

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

August 15, 2024



Somerville Housing Authority

Balance Sheet

June 2024

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash - Acct #9	318,300.69	4,939,959.26
1113.000 Homeownership Escrow	6,385.40	167,890.22
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	27,326.85	113,356.41
1122.001 TAR Prepaid Rents	(5,232.04)	30,118.00
1122.100 A/R Balance from Visual	0.00	(875.00)
TOTAL 1122.000 A/R TENANTS	<u>22,094.81</u>	<u>142,599.41</u>
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	<u>22,094.81</u>	<u>140,709.41</u>
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(436.00)
1125.000 A/R HUD	0.00	(516,433.50)
1128.100 Insurance Claims Receivable	0.00	121,020.89
TOTAL A/R OTHER	<u>0.00</u>	<u>(395,848.61)</u>
TOTAL ACCOUNTS RECEIVABLE	<u>22,094.81</u>	<u>(255,139.20)</u>
1155.000 Advance To Revolving Fund	0.00	130,000.00
1160.000 Investments	1,905.86	2,237,155.04
1162.110 AMP 1 Middlesex Federal CD Due 7/8/2023	0.00	111,247.15
1162.220 East Cambridge Savings Bank CD	0.00	100,000.00
1210.000 Prepaid Insurance	68,499.03	145,552.57
1210.100 Prepaid Other	(3,267.70)	19,606.12
1210.200 Prepaid Retirement	434,899.25	393,594.27
1212.000 Insurance Deposit	0.00	16,244.32
1300.000 Deferred Outflows	0.00	2,778,230.43
1302.000 Deferred Outflows - GASB75	0.00	555,348.17
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	38,784,121.42
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	733,227.32
1404.312 Admin Equip 31-2	0.00	112,050.54
1406.000 Accumulated Depr	0.00	(42,291,025.31)
1408.000 WIP - HP Ramp	0.00	640.92
TOTAL FIXED ASSETS	<u>0.00</u>	<u>10,424,100.79</u>
TOTAL ASSETS	<u><u>848,817.34</u></u>	<u><u>21,763,789.14</u></u>

Somerville Housing Authority

Balance Sheet

June 2024

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants

0.00

0.00

TOTAL AP TENANTS OTHER

0.00

0.00

TOTAL A/P TENANTS

0.00

0.00

2114.000 A/P Homeownership Escrow

6,385.40

167,890.22

2119.000 A/P Revolving Fund

1,239,392.70

2,035,538.35

2134.000 Accrued Utilities

0.00

218,699.68

2135.000 Accrued Comp Abs

0.00

252,455.00

2240.000 Prepaid Rents

(5,232.04)

30,118.00

2293.200 Deferred Inflows Pension

0.00

49,931.27

2293.300 Deferred Inflows - GASB75

0.00

1,343,944.00

2339.100 LT A/P OPEB/GASB45 Liability

0.00

6,147,269.00

2339.200 L/T Payable - Pension

0.00

6,661,012.53

TOTAL LIABILITIES

1,240,546.06

16,906,858.05

SURPLUS

2700.000 Net Income - Deficit

0.00

(936,076.87)

2700.000 Net Income - Deficit (Current Year)

(391,728.72)

(451,176.83)

2700.000 Net Income - Deficit (Unclosed 2013)

0.00

(3,905.00)

2802.000 Invest In Capital Assets

0.00

10,424,100.79

2806.000 Unrestricted Net Assets

0.00

6,701,205.10

2806.100 GASB45/OPEB URNA

0.00

(6,741,379.00)

2806.200 GASB 68/Pension

0.00

(4,135,837.10)

TOTAL SURPLUS

(391,728.72)

4,856,931.09

TOTAL LIABILITIES AND SURPLUS

848,817.34

21,763,789.14

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
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	344,507.00	0.00	1,036,129.00	0.00	4,097,088.00	(3,060,959.00)
3190.000 Antenna Income	0.00	28,177.51	0.00	81,732.53	0.00	416,460.00	(334,727.47)
3610.000 Interest Income	0.00	1,905.86	0.00	6,501.57	0.00	18,800.00	(12,298.43)
3690.000 Other Operating Recpts	0.00	(3,602.62)	0.00	4,479.11	0.00	0.00	4,479.11
3691.000 Misc Income/Scrap	0.00	219.00	0.00	605.00	0.00	1,800.00	(1,195.00)
3707.100 Management Fee Income	0.00	129,661.29	0.00	165,569.76	0.00	677,603.00	(512,033.24)
3707.200 Asset Management Fee Incom	0.00	13,830.00	0.00	17,520.00	0.00	70,080.00	(52,560.00)
3707.300 Bookkeeping Fee Income	0.00	10,057.50	0.00	12,780.00	0.00	52,560.00	(39,780.00)
3707.450 Fee for Services	0.00	0.00	0.00	77,287.53	0.00	725,000.00	(647,712.47)
3707.500 Mamt Fees Capen	0.00	13,962.46	0.00	41,811.67	0.00	176,244.00	(134,432.33)
3707.501 Management Fee Affordable H	0.00	0.00	0.00	40,000.00	0.00	240,000.00	(200,000.00)
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	7,909.02	0.00	51,885.00	(43,975.98)
3707.520 Fee for Services Capen	0.00	0.00	0.00	681.10	0.00	50,000.00	(49,318.90)
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	4,194.00	0.00	16,776.00	(12,582.00)
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	31,996.92	0.00	191,987.00	(159,990.08)
3707.670 Mamt Fee Safetv	0.00	0.00	0.00	20,000.00	0.00	120,000.00	(100,000.00)
3707.680 DHCD RSC Grant	0.00	0.00	0.00	15,000.00	0.00	40,000.00	(25,000.00)
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
TOTAL INCOME	0.00	540,116.00	0.00	1,564,415.28	0.00	7,249,209.00	(5,684,793.72)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	89,948.61	0.00	280,717.33	0.00	1,540,259.00	1,259,541.67
4130.000 Legal	0.00	0.00	0.00	5,724.46	0.00	31,500.00	25,775.54
4140.000 Staff Training	0.00	0.00	0.00	2,863.93	0.00	0.00	(2,863.93)
4150.000 Travel	0.00	299.00	0.00	(485.71)	0.00	25,139.00	25,624.71
4170.000 Accounting	0.00	1,400.10	0.00	2,800.20	0.00	25,500.00	22,699.80
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundry Admin Cost	0.00	10,777.89	0.00	17,845.74	0.00	344,018.00	326,172.26
TOTAL GENERAL	0.00	102,425.60	0.00	309,465.95	0.00	1,984,416.00	1,674,950.05
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	13,830.00	0.00	17,520.00	0.00	70,080.00	52,560.00
4190.300 Property Mamt Fee	0.00	129,661.29	0.00	165,569.76	0.00	677,603.00	512,033.24
4190.310 Bookkeeping Fee	0.00	10,057.50	0.00	12,780.00	0.00	52,560.00	39,780.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	77,287.53	0.00	725,000.00	647,712.47
TOTAL MANAGEMENT FEES	0.00	153,548.79	0.00	273,157.29	0.00	1,525,243.00	1,252,085.71
TOTAL ADMINISTRATIVE COST	0.00	255,974.39	0.00	582,623.24	0.00	3,509,659.00	2,927,035.76
4191.000 Telephone/Internet/Cells	0.00	4,809.56	0.00	9,589.96	0.00	0.00	(9,589.96)
4192.000 Copier/Computer Costs	0.00	409.40	0.00	651.99	0.00	0.00	(651.99)
4193.000 Office Supplies	0.00	2,409.57	0.00	3,626.63	0.00	0.00	(3,626.63)
4194.000 Postage	0.00	6.27	0.00	780.75	0.00	0.00	(780.75)
4230.000 Tenant Svc	0.00	2,750.00	0.00	6,175.00	0.00	285,000.00	278,825.00
UTILITIES							
4310.000 Water	0.00	99,212.80	0.00	99,212.80	0.00	986,051.00	886,838.20
4310.312 Water 31-2	0.00	11,879.87	0.00	11,879.87	0.00	0.00	(11,879.87)
4310.313 Water 31-3	0.00	24,169.42	0.00	24,169.42	0.00	0.00	(24,169.42)

