

Somerville Housing Authority

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

**EXECUTIVE DIRECTOR'S
REPORT**

January 30, 2025



Somerville Housing Authority

Balance Sheet

November 2024

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	(89,858.54)	956,621.06
1113.000 Cash - SSP Escrow	(24,559.09)	193,458.28
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	(6,344.50)	15,719.00
1122.201 Shelter Rents A/R	13,715.50	23,913.00
1122.202 Shelter Rents A/R	(7,580.00)	31,641.00
1122.667 Shelter Rents A/R	(827.00)	3,566.00
1122.705 Shelter Rents A/R	(100.00)	2,494.00
1122.900 Tenant Repayment Agreements	1,530.00	1,530.00
TOTAL ACCOUNTS RECEIVABLE	394.00	78,863.00
1128.100 State Insurance Claims Receivable	(7,000.00)	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1129.950 LT A/R Note Capen	0.00	6,500,000.00
1129.951 LT A/R INT Capen	0.00	3,015,108.43
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	476.14	636,268.77
1210.000 Prepaid Insurance	(16,578.93)	51,882.15
1210.100 Prepaid Other	(1,562.99)	1,563.01
1210.200 Prepaid Retirement	(24,085.53)	92,887.54
1300.000 Deferred Outflows	0.00	1,562,748.16
1302.000 Deferred Outflows - GASB75	0.00	341,125.18
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	689,223.07
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(46,469,099.62)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	0.00	25,334,317.24
TOTAL ASSETS	(162,774.94)	38,978,228.16
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	(8.00)
2111.100 AP Tenants	0.00	(2.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P LEAP Escrow	5,463.13	205,761.69
2119.000 A/P Revolving Fund	(836,711.64)	(2,294,178.12)
2135.000 Accrued Comp Abs	0.00	142,312.00
2137.000 Accrued Pilot	1,469.75	11,756.25
2240.000 Prepaid Rents	(6,344.50)	15,719.00
2290.000 Land Lease	0.00	1,587,000.00
2293.200 Deferred Inflows Pension	0.00	30,113.21
2293.300 Deferred Inflows - GASB75	0.00	829,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,875,775.00
2339.200 LT Payable Pension	0.00	3,770,573.18
TOTAL LIABILITIES	(836,123.26)	8,175,362.42

Somerville Housing Authority

Balance Sheet

November 2024

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Changes To Surplus	0.00	(1,228,499.23)
2700.000 Changes To Surplus (Current Year)	673,348.32	1,440,572.84
2700.000 Changes To Surplus (Unclosed 2024)	0.00	803.91
2802.000 Invest in Capital Assets	0.00	25,323,520.79
2805.000 Restricted N/A Capen	0.00	9,671,606.49
2806.000 Unrestricted Net Assets	0.00	2,153,736.91
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 GASB68/Pension	0.00	(2,314,042.97)

TOTAL SURPLUS

673,348.32 30,802,865.74

TOTAL LIABILITIES AND SURPLUS

(162,774.94) 38,978,228.16

PROOF

0.00 0.00

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	263,260.46	0.00	819,202.64	0.00	0.00	819,202.64
3110.202 Shelter Rents 200-2	0.00	0.00	0.00	1,120,930.75	0.00	0.00	1,120,930.75
3110.667 Shelter Rents 667-2	0.00	0.00	0.00	218,300.00	0.00	0.00	218,300.00
3110.705 Shelter Rents 705	0.00	0.00	0.00	17,449.00	0.00	0.00	17,449.00
3610.000 Interest Inc	0.00	476.14	0.00	3,964.35	0.00	0.00	3,964.35
3690.000 Other Operating Recpts	0.00	850.50	0.00	8,705.57	0.00	0.00	8,705.57
3801.000 Operating Subsidy	0.00	700,000.00	0.00	2,439,490.20	0.00	0.00	2,439,490.20
3804.000 SSP Fofeiture	0.00	0.00	0.00	18,241.67	0.00	0.00	18,241.67
TOTAL INCOME	0.00	964,587.10	0.00	4,646,284.18	0.00	0.00	4,646,284.18
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	36,472.34	0.00	345,378.32	0.00	0.00	(345,378.32)
4130.000 Legal	0.00	5,533.62	0.00	32,661.77	0.00	0.00	(32,661.77)
4140.000 Members Comp	0.00	0.00	0.00	23,740.45	0.00	0.00	(23,740.45)
4150.000 Travel	0.00	303.54	0.00	2,213.97	0.00	0.00	(2,213.97)
4170.000 Accounting	0.00	812.54	0.00	9,432.45	0.00	0.00	(9,432.45)
4171.000 Auditing	0.00	4,200.00	0.00	4,200.00	0.00	0.00	(4,200.00)
4190.000 Sundry Admin Costs	0.00	6,391.20	0.00	55,146.19	0.00	0.00	(55,146.19)
4191.000 TELEPHONE/INTERNET/CEL	0.00	2,947.40	0.00	21,602.57	0.00	0.00	(21,602.57)
4192.000 COPIER/COMPUTER COSS	0.00	2,934.79	0.00	14,968.25	0.00	0.00	(14,968.25)
4193.000 OFFICE SUPPLIES	0.00	336.55	0.00	6,825.96	0.00	0.00	(6,825.96)
4194.000 POSTAGE	0.00	0.00	0.00	2,748.99	0.00	0.00	(2,748.99)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	12,750.00	0.00	0.00	(12,750.00)
4195.140 LEAP-Financial Coach	0.00	0.00	0.00	9,750.00	0.00	0.00	(9,750.00)
4195.360 LEAP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL ADMINISTRATIVE EXPENSE	0.00	59,931.98	0.00	541,449.86	0.00	0.00	(541,449.86)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	96,078.17	0.00	0.00	(96,078.17)
4310.202 Water - 200-2	0.00	0.00	0.00	280,047.70	0.00	0.00	(280,047.70)
4310.667 Water 667	0.00	0.00	0.00	49,522.71	0.00	0.00	(49,522.71)
4310.705 Water 705	0.00	0.00	0.00	3,367.13	0.00	0.00	(3,367.13)
4320.201 Elect 200-1	0.00	15,927.77	0.00	74,541.62	0.00	0.00	(74,541.62)
4320.202 Elect 200-2	0.00	6,783.35	0.00	41,663.53	0.00	0.00	(41,663.53)
4320.667 Electricity 667	0.00	671.82	0.00	4,347.87	0.00	0.00	(4,347.87)
4330.201 Gas 200-1	0.00	12,657.53	0.00	57,234.06	0.00	0.00	(57,234.06)
4330.405 Gas 705	0.00	0.00	0.00	46.17	0.00	0.00	(46.17)
4330.667 Gas 667	0.00	3,130.77	0.00	24,170.41	0.00	0.00	(24,170.41)
4330.751 Gas 705-1	0.00	175.54	0.00	1,084.80	0.00	0.00	(1,084.80)
4330.752 Gas 705-2	0.00	181.93	0.00	1,326.65	0.00	0.00	(1,326.65)
TOTAL UTILITIES	0.00	39,528.71	0.00	633,430.82	0.00	0.00	(633,430.82)
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	98,462.12	0.00	825,626.58	0.00	0.00	(825,626.58)
4420.000 Maintenance Materials	0.00	24,139.45	0.00	269,115.44	0.00	0.00	(269,115.44)
4430.010 Rubbish	0.00	7,845.39	0.00	82,591.78	0.00	0.00	(82,591.78)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	3,625.00	0.00	31,027.71	0.00	0.00	(31,027.71)
4430.070 Electrical	0.00	139.00	0.00	71,494.05	0.00	0.00	(71,494.05)
4430.080 Plumbing	0.00	0.00	0.00	44,820.27	0.00	0.00	(44,820.27)
4430.090 Extermination	0.00	0.00	0.00	3,974.11	0.00	0.00	(3,974.11)
4430.110 Routine Contract Costs	0.00	11,602.67	0.00	78,386.33	0.00	0.00	(78,386.33)
TOTAL MAINTENANCE EXPENSE	0.00	145,813.63	0.00	1,415,098.16	0.00	0.00	(1,415,098.16)

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
EXPENSES							
4511.000 Property Insurance	0.00	8,930.39	0.00	105,670.82	0.00	0.00	(105,670.82)
4512.000 Liability Insurance	0.00	323.31	0.00	10,396.69	0.00	0.00	(10,396.69)
4513.000 Worker's Compensation Insur	0.00	4,668.28	0.00	40,549.02	0.00	0.00	(40,549.02)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	21,205.37	0.00	0.00	(21,205.37)
4520.000 Pilot	0.00	1,469.75	0.00	11,756.25	0.00	0.00	(11,756.25)
4540.000 Employee Benefits	0.00	0.00	0.00	116.38	0.00	0.00	(116.38)
4540.001 Emp Bebes-Pension	0.00	24,085.53	0.00	196,138.78	0.00	0.00	(196,138.78)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	181,205.42	0.00	0.00	(181,205.42)
4540.003 Emp Benes-Unemploy	0.00	9.83	0.00	128.87	0.00	0.00	(128.87)
4540.004 Emp Benes-Med	0.00	368.60	0.00	4,046.31	0.00	0.00	(4,046.31)
4540.005 Emp Benes - Fica	0.00	2,001.05	0.00	17,981.18	0.00	0.00	(17,981.18)
4540.006 Emp Benes-DentalLtd	0.00	1,450.77	0.00	10,917.56	0.00	0.00	(10,917.56)
4611.100 Kitchen Appliances	0.00	0.00	0.00	15,619.85	0.00	0.00	(15,619.85)
7540.000 Bett & Additions	0.00	0.00	0.00	10,796.45	0.00	0.00	(10,796.45)
7545.000 Property Contra	0.00	0.00	0.00	(10,796.45)	0.00	0.00	10,796.45
TOTAL EXPENSES	0.00	291,238.78	0.00	3,205,711.34	0.00	0.00	(3,205,711.34)
SURPLUS	0.00	673,348.32	0.00	1,440,572.84	0.00	0.00	1,440,572.84

Somerville Housing Authority

Balance Sheet

November 2024

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	(89,858.54)	956,621.06
1113.000 Cash - SSP Escrow	(24,559.09)	193,458.28
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	(6,344.50)	15,719.00
1122.201 Shelter Rents A/R	13,715.50	23,913.00
1122.202 Shelter Rents A/R	(7,580.00)	31,641.00
1122.667 Shelter Rents A/R	(827.00)	3,566.00
1122.705 Shelter Rents A/R	(100.00)	2,494.00
1122.900 Tenant Repayment Agreements	1,530.00	1,530.00
TOTAL ACCOUNTS RECEIVABLE	394.00	78,863.00
1128.100 State Insurance Claims Receivable	(7,000.00)	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1129.950 LT A/R Note Capen	0.00	6,500,000.00
1129.951 LT A/R INT Capen	0.00	3,015,108.43
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	476.14	636,268.77
1210.000 Prepaid Insurance	(16,578.93)	51,882.15
1210.100 Prepaid Other	(1,562.99)	1,563.01
1210.200 Prepaid Retirement	(24,085.53)	92,887.54
1300.000 Deferred Outflows	0.00	1,562,748.16
1302.000 Deferred Outflows - GASB75	0.00	341,125.18
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	689,223.07
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(46,469,099.62)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	0.00	25,334,317.24
TOTAL ASSETS	(162,774.94)	38,978,228.16
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	(8.00)
2111.100 AP Tenants	0.00	(2.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P LEAP Escrow	5,463.13	205,761.69
2119.000 A/P Revolving Fund	(836,711.64)	(2,294,178.12)
2135.000 Accrued Comp Abs	0.00	142,312.00
2137.000 Accrued Pilot	1,469.75	11,756.25
2240.000 Prepaid Rents	(6,344.50)	15,719.00
2290.000 Land Lease	0.00	1,587,000.00
2293.200 Deferred Inflows Pension	0.00	30,113.21
2293.300 Deferred Inflows - GASB75	0.00	829,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,875,775.00
2339.200 LT Payable Pension	0.00	3,770,573.18
TOTAL LIABILITIES	(836,123.26)	8,175,362.42

