.00	8,302.00	0.00	47,426.00	(39,124.00)
3610.000 Interest Income	0.00	0.00	0.00	25.62	0.00	152.00	(126.38)
3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	10,560.00	(10,560.00)
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**8,327.62**	**0.00**	**58,138.00**	**(49,810.38)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	1,130.99	0.00	2,963.35	0.00	15,319.00	12,355.65
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	1,660.00	1,660.00
4150.000 Travel	0.00	0.03	0.00	0.03	0.00	193.00	192.97
4170.000 Accounting	0.00	6.42	0.00	6.42	0.00	577.00	570.58
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	514.00	514.00
4190.000 Sundry Admin Costs	0.00	300.51	0.00	364.74	0.00	7,877.00	7,512.26
4191.000 Telephone/Internet/Cells	0.00	127.58	0.00	208.92	0.00	734.00	525.08
4192.000 Copier/Computer Costs	0.00	0.00	0.00	125.96	0.00	0.00	(125.96)
4193.000 Office Supplies	0.00	57.26	0.00	75.67	0.00	234.00	158.33
4194.000 Postage	0.00	0.00	0.00	0.00	0.00	167.00	167.00
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**1,622.79**	**0.00**	**3,745.09**	**0.00**	**27,275.00**	**23,529.91**
UTILITIES							
4310.000 Water 689-C	0.00	0.00	0.00	(3,441.00)	0.00	14,526.00	17,967.00
4320.000 Electric 689-C	0.00	15.99	0.00	(303.70)	0.00	472.00	775.70
4330.000 Gas 689-C	0.00	876.30	0.00	(2,314.96)	0.00	2,490.00	4,804.96
TOTAL UTILITIES	**0.00**	**892.29**	**0.00**	**(6,059.66)**	**0.00**	**17,488.00**	**23,547.66**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	2,451.30	0.00	6,442.30	0.00	30,565.00	24,122.70
4420.000 Maintenance Materials	0.00	888.89	0.00	1,585.70	0.00	9,717.00	8,131.30
4430.010 Rubbish	0.00	0.00	0.00	1,074.39	0.00	1,588.00	513.61
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	1,614.00	1,614.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	446.00	446.00
4430.040 Elevator	0.00	126.83	0.00	260.18	0.00	3,840.00	3,579.82
4430.050 Landscaping Services	0.00	0.00	0.00	100.00	0.00	1,276.00	1,176.00
4430.070 Electrical	0.00	172.86	0.00	648.18	0.00	1,416.00	767.82
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	1,607.00	1,607.00
4430.090 Pest Control	0.00	0.00	0.00	0.00	0.00	918.00	918.00
4430.110 Routine Contract Costs	0.00	97.05	0.00	138.66	0.00	5,495.00	5,356.34
TOTAL MAINTENANCE EXPENSE	**0.00**	**3,736.93**	**0.00**	**10,249.41**	**0.00**	**58,482.00**	**48,232.59**
4511.000 Property Insurance	0.00	441.00	0.00	2,646.00	0.00	5,288.00	2,642.00
4512.000 Liability Insurance	0.00	78.00	0.00	468.00	0.00	934.00	466.00
4513.000 Worker's Comp Insurance	0.00	139.00	0.00	834.00	0.00	1,669.00	835.00
4514.000 Insurance (Other)	0.00	135.00	0.00	810.00	0.00	1,619.00	809.00
4540.000 Employee Benefits	0.00	635.45	0.00	3,979.36	0.00	20,190.00	16,210.64
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	1,063.00	1,063.00
7520.000 Replacement Of Equip	0.00	0.00	0.00	0.00	0.00	1,870.00	1,870.00
TOTAL EXPENSES	**0.00**	**7,680.46**	**0.00**	**16,672.20**	**0.00**	**135,878.00**	**119,205.80**
SURPLUS	**0.00**	**(7,680.46)**	**0.00**	**(8,344.58)**	**0.00**	**(77,740.00)**	**69,395.42**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Public Housing   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	382,463.53	5,103,273.16
1113.000 Homeownership Escrow	0.00	456.00
1113.001 Homeownership Escrow 7944	17,730.00	113,816.97
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	(2,642.66)	133,089.85
1122.100 A/R Balance from Visual	0.00	1,060.00
TOTAL 1122.000 A/R TENANTS	**(2,642.66)**	**134,149.85**
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	**(2,642.66)**	**132,259.85**
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(90,561.00)
1129.900 A/R Interproject	(88,848.00)	(533,088.00)
TOTAL A/R OTHER	**(88,848.00)**	**(623,649.00)**
TOTAL ACCOUNTS RECEIVABLE	**(91,490.66)**	**(491,389.15)**
1122.900 Tenant Repayment Agreements	3,234.54	13,550.62
1122.901 Fraud Recovery	1,197.00	23,493.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	0.00	2,239,073.52
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	(28,623.40)	(4,827.95)
1210.200 Prepaid Retirement	(18,213.00)	822,130.75
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	(67,522.31)
1302.000 Deferred Outflows - GASB75	0.00	93,019.78
FIXED ASSETS		
1401.000 Land	0.00	457,097.38
1401.312 Land 31-2	0.00	21,419.53
1401.313 Land 31-3	0.00	108,979.98
1401.317 Land 31-7	0.00	166,877.51
1402.000 Buildings	0.00	35,814,457.15
1402.312 Buildings 31-2	0.00	3,932,204.20
1402.313 Buildings 31-3	0.00	5,162,937.34
1402.317 Buildings 31-7	0.00	3,056,990.43
1402.319 Buildings 31-9	0.00	198,036.20
1404.000 Admin Equipment	0.00	598,780.98
1404.312 Admin Equip 31-2	0.00	135,655.32
1406.000 Accumulated Depr	0.00	(41,610,617.97)
1408.000 WIP - HP Ramp	0.00	435,050.28
TOTAL FIXED ASSETS	**0.00**	**8,477,868.33**
TOTAL ASSETS	**266,298.01**	**16,635,212.71**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Public Housing **Project: Consolidated**

LIABILITIES AND SURPLUS		
LIABILITIES		
A/P TENANTS		
AP TENANTS OTHER		
2111.002 A/P Tenants	(1,048.00)	68.00
TOTAL AP TENANTS OTHER	**(1,048.00)**	**68.00**
TOTAL A/P TENANTS	**(1,048.00)**	**68.00**
2111.100 AP Tenants	(336.00)	(1,789.90)
2111.200 A/P - Tenant Association	2,368.74	6,263.24
2114.000 A/P Homeownership Escrow	0.00	145,905.32
2114.500 A/P Homeownership Escrow	(5,836.00)	0.00
2119.000 A/P Revolving Fund	209,021.05	1,980,291.88
2134.000 Accrued Utilities	0.00	6,481.68
2135.000 Accrued Comp Abs	0.00	97,409.00
2137.000 Accrued Pilot	17,218.00	103,308.00
2293.200 Deferred Inflows Pension	0.00	305,792.35
2293.300 Deferred Inflows - GASB75	0.00	465,475.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,162,266.00
2339.200 L/T Payable - Pension	0.00	1,165,682.56
TOTAL LIABILITIES	**221,387.79**	**7,437,153.13**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(837,639.93)
2700.000 Income and Expense Clearing (Current Year)	44,910.22	(154,383.82)
2700.000 Income and Expense Clearing (Unclosed 2006)	0.00	(252.85)
2700.000 Income and Expense Clearing (Unclosed 2013)	0.00	(3,905.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	19,932.03
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(2,066.50)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	(772.45)
2802.000 Invested in Capital Assets	0.00	9,627,556.86
2806.000 Unrestricted Net Position	0.00	5,435,900.24
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,401,638.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(1,484,671.00)
TOTAL SURPLUS	**44,910.22**	**9,198,059.58**
TOTAL LIABILITIES AND SURPLUS	**266,298.01**	**16,635,212.71**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Public Housing   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	387,077.61	0.00	1,533,325.11	0.00	4,244,787.00	(2,711,461.89)
3190.000 Antenna Income	0.00	26,832.71	0.00	107,330.84	0.00	438,780.00	(331,449.16)
3610.000 Interest Income	0.00	0.00	0.00	3,729.79	0.00	34,200.00	(30,470.21)
3690.000 Other Operating Recpts	0.00	2,368.51	0.00	42,649.31	0.00	2,204,900.00	(2,162,250.69)
3707.450 Fee for Services	0.00	0.00	0.00	(600.00)	0.00	0.00	(600.00)
3800.000 Hud Subsidy	0.00	172,682.00	0.00	671,434.00	0.00	0.00	671,434.00
TOTAL INCOME	**0.00**	**588,960.83**	**0.00**	**2,357,869.05**	**0.00**	**6,922,667.00**	**(4,564,797.95)**
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	64,858.35	0.00	193,282.13	0.00	796,740.00	603,457.87
4130.000 Legal	0.00	44,740.94	0.00	80,146.80	0.00	54,963.00	(25,183.80)
4150.000 Travel	0.00	202.57	0.00	2,497.18	0.00	12,324.00	9,826.82
4170.000 Accounting	0.00	194.67	0.00	5,985.79	0.00	17,618.00	11,632.21
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	10,196.00	10,196.00
4190.000 Sundry Admin Cost	0.00	10,933.07	0.00	14,652.68	0.00	178,053.00	163,400.32
TOTAL GENERAL	0.00	**120,929.60**	0.00	**296,564.58**	0.00	**1,069,894.00**	**773,329.42**
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	35,040.00	0.00	70,080.00	35,040.00
4190.300 Property Mgmt Fee	0.00	78,627.00	0.00	471,762.00	0.00	943,514.00	471,752.00
4190.310 Bookkeeping Fee	0.00	4,381.00	0.00	26,286.00	0.00	52,560.00	26,274.00
4190.320 IT Fees	0.00	0.00	0.00	0.00	0.00	67,700.00	67,700.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	(600.00)	0.00	0.00	600.00
TOTAL MANAGEMENT FEES	0.00	**88,848.00**	0.00	**532,488.00**	0.00	**1,133,854.00**	**601,366.00**
TOTAL ADMINISTRATIVE COST	**0.00**	**209,777.60**	**0.00**	**829,052.58**	**0.00**	**2,203,748.00**	**1,374,695.42**
4191.000 Telephone/Internet/Cells	0.00	6,578.88	0.00	31,258.52	0.00	22,431.00	(8,827.52)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	4,917.77	0.00	0.00	(4,917.77)
4193.000 Office Supplies	0.00	1,754.39	0.00	6,697.15	0.00	7,138.00	440.85
4194.000 Postage	0.00	650.11	0.00	1,447.42	0.00	0.00	(1,447.42)
4230.000 Tenant Svc	0.00	7,718.85	0.00	18,384.44	0.00	0.00	(18,384.44)
UTILITIES							
4310.000 Water	0.00	0.00	0.00	231,480.70	0.00	1,081,601.00	850,120.30
4310.312 Water 31-2	0.00	0.00	0.00	(35,439.00)	0.00	0.00	35,439.00
4320.000 Electricity	0.00	12,735.39	0.00	92,526.07	0.00	491,893.00	399,366.93
4330.000 Gas	0.00	34,392.91	0.00	25,117.92	0.00	605,091.00	579,973.08
4330.312 Gas - 31-2	0.00	6,045.99	0.00	6,045.99	0.00	0.00	(6,045.99)
TOTAL UTILITIES	**0.00**	**53,174.29**	**0.00**	**319,731.68**	**0.00**	**2,178,585.00**	**1,858,853.32**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	95,415.69	0.00	321,274.02	0.00	1,115,632.00	794,357.98
4420.000 Maintenance Supplies	0.00	47,160.58	0.00	157,166.77	0.00	354,657.00	197,490.23
TOTAL GENERAL	0.00	**142,576.27**	0.00	**478,440.79**	0.00	**1,470,289.00**	**991,848.21**
CONTRACT COSTS							
4430.000 Contract Costs	0.00	34,226.03	0.00	142,363.02	0.00	179,753.00	37,389.98
4430.010 Rubbish	0.00	0.00	0.00	39,229.67	0.00	57,968.00	18,738.33
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	58,899.00	58,899.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	16,296.00	16,296.00
4430.040 Elevators	0.00	4,932.02	0.00	11,303.55	0.00	140,147.00	128,843.45
4430.050 Landscaping	0.00	2,184.40	0.00	7,584.40	0.00	46,560.00	38,975.60

Somerville Housing Authority
Operating Statement
Four Months Ending 07/31/2026
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
CONTRACT COSTS							
4430.070 Electrical	0.00	6,284.03	0.00	17,115.29	0.00	51,682.00	34,566.71
4430.080 Plumbing	0.00	5,640.00	0.00	22,662.50	0.00	58,666.00	36,003.50
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	33,524.00	33,524.00
4430.110 Routine Contract Cost	0.00	919.28	0.00	23,032.31	0.00	20,829.00	(2,203.31)
TOTAL CONTRACT COSTS	0.00	**54,185.76**	0.00	**263,290.74**	0.00	**664,324.00**	**401,033.26**
TOTAL MAINTENANCE	**0.00**	**196,762.03**	**0.00**	**741,731.53**	**0.00**	**2,134,613.00**	**1,392,881.47**
4511.000 Property Insurance	0.00	19,283.00	0.00	115,698.00	0.00	231,397.00	115,699.00
4512.000 Liability Insurance	0.00	2,379.00	0.00	14,274.00	0.00	28,548.00	14,274.00
4513.000 Worker's Comp Insurance	0.00	4,248.00	0.00	25,488.00	0.00	50,979.00	25,491.00
4514.000 Insurance (Other)	0.00	4,598.00	0.00	27,588.00	0.00	55,170.00	27,582.00
4520.000 Pilot	0.00	17,218.00	0.00	103,308.00	0.00	206,620.00	103,312.00
4540.000 Employee Benefits	0.00	19,908.46	0.00	272,675.78	0.00	616,834.00	344,158.22
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	84,896.00	84,896.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	62,287.00	62,287.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	68,261.00	68,261.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**544,050.61**	**0.00**	**2,512,252.87**	**0.00**	**7,993,507.00**	**5,481,254.13**
SURPLUS	**0.00**	**44,910.22**	**0.00**	**(154,383.82)**	**0.00**	**(1,070,840.00)**	**916,456.18**