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4310.317 Water 31-7	0.00	14,361.50	0.00	14,361.50	0.00	0.00	(14,361.50)
4310.673 Water 667-3	0.00	24,802.61	0.00	24,802.61	0.00	0.00	(24,802.61)
4310.676 Water 667-6	0.00	8,164.45	0.00	8,164.45	0.00	0.00	(8,164.45)
4320.000 Electricity	0.00	6,235.16	0.00	20,874.70	0.00	510,486.00	489,611.30
4320.312 Elect - 31-2	0.00	3,622.52	0.00	12,634.25	0.00	0.00	(12,634.25)
4320.313 Elect 31-3	0.00	5,270.99	0.00	18,889.93	0.00	0.00	(18,889.93)
4320.317 Elect 31-7	0.00	11,275.01	0.00	47,283.26	0.00	0.00	(47,283.26)
4320.673 Electric 667-3	0.00	5,607.22	0.00	14,431.03	0.00	0.00	(14,431.03)
4320.676 Electric 667-6	0.00	1,170.26	0.00	21,684.71	0.00	0.00	(21,684.71)
4330.000 Gas	0.00	20,358.10	0.00	100,442.46	0.00	422,015.00	321,572.54
4330.313 Gas - 31-3	0.00	3,905.06	0.00	12,371.16	0.00	0.00	(12,371.16)
4330.317 Gas - 31-7	0.00	809.33	0.00	5,338.87	0.00	0.00	(5,338.87)
4330.673 Gas 667-3	0.00	4,155.44	0.00	15,544.96	0.00	0.00	(15,544.96)
4330.676 Gas 667-6	0.00	652.55	0.00	3,077.07	0.00	0.00	(3,077.07)
TOTAL UTILITIES	0.00	245,652.29	0.00	455,163.05	0.00	1,918,552.00	1,463,388.95
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	124,646.83	0.00	399,185.64	0.00	1,928,086.00	1,528,900.36
4420.000 Maintenance Supplies	0.00	13,547.07	0.00	36,602.31	0.00	465,000.00	428,397.69
TOTAL GENERAL	0.00	138,193.90	0.00	435,787.95	0.00	2,393,086.00	1,957,298.05
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	785,000.00	785,000.00
4430.006 Plumbing	0.00	250.00	0.00	250.00	0.00	0.00	(250.00)
4430.010 Rubbish	0.00	17,491.70	0.00	25,684.46	0.00	0.00	(25,684.46)
4430.040 Elevators	0.00	14,208.75	0.00	23,977.75	0.00	0.00	(23,977.75)
4430.050 Landscaping	0.00	7,545.00	0.00	7,545.00	0.00	0.00	(7,545.00)
4430.070 Electrical	0.00	4,329.50	0.00	29,862.65	0.00	0.00	(29,862.65)
4430.080 Plumbing	0.00	7,602.85	0.00	45,037.16	0.00	0.00	(45,037.16)
4430.090 Extermination	0.00	5,360.36	0.00	9,399.61	0.00	0.00	(9,399.61)
4430.110 Routine Contract Cost	0.00	12,876.09	0.00	42,117.95	0.00	0.00	(42,117.95)
TOTAL CONTRACT COSTS	0.00	69,664.25	0.00	183,874.58	0.00	785,000.00	601,125.42
TOTAL MAINTENANCE	0.00	207,858.15	0.00	619,662.53	0.00	3,178,086.00	2,558,423.47
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	0.00	0.00	35,876.98	0.00	0.00	(35,876.98)
4512.000 Liability Insurance	0.00	0.00	0.00	4,677.95	0.00	0.00	(4,677.95)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	17,395.38	0.00	0.00	(17,395.38)
4514.000 Insurance (Other)	0.00	0.00	0.00	5,551.34	0.00	0.00	(5,551.34)
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	190,351.69	0.00	247,531.91	0.00	1,246,182.00	998,650.09
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	9,418.00	0.00	9,418.00	0.00	105,000.00	95,582.00
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	12,205.40	0.00	12,205.40	0.00	0.00	(12,205.40)
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
7540.000 Betterments & Additions	0.00	0.00	0.00	4,662.00	0.00	315,000.00	310,338.00
TOTAL EXPENSES	0.00	931,844.72	0.00	2,015,592.11	0.00	11,393,957.00	9,378,364.89
SURPLUS	0.00	(391,728.72)	0.00	(451,176.83)	0.00	(4,144,748.00)	3,693,571.17

Somerville Housing Authority

Balance Sheet

June 2024

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash Account	184,457.68	895,332.72
1114.000 FSS Escrow Funds	17,112.13	515,127.65
1125.000 Accts Receivable - Hud	0.00	246,648.00
1129.001 A/R Mobility	10,383.25	11,219.84
1129.100 A/R SRO	8,336.00	131,544.00
1129.200 A/R Mainstream	188,606.00	1,851,365.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	314.31	368,947.24
1210.000 Prepaid Insurance	4,002.05	16,236.09
1210.100 Prepaid Other	(3,328.53)	19,971.17
1210.200 Prepaid Retirement	126,329.34	112,796.85
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	536,212.23	5,193,189.94
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	17,112.13	507,605.73
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	2,062.00	(950.81)
2116.100 A/P Landlords Offset	0.00	70,504.84
TOTAL 2116.000 A/P LANDLORDS	2,062.00	69,554.03
2117.000 A/P Portable Housing Authorities	1,493.18	4,724.56
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	499,382.73	769,679.77
2135.000 Accrued Comp Balances	0.00	21,112.00
2210.000 HUD HAP Subsidy	2,056,385.00	4,051,070.00
2290.000 Deferred Subsidy	0.00	2,092,814.00
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	2,576,435.04	11,684,356.86
SURPLUS		
2700.000 SURPLUS	0.00	(199,049.94)
2700.000 SURPLUS (Current Year)	(2,040,222.81)	(6,139,593.66)
2700.000 SURPLUS (Unclosed 2023)	0.00	(5,199.00)
2802.000 Inv Cap Ass- Net Of Debt	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	(0.16)
2806.000 Unrestricted Net Assets	0.00	3,095,868.28
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

June 2024

Program: Section 8 Voucher

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 Pension/GASB68

0.00

(1,150,581.72)

TOTAL SURPLUS

(2,040,222.81)

(6,491,166.92)

TOTAL LIABILITIES AND SURPLUS

536,212.23

5,193,189.94

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: Section 8 Voucher Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,616.55	0.00	7,590.90	0.00	32,500.00	(24,909.10)
3300.000 Fraud Income - PHA	0.00	492.50	0.00	817.00	0.00	0.00	817.00
3301.000 Fraud Income - HUD	0.00	492.50	0.00	817.00	0.00	0.00	817.00
3400.000 Admin Fee Income	0.00	154,516.00	0.00	340,069.00	0.00	1,762,200.00	(1,422,131.00)
3610.000 Interest Income	0.00	57.83	0.00	383.44	0.00	1,800.00	(1,416.56)
3611.000 restricted Interest Income	0.00	256.48	0.00	688.78	0.00	0.00	688.78
3690.000 Other Income	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	357.41	0.00	0.00	357.41
TOTAL INCOME	0.00	158,431.86	0.00	355,723.53	0.00	1,796,500.00	(1,440,776.47)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	67,733.87	0.00	203,662.69	0.00	834,075.00	630,412.31
4130.000 Legal	0.00	0.00	0.00	1,265.85	0.00	30,000.00	28,734.15
4140.000 Staff Training	0.00	917.50	0.00	1,182.50	0.00	0.00	(1,182.50)
4150.000 Travel	0.00	599.33	0.00	(561.10)	0.00	19,840.00	20,401.10
4160.000 Mobility Admin Exp	0.00	700.24	0.00	1,940.36	0.00	10,000.00	8,059.64
4170.000 Accounting	0.00	780.00	0.00	1,560.00	0.00	15,000.00	13,440.00
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	22,783.45	0.00	65,437.44	0.00	502,140.00	436,702.56
4191.000 Telephone/Internet/Cells	0.00	4,265.92	0.00	8,209.68	0.00	0.00	(8,209.68)
4192.000 Copier/Computer Costs	0.00	834.08	0.00	1,736.82	0.00	0.00	(1,736.82)
4193.000 Office Supplies	0.00	4,908.49	0.00	7,388.12	0.00	0.00	(7,388.12)
4194.000 Postage	0.00	0.00	0.00	1,578.12	0.00	0.00	(1,578.12)
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	0.00	0.00	1,514.37	0.00	0.00	(1,514.37)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	5,449.99	0.00	0.00	(5,449.99)
4540.000 Employee Benefits	0.00	55,293.23	0.00	72,173.88	0.00	362,533.00	290,359.12
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	158,816.11	0.00	372,538.72	0.00	1,881,230.00	1,508,691.28
HAP EXPENSES							
4715.000 Haps	0.00	1,532,932.53	0.00	4,618,625.44	0.00	0.00	(4,618,625.44)
4715.005 PORT OUT HAPS	0.00	10,876.00	0.00	29,728.00	0.00	0.00	(29,728.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,662.00	0.00	77,027.00	0.00	0.00	(77,027.00)
4715.050 FSS HAPS PAYMENTS	0.00	17,071.00	0.00	54,977.00	0.00	0.00	(54,977.00)
4715.060 DHAP HAPS	0.00	350,928.03	0.00	1,047,603.03	0.00	0.00	(1,047,603.03)
4715.070 FAMILY UNIFICATION HAPS	0.00	102,369.00	0.00	294,824.00	0.00	0.00	(294,824.00)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(6.00)	0.00	0.00	6.00
TOTAL HAP EXPENSES	0.00	2,039,838.56	0.00	6,122,778.47	0.00	0.00	(6,122,778.47)
TOTAL EXPENSES	0.00	2,198,654.67	0.00	6,495,317.19	0.00	1,881,230.00	(4,614,087.19)
SURPLUS	0.00	(2,040,222.81)	0.00	(6,139,593.66)	0.00	(84,730.00)	(6,054,863.66)