Somerville Housing Authority

Balance Sheet

November 2024

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Changes To Surplus	0.00	(1,228,499.23)
2700.000 Changes To Surplus (Current Year)	673,348.32	1,440,572.84
2700.000 Changes To Surplus (Unclosed 2024)	0.00	803.91
2802.000 Invest in Capital Assets	0.00	25,323,520.79
2805.000 Restricted N/A Capen	0.00	9,671,606.49
2806.000 Unrestricted Net Assets	0.00	2,153,736.91
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 GASB68/Pension	0.00	(2,314,042.97)

TOTAL SURPLUS

673,348.32 **30,802,865.74**

TOTAL LIABILITIES AND SURPLUS

(162,774.94) **38,978,228.16**

PROOF

0.00 **0.00**

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	263,260.46	0.00	819,202.64	0.00	0.00	819,202.64
3110.202 Shelter Rents 200-2	0.00	0.00	0.00	1,120,930.75	0.00	0.00	1,120,930.75
3110.667 Shelter Rents 667-2	0.00	0.00	0.00	218,300.00	0.00	0.00	218,300.00
3110.705 Shelter Rents 705	0.00	0.00	0.00	17,449.00	0.00	0.00	17,449.00
3610.000 Interest Inc	0.00	476.14	0.00	3,964.35	0.00	0.00	3,964.35
3690.000 Other Operating Recpts	0.00	850.50	0.00	8,705.57	0.00	0.00	8,705.57
3801.000 Operating Subsidy	0.00	700,000.00	0.00	2,439,490.20	0.00	0.00	2,439,490.20
3804.000 SSP Fofeiture	0.00	0.00	0.00	18,241.67	0.00	0.00	18,241.67
TOTAL INCOME	0.00	964,587.10	0.00	4,646,284.18	0.00	0.00	4,646,284.18
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	36,472.34	0.00	345,378.32	0.00	0.00	(345,378.32)
4130.000 Legal	0.00	5,533.62	0.00	32,661.77	0.00	0.00	(32,661.77)
4140.000 Members Comp	0.00	0.00	0.00	23,740.45	0.00	0.00	(23,740.45)
4150.000 Travel	0.00	303.54	0.00	2,213.97	0.00	0.00	(2,213.97)
4170.000 Accounting	0.00	812.54	0.00	9,432.45	0.00	0.00	(9,432.45)
4171.000 Auditing	0.00	4,200.00	0.00	4,200.00	0.00	0.00	(4,200.00)
4190.000 Sundry Admin Costs	0.00	6,391.20	0.00	55,146.19	0.00	0.00	(55,146.19)
4191.000 TELEPHONE/INTERNET/CEL	0.00	2,947.40	0.00	21,602.57	0.00	0.00	(21,602.57)
4192.000 COPIER/COMPUTER COSS	0.00	2,934.79	0.00	14,968.25	0.00	0.00	(14,968.25)
4193.000 OFFICE SUPPLIES	0.00	336.55	0.00	6,825.96	0.00	0.00	(6,825.96)
4194.000 POSTAGE	0.00	0.00	0.00	2,748.99	0.00	0.00	(2,748.99)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	12,750.00	0.00	0.00	(12,750.00)
4195.140 LEAP-Financial Coach	0.00	0.00	0.00	9,750.00	0.00	0.00	(9,750.00)
4195.360 LEAP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL ADMINISTRATIVE EXPENSE	0.00	59,931.98	0.00	541,449.86	0.00	0.00	(541,449.86)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	96,078.17	0.00	0.00	(96,078.17)
4310.202 Water - 200-2	0.00	0.00	0.00	280,047.70	0.00	0.00	(280,047.70)
4310.667 Water 667	0.00	0.00	0.00	49,522.71	0.00	0.00	(49,522.71)
4310.705 Water 705	0.00	0.00	0.00	3,367.13	0.00	0.00	(3,367.13)
4320.201 Elect 200-1	0.00	15,927.77	0.00	74,541.62	0.00	0.00	(74,541.62)
4320.202 Elect 200-2	0.00	6,783.35	0.00	41,663.53	0.00	0.00	(41,663.53)
4320.667 Electricity 667	0.00	671.82	0.00	4,347.87	0.00	0.00	(4,347.87)
4330.201 Gas 200-1	0.00	12,657.53	0.00	57,234.06	0.00	0.00	(57,234.06)
4330.405 Gas 705	0.00	0.00	0.00	46.17	0.00	0.00	(46.17)
4330.667 Gas 667	0.00	3,130.77	0.00	24,170.41	0.00	0.00	(24,170.41)
4330.751 Gas 705-1	0.00	175.54	0.00	1,084.80	0.00	0.00	(1,084.80)
4330.752 Gas 705-2	0.00	181.93	0.00	1,326.65	0.00	0.00	(1,326.65)
TOTAL UTILITIES	0.00	39,528.71	0.00	633,430.82	0.00	0.00	(633,430.82)
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	98,462.12	0.00	825,626.58	0.00	0.00	(825,626.58)
4420.000 Maintenance Materials	0.00	24,139.45	0.00	269,115.44	0.00	0.00	(269,115.44)
4430.010 Rubbish	0.00	7,845.39	0.00	82,591.78	0.00	0.00	(82,591.78)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	3,625.00	0.00	31,027.71	0.00	0.00	(31,027.71)
4430.070 Electrical	0.00	139.00	0.00	71,494.05	0.00	0.00	(71,494.05)
4430.080 Plumbing	0.00	0.00	0.00	44,820.27	0.00	0.00	(44,820.27)
4430.090 Extermination	0.00	0.00	0.00	3,974.11	0.00	0.00	(3,974.11)
4430.110 Routine Contract Costs	0.00	11,602.67	0.00	78,386.33	0.00	0.00	(78,386.33)
TOTAL MAINTENANCE EXPENSE	0.00	145,813.63	0.00	1,415,098.16	0.00	0.00	(1,415,098.16)

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
EXPENSES							
4511.000 Property Insurance	0.00	8,930.39	0.00	105,670.82	0.00	0.00	(105,670.82)
4512.000 Liability Insurance	0.00	323.31	0.00	10,396.69	0.00	0.00	(10,396.69)
4513.000 Worker's Compensation Insur	0.00	4,668.28	0.00	40,549.02	0.00	0.00	(40,549.02)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	21,205.37	0.00	0.00	(21,205.37)
4520.000 Pilot	0.00	1,469.75	0.00	11,756.25	0.00	0.00	(11,756.25)
4540.000 Employee Benefits	0.00	0.00	0.00	116.38	0.00	0.00	(116.38)
4540.001 Emp Bebes-Pension	0.00	24,085.53	0.00	196,138.78	0.00	0.00	(196,138.78)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	181,205.42	0.00	0.00	(181,205.42)
4540.003 Emp Benes-Unemploy	0.00	9.83	0.00	128.87	0.00	0.00	(128.87)
4540.004 Emp Benes-Med	0.00	368.60	0.00	4,046.31	0.00	0.00	(4,046.31)
4540.005 Emp Benes - Fica	0.00	2,001.05	0.00	17,981.18	0.00	0.00	(17,981.18)
4540.006 Emp Benes-DentalLtd	0.00	1,450.77	0.00	10,917.56	0.00	0.00	(10,917.56)
4611.100 Kitchen Appliances	0.00	0.00	0.00	15,619.85	0.00	0.00	(15,619.85)
7540.000 Bett & Additions	0.00	0.00	0.00	10,796.45	0.00	0.00	(10,796.45)
7545.000 Property Contra	0.00	0.00	0.00	(10,796.45)	0.00	0.00	10,796.45
TOTAL EXPENSES	0.00	291,238.78	0.00	3,205,711.34	0.00	0.00	(3,205,711.34)
SURPLUS	0.00	673,348.32	0.00	1,440,572.84	0.00	0.00	1,440,572.84

Somerville Housing Authority

Balance Sheet

November 2024

Program: 689-C (Monmouth/Broadway)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	3,913.00	48,298.56
1128.100 AR - Electrical Claim	0.00	28,198.75
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	13.44	15,135.33
1210.000 Prepaid Insurance	(262.75)	72.49
1210.200 Prepaid Retirement	(36.86)	199.04
1300.000 Deferred Outflows	0.00	26,014.64
1302.000 Deferred Outflows - GASB75	0.00	5,420.66
FIXED ASSETS		
1401.000 Land	0.00	46,410.00
1402.000 Buildings	0.00	435,479.42
1404.000 Admin Equipment	0.00	259.96
1406.000 Accumulated Depreciation	0.00	(325,745.35)
TOTAL FIXED ASSETS	0.00	156,404.03
TOTAL ASSETS	3,626.83	282,443.50
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	1,290.57	114,581.15
TOTAL ACCOUNTS PAYABLE	1,290.57	114,581.15
2135.000 Accrued Comp Balances	0.00	383.00
2137.000 Accrued PILOT	154.17	1,233.36
2293.200 Deferred Inflows Pension	0.00	176.06
2293.300 Deferred Inflows - GASB75	0.00	11,435.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	50,211.00
2339.200 L/T Payable - Pension	0.00	56,553.55
TOTAL LIABILITIES	1,444.74	234,573.12
SURPLUS		
2700.000 Changes To Surplus	0.00	5,666.73
2700.000 Changes To Surplus (Current Year)	2,182.09	(389.17)
2802.000 Invest in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Assets	0.00	(21,145.24)
2806.100 GASB45/OPEB URNA	0.00	(54,327.00)
2806.200 GASB 68/Pension	0.00	(38,338.97)
TOTAL SURPLUS	2,182.09	47,870.38
TOTAL LIABILITIES AND SURPLUS	3,626.83	282,443.50
PROOF	0.00	0.00

Somerville Housing Authority

Operating Statement

Eight Months Ending 11/30/2024

Program: 689-C (Monmouth/Broadway)

Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	
		PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME								
3110.000 Shelter Rents	□□□□	0.00	3,913.00	0.00	31,304.00	0.00	43,200.00	(11,896.00)
3610.000 Interest Income		0.00	13.44	0.00	115.49	0.00	80.00	35.49
TOTAL INCOME		0.00	3,926.44	0.00	31,419.49	0.00	43,280.00	(11,860.51)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	85.24	0.00	709.30	0.00	1,099.00	389.70
4130.000 Legal		0.00	126.58	0.00	416.80	0.00	120.00	(296.80)
4150.000 Travel		0.00	2.58	0.00	3.76	0.00	0.00	(3.76)
4190.000 Sundry Admin Costs		0.00	37.48	0.00	575.42	0.00	1,500.00	924.58
TOTAL ADMINISTRATIVE EXPENSE		0.00	251.88	0.00	1,705.28	0.00	2,719.00	1,013.72
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	(196.00)	0.00	13,296.00	13,492.00
4320.000 Electric 689-C		0.00	31.73	0.00	65.75	0.00	625.00	559.25
4330.000 Gas 689-C		0.00	21.24	0.00	117.48	0.00	2,098.00	1,980.52
TOTAL UTILITIES		0.00	52.97	0.00	(12.77)	0.00	16,019.00	16,031.77
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	122.77	0.00	987.81	0.00	2,245.00	1,257.19
4420.000 Maintenance Materials		0.00	49.51	0.00	12,730.45	0.00	1,500.00	(11,230.45)
4430.010 Rubbish		0.00	223.60	0.00	2,354.03	0.00	0.00	(2,354.03)
4430.040 Elevator		0.00	0.00	0.00	229.79	0.00	0.00	(229.79)
4430.050 Landscaping Services		0.00	50.00	0.00	2,606.00	0.00	0.00	(2,606.00)
4430.070 Electrical		0.00	0.00	0.00	1,035.50	0.00	0.00	(1,035.50)
4430.080 Plumbing		0.00	534.00	0.00	2,038.00	0.00	0.00	(2,038.00)
4430.110 Routine Contract Costs		0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
TOTAL MAINTENANCE EXPENSE		0.00	979.88	0.00	21,981.58	0.00	11,545.00	(10,436.58)
4510.000 Insurance		0.00	0.00	0.00	0.00	0.00	6,958.00	6,958.00
4511.000 Property Insurance		0.00	255.61	0.00	6,285.12	0.00	0.00	(6,285.12)
4513.000 Worker's Comp Insurance		0.00	7.14	0.00	43.60	0.00	0.00	(43.60)
4514.000 Insurance (Other)		0.00	0.00	0.00	1.75	0.00	0.00	(1.75)
4520.000 Pilot		0.00	154.17	0.00	1,233.36	0.00	1,850.00	616.64
4540.000 Employee Benefits		0.00	42.70	0.00	570.74	0.00	1,158.00	587.26
4611.000 Equipment Not Capitalized		0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES		0.00	1,744.35	0.00	31,808.66	0.00	41,249.00	9,440.34
SURPLUS		0.00	2,182.09	0.00	(389.17)	0.00	2,031.00	(2,420.17)