Somerville Housing Authority
Balance Sheet
July 2026

Program: SHA Support Corp. Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Affordable Housing Cash Acct - 9572	(9,368.00)	218,990.76
1210.000 Prepaid Insurance	0.00	11,376.00
1404.000 Oth Equip-Admin/Maint	0.00	53,492.50
1406.000 Accum Depn	0.00	(24,975.00)
1501.003 A/R Due from Water Works Predevelopment	0.00	956,424.59
1501.004 A/R Due from Clarendon Re-Development	0.00	(246,741.50)
1501.005 A/R Water Sponsor Loan	0.00	407,762.00
1501.006 A/R Waterworks Garage	0.00	2,837,818.52
TOTAL ASSETS	**(9,368.00)**	**4,214,147.87**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 Accrued Expenses	0.00	(20,101.44)
2119.000 A/P Revolving Fund	0.00	1,695,461.96
TOTAL LIABILITIES	**0.00**	**1,675,360.52**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(637,972.52)
2700.000 Income and Expense Clearing (Current Year)	(9,368.00)	(47,217.44)
2802.000 Invested in Capital Assets	0.00	44,955.00
2805.100 Restricted Net Assets Water Predevelop loan	0.00	579,984.15
2805.300 Restricted Net Assets Water Sponsor Loan	0.00	400,942.03
2805.400 Restricted Reserve Garage	0.00	3,648,361.47
2806.000 Unrestricted Net Position	0.00	(1,450,265.34)
TOTAL SURPLUS	**(9,368.00)**	**2,538,787.35**
TOTAL LIABILITIES AND SURPLUS	**(9,368.00)**	**4,214,147.87**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: SHA Support Corp. Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
EXPENSES							
4110.000 Admin Salaries	0.00	0.00	0.00	6,698.90	0.00	0.00	(6,698.90)
4310.000 Water	0.00	0.00	0.00	8,060.11	0.00	0.00	(8,060.11)
4330.000 Gas	0.00	0.00	0.00	(8,560.85)	0.00	0.00	8,560.85
4430.110 Routine Contract Costs	0.00	9,368.00	0.00	41,019.28	0.00	0.00	(41,019.28)
TOTAL EXPENSES	**0.00**	**9,368.00**	**0.00**	**47,217.44**	**0.00**	**0.00**	**(47,217.44)**
SURPLUS	**0.00**	**(9,368.00)**	**0.00**	**(47,217.44)**	**0.00**	**0.00**	**(47,217.44)**

MRVP
Balance Sheet
July 2026

Program: MRVP Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - MRVP/AHVP Checking - 1909	(17,016.00)	15,449.81
1125.000 A/R Admin Fee	0.00	600.00
1125.100 A/R DHCD Y/E Settle	0.00	(7,450.00)
1155.000 Advance To Revolving Fund	0.00	11,700.00
1160.000 Investments	0.00	296.67
1210.200 Prepaid Retirement	0.00	736.77
1300.000 Deferred Outflows	0.00	(25.76)
1302.000 Deferred Outflows - GASB75	0.00	63.24
TOTAL ASSETS	**(17,016.00)**	**21,370.73**
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.100 A/P - DHCD Y/E Settlements	0.00	15,767.41
2119.000 A/P Revolving Fund	(19,176.10)	(60,235.93)
2135.000 Accrued Comp Abs	0.00	157.00
2290.000 Deferred Revenue	0.00	18,396.00
2293.200 Deferred Inflows Pension	0.00	(26.93)
2293.300 Deferred Inflows - GASB75	0.00	104.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	501.00
2339.200 LT Payable Pension	0.00	43.85
TOTAL LIABILITIES	**(19,176.10)**	**(25,293.60)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	6,493.09
2700.000 Income and Expense Clearing (Current Year)	2,160.10	6,420.85
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	36.78
2806.000 Unrestricted Net Position	0.00	34,297.61
2806.100 Unrestricted Net Position - GASB 75	0.00	(510.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(74.00)
TOTAL SURPLUS	**2,160.10**	**46,664.33**
TOTAL LIABILITIES AND SURPLUS	**(17,016.00)**	**21,370.73**
PROOF	**0.00**	**0.00**

MRVP

Operating Statement
Four Months Ending 07/31/2026
Program: MRVP Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	0.00	0.00	550.00	0.00	0.00	550.00
3400.002 AHVP Admin Fee Income	0.00	0.00	0.00	50.00	0.00	0.00	50.00
3610.000 Interest Income	0.00	0.00	0.00	0.49	0.00	0.00	0.49
3802.000 DHCD HAP Subsidy MRVP	0.00	17,676.00	0.00	70,711.00	0.00	0.00	70,711.00
3802.100 DHCD HAP Subsidy AHVP	0.00	2,035.00	0.00	8,140.00	0.00	0.00	8,140.00
TOTAL INCOME	**0.00**	**19,711.00**	**0.00**	**79,451.49**	**0.00**	**0.00**	**79,451.49**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	423.08	0.00	1,450.13	0.00	0.00	(1,450.13)
4170.000 Accounting	0.00	1.41	0.00	130.20	0.00	0.00	(130.20)
4190.000 Sundry Admin Costs	0.00	78.11	0.00	137.84	0.00	0.00	(137.84)
4191.000 Telephone/Internet/Cell	0.00	27.64	0.00	45.36	0.00	0.00	(45.36)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**530.24**	**0.00**	**1,763.53**	**0.00**	**0.00**	**(1,763.53)**
4540.000 Employee Benefits	0.00	4.66	0.00	431.11	0.00	0.00	(431.11)
4715.000 HAP's MOB/MRVP	0.00	17,016.00	0.00	66,876.00	0.00	0.00	(66,876.00)
4715.100 HAP's AHVP	0.00	0.00	0.00	3,960.00	0.00	0.00	(3,960.00)
TOTAL EXPENSES	**0.00**	**17,550.90**	**0.00**	**73,030.64**	**0.00**	**0.00**	**(73,030.64)**
SURPLUS	**0.00**	**2,160.10**	**0.00**	**6,420.85**	**0.00**	**0.00**	**6,420.85**

Somerville Housing Authority
Balance Sheet
June 2026

Program: 400-c   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	229,050.86	642,666.53
1113.000 Cash - SSP Escrow 2506	(292.60)	129,203.58
ACCOUNTS RECEIVABLE		
1122.200 Tenant A/R -200	0.00	3,931.80
1122.201 Shelter Rents A/R	(7,494.32)	16,499.07
1122.900 Tenant Repayment Agreements	50.00	3,353.00
1122.901 Fraud Recovery	(3,968.54)	69,296.54
TOTAL ACCOUNTS RECEIVABLE	**(11,412.86)**	**93,080.41**
1123.000 Allow For Bad Debt	0.00	(91,844.08)
1125.000 Ar Dhcd - Operating Subs	0.00	3,312,207.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	0.00	644,989.96
1210.000 Prepaid Insurance	(55,382.00)	(161,783.89)
1210.200 Prepaid Retirement	202,779.79	478,501.07
1300.000 Deferred Outflows	0.00	62,296.22
1302.000 Deferred Outflows - GASB75	0.00	64,425.18
FIXED ASSETS		
1401.000 Land	0.00	111,666.00
1402.000 Buildings	0.00	68,569,891.36
1404.000 Admin Equip	0.00	714,030.38
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(50,207,814.87)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	**0.00**	**21,620,409.30**
TOTAL ASSETS	**364,743.19**	**27,007,536.62**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	28,488.35
2111.100 AP Tenants	0.00	(65,579.51)
2111.200 A/P Tenant Association-Laundry	50.00	2,499.71
2113.000 A/P SSP Escrow	(10,787.00)	144,443.55
2119.000 A/P Revolving Fund	(2,774,707.04)	(2,396,143.68)
2135.000 Accreud Comp Abs	0.00	151,699.00
2137.000 Accrued Pilot	0.00	20,627.88
2240.000 Prepaid Rents	0.00	(2,526.00)
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	563,137.59
2293.300 Deferred Inflows - GASB75	0.00	526,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,877,602.00
2339.200 LT Payable Pension	0.00	1,796,394.23
TOTAL LIABILITIES	**(2,785,444.04)**	**6,202,230.82**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(12,423,725.87)
2700.000 Income and Expense Clearing (Current Year)	3,150,187.23	3,801,700.79
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	334.84

Somerville Housing Authority
Balance Sheet
June 2026

Program: 400-c Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,386.47)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,419.45
2802.000 Invested in Capital Assets	0.00	25,297,012.45
2806.000 Unrestricted Net Position	0.00	10,783,817.40
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,339,823.82)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)
TOTAL SURPLUS	**3,150,187.23**	**20,805,305.80**
TOTAL LIABILITIES AND SURPLUS	**364,743.19**	**27,007,536.62**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Three Months Ending 06/30/2026

Program: 400-c   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	0.00	0.00	(16,291.00)	0.00	2,287,631.00	(2,303,922.00)
3110.201 Shelter Rents 200-1	0.00	10,760.00	0.00	29,558.51	0.00	0.00	29,558.51
3110.202 Shelter Rents 200-2	0.00	164,456.00	0.00	502,674.32	0.00	0.00	502,674.32
3110.667 Shelter Rents 667-2	0.00	35,222.00	0.00	105,688.00	0.00	0.00	105,688.00
3110.705 Shelter Rents 705	0.00	4,852.00	0.00	13,650.00	0.00	0.00	13,650.00
3610.000 Interest Inc	0.00	7.40	0.00	915.45	0.00	5,225.00	(4,309.55)
3690.000 Other Operating Recpts	0.00	73,892.53	0.00	74,231.85	0.00	8,034.00	66,197.85
3801.000 Operating Subsidy	0.00	3,294,526.00	0.00	4,154,526.00	0.00	3,702,567.00	451,959.00
3804.000 SSP Fofeiture	0.00	0.00	0.00	9.20	0.00	0.00	9.20
TOTAL INCOME	**0.00**	**3,583,715.93**	**0.00**	**4,864,962.33**	**0.00**	**6,003,457.00**	**(1,138,494.67)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	39,537.65	0.00	123,103.63	0.00	679,646.00	556,542.37
4130.000 Legal	0.00	2,208.37	0.00	15,172.31	0.00	58,002.00	42,829.69
4140.000 Members Comp	0.00	0.00	0.00	8,435.85	0.00	61,200.00	52,764.15
4150.000 Travel	0.00	0.63	0.00	1,288.63	0.00	6,758.00	5,469.37
4170.000 Accounting	0.00	1,505.17	0.00	2,895.57	0.00	20,147.00	17,251.43
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	17,962.00	17,962.00
4190.000 Sundry Admin Costs	0.00	2,194.56	0.00	3,451.52	0.00	275,201.00	271,749.48
4191.000 TELEPHONE/INTERNET/CEL	0.00	6,090.36	0.00	11,814.72	0.00	25,651.00	13,836.28
4192.000 COPIER/COMPUTER COSS	0.00	4,743.91	0.00	7,300.99	0.00	0.00	(7,300.99)
4193.000 OFFICE SUPPLIES	0.00	1,781.05	0.00	4,425.52	0.00	8,162.00	3,736.48
4194.000 POSTAGE	0.00	664.95	0.00	664.95	0.00	5,830.00	5,165.05
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**58,726.65**	**0.00**	**178,553.69**	**0.00**	**1,158,559.00**	**980,005.31**
4230.000 Tenant Svc	0.00	0.00	0.00	5,612.50	0.00	0.00	(5,612.50)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	(956.09)	0.00	863,428.00	864,384.09
4310.202 Water - 200-2	0.00	0.00	0.00	244,769.14	0.00	0.00	(244,769.14)
4310.667 Water 667	0.00	0.00	0.00	(13,772.93)	0.00	0.00	13,772.93
4310.705 Water 705	0.00	0.00	0.00	3,233.10	0.00	0.00	(3,233.10)
4320.200 Electricity 200	0.00	0.00	0.00	(29,626.88)	0.00	241,480.00	271,106.88
4320.201 Elect 200-1	0.00	248.67	0.00	27,065.04	0.00	0.00	(27,065.04)
4320.202 Elect 200-2	0.00	1,263.30	0.00	26,990.02	0.00	0.00	(26,990.02)
4320.667 Electricity 667	0.00	0.00	0.00	888.72	0.00	0.00	(888.72)
4320.705 Electric 705	0.00	0.00	0.00	(27.00)	0.00	0.00	27.00
4330.201 Gas 200-1	0.00	631.21	0.00	(28,022.49)	0.00	396,577.00	424,599.49
4330.202 Gas 200-2	0.00	8,739.50	0.00	(144,904.78)	0.00	0.00	144,904.78
4330.405 Gas 705	0.00	161.42	0.00	1,165.36	0.00	0.00	(1,165.36)
4330.667 Gas 667	0.00	0.00	0.00	(12,323.74)	0.00	0.00	12,323.74
4330.672 Gas 667-2	0.00	3,175.77	0.00	1,944.67	0.00	0.00	(1,944.67)
4330.705 Gas 705-C	0.00	241.02	0.00	560.74	0.00	0.00	(560.74)
4330.751 Gas 705-1	0.00	0.00	0.00	1,606.35	0.00	0.00	(1,606.35)
TOTAL UTILITIES	**0.00**	**14,460.89**	**0.00**	**78,589.23**	**0.00**	**1,501,485.00**	**1,422,895.77**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	72,429.32	0.00	198,465.17	0.00	1,067,874.00	869,408.83
4420.000 Maintenance Materials	0.00	65,644.82	0.00	108,728.48	0.00	339,475.00	230,746.52
4430.000 Contract Costs	0.00	2,895.57	0.00	6,820.57	0.00	0.00	(6,820.57)
4430.010 Rubbish	0.00	13,628.30	0.00	37,558.78	0.00	55,486.00	17,927.22
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	56,378.00	56,378.00
4430.022 Alarms	0.00	0.00	0.00	(1,170.00)	0.00	0.00	1,170.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	15,599.00	15,599.00