Somerville Housing Authority

Balance Sheet

June 2024

Program: Mainstream

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash Account	(1,505.00)	(3,927.00)
1210.100 Prepaid Other	(313.57)	1,881.41
1210.200 Prepaid Retirement	11,182.28	13,364.07
TOTAL ASSETS	9,363.71	11,318.48
LIABILITIES AND SURPLUS		
LIABILITIES		
2116.000 A/P Landlords	1,312.00	(590.00)
2119.000 A/P Revolving Fund	(190,415.94)	(2,164,423.27)
2119.100 A/P Section 8	188,606.00	1,851,365.72
2210.000 HUD HAP Subsidy	191,637.00	379,227.00
2290.000 Undistributed Credits	0.00	202,693.00
TOTAL LIABILITIES	191,139.06	268,272.45
SURPLUS		
2700.000 SURPLUS (Current Year)	(181,775.35)	(574,509.97)
2805.000 Restricted Net Assets HAP	0.00	67,149.28
2806.000 Unrestricted Net Assets	0.00	250,406.72
TOTAL SURPLUS	(181,775.35)	(256,953.97)
TOTAL LIABILITIES AND SURPLUS	9,363.71	11,318.48
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: Mainstream Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	22,627.00	0.00	22,627.00	0.00	183,012.00	(160,385.00)
TOTAL INCOME	0.00	22,627.00	0.00	22,627.00	0.00	183,012.00	(160,385.00)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	5,959.15	0.00	19,481.13	0.00	88,712.00	69,230.87
4130.000 Leqal	0.00	0.00	0.00	25.65	0.00	300.00	274.35
4150.000 Travel	0.00	51.32	0.00	51.32	0.00	1,942.00	1,890.68
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
4190.000 Sundrv Admin Cost	0.00	1,097.91	0.00	(354.22)	0.00	27,286.00	27,640.22
4191.000 Telephone/Internet/Cells	0.00	390.29	0.00	750.28	0.00	0.00	(750.28)
4192.000 Copier/Computer Costs	0.00	78.57	0.00	163.62	0.00	0.00	(163.62)
4193.000 Office Supplies	0.00	462.38	0.00	695.98	0.00	0.00	(695.98)
4194.000 Postage	0.00	0.00	0.00	148.68	0.00	0.00	(148.68)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	5,901.00	5,901.00
4512.000 Liability Insurance	0.00	44.99	0.00	89.98	0.00	0.00	(89.98)
4540.000 Employee Benefits	0.00	4,894.74	0.00	6,252.55	0.00	32,090.00	25,837.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL ADMIN EXPENSES	0.00	12,979.35	0.00	27,304.97	0.00	168,231.00	140,926.03
HAP EXPENSE							
4715.010 MAINSTREAM HAPS	0.00	191,423.00	0.00	569,832.00	0.00	0.00	(569,832.00)
TOTAL HAP EXPENSE	0.00	191,423.00	0.00	569,832.00	0.00	0.00	(569,832.00)
TOTAL EXPENSES	0.00	204,402.35	0.00	597,136.97	0.00	168,231.00	(428,905.97)
SURPLUS	0.00	(181,775.35)	0.00	(574,509.97)	0.00	14,781.00	(589,290.97)

MRVP
Balance Sheet
June 2024

Program: MRVP (Little Sisters of Poor)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash Account	(17,026.00)	24,820.31
1125.000 A/R Admin Fee	0.00	650.00
1125.100 A/R DHCD Y/E Settle	0.00	198.00
1155.000 Advance To Revolving Fund	0.00	11,700.00
1160.000 Investments	0.25	290.57
1210.200 Prepaid Retirement	100.69	90.92
1300.000 Deferred Outflows	0.00	88.25
1302.000 Deferred Outflows - GASB75	0.00	99.24
TOTAL ASSETS	(16,925.06)	37,937.29
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.100 A/P - DHCD Y/E Settlements	0.00	19,145.41
2119.000 A/P Revolving Fund	229.49	(19,661.18)
2135.000 Accrued Comp Abs	0.00	21.00
2215.001 HAP MRVP Scattered Site	0.00	(18,396.00)
2215.005 HAP - AHVP	0.00	(1,696.00)
2290.000 Deferred Revenue	0.00	17,740.00
2293.200 Deferred Inflows Pension	0.00	(1.44)
2293.300 Deferred Inflows - GASB75	0.00	143.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	501.00
2339.200 LT Payable Pension	0.00	92.03
TOTAL LIABILITIES	229.49	(2,112.18)
SURPLUS		
2700.000 Total Income - Deficit	0.00	7.39
2700.000 Total Income - Deficit (Current Year)	(17,154.55)	6,306.13
2806.000 Unrestricted Net Assets	0.00	34,319.95
2806.100 GASB 75/OPEB	0.00	(510.00)
2806.200 GASB 68 Pension	0.00	(74.00)
TOTAL SURPLUS	(17,154.55)	40,049.47
TOTAL LIABILITIES AND SURPLUS	(16,925.06)	37,937.29
PROOF	0.00	0.00

MRVP
Operating Statement
Three Months Ending 06/30/2024
Program: MRVP (Little Sisters of Poor) Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	0.00	0.00	600.00	0.00	7,800.00	(7,200.00)
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	0.25	0.00	0.86	0.00	0.00	0.86
3802.000 DHCD HAP Subsidy MRVP	0.00	0.00	0.00	20,742.00	0.00	0.00	20,742.00
3802.100 DHCD HAP Subsidy AHVP	0.00	0.00	0.00	22,308.00	0.00	0.00	22,308.00
TOTAL INCOME	0.00	0.25	0.00	43,700.86	0.00	7,800.00	35,900.86
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	64.80	0.00	180.41	0.00	897.00	716.59
4170.000 Accounting	0.00	19.89	0.00	39.78	0.00	1,200.00	1,160.22
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	84.69	0.00	220.19	0.00	6,897.00	6,676.81
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	30.00	30.00
4540.000 Employee Benefits	0.00	11.30	0.00	23.73	0.00	289.00	265.27
4540.002 Emp Benes-Grp Ins	0.00	32.81	0.00	32.81	0.00	0.00	(32.81)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4715.000 HAP's MOB/MRVP	0.00	15,330.00	0.00	33,726.00	0.00	0.00	(33,726.00)
4715.100 HAP's AHVP	0.00	1,696.00	0.00	3,392.00	0.00	0.00	(3,392.00)
TOTAL EXPENSES	0.00	17,154.80	0.00	37,394.73	0.00	9,716.00	(27,678.73)
SURPLUS	0.00	(17,154.55)	0.00	6,306.13	0.00	(1,916.00)	8,222.13