Somerville Housing Authority

Balance Sheet

November 2024

Program: Bryant Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	59,938.50	5,782,778.13
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	67.00	61,997.00
1122.000 A/R Tenants	240.50	365.00
1122.001 TAR Prepaid Rents	259.50	1,388.00
TOTAL ACCOUNTS RECEIVABLE	567.00	63,750.00
1128.100 State Insurance Claims Receivable	0.00	6,044.87
1129.100 AR - Insurance Claim	0.00	6,969.83
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	2,362.22	2,661,183.03
1160.200 Eastern Bank - 667-4 - CD - 1 yr - 5281	0.00	100,265.88
1160.300 Eastern Bank - 667-4 - CD - 1 yr - 6442	0.00	100,250.41
1160.400 TD Bank - 667-4 - CD - 9 mths - 0000	0.00	103,912.98
TOTAL INVESTMENTS	2,362.22	2,965,612.30
1210.000 Prepaid Insurance	(2,613.84)	28,471.40
1210.100 Prepaid Other	(374.62)	374.59
1210.200 Prepaid Retirement	(10,199.95)	38,114.00
1300.000 Deferred Outflows	0.00	636,886.01
1302.000 Deferred Outflows - GASB75	0.00	140,336.44
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,533,210.20
1404.000 Admin Equip	0.00	389,974.33
1406.000 Accumulated Depreciation	0.00	(4,030,694.90)
1408.000 Work in Process (WIP)	61,638.40	227,212.45
TOTAL FIXED ASSETS	61,638.40	3,119,703.08
TOTAL ASSETS	111,317.71	12,844,040.65
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(136,573.20)	(981,563.29)
2135.000 Accrued Comp Abs	0.00	51,699.00
2240.000 Prepaid Rents	259.50	1,388.00
2293.200 Deferred Inflows Pension	0.00	7,029.09
2293.300 Deferred Inflows - GASB75	0.00	343,885.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,630,664.00
2339.200 LT Payable Pension	0.00	1,375,052.22
TOTAL LIABILITIES	(136,313.70)	2,428,154.02
SURPLUS		
2700.000 Net Income-Deficit	0.00	57,102.38
2700.000 Net Income-Deficit (Current Year)	247,631.41	1,492,848.54
2802.000 Invest in Capital Assets	0.00	2,838,682.63
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Assets	0.00	7,035,244.64
2806.100 GASB45/OBEP URNA	0.00	(1,785,066.00)

Somerville Housing Authority

Balance Sheet

November 2024

Program: Bryant Multifamily

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(884,730.00)

TOTAL SURPLUS

247,631.41

10,415,886.63

TOTAL LIABILITIES AND SURPLUS

111,317.71

12,844,040.65

PROOF

0.00

0.00

Somerville Housing Authority

Operating Statement

Eight Months Ending 11/30/2024

Program: Bryant Multifamily Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	58,720.00	0.00	452,600.00	0.00	665,712.00	(213,112.00)
3115.000 Shelter Rents-Sec 8	0.00	267,001.00	0.00	2,040,134.00	0.00	3,032,688.00	(992,554.00)
3610.000 Interest Income	0.00	2,362.22	0.00	20,506.00	0.00	17,000.00	3,506.00
3690.000 Other Operating Recpts	0.00	1,376.00	0.00	6,124.17	0.00	7,500.00	(1,375.83)
TOTAL INCOME	0.00	329,459.22	0.00	2,519,364.17	0.00	3,722,900.00	(1,203,535.83)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	30,122.27	0.00	263,414.83	0.00	411,371.00	147,956.17
4130.000 Legal	0.00	553.68	0.00	1,721.43	0.00	10,000.00	8,278.57
4150.000 Travel	0.00	128.56	0.00	943.72	0.00	1,625.00	681.28
4170.000 Accounting	0.00	1,083.80	0.00	10,533.77	0.00	9,000.00	(1,533.77)
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	1,471.83	0.00	19,004.83	0.00	50,324.00	31,319.17
4191.000 Telephone/Internet/Cells	0.00	776.34	0.00	5,234.42	0.00	0.00	(5,234.42)
4192.000 Copier/Computer Costs	0.00	702.99	0.00	3,363.96	0.00	0.00	(3,363.96)
4193.000 Office Supplies	0.00	80.61	0.00	1,634.87	0.00	0.00	(1,634.87)
4194.000 Postage	0.00	0.00	0.00	658.48	0.00	0.00	(658.48)
TOTAL ADMINISTRATIVE EXPENSE	0.00	34,920.08	0.00	306,510.31	0.00	486,320.00	179,809.69
4230.000 Tenant Svc	0.00	0.00	0.00	804.00	0.00	5,000.00	4,196.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	41,743.43	0.00	110,506.00	68,762.57
4320.000 Electricity	0.00	13,992.10	0.00	82,087.13	0.00	187,241.00	105,153.87
4330.000 Gas	0.00	3,213.71	0.00	41,371.33	0.00	85,887.00	44,515.67
TOTAL UTILITIES	0.00	17,205.81	0.00	165,201.89	0.00	383,634.00	218,432.11
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	21,152.44	0.00	200,236.75	0.00	432,663.00	232,426.25
4420.000 Maintenance Materials	0.00	10,356.00	0.00	27,994.17	0.00	300,000.00	272,005.83
4430.010 Rubbish	0.00	3,907.12	0.00	36,006.75	0.00	0.00	(36,006.75)
4430.020 Heating & Cooling	0.00	0.00	0.00	3,248.32	0.00	0.00	(3,248.32)
4430.040 Elevator	0.00	716.00	0.00	7,492.24	0.00	0.00	(7,492.24)
4430.050 Landscaping	0.00	200.00	0.00	1,600.00	0.00	0.00	(1,600.00)
4430.070 Electrical	0.00	1,575.00	0.00	9,484.79	0.00	0.00	(9,484.79)
4430.080 Plumbing	0.00	390.00	0.00	6,318.61	0.00	0.00	(6,318.61)
4430.090 Extermination	0.00	0.00	0.00	1,235.95	0.00	0.00	(1,235.95)
4430.110 Routine Contract Costs	0.00	1,886.62	0.00	39,271.71	0.00	588,000.00	548,728.29
TOTAL MAINTENANCE EXPENSE	0.00	40,183.18	0.00	332,889.29	0.00	1,320,663.00	987,773.71
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	63,783.00	63,783.00
4512.000 Liability Insurance	0.00	0.00	0.00	161.19	0.00	0.00	(161.19)
4513.000 Worker's Compensation Insur	0.00	1,976.96	0.00	17,690.71	0.00	0.00	(17,690.71)
4514.000 Insurance (Other)	0.00	636.88	0.00	5,082.33	0.00	0.00	(5,082.33)
4540.000 Employee Benefits	0.00	11,822.01	0.00	174,965.83	0.00	320,035.00	145,069.17
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4610.000 Extraordinary Maintenance	0.00	11,180.00	0.00	14,470.00	0.00	135,000.00	120,530.00
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	8,740.08	0.00	0.00	(8,740.08)
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	21,000.00	21,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	53,808.00	0.00	1,353,000.00	1,299,192.00
7541.000 Unit Rehab	0.00	25,541.29	0.00	227,212.45	0.00	0.00	(227,212.45)
7545.000 Property Contra	0.00	(61,638.40)	0.00	(281,020.45)	0.00	0.00	281,020.45

Somerville Housing Authority

Operating Statement

Eight Months Ending 11/30/2024

Program: Bryant Multifamily

Project: Consolidated

	<u>Period</u>	<u>Period</u>	<u>YTD</u>	<u>YTD</u>	<u>Budget</u>	<u>Budget</u>	
	<u>PUM</u>	<u>Amount</u>	<u>PUM</u>	<u>Amount</u>	<u>PUM</u>	<u>Amount</u>	<u>Variance</u>
TOTAL EXPENSES	<u>0.00</u>	<u>81,827.81</u>	<u>0.00</u>	<u>1,026,515.63</u>	<u>0.00</u>	<u>4,134,435.00</u>	<u>3,107,919.37</u>
SURPLUS	<u>0.00</u>	<u>247,631.41</u>	<u>0.00</u>	<u>1,492,848.54</u>	<u>0.00</u>	<u>(411,535.00)</u>	<u>1,904,383.54</u>

Somerville Housing Authority

Balance Sheet

November 2024

Program: COCC

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Mystic Activity Checking - 9342	0.00	713,020.66
1130.000 L/T Loan Capen Court	0.00	400,000.00
1130.100 Accrued Interest Owed-Capen	0.00	57,652.22
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	222.68	250,861.69
1210.000 Prepaid Ins	(7,229.38)	46,598.16
1210.100 Prepaid Other	(1,633.74)	1,634.03
1210.200 Prepaid Retirement	(22,795.56)	89,223.58
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	1,666,862.20
1302.000 Deferred Outflows - GASB75	0.00	236,674.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,708,880.99)
TOTAL ASSETS	(31,436.00)	5,219,004.94
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(54,928.95)	(464,078.57)
2119.950 Homeownership	0.00	20,000.00
2135.000 Accrued Comp Absence	0.00	142,408.00
2293.200 Deferred Inflows Pension	0.00	31,558.67
2293.300 Deferred Inflows - GASB75	0.00	672,807.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,986,493.00
2339.200 L/T Payable - Pension	0.00	4,214,282.68
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
TOTAL LIABILITIES	(54,928.95)	8,061,996.39
SURPLUS		
2700.000 Net Income - Deficit	0.00	(709,015.99)
2700.000 Net Income - Deficit (Current Year)	23,492.95	(241,614.50)
2700.000 Net Income - Deficit (Unclosed 2011)	0.00	(89,804.66)
2700.000 Net Income - Deficit (Unclosed 2012)	0.00	190,678.32
2700.000 Net Income - Deficit (Unclosed 2013)	0.00	(85,691.41)
2700.000 Net Income - Deficit (Unclosed 2014)	0.00	16,019.24
2700.000 Net Income - Deficit (Unclosed 2015)	0.00	(349,631.40)
2700.000 Net Income - Deficit (Unclosed 2016)	0.00	(83,883.88)
2700.000 Net Income - Deficit (Unclosed 2017)	0.00	219,817.01
2700.000 Net Income - Deficit (Unclosed 2018)	0.00	230,350.26
2700.000 Net Income - Deficit (Unclosed 2019)	0.00	204,823.02
2700.000 Net Income - Deficit (Unclosed 2020)	0.00	(377,049.04)
2700.000 Net Income - Deficit (Unclosed 2021)	0.00	42,117.43
2700.000 Net Income - Deficit (Unclosed 2022)	0.00	179,697.82
2700.000 Net Income - Deficit (Unclosed 2023)	0.00	116,776.90
2802.000 Invest In Capital Assets	0.00	1,699,063.23
2806.000 Unrestricted Net Assets	0.00	2,185,263.30
2806.100 GASB45 Unrest Net Assets	0.00	(3,339,741.00)

Somerville Housing Authority

Balance Sheet

November 2024

Program: COCC

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(2,651,166.10)

TOTAL SURPLUS

23,492.95

(2,842,991.45)

TOTAL LIABILITIES AND SURPLUS

(31,436.00)