Somerville Housing Authority

Operating Statement

Three Months Ending 06/30/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.040 Elevator	0.00	4,379.82	0.00	5,866.96	0.00	134,147.00	128,280.04
4430.050 Landscaping	0.00	1,925.00	0.00	4,050.00	0.00	44,567.00	40,517.00
4430.070 Electrical	0.00	2,604.22	0.00	7,334.07	0.00	49,470.00	42,135.93
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	56,155.00	56,155.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	32,088.00	32,088.00
4430.110 Routine Contract Costs	0.00	5,919.05	0.00	19,667.90	0.00	191,995.00	172,327.10
TOTAL MAINTENANCE EXPENSE	**0.00**	**169,426.10**	**0.00**	**387,321.93**	**0.00**	**2,043,234.00**	**1,655,912.07**
4511.000 Property Insurance	0.00	30,794.00	0.00	76,985.00	0.00	184,762.00	107,777.00
4512.000 Liability Insurance	0.00	5,442.00	0.00	13,605.00	0.00	32,646.00	19,041.00
4513.000 Worker's Compensation Insur	0.00	9,716.00	0.00	24,290.00	0.00	58,297.00	34,007.00
4514.000 Insurance (Other)	0.00	9,430.00	0.00	23,575.00	0.00	56,581.00	33,006.00
4520.000 Pilot	0.00	0.00	0.00	1,473.42	0.00	0.00	(1,473.42)
4540.000 Employee Benefits	0.00	43,903.52	0.00	107,662.68	0.00	705,378.00	597,715.32
4540.002 Emp Benes-Grp Ins	0.00	90,509.62	0.00	175,018.41	0.00	0.00	(175,018.41)
4540.004 Emp Benes-Med	0.00	0.00	0.00	391.53	0.00	0.00	(391.53)
4540.005 Emp Benes - Fica	0.00	0.00	0.00	2,479.84	0.00	0.00	(2,479.84)
4540.006 Emp Benes-Dental\Ltd	0.00	1,119.92	0.00	3,359.76	0.00	0.00	(3,359.76)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	45,753.00	45,753.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	(15,656.45)	0.00	0.00	15,656.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	42,189.00	42,189.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	65,339.00	65,339.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**433,528.70**	**0.00**	**1,063,261.54**	**0.00**	**5,936,223.00**	**4,872,961.46**
SURPLUS	**0.00**	**3,150,187.23**	**0.00**	**3,801,700.79**	**0.00**	**67,234.00**	**3,734,466.79**

Somerville Housing Authority
Balance Sheet
July 2026

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	42,241.50
1129.900 A/R Interproject	88,846.00	533,076.00
1130.000 L/T Loan Capen Court	0.00	(400,000.00)
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	0.00	254,940.44
1210.000 Prepaid Ins	(15,735.00)	(61,216.21)
1210.200 Prepaid Retirement	(32,167.00)	476,531.61
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	(94,442.32)
1302.000 Deferred Outflows - GASB75	0.00	23,463.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,907,800.16)
TOTAL ASSETS	**40,944.00**	**3,045,173.91**
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	122.01	1,975.77
2119.000 A/P Revolving Fund	379,707.59	1,361,409.78
2135.000 Accrued Comp Absence	0.00	144,181.00
2293.200 Deferred Inflows Pension	0.00	590,168.69
2293.300 Deferred Inflows - GASB75	0.00	439,329.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,987,899.00
2339.200 L/T Payable - Pension	0.00	2,007,788.40
TOTAL LIABILITIES	**379,829.60**	**7,532,751.64**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(1,994,771.67)
2700.000 Income and Expense Clearing (Current Year)	(338,885.60)	(1,085,645.65)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	669.81
2802.000 Invested in Capital Assets	0.00	1,699,063.23
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
2806.000 Unrestricted Net Position	0.00	2,425,488.04
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,339,741.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,651,166.10)
TOTAL SURPLUS	**(338,885.60)**	**(4,487,577.73)**
TOTAL LIABILITIES AND SURPLUS	**40,944.00**	**3,045,173.91**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	0.00	0.00	13,252.20	0.00	1,036.00	12,216.20
3690.000 Other Income	0.00	0.00	0.00	(121,104.47)	0.00	2,296,976.00	(2,418,080.47)
3707.100 Management Fee Income	0.00	78,626.00	0.00	471,756.00	0.00	943,514.00	(471,758.00)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	35,040.00	0.00	70,080.00	(35,040.00)
3707.300 Bookkeeping Fee Inccome	0.00	4,380.00	0.00	26,280.00	0.00	52,560.00	(26,280.00)
3707.450 Fee for Services	0.00	(7,500.00)	0.00	(7,500.00)	0.00	0.00	(7,500.00)
3707.500 Mgmt Fees Capen	0.00	0.00	0.00	58,700.78	0.00	0.00	58,700.78
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	44,472.83	0.00	0.00	44,472.83
3707.550 Capen Vehicle Fees	0.00	0.00	0.00	28,453.46	0.00	0.00	28,453.46
3707.650 3 YR ROSS MGMT Fee	0.00	0.00	0.00	39,658.00	0.00	0.00	39,658.00
TOTAL INCOME	**0.00**	**81,346.00**	**0.00**	**589,008.80**	**0.00**	**3,364,166.00**	**(2,775,157.20)**
EXPENSES							
4110.000 Admin Salaries	0.00	207,297.12	0.00	629,626.23	0.00	2,314,390.00	1,684,763.77
4130.000 Legal	0.00	11,664.04	0.00	18,234.04	0.00	51,104.00	32,869.96
4150.000 Travel	0.00	2.16	0.00	2.16	0.00	19,713.00	19,710.84
4170.000 Accounting	0.00	343.75	0.00	6,518.75	0.00	31,116.00	24,597.25
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,006.00	18,006.00
4190.000 Sundry Admin Costs	0.00	19,079.19	0.00	41,699.71	0.00	486,254.00	444,554.29
4191.000 Telephone/Internet/Cell	0.00	2,227.45	0.00	6,597.49	0.00	0.00	(6,597.49)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	6,745.71	0.00	0.00	(6,745.71)
4193.000 Office Supplies	0.00	3,070.41	0.00	4,217.39	0.00	0.00	(4,217.39)
4194.000 Postage	0.00	0.00	0.00	(851.17)	0.00	0.00	851.17
4230.000 Grant payments	0.00	0.00	0.00	36,628.35	0.00	0.00	(36,628.35)
4310.000 Water	0.00	0.00	0.00	0.00	0.00	510.00	510.00
4320.000 Electricity	0.00	0.00	0.00	2,124.73	0.00	16,499.00	14,374.27
4410.000 Maint Labor	0.00	117,987.36	0.00	362,088.35	0.00	1,158,123.00	796,034.65
4420.000 Maintenance Supplies	0.00	(374.31)	0.00	3,401.95	0.00	0.00	(3,401.95)
4430.000 Contract Costs	0.00	7,450.00	0.00	50,662.00	0.00	0.00	(50,662.00)
4430.090 Extermination	0.00	0.00	0.00	(7,745.00)	0.00	0.00	7,745.00
4430.110 Routine Contract Costs	0.00	0.00	0.00	(7,500.00)	0.00	0.00	7,500.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	188,818.00	188,818.00
4512.000 Liability Insurance	0.00	4,202.00	0.00	25,212.00	0.00	0.00	(25,212.00)
4513.000 Worker's Comp Insurance	0.00	7,503.00	0.00	45,018.00	0.00	0.00	(45,018.00)
4514.000 Insurance (Other)	0.00	4,030.00	0.00	24,180.00	0.00	0.00	(24,180.00)
4540.000 Employee Benefits	0.00	35,749.43	0.00	427,793.76	0.00	1,089,410.00	661,616.24
TOTAL EXPENSES	**0.00**	**420,231.60**	**0.00**	**1,674,654.45**	**0.00**	**5,373,943.00**	**3,699,288.55**
SURPLUS	**0.00**	**(338,885.60)**	**0.00**	**(1,085,645.65)**	**0.00**	**(2,009,777.00)**	**924,131.35**

Somerville Housing Authority
Balance Sheet
July 2026

Program: 400-c   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	202,601.50	845,268.03
1113.000 Cash - SSP Escrow 2506	16,340.70	145,544.28
ACCOUNTS RECEIVABLE		
1122.200 Tenant A/R -200	0.00	3,931.80
1122.201 Shelter Rents A/R	13,532.06	30,031.13
1122.900 Tenant Repayment Agreements	(300.00)	3,053.00
1122.901 Fraud Recovery	(2,226.00)	67,070.54
TOTAL ACCOUNTS RECEIVABLE	**11,006.06**	**104,086.47**
1123.000 Allow For Bad Debt	0.00	(91,844.08)
1125.000 Ar Dhcd - Operating Subs	0.00	3,312,207.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	0.00	644,989.96
1210.000 Prepaid Insurance	(27,691.00)	(189,474.89)
1210.200 Prepaid Retirement	(20,828.00)	457,673.07
1300.000 Deferred Outflows	0.00	62,296.22
1302.000 Deferred Outflows - GASB75	0.00	64,425.18
FIXED ASSETS		
1401.000 Land	0.00	111,666.00
1402.000 Buildings	0.00	68,569,891.36
1404.000 Admin Equip	0.00	714,030.38
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(50,207,814.87)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	**0.00**	**21,620,409.30**
TOTAL ASSETS	**181,429.26**	**27,188,965.88**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	28,488.35
2111.100 AP Tenants	(50.00)	(65,629.51)
2111.200 A/P Tenant Association-Laundry	(2,369.71)	130.00
2113.000 A/P SSP Escrow	16,340.70	160,784.25
2119.000 A/P Revolving Fund	421,413.81	(1,974,729.87)
2135.000 Accreud Comp Abs	0.00	151,699.00
2137.000 Accrued Pilot	0.00	20,627.88
2240.000 Prepaid Rents	0.00	(2,526.00)
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	563,137.59
2293.300 Deferred Inflows - GASB75	0.00	526,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,877,602.00
2339.200 LT Payable Pension	0.00	1,796,394.23
TOTAL LIABILITIES	**435,334.80**	**6,637,565.62**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(12,423,725.87)
2700.000 Income and Expense Clearing (Current Year)	(253,905.54)	3,547,795.25
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	334.84

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

LIABILITIES AND SURPLUS		
SURPLUS		
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,386.47)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,419.45
2802.000 Invested in Capital Assets	0.00	25,297,012.45
2806.000 Unrestricted Net Position	0.00	10,783,817.40
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,339,823.82)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)
TOTAL SURPLUS	**(253,905.54)**	**20,551,400.26**
TOTAL LIABILITIES AND SURPLUS	**181,429.26**	**27,188,965.88**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	0.00	0.00	(16,291.00)	0.00	2,287,631.00	(2,303,922.00)
3110.201 Shelter Rents 200-1	0.00	9,863.00	0.00	39,421.51	0.00	0.00	39,421.51
3110.202 Shelter Rents 200-2	0.00	160,379.00	0.00	663,053.32	0.00	0.00	663,053.32
3110.667 Shelter Rents 667-2	0.00	35,568.00	0.00	141,256.00	0.00	0.00	141,256.00
3110.705 Shelter Rents 705	0.00	4,852.00	0.00	18,502.00	0.00	0.00	18,502.00
3610.000 Interest Inc	0.00	0.00	0.00	915.45	0.00	5,225.00	(4,309.55)
3690.000 Other Operating Recpts	0.00	3,303.71	0.00	77,535.56	0.00	8,034.00	69,501.56
3801.000 Operating Subsidy	0.00	0.00	0.00	4,154,526.00	0.00	3,702,567.00	451,959.00
3804.000 SSP Fofeiture	0.00	0.00	0.00	9.20	0.00	0.00	9.20
TOTAL INCOME	**0.00**	**213,965.71**	**0.00**	**5,078,928.04**	**0.00**	**6,003,457.00**	**(924,528.96)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	47,346.87	0.00	170,450.50	0.00	679,646.00	509,195.50
4130.000 Legal	0.00	20,756.36	0.00	35,928.67	0.00	58,002.00	22,073.33
4140.000 Members Comp	0.00	10,777.30	0.00	19,213.15	0.00	61,200.00	41,986.85
4150.000 Travel	0.00	1.35	0.00	1,289.98	0.00	6,758.00	5,468.02
4170.000 Accounting	0.00	222.64	0.00	3,118.21	0.00	20,147.00	17,028.79
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	17,962.00	17,962.00
4190.000 Sundry Admin Costs	0.00	9,201.12	0.00	12,652.64	0.00	275,201.00	262,548.36
4191.000 TELEPHONE/INTERNET/CEL	0.00	7,396.81	0.00	19,211.53	0.00	25,651.00	6,439.47
4192.000 COPIER/COMPUTER COSS	0.00	0.00	0.00	7,300.99	0.00	0.00	(7,300.99)
4193.000 OFFICE SUPPLIES	0.00	516.35	0.00	4,941.87	0.00	8,162.00	3,220.13
4194.000 POSTAGE	0.00	722.35	0.00	1,387.30	0.00	5,830.00	4,442.70
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**96,941.15**	**0.00**	**275,494.84**	**0.00**	**1,158,559.00**	**883,064.16**
4230.000 Tenant Svc	0.00	0.00	0.00	5,612.50	0.00	0.00	(5,612.50)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	(956.09)	0.00	863,428.00	864,384.09
4310.202 Water - 200-2	0.00	0.00	0.00	244,769.14	0.00	0.00	(244,769.14)
4310.667 Water 667	0.00	0.00	0.00	(13,772.93)	0.00	0.00	13,772.93
4310.705 Water 705	0.00	0.00	0.00	3,233.10	0.00	0.00	(3,233.10)
4320.200 Electricity 200	0.00	33,026.79	0.00	3,399.91	0.00	241,480.00	238,080.09
4320.201 Elect 200-1	0.00	2,598.08	0.00	29,663.12	0.00	0.00	(29,663.12)
4320.202 Elect 200-2	0.00	4,118.97	0.00	31,108.99	0.00	0.00	(31,108.99)
4320.667 Electricity 667	0.00	0.00	0.00	888.72	0.00	0.00	(888.72)
4320.705 Electric 705	0.00	0.00	0.00	(27.00)	0.00	0.00	27.00
4330.201 Gas 200-1	0.00	3,336.23	0.00	(24,686.26)	0.00	396,577.00	421,263.26
4330.202 Gas 200-2	0.00	21,951.46	0.00	(122,953.32)	0.00	0.00	122,953.32
4330.405 Gas 705	0.00	380.22	0.00	1,545.58	0.00	0.00	(1,545.58)
4330.667 Gas 667	0.00	1,938.64	0.00	(10,385.10)	0.00	0.00	10,385.10
4330.672 Gas 667-2	0.00	3,266.02	0.00	5,210.69	0.00	0.00	(5,210.69)
4330.705 Gas 705-C	0.00	113.65	0.00	674.39	0.00	0.00	(674.39)
4330.751 Gas 705-1	0.00	0.00	0.00	1,606.35	0.00	0.00	(1,606.35)
TOTAL UTILITIES	**0.00**	**70,730.06**	**0.00**	**149,319.29**	**0.00**	**1,501,485.00**	**1,352,165.71**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	85,273.09	0.00	283,738.26	0.00	1,067,874.00	784,135.74
4420.000 Maintenance Materials	0.00	34,619.95	0.00	143,348.43	0.00	339,475.00	196,126.57
4430.000 Contract Costs	0.00	109,373.84	0.00	116,194.41	0.00	0.00	(116,194.41)
4430.010 Rubbish	0.00	0.00	0.00	37,558.78	0.00	55,486.00	17,927.22
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	56,378.00	56,378.00
4430.022 Alarms	0.00	4,278.00	0.00	3,108.00	0.00	0.00	(3,108.00)
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	15,599.00	15,599.00