Somerville Housing Authority

Balance Sheet

June 2024

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash 400-C Acct #8	(737,241.00)	788,440.62
1113.000 Cash - SSP Escrow	5,608.58	193,872.36
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	(267.00)	17,394.50
1122.201 Tenant A/R - 200-1	9,266.00	32,977.50
1122.202 Tenant A/R - 200-2	(760.00)	21,385.00
1122.667 Tenant A/R - 667-2	(342.00)	2,242.00
1122.705 Tenant A/R - 705-c	341.00	2,453.00
TOTAL ACCOUNTS RECEIVABLE	8,238.00	76,452.00
1125.000 A/R DHCD-Operating Subsidy	0.00	130,509.80
1128.100 State Insurance Claims Receivable	0.00	10,600.00
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
INVESTMENTS		
1160.000 Investments	454.80	533,896.36
TOTAL INVESTMENTS	454.80	533,896.36
1210.000 Prepaid Insurance	4,984.97	100,077.83
1210.100 Prepaid Other	(1,562.99)	9,377.96
1210.200 Prepaid Retirement	263,337.23	239,004.30
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	678,426.62
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	25,323,520.79
TOTAL ASSETS	(456,180.41)	39,042,582.39
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2111.100 A/P Tenants	0.00	(1,854.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P SSP Escrow	5,608.58	193,872.36
2119.000 A/P Revolving Fund	(100,273.78)	(1,319,662.00)
TOTAL ACCOUNTS PAYABLE	(94,665.20)	(1,126,750.43)
2134.000 Accrued Utilities	0.00	200,647.00
2135.000 Accrued Comp Abs	0.00	142,312.00
2137.000 Accrued PILOT	0.00	2,939.50
2240.000 Prepaid Rents	(267.00)	17,394.50
2290.000 Undistributed Credits	0.00	1,587,000.00
2293.200 Deferred Inflows Pension	0.00	30,113.21

Somerville Housing Authority

Balance Sheet

June 2024

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

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	(94,932.20)	9,329,650.96

SURPLUS

2700.000 Changes To Surplus	0.00	(1,228,499.23)
2700.000 Changes To Surplus (Current Year)	(361,248.21)	351,442.44
2802.000 Invest in Capital Assets	0.00	25,323,520.79
2805.000 Restricted Capen L/T	0.00	9,671,606.49
2806.000 Unrestricted Net Assets	0.00	2,153,736.91
2806.100 GASB45/OPEB URNA	0.00	(4,244,833.00)
2806.200 GASB 68/Pension	0.00	(2,314,042.97)
TOTAL SURPLUS	(361,248.21)	29,712,931.43

TOTAL LIABILITIES AND SURPLUS

(456,180.41)	39,042,582.39
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PROOF

0.00	0.00
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Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
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	82,810.00	0.00	252,869.31	0.00	3,118,049.00	(2,865,179.69)
3110.202 Shelter Rents 200-2	0.00	157,412.00	0.00	487,452.75	0.00	0.00	487,452.75
3110.667 Shelter Rents 667-2	0.00	30,141.00	0.00	90,278.00	0.00	0.00	90,278.00
3110.705 Shelter Rents 705	0.00	2,217.00	0.00	6,603.00	0.00	0.00	6,603.00
3610.000 Interest Inc	0.00	454.80	0.00	(98,408.06)	0.00	3,800.00	(102,208.06)
3690.000 Other Operating Recpts	0.00	0.00	0.00	2,633.56	0.00	7,300.00	(4,666.44)
3801.000 Operating Subsidy	0.00	0.00	0.00	850,000.00	0.00	3,217,599.00	(2,367,599.00)
TOTAL INCOME	0.00	273,034.80	0.00	1,591,428.56	0.00	6,346,748.00	(4,755,319.44)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	38,066.02	0.00	116,524.61	0.00	568,393.00	451,868.39
4130.000 Legal	0.00	0.00	0.00	2,733.91	0.00	50,000.00	47,266.09
4140.000 Members Comp	0.00	0.00	0.00	0.00	0.00	52,500.00	52,500.00
4150.000 Travel	0.00	286.76	0.00	352.70	0.00	6,782.00	6,429.30
4170.000 Accounting	0.00	700.05	0.00	1,400.10	0.00	12,000.00	10,599.90
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	7,806.82	0.00	21,067.78	0.00	305,120.00	284,052.22
4191.000 Telephone/Internet/cells	0.00	4,102.68	0.00	7,547.93	0.00	0.00	(7,547.93)
4192.000 Copier/Computer Costs	0.00	391.80	0.00	648.66	0.00	0.00	(648.66)
4193.000 Office Supplies	0.00	2,305.72	0.00	3,470.50	0.00	0.00	(3,470.50)
4194.000 Postage	0.00	0.00	0.00	741.31	0.00	0.00	(741.31)
TOTAL ADMINISTRATIVE EXPENSE	0.00	53,659.85	0.00	154,487.50	0.00	998,795.00	844,307.50
SSP EXPENSES							
4195.360 SSP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL SSP EXPENSES	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
UTILITIES							
WATER							
4310.201 Water - 200-1	0.00	44,650.27	0.00	44,650.27	0.00	1,099,530.00	1,054,879.73
4310.202 Water - 200-2	0.00	113,792.61	0.00	113,792.61	0.00	0.00	(113,792.61)
4310.667 Water 667	0.00	20,782.70	0.00	20,782.70	0.00	0.00	(20,782.70)
4310.705 Water 705	0.00	1,384.05	0.00	1,384.05	0.00	0.00	(1,384.05)
TOTAL WATER	0.00	180,609.63	0.00	180,609.63	0.00	1,099,530.00	918,920.37
ELECTRICITY							
4320.201 Elect 200-1	0.00	(6,265.90)	0.00	30,624.19	0.00	378,065.00	347,440.81
4320.202 Elect 200-2	0.00	7,474.21	0.00	23,294.44	0.00	0.00	(23,294.44)
4320.667 Electricity 667	0.00	541.98	0.00	2,647.14	0.00	0.00	(2,647.14)
TOTAL ELECTRICITY	0.00	1,750.29	0.00	56,565.77	0.00	378,065.00	321,499.23
GAS							
4330.201 Gas 200-1	0.00	33,263.25	0.00	49,560.46	0.00	455,049.00	405,488.54
4330.667 Gas 667	0.00	4,941.53	0.00	19,192.78	0.00	0.00	(19,192.78)
4330.751 Gas 705-1	0.00	85.24	0.00	1,067.43	0.00	0.00	(1,067.43)
4330.752 Gas 705-2	0.00	207.76	0.00	1,222.18	0.00	0.00	(1,222.18)
TOTAL GAS	0.00	38,497.78	0.00	71,042.85	0.00	455,049.00	384,006.15
TOTAL UTILITIES	0.00	220,857.70	0.00	308,218.25	0.00	1,932,644.00	1,624,425.75