5,219,004.94

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Eleven Months Ending 11/30/2024
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	222.68	0.00	2,523.42	0.00	0.00	2,523.42
3610.100 INTEREST INCOME CAPEN	0.00	0.00	0.00	18,272.82	0.00	0.00	18,272.82
3690.000 Other Income	0.00	252.00	0.00	2,536.38	0.00	0.00	2,536.38
3690.100 Toy Drive Income	0.00	180.00	0.00	180.00	0.00	0.00	180.00
3691.000 PILOT Income	0.00	149.00	0.00	282,418.79	0.00	0.00	282,418.79
3707.100 Managemnt Fee Income	0.00	55,596.44	0.00	608,179.17	0.00	0.00	608,179.17
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	64,240.00	0.00	0.00	64,240.00
3707.300 Bookkeeping Fee Income	0.00	4,312.50	0.00	47,175.00	0.00	0.00	47,175.00
3707.450 Fee for Services	0.00	70,537.76	0.00	685,656.29	0.00	0.00	685,656.29
3707.500 Mamt Fees Capen	0.00	14,293.30	0.00	155,715.14	0.00	0.00	155,715.14
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	220,000.00	0.00	0.00	220,000.00
3707.510 MGMT Fees Waterworks	0.00	3,931.41	0.00	44,528.07	0.00	0.00	44,528.07
3707.520 Fee for Services Capen	0.00	0.00	0.00	7,951.30	0.00	0.00	7,951.30
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	13,980.00	0.00	0.00	13,980.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	175,985.35	0.00	0.00	175,985.35
3707.670 Mamt Fee Safety	0.00	10,000.00	0.00	110,000.00	0.00	0.00	110,000.00
3707.680 DHCD RSC Grant	0.00	0.00	0.00	31,250.00	0.00	0.00	31,250.00
3707.690 DHCD SSP Grant	0.00	0.00	0.00	39,310.74	0.00	0.00	39,310.74
TOTAL INCOME	0.00	202,712.01	0.00	2,509,902.47	0.00	0.00	2,509,902.47
EXPENSES							
4110.000 Admin Salaries	0.00	63,597.33	0.00	653,562.57	0.00	0.00	(653,562.57)
4120.000 Comp Absences	0.00	0.00	0.00	193,263.00	0.00	0.00	(193,263.00)
4130.000 Legal	0.00	0.00	0.00	1,212.56	0.00	0.00	(1,212.56)
4140.000 Staff Training	0.00	0.00	0.00	1,835.00	0.00	0.00	(1,835.00)
4150.000 Travel	0.00	0.00	0.00	(0.30)	0.00	0.00	0.30
4170.000 Accounting	0.00	811.31	0.00	3,293.94	0.00	0.00	(3,293.94)
4171.000 Audit Fee	0.00	0.00	0.00	517.01	0.00	0.00	(517.01)
4190.000 Sundrv Admin Costs	0.00	1,633.74	0.00	6,465.13	0.00	0.00	(6,465.13)
4190.300 Mgmt Fee	0.00	10,000.00	0.00	110,000.00	0.00	0.00	(110,000.00)
4191.000 Telephone/Internet/Cell	0.00	408.96	0.00	2,284.59	0.00	0.00	(2,284.59)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	21.89	0.00	0.00	(21.89)
4193.000 Office Supplies	0.00	0.00	0.00	1,437.94	0.00	0.00	(1,437.94)
4230.000 Toy Drive Expenses	0.00	0.00	0.00	4,650.00	0.00	0.00	(4,650.00)
4320.000 Electricity	0.00	974.40	0.00	12,284.17	0.00	0.00	(12,284.17)
4410.000 Maint Labor	0.00	68,118.50	0.00	606,566.35	0.00	0.00	(606,566.35)
4420.000 Maintenance Supplies	0.00	24.78	0.00	11,545.57	0.00	0.00	(11,545.57)
4430.020 Heating & Cooling	0.00	0.00	0.00	3,813.00	0.00	0.00	(3,813.00)
4430.070 Electrical	0.00	0.00	0.00	2,244.00	0.00	0.00	(2,244.00)
4430.110 Routine Contract Costs	0.00	0.00	0.00	3,900.60	0.00	0.00	(3,900.60)
4460.000 Public Safety Detail	0.00	0.00	0.00	252.00	0.00	0.00	(252.00)
4511.000 Property Insurance	0.00	2,014.47	0.00	21,200.30	0.00	0.00	(21,200.30)
4512.000 Liability Insurance	0.00	796.66	0.00	8,727.36	0.00	0.00	(8,727.36)
4513.000 Worker's Comp Insurance	0.00	4,418.25	0.00	52,556.39	0.00	0.00	(52,556.39)
4540.000 Employee Benefits	0.00	26,420.66	0.00	1,262,433.44	0.00	0.00	(1,262,433.44)
4540.010 OPEB GASB 75	0.00	0.00	0.00	156,872.00	0.00	0.00	(156,872.00)
4590.100 Christmas Toy Drive	0.00	0.00	0.00	(4,650.00)	0.00	0.00	4,650.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	4,400.00	0.00	0.00	(4,400.00)
4800.000 Depreciation Exp	0.00	0.00	0.00	101,480.69	0.00	0.00	(101,480.69)
7520.000 Replace Equipment	0.00	0.00	0.00	17,947.01	0.00	0.00	(17,947.01)
7540.000 Betterments & Additions	0.00	0.00	0.00	11,714.16	0.00	0.00	(11,714.16)
7590.000 Property Contra	0.00	0.00	0.00	(29,661.17)	0.00	0.00	29,661.17

Somerville Housing Authority
Operating Statement
Eleven Months Ending 11/30/2024
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
TOTAL EXPENSES	0.00	179,219.06	0.00	3,222,169.20	0.00	0.00	(3,222,169.20)
SURPLUS	0.00	23,492.95	0.00	(712,266.73)	0.00	0.00	(712,266.73)

Somerville Housing Authority

Balance Sheet

November 2024

Program: Federal Grants

Project: Consolidated

	Period Amount	Balance
ASSETS		
1125.000 A/R HUD C/F	0.00	25,595.00
1125.100 A/R HUD - Hope	0.00	47,996.75
OPERATING EXPENSES		
C/F 501-21 \$1,538,091		
1521.106 C/F Operations	0.00	382,785.50
1521.110 Admin	0.00	153,114.20
1521.281 Weston Kitchen & Baths	0.00	174,940.26
1521.282 Warren Kitchen & Bath	0.00	62,386.93
1521.283 Elderly Electrical Upgrades	0.00	554,852.02
1521.284 Weston Bedroom	0.00	37,505.66
1521.285 Properzi Balcony Dividers	0.00	150,550.00
1521.286 Mystic View Roof Phase II	0.00	14,306.43
1521.288 Ciampa Kitchen & Bath FA	0.00	7,650.00
1521.890 W/O Soft Cost C/F	0.00	(535,899.70)
TOTAL C/F 501-21 \$1,538,091	0.00	1,002,191.30
C/F 501-22 \$1,869,978		
1522.106 C/F Operations	0.00	465,903.50
1522.110 Admin	0.00	186,361.40
1522.280 Properzi Elevators	(1,195,625.54)	(426,247.39)
1522.281 Mystic View Roof Phase III	0.00	404,077.77
1522.282 Properzi Electrical Upgrades	0.00	10,129.50
1522.284 Weston FA Kitchen & Bath	0.00	93,606.74
1522.890 W/O Soft Cost	0.00	(652,264.90)
TOTAL C/F 501-22 \$1,869,978	(1,195,625.54)	81,566.62
C/F 501-09 \$789,004		
1599.431 A/E Amp 2	0.00	154.43
TOTAL C/F 501-09 \$789,004	0.00	154.43
TOTAL OPERATING EXPENSES	(1,195,625.54)	1,083,912.35
TOTAL ASSETS	(1,195,625.54)	1,157,504.10
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(1,195,624.62)	(487,303.06)
TOTAL LIABILITIES	(1,195,624.62)	(487,303.06)
SURPLUS		
2700.000 Net Income (Current Year)	(0.92)	47,989.40
2802.221 INV C/A 501-21	0.00	1,538,091.00
2802.222 INV C/A 501-22	0.00	1,246,891.36
2804.221 Soft W/O 501-21	0.00	(535,899.70)
2804.222 Soft W/O 501-22	0.00	(652,264.90)
TOTAL SURPLUS	(0.92)	1,644,807.16
TOTAL LIABILITIES AND SURPLUS	(1,195,625.54)	1,157,504.10
PROOF	0.00	0.00

Somerville Housing Authority

Operating Statement

Eight Months Ending 11/30/2024

Program: Federal Grants Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.766 Grant ROSS 1 Year	0.00	15,998.00	0.00	175,978.00	0.00	191,987.00	(16,009.00)
TOTAL INCOME	0.00	15,998.00	0.00	175,978.00	0.00	191,987.00	(16,009.00)
EXPENSES							
4290.200 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	127,988.60	0.00	191,987.00	63,998.40
TOTAL EXPENSES	0.00	15,998.92	0.00	127,988.60	0.00	191,987.00	63,998.40
SURPLUS	0.00	(0.92)	0.00	47,989.40	0.00	0.00	47,989.40

Somerville Housing Authority

Balance Sheet

November 2024

Program: Hagan Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	12,901.00	456,305.01
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	319.00	504.00
1122.000 A/R Tenants	527.00	341.00
1122.001 TAR Prepaid Rents	(8.00)	62.00
TOTAL ACCOUNTS RECEIVABLE	838.00	907.00
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.58	5,154.39
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	4.58	109,032.46
1210.000 Prepaid Insurance	(777.57)	5,675.20
1210.200 Prepaid Retirement	(1,446.61)	7,060.08
1300.000 Deferred Outflows	0.00	48,768.55
1302.000 Deferred Outflows - GASB75	0.00	7,736.60
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	8,181.75
1406.000 Accum Depr	0.00	(1,540,347.13)
TOTAL FIXED ASSETS	0.00	542,144.20
TOTAL ASSETS	11,519.40	1,184,729.10
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(26,972.76)	(301,431.02)
TOTAL ACCOUNTS PAYABLE	(26,972.76)	(301,431.02)
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	(8.00)	62.00
2293.200 Deferred Inflows Pension	0.00	1,115.72
2293.300 Deferred Inflows - GASB75	0.00	20,359.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	93,054.00
2339.200 L/T Payable - Pension	0.00	129,436.01
TOTAL LIABILITIES	(26,980.76)	(53,716.29)
SURPLUS		
2700.000 Net Income - Deficit	0.00	(7,665.49)
2700.000 Net Income - Deficit (Current Year)	38,500.16	266,075.46
2802.000 Invest in Capital Assets	0.00	542,144.20
2806.000 Unrestricted Net Assets	0.00	620,751.49
2806.100 GASB45/OPEB URNA	0.00	(102,967.00)
2806.200 GASB 68/Pension	0.00	(79,893.27)
TOTAL SURPLUS	38,500.16	1,238,445.39
TOTAL LIABILITIES AND SURPLUS	11,519.40	1,184,729.10
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
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	13,147.00	0.00	101,280.00	0.00	166,320.00	(65,040.00)
3115.000 Shelter Rents-Sec 8	0.00	40,455.00	0.00	322,441.00	0.00	514,200.00	(191,759.00)
3610.000 Interest Income	0.00	4.58	0.00	39.32	0.00	1,000.00	(960.68)
3690.000 Other Income	0.00	340.91	0.00	3,179.43	0.00	4,000.00	(820.57)
TOTAL INCOME	0.00	53,947.49	0.00	426,939.75	0.00	685,520.00	(258,580.25)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,523.30	0.00	24,535.90	0.00	39,273.00	14,737.10
4130.000 Legal	0.00	59.32	0.00	83.98	0.00	1,000.00	916.02
4150.000 Travel	0.00	23.01	0.00	89.12	0.00	291.00	201.88
4170.000 Accounting	0.00	0.00	0.00	437.37	0.00	1,200.00	762.63
4190.000 Sundry Admin Costs	0.00	210.62	0.00	2,234.03	0.00	9,925.00	7,690.97
4191.000 Telephone/Internet/Cells	0.00	413.23	0.00	2,803.89	0.00	0.00	(2,803.89)
4192.000 Copier/Computer Costs	0.00	125.51	0.00	600.52	0.00	0.00	(600.52)
4193.000 Office Supplies	0.00	14.38	0.00	291.74	0.00	0.00	(291.74)
4194.000 Postage	0.00	0.00	0.00	117.56	0.00	0.00	(117.56)
TOTAL ADMINISTRATIVE EXPENSE	0.00	3,369.37	0.00	31,194.11	0.00	51,689.00	20,494.89
UTILITIES							
4310.000 Water	0.00	0.00	0.00	11,073.15	0.00	30,060.00	18,986.85
4320.000 Electricity	0.00	2,613.31	0.00	15,735.61	0.00	36,317.00	20,581.39
4330.000 Gas	0.00	901.15	0.00	4,450.44	0.00	16,359.00	11,908.56
TOTAL UTILITIES	0.00	3,514.46	0.00	31,259.20	0.00	82,736.00	51,476.80
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	4,220.01	0.00	34,427.70	0.00	79,726.00	45,298.30
4420.000 Maintenance Materials	0.00	0.00	0.00	16,300.36	0.00	40,000.00	23,699.64
4430.010 Rubbish	0.00	336.28	0.00	3,540.23	0.00	0.00	(3,540.23)
4430.040 Elevators	0.00	1,418.00	0.00	6,337.64	0.00	0.00	(6,337.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	0.00	0.00	3,349.50	0.00	0.00	(3,349.50)
4430.080 Plumbing	0.00	0.00	0.00	1,409.93	0.00	0.00	(1,409.93)
4430.090 Extermination	0.00	0.00	0.00	76.39	0.00	0.00	(76.39)
4430.110 Routine Contract Costs	0.00	134.99	0.00	8,889.28	0.00	205,000.00	196,110.72
TOTAL MAINTENANCE EXPENSE	0.00	6,109.28	0.00	74,589.03	0.00	324,726.00	250,136.97
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	15,905.00	15,905.00
4511.000 Property Insurance	0.00	383.42	0.00	(2,683.89)	0.00	0.00	2,683.89
4512.000 Liability Insurance	0.00	0.00	0.00	28.77	0.00	0.00	(28.77)
4513.000 Worker's Comp Insurance	0.00	280.38	0.00	1,726.93	0.00	0.00	(1,726.93)
4514.000 Insurance (Other)	0.00	113.77	0.00	907.88	0.00	0.00	(907.88)
4540.000 Employee Benefits	0.00	1,676.65	0.00	23,157.26	0.00	45,390.00	22,232.74
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	23,000.00	23,000.00
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	685.00	0.00	0.00	(685.00)
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
TOTAL EXPENSES	0.00	15,447.33	0.00	160,864.29	0.00	690,446.00	529,581.71
SURPLUS	0.00	38,500.16	0.00	266,075.46	0.00	(4,926.00)	271,001.46