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.040 Elevator	0.00	4,414.25	0.00	10,281.21	0.00	134,147.00	123,865.79
4430.050 Landscaping	0.00	3,513.43	0.00	7,563.43	0.00	44,567.00	37,003.57
4430.070 Electrical	0.00	6,035.41	0.00	13,369.48	0.00	49,470.00	36,100.52
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	56,155.00	56,155.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	32,088.00	32,088.00
4430.110 Routine Contract Costs	0.00	2,593.81	0.00	22,261.71	0.00	191,995.00	169,733.29
TOTAL MAINTENANCE EXPENSE	**0.00**	**250,101.78**	**0.00**	**637,423.71**	**0.00**	**2,043,234.00**	**1,405,810.29**
4511.000 Property Insurance	0.00	15,397.00	0.00	92,382.00	0.00	184,762.00	92,380.00
4512.000 Liability Insurance	0.00	2,721.00	0.00	16,326.00	0.00	32,646.00	16,320.00
4513.000 Worker's Compensation Insur	0.00	4,858.00	0.00	29,148.00	0.00	58,297.00	29,149.00
4514.000 Insurance (Other)	0.00	4,715.00	0.00	28,290.00	0.00	56,581.00	28,291.00
4520.000 Pilot	0.00	0.00	0.00	1,473.42	0.00	0.00	(1,473.42)
4540.000 Employee Benefits	0.00	22,407.26	0.00	130,069.94	0.00	705,378.00	575,308.06
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	175,018.41	0.00	0.00	(175,018.41)
4540.004 Emp Benes-Med	0.00	0.00	0.00	391.53	0.00	0.00	(391.53)
4540.005 Emp Benes - Fica	0.00	0.00	0.00	2,479.84	0.00	0.00	(2,479.84)
4540.006 Emp Benes-Dental\Ltd	0.00	0.00	0.00	3,359.76	0.00	0.00	(3,359.76)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	45,753.00	45,753.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	(15,656.45)	0.00	0.00	15,656.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	42,189.00	42,189.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	65,339.00	65,339.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**467,871.25**	**0.00**	**1,531,132.79**	**0.00**	**5,936,223.00**	**4,405,090.21**
SURPLUS	**0.00**	**(253,905.54)**	**0.00**	**3,547,795.25**	**0.00**	**67,234.00**	**3,480,561.25**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	346,359.28	3,322,153.91
1114.000 FSS Escrow Funds	0.00	8,987.45
1114.001 FSS Escrow Funds 2492	48,852.00	437,324.50
1125.000 Accts Receivble - Hud	0.00	560,831.41
1129.001 A/R Mobility	408.98	87,952.20
1129.100 A/R SRO	10,374.91	358,046.59
1129.200 A/R Mainstream	0.00	2,421,844.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	0.00	376,730.94
1210.000 Prepaid Insurance	(7,276.00)	(35,063.17)
1210.200 Prepaid Retirement	(15,939.00)	237,371.27
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	(49,729.71)
1302.000 Deferred Outflows - GASB75	0.00	29,756.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
TOTAL ASSETS	**382,780.17**	**7,799,010.42**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	(9,276.07)	433,038.02
2114.000 A/P FSS - Funds in Escrow	25,657.00	(84,314.07)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	8,688.10	3,063.35
2116.100 A/P Landlords Offset	0.00	49,743.75
TOTAL 2116.000 A/P LANDLORDS	**8,688.10**	**52,807.10**
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	83,999.65	1,061,744.91
2119.100 A/P Section 8	0.00	2,421,844.72
2135.000 Accrued Comp Balances	0.00	49,330.00
2293.200 Deferred Inflows Pension	0.00	179,264.90
2293.300 Deferred Inflows - GASB75	0.00	262,551.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,960,814.00
2339.200 L/T Payable - Pension	0.00	850,867.95
TOTAL LIABILITIES	**109,068.68**	**7,189,850.31**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	221,120.20
2700.000 Income and Expense Clearing (Current Year)	273,711.49	329,751.24
2700.000 Income and Expense Clearing (Unclosed 2023)	0.00	(5,199.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	(4,638.25)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,725.61
2802.000 Invested in Capital Assets	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Position	0.00	3,242,443.63
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 Unrestricted Net Position - GASB 75	0.00	(2,146,564.00)

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	**273,711.49**	**609,160.11**
TOTAL LIABILITIES AND SURPLUS	**382,780.17**	**7,799,010.42**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,318.77	0.00	9,344.75	0.00	0.00	9,344.75
3300.000 Fraud Income - PHA	0.00	1,647.00	0.00	11,341.58	0.00	0.00	11,341.58
3301.000 Fraud Income - HUD	0.00	1,647.00	0.00	11,341.58	0.00	0.00	11,341.58
3400.000 Admin Fee Income	0.00	170,848.00	0.00	643,247.00	0.00	2,057,728.00	(1,414,481.00)
3400.100 Mainstream Admin Fee Incom	0.00	0.00	0.00	33,841.00	0.00	185,888.00	(152,047.00)
3610.000 Interest Income	0.00	0.00	0.00	543.46	0.00	2,470.00	(1,926.54)
3611.000 restricted Interest Income	0.00	0.00	0.00	115.47	0.00	0.00	115.47
3802.000 Hap Grant Income	0.00	2,509,421.00	0.00	9,529,771.40	0.00	0.00	9,529,771.40
3802.500 HAP Grant Mainstream Incom	0.00	202,652.00	0.00	803,782.00	0.00	0.00	803,782.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	(5,820.00)	0.00	0.00	(5,820.00)
TOTAL INCOME	**0.00**	**2,888,533.77**	**0.00**	**11,037,508.24**	**0.00**	**2,246,086.00**	**8,791,422.24**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	44,645.87	0.00	193,446.84	0.00	469,420.00	275,973.16
4130.000 Legal	0.00	8,638.71	0.00	17,905.62	0.00	25,323.00	7,417.38
4140.000 Staff Training	0.00	425.00	0.00	425.00	0.00	0.00	(425.00)
4150.000 Travel	0.00	478.44	0.00	3,759.38	0.00	25,680.00	21,920.62
4160.000 Mobility Admin Exp	0.00	415.11	0.00	1,571.62	0.00	0.00	(1,571.62)
4170.000 Accounting	0.00	170.42	0.00	5,221.80	0.00	15,419.00	10,197.20
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	8,923.00	8,923.00
4190.000 Sundry Admin Cost	0.00	13,629.90	0.00	35,980.11	0.00	210,614.00	174,633.89
4191.000 Telephone/Internet/Cells	0.00	4,162.20	0.00	29,233.34	0.00	19,631.00	(9,602.34)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	7,075.14	0.00	0.00	(7,075.14)
4193.000 Office Supplies	0.00	1,556.73	0.00	13,877.27	0.00	6,246.00	(7,631.27)
4194.000 Postage	0.00	661.62	0.00	2,439.09	0.00	4,462.00	2,022.91
4512.000 Liability Insurance	0.00	2,082.00	0.00	12,492.00	0.00	24,985.00	12,493.00
4513.000 Worker's Comp Insurance	0.00	3,718.00	0.00	22,308.00	0.00	44,616.00	22,308.00
4514.000 Insurance (Other)	0.00	1,476.00	0.00	8,856.00	0.00	17,722.00	8,866.00
4540.000 Employee Benefits	0.00	16,430.69	0.00	207,524.23	0.00	539,834.00	332,309.77
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	5,381.00	5,381.00
TOTAL ADMIN EXPENSES	**0.00**	**98,490.69**	**0.00**	**562,115.44**	**0.00**	**1,418,256.00**	**856,140.56**
HAP EXPENSES							
4715.000 Haps	0.00	1,970,278.39	0.00	7,978,288.48	0.00	0.00	(7,978,288.48)
4715.001 FSS Escrow Expense	0.00	0.00	0.00	150.00	0.00	0.00	(150.00)
4715.005 PORT OUT HAPS	0.00	9,423.00	0.00	30,003.00	0.00	0.00	(30,003.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	26,393.00	0.00	104,001.00	0.00	0.00	(104,001.00)
4715.050 FSS HAPS PAYMENTS	0.00	25,473.00	0.00	102,935.00	0.00	0.00	(102,935.00)
4715.060 DHAP HAPS	0.00	371,779.20	0.00	1,487,845.64	0.00	0.00	(1,487,845.64)
4715.070 FAMILY UNIFICATION HAPS	0.00	111,004.00	0.00	436,409.41	0.00	0.00	(436,409.41)
4715.080 PORT IN HAPS	0.00	1,981.00	0.00	6,009.03	0.00	0.00	(6,009.03)
TOTAL HAP EXPENSES	**0.00**	**2,516,331.59**	**0.00**	**10,145,641.56**	**0.00**	**0.00**	**(10,145,641.56)**
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	12,454.00	12,454.00
TOTAL EXPENSES	**0.00**	**2,614,822.28**	**0.00**	**10,707,757.00**	**0.00**	**1,430,710.00**	**(9,277,047.00)**
SURPLUS	**0.00**	**273,711.49**	**0.00**	**329,751.24**	**0.00**	**815,376.00**	**(485,624.76)**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Bryant Multifamily   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	28,401.85	5,007,223.95
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	289,007.00	658,254.00
1122.000 A/R Tenants	(4,269.00)	1,039.45
1122.662 Tenant A/R -667	0.00	2,119.97
TOTAL ACCOUNTS RECEIVABLE	**284,738.00**	**661,413.42**
1123.000 Allow For Bad Debt	0.00	(2,170.00)
1129.900 A/P Interprogram	34,150.00	34,150.00
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	0.00	2,704,450.65
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**	**3,012,823.82**
1210.000 Prepaid Insurance	(7,256.00)	(21,563.16)
1210.200 Prepaid Retirement	(4,739.00)	127,320.66
1300.000 Deferred Outflows	0.00	127,477.23
1302.000 Deferred Outflows - GASB75	0.00	30,414.57
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,820,242.70
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,670,300.40)
1408.000 Work in Process (WIP)	0.00	343,697.12
TOTAL FIXED ASSETS	**0.00**	**2,932,307.11**
TOTAL ASSETS	**335,294.85**	**11,964,397.60**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Tenants	0.00	(3,030.00)
2111.200 A/P Tenant Association-Laundry	(1,475.58)	2,407.92
2119.000 A/P Revolving Fund	323,076.31	(3,316,017.04)
2135.000 Acccrued Comp Abs	0.00	91,736.00
2293.200 Deferred Inflows Pension	0.00	131,448.78
2293.300 Deferred Inflows - GASB75	0.00	216,403.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,631,434.00
2339.200 LT Payable Pension	0.00	655,108.85
TOTAL LIABILITIES	**321,600.73**	**(590,508.49)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,653,672.56
2700.000 Income and Expense Clearing (Current Year)	13,694.12	536,595.77
2700.000 Income and Expense Clearing (Unclosed 2022)	0.00	(2,966.13)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	54.68
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,154.46)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	815.96
2802.000 Invested in Capital Assets	0.00	2,838,682.63