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	94,998.55	0.00	293,274.93	0.00	1,423,673.00	1,130,398.07
4420.000 Maintenance Materials	0.00	83,735.59	0.00	119,528.05	0.00	352,945.00	233,416.95
TOTAL GENERAL	0.00	178,734.14	0.00	412,802.98	0.00	1,776,618.00	1,363,815.02
CONTRACT COSTS							
4430.010 Rubbish	0.00	16,750.07	0.00	24,595.46	0.00	0.00	(24,595.46)
4430.040 Elevator	0.00	8,061.89	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	7,025.00	0.00	7,025.00	0.00	0.00	(7,025.00)
4430.070 Electrical	0.00	4,375.07	0.00	30,614.17	0.00	0.00	(30,614.17)
4430.080 Plumbin	0.00	10,830.62	0.00	38,608.15	0.00	0.00	(38,608.15)
4430.090 Extermination	0.00	1,600.65	0.00	2,644.30	0.00	0.00	(2,644.30)
4430.110 Routine Contract Costs	0.00	6,292.74	0.00	23,878.21	0.00	609,000.00	585,121.79
TOTAL CONTRACT COSTS	0.00	54,936.04	0.00	135,427.18	0.00	609,000.00	473,572.82
TOTAL MAINTENANCE	0.00	233,670.18	0.00	548,230.16	0.00	2,385,618.00	1,837,387.84
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	250,845.00	250,845.00
4511.000 Property Insurance	0.00	0.00	0.00	51,341.54	0.00	0.00	(51,341.54)
4512.000 Liability Insurance	0.00	0.00	0.00	1,765.08	0.00	0.00	(1,765.08)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	10,251.64	0.00	0.00	(10,251.64)
4514.000 Insurance (Other)	0.00	0.00	0.00	5,313.90	0.00	0.00	(5,313.90)
4520.000 Pilot	0.00	0.00	0.00	2,939.50	0.00	17,637.00	14,697.50
EMPLOYEE BENEFITS							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	755,709.00	755,709.00
4540.001 Emp Bebes-Pension	0.00	25,689.09	0.00	50,022.02	0.00	0.00	(50,022.02)
4540.002 Emp Benes-Grp Ins	0.00	85,807.92	0.00	85,807.92	0.00	0.00	(85,807.92)
4540.003 Emp Benes-Unemploy	0.00	10.44	0.00	66.93	0.00	0.00	(66.93)
4540.004 Emp Benes-Med	0.00	401.94	0.00	1,325.60	0.00	0.00	(1,325.60)
4540.005 Emp Benes - Fica	0.00	1,921.39	0.00	6,400.55	0.00	0.00	(6,400.55)
4540.006 Emp Benes-DentalLtd	0.00	1,429.65	0.00	2,949.74	0.00	0.00	(2,949.74)
TOTAL EMPLOYEE BENEFITS	0.00	115,260.43	0.00	146,572.76	0.00	755,709.00	609,136.24
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	112,000.00	112,000.00
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00
4611.100 Kitchen Appliances	0.00	10,834.85	0.00	10,834.85	0.00	0.00	(10,834.85)
TOTAL EXPENSES	0.00	634,283.01	0.00	1,239,986.12	0.00	6,511,748.00	5,271,761.88
SURPLUS	0.00	(361,248.21)	0.00	351,442.44	0.00	(165,000.00)	516,442.44

Somerville Housing Authority

Balance Sheet

June 2024

Program: 667-7 Clarendon Hill Towers

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash - 667-7 Clarendon Hill	0.00	111,958.84
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Investments	174.83	205,217.76
1210.000 Prepaid Insurance	0.00	4,821.41
1210.100 Prepaid Other	(114.72)	688.27
1210.200 Prepaid Retirement	3,828.15	1,449.93
1300.000 Deferred Outflows	0.00	19,868.73
1302.000 Deferred Outflows - GASB75	0.00	11,992.99
1404.000 Admin Equipment	0.00	9,037.35
1405.000 Leasehold Imp	0.00	2,761,591.63
1406.000 Accumulated Depreciation	0.00	(1,175,335.40)
TOTAL ASSETS	3,888.26	1,952,291.51
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Tenants	0.00	83,266.00
2118.000 A/P-DHCD Subsidy Overpayment	0.00	78,254.37
2119.000 A/P Revolving Fund	8,744.55	121,168.02
2135.000 Comp Abs	0.00	8,291.00
2293.200 Deferred Inflows Pension	0.00	2,135.40
2293.300 Deferred Inflows - GASB75	0.00	24,660.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	98,881.00
2339.200 LT Payable Pension	0.00	87,667.87
TOTAL LIABILITIES	8,744.55	504,323.66
SURPLUS		
2700.000 Total Income - Deficit	0.00	(41,226.46)
2700.000 Total Income - Deficit (Current Year)	(4,856.29)	(16,974.88)
2802.000 Inv in Cap Assets-Net Of Debt	0.00	1,595,293.58
2806.000 Unrestricted Net Assets	0.00	54,256.81
2806.100 URNP - OPEB/GASB45	0.00	(107,348.00)
2806.200 GASB 68/Pension	0.00	(36,033.20)
TOTAL SURPLUS	(4,856.29)	1,447,967.85
TOTAL LIABILITIES AND SURPLUS	3,888.26	1,952,291.51
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: 667-7 Clarendon Hill Towers Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents	0.00	0.00	0.00	0.00	0.00	201,976.00	(201,976.00)
3610.000 Interest Income	0.00	174.83	0.00	596.42	0.00	1,800.00	(1,203.58)
3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	559,300.00	(559,300.00)
TOTAL INCOME	0.00	174.83	0.00	596.42	0.00	766,076.00	(765,479.58)
EXPENSES							
4110.000 Admin Salaries	0.00	2,379.72	0.00	5,191.69	0.00	96,242.00	91,050.31
4130.000 Legal	0.00	0.00	0.00	9.35	0.00	0.00	(9.35)
4150.000 Travel	0.00	18.72	0.00	18.72	0.00	154.00	135.28
4170.000 Accounting	0.00	200.07	0.00	400.14	0.00	2,400.00	1,999.86
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	400.88	0.00	(131.04)	0.00	8,092.00	8,223.04
4191.000 Telephone/Internet/Cells	0.00	142.41	0.00	273.74	0.00	0.00	(273.74)
4192.000 Copier/Computer Costs	0.00	28.67	0.00	59.70	0.00	0.00	(59.70)
4193.000 Office Supplies	0.00	168.70	0.00	253.94	0.00	0.00	(253.94)
4194.000 Postage	0.00	0.00	0.00	54.26	0.00	0.00	(54.26)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	0.00	0.00	585,000.00	585,000.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	12,969.00	12,969.00
4511.000 Property Insurance	0.00	0.00	0.00	6,807.06	0.00	0.00	(6,807.06)
4512.000 Liability Insurance	0.00	16.42	0.00	32.84	0.00	0.00	(32.84)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	445.72	0.00	0.00	(445.72)
4540.000 Employee Benefits	0.00	1,675.53	0.00	4,155.18	0.00	10,986.00	6,830.82
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
TOTAL EXPENSES	0.00	5,031.12	0.00	17,571.30	0.00	727,343.00	709,771.70
SURPLUS	0.00	(4,856.29)	0.00	(16,974.88)	0.00	38,733.00	(55,707.88)

Somerville Housing Authority

Balance Sheet

June 2024

Program: 667-4 Bryant Manor (Tracs)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash Account	51,308.00	5,486,875.13
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	0.00	68,690.00
1122.000 A/R Tenants	3,641.00	4,052.00
1122.001 TAR Prepaid Rents	(1,678.00)	206.00
TOTAL ACCOUNTS RECEIVABLE	1,963.00	72,948.00
1128.100 State Insurance Claims Receivable	0.00	2,500.00
1129.100 AR - Insurance Claim	3,259.24	5,514.83
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	2,256.35	2,648,573.57
1160.200 Eastern CD Due 5/02/24	0.00	100,166.16
1160.300 Eastern Bank CD Due 6/11/23	0.00	100,150.79
1160.400 TD Bank CD 4/25/2024	0.00	103,912.98
TOTAL INVESTMENTS	2,256.35	2,952,803.50
1210.000 Prepaid Insurance	0.00	13,437.45
1210.100 Prepaid Other	(374.62)	2,247.69
1210.200 Prepaid Retirement	111,520.35	99,992.79
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	45,458.00	6,336,495.52
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)	77,551.12	265,915.80
TOTAL FIXED ASSETS	123,009.12	2,961,691.75
TOTAL ASSETS	292,941.44	12,430,233.59
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	380,550.66	(246,231.73)
2134.000 Accrued Utilities	0.00	28,922.00
2135.000 Accrued Comp Abs	0.00	51,699.00
2240.000 Prepaid Rents	(1,678.00)	206.00
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	378,872.66	3,191,225.58
SURPLUS		
2700.000 Net Income-Deficit	0.00	57,102.38
2700.000 Net Income-Deficit (Current Year)	(85,931.22)	315,969.92
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

June 2024

Program: 667-4 Bryant Manor (Tracs)

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(884,730.00)

TOTAL SURPLUS

(85,931.22)