Somerville Housing Authority

Balance Sheet

November 2024

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	352,787.67	4,860,278.73
1113.000 Homeownership Escrow	5,150.52	144,155.67
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	1,885.83	108,596.49
1122.001 TAR Prepaid Rents	(1,156.28)	33,589.06
1122.100 A/R Balance from Visual	0.00	(875.00)
TOTAL 1122.000 A/R TENANTS	<u>729.55</u>	<u>141,310.55</u>
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	<u>729.55</u>	<u>139,420.55</u>
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(436.00)
1125.000 A/R HUD	262,341.00	0.00
1128.100 Insurance Claims Receivable	0.00	63,141.97
TOTAL A/R OTHER	<u>262,341.00</u>	<u>62,705.97</u>
TOTAL ACCOUNTS RECEIVABLE	<u>263,070.55</u>	<u>202,126.52</u>
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	1,955.74	2,203,251.32
1162.110 Middlesex Federal Savings - AMP 1 - CD - 1 yr - 53	0.00	111,247.15
1162.220 East Cambridge Savings Bank CD	0.00	105,248.35
1210.000 Prepaid Insurance	(26,885.59)	55,915.35
1210.100 Prepaid Other	(1,633.85)	1,633.81
1210.200 Prepaid Retirement	(16,981.49)	63,060.08
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	1,111,368.23
1302.000 Deferred Outflows - GASB75	0.00	318,673.78
FIXED ASSETS		
1401.000 Land	0.00	457,097.38
1401.312 Land 31-2	0.00	21,419.53
1401.313 Land 31-3	0.00	108,979.98
1401.317 Land 31-7	0.00	166,877.51
1402.000 Buildings	0.00	34,812,265.85
1402.312 Buildings 31-2	0.00	3,912,747.53
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	507,941.67
1404.312 Admin Equip 31-2	0.00	112,050.54
1406.000 Accumulated Depr	0.00	(39,582,144.32)
1408.000 WIP - HP Ramp	0.00	640.92
TOTAL FIXED ASSETS	<u>0.00</u>	<u>8,935,840.56</u>
TOTAL ASSETS	<u><u>577,463.55</u></u>	<u><u>18,203,629.09</u></u>

Somerville Housing Authority

Balance Sheet

November 2024

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants

1,112.00

707.00

TOTAL AP TENANTS OTHER

1,112.00

707.00

TOTAL A/P TENANTS

1,112.00

707.00

2114.000 A/P Homeownership Escrow

5,150.52

134,901.62

2114.500 A/P Homeownership Escrow

5,139.00

5,139.00

2119.000 A/P Revolving Fund

161,407.91

1,955,346.99

2134.000 Accrued Utilities

0.00

6,481.68

2135.000 Accrued Comp Abs

0.00

110,047.00

2240.000 Prepaid Rents

(1,156.28)

33,589.06

2293.200 Deferred Inflows Pension

0.00

18,372.60

2293.300 Deferred Inflows - GASB75

0.00

671,137.00

2339.100 LT A/P OPEB/GASB45 Liability

0.00

3,160,776.00

2339.200 L/T Payable - Pension

0.00

2,446,729.85

TOTAL LIABILITIES

171,653.15

8,543,227.80

SURPLUS

2700.000 Net Income - Deficit

0.00

(227,060.88)

2700.000 Net Income - Deficit (Current Year)

405,810.40

814,777.81

2700.000 Net Income - Deficit (Unclosed 2013)

0.00

(3,905.00)

2700.000 Net Income - Deficit (Unclosed 2024)

0.00

803.91

2802.000 Invest In Capital Assets

0.00

8,725,037.56

2806.000 Unrestricted Net Assets

0.00

5,237,056.89

2806.100 GASB45/OPEB URNA

0.00

(3,401,638.00)

2806.200 GASB 68/Pension

0.00

(1,484,671.00)

TOTAL SURPLUS

405,810.40

9,660,401.29

TOTAL LIABILITIES AND SURPLUS

577,463.55

18,203,629.09

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
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	343,843.00	0.00	2,742,437.00	0.00	4,097,088.00	(1,354,651.00)
3190.000 Antenna Income	0.00	27,196.99	0.00	245,611.14	0.00	416,460.00	(170,848.86)
3610.000 Interest Income	0.00	1,955.74	0.00	22,060.68	0.00	18,800.00	3,260.68
3690.000 Other Operating Rcpts	0.00	3,326.09	0.00	18,367.26	0.00	0.00	18,367.26
3691.000 Misc Income/Scrap	0.00	0.00	0.00	0.00	0.00	1,800.00	(1,800.00)
3707.100 Management Fee Income	0.00	0.00	0.00	0.00	0.00	677,603.00	(677,603.00)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	0.00	0.00	70,080.00	(70,080.00)
3707.300 Bookkeeping Fee Income	0.00	0.00	0.00	0.00	0.00	52,560.00	(52,560.00)
3707.450 Fee for Services	0.00	0.00	0.00	0.00	0.00	725,000.00	(725,000.00)
3707.500 Mamt Fees Capen	0.00	0.00	0.00	0.00	0.00	176,244.00	(176,244.00)
3707.501 Management Fee Affordable H	0.00	0.00	0.00	0.00	0.00	240,000.00	(240,000.00)
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	0.00	0.00	51,885.00	(51,885.00)
3707.520 Fee for Services Capen	0.00	0.00	0.00	0.00	0.00	50,000.00	(50,000.00)
3707.550 Capen Vehicle Fees	0.00	0.00	0.00	0.00	0.00	16,776.00	(16,776.00)
3707.600 Fed MOD(CF) A/F Grant	0.00	0.00	0.00	0.00	0.00	153,114.00	(153,114.00)
3707.610.old State Mods for Salaries	0.00	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)
3707.650 3 YR ROSS MGMT Fee	0.00	0.00	0.00	0.00	0.00	59,812.00	(59,812.00)
3707.660 ROSS/FSS MGMT FEE	0.00	0.00	0.00	0.00	0.00	191,987.00	(191,987.00)
3707.670 Mamt Fee Safetv	0.00	0.00	0.00	0.00	0.00	120,000.00	(120,000.00)
3707.680 DHCD RSC Grant	0.00	0.00	0.00	0.00	0.00	40,000.00	(40,000.00)
3707.690 DHCD SSP Grant	0.00	0.00	0.00	0.00	0.00	70,000.00	(70,000.00)
3707.700 PH FSS Forfeiture Rev	0.00	0.00	0.00	218.07	0.00	0.00	218.07
3800.000 Hud Subsidv	0.00	477,468.00	0.00	2,112,398.50	0.00	0.00	2,112,398.50
TOTAL INCOME	0.00	853,789.82	0.00	5,141,092.65	0.00	7,249,209.00	(2,108,116.35)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	28,104.37	0.00	280,881.09	0.00	1,540,259.00	1,259,377.91
4130.000 Legal	0.00	7,657.99	0.00	38,912.73	0.00	31,500.00	(7,412.73)
4140.000 Staff Training	0.00	0.00	0.00	1,028.93	0.00	0.00	(1,028.93)
4150.000 Travel	0.00	112.69	0.00	1,834.00	0.00	25,139.00	23,305.00
4170.000 Accounting	0.00	4,880.20	0.00	32,080.74	0.00	25,500.00	(6,580.74)
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundrv Admin Cost	0.00	6,441.19	0.00	74,343.50	0.00	344,018.00	269,674.50
TOTAL GENERAL	0.00	47,196.44	0.00	429,080.99	0.00	1,984,416.00	1,555,335.01
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	5,840.00	0.00	46,720.00	0.00	70,080.00	23,360.00
4190.300 Property Mamt Fee	0.00	55,596.44	0.00	441,969.06	0.00	677,603.00	235,633.94
4190.310 Bookkeeping Fee	0.00	4,312.50	0.00	34,282.50	0.00	52,560.00	18,277.50
4190.400 Fee For Svc Exp	0.00	70,537.76	0.00	525,127.44	0.00	725,000.00	199,872.56
TOTAL MANAGEMENT FEES	0.00	136,286.70	0.00	1,048,099.00	0.00	1,525,243.00	477,144.00
TOTAL ADMINISTRATIVE COST	0.00	183,483.14	0.00	1,477,179.99	0.00	3,509,659.00	2,032,479.01
4191.000 Telephone/Internet/Cells	0.00	3,697.46	0.00	28,711.23	0.00	0.00	(28,711.23)
4192.000 Copier/Computer Costs	0.00	3,066.11	0.00	15,582.96	0.00	0.00	(15,582.96)
4193.000 Office Supplies	0.00	351.70	0.00	7,133.33	0.00	0.00	(7,133.33)
4194.000 Postage	0.00	0.00	0.00	2,878.33	0.00	0.00	(2,878.33)
4230.000 Tenant Svc	0.00	4,375.00	0.00	37,976.66	0.00	285,000.00	247,023.34
UTILITIES							
4310.000 Water	0.00	0.00	0.00	208,084.64	0.00	986,051.00	777,966.36
4310.312 Water 31-2	0.00	0.00	0.00	23,090.93	0.00	0.00	(23,090.93)