Somerville Housing Authority
Balance Sheet
July 2026

Program: Bryant Multifamily **Project: Consolidated**

LIABILITIES AND SURPLUS		
SURPLUS		
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Position	0.00	7,537,196.64
2806.100 Unrestricted Net Position - GASB 75	0.00	(1,785,066.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(884,730.00)
TOTAL SURPLUS	**13,694.12**	**12,554,906.09**
TOTAL LIABILITIES AND SURPLUS	**335,294.85**	**11,964,397.60**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	56,917.00	0.00	239,935.00	0.00	4,060,200.00	(3,820,265.00)
3115.000 Shelter Rents-Sec 8	0.00	289,007.00	0.00	1,177,770.00	0.00	0.00	1,177,770.00
3190.000 Antenna Income	0.00	0.00	0.00	0.00	0.00	9,270.00	(9,270.00)
3610.000 Interest Income	0.00	0.00	0.00	4,505.01	0.00	32,300.00	(27,794.99)
3690.000 Other Operating Recpts	0.00	2,991.43	0.00	3,398.90	0.00	0.00	3,398.90
TOTAL INCOME	**0.00**	**348,915.43**	**0.00**	**1,425,608.91**	**0.00**	**4,101,770.00**	**(2,676,161.09)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	19,950.31	0.00	82,417.04	0.00	205,730.00	123,312.96
4130.000 Legal	0.00	4,053.50	0.00	6,300.48	0.00	13,501.00	7,200.52
4150.000 Travel	0.00	45.05	0.00	1,284.43	0.00	2,897.00	1,612.57
4170.000 Accounting	0.00	50.62	0.00	2,946.19	0.00	4,585.00	1,638.81
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	2,653.00	2,653.00
4190.000 Sundry Admin Costs	0.00	2,403.91	0.00	3,935.57	0.00	63,948.00	60,012.43
4190.900 Refinance Expense	0.00	34,150.00	0.00	34,150.00	0.00	0.00	(34,150.00)
4191.000 Telephone/Internet/Cells	0.00	2,068.28	0.00	5,135.87	0.00	5,837.00	701.13
4192.000 Copier/Computer Costs	0.00	0.00	0.00	1,245.15	0.00	0.00	(1,245.15)
4193.000 Office Supplies	0.00	455.70	0.00	1,605.95	0.00	1,857.00	251.05
4194.000 Postage	0.00	166.95	0.00	349.76	0.00	0.00	(349.76)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**63,344.32**	**0.00**	**139,370.44**	**0.00**	**301,008.00**	**161,637.56**
4230.000 Tenant Svc	0.00	0.00	0.00	3,350.00	0.00	0.00	(3,350.00)
UTILITIES							
4310.000 Water	0.00	0.00	0.00	57,004.44	0.00	177,033.00	120,028.56
4320.000 Electricity	0.00	0.00	0.00	53.50	0.00	186,068.00	186,014.50
4330.000 Gas	0.00	5,030.14	0.00	16,599.62	0.00	106,885.00	90,285.38
TOTAL UTILITIES	**0.00**	**5,030.14**	**0.00**	**73,657.56**	**0.00**	**469,986.00**	**396,328.44**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	20,434.20	0.00	67,941.89	0.00	255,984.00	188,042.11
4420.000 Maintenance Materials	0.00	10,234.77	0.00	71,353.39	0.00	81,377.00	10,023.61
4430.000 Contract cost	0.00	5,485.30	0.00	5,485.30	0.00	0.00	(5,485.30)
4430.010 Rubbish	0.00	0.00	0.00	10,091.97	0.00	13,301.00	3,209.03
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	13,514.00	13,514.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	3,739.00	3,739.00
4430.040 Elevator	0.00	1,057.72	0.00	3,199.75	0.00	32,157.00	28,957.25
4430.050 Landscaping	0.00	308.48	0.00	1,320.48	0.00	10,683.00	9,362.52
4430.070 Electrical	0.00	208,325.60	0.00	210,700.11	0.00	11,859.00	(198,841.11)
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	13,461.00	13,461.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	7,692.00	7,692.00
4430.110 Routine Contract Costs	0.00	2,061.01	0.00	42,347.88	0.00	46,024.00	3,676.12
TOTAL MAINTENANCE EXPENSE	**0.00**	**247,907.08**	**0.00**	**412,440.77**	**0.00**	**489,791.00**	**77,350.23**
4511.000 Property Insurance	0.00	4,425.00	0.00	26,550.00	0.00	53,094.00	26,544.00
4512.000 Liability Insurance	0.00	619.00	0.00	3,714.00	0.00	7,429.00	3,715.00
4513.000 Worker's Compensation Insur	0.00	1,105.00	0.00	6,630.00	0.00	13,265.00	6,635.00
4514.000 Insurance (Other)	0.00	1,107.00	0.00	6,642.00	0.00	13,282.00	6,640.00
4540.000 Employee Benefits	0.00	5,183.77	0.00	144,353.28	0.00	160,507.00	16,153.72
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	81,204.00	81,204.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	3,117.17	0.00	0.00	(3,117.17)
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	16,525.00	16,525.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	15,663.00	15,663.00
7541.000 Unit Rehab	0.00	6,500.00	0.00	40,832.92	0.00	0.00	(40,832.92)

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Bryant Multifamily   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
7545.000 Property Contra	0.00	0.00	0.00	28,355.00	0.00	0.00	(28,355.00)
TOTAL EXPENSES	**0.00**	**335,221.31**	**0.00**	**889,013.14**	**0.00**	**1,621,754.00**	**732,740.86**
SURPLUS	**0.00**	**13,694.12**	**0.00**	**536,595.77**	**0.00**	**2,480,016.00**	**(1,943,420.23)**

Somerville Housing Authority
Balance Sheet
July 2026

Program: 400-c Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	202,601.50	845,268.03
1113.000 Cash - SSP Escrow 2506	16,340.70	145,544.28
ACCOUNTS RECEIVABLE		
1122.200 Tenant A/R -200	0.00	3,931.80
1122.201 Shelter Rents A/R	13,532.06	30,031.13
1122.900 Tenant Repayment Agreements	(300.00)	3,053.00
1122.901 Fraud Recovery	(2,226.00)	67,070.54
TOTAL ACCOUNTS RECEIVABLE	**11,006.06**	**104,086.47**
1123.000 Allow For Bad Debt	0.00	(91,844.08)
1125.000 Ar Dhcd - Operating Subs	0.00	3,312,207.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	0.00	644,989.96
1210.000 Prepaid Insurance	(27,691.00)	(189,474.89)
1210.200 Prepaid Retirement	(20,828.00)	457,673.07
1300.000 Deferred Outflows	0.00	62,296.22
1302.000 Deferred Outflows - GASB75	0.00	64,425.18
FIXED ASSETS		
1401.000 Land	0.00	111,666.00
1402.000 Buildings	0.00	68,569,891.36
1404.000 Admin Equip	0.00	714,030.38
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(50,207,814.87)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	**0.00**	**21,620,409.30**
TOTAL ASSETS	**181,429.26**	**27,188,965.88**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	28,488.35
2111.100 AP Tenants	(50.00)	(65,629.51)
2111.200 A/P Tenant Association-Laundry	(2,369.71)	130.00
2113.000 A/P SSP Escrow	16,340.70	160,784.25
2119.000 A/P Revolving Fund	421,413.81	(1,974,729.87)
2135.000 Accreud Comp Abs	0.00	151,699.00
2137.000 Accrued Pilot	0.00	20,627.88
2240.000 Prepaid Rents	0.00	(2,526.00)
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	563,137.59
2293.300 Deferred Inflows - GASB75	0.00	526,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,877,602.00
2339.200 LT Payable Pension	0.00	1,796,394.23
TOTAL LIABILITIES	**435,334.80**	**6,637,565.62**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(12,423,725.87)
2700.000 Income and Expense Clearing (Current Year)	(253,905.54)	3,547,795.25
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	334.84

Somerville Housing Authority
Balance Sheet
July 2026

Program: 400-c   Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,386.47)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,419.45
2802.000 Invested in Capital Assets	0.00	25,297,012.45
2806.000 Unrestricted Net Position	0.00	10,783,817.40
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,339,823.82)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)
TOTAL SURPLUS	**(253,905.54)**	**20,551,400.26**
TOTAL LIABILITIES AND SURPLUS	**181,429.26**	**27,188,965.88**
PROOF	**0.00**	**0.00**

Somerville Housing Authority
Operating Statement
Four Months Ending 07/31/2026
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	0.00	0.00	(16,291.00)	0.00	2,287,631.00	(2,303,922.00)
3110.201 Shelter Rents 200-1	0.00	9,863.00	0.00	39,421.51	0.00	0.00	39,421.51
3110.202 Shelter Rents 200-2	0.00	160,379.00	0.00	663,053.32	0.00	0.00	663,053.32
3110.667 Shelter Rents 667-2	0.00	35,568.00	0.00	141,256.00	0.00	0.00	141,256.00
3110.705 Shelter Rents 705	0.00	4,852.00	0.00	18,502.00	0.00	0.00	18,502.00
3610.000 Interest Inc	0.00	0.00	0.00	915.45	0.00	5,225.00	(4,309.55)
3690.000 Other Operating Recpts	0.00	3,303.71	0.00	77,535.56	0.00	8,034.00	69,501.56
3801.000 Operating Subsidy	0.00	0.00	0.00	4,154,526.00	0.00	3,702,567.00	451,959.00
3804.000 SSP Fofeiture	0.00	0.00	0.00	9.20	0.00	0.00	9.20
TOTAL INCOME	**0.00**	**213,965.71**	**0.00**	**5,078,928.04**	**0.00**	**6,003,457.00**	**(924,528.96)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	47,346.87	0.00	170,450.50	0.00	679,646.00	509,195.50
4130.000 Legal	0.00	20,756.36	0.00	35,928.67	0.00	58,002.00	22,073.33
4140.000 Members Comp	0.00	10,777.30	0.00	19,213.15	0.00	61,200.00	41,986.85
4150.000 Travel	0.00	1.35	0.00	1,289.98	0.00	6,758.00	5,468.02
4170.000 Accounting	0.00	222.64	0.00	3,118.21	0.00	20,147.00	17,028.79
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	17,962.00	17,962.00
4190.000 Sundry Admin Costs	0.00	9,201.12	0.00	12,652.64	0.00	275,201.00	262,548.36
4191.000 TELEPHONE/INTERNET/CEL	0.00	7,396.81	0.00	19,211.53	0.00	25,651.00	6,439.47
4192.000 COPIER/COMPUTER COSS	0.00	0.00	0.00	7,300.99	0.00	0.00	(7,300.99)
4193.000 OFFICE SUPPLIES	0.00	516.35	0.00	4,941.87	0.00	8,162.00	3,220.13
4194.000 POSTAGE	0.00	722.35	0.00	1,387.30	0.00	5,830.00	4,442.70
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**96,941.15**	**0.00**	**275,494.84**	**0.00**	**1,158,559.00**	**883,064.16**
4230.000 Tenant Svc	0.00	0.00	0.00	5,612.50	0.00	0.00	(5,612.50)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	(956.09)	0.00	863,428.00	864,384.09
4310.202 Water - 200-2	0.00	0.00	0.00	244,769.14	0.00	0.00	(244,769.14)
4310.667 Water 667	0.00	0.00	0.00	(13,772.93)	0.00	0.00	13,772.93
4310.705 Water 705	0.00	0.00	0.00	3,233.10	0.00	0.00	(3,233.10)
4320.200 Electricity 200	0.00	33,026.79	0.00	3,399.91	0.00	241,480.00	238,080.09
4320.201 Elect 200-1	0.00	2,598.08	0.00	29,663.12	0.00	0.00	(29,663.12)
4320.202 Elect 200-2	0.00	4,118.97	0.00	31,108.99	0.00	0.00	(31,108.99)
4320.667 Electricity 667	0.00	0.00	0.00	888.72	0.00	0.00	(888.72)
4320.705 Electric 705	0.00	0.00	0.00	(27.00)	0.00	0.00	27.00
4330.201 Gas 200-1	0.00	3,336.23	0.00	(24,686.26)	0.00	396,577.00	421,263.26
4330.202 Gas 200-2	0.00	21,951.46	0.00	(122,953.32)	0.00	0.00	122,953.32
4330.405 Gas 705	0.00	380.22	0.00	1,545.58	0.00	0.00	(1,545.58)
4330.667 Gas 667	0.00	1,938.64	0.00	(10,385.10)	0.00	0.00	10,385.10
4330.672 Gas 667-2	0.00	3,266.02	0.00	5,210.69	0.00	0.00	(5,210.69)
4330.705 Gas 705-C	0.00	113.65	0.00	674.39	0.00	0.00	(674.39)
4330.751 Gas 705-1	0.00	0.00	0.00	1,606.35	0.00	0.00	(1,606.35)
TOTAL UTILITIES	**0.00**	**70,730.06**	**0.00**	**149,319.29**	**0.00**	**1,501,485.00**	**1,352,165.71**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	85,273.09	0.00	283,738.26	0.00	1,067,874.00	784,135.74
4420.000 Maintenance Materials	0.00	34,619.95	0.00	143,348.43	0.00	339,475.00	196,126.57
4430.000 Contract Costs	0.00	109,373.84	0.00	116,194.41	0.00	0.00	(116,194.41)
4430.010 Rubbish	0.00	0.00	0.00	37,558.78	0.00	55,486.00	17,927.22
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	56,378.00	56,378.00
4430.022 Alarms	0.00	4,278.00	0.00	3,108.00	0.00	0.00	(3,108.00)
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	15,599.00	15,599.00

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.040 Elevator	0.00	4,414.25	0.00	10,281.21	0.00	134,147.00	123,865.79
4430.050 Landscaping	0.00	3,513.43	0.00	7,563.43	0.00	44,567.00	37,003.57
4430.070 Electrical	0.00	6,035.41	0.00	13,369.48	0.00	49,470.00	36,100.52
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	56,155.00	56,155.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	32,088.00	32,088.00
4430.110 Routine Contract Costs	0.00	2,593.81	0.00	22,261.71	0.00	191,995.00	169,733.29
TOTAL MAINTENANCE EXPENSE	**0.00**	**250,101.78**	**0.00**	**637,423.71**	**0.00**	**2,043,234.00**	**1,405,810.29**
4511.000 Property Insurance	0.00	15,397.00	0.00	92,382.00	0.00	184,762.00	92,380.00
4512.000 Liability Insurance	0.00	2,721.00	0.00	16,326.00	0.00	32,646.00	16,320.00
4513.000 Worker's Compensation Insur	0.00	4,858.00	0.00	29,148.00	0.00	58,297.00	29,149.00
4514.000 Insurance (Other)	0.00	4,715.00	0.00	28,290.00	0.00	56,581.00	28,291.00
4520.000 Pilot	0.00	0.00	0.00	1,473.42	0.00	0.00	(1,473.42)
4540.000 Employee Benefits	0.00	22,407.26	0.00	130,069.94	0.00	705,378.00	575,308.06
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	175,018.41	0.00	0.00	(175,018.41)
4540.004 Emp Benes-Med	0.00	0.00	0.00	391.53	0.00	0.00	(391.53)
4540.005 Emp Benes - Fica	0.00	0.00	0.00	2,479.84	0.00	0.00	(2,479.84)
4540.006 Emp Benes-Dental\Ltd	0.00	0.00	0.00	3,359.76	0.00	0.00	(3,359.76)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	45,753.00	45,753.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	(15,656.45)	0.00	0.00	15,656.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	42,189.00	42,189.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	65,339.00	65,339.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	**0.00**	**467,871.25**	**0.00**	**1,531,132.79**	**0.00**	**5,936,223.00**	**4,405,090.21**
SURPLUS	**0.00**	**(253,905.54)**	**0.00**	**3,547,795.25**	**0.00**	**67,234.00**	**3,480,561.25**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Hagan Multifamily **Project: Consolidated**