9,239,008.01

TOTAL LIABILITIES AND SURPLUS

292,941.44

12,430,233.59

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: 667-4 Bryant Manor (Tracs) Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
INCOME							
3110.000 Shelter Rents-Tenants	0.00	54,949.00	0.00	167,448.00	0.00	665,712.00	(498,264.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	526,670.00	0.00	3,032,688.00	(2,506,018.00)
3610.000 Interest Income	0.00	2,256.35	0.00	7,697.20	0.00	17,000.00	(9,302.80)
3690.000 Other Operating Recpts	0.00	(1,024.35)	0.00	966.82	0.00	7,500.00	(6,533.18)
TOTAL INCOME	0.00	56,181.00	0.00	702,782.02	0.00	3,722,900.00	(3,020,117.98)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	27,661.68	0.00	91,073.26	0.00	411,371.00	320,297.74
4130.000 Legal	0.00	0.00	0.00	670.63	0.00	10,000.00	9,329.37
4150.000 Travel	0.00	61.30	0.00	90.25	0.00	1,625.00	1,534.75
4170.000 Accounting	0.00	700.05	0.00	1,400.10	0.00	9,000.00	7,599.90
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	4,069.32	0.00	7,431.84	0.00	50,324.00	42,892.16
4191.000 Telephone/Internet/Cells	0.00	800.48	0.00	1,564.69	0.00	0.00	(1,564.69)
4192.000 Copier/Computer Costs	0.00	93.85	0.00	91.69	0.00	0.00	(91.69)
4193.000 Office Supplies	0.00	552.22	0.00	831.21	0.00	0.00	(831.21)
4194.000 Postage	0.00	0.00	0.00	177.57	0.00	0.00	(177.57)
TOTAL ADMINISTRATIVE EXPENSE	0.00	33,938.90	0.00	103,331.24	0.00	486,320.00	382,988.76
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	31,739.02	0.00	31,739.02	0.00	110,506.00	78,766.98
4320.000 Electricity	0.00	11,902.97	0.00	38,184.99	0.00	187,241.00	149,056.01
4330.000 Gas	0.00	6,767.84	0.00	23,162.36	0.00	85,887.00	62,724.64
TOTAL UTILITIES	0.00	50,409.83	0.00	93,086.37	0.00	383,634.00	290,547.63
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	25,246.53	0.00	68,600.06	0.00	432,663.00	364,062.94
4420.000 Maintenance Materials	0.00	5,028.55	0.00	8,021.43	0.00	300,000.00	291,978.57
4430.010 Rubbish	0.00	6,039.96	0.00	11,975.08	0.00	0.00	(11,975.08)
4430.040 Elevator	0.00	2,820.24	0.00	4,160.24	0.00	0.00	(4,160.24)
4430.050 Landscaping	0.00	750.00	0.00	750.00	0.00	0.00	(750.00)
4430.070 Electrical	0.00	0.00	0.00	1,495.74	0.00	0.00	(1,495.74)
4430.080 Plumbing	0.00	3,267.88	0.00	3,446.73	0.00	0.00	(3,446.73)
4430.090 Extermination	0.00	175.34	0.00	371.51	0.00	0.00	(371.51)
4430.110 Routine Contract Costs	0.00	543.49	0.00	12,789.00	0.00	588,000.00	575,211.00
TOTAL MAINTENANCE EXPENSE	0.00	43,871.99	0.00	111,609.79	0.00	1,320,663.00	1,209,053.21
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	53.73	0.00	107.46	0.00	0.00	(107.46)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	4,489.66	0.00	0.00	(4,489.66)
4514.000 Insurance (Other)	0.00	0.00	0.00	1,273.76	0.00	0.00	(1,273.76)
4540.000 Employee Benefits	0.00	48,811.54	0.00	63,294.78	0.00	320,035.00	256,740.22
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	3,000.00	0.00	3,000.00	0.00	135,000.00	132,000.00
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	5,815.04	0.00	5,815.04	0.00	0.00	(5,815.04)
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	45,458.00	0.00	45,458.00	0.00	1,353,000.00	1,307,542.00
7541.000 Unit Rehab	0.00	33,762.31	0.00	77,551.12	0.00	0.00	(77,551.12)
7545.000 Property Contra	0.00	(123,009.12)	0.00	(123,009.12)	0.00	0.00	123,009.12
TOTAL EXPENSES	0.00	142,112.22	0.00	386,812.10	0.00	4,134,435.00	3,747,622.90

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: 667-4 Bryant Manor (Tracs) Project: Consolidated

SURPLUS

	0.00	(85,931.22)	0.00	315,969.92	0.00	(411,535.00)	727,504.92

Somerville Housing Authority

Balance Sheet

June 2024

Program: 689-2 Hagan Manor (Tracs)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Cash Account	11,168.00	387,864.01
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	0.00	(247.00)
1122.000 A/R Tenants	775.00	1,816.00
1122.001 TAR Prepaid Rents	(38.00)	38.00
TOTAL ACCOUNTS RECEIVABLE	737.00	1,607.00
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.37	5,129.96
1160.200 Winter Hill CD	0.00	103,878.07
TOTAL INVESTMENTS	4.37	109,008.03
1210.000 Prepaid Insurance	0.00	6,223.97
1210.200 Prepaid Retirement	15,816.31	15,836.05
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	27,725.68	1,126,288.41
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	46,622.37	(160,070.59)
TOTAL ACCOUNTS PAYABLE	46,622.37	(160,070.59)
2134.000 Accrued Utilities	0.00	9,249.00
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	(38.00)	38.00
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	46,584.37	96,869.14
SURPLUS		
2700.000 Net Income - Deficit	0.00	(7,665.49)
2700.000 Net Income - Deficit (Current Year)	(18,858.69)	57,049.34
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)

Somerville Housing Authority

Balance Sheet

June 2024

Program: 689-2 Hagan Manor (Tracs)

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(79,893.27)

TOTAL SURPLUS

(18,858.69)

1,029,419.27

TOTAL LIABILITIES AND SURPLUS

27,725.68

1,126,288.41

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2024
Program: 689-2 Hagan Manor (Tracs) Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	11,943.00	0.00	36,737.00	0.00	166,320.00	(129,583.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	81,494.00	0.00	514,200.00	(432,706.00)
3610.000 Interest Income	0.00	4.37	0.00	14.89	0.00	1,000.00	(985.11)
3690.000 Other Income	0.00	0.00	0.00	257.46	0.00	4,000.00	(3,742.54)
TOTAL INCOME	0.00	11,947.37	0.00	118,503.35	0.00	685,520.00	(567,016.65)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,700.57	0.00	9,315.88	0.00	39,273.00	29,957.12
4130.000 Legal	0.00	0.00	0.00	5.46	0.00	1,000.00	994.54
4150.000 Travel	0.00	10.93	0.00	15.87	0.00	291.00	275.13
4170.000 Accounting	0.00	49.92	0.00	99.84	0.00	1,200.00	1,100.16
4190.000 Sundry Admin Costs	0.00	225.00	0.00	457.48	0.00	9,925.00	9,467.52
4191.000 Telephone/Internet/Cells	0.00	417.52	0.00	828.57	0.00	0.00	(828.57)
4192.000 Copier/Computer Costs	0.00	16.75	0.00	16.30	0.00	0.00	(16.30)
4193.000 Office Supplies	0.00	98.55	0.00	148.35	0.00	0.00	(148.35)
4194.000 Postage	0.00	0.00	0.00	31.71	0.00	0.00	(31.71)
TOTAL ADMINISTRATIVE EXPENSE	0.00	3,519.24	0.00	10,919.46	0.00	51,689.00	40,769.54
UTILITIES							
4310.000 Water	0.00	5,394.50	0.00	5,394.50	0.00	30,060.00	24,665.50
4320.000 Electricity	0.00	2,145.78	0.00	6,833.87	0.00	36,317.00	29,483.13
4330.000 Gas	0.00	929.60	0.00	4,376.78	0.00	16,359.00	11,982.22
TOTAL UTILITIES	0.00	8,469.88	0.00	16,605.15	0.00	82,736.00	66,130.85
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	4,001.15	0.00	13,327.57	0.00	79,726.00	66,398.43
4420.000 Maintenance Materials	0.00	5,452.35	0.00	11,277.76	0.00	40,000.00	28,722.24
4430.010 Rubbish	0.00	717.96	0.00	1,054.24	0.00	0.00	(1,054.24)
4430.040 Elevators	0.00	603.64	0.00	1,261.64	0.00	0.00	(1,261.64)
4430.050 Landscaping	0.00	258.00	0.00	258.00	0.00	0.00	(258.00)
4430.080 Plumbing	0.00	126.88	0.00	1,283.05	0.00	0.00	(1,283.05)
4430.090 Extermination	0.00	20.31	0.00	40.62	0.00	0.00	(40.62)
4430.110 Routine Contract Costs	0.00	19.37	0.00	1,360.37	0.00	205,000.00	203,639.63
TOTAL MAINTENANCE EXPENSE	0.00	11,199.66	0.00	29,863.25	0.00	324,726.00	294,862.75
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	0.00	0.00	(4,600.99)	0.00	0.00	4,600.99
4512.000 Liability Insurance	0.00	9.59	0.00	19.18	0.00	0.00	(19.18)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	413.30	0.00	0.00	(413.30)
4514.000 Insurance (Other)	0.00	0.00	0.00	227.54	0.00	0.00	(227.54)
4540.000 Employee Benefits	0.00	6,922.69	0.00	7,322.12	0.00	45,390.00	38,067.88
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	685.00	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	30,806.06	0.00	61,454.01	0.00	690,446.00	628,991.99
SURPLUS	0.00	(18,858.69)	0.00	57,049.34	0.00	(4,926.00)	61,975.34