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4310.313 Water 31-3	0.00	8,404.87	0.00	55,846.86	0.00	0.00	(55,846.86)
4310.317 Water 31-7	0.00	0.00	0.00	46,266.76	0.00	0.00	(46,266.76)
4310.673 Water 667-3	0.00	0.00	0.00	70,382.91	0.00	0.00	(70,382.91)
4310.676 Water 667-6	0.00	0.00	0.00	18,032.31	0.00	0.00	(18,032.31)
4320.000 Electricity	0.00	4,781.23	0.00	32,193.14	0.00	510,486.00	478,292.86
4320.312 Elect - 31-2	0.00	3,388.99	0.00	26,161.75	0.00	0.00	(26,161.75)
4320.313 Elect 31-3	0.00	27.06	0.00	26,662.44	0.00	0.00	(26,662.44)
4320.317 Elect 31-7	0.00	6,011.24	0.00	59,940.87	0.00	0.00	(59,940.87)
4320.673 Electric 667-3	0.00	0.00	0.00	28,039.99	0.00	0.00	(28,039.99)
4320.676 Electric 667-6	0.00	1,139.72	0.00	25,952.12	0.00	0.00	(25,952.12)
4330.000 Gas	0.00	4,270.23	0.00	117,305.34	0.00	422,015.00	304,709.66
4330.312 Gas - 31-2	0.00	5,647.81	0.00	5,850.81	0.00	0.00	(5,850.81)
4330.313 Gas - 31-3	0.00	2,617.49	0.00	12,124.26	0.00	0.00	(12,124.26)
4330.317 Gas - 31-7	0.00	1,637.04	0.00	6,875.72	0.00	0.00	(6,875.72)
4330.673 Gas 667-3	0.00	3,187.11	0.00	16,132.02	0.00	0.00	(16,132.02)
4330.676 Gas 667-6	0.00	763.40	0.00	3,407.98	0.00	0.00	(3,407.98)
TOTAL UTILITIES	0.00	41,876.19	0.00	782,350.85	0.00	1,918,552.00	1,136,201.15
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	71,408.67	0.00	632,036.52	0.00	1,928,086.00	1,296,049.48
4420.000 Maintenance Supplies	0.00	56,305.52	0.00	163,843.10	0.00	465,000.00	301,156.90
TOTAL GENERAL	0.00	127,714.19	0.00	795,879.62	0.00	2,393,086.00	1,597,206.38
CONTRACT COSTS							
4430.000 Contract Costs	0.00	164.72	0.00	164.72	0.00	785,000.00	784,835.28
4430.006 Plumbing	0.00	0.00	0.00	250.00	0.00	0.00	(250.00)
4430.010 Rubbish	0.00	8,192.76	0.00	86,252.48	0.00	0.00	(86,252.48)
4430.020 Heating & Cooling	0.00	0.00	0.00	1,372.00	0.00	0.00	(1,372.00)
4430.040 Elevators	0.00	1,059.00	0.00	54,316.06	0.00	0.00	(54,316.06)
4430.050 Landscaping	0.00	5,600.00	0.00	28,334.72	0.00	0.00	(28,334.72)
4430.070 Electrical	0.00	6,530.00	0.00	74,833.78	0.00	0.00	(74,833.78)
4430.080 Plumbing	0.00	1,890.00	0.00	63,580.86	0.00	0.00	(63,580.86)
4430.090 Extermination	0.00	0.00	0.00	13,803.47	0.00	0.00	(13,803.47)
4430.110 Routine Contract Cost	0.00	13,411.56	0.00	137,735.56	0.00	0.00	(137,735.56)
TOTAL CONTRACT COSTS	0.00	36,848.04	0.00	460,643.65	0.00	785,000.00	324,356.35
TOTAL MAINTENANCE	0.00	164,562.23	0.00	1,256,523.27	0.00	3,178,086.00	1,921,562.73
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	426,584.00	426,584.00
4511.000 Property Insurance	0.00	16,298.87	0.00	129,662.70	0.00	0.00	(129,662.70)
4512.000 Liability Insurance	0.00	4,519.68	0.00	31,796.03	0.00	0.00	(31,796.03)
4513.000 Worker's Comp Insurance	0.00	3,291.37	0.00	30,478.52	0.00	0.00	(30,478.52)
4514.000 Insurance (Other)	0.00	2,775.67	0.00	22,149.91	0.00	0.00	(22,149.91)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	259,394.00	259,394.00
4540.000 Employee Benefits	0.00	19,682.00	0.00	291,691.27	0.00	1,246,182.00	954,490.73
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	46,000.00	46,000.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	171,668.91	0.00	105,000.00	(66,668.91)
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	33,301.48	0.00	0.00	(33,301.48)
7520.000 Replace Equipment	0.00	0.00	0.00	61,592.00	0.00	9,000.00	(52,592.00)
7540.000 Betterments & Additions	0.00	0.00	0.00	156,440.40	0.00	315,000.00	158,559.60
7590.000 Property Contra	0.00	0.00	0.00	(210,803.00)	0.00	0.00	210,803.00

Somerville Housing Authority

Operating Statement

Eight Months Ending 11/30/2024

Program: Public Housing Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
TOTAL EXPENSES	0.00	447,979.42	0.00	4,326,314.84	0.00	11,393,957.00	7,067,642.16
SURPLUS	0.00	405,810.40	0.00	814,777.81	0.00	(4,144,748.00)	4,959,525.81

Somerville Housing Authority

Balance Sheet

November 2024

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	195,243.64	1,321,878.08
1114.000 FSS Escrow Funds	3,910.71	483,382.17
1125.000 Accts Receivable - Hud	0.00	246,648.00
1129.001 A/R Mobility	3,164.77	36,052.86
1129.100 A/R SRO	7,614.00	173,007.00
1129.200 A/R Mainstream	0.00	2,452,500.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	329.06	370,703.75
1210.000 Prepaid Insurance	(3,573.51)	23,243.42
1210.100 Prepaid Other	(3,642.10)	3,642.08
1210.200 Prepaid Retirement	(12,577.19)	49,860.42
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	810,211.96
1302.000 Deferred Outflows - GASB75	0.00	169,676.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
1408.000 WIP - HP Ramp	0.00	1,308.39
TOTAL ASSETS	190,469.38	6,184,919.16
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	4,294.64	363,615.99
2114.000 A/P FSS - Funds in Escrow	0.00	(5,119.04)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	11,956.31	11,947.78
2116.100 A/P Landlords Offset	6,612.68	54,425.10
TOTAL 2116.000 A/P LANDLORDS	18,568.99	66,372.88
2117.000 A/P Portable Housing Authorities	0.00	3,231.38
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	117,746.10	(954,079.97)
2119.100 A/P Section 8	0.00	2,452,500.72
2135.000 Accrued Comp Balances	0.00	21,112.00
2290.000 Deferred Subsidy	0.00	2,295,507.00
2293.200 Deferred Inflows Pension	0.00	9,421.95
2293.300 Deferred Inflows - GASB75	0.00	415,771.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,959,891.00
2339.200 L/T Payable - Pension	0.00	1,785,944.20
TOTAL LIABILITIES	140,609.73	8,410,937.73
SURPLUS		
2700.000 SURPLUS	0.00	(199,049.94)
2700.000 SURPLUS (Current Year)	49,859.65	(2,185,637.31)
2700.000 SURPLUS (Unclosed 2023)	0.00	(5,199.00)
2700.000 SURPLUS (Unclosed 2024)	0.00	(6,364.00)
2802.000 Inv Cap Ass- Net Of Debt	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Assets	0.00	3,346,275.00
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 OPEB/GASB 75	0.00	(2,146,564.00)

Somerville Housing Authority

Balance Sheet

November 2024

Program: Section 8 Voucher

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 Pension/GASB68

0.00

(1,150,581.72)

TOTAL SURPLUS

49,859.65

(2,226,018.57)

TOTAL LIABILITIES AND SURPLUS

190,469.38

6,184,919.16

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
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	2,514.34	0.00	20,458.01	0.00	32,500.00	(12,041.99)
3300.000 Fraud Income - PHA	0.00	845.08	0.00	3,170.08	0.00	0.00	3,170.08
3301.000 Fraud Income - HUD	0.00	845.08	0.00	3,170.08	0.00	0.00	3,170.08
3400.000 Admin Fee Income	0.00	161,935.00	0.00	1,221,346.00	0.00	1,762,200.00	(540,854.00)
3400.100 Mainstream Admin Fee Incom	0.00	15,394.00	0.00	55,594.00	0.00	0.00	55,594.00
3610.000 Interest Income	0.00	268.51	0.00	1,816.76	0.00	1,800.00	16.76
3611.000 restricted Interest Income	0.00	60.55	0.00	1,011.97	0.00	0.00	1,011.97
3690.000 Other Income	0.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00
3802.000 Hap Grant Income	0.00	2,307,476.00	0.00	15,813,267.00	0.00	0.00	15,813,267.00
3804.000 FSS Forfeitures Revenue after	0.00	406.07	0.00	763.48	0.00	0.00	763.48
TOTAL INCOME	0.00	2,489,744.63	0.00	17,122,597.38	0.00	1,796,500.00	15,326,097.38
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	76,351.30	0.00	673,724.71	0.00	834,075.00	160,350.29
4130.000 Leqal	0.00	2,007.50	0.00	10,873.79	0.00	30,000.00	19,126.21
4140.000 Staff Trainina	0.00	1,035.00	0.00	3,894.50	0.00	0.00	(3,894.50)
4150.000 Travel	0.00	39.07	0.00	2,565.75	0.00	19,840.00	17,274.25
4160.000 Mobility Admin Exp	0.00	795.72	0.00	5,893.60	0.00	10,000.00	4,106.40
4170.000 Accounting	0.00	3,251.42	0.00	20,034.82	0.00	15,000.00	(5,034.82)
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
4190.000 Sundry Admin Cost	0.00	13,439.95	0.00	138,173.95	0.00	502,140.00	363,966.05
4191.000 Telephone/Internet/Cells	0.00	4,421.53	0.00	25,945.50	0.00	0.00	(25,945.50)
4192.000 Copier/Computer Costs	0.00	6,836.21	0.00	33,721.68	0.00	0.00	(33,721.68)
4193.000 Office Supplies	0.00	783.96	0.00	15,900.31	0.00	0.00	(15,900.31)
4194.000 Postage	0.00	0.00	0.00	6,403.43	0.00	0.00	(6,403.43)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	68,642.00	68,642.00
4512.000 Liability Insurance	0.00	1,334.02	0.00	9,653.46	0.00	0.00	(9,653.46)
4513.000 Worker's Comp Insurance	0.00	2,239.49	0.00	23,693.29	0.00	0.00	(23,693.29)
4540.000 Employee Benefits	0.00	14,577.45	0.00	216,129.11	0.00	362,533.00	146,403.89
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
TOTAL ADMIN EXPENSES	0.00	127,112.62	0.00	1,186,607.90	0.00	1,881,230.00	694,622.10
HAP EXPENSES							
4715.000 Haps	0.00	1,786,310.39	0.00	12,646,650.10	0.00	0.00	(12,646,650.10)
4715.005 PORT OUT HAPS	0.00	16,178.00	0.00	110,758.00	0.00	0.00	(110,758.00)
4715.010 MAINSTREAM HAPS	0.00	(54.00)	0.00	1,363,699.00	0.00	0.00	(1,363,699.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,929.00	0.00	206,305.00	0.00	0.00	(206,305.00)
4715.050 FSS HAPS PAYMENTS	0.00	15,120.00	0.00	137,269.00	0.00	0.00	(137,269.00)
4715.060 DHAP HAPS	0.00	367,375.00	0.00	2,841,848.14	0.00	0.00	(2,841,848.14)
4715.070 FAMILY UNIFICATION HAPS	0.00	101,913.97	0.00	815,097.55	0.00	0.00	(815,097.55)
TOTAL HAP EXPENSES	0.00	2,312,772.36	0.00	18,121,626.79	0.00	0.00	(18,121,626.79)
TOTAL EXPENSES	0.00	2,439,884.98	0.00	19,308,234.69	0.00	1,881,230.00	(17,427,004.69)
SURPLUS	0.00	49,859.65	0.00	(2,185,637.31)	0.00	(84,730.00)	(2,100,907.31)