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	12,248.00	415,911.51
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	47,247.00	98,917.00
1122.000 A/R Tenants	2,135.00	7,679.00
TOTAL ACCOUNTS RECEIVABLE	**49,382.00**	**106,596.00**
1123.000 Allow For Bad Debt	0.00	(512.00)
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	0.00	5,238.19
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	**0.00**	**109,116.26**
1210.000 Prepaid Insurance	(1,299.00)	(2,087.57)
1210.200 Prepaid Retirement	(849.00)	43,468.61
1300.000 Deferred Outflows	0.00	(4,754.64)
1302.000 Deferred Outflows - GASB75	0.00	1,093.60
FIXED ASSETS		
1401.000 Land	0.00	363,000.00
1402.000 Buildings	0.00	1,711,309.58
1404.000 Admin Equipment	0.00	14,506.29
1406.000 Accum Depr	0.00	(1,583,130.71)
TOTAL FIXED ASSETS	**0.00**	**505,685.16**
TOTAL ASSETS	**59,482.00**	**1,181,616.93**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.500 Accounts Payable Other	0.00	(79.00)
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	22,555.96	(875,453.45)
TOTAL ACCOUNTS PAYABLE	**22,555.96**	**(875,453.45)**
2135.000 Accrued Comp Abs	0.00	6,353.00
2293.200 Deferred Inflows Pension	0.00	20,864.73
2293.300 Deferred Inflows - GASB75	0.00	13,085.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	93,098.00
2339.200 L/T Payable - Pension	0.00	61,666.51
TOTAL LIABILITIES	**22,555.96**	**(680,465.21)**
SURPLUS		
2700.000 Income and Expense Clearing	0.00	776,557.60
2700.000 Income and Expense Clearing (Current Year)	36,926.04	122,592.24
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	9.76
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(931.09)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	476.36
2802.000 Invested in Capital Assets	0.00	521,226.75
2806.000 Unrestricted Net Position	0.00	627,133.19
2806.100 Unrestricted Net Position - GASB 75	0.00	(105,089.40)

Somerville Housing Authority
Balance Sheet
July 2026

Program: Hagan Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(79,893.27)
TOTAL SURPLUS	**36,926.04**	**1,862,082.14**
TOTAL LIABILITIES AND SURPLUS	**59,482.00**	**1,181,616.93**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	14,080.00	0.00	54,025.00	0.00	748,168.00	(694,143.00)
3115.000 Shelter Rents-Sec 8	0.00	47,247.00	0.00	208,679.00	0.00	0.00	208,679.00
3610.000 Interest Income	0.00	0.00	0.00	8.72	0.00	950.00	(941.28)
3690.000 Other Income	0.00	383.00	0.00	2,121.47	0.00	4,635.00	(2,513.53)
TOTAL INCOME	**0.00**	**61,710.00**	**0.00**	**264,834.19**	**0.00**	**753,753.00**	**(488,918.81)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,247.57	0.00	7,634.39	0.00	22,979.00	15,344.61
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	2,418.00	2,418.00
4150.000 Travel	0.00	7.57	0.00	11.09	0.00	519.00	507.91
4170.000 Accounting	0.00	9.12	0.00	332.39	0.00	821.00	488.61
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	475.00	475.00
4190.000 Sundry Admin Costs	0.00	506.82	0.00	859.36	0.00	11,216.00	10,356.64
4191.000 Telephone/Internet/Cells	0.00	194.72	0.00	2,459.66	0.00	1,045.00	(1,414.66)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	247.81	0.00	0.00	(247.81)
4193.000 Office Supplies	0.00	82.06	0.00	329.99	0.00	333.00	3.01
4194.000 Postage	0.00	30.07	0.00	62.87	0.00	238.00	175.13
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**3,077.93**	**0.00**	**11,937.56**	**0.00**	**40,044.00**	**28,106.44**
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,195.63	0.00	35,869.00	30,673.37
4320.000 Electricity	0.00	13,456.84	0.00	18,643.66	0.00	35,311.00	16,667.34
4330.000 Gas	0.00	207.91	0.00	1,337.07	0.00	21,321.00	19,983.93
TOTAL UTILITIES	**0.00**	**13,664.75**	**0.00**	**25,176.36**	**0.00**	**92,501.00**	**67,324.64**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	3,676.95	0.00	14,934.74	0.00	45,848.00	30,913.26
4420.000 Maintenance Materials	0.00	1,355.12	0.00	51,141.41	0.00	14,575.00	(36,566.41)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	300.00	0.00	0.00	(300.00)
4430.010 Rubbish	0.00	0.00	0.00	2,205.03	0.00	2,382.00	176.97
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	2,421.00	2,421.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	670.00	670.00
4430.040 Elevators	0.00	190.30	0.00	3,862.97	0.00	5,759.00	1,896.03
4430.050 Landscaping	0.00	308.48	0.00	308.48	0.00	1,913.00	1,604.52
4430.070 Electrical	0.00	259.31	0.00	1,374.09	0.00	2,124.00	749.91
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	2,411.00	2,411.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	1,378.00	1,378.00
4430.110 Routine Contract Costs	0.00	37.87	0.00	5,417.15	0.00	8,243.00	2,825.85
TOTAL MAINTENANCE EXPENSE	**0.00**	**5,828.03**	**0.00**	**79,543.87**	**0.00**	**87,724.00**	**8,180.13**
4511.000 Property Insurance	0.00	792.00	0.00	4,752.00	0.00	9,509.00	4,757.00
4512.000 Liability Insurance	0.00	111.00	0.00	666.00	0.00	1,330.00	664.00
4513.000 Worker's Comp Insurance	0.00	198.00	0.00	1,188.00	0.00	2,376.00	1,188.00
4514.000 Insurance (Other)	0.00	198.00	0.00	1,188.00	0.00	2,379.00	1,191.00
4540.000 Employee Benefits	0.00	914.25	0.00	16,130.16	0.00	28,748.00	12,617.84
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	14,963.00	14,963.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	1,660.00	0.00	0.00	(1,660.00)
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,094.00	15,094.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	2,805.00	2,805.00
TOTAL EXPENSES	**0.00**	**24,783.96**	**0.00**	**142,241.95**	**0.00**	**297,473.00**	**155,231.05**
SURPLUS	**0.00**	**36,926.04**	**0.00**	**122,592.24**	**0.00**	**456,280.00**	**(333,687.76)**

Somerville Housing Authority
Balance Sheet
July 2026

Program: Revolving Fund   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Revolving Fund Checking - 1895	(833,535.88)	1,158,622.81
1113.000 Petty Cash	0.00	1,250.00
1114.000 Eastern - Pet Policy Savings - 7297	0.00	2,765.03
ACCOUNTS RECEIVABLE		
1129.000 A/R Other	0.00	(113.00)
1129.100 A/R Public Housing (COCC)	588,728.64	3,257,857.99
1129.101 A/R AMP 1	0.00	(1,409,680.47)
1129.102 A/R AMP 2	0.00	3,007,753.99
1129.400 A/R 400-c State Consolidated Projects	421,413.81	(4,414,430.28)
1129.421 A/R 200-1 Clarendon Hill	0.00	(536,968.31)
1129.422 A/R 200-2 Mystic River	0.00	53,967.68
1129.467 A/R 667-c James Corbett	0.00	138,283.25
1129.475 A/R 705-C	0.00	2,427.54
1129.500 A/R State Mod	(288,717.04)	(137,344.22)
1129.601 A/R CFP	8,185.00	5,328.37
1129.602 Intercompany - ROSS & FSS	(35,288.00)	(202,277.66)
1129.667 A/R 667-7 Clarendon Hill	191.80	201,735.50
1129.674 A/R Bryant Manor	34,069.31	(3,744,807.04)
1129.682 A/R 689-2 Hagan Multifamily	(24,691.04)	(966,560.45)
1129.689 A/R 689-C	6,291.46	229,389.83
1129.800 A/R Sec 8 Voucher	83,999.65	3,659,896.59
1129.801 A/R SRO 1	(1,380.94)	(289,496.29)
1129.803 A/R SRO 3	0.00	(47,361.35)
1129.804 A/R Mainstream	0.00	(2,583,903.17)
1129.901 A/R MRVP	(19,176.10)	(60,235.93)
1129.902 A/R Mystic Activity Center	0.00	(10,022.22)
1129.903 A/R Public Safety	0.00	(250,937.98)
1129.904 A/R Waterworks 1	5,827.02	60,095.26
1129.905 A/R SHA Support Corp.	0.00	1,695,461.96
1129.906 A/R Capen court	2,120.80	2,344.05
1130.000 A/R Capen Invoices	74.54	3,612.79
TOTAL ACCOUNTS RECEIVABLE	**781,648.91**	**(2,335,983.57)**
1130.001 A/R Waterworks 2	0.00	359,314.93
1210.000 Prepaid Insurance	0.00	190,234.13
1210.200 Prepaid Retirement	0.00	(345,945.35)
INVENTORY		
1260.000 Inventory - Maint Mat	0.00	8,882.85
1260.010 Inventory: Stoves	0.00	26,908.00
1260.020 Inventory: Refrigerators	1,952.00	28,541.00
TOTAL INVENTORY	**1,952.00**	**64,331.85**
1640.000 Payroll	0.00	3,661.69
TOTAL ASSETS	**(49,934.97)**	**(901,748.48)**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Invoices	(128,309.16)	207,290.77
2111.010 Accrued Invoices	34,150.00	34,150.00
PAYROLL WITHHOLDINGS		
2117.003 Retirement Wh	(624.69)	(22.51)

Somerville Housing Authority
Balance Sheet
July 2026

Program: Revolving Fund   Project: Consolidated

LIABILITIES AND SURPLUS		
LIABILITIES		
PAYROLL WITHHOLDINGS		
2117.004 Group Ins Wh	42,301.78	70,524.31
2117.005 Dental Wh	(1,766.63)	(6,108.08)
2117.006 Long Term Dis - Wh	1,092.80	11,359.58
2117.008 Union Dues Wh	4,934.99	7,136.79
2117.014 Bml Life Ins	0.00	1,298.03
2117.015 Fringe Bene Commute	145.00	7,692.94
2117.016 Wage Execution	1,150.00	14,372.09
2117.017 Def Comp - Great-West Retirement Service	(14,955.09)	(29,920.41)
2117.018 Def Comp - Nationwide Retirement	12,189.47	38,278.76
2117.019 Cancer-Sick -Am Heritage	(19.68)	282.86
2117.020 Garnishment	0.00	2,609.64
2117.021 Flexible Spending & Fee	961.27	(7,495.51)
2117.022 Aflac	(977.28)	(1,386.59)
2117.023 FSA Deductions	(207.75)	762.17
TOTAL PAYROLL WITHHOLDINGS	**44,224.19**	**109,384.07**
2119.000 A/P Miscellaneous	0.00	(2,109,128.44)
ADVANCES		
2120.000 Advance - Mystic Activity Center	0.00	414,827.52
2120.101 Advance - AMP 1	0.00	40,000.00
2120.102 Advance - AMP 2	0.00	40,000.00
2120.105 Advance - COCC	0.00	50,000.00
2120.400 Advance - 400-C	0.00	209,000.00
2120.664 Advance - 667-4 Bryant Manor	0.00	55,000.00
2120.667 Advance - 667-7 Clarendon Hill	0.00	1,000.00
2120.682 Advance - 689-2 Hagan	0.00	7,100.00
2120.689 Advance - 689-C Monmouth/B'way	0.00	2,700.00
2120.800 Advance - Sec 8 Voucher	0.00	40,000.00
2120.801 Advance - SRO#1	0.00	1,000.00
2120.901 Advance MRVP	0.00	11,700.00
TOTAL ADVANCES	**0.00**	**872,327.52**
TOTAL LIABILITIES	**(49,934.97)**	**(885,976.08)**
SURPLUS		
2700.000 Surplus (Current Year)	0.00	(15,772.40)
TOTAL SURPLUS	**0.00**	**(15,772.40)**
TOTAL LIABILITIES AND SURPLUS	**(49,934.97)**	**(901,748.48)**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2026

Program: Revolving Fund Project: Consolidated

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

TENANT SELECTION REPORT - August 2026 PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	**Applications Received**	**LOCAL PRIORITY**	**Total Applications**	**LOCAL PRIORITY**
State Family	4	3	63790	2038
Federal Family	48	9	2161	571
State Elderly	1	0	15718	539
Federal Elderly	37	10	1116	191
S8NC (Hagan Manor)	19	9	585	124
S8NC (Bryant)	17	7	307	159
Total Public Housing	126	38	83677	3622
Section 8	9	5	2,142	2,142
SRO	5	0	651	102
DHAP	27	4	1089	125
Mainstream	9	5	528327	7024
FYI	3	0	10	0
VASH	0	0	1	0
Walnut Street	4	0	688	60
Linden Street	10	5	2580	282
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	4	4	1015	74
Waterworks	16	13	1314	420
Waterworks II	17	14	984	289
Capen Court	18	15	2959	487
20 Stephenson	13	6	4313	211
Total Leased Housing	135	71	546,586	11,243
	261	109	630263	14865