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

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	18	9	45277	1421
Federal Family	52	20	1651	416
State Elderly	2	2	12317	375
Federal Elderly	30	18	893	284
S8NC (Hagan Manor)	10	7	598	232
S8NC (Bryant)	10	9	427	83
Total Public Housing	122	65	61163	2811
Section 8	6	3	2379	2379
SRO	2	2	125	22
DHAP	14	8	999	122
Mainstream	0	0	495210	6548
FYI	0	0	7	0
VASH	0	0	0	0
Walnut Street	2	0	20	5
Linden Street	7	1	425	114
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	65	5
YMCA	2	2	96	22
Waterworks	4	4	431	144
Waterworks II	2	2	52	N/A
Capen Court	4	4	688	219
Total Leased Housing	43	26	500500	9582
Total All Programs	165	91	561663	12393

VACANCY REPORT JULY 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	125	9	134	7%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	108	1	109	1%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	206	9	215	4%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	100	0	100	0%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	237	3	240	1%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%

Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, Mainstream, 2) Project: All Projects, 3) Effective Date: 8/6/2024

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	1	0	0	0	111	112	0
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	7	7	1
PBV - Linden Street	18	0	0	0	0	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	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	1	3	9	730	743	55
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	11	4	0	0	0	8	12	0
TBV - Homeownership	14	0	0	0	0	15	15	0
TBV - NED	200	0	1	0	0	199	200	0
TBV - VASH	10	9	0	0	0	0	9	1
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	10	10	1
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1374	14	2	3	9	1287	1315	63

End of Report

Resident Services Report
July 2024

1. *Resident Service Referrals such as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more:*

	SBennett	GCordova	Total
Elderly	24	23	
Young Disabled	4	5	
Family	16	0	
Applicant	1	0	
Section 8 Assistance	1	0	
Total referrals this month	46	28	

2. **Activities this month:**

- *Survey on public safety administered to Mystic*
- *Farmer’s market coupon distributions in each senior building*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Meeting with Mystic Clarendon Providers to plan a Summer Picnic for families*
- *Meeting with Providers to plan a school supply giveaway event!*
- *Summer Concerts at Brady and Bryant from Around Hear, Somerville Housing’s Musical Program Partners.*

3. **Anticipated Activities in August:**

- *Public Safety Survey results continuing to be collected from Mystic Residents*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Mystic Clarendon Providers Summer Picnic for families occurs on August 19th at 3 PM at 530 Mystic Avenue (rain date August 20th)*
- *SHA and providers continue collecting school supplies along with the Somerville Police Department Community Affairs Unit for a school supply giveaway event for Mystic and Clarendon Residents.*
- *Bryant Manor Technology Program kicks off with Elder Services*
- *Mass Senior Action Council holds Coffee Hours in Senior buildings about Medicare changes and maximizing benefits including food stamps.*

4. **Family Self-Sufficiency Program Successes:**

There were two successful July FSS Graduations. These participants worked with SHA FSS Coordinator Janine Lotti whom writes:

- a. LV graduates with over \$50,000 in her escrow savings account. She plans to use a good portion of this toward eventual home purchase. She was able to earn this significant amount because she was joined on FSS when she was very low income and LV was able to found a job in social services that increased her income significantly. Since that time, her contributions have only grown. LV is intent upon purchasing her own home without the assistance of her Section 8 voucher. It may take longer to do this, but she is determined and focused. Please read on for what LV wrote in her request to graduate letter:

“As the end of my FSS term is soon approaching, I would like to acknowledge that I have found this program to be immensely helpful, and feel ready and excited to officially graduate from it once this extension term is complete.

Resident Services Report

July 2024

As you are aware, I prefer to make major decisions through gathering facts, comparing pros and cons/risks and benefits, and a lot of deep personal reflection for the sake of knowing I am fully prepared for the outcome. This process tends to take me more time than perhaps it would an average person, but I firmly believe that this approach of mine has been instrumental to my success in accomplishing many of my important life goals, one at a time, slowly but surely, despite the slew of barriers that I must also contend with as a part of life and some circumstances that I was dealt. I cannot thank you enough, Janine, for the unequivocal support that you have shown me throughout the time we have worked together, and especially for being patient with me, while honoring and trusting my personal process. Thank you for all of your guidance and the education and resources you've provided me with, your unfailing encouragement that I can achieve my goals, and all of the many probably repetitive (!) conversations where you supported me to discuss my various options towards figuring out what goals I wanted to even work on.

The FSS program, I can fairly say, has been life changing for me. I am so grateful to have had the opportunity to participate in this. The goal setting, timelines, and support that comes with it has provided me with a perfect balance of structure and flexibility to explore different options but still stay on track. And the ability to save money in escrow has allowed me to accomplish even more life changing milestones (ex: buying a car, and then moving to where I desired, with the convenient means to travel to and from my workplace) that quite honestly would not be possible for me with the current cost of living and my income amount alone. And at present, since I have continued to generate a savings in the FSS escrow, I will be able to use that towards my initial homebuying costs, which is also a dream that may have never been realistic for me without such savings through this program. I appreciate you, Janine, and everyone who is behind the scenes helping to make this program run.

I am happy to say that I am now at the point where I have confidence that buying a home is a good choice for me and that I am equipped to do that successfully. Most recently, I have used the extra time I was granted to do more extensive research to increase my comfort level in discussing and comparing mortgage options and comparison questions with lenders. I did this by reviewing some helpful guides that you, Janine, had sent me (ex: detailed description of the mortgage process), rereading materials from the homebuyer classes, combined with asking friends and family about their experiences with homebuying and lenders, reading about the different First Time Homebuyer grants that may be available to me to see which lenders are qualified to offer them, and finally, meeting with the bank and selecting a lender. I have obtained a pre-approval from John M. at Eastern Bank, have begun browsing homes for sale listings online, and have been carefully observing and taking mental notes on every neighborhood in Massachusetts I find myself driving through, to aid me in potentially choosing a new city to relocate to. I have applied for two affordable/income restricted lotteries, however I understand the limitations of these opportunities, and my ideal hope is to find something I love to purchase at normal market value price.

Realistically, I will still be in my housing search process at the time when I graduate from FSS. I would like to request the escrow funds be issued to me, and my plan is to immediately put them in my savings account. Once I find a home to purchase, I plan to use a large portion of those funds toward the down payment, but have discussed with my selected lender that I will need to keep some of it aside in savings for unexpected emergencies.

Until I find a home to purchase and move to, I will continue to rent the apartment I am currently living in, and for which I am receiving Section 8 rent assistance. Please note that I do intend to terminate my Section 8 voucher when I purchase my home, providing all goes according to plan. In the meantime, while I am still renting, and until I am certain that I can find a home I love that is a good fit for my needs and in a price range with a mortgage payment that is manageable for me, I wish to keep my Section 8 voucher as long as I continue to qualify for it. I

Resident Services Report

July 2024

am strongly hopeful that I will find a home to buy before my current lease needs to be renewed at the end of April 2025.