Somerville Housing Authority

Balance Sheet

November 2024

Program: SRO Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - SRO Checking - 3001	0.00	158,267.05
1155.000 Revolving Fund Advance	0.00	1,000.00
1160.000 Investments	4.24	4,780.69
1210.200 Prepaid Retirement	(119.78)	455.25
1300.000 Deferred Outflows	0.00	8,845.26
1302.000 Deferred Outflows - GASB75	0.00	1,835.28
1403.000 Furn-Fixtures-Equip	0.00	160.23
1405.000 Accum Depn - Furn & Equip	0.00	(160.23)
TOTAL ASSETS	(115.54)	175,183.53
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(9,861.75)	(162,405.93)
2119.100 A/P Section 8	7,614.00	173,007.00
2135.000 Accrued Comp Abs	0.00	294.00
2293.200 Deferred Inflow Pension	0.00	89.74
2293.300 Deferred Inflows - GASB75	0.00	4,551.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	21,615.00
2339.200 L/T Payable - Pension	0.00	19,308.40
2720.000 Admin Fee Contra	(1,637.79)	(14,889.00)
TOTAL LIABILITIES	(3,885.54)	41,570.21
SURPLUS		
2700.000 Revenue-Exp Close Out	0.00	1,030.54
2700.000 Revenue-Exp Close Out (Current Year)	3,770.00	25,910.45
2805.000 Restricted Net Assets HAP	0.00	2,447.77
2806.000 Unrestricted Net Assets	0.00	140,521.91
2806.100 GASB 45/OPEB URNA	0.00	(23,688.00)
2806.200 GASB 68/Pension	0.00	(12,609.35)
TOTAL SURPLUS	3,770.00	133,613.32
TOTAL LIABILITIES AND SURPLUS	(115.54)	175,183.53
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Eight Months Ending 11/30/2024
Program: SRO Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	1,637.79	0.00	14,889.00	0.00	23,226.00	(8,337.00)
3610.000 Interest Income	0.00	4.24	0.00	36.48	0.00	0.00	36.48
3802.000 Hap Grant Income	0.00	11,182.00	0.00	89,467.00	0.00	0.00	89,467.00
TOTAL INCOME	0.00	12,824.03	0.00	104,392.48	0.00	23,226.00	81,166.48
EXPENSES							
4110.000 Admin Salaries	0.00	689.86	0.00	6,271.12	0.00	10,468.00	4,196.88
4130.000 Legal	0.00	1.09	0.00	12.26	0.00	80.00	67.74
4150.000 Travel	0.00	0.38	0.00	26.90	0.00	227.00	200.10
4170.000 Accounting	0.00	406.93	0.00	2,089.42	0.00	600.00	(1,489.42)
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4190.000 Sundry Admin Cost	0.00	160.04	0.00	1,124.15	0.00	4,095.00	2,970.85
4191.000 Telephone/Internet/Cell	0.00	42.91	0.00	252.13	0.00	0.00	(252.13)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	10,457.00	10,457.00
4512.000 Liability Insurance	0.00	0.00	0.00	15.66	0.00	0.00	(15.66)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	278.59	0.00	0.00	(278.59)
4540.000 Employee Benefits	0.00	138.82	0.00	2,046.80	0.00	3,758.00	1,711.20
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	6,500.00	6,500.00
4715.000 Haps	0.00	7,614.00	0.00	66,365.00	0.00	0.00	(66,365.00)
TOTAL EXPENSES	0.00	9,054.03	0.00	78,482.03	0.00	36,685.00	(41,797.03)
SURPLUS	0.00	3,770.00	0.00	25,910.45	0.00	(13,459.00)	39,369.45

TENANT SELECTION REPORT - DECEMBER 2024
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	9	4	50455	1928
Federal Family	55	19	1862	460
State Elderly	10	4	13631	415
Federal Elderly	20	5	937	275
S8NC (Hagan Manor)	6	3	612	178
S8NC (Bryant)	6	3	396	45
Total Public Housing	106	38	67893	3301
Section 8	5	2	1,945	1,945
SRO	10	4	219	20
DHAP	5	0	1008	118
Mainstream	13	0	501577	6605
FYI	0	0	6	0
VASH	0	0	2	0
Walnut Street	5	3	142	19
Linden Street	10	5	792	125
Merriam Street	1	0	1	0
North Charles	0	0	2	2
Just At Start	3	1	207	10
YMCA	6	3	193	32
Waterworks	17	5	583	185
Waterworks II	16	5	246	90
Capen Court	18	5	1064	202
Total Leased Housing	109	33	507987	9353
Total All Programs	215	71	575880	12654

VACANCY REPORT DECEMBER 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	128	6	134	4%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	42	0	42	0%
	Properzi Manor	109	1	110	1%
	Weston Manor	78	2	80	3%
FEDERAL FAMILY	Mystic View	212	3	215	1%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	98	2	100	2%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	232	6	238	3%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%



SOMERVILLE HOUSING AUTHORITY

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

MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 1/16/2025

Re: Section 8 Voucher Utilization and Spending Projection Reports as of for Jan 2025

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of January 2025. SHA is working with the HUD Shortfall Prevention Team, and will receive 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 Special Purpose Vouchers and have been doing so. SHA is also still able to allocate the vouchers we have set aside for the Water Works II and Clarendon Hill projects, and will receive funding for those vouchers as well.

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



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 1/9/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	109	109	3
PBV - Capen Court	64	0	0	0	0	62	62	2
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	7	7	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	8	8	0
PBV - Walnut Street Center	5	0	0	0	0	4	4	1
PBV - Water Works	25	0	0	0	0	23	23	2
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	3	3	0
TBV - All Other Voucher	797	0	3	3	9	711	726	71
TBV - Family Unification Program	50	2	0	0	0	48	50	0
TBV - FUP/FYI	19	3	0	0	0	13	16	3
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	0	194	194	6
TBV - VASH	10	1	0	0	0	7	8	2
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	8	8	3
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1382	6	3	3	9	1269	1290	95

End of Report

MA031 HCV Leasing and Spending Projection - The Goods

				Utilization Report:				UtilizationReport				Print		TYT Guide		TYT Videos	
PHA Name	Somerville Housing Authority			PHA Number	MA031			Save	Access Additional Tools	Disclaimer							
ACC/Funding Information				Funding Proration Levels				Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections					
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	HAP		Success Rate	69%	Annual Turnover Rate	4.5%	2024		2025					
Beginning ACC Vouchers	1,210	1,224	1,224	Year 2 (2025) Rebenchmark	100.6%			EOP Rate as of 11/30/2024 (53 TB.PB EOPs): 4.51%	UML % of ACC (UMA)	94.2%	90.5%						
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	Year 3 (2026) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.28 months)			HAP Exp as % of All Funds	100.1%	107.3%						
Initial BA Funding (net offset)	\$23,360,757	\$24,757,735	\$26,743,765	Administrative Fees		% leased in 30 days	18%	2025 Estimated PHA-Specific Inflation Factor	HAP Exp as % of Eligibility only	103.2%	107.3%						
Offset of HAP Reserves	\$0			Year 1 (2024)	91.0%	% leased in 30 to 60 days	40%	3.1%	End of Year Results								
Set Aside Funding	\$274,291			Year 2 (2025)	93.1%	% leased in 60 to 90 days	38%		Projected 12/31 Total HAP Reserves	-\$31,614	-\$1,822,412						
New ACC Units Funding	\$209,208	\$163,618	\$0			% leased in 90 to 120 days	4%	2nd Offset	HAP Reserves as % of ABA (Start: 3.0%)	-0.1%	-7.3%						
Total ABA Funding Provided	\$23,844,256	\$24,921,353	\$26,743,765			% leased in 120 to 150 days	0%	\$0									
PHA Income	\$7,628	\$0									End of Year 3 Results (2026)						
Total Cash-Supported Prior Year-End Reserves	\$726,024	\$0	\$0	HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check							(\$291,675)	-1.1%	Projected Total HAP Reserves ===== Reserves % BA				
				HUD-established CYE HHR	\$860,375		HUD-established CYE HHR										
Total Funding				HUD-Calculated Restricted Net Position	\$12,024	\$2,164,348	PHA-Held Cash 12/31/2023 (VMS)	Administrative Fees Analysis		See Detail	2024	2025					
Total Funding Available	\$24,577,908	\$24,921,353	\$26,743,765	HUD-Reconciled	\$872,399	\$3,024,723	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,865,860	\$1,844,805					
				Lower of H17/I17 (May Override)	\$726,024	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$152.40	\$142.23	Expense	\$1,003,709	\$1,234,092					
				HUD-Reconciled RNP v PHA-Reported RNP							Expense %	53.8%	66.9%				
				HUD v. PHA difference: \$146,375.00 or 0.6% of Eligibility	(\$134,351)	<-EOY VMS RNP HUD-estimated RNP-->	\$12,024	MA031 has a cost per UML of \$97.47 compared to its Earnings/UML & Size peer group of \$91.83 (a difference of 5.8%) and its state peer group (of all PHAs in the state) of \$122.98 (a difference of -26.2%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2024 Calendar Year-End (CYE) UNP of (\$140,120) (or -7.5% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$722,032 (or 39.1% of CY 2025 Earned Admin Fees).							

MA031 HCV Leasing and Spending Projection - The Goods

2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	1,210	1,163	\$1,953,876					1,163	\$1,953,876	\$1,680		96.1%	98.3%	96.1%	98.3%
Feb-24	1,212	1,159	\$1,977,574					1,159	\$1,977,574	\$1,706		95.9%	98.9%	95.6%	99.5%
Mar-24	1,212	1,159	\$2,005,332					1,159	\$2,005,332	\$1,730		95.8%	99.6%	95.6%	100.9%
Apr-24	1,212	1,157	\$2,015,673					1,157	\$2,015,673	\$1,742		95.7%	100.1%	95.5%	101.4%
May-24	1,214	1,149	\$2,041,119					1,149	\$2,041,119	\$1,776		95.5%	100.6%	94.6%	102.7%
Jun-24	1,224	1,147	\$2,039,260					1,147	\$2,039,260	\$1,778		95.2%	100.9%	93.7%	102.6%
Jul-24	1,224	1,148	\$2,049,548					1,148	\$2,049,548	\$1,785		95.0%	101.2%	93.8%	103.1%
Aug-24	1,224	1,146	\$2,079,053					1,146	\$2,079,053	\$1,814		94.8%	101.7%	93.6%	104.6%
Sep-24	1,224	1,146	\$2,098,772					1,146	\$2,098,772	\$1,831		94.7%	102.1%	93.6%	105.6%
Oct-24	1,224	1,140	\$2,113,271					1,140	\$2,113,271	\$1,854		94.5%	102.5%	93.1%	106.4%
Nov-24	1,224	1,132	\$2,109,962	11				1,132	\$2,109,962	\$1,864		94.3%	102.9%	92.5%	106.2%
Dec-24	1,224	0	\$0			1	-4.2	1,129	\$2,126,081	\$1,883	\$1,883	94.2%	103.2%	92.2%	107.0%
Total	14,628	12,646	\$22,483,440	11	0	1	-4.2	13,775	\$24,609,521	\$1,787		94.2%	103.2%		
2025															
Jan-25	1,224					3	-4.2	1,128	\$2,145,517	\$1,902	\$1,902	92.2%	103.3%	92.2%	103.3%
Feb-25	1,224					3	-4.2	1,127	\$2,164,845	\$1,922	\$1,922	92.1%	103.8%	92.0%	104.2%
Mar-25	1,224					0	-4.2	1,123	\$2,179,326	\$1,941	\$1,941	92.0%	104.2%	91.7%	104.9%
Apr-25	1,224					0	-4.2	1,118	\$2,193,310	\$1,961	\$1,961	91.8%	104.5%	91.4%	105.6%
May-25	1,224					0	-4.2	1,114	\$2,207,383	\$1,981	\$1,981	91.7%	104.9%	91.0%	106.3%
Jun-25	1,224					0	-4.2	1,110	\$2,221,546	\$2,001	\$2,001	91.5%	105.2%	90.7%	107.0%
Jul-25	1,224					0	-4.2	1,106	\$2,235,800	\$2,022	\$2,022	91.3%	105.6%	90.4%	107.7%
Aug-25	1,224					0	-4.1	1,102	\$2,250,146	\$2,042	\$2,042	91.2%	105.9%	90.0%	108.3%
Sep-25	1,224					0	-4.1	1,098	\$2,264,584	\$2,063	\$2,063	91.0%	106.3%	89.7%	109.0%
Oct-25	1,224					0	-4.1	1,094	\$2,279,114	\$2,084	\$2,084	90.8%	106.6%	89.3%	109.7%
Nov-25	1,224					0	-4.1	1,089	\$2,293,738	\$2,105	\$2,105	90.7%	107.0%	89.0%	110.4%
Dec-25	1,224					0	-4.1	1,085	\$2,308,455	\$2,127	\$2,127	90.5%	107.3%	88.7%	111.2%
Total	14,688	0	\$0	0	0	6	-50.0	13,294	\$26,743,765	\$2,012		90.5%	107.3%		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,164,348 compares to NRP (VMS) of \$-134,351. Current: VMS Cash & Investments of \$877,259 compares to VMS NRP plus UNP of \$3,413,424. SPVs: Additional SPV leasing should focus on the 3 unleased VASH vouchers, 11 unleased FUP vouchers, and 6 unleased NED vouchers. PBVs: Currently, the PHA reports 136 leased PBVs, for a leased PBV rate of 95%. Additional leasing should focus on the 7 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.