VACANCY REPORT AUGUST 2026					
PROGRAM	**DEVELOPMENT**	**OCCUPIED UNITS**	**VACANT UNITS**	**TOTAL UNITS**	**VACANCY PERCENTAGE**
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	53	0	53	0%
	Highland Garden	41	1	42	2%
	Properzi Manor	109	1	110	1%
	Weston Manor	80	0	80	0%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	32 Jaques Street	35	2	37	5%
	125 Jaques Street	63	0	63	0%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	238	2	240	1%
	Sycamore/Fountain	3	0	3	0%

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

MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 9/17/2026

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

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

Somerville Housing Authority
Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 9/9/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	1	0	0	100	101	11
PBV - Capen Court	64	0	0	0	0	64	64	0
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	6	6	2
PBV - Clarendon Hill	38	0	0	0	0	37	37	1
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	6	6	2
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - Waterworks II	21	0	0	0	0	21	21	0
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	3	0	5	651	659	139
TBV - Family Unification Program	50	0	0	0	0	44	44	6
TBV - FUP/FYI	38	7	0	0	0	28	35	3
TBV - Homeownership	16	0	0	0	0	16	16	0
TBV - NED	200	0	0	0	0	188	188	12
TBV - VASH	15	1	0	0	0	9	10	5
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	9	9	2
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	**1467**	**8**	**4**	**0**	**5**	**1266**	**1283**	**186**

End of Report

MA031 HCV Leasing and Spending Projection

Utilization Report: *UtilizationReport (14)*

Print | TYT Guide | Access Additional Tools | Disclaimer

PHA Name	Somerville Housing Authority	PHA Number	MA031

ACC/Funding Information

ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Beginning ACC Vouchers	1,355	1,246	1,246
Funding Components	**Current Year (2026)**	**Year 2 (2027)**	**Year 3 (2028)**
Estimated VO Funding	$26,291,565	$28,854,274	$29,472,943
Offset history detail message Shortfall history detail message	**Offset of HAP Reserves and Set Aside information are available on the Program Overview tab**		
New ACC Units Funding	$37,256	$26,603	$0
Est. Total ABA Funding Provided	$26,328,821	$28,880,877	$29,472,943
PHA Income	$16,879	$0	
Total Cash-Supported Prior Year-End Reserves	$0	$0	$0
Total Funding			
Est. Total Funding Available	$26,345,700	$28,880,877	$29,472,943

Funding Proration Levels

HAP	
Year 2 (2027) Rebenchmark	103.1%
Year 3 (2028) Rebenchmark	100.0%
Administrative Fees	
Year 1 (2026)	88.0%
Year 2 (2027)	90.0%

Program Projection Variables

Success Rate	78%	Non-PBV Annual Turnover Rate	5.0%
			EOP Rate as of 06/30/2026 (58 TB.PB EOPs): 5.05%
Time from Issuance to HAP Effective Date (Current: 2.28 months)			
% leased in 30 days	18%		**RFIF**
% leased in 30 to 60 days	40%		3.07%
% leased in 60 to 90 days	38%		
% leased in 90 to 120 days	4%		
% leased in 120 to 150 days	0%		**Monthy PUC Change**
			0.00%

Click to see Surplus/Shortfall calculation on Program Overview tab

HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check

HUD-established CYE HHR	$159,358		HUD-established CYE HHR	
HUD-Calculated Restricted Net Position	$33,697	$801,567	PHA-Held Cash 12/31/2025 (VMS)	
HUD-Reconciled	*$193,055*	*$960,925*	*HUD-Reconciled (Cash Capped)*	
Lower of H17/I17 (May Override)	$0		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.

HUD-Reconciled RNP v PHA-Reported RNP

HUD v. PHA difference: $172,838.00 or 0.7% of Eligibility	($139,141)	<--EOY VMS RNP ============== HUD-estimated RNP-->	$33,697

Administrative Fees Analysis

<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)		2026	2027
		Admin Fees Earned (PY: $1,979,848)	$1,861,313	$1,841,792
$157.17	$146.68	Expense	$1,014,965	$991,800
		Expense %	54.5%	53.8%

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

Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of $3,350,018 (or 180% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of $4,196,366 (or 227.8% of CY 2027 Earned Admin Fees).

MA031 HCV Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	1,243	1,150	$2,277,012					1,150	$2,277,012	$1,980		84.9%	103.8%	92.5%	103.8%
Feb-26	1,243	1,153	$2,323,273					1,153	$2,323,273	$2,015		92.6%	104.8%	92.8%	105.9%
Mar-26	1,243	1,154	$2,419,374					1,154	$2,419,374	$2,097		92.7%	106.6%	92.8%	110.3%
Apr-26	1,243	1,153	$2,359,958					1,153	$2,359,958	$2,047		92.7%	106.9%	92.8%	107.6%
May-26	1,243	1,151	$2,332,750					1,151	$2,332,750	$2,027		92.7%	106.8%	92.6%	106.3%
Jun-26	1,246	1,149	$2,365,428					1,149	$2,365,428	$2,059		92.6%	106.9%	92.2%	107.8%
Jul-26	1,246	1,145	$2,329,683	0				1,145	$2,329,683	$2,035		92.5%	106.8%	91.9%	106.2%
Aug-26	1,246	1,135	$2,294,483	0				1,135	$2,294,483	$2,022		92.3%	106.5%	91.1%	104.6%
Sep-26	1,246	1,132	$2,251,547	11				1,132	$2,251,547	$1,989		92.2%	106.1%	90.9%	102.6%
Oct-26	1,246	**0**	**$0**	0	1	2	-4.7	1,130	$2,327,426	$2,060	$2,060	92.0%	106.1%	90.7%	106.1%
Nov-26	1,246	**0**	**$0**	0	1	3	-4.7	1,129	$2,347,527	$2,079	$2,079	91.9%	106.2%	90.6%	107.0%
Dec-26	1,246	**0**	**$0**	0	1	3	-4.7	1,128	$2,367,458	$2,098	$2,098	91.8%	106.3%	90.6%	107.9%
Total	*14,937*	*10,322*	*$20,953,508*	*11*	*2*	*8*	*-14.1*	*13,709*	*$27,995,919*	*$2,042*		*91.8%*	*106.3%*		
2027															
Jan-27	1,246			0	1	0	-4.7	1,125	$2,381,403	$2,117	$2,117	90.3%	98.9%	90.3%	98.9%
Feb-27	1,246			0	1	0	-4.7	1,121	$2,394,715	$2,136	$2,136	90.1%	99.2%	90.0%	99.5%
Mar-27	1,246			0	1	0	-4.7	1,117	$2,408,102	$2,156	$2,156	90.0%	99.5%	89.7%	100.1%
Apr-27	1,246			0	1	0	-4.7	1,113	$2,421,563	$2,175	$2,175	89.8%	99.8%	89.3%	100.6%
May-27	1,246			0	1	0	-4.6	1,109	$2,435,108	$2,195	$2,195	89.7%	100.1%	89.0%	101.2%
Jun-27	1,246			0	1	0	-4.6	1,106	$2,448,746	$2,215	$2,215	89.5%	100.3%	88.7%	101.7%
Jul-27	1,246			0	1	0	-4.6	1,102	$2,462,455	$2,235	$2,235	89.3%	100.6%	88.4%	102.3%
Aug-27	1,246			0	1	0	-4.6	1,098	$2,476,244	$2,255	$2,255	89.2%	100.9%	88.1%	102.9%
Sep-27	1,246			0	1	0	-4.6	1,094	$2,490,122	$2,276	$2,276	89.0%	101.2%	87.8%	103.5%
Oct-27	1,246			0	1	0	-4.6	1,090	$2,504,090	$2,296	$2,296	88.9%	101.5%	87.5%	104.0%
Nov-27	1,246			0	1	0	-4.5	1,087	$2,518,133	$2,317	$2,317	88.7%	101.8%	87.2%	104.6%
Dec-27	1,246			0	1	0	-4.5	1,083	$2,532,262	$2,338	$2,338	88.6%	102.1%	86.9%	105.2%
Total	*14,952*	*0*	*$0*	*0*	*10*	*0*	*-55.4*	*13,245*	*$29,472,943*	*$2,225*		*88.6%*	*102.1%*		

Graphs	FINANCIAL - Beginning Year: Cash & Investments (VMS) of $801,567 compares to RNP (VMS) of $-139,141. Current: VMS Cash & Investments of $3,322,154 compares to VMS RNP plus UNP of $2,400,076. SPVs: Additional SPV leasing should focus on the 1 unleased VASH vouchers, 5 unleased FUP vouchers, and 11 unleased NED vouchers. PBVs: Currently, the PHA reports 194 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 8 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP.	**Comments (Hover for VMS Comments)**

MA031 MS Leasing and Spending Projection

Utilization Report:	UtilizationReport (14)					TYT Guide
PHA Name	Somerville Housing Authority	PHA Number	MA031	DCR Upload	Data Upload	Save	Print

ACC/Funding Information			
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Beginning ACC Vouchers	112	112	112
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)
Est. MS Funding based on prior year expenses	$2,302,822	$2,329,588	$2,204,376
Set Aside Funding	$0		
New ACC Units Funding	$0	$0	$0
Est. Total ABA Funding Provided	$2,302,822	$2,329,588	$2,204,376
PHA Income	$0	$0	
Total Cash-Supported Prior Year-End Reserves	$11,881	$54,415	$179,627
Total Funding			
Est. Total Funding Available	$2,314,703	$2,384,003	$2,384,003

MS Funding Proration	
HAP	
Year 2 () Rebenchmark	103.1%
Year 3 (1) Rebenchmark	100.0%

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

Program Projection Variables			
Success Rate	78%	Annual Turnover Rate	0.0%
			MS EOP Rate as of 06/30/2026 (0 EOPs): 0.00%

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

Click to see Surplus/Shortfall calculation on Program Overview tab

Monthy PUC Change
0.00%

Comments

HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check			
HUD-established CYE HHR	$37,272		HUD-established CYE HHR
HUD-Calculated Restricted Net Position	($25,391)	$256,000	PHA-Held Cash 12/31/2023 (VMS)
HUD-Reconciled	*$11,881*	*$293,272*	*HUD-Reconciled (Cash-Capped)*
Lower of HUD-Reconciled/ Cash-Capped	*$11,881*		*Lower of H17/I17*
HUD-Reconciled RNP v PHA-Reported RNP			
HUD v. PHA difference: ($92,540.00) or -4% of Eligibility	$67,149	*<--EOY VMS RNP ============== HUD-estimated RNP-->*	($25,391)

MA031 MS Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
Jan-26	112	100	$195,471					100	$195,471	$1,955		89.3%	101.9%	89.3%	101.9%
Feb-26	112	102	$193,320					102	$193,320	$1,895		90.2%	101.3%	91.1%	100.7%
Mar-26	112	102	$197,626					102	$197,626	$1,938		90.5%	101.9%	91.1%	103.0%
Apr-26	112	101	$191,947					101	$191,947	$1,900		90.4%	101.4%	90.2%	100.0%
May-26	112	101	$191,078					101	$191,078	$1,892		90.4%	101.0%	90.2%	99.6%
Jun-26	112	100	$190,806					100	$190,806	$1,908		90.2%	100.8%	89.3%	99.4%
Jul-26	112	100	$180,853	0				100	$180,853	$1,809		90.1%	99.8%	89.3%	94.2%
Aug-26	112	100	$184,395					100	$184,395	$1,844		90.0%	99.4%	89.3%	96.1%
Sep-26	112	100	$183,698					100	$183,698	$1,837		89.9%	99.0%	89.3%	95.7%
Oct-26	112	**0**	**$0**			0	0.0	100	$183,698	$1,837	$1,837	89.8%	98.6%	89.3%	95.7%
Nov-26	112	**0**	**$0**			0	0.0	100	$183,698	$1,837	$1,837	89.8%	98.4%	89.3%	95.7%
Dec-26	112	**0**	**$0**	0		0	0.0	100	$183,698	$1,837	$1,837	89.7%	98.2%	89.3%	95.7%
Total	*1,344*	*906*	*$1,709,194*	*0*	*0*	*0*	*0.0*	*1,206*	*$2,260,288*	*$1,874*		*89.7%*	*98.2%*		
2027															
Jan-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Feb-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Mar-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Apr-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
May-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Jun-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Jul-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Aug-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Sep-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Oct-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Nov-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Dec-27	112					0	0.0	100	$183,698	$1,837	$1,837	89.3%	94.6%	89.3%	94.6%
Total	*1,344*	*0*	*$0*	*0*	*0*	*0*	*0.0*	*1,200*	*$2,204,376*	*$1,837*		*89.3%*	*94.6%*		

Welcome to the Program Overview

The Program Overview was designed to provide a snapshot of budget authority (BA), utilization, Per Unit Costs (PUC) and reserves for the Housing Choice Voucher Program (HCV) as a whole.

Changes to Mainstream Voucher Funding (effective 2026)

Starting in 2026, the Department of Housing and Urban Development (HUD) is changing how it funds Mainstream vouchers. HUD now combines all new Mainstream funding into the general Housing Choice Voucher budget, using the same method it uses for VASH vouchers. However, you must handle existing Mainstream reserve funds differently. You can only spend these legacy reserves on Mainstream voucher expenses, and you must continue to track and report them separately from your general budget until you exhaust the funds entirely.

Specific Caveats

* ***The Program Overview provides a snapshot of the status of available funding, program reserves, and utilization information.***
* Projection Analysis tab is specifically for VO monitoring. It does not incorporate MS data.
* The tabs for MS, VASH and EHV remain the same.
* The FMC Add'l disbursements tab for MS allows for monitoring of only reserves (since renewal funding is now incorporated into the overall BA)

Get Started

Review the information displayed at the HCV program level. To see information for a specific program, (VO, MS, VASH, EHV) click on the light green colored "Projection Analysis". You can always come back to this tab to view the overall program information.

Somerville Housing Authority MA031

For Year 1, the budget authority will be populated based on actuals, as they are known.

Note: If RAD deals are projected to close in Year 1, please use the "New ACC Units" Tool to add funding/units.

Program Specific

	HAP	Funding Info: See Combined Program section	Reserves	Total Funds: See Combined Program section	Obligations	Disbursements	EOM HHR	PUC	Monthly PUC Change
VO	$27,995,919		$0		$23,399,245	$16,906,145	$6,652,458	$2,042	0.00%
VASH	$238,327							$2,304	0.00%
MS	$2,260,288		$11,881		$559,613	$594,150	$2,735	$1,874	0.00%
EHV	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
(Obligations/Disbursements Extracted As of 07/06/2026)									

Click For Projection Analysis

Combined Program (VO plus MS)

2026

Initial BA (net offset)	Reserves	Offset of HAP Reserves	Set Aside/New Units/Nonrenewal	Total Funds	Obligations	Disbursements	EOM HHR
$28,594,387	$11,881	$0	$130,211	$28,736,479	$23,958,858	$17,500,295	$6,655,193

(Obligations/Disbursements Extracted As of 07/06/2026)

Leasing and Spending Outcomes Year 1

UML % of ACC (UMA)	HAP Expense as % of All Funds	HAP Exp as % of Elig Only	Proj 12/31 Total HAP Reserves	HAP Reserves as a % of ABA	PUC Method
91.6%	105.3%	105.8%	($1,519,728)	-5.31%	Average Monthly Change

At Risk/Shortfall

Combined Program Shortfall	December

At Risk/Shortfall calculation explanation

For PHAs with MS Reserves > MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP future projection

For PHAs with MS Reserves < MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP 2026 projected expenses + (MS Reserves - MS HAP 2026 projected expenses)

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

Resident Services
August 2026 Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Elderly/Disabled Property	17	18	12	5	52
Family Property	4	1	21	7	33
Applicant	0	0	1	0	1
Section 8 Assistance	3	0	0	1	4
Total Referrals This Month	**24**	**19**	**34**	**13**	**90**

2. Activities This Month

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- FoodLink Food Programming continues at Weston Manor
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Coffee Hour with SCES at Weston Manor
- Coffee Hour with Property Manager at Properzi Manor
- Open Office Hours with Resident Services at Waterworks II
- Mystic Community Picnic!
- Participation in the Somerville Police Dept.'s 'Night Out,' with SHA Public Safety
- Community Garden install at Mystic!

3. Anticipated Activities – September 2026

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- FoodLink Food Programming continues at Weston Manor
- SCES Tech Access Program continues at Bryant Manor, Corbett Apartments, and Capen Court
- Participate in the Council On Aging's Picnic
- Weston Manor Supportive Living Partnership kickoff event
- Video Game Tournament with Digital Navigator
- Vaccine Clinic at Weston Manor
- Tech Assistance event at Properzi Manor

4. Self-Sufficiency Programming Updates

SHA continues to exceed the HUD-mandated minimum for enrollment.

Now—with the exception of continued FYI enrollment—there's a short wait list for enrollment.

    - Seven participants have accrued a balance over $20,000 (up one from last month).
    - Eight have accrued a balance over $10,000.
- In accordance with the established Case Management Agreement, the Program Coordinator continues to schedule in-person quarterly (July–September 2026) participant "check-ins".
- **JJ** gets closer to attaining her Bachelor's Degree in Human Services from Cambridge College at BayPath. She is enrolled in 4 classes for the Fall 2026 semester.
- **AR** completed her Doula training from Boston's Community-based Perinatal Health Institute (COPHI). She intends to obtain full certification once she completes Mentorship and COPHI continuing education requirements. Doula certification will broaden her skill set and earning potential significantly.

Foster Youth Initiative (FYI) participants: While enrollment has slowed, recruitment continues. **SB**, the newest FSS participant, began her FSS contract effective 8/1/2026. **AO** and **PM** signed contracts effective 9/1/2026. That brings SHA to 60% enrollment of all FYI appointments.

- **JCS** is set to begin a 6-week CNA training program with Jewish Vocational Services (JVS). Since JVS isn't a FAFSA-eligible program, she was unable to access funds from the Education and Training Voucher (ETV) program. FSS Coordinator encouraged her to contact DCF staff overseeing the Independent Living Funds program, and she **will receive funds** to pay for an updated laptop and other supplies necessary for her to complete the training successfully.
- **RP** realized his first escrow savings deposit—of $874. He has also been approved to use ETV funds to support his advancement beyond his Year Up certificate in information technology to attain an Associate's Degree in Information Services from BHCC beginning Fall 2026.

SHA's Section 8 for Homeownership program: DS continues to work with a HUD-certified counselor, who has introduced her to the pre-approval process with a local lender. With her LeaderBank pre-approval in place, **SA** has begun the home search in earnest. **CE** is cautiously approaching the home search process. **FSS Graduate KG**, is conscientiously and carefully approaching the beginning stages of the homeownership process by researching lenders familiar with Section 8 for HO.

Mystic Community Picnic with Second Chances and the Mystic Tenant Association — donating backpacks, t-shirts, and socks for youth:

Tech Access Programming at 125 Jaques thru the RANGE Grant, in partnership with Somerville Cambridge Elder Services:

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

SHA
SOMERVILLE HOUSING AUTHORITY
DIGITAL NAVIGATOR PROGRAM

LEARN • CONNECT • GROW

SUPPORTING RESIDENTS THROUGH TECHNOLOGY

TECH ASSISTANCE

Questions? We're here to help!

ALL ARE WELCOME!

Support will be on the property!

Get help with your technology questions.

TUESDAY, SEPTEMBER 15TH

10:00 A.M. – 1:00 P.M.

On-Site at Your Property

WE CAN HELP WITH:

- Basic computer use *(turning on, mouse, keyboard, etc.)*
- Email setup and support *(send, receive, manage)*
- Internet & Wi-Fi connectivity *(get online, troubleshoot)*
- Online forms and applications *(housing, benefits, and more)*
- Accessing housing, benefits, and government services *(RA, SNAP, MassHealth, etc.)*
- Phone & tablet support *(settings, apps, updates)*
- Account creation and password help *(create accounts, reset passwords)*
- Online safety and scam prevention *(stay safe online)*
- Using Microsoft Office *(Word, Excel, etc.)*
- Printing, scanning, and document help

SMALL QUESTIONS MAKE A BIG DIFFERENCE!

BRING YOUR DEVICES!

QUESTIONS?
Ask your Resident Services Team or stop by during the event.

PEOPLE STRONGER | TECHNOLOGY BRIGHTER | COMMUNITIES TOGETHER

PUBLIC SAFETY REPORT

YEAR TO DATE	Column Labels									
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total
alarm				1	1					2
alarm				1						1
Alleged breaking and entering				1		1				2
ANIMAL COMPLAINT-D405	1		1	2	2					6
arMED ROBBERY-A301								1		1
ASSAULT AND BATTERY-A802		1					1	1		3
ASsault Dangerous Weapon				1						1
ASSIST NO ARREST-D109	19	13	22	20	23	32	21	20	6	176
attempted b&e						1				1
ATTEMPTED B&E			1							1
B&E (UNKNOWN TIME)-B510	1					1	1			3
B&E DAY-B531					1	1				2
b&E niGHT-B532		2					1			3
CHECK CONDITION-D009	7	3	6	9	8	20	3	9	1	66
CITIZEN CONTACT-D021	15	11	9		6		4	2		47
CIVIL INVESTIGATION-D020							1			1
COURT-D999	1	1								2
CUSTODY DISPUTE							1			1
Deceased Person								1		1
DIRECTED PATROL-F045	517	275	501	442	601	492	509	422	115	3874
dispute		1								1
DISTURBANCE APT/NOISE-C405	2	1	2	3	3	1	2		1	15
DISTURBANCE HALLWAY-C406	2	2	1			1	1	1	1	9
DISTURBANCE OUTSIDE-C407	1						1	4	1	7
Domestic assault and battery							1			1
domestic dispute			1		1					2
DOMESTIC DISPUTE				2						2
Domestic Disturbance						1	1	1		3
domestic disturbance		1								1
domestic disturbance					1					1
E911 HANGUP-D037	4	2	1	8	2	2		2		21
e911 HANGUP-D037								1		1
event								1		1
EVICTION-D027	1						1			2
FIRE Alarm									1	1
fire alarm					2					2
FIRE INVESTIGATION-D902	2			1		1		2		6
follow up			1							1
harASSING CALLS-A648					2					2
HARASSMENT			2	1	2	3		1		9
hit and run			1	1				1		3
ILLEGAL DUMPING-C609						2	1			3
INVESTIGATION-D001	7	1	1	1		2	6	1		19

juvenile disturbance					2			1		3
JUVENILE DISTURBANCE					1			1		2
Larceny from mv						1				1
larceny under							1			1
larceny under $1200					7	1	2	1		11
LARCENY UNDER $250-B620		1	1							2
larceny under 1200$			1	1	2					4
LIGHTS OUT-D036	1									1
lobby and lot check		1								1
LOCKOUT-D030	9	6	8	6	3	7	8	12	3	62
LOST PROPERTY REPORTED-D406	1	3	2	1	1	2	2	2		14
lot and lobby check		1								1
MAINTENANCE PROBLEM-D035	1		1	2		2				6
malicious destruction of property				1				1		2
medical		1	5	1	1					8
medical		1	1	2	2					6
MEETING-D026	4	3	10	8	6	4	1	3	1	40
missiNG PERSON-D501		1	1	1	1	2		2	2	10
motor vehicle accident				1						1
mv citation		1								1
MV PROPERTY DAMAGE ACCIDENT-D106		1					1	1		3
MV VIOLATIONS-D800	14	14	7	4	1		2	2		44
noise complaint			1	2	1	1	2			7
Noise complaint			2		1					3
OFFICER WANTED-D137	15	13	4	1		6	5	2		46
other								3		3
PARK WALK & TALK						117	69	117	43	346
parking eNFORCEMENT			2			1				3
parking enforcement			1							1
PARKING VIOLATIONS-D810		10	27	12	6	7	13	24	5	104
psych emergency			1							1
RESTRAINING ORDER VIOL-C140	1									1
section 12A					2					2
sexual ASSAULT-E111				2						2
SHA NOTICE SERVICE-D025			1							1
SICK PERSON-D006	10	6	10	10	6	14	16	24	2	98
smoke odor		1								1
SUDDEN DEATH-D007								1		1
SUMMONS/RO SERVICE-D135				3					2	5
SUPPLEMENTAL-D139			2			2		4		8
susPICIOUS envelope					1					1
SUSPICIOUS PERSON-C607			1	1	1					3
threats to commit a crime					1					1
THREATS-A647	1			1		1		1		4
training						1				1
vandalism / harassment					1					1
VANDALISM-B401	1	1				1	1			4
verbal dispute			1							1
warrANT								1		1

warrANT ARREST-D130								1		1
WELL BEING CHECK		2								2
well-being check			1							1
wellbeing check					1					1
(blank)										
Grand Total	**638**	**381**	**641**	**554**	**703**	**731**	**679**	**675**	**184**	**5186**

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

REQUESTED BY MANAGEMENT: 570

REQUESTED BY TENANTS: 1381

TOTAL WORK ORDERS ISSUED: 1951

	****		****			
DEV.	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE AUGUST	REQUESTED IN AUGUST				
031-1 Mystic Federal	419	201	10	429	327	102
031-9 Federal Elderly	269	102	5	274	188	86
200-1 Clarendon	0	0	0	0	0	0
200-2 Mystic State	340	131	8	348	256	92
667-1 Capen Court	194	38	0	194	149	45
667-2 Jaques Street	198	72	8	206	111	95
667-3 Properzi Manor	152	69	5	157	95	62
667-4 Bryant Manor	220	92	5	225	153	72
667-6 Ciampa Manor	70	18	0	70	62	8
400-C Monmouth, Broadway	1	0	0	1	1	0
689-2 Hagan Manor	38	11	0	38	33	5
705-1 Sycamore, Fountain Ave	9	4	1	9	6	3
TOTAL	1910	738	41	1951	1381	570

***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 September 2026					
Development Description	**Status**	**Funding Source**	**Contract Type**	**Contract Award By Board/ Amount**	**Contractor/A/E**
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Design	$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Design	$42,500.00	Reverse Archicture
Mystic Devlopment Window Replacement	Bidding	Grant Funding	Design	$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Design	$14,900.00	GCG Associates
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	$31,500.00	Socotec
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Design	$32,200.00	Socotec
Bryant Manor Guarails Replacement	Bidding	Bryant Reserves	Design	$35,000.00	Reverse Archicture
Bryant Manor Vestibule Improvements	Pre-Bid	Bryant Reserves	Design	$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Design	$14,900.00	GCG Associates
Highland Garden Elevator Replacement	Construction	Federal Cap Fund 2025	Design	$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Design	$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Construction	$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Construction	$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Bidding	Federal Cap Fund 2024	Design	$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Design	$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Construction	$120,000.00	Davison Co., INC
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Construction	$251,599.00	Jupiter Electric Inc
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Design	$9,810.00	Nangle Engineering
Properzi Manor Intercom Replacement	Pre-Construction	Federal Cap Fund 2025	Design	$14,465.00	Nangle Engineering
Brady+Highland Storm Door Replacement	Design	Federal Cap Fund 2024	Design	$28,000.00	Socotec
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Construction	$70,900.00	Stallion Plumbing,Heating,Cooling
Bryant Manor Boiler Replacement	Design	Bryant Reserves	Design	$24,000.00	Norian Soriani
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Construction	$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	Construction	Federal Capital Fund 2025	Construction	$853,265.00	Enterprise Equipment
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Construction	$109,900.00	Oakridge Construction
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Construction	$100,900.00	Oakridge Construction
Brady+Highland Storm Door Replacement	Design	Federal Capital Fund 2025	Construction	$212,000.00	Nena Construction
Mystic River Masonry Repairs	Pre-Construction	Operations	Construction	$22,400.00	Dimitri Masonry
Hagan Manor Elevator Replacement	Design	Hagan Reserves	Design	$168,000.00	Delta Wye Critical Solutions Inc