Thank you so much again for everything,

LV''

- b. EC graduates with over \$11,000 in earned escrow savings. She has been steadfast in her determination to improve her credit score and prepare to purchase her own home. It is likely we will see EC as a Section 8 for Homeownership program in a few years---maybe sooner.

5. In SHA Partnership News:

Supported by a grant from SHA for youth residents, Mystic Learning Center planned for their annual trip to Water Country, and quickly got 200 sign ups!

Mystic Learning Center continuing Summer Fun with a lovely day of swimming, hiking, grilling, face painting and more at Hopkinton State Park

The flyer is for a 'WATER COUNTRY' event presented by the Mystic Learning Center, Inc. in partnership with SHA. It features a vibrant design with a yellow sun hat, palm trees, and water splashes. The event is scheduled for Saturday, August 17th, 2024, from 8:30 AM to 6:30 PM. Ticket information includes a discounted ticket for \$20 and a discounted bus ride for \$5. The flyer also includes a QR code and contact information for questions: email gwen@mysticlearningcenter.org. A large, diagonal red watermark reading 'SIGNUPS FULL' is overlaid across the center of the flyer.



PUBLIC SAFETY
INCIDENTS REPORTED BY AREA

Row Labels	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
PROPERTY CRIMES															
VANDALISM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
LARCENY OVER \$250	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DISTURBANCE APT/NOISE	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE HALLWAY	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	0	1	2	0	1	0	0	0	1	9	0	0	0	3	17
SICK PERSON	1	3	0	0	3	1	0	0	0	3	1	0	3	0	15
SUDDEN DEATH	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
CHECK CONDITION	1	0	0	0	1	1	0	0	0	2	4	0	1	0	10
CITIZEN CONTACT	1	0	3	1	5	2	0	0	0	3	2	2	2	10	31
SHA NOTICE SERVICE	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
LOCKOUT	1	0	1	1	1	0	0	0	4	1	0	0	0	0	9
E911 HANGUP	0	0	0	0	0	1	0	0	1	1	1	0	0	0	4
MV PROPERTY DAMAGE ACCIDENT	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
ASSIST NO ARREST	1	0	1	0	0	0	0	0	0	5	2	0	0	0	9
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	7	1	0	0	0	0	8
OFFICER WANTED	1	3	1	0	0	3	0	0	4	10	2	0	0	0	24
ANIMAL COMPLAINT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
LOST PROPERTY REPORTED	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MV VIOLATIONS	0	0	0	1	0	0	0	0	0	2	0	0	0	3	6
FIRE INVESTIGATION	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	25	22	23	25	75	54	23	25	30	23	20	21	23	22	411
Grand Total	32	31	31	29	87	64	23	25	48	66	33	23	31	38	561

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	0	1	0	0	0	0	0	0	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS	0	2	0	0	0	0	0	0	0	0	0	0	2
ASSAULT AND BATTERY	1	0	0	3	0	0	0	2	0	3	1	0	10
PROPERTY CRIMES													
VANDALISM	0	0	0	1	0	0	1	2	1	0	0	1	6
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	0	0	0	0	1	1
B&E DAY	0	0	0	0	0	0	0	0	1	0	0	0	1
B&E NIGHT	0	0	0	1	0	1	0	0	0	0	1	0	3
LARCENY OVER \$250	0	0	0	1	0	0	1	0	0	0	0	0	2
TRESPASSING	0	0	0	0	0	0	0	1	0	0	0	1	2
LARCENY UNDER \$250	0	0	0	0	0	0	0	0	0	0	1	0	1
LARCENY BICYCLE/SCOOTER	0	0	2	0	0	0	0	0	0	0	0	0	2
PUBLIC ORDER													
RESTRAINING ORDER VIOL	0	0	0	1	0	0	0	0	0	0	0	0	1
OTHER LIQUOR LAW	1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	5	6	4	3	1	2	1	4	5	3	6	9	49
DISTURBANCE HALLWAY	3	1	3	11	2	3	2	3	3	6	5	2	44
DISTURBANCE OUTSIDE	2	1	1	1	4	2	4	3	1	4	1	1	25
FIREARMS OTHER	0	0	0	0	0	0	0	0	0	1	0	0	1
OTHER M/V	0	0	1	0	0	0	0	0	0	1	0	0	2
ADMINISTRATIVE													
INVESTIGATION	5	2	3	10	9	9	15	14	12	13	13	14	119
SICK PERSON	17	14	26	21	16	19	15	15	13	24	15	21	216
SUDDEN DEATH	0	0	0	1	1	1	1	0	0	0	0	0	4
CHECK CONDITION	7	7	6	3	4	5	10	7	5	3	11	5	73
CITIZEN CONTACT	13	13	9	18	9	14	21	24	17	20	15	8	181
SHA NOTICE SERVICE	0	0	0	2	1	0	1	0	0	0	0	0	4
MEETING	0	0	0	0	1	0	0	0	0	0	1	0	2
EVICTON	0	1	0	0	0	0	0	0	0	0	0	0	1
LOCKOUT	4	4	5	4	8	5	9	10	10	7	6	8	80
MAINTENANCE PROBLEM	0	0	0	0	1	1	0	0	0	1	1	0	4
E911 HANGUP	2	0	1	0	1	3	4	0	0	1	0	5	17
MV PROPERTY DAMAGE ACCIDENT	0	0	1	0	0	1	2	0	0	0	1	2	7
ASSIST NO ARREST	0	4	1	4	1	2	9	2	4	8	3	3	41
ASSIST ARREST	0	1	1	2	0	0	0	0	0	0	2	0	6
WARRANT ARREST	0	0	0	2	0	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE	5	2	0	1	17	5	8	5	5	4	2	5	59
OFFICER WANTED	24	12	22	20	23	14	24	9	28	21	25	23	245
ANIMAL COMPLAINT	0	0	0	0	0	0	1	0	1	0	0	0	2
LOST PROPERTY REPORTED	0	0	3	2	0	1	1	0	1	1	0	2	11
MISSING PERSON	4	0	1	0	1	0	0	0	2	0	0	0	8
MV VIOLATIONS	3	9	1	8	3	5	3	2	1	5	1	0	41
PARKING VIOLATIONS	7	2	0	4	1	2	0	1	0	0	2	0	19
FIRE INVESTIGATION	0	0	1	0	0	1	1	4	0	2	1	0	10
COURT	0	0	0	0	0	1	0	0	0	0	0	0	1
FIELD INTERVIEW	0	0	0	0	0	0	0	0	0	0	1	0	1
DIRECTED PATROL	435	408	455	370	440	372	389	364	422	351	381	431	4818
Grand Total	538	490	547	494	544	472	524	473	532	479	496	543	6132

WORK ORDERS ISSUED FOR:**Jul-24****REQUESTED BY MANAGEMENT: 186****REQUESTED BY TENANTS: 1193****TOTAL WORK ORDERS ISSUED: 1379**

DEV.	****		****	ISSUED	TENANT	MANAGEMENT
	COMPL	ETED	INCOMPLETE			
031-1 Mystic Federal	289	102	21	310	246	64
031-9 Federal Elderly	224	98	23	247	231	16
200-1 Clarendon	61	16	9	70	64	6
200-2 Mystic State	223	102	20	243	218	25
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	130	64	24	154	132	22
667-3 Properzi Manor	112	62	6	118	106	12
667-4 Bryant Manor	120	86	13	133	107	26
667-6 Ciampa Manor	56	18	4	60	54	6
400-C Monmouth, Broadway	2	2	2	2	1	1
689-2 Hagan Manor	27	14	0	29	24	5
705-1 Sycamore, Fountain Ave	11	7	2	13	10	3
TOTAL	1255	509	124	1379	1193	186

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

Somerville Housing Authority						
Modernization Contract Log						
Active Jobs August 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 River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	\$220,690.00	5/16/2023	Edward Paige Corp
Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	\$36,500.00	5/16/2023	Socotec
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
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	\$31,140.00	8/29/2023	GCG Associates
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	\$243,300.00	8/29/2023	The Hatch Group
Highland Garden Sprinkler Line	Construction	Federal Cap Fund 2023	Design	\$12,500.00	7/9/2024	GCG Associates
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
Highland Garden Sprinkler Line	Construction	Federal Cap Fund 2023	Construction	\$168,600.00	7/9/2024	KB Aruda 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