Comments
(Hover for VMS Comments)



Resident Services Report

December 2024

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

	SBennett	GCordova	AAbreu	Total
Elderly	12	24	0	
Young Disabled	4	2	5	
Family	7	0	2	
Applicant	0	0	0	
Section 8 Assistance	1	0	0	
Total referrals this month	24	26	7	57

Activities this month:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Tenant Association Election with Mass Union of Public Housing Tenants
- Bryant Manor Technology Program continues with Elder Services
- SHA Gift Card Donations to Mystic and Clarendon Residents under 12
- Coordination with Project Elf for larger gift card donations for our 10 lowest income families
- Toy Distribution with the Mystic Learning Center and Somerville Police's Community Affairs Unit
- Around Hear Musical Concerts at Brady, Bryant and Mystic
- Recruitment for a virtual winter session of Women's Money Matters-a financial empowerment program that matches participants to coaches and provides a stipend for attendance.
- Quarterly Convening of the FSS Program Coordinating Committee at the Mystic Activity Center

Anticipated Activities in January:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Tenant Association Orientation
- Coffee Hour with Ciampa Manor
- Bryant Manor Technology Program continues with Elder Services
- **Next Women's Money Matter Program begins!**

Self-Sufficiency Program Successes:

- MJ graduated from the State Family SSP Program with Abby Abreu (pictured below) with \$15,000 in savings! While on the SSP Program MJ increased employment, completed financial education, and completed many job training programs. MJ intends to open a high-yield savings and be on her way to homeownership with these funds.





Resident Services Report December 2024

- *Section 8 FSS Participant AD reached ZERO HAP, which means he will graduate from the FSS Program and he no longer needs subsidized rent due to his increased income!*
- *NT also graduated from the SSP Program with Abby Abreu (pictured below) with \$15,000 in savings! NT is also a star-having increased her employment and taken financial education, and she will also be opening a high-yield savings. She continues her goals journey and is looking into opening her own cosmetology business in the near future.*



- *Link to a video of the full room of toys at the Activity Center headed out to SHA families, gathered in partnership with the Somerville Police Department and Mystic Learning Center:
<https://www.instagram.com/somervillepolice/reel/DDr1JRIvQpv/>*
- *Photo from the “Fill the Cruiser” Drive at the Somerville Target:*



PUBLIC SAFETY
INCIDENTS REPORTED BY AREA

		BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATERWORKS	WESTON	SPD	Grand Total
PUBLIC ORDER																
DISTURBANCE APT/NOISE	C405	0	0	0	0	0	1	0	0	0	2	1	0	1	0	5
DISTURBANCE HALLWAY	C406	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
INVESTIGATION	D001	0	0	0	0	0	0	0	0	1	11	3	0	0	0	15
ADMINISTRATIVE																
SICK PERSON	D006	2	2	1	0	1	0	0	1	4	2	0	0	4	0	17
CHECK CONDITION	D009	0	2	0	0	0	2	0	0	0	0	0	1	0	0	5
CITIZEN CONTACT	D021	3	3	9	4	4	0	0	0	0	2	3	0	1	12	41
MEETING	D026	0	0	1	0	0	0	0	0	0	3	0	0	0	0	4
LOCKOUT	D030	1	0	0	0	1	0	0	0	0	2	0	0	1	0	5
E911 HANGUP	D037	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSIST NO ARREST	D109	0	0	0	0	8	0	0	0	0	4	0	0	0	1	13
SUMMONS/RO SERVICE	D135	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
OFFICER WANTED	D137	4	4	0	2	0	1	0	3	5	8	1	1	0	0	29
MV VIOLATIONS	D800	0	0	0	0	0	0	0	0	12	1	1	0	1	2	17
PARKING VIOLATIONS	D810	1	0	0	0	0	0	0	0	5	0	0	0	0	0	6
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	F045	25	25	38	29	85	60	31	26	51	33	26	25	32	34	520
Grand Total		36	36	49	35	100	65	31	30	82	69	36	27	40	49	685

**PUBLIC SAFETY
INCIDENTS REPORTED BY DATE**

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON														
UNARMED ROBBERY	A300	0	0	0	0	1	0	0	0	0	0	0	0	1
ARMED ROBBERY	A301	0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS	A647	1	0	0	0	0	0	1	0	0	0	0	0	2
ASSAULT AND BATTERY	A802	1	0	0	0	0	1	0	2	0	3	1	0	8
PROPERTY CRIMES														
RECOVERED STOLEN PROP	B000	1	0	0	0	0	0	0	0	0	0	0	0	1
VANDALISM	B401	1	2	1	0	0	0	0	2	1	0	0	1	8
B&E (UNKNOWN TIME)	B510	0	0	0	0	0	0	0	0	0	0	0	1	1
B&E DAY	B531	0	0	0	0	0	0	0	0	1	0	0	0	1
B&E NIGHT	B532	1	0	0	0	0	0	0	0	0	0	1	0	2
TRESPASSING	B610	0	0	0	0	0	0	0	1	0	0	0	1	2
LARCENY UNDER \$250	B620	0	0	0	1	0	0	0	0	0	0	1	0	2
PUBLIC ORDER														
RESTRAINING ORDER VIOL	C140	1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	C405	3	5	2	3	2	5	1	4	5	3	6	9	48
DISTURBANCE HALLWAY	C406	1	2	3	1	1	1	0	3	3	6	5	2	28
DISTURBANCE OUTSIDE	C407	1	0	1	2	1	3	6	3	1	4	1	1	24
FIREARMS OTHER	C503	0	0	0	0	0	1	0	0	0	1	0	0	2
DISORDERLY PERSON	C606	0	1	1	0	0	0	0	0	0	0	0	0	2
SUSPICIOUS PERSON	C607	2	0	0	0	0	0	0	0	0	0	0	0	2
OTHER M/V	C740	0	1	0	2	0	0	0	0	0	1	0	0	4
NARCOTICS POSSESSION	C830	0	0	1	0	0	0	0	0	0	0	0	0	1
ADMINISTRATIVE														
INVESTIGATION	D001	18	4	1	4	7	9	7	14	12	13	13	14	116
SICK PERSON	D006	19	16	15	21	18	13	23	15	13	24	15	21	213
SUDDEN DEATH	D007	0	1	0	1	1	0	1	0	0	0	0	0	4
cHECK CONDITION	D009	6	7	11	9	5	8	3	7	5	3	11	5	80
CITIZEN CONTACT	D021	19	12	13	20	10	16	16	24	17	20	15	8	190
RESIDENT MEETING	D024	1	0	0	1	0	0	1	0	0	0	0	0	3
SHA NOTICE SERVICE	D025	2	0	1	0	0	0	0	0	0	0	0	0	3
MEETING	D026	1	0	0	0	0	0	0	0	0	0	1	0	2
ESCORT	D028	0	0	0	0	0	0	1	0	0	0	0	0	1
LOCKOUT	D030	2	7	9	5	6	3	10	10	10	7	6	8	83
MAINTENANCE PROBLEM	D035	1	0	1	3	0	0	0	0	0	1	1	0	7
E911 HANGUP	D037	1	7	4	0	4	3	2	0	0	1	0	5	27
BURGLAR ALARM	D040	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	D106	1	1	0	0	0	1	0	0	0	0	1	2	6
ASSIST NO ARREST	D109	0	1	5	2	3	1	5	2	4	8	3	3	37
ASSIST ARREST	D125	1	1	1	2	1	0	2	0	0	0	2	0	10
WARRANT ARREST	D130	0	0	0	0	1	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	D135	5	3	4	4	4	5	9	5	5	4	2	5	55
OFFICER WANTED	D137	10	21	21	21	19	20	33	9	28	21	25	23	251
SUPPLEMENTAL	D139	1	0	0	0	0	0	0	0	0	0	0	0	1
ANIMAL COMPLAINT	D405	0	0	0	0	0	0	1	0	1	0	0	0	2
LOST PROPERTY REPORTED	D406	1	1	1	0	0	0	1	0	1	1	0	2	8
MISSING PERSON	D501	0	1	0	0	1	0	0	0	2	0	0	0	4
MV VIOLATIONS	D800	5	1	4	1	0	3	3	2	1	5	1	0	26
PARKING VIOLATIONS	D810	3	0	0	1	0	0	0	1	0	0	2	0	7
FIRE INVESTIGATION	D902	1	0	1	1	0	0	0	4	0	2	1	0	10
COURT	D999	0	0	2	2	0	0	0	0	0	0	0	0	4
		0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	F045	426	405	421	421	423	316	468	365	422	351	381	431	4830
Grand Total		537	500	524	529	509	409	594	474	532	479	496	543	6126

WORK ORDERS ISSUED FOR:

Dec-24

REQUESTED BY MANAGEMENT: 307

REQUESTED BY TENANTS: 1166

TOTAL WORK ORDERS ISSUED: 1473

DEV.	****		****	ISSUED	TENANT	MANAGEMENT
	COMPLETED		INCOMPLETE			
	REQUESTED BEFORE	REQUESTED IN DECEMBER				
031-1 Mystic Federal	350	106	30	380	322	58
031-9 Federal Elderly	219	97	12	231	169	62
200-1 Clarendon	94	22	102	196	153	43
200-2 Mystic State	242	82	54	296	208	88
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	69	16	10	79	73	6
667-3 Properzi Manor	83	21	3	86	77	9
667-4 Bryant Manor	92	31	4	96	72	24
667-6 Ciampa Manor	53	14	5	58	52	6
400-C Monmouth, Broadway	1	1	0	1	0	1
689-2 Hagan Manor	37	11	1	38	32	6
705-1 Sycamore, Fountain Ave	10	4	2	12	8	4
TOTAL	1250	405	223	1473	1166	307

***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 December 2024						
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Notice to Proceed	Contractor/A/E
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	\$286,483.00	N/A	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	\$717,187.00	N/A	DiMella Shaffer Architects
Electrical Service Contract 2	Construction	Force Account	Construction	\$85.00 Per Hour	N/A	Singh Electrical LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserve	Design	\$15,848.00	7/30/2024	Nangle Engineering Inc
Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	\$32,475.00	9/13/2023	EHA Design
Properzi Elevator Modernization	Construction	Federal Cap Fund 2023	Design	\$121,310.00	1/17/2024	NV5
Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	\$347,470.00	9/13/2023	Young Developers LLC
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Design	\$20,000.00	5/16/2024	Reverse Archicture
Bryant Manor Intercom Replacement	Construction	Bryant Reserves	Construction	\$218,300.00	12/3/2023	Laracy Electrical Contractors
Properzi Manor Elevator Modernization	Construction	Federal Cap Fund 2023	Construction	\$1,471,234.00	1/17/2024	New England Builders & Contractors
Mystic River Bumpout Repairs Phase 2	Construction	State Cap Fund 2022	Construction	\$269,494.83	7/24/2024	MJS Construction Inc
Electrical Service Contract 1	Construction	Force Account	Construction	\$85 Per Hour	N/A	Adilson Electric
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Construction	\$63,800.00	5/16/2024	Northeast Construction Inc
Mystic River River Site Improvement Phase	Construction	State Cap Fund 2023	Construction	\$405,000.00	7/8/2024	R. Federico Company LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	7/30/2024	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Design	State Capital Fund 2023	Design	\$33,880.00	11/22/2024	GCG Associates
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	\$219,750.00	N/A	TM Construction Management
Bryant Manor Unit Modernization	Design	Bryant Reserves	Design	\$42,500.00	N/A	Reverse Archicture
Mystic View Roof Replacement4	Design	Federal Cap Fund 2024	Design	\$34,098.00	N/A	EHA